



City of Albuquerque
Parks and Recreation Department
Department of Municipal Development
400 Marquette St. NW 87102
Fax 768-2310

TRANSMITTAL SHEET

Date: October 3, 2003

To: Chuck Salazar
Recreation

From: David Flores, Senior Project Coordinator, DMD

Subject: Quintessence Park

We transmit for your:

<input type="checkbox"/> FOR YOUR USE	<input type="checkbox"/> (PER) YOUR REQUEST (Please Copy & Return)
<input type="checkbox"/> APPROVAL	<input type="checkbox"/> REVIEW AND COMMENT
<input checked="" type="checkbox"/> RECORD/FILE	<input type="checkbox"/> FOR MATERIAL AND LABOR COST ESTIMATE

The following:

<input checked="" type="checkbox"/> DRAWINGS	<input type="checkbox"/> DISK
<input type="checkbox"/> SPECIFICATIONS	<input type="checkbox"/> REDUCED IRRIGATION PLAN
<input type="checkbox"/> CHANGE ORDER	<input type="checkbox"/> IRRIGATION AS-BUILTS
<input type="checkbox"/> DRAWING SUBMITTALS	<input type="checkbox"/> INSPECTION ANALYSIS
<input type="checkbox"/> CONSTRUCTION AS-BUILTS	

Cc: David Flores. Senior Project Coordinator
Project file

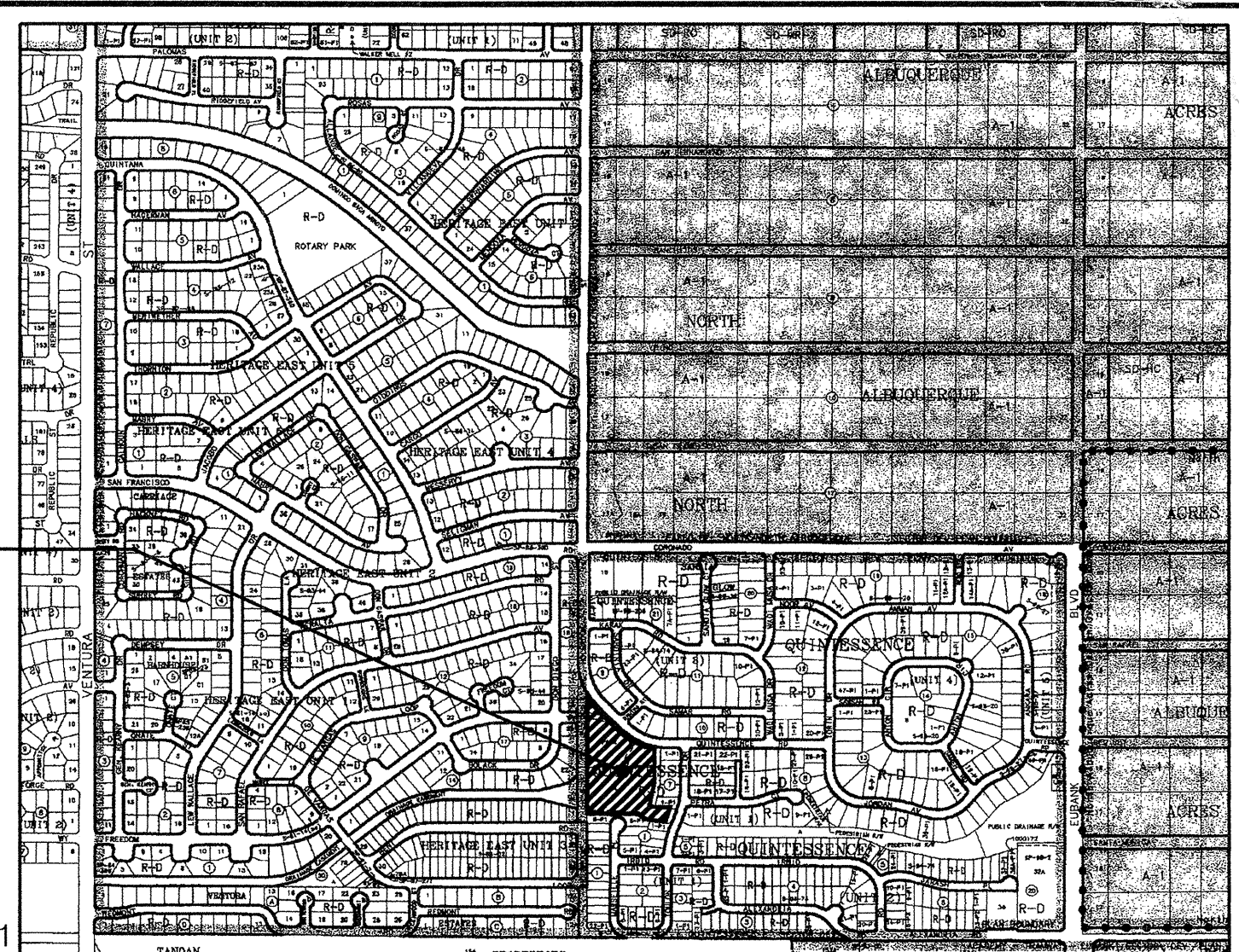


QUINTESSENCE PARK

City of Albuquerque
Department of Municipal Development
Park and Median Design Division
Albuquerque, New Mexico

September 29, 2003

VICINITY MAP



grass area
app 100' x 280'
is this correct?
need actual playing area



CONSENSUS PLANNING, INC.

PLANNING / LANDSCAPE ARCHITECTURE

924 PARK AVENUE SW

ALBUQUERQUE, NM 87102

(505) 764-9801

Property Information

Legal Description: Quintessence Unit 1

Meter Address: Quintessence Road NE

Zoning: R-D

Total Site Area: 5.1 acres

Total Landscape Area: 86,803 SF (2.0 acres)

Total Turf Area: 53,859 SF (1.24 acres)

Parking Provided: 10 Standard / 2 Handicap

Consultants

Civil Engineering

Smith Engineering Company

6400 Uptown Blvd. NE, Suite 500E

Albuquerque, New Mexico 87110

(505) 884-0700

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- 2 G2 General Notes

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Civil

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- 6 C2 Storm Water Pollution Prevention Plan (SWPPP)
- 7 C3 Storm Water Pollution Prevention Details (SWPPP)
- 8 C4 Site Hydrology
- 9 C5 Site Grading and Layout
- 10 C6 Details
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- 12 C8 Typical Traffic Control and Signing Examples

Landscape

- 13 L1 Irrigation Plan (North)
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- 15 L3 Planting Plan (North)
- 16 L4 Planting Plan (South)

UTILITY COMPANY CONTACTS

PNM-ELECTRIC

4201 Edith Boulevard NE
Albuquerque, New Mexico 87107
(505) 241-0525

PNM-GAS

4625 Edith Boulevard NE
Albuquerque, New Mexico 87107
(505) 241-7745

QWEST

201 Third Street NW, Suite 700
Albuquerque, New Mexico 87103
(505) 245-8706

COMCAST


4611 Montbel Place NE
Albuquerque, NM 87107
(505) 761-6235

CITY OF ALBUQUERQUE UTILITY DEVELOPMENT

P.O. Box 1293
Albuquerque, New Mexico 87103
(505) 768-2719

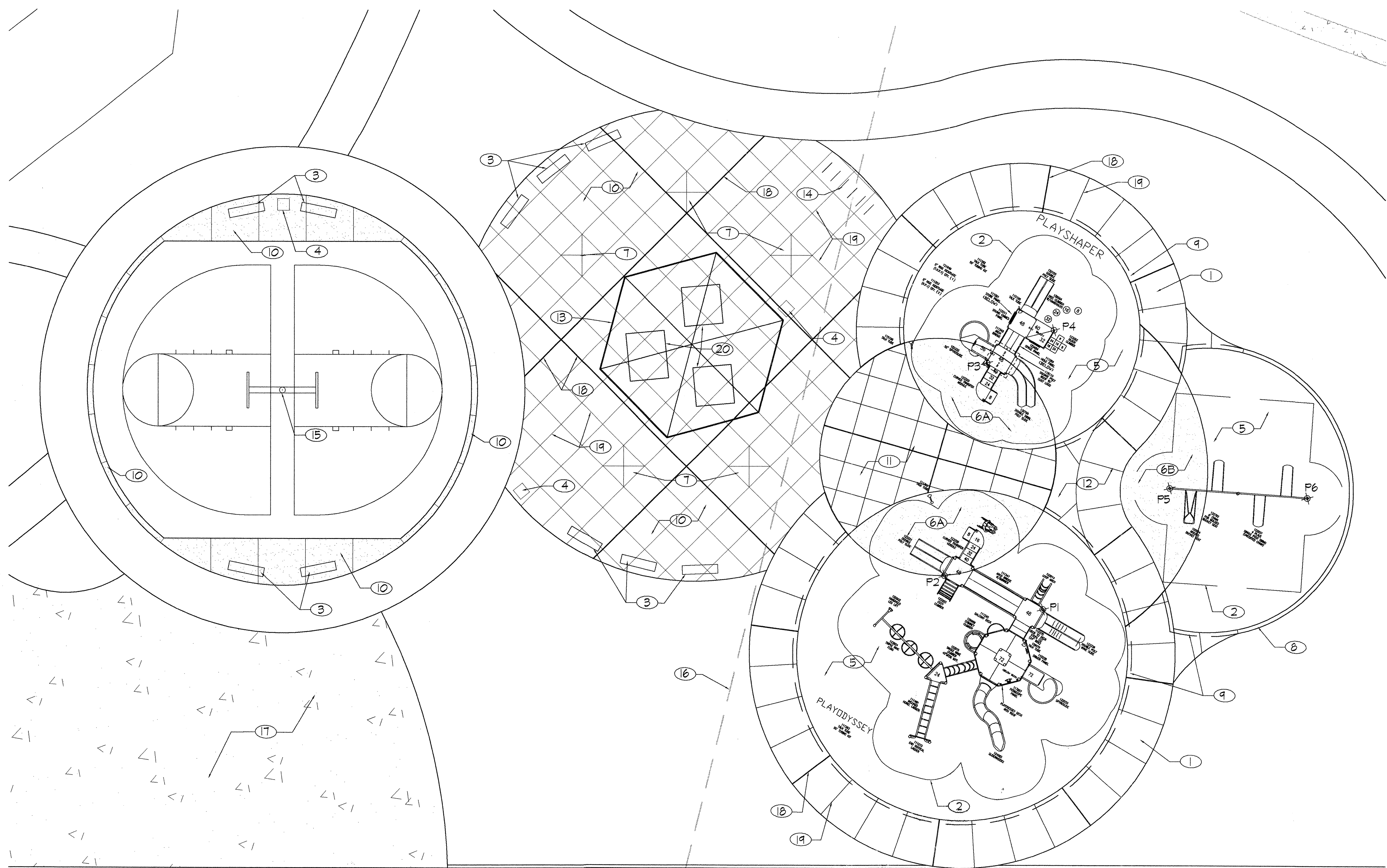


CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
924 Park Avenue SW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVED	ENGINEER		DATE		
 9-26-03		DRC Chairman			APPROVED FOR CONSTRUCTION		
		Transportation					
		Water /Wastewater					
		Hydrology					
		C I P					
		Constr. Mngmt.					
		Constr. Coord.			CITY ENGINEER	DATE	
PROJECT NUMBER				716291		SHEET 1 OF 16	

DATE: 10/03/03

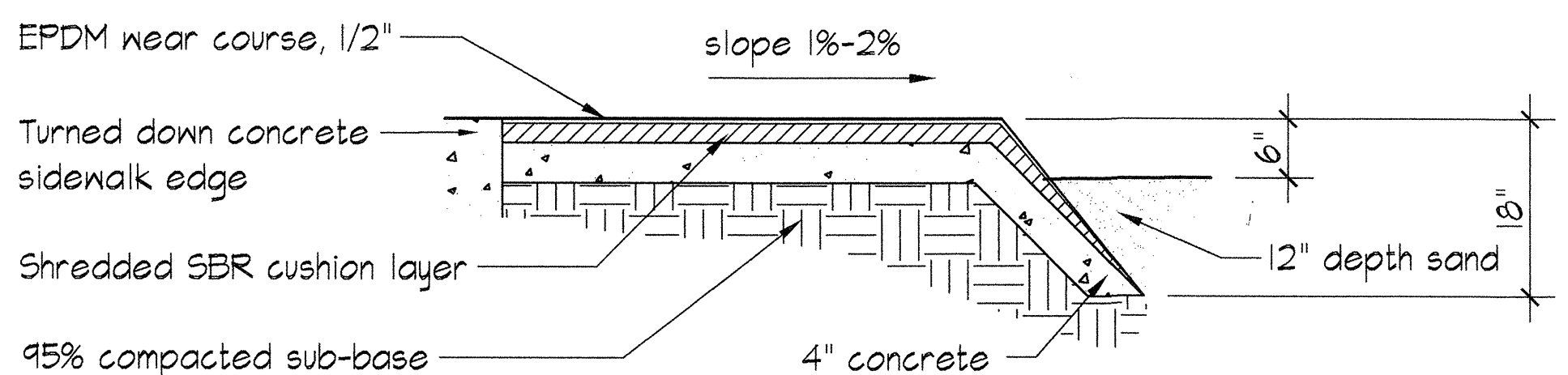
FINAL FOR CONSTRUCTION



- KEYED NOTES
- 1 8' sidewalk.
 - 2 Use zone.
 - 3 Benches, see Site Amenities Legend, this sheet.
 - 4 Trash receptacle, see Site Amenities Legend, this sheet.
 - 5 Sand area.
 - 6 Resilient surfacing, poured-in-place rubber with a 1/2" EPDM as the wear course. Thickness of surface shall comply with proper fall heights. (A - 50% Red, 50% Black / B - 50% Green, 50% Black).
 - 7 5' x 5' Tree well.
 - 8 Concrete header curb, see COA detail 2129.
 - 9 18" x 8" concrete turnaround slab at play area. See COA detail 2128.
 - 10 Concrete sidewalk w/integral color (QC Construction Products - Light Oak) - broom finish w/4" smooth trowel edge around each 5' x 5' panel, typ.
 - 11 Concrete sidewalk w/integral color (QC Construction Products - Cranberry) - broom finish w/4" smooth trowel edge around each 5' x 5' panel, typ.
 - 12 Concrete sidewalk w/integral color (QC Construction Products - Marina Green) - broom finish, typ.
 - 13 Ramada structure, see Site Amenities Legend, this sheet.
 - 14 Bike loops, see Site Amenities Legend, this sheet.
 - 15 Basketball goal, see Site Amenities Legend, this sheet.
 - 16 Existing stormdrain line.
 - 17 Concrete slab for modular skate equipment.
 - 18 Expansion joint, see COA Standard Drawing 2451, Type 5.
 - 19 Control joint.
 - 20 Picnic table, see Site Amenities Legend, this sheet.

PLAY EQUIPMENT CONTROL POINTS

PT	Northing	Easting
P1	1514969.71	415899.18
P2	1514975.42	415882.53
P3	1515011.31	415889.68
P4	1515016.82	415901.03
P5	1514990.32	415920.60
P6	1514988.72	415943.87

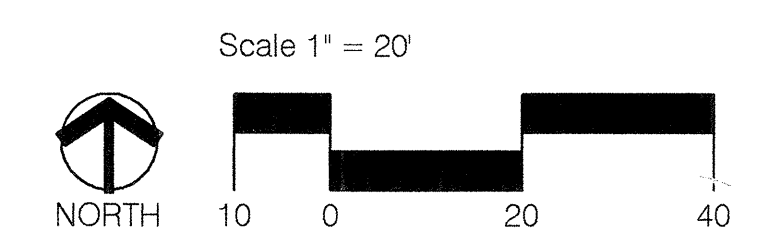


Safety Surface Detail

NO SCALE

SITE AMENITIES LEGEND

Qty.	Manufacturer	Model #	Description
12	Wabash Valley	CNB560	6' surface mount bench with back and arms. Color: Cranberry
5	McGintock	RSO-25	Trash receptacle Color: Green
1	Litchfield	32" Pittsburgh Hexagonal - #8032	Shade Structure. Color: Hunter Green w/Ebony Frame
1	Wabash Valley	S511	8' Handicap Accessible Picnic Table. Color: Cranberry
5	Wabash Valley	S506	6' Picnic Table. Color: Cranberry
6	Wabash Valley	BL1436	36" Bike Loop. Color: Cranberry
1	FW Athletic Mfg. Co.	1544	Back-to-Back Gooseneck Basketball Post. Color: Hunter Green.
2	FW Athletic Mfg. Co.	14	Galvanized Steel Backboard
2	FW Athletic Mfg. Co.	45	Basketball Goal w/Nets



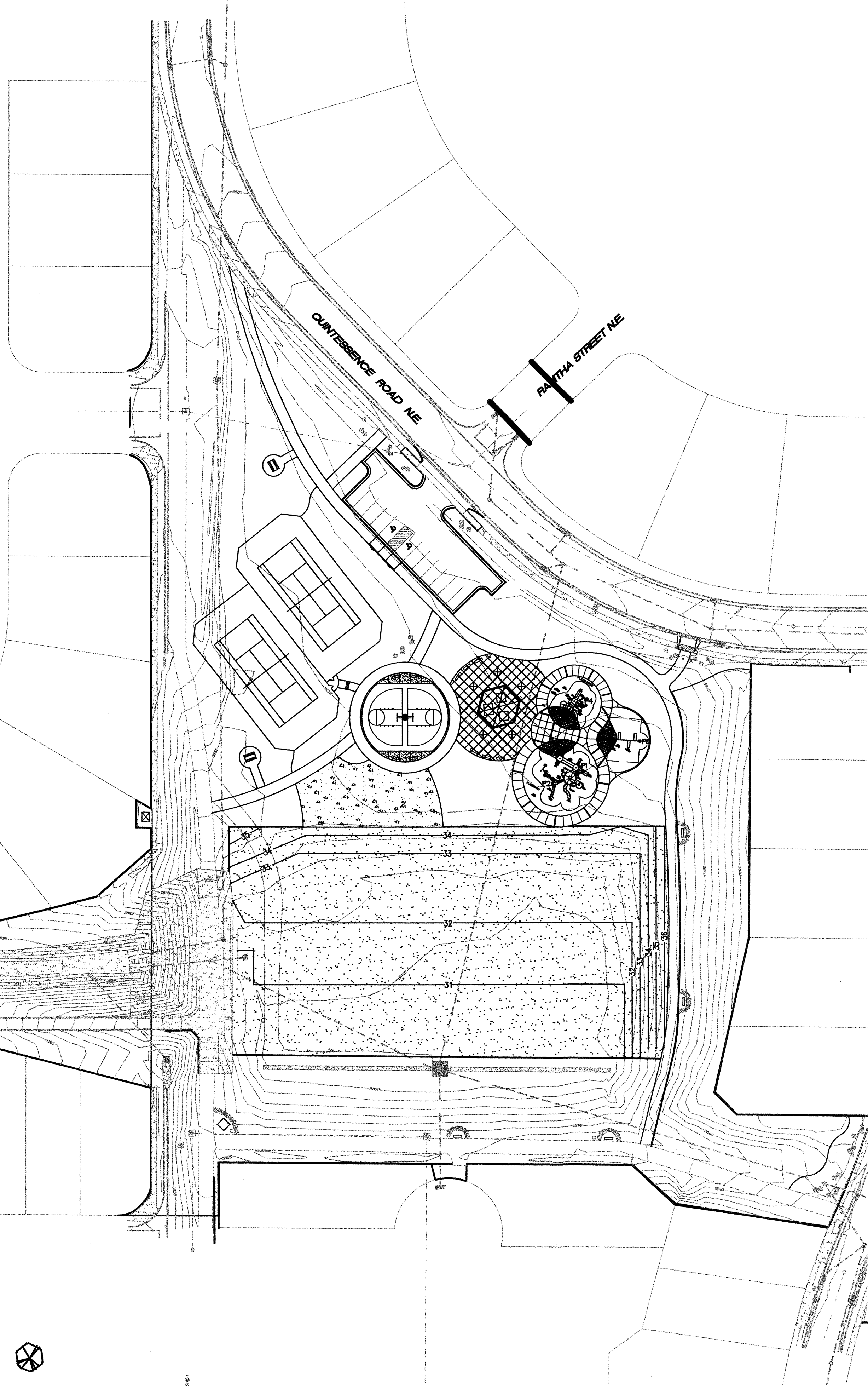
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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
PARK AND MEDIAN DESIGN DIVISION

TITLE: **QUINTESSENCE PARK
PLAY AREA PLAN**

Design Review Committee	City Engineer Approval	Last Design Update	No. / Day / Yr.	No. / Day / Yr.
City Project No.	716291	Zone Map No. D-21	Sheet 4 of 16 S2	

HYDROLOGY_05



GENERAL:

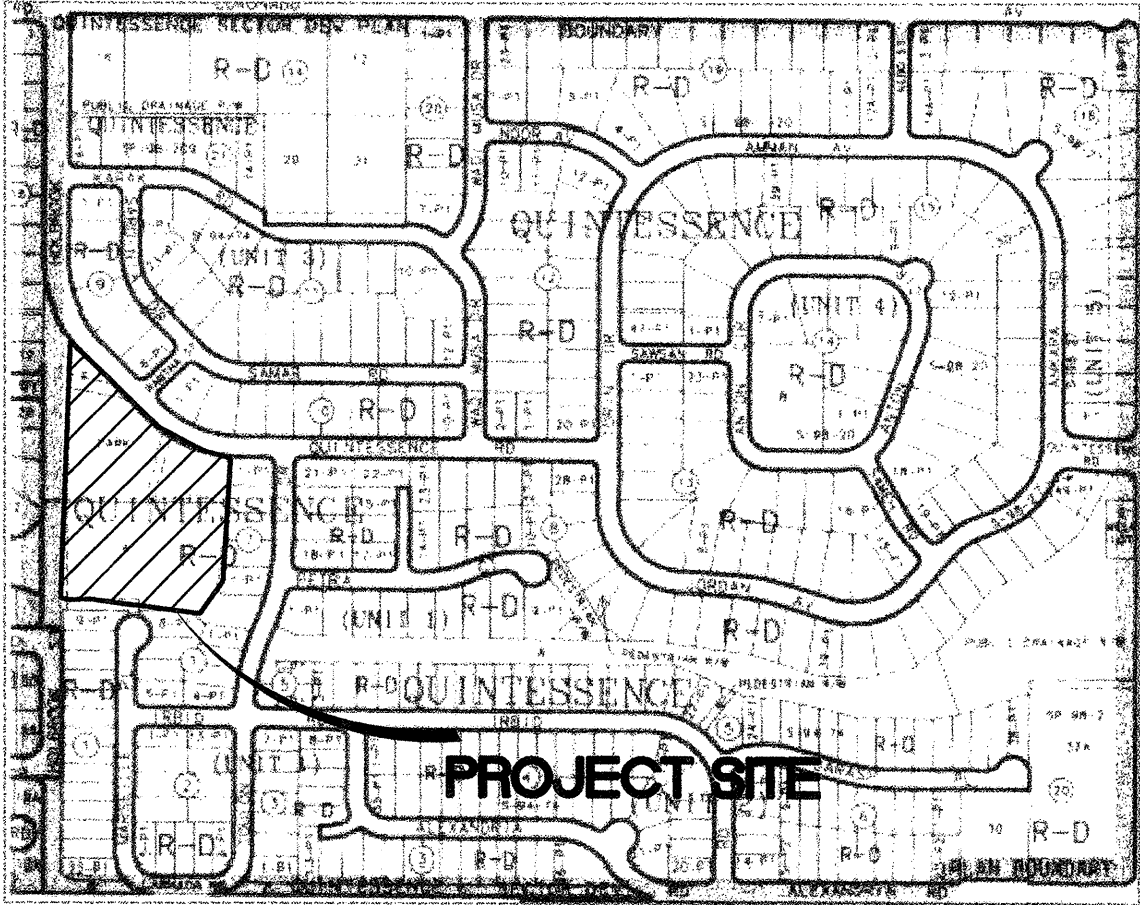
Smith Engineering Company (SEC) has been retained by Consensus Planning (CP) to provide the grading plan for the Quintessence Park. The park will be constructed for the City of Albuquerque Parks department. The proposed park site is 4.5 acres in size and will include improvements of a grassed play area, a small skate park, playground areas and sidewalks. The site is located off of Quintessence Road within the Quintessence subdivision just west of Eubank Boulevard. The zone atlas map is D-21-Z.

HYDROLOGIC ANALYSIS:

The project area is located in the City of Albuquerque in Bernalillo County, on the northeast side of Albuquerque. The climate is considered semi-desert and is hot and dry. The COA Development process Manual (DPM) Section 22.2 was used to calculate the 100-Year, 6-Hour peak flows and runoff volumes for the project. The park limits are the drainage basin limits and include Quintessence Road to the north, existing block walls to the east and south and the detention basin embankment to the west. The site is in Precipitation Zone 3. Tables A-8, A-10 and A-11 were used to calculate the peak runoff and volume of runoff. The design storm was the 100-Year, 6-hour storm.

Existing conditions: The existing park currently serves as a detention basin and is owned and operated by the City of Albuquerque. The ground slopes from north to south and is covered by sparse vegetation. The current land use is Type C. Several storm systems drain to a surge structure located on the south side of the pond and the detention basin will surge to a water surface elevation of 5632.90 (per the as-builts for the detention basin project). The peak flow generated from the park area is 15.53 cfs and the volume of runoff is 0.48 acre-feet.

Proposed Conditions: The proposed development of the park will consist of grassed areas, sidewalks, play areas and landscaped areas. The change in land use is listed in the table below. Areas that do not receive new treatment will remain natural landscaped areas. 41% of the park land use will be changed from C to Type B or D. The peak flow generated from the revised land use of the park area is 15.88 cfs (an increase of 0.33 cfs) and the volume of runoff is 0.52 acre-feet (an increase of 0.04 acre-feet). The bottom of the existing detention basin will be regarded slightly, however, the increase in the peak runoff and the volume generated by the proposed improvements is negligible and will have a negligible impact on the design volume and water surface elevation.

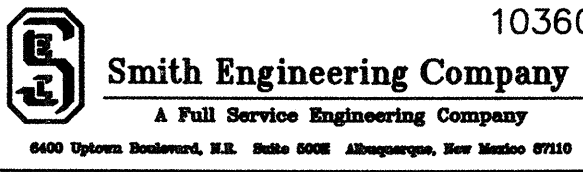
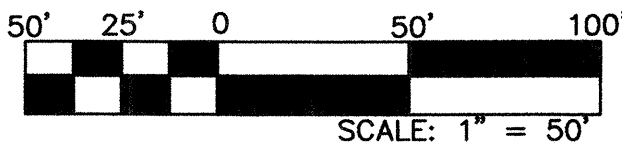


ONSITE BASIN HYDROLOGY - EXISTING CONDITIONS							
BASIN	AREA (ACRES)	LAND USE AREA (ACRES)				EXISTING VOLUME 100-YR (AC-FT)	EXISTING Q100-YR (CFS)
		A	B	C	D		
TOTAL SITE	4.50	0	0	4.5	0	0.48	15.53

ONSITE BASIN HYDROLOGY - DEVELOPED CONDITIONS							
BASIN	AREA (ACRES)	LAND USE AREA (ACRES)				DEVELOPED VOLUME 100-YR (AC-FT)	DEVELOPED Q 100-YR (CFS)
		A	B	C	D		
TOTAL SITE	4.50	0	1.06	2.64	0.80	0.52	15.88

LEGEND

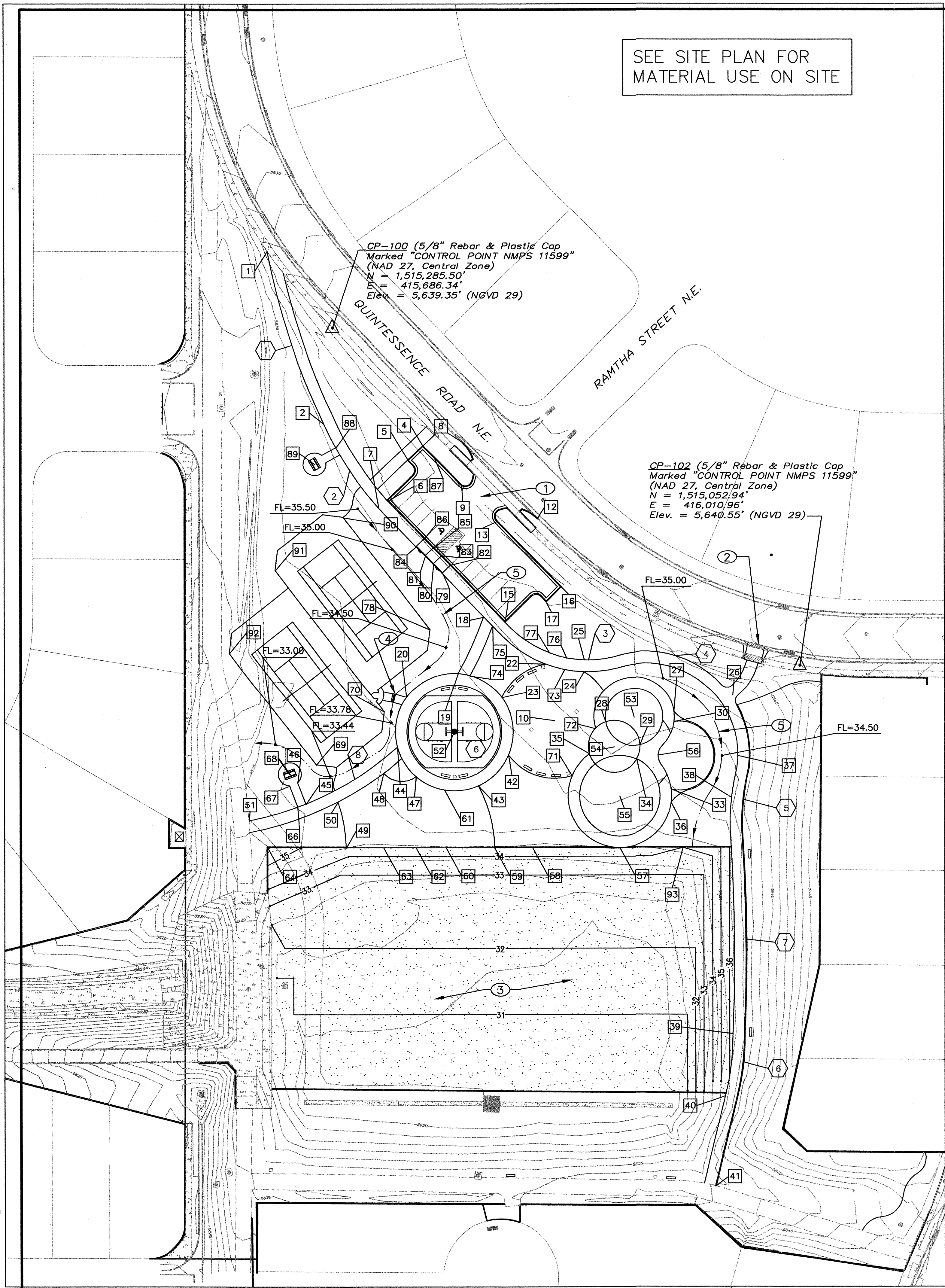
- BASIN BOUNDARY
- FLOW ARROW
- TA TOP OF ASPHALT
- FL FLOW LINE
- TOG TOP OF GRATE
- TSW TOP OF SIDEWALK
- TOGR TOP OF GROUND



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
PARK AND MEDIAN DESIGN DIVISION

TITLE: **QUINTESSENCE PARK
HYDROLOGY PLAN**

Design Review Committee		City Engineer Approval		Last Design Update	Mo. / Day / Yr.		Mo. / Day / Yr.	
City Project No.				Zone Map No.	Sheet	Of		
716291				D-21	5	16		



SEE SITE PLAN FOR
MATERIAL USE ON SITE

CP-100 (5/8" Rebar & Plastic Cap
Marked "CONTROL POINT NMPS 11599"
(NAD 27, Central Zone)
N = 1,515,285.50'
E = 415,686.34'
Elev. = 5,639.35' (NGVD 29)

CP-102 (5/8" Rebar & Plastic Cap
Marked "CONTROL POINT NMPS 11599"
(NAD 27, Central Zone)
N = 1,515,052.94'
E = 416,010.96'
Elev. = 5,640.55' (NGVD 29)

□ NODE DATA (ALL SPOTS ARE FLOWLINE UNLESS OTHERWISE NOTED)

NODE ID	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	1515338.76	415640.89	MATCH EX.	SIDEWALK
N/A				
N/A				
4	1515205.29	415764.78	38.87	FLOWLINE
5	1515173.88	415762.32	38.59	FLOWLINE
6	1515151.00	415738.88	38.32	FLOWLINE
7	1515145.41	415733.16	38.66	SIDEWALK
8	1515210.50	415773.37	MATCH EX.	FLOWLINE
9	1515175.15	415772.94	38.99	PC FLOWLINE OF CURB RETURN
10	1515014.39	415840.24		CENTER TOP OF CONCRETE
N/A				
12	1515157.26	415825.49	MATCH EX.	FLOWLINE
13	1515155.75	415797.13	38.14	PC FLOWLINE OF CURB RETURN
N/A				
15	1515095.58	415818.83	36.51	FLOWLINE
16	1515111.22	415842.26	37.80	FLOWLINE
17	1515092.69	514823.75	37.47	FLOWLINE
18	1515086.07	415791.08	37.30	SIDEWALK
19	1515047.54	415773.21	35.40	SIDEWALK
20	1515030.66	415737.35	35.25	SIDEWALK
N/A				
22	1515053.93	415834.17	35.40	SIDEWALK
23	1515030.74	415803.73	35.25	SIDEWALK
24	1515048.76	415860.70	35.40	SIDEWALK
25	1515056.75	415860.98	35.50	SIDEWALK
26	1515033.53	415963.55	39.00	SIDEWALK
27	1515020.73	415923.30	35.34	SIDEWALK
28	1515013.46	415875.87	35.20	SIDEWALK
29	1514997.32	415899.63	35.11	SIDEWALK
30	1515013.58	415923.37	35.27	CONCRETE
N/A				
N/A				
33	1514966.55	415921.28	34.90	CONCRETE
34	1514987.50	415897.29	35.03	SIDEWALK
35	1514991.25	415864.41	35.02	SIDEWALK
36	1514957.39	415921.24	34.81	SIDEWALK
37	1514989.86	415967.58	38.00	SIDEWALK
38	1514960.71	415963.14	37.00	SIDEWALK
39	1514797.81	415963.88	36.00	SIDEWALK
40	1514754.41	415958.61	36.00	SIDEWALK
41	1514692.39	415951.70	MATCH EX.	SIDEWALK
42	1514990.41	415808.23	34.95	SIDEWALK
43	1514969.21	415787.33	34.85	SIDEWALK
44	1514996.01	415730.97	34.96	SIDEWALK
45	1514956.37	415667.26	34.63	SIDEWALK
46	1514971.30	415661.62	34.00	SIDEWALK
47	1514975.50	415743.90	34.85	SIDEWALK
48	1514977.82	415721.39	34.85	SIDEWALK
49	1514926.09	415695.33	34.40	MOW STRIP
50	1514957.87	415689.61	34.65	SIDEWALK
51	1514945.65	415627.73	MATCH EX.	SIDEWALK
52	1515006.63	415770.57		CENTER OF CIRCLE
53	1515016.90	415895.57		CENTER OF CIRCLE
54	1514996.4	415881.65		CENTER OF CIRCLE
55	1514962.09	415885.53		CENTER OF CIRCLE
56	1514990.55	415912.26	35.07	SIDEWALK
57	1514926.09	415885.91	34.57	MOW STRIP
58	1514926.58	415825.10	34.50	MOW STRIP
59	1514926.09	415798.56	34.50	MOW STRIP
60	1514926.09	415762.61	34.50	MOW STRIP
61	1514966.05	415764.70	34.80	SIDEWALK
62	1514926.09	415743.90	34.45	MOW STRIP
63	1514926.09	415721.39	34.45	MOW STRIP
64	1514926.09	415640.74	MATCH EX.	MOW STRIP
65	1514926.09	415787.33	39.00	TOP CONC AT BACK OF DUMPSTER PAD
66	1514954.26	415661.65	34.57	SIDEWALK
67	1514969.18	415656.01	34.00	SIDEWALK
68	1514977.18	415656.19	34.00	CONCRETE PAD
69	1514983.74	415674.54	34.40	TENNIS COURT
70	1514020.66	415721.84	35.00	TENNIS COURT
71	1514976.30	415852.46	34.90	SIDEWALK
72	1515008.94	415868.72	35.16	SIDEWALK
73	1515050.30	415847.23	35.44	SIDEWALK
74	1515046.11	415781.63	35.40	SIDEWALK
75	1515079.71	415797.29	37.16	SIDEWALK
76	1515058.15	415848.76	35.50	SIDEWALK
77	1515061.44	415836.92	35.50	SIDEWALK
78	1515077.28	415753.74	35.60	TENNIS COURT
79	1515116.06	415762.51	38.00	SIDEWALK
80	1515122.50	415756.22	37.64	SIDEWALK
81	1515128.23	415750.63	37.86	SIDEWALK
82	1515121.65	415768.23	37.84	FLOWLINE
83	1515128.09	415768.23	37.48	FLOWLINE
84	1515134.67	415744.35	36.40	SIDEWALK
85	1515133.81	415744.35	37.70	FLOWLINE
86	1515140.26	415750.07	28.24	FLOWLINE
87	1515195.92	415757.00	38.76	FLOWLINE
88	1515203.40	415688.33	36.50	SIDEWALK
89	1515191.61	415673.71	36.50	SIDEWALK
90	1515154.51	415693.41	35.60	TENNIS COURT
91	1515117.59	415646.12	35.00	TENNIS COURT
92	1515060.97	415614.22	34.40	TENNIS COURT
93	1514926.01	415929.46	34.00	MOW STRIP

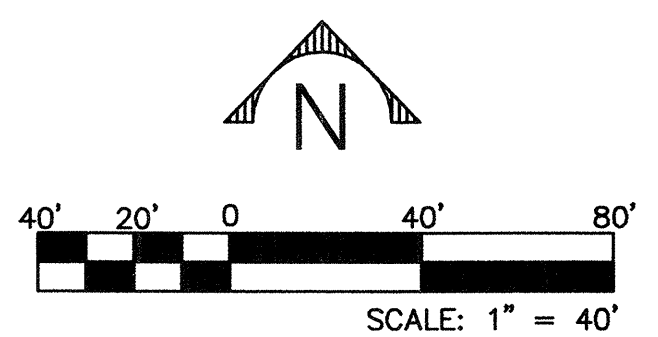
KEYED NOTES:


- SEE DETAIL SHEET FOR MAIN ENTRANCE LAYOUT AND AND PARKING LOT LAYOUT.
- CONSTRUCT 12' WIDE DRIVE PAD PER COA STD DWG. 2425. EXCEPT DRIVE PAD SHALL END AT NORTH SIDE OF EXISTING SIDEWALK. MATCH EXISTING FLOWLINE ELEVATION AT CURB. REPLACE 12' OF EXISTING 4" SIDEWALK WITH 6" THICK SECTION.
- GRASS PLAN AREA.
- CONSTRUCT 4' SIDEWALK CULVERT PER COA STD. DWG 2236. INV. S=34.08.
- SWALE AT SLOPE = 0.8%.

CURVE DATA*

NO.	DELTA	TANGENT (FEET)	RADIUS (FEET)	LENGTH (FEET)
C1	15°6'14"	63.07	475.45	125.40
C2	17°3'34"	46.19	307.98	91.70
C3	61°14'7"	46.13	77.94	83.30
C4	71°43'53"	51.78	71.62	89.67
C5	15°22'38"	21.33	157.99	42.40
C6	14°30'5"	22.90	180.01	45.56
C7	6°28'37"	70.94	1253.75	141.73
C8	30°48'46"	59.75	216.82	116.60

* ALL CURVE DATA FOR CURB & GUTTER IS AT FLOWLINE



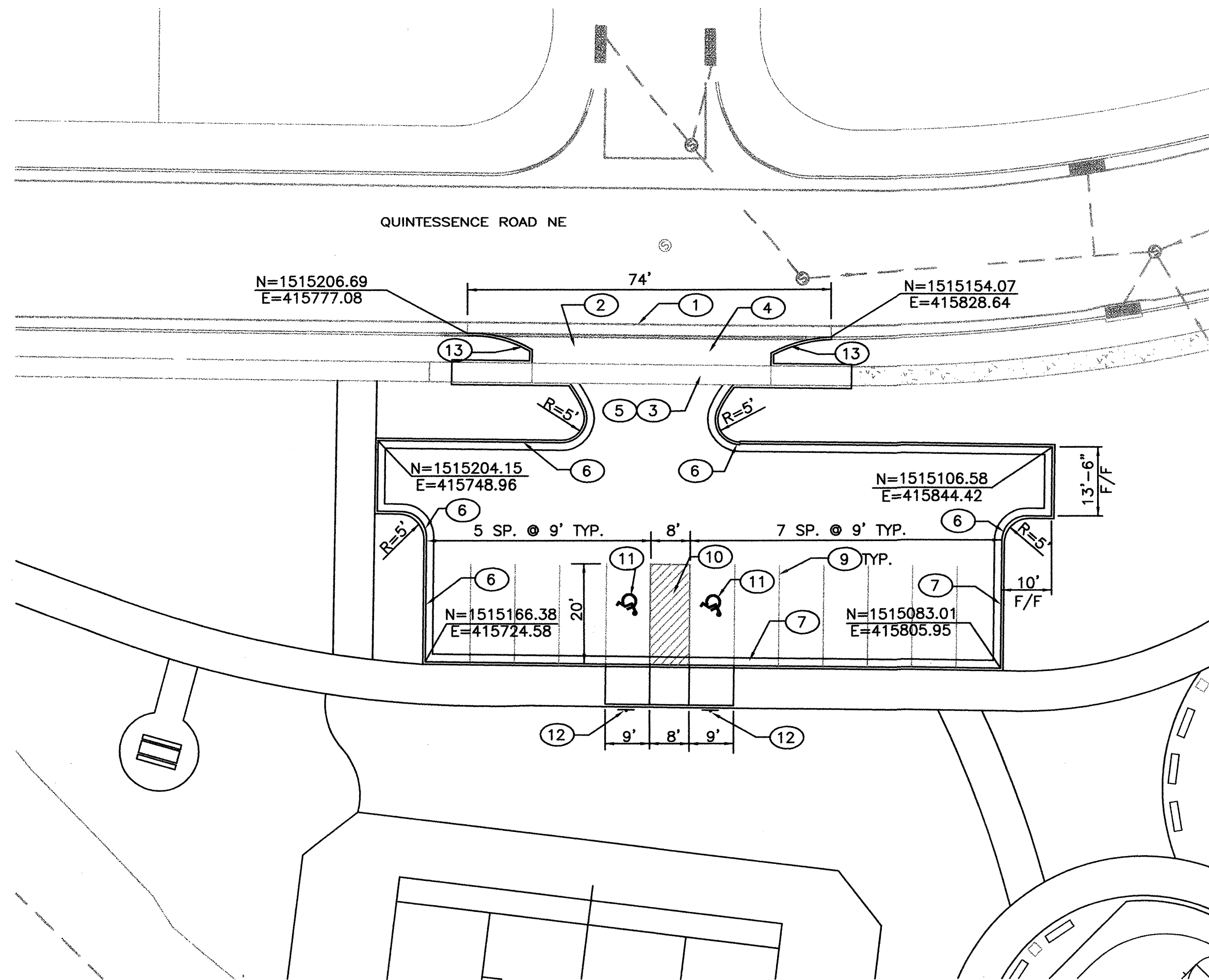


Smith Engineering Company
A Full Service Engineering Company
6400 Upper Boulevard, N.E. Suite 2000 Albuquerque, New Mexico 87110

103606

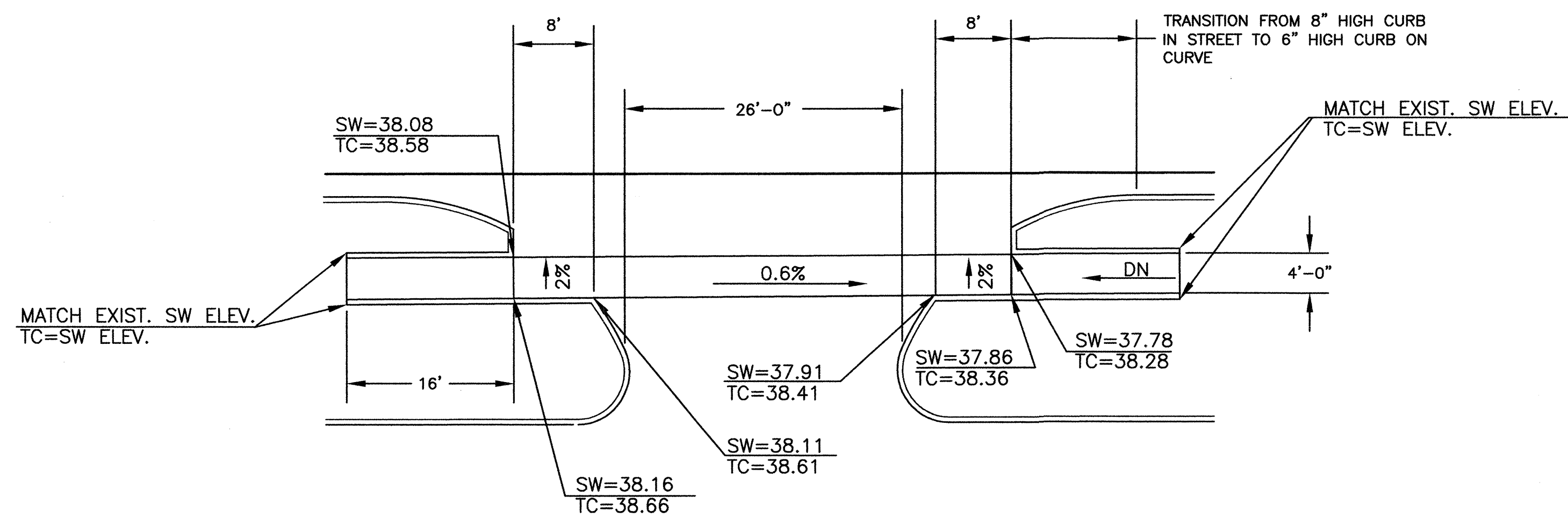
CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT PARK AND MEDIAN DESIGN DIVISION			
TITLE: QUINTESSENCE PARK GRADING PLAN			
Design Review Committee	City Engineer Approval	No. / Day / Yr.	
City Project No. 716291	Zone Map No. D-21	Sheet 6	Of 16

SURVEY INFORMATION		ENGINEERS SEAL		AS BUILT INFORMATION	
NO.	DATE	NO.	DATE	CONTRACTOR	DATE
11599	7/03	STEVE TOLER	7/03	BERNALLO	
STATION NAME: 5-D21; STATE: NM; COUNTY: BERNALLO		ESTABLISHING AGENCY: ACS		SYNDED BY	DATE
STANDARD BRASS CAP IN CONCRETE. EAST OF GIDDINGS/		HOLBROOK INTERSECTION: 84.7 FEET EAST OF CL OF		INSPECTOR'S FIELD TAKE BY	DATE
HOLBROOK AVE. NE BEHIND 9601 SAN FRANCISCO NE.		CORRECTED BY		VERIFICATION BY	DATE
SPIRIT LEVEL ELEVATION = 5650.685				MICRO-FILM INFORMATION	RECORDED BY
					NO.





PARKING LOT LAYOUT

SCALE: 1"=20'



ENLARGED PLAN
SCALE: 1"=10'

- # KEYED NOTES:
- 
1. REMOVE AND DISPOSE OF 74 L.F. OF EXISTING CURB & GUTTER.
 2. REMOVE AND DISPOSE OF EXISTING LANDSCAPING.
 3. REMOVE AND DISPOSE OF ____L.F. OF EXISTING SIDEWALK.
 4. CONSTRUCT NEW PCC VALLEY GUTTER PER C.O.A. STD. DWG. 2420 EXCEPT VALLEY GUTTER SHALL EXTEND BACK TO SIDEWALK.
 5. CONSTRUCT NEW SIDEWALK PER C.O.A. STD. DWGS. EXCEPT SIDEWALK SHALL BE 6" THICK IN TRAFFIC AREAS.
 6. CONSTRUCT 6" MEDIAN CURB WITH 2% DEPRESSED PAN PER C.O.A. STD. DWG. 2415.
 7. CONSTRUCT 6" MEDIAN CURB PER C.O.A. STD. DWG. 2415.
 8. CONSTRUCT ASPHALT PAVING PER DETAIL THIS SHEET.
 9. 4" WIDE WHITE STRIPE.
 10. 4" WIDE BLUE STRIPING AT 45 DEGREE ANGLE WITH 4" BLUE OUTLINE.
 11. BLUE HANDICAP SYMBOL.
 12. INSTALL HANDICAP PARKING SIGN.
 13. CONSTRUCT 8" STANDARD CURB AND GUTTER PER C.O.A. STD. DWG. 2415.
 14. CONSTRUCT SINGLE TYPE "D" CATCH BASIN PER C.O.A. STD. DWG. 2206.

 Smith Engineering Company A Full Service Engineering Company <small>9400 Uptown Boulevard, N.E. Suite 3000 Albuquerque, New Mexico 87110</small>	103606						NO.	DATE		DESIGNED BY	DRAWN BY	CHECKED BY
CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT PARK AND MEDIAN DESIGN DIVISION												
TITLE: QUINTESSENCE PARK DETAIL SHEET												
Design Review Committee	City Engineer Approval	Last Design Update	No. / Day / Yr.	No. / Day / Yr.								
City Project No. 716291		Zone Map No. D-21	Sheet 7	Of 16								

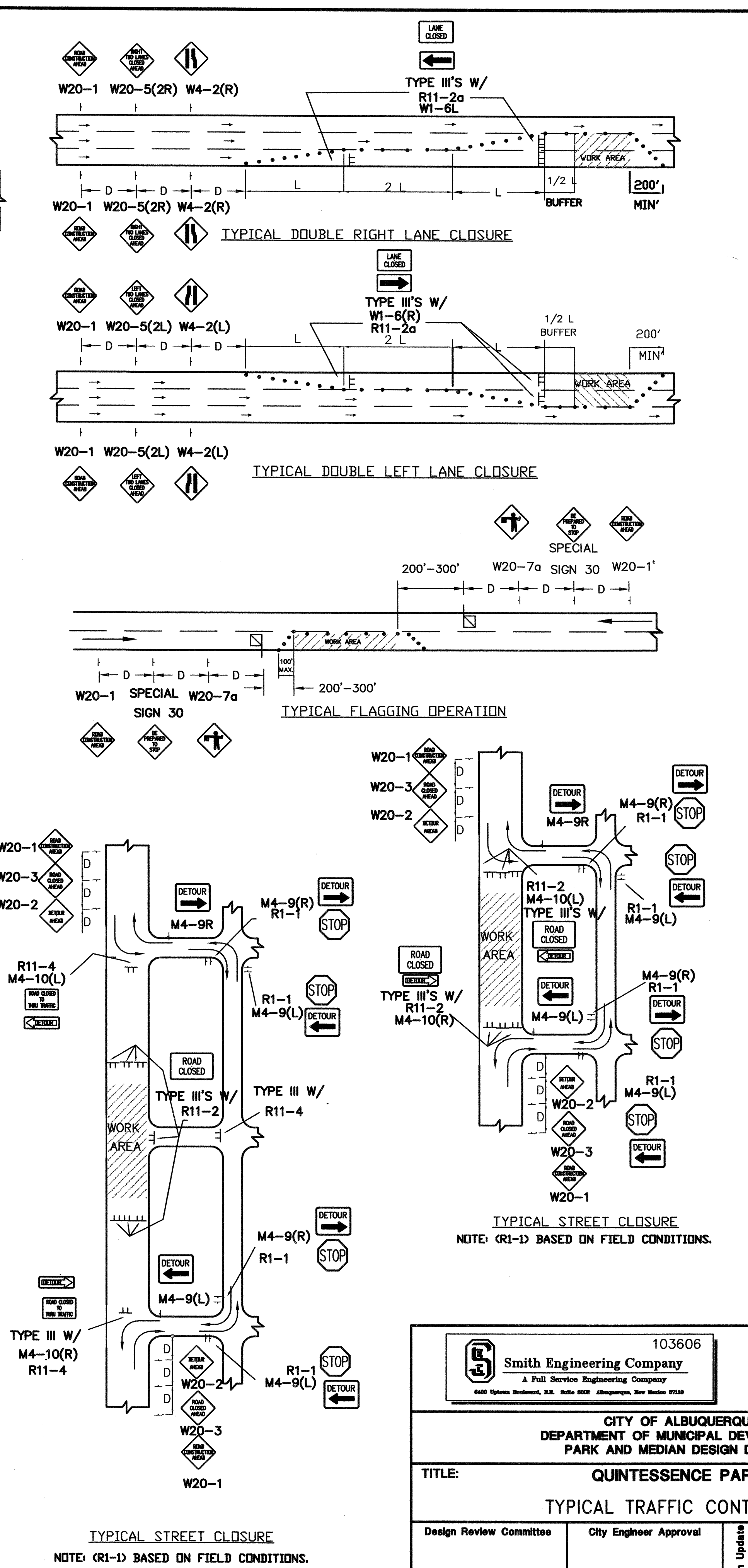
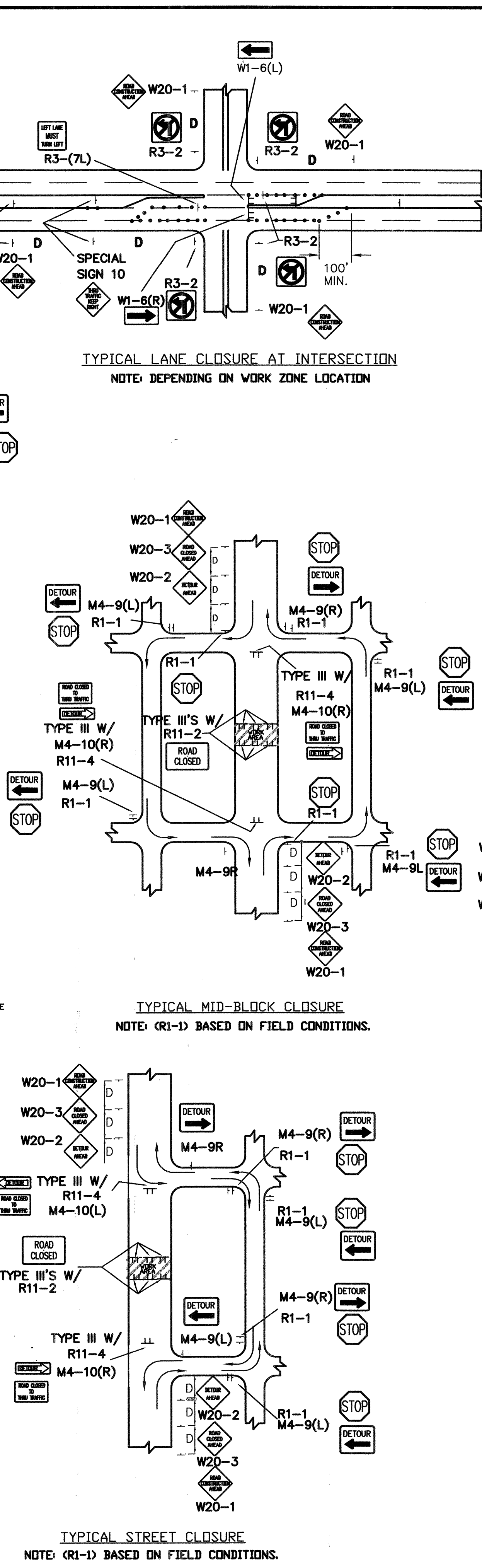
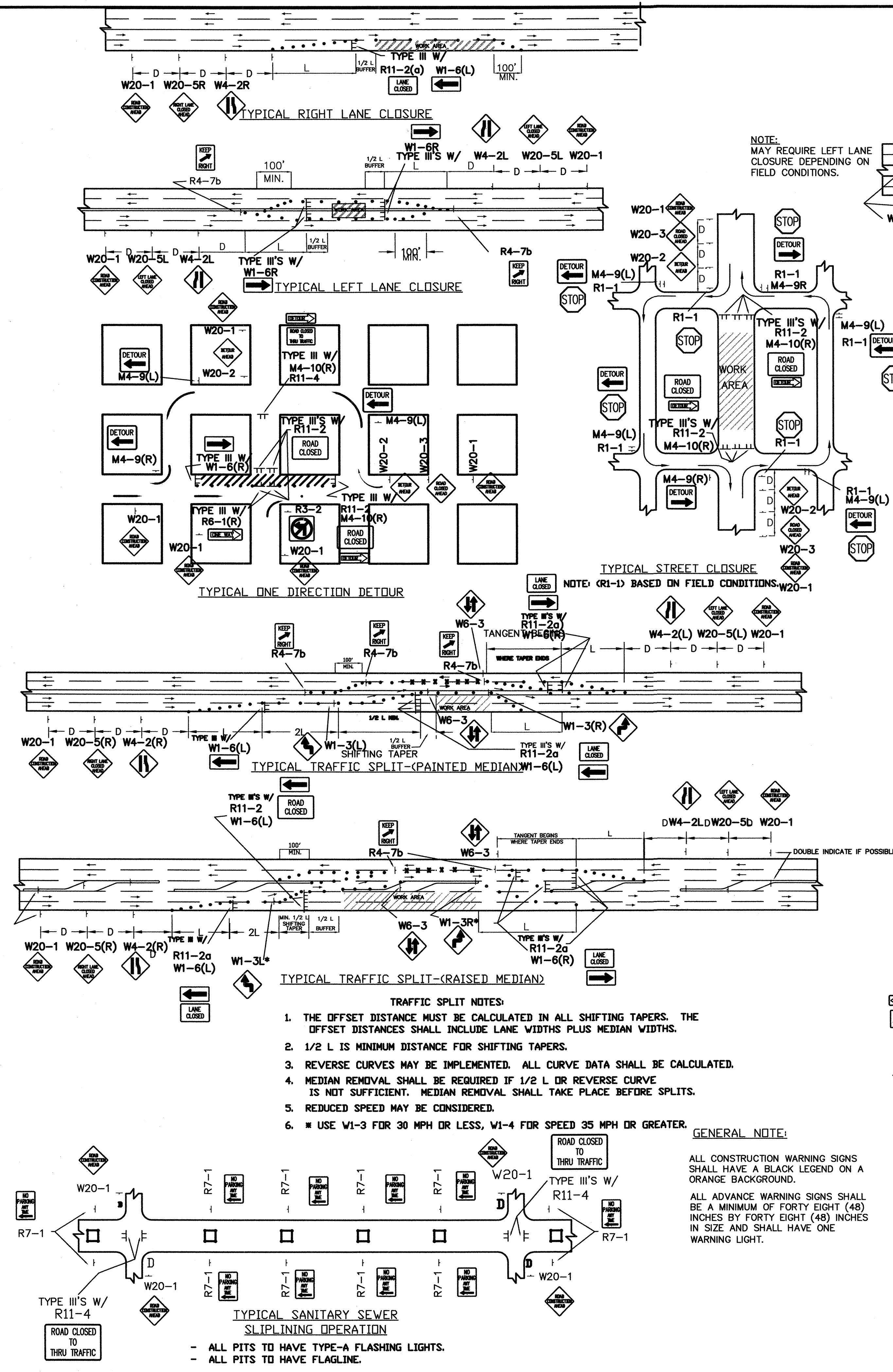
- ① INSTALL SILT FENCE AROUND EXISTING SURGE STRUCTURE
- ② INSTALL SILT FENCE AROUND EXISTING TYPE "D" CATCH BASIN
- ③ INSTALL HAY BALES PERPENDICULAR TO THE LOW FLOW CHANNEL
- ④ INSTALL SILT FENCE ALONG PERIMETER AT BACK OF SIDEWALK
- ⑤ INSTALL SILT FENCE ALONG PERIMETER

LEGEND

— — — SILT FENCE
 [] [] [] [] [] [] [] [] [] [] HAY BALES
 ← FLOW ARROWS

[illegible]

Development Division	
Mo. / Day / Yr.	Mo. / Day / Yr.
Sheet	Of
10	16



103606
Smith Engineering Company
 A Full Service Engineering Company
 6400 University Boulevard, N.E. Suite 5000 Albuquerque, New Mexico 87110

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
PARK AND MEDIAN DESIGN DIVISION

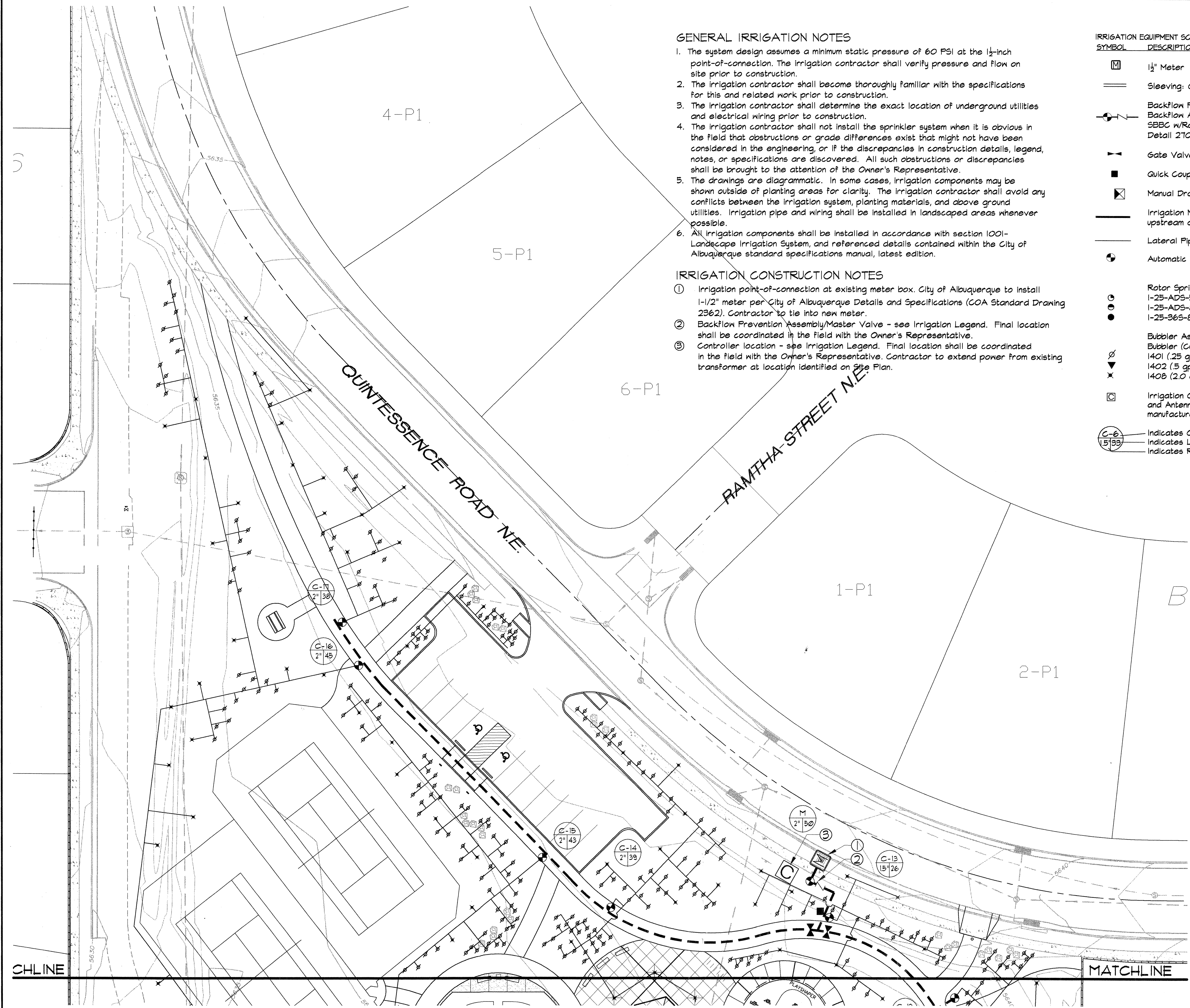
TITLE: QUINTESSENCE PARK

TYPICAL TRAFFIC CONTROL SIGNING

Design Review Committee	City Engineer Approval	Last Design Update	No. / Day / Yr.

City Project No. **716291** Zone Map No. **D-21** Sheet **11** Of **16**

AS BUILT INFORMATION			
CONTRACTOR	STATION NAME: 5-D21	STATE: NM	COUNTY: BERNALILLO
DATE	ESTABLISHING AGENCY: ACS	DATE	WORKS BY
DATE	STANDARD BRASS CAP IN CONCRETE. EAST OF GIDDINGS/	DATE	INSPECTOR'S
DATE	HOLBROOK INTERSECTION; 84.7 FEET EAST OF CL OF	DATE	ACCEPTANCE BY
DATE	HOLBROOK AVE. NE BEHIND 9601 SAN FRANCISCO NE.	DATE	VERIFICATION BY
DATE	SPIRIT LEVEL ELEVATION = 5650.885	DATE	DRAWINGS BY
DATE		DATE	CHECKED BY
DATE		DATE	RECORDED BY
DATE		DATE	NO.
BENCH MARKS			
SURVEY INFORMATION			
FIELD NOTES			
NO.	DATE	BY	DATE
11599	7/03	STEVE TOLER	
ENGINEERS SEAL			
C.O.A. STD.			
NO.	DATE	REVISIONS	BY
		DESIGN	
		DATE	09/03
		DATE	09/03
		DATE	09/03



GENERAL IRRIGATION NOTES

1. The system design assumes a minimum static pressure of 60 PSI at the 1/2-inch point-of-connection. The irrigation contractor shall verify pressure and flow on site prior to construction.
2. The irrigation contractor shall become thoroughly familiar with the specifications for this and related work prior to construction.
3. The irrigation contractor shall determine the exact location of underground utilities and electrical wiring prior to construction.
4. The irrigation contractor shall not install the sprinkler system when it is obvious in the field that obstructions or grade differences exist that might not have been considered in the engineering, or if the discrepancies in construction details, legend, notes, or specifications are discovered. All such obstructions or discrepancies shall be brought to the attention of the Owner's Representative.
5. The drawings are diagrammatic. In some cases, irrigation components may be shown outside of planting areas for clarity. The irrigation contractor shall avoid any conflicts between the irrigation system, planting materials, and above ground utilities. Irrigation pipe and wiring shall be installed in landscaped areas whenever possible.
6. All irrigation components shall be installed in accordance with section 1001-Landscaping Irrigation System, and referenced details contained within the City of Albuquerque standard specifications manual, latest edition.

IRRIGATION CONSTRUCTION NOTES

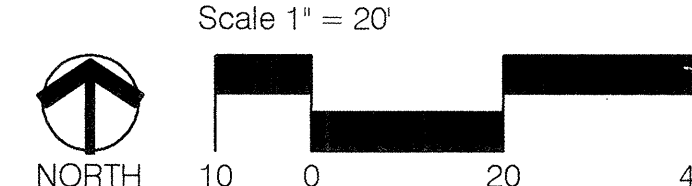
- ① Irrigation point-of-connection at existing meter box. City of Albuquerque to install 1-1/2" meter per City of Albuquerque Details and Specifications (COA Standard Drawing 2362). Contractor to tie into new meter.
- ② Backflow Prevention Assembly/Master Valve - see Irrigation Legend. Final location shall be coordinated in the field with the Owner's Representative.
- ③ Controller location - see Irrigation Legend. Final location shall be coordinated in the field with the Owner's Representative. Contractor to extend power from existing transformer at location identified on Site Plan.

IRRIGATION EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION
	1/2" Meter
	Sleeving: Class 200 PVC (2 sizes larger than pipe to be sleeved)
	Backflow Prevention Assembly: Febco 825Y-3" Reduced Pressure Backflow Assembly W/Arad Flow Meter (3") in Strongbox Model No. SBBC w/Raychem Pipe Heating Cable w/Master Valve (2") (COA Detail 2701)
	Gate Valve Assembly (COA Detail 2706)
	Quick Coupler Assembly: Rain Bird 33DNP (COA Detail 2708)
	Manual Drain Valve: Champion 100-2"
	Irrigation Mainline: Schedule 40 Bell End PVC (2-1/2"), 28" Depth upstream of Master Valve, 18" depth downstream of Master Valve
	Lateral Pipe: Schedule 40 PVC, 18" Depth, Size per chart
	Automatic Valve Assembly: Rain Bird Series (COA Detail 2703)
	Rotor Sprinkler Assembly: Hunter I-25 Series (COA Detail 2704) I-25-AD5-5 (90°), 4.8 gpm @ 50 psi I-25-AD5-8 (180°) 8.3 gpm @ 50 psi I-25-365-8 (360°) 8.3 gpm @ 50 psi
	Bubbler Assembly: Rain Bird 1400 Series Pressure Compensating Bubbler (COA Detail 2710) 1401 (.25 gpm) - 1 per shrub 1402 (.5 gpm) - 3 per tree in turf area 1408 (2.0 gpm) - 1 per tree
	Irrigation Controller: Toro MIR5000-I (24 station), w/Keyboard and Antenna in stainless steel enclosure. Ground per manufacturers recommendations.
	Indicates Controller and Station Number
	Indicates Lateral Discharge in GPM
	Indicates Remote Control Valve Size in Inches

PIPE SIZE CHART

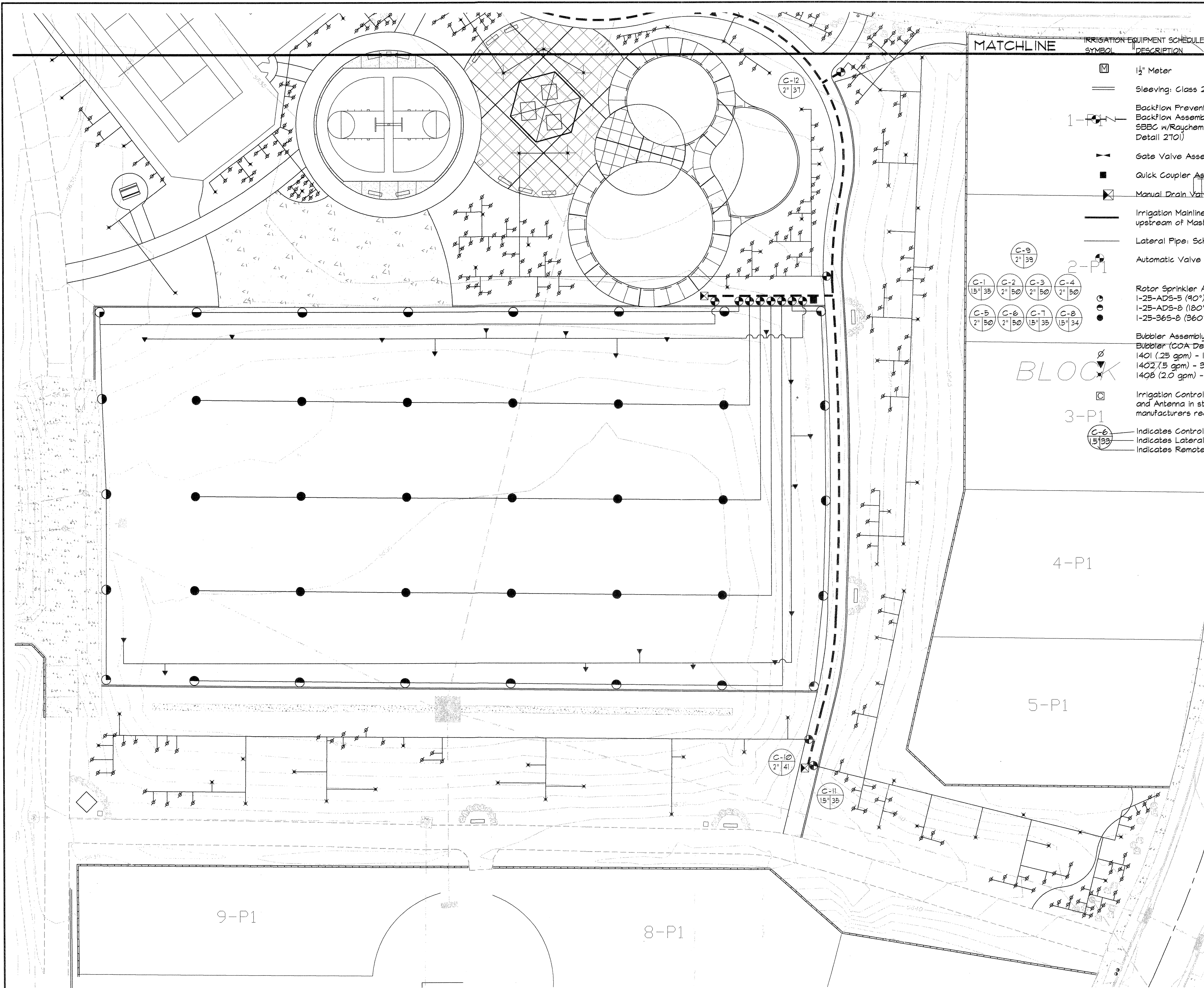
3/4"	0-8 gpm
1"	8-12 gpm
1 1/4"	12-22 gpm
1 1/2"	22-38 gpm
2"	38-50 gpm
2 1/2"	50-70 gpm
3"	70-110 gpm



CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
924 Park Avenue SW
Albuquerque, NM 87102
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e-mail: cp@consensusplanning.com

CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT PARK AND MEDIAN DESIGN DIVISION	
TITLE: QUINTESSENCE PARK IRRIGATION PLAN	
Design Review Committee	City Engineer Approval
Last Design Update	
City Project No.	716291
Zone Map No.	D-21
Sheet 13	of 16
L1	

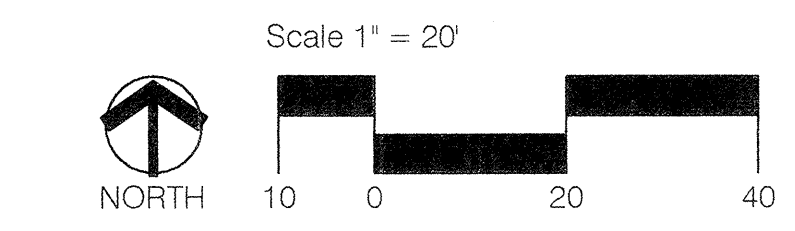
ENGINEERS SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
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						ACCEPTANCE BY	DATE
						FIELD EDITION BY	DATE
						DRAWINGS CORRECTED BY	DATE
						MICRO-FILM INFORMATION	
						RECORDED BY	DATE
						NO.	



- IRRIGATION EQUIPMENT SCHEDULE**
- | SYMBOL | DESCRIPTION |
|--------|--|
| | 1 1/2" Meter |
| | Sleeving: Class 200 PVC (2 sizes larger than pipe to be sleeved) |
| | Backflow Prevention Assembly: Febco 825Y-3" Reduced Pressure Backflow Assembly w/Arad Flow Meter (3") in Strongbox Model No. SBBC w/Raychem Pipe Heating Cable w/Master Valve (2") (COA Detail 2701) |
| | Gate Valve Assembly (COA Detail 2706) |
| | Quick Coupler Assembly: Rain Bird 33DNP (COA Detail 2708) |
| | Manual Drain Valve: Champion 100-2" |
| | Irrigation Mainline: Schedule 40 Bell End PVC (2-1/2"), 28" Depth upstream of Master Valve, 18" depth downstream of Master Valve |
| | Lateral Pipe: Schedule 40 PVC, 18" Depth, Size per chart |
| | Automatic Valve Assembly: Rain Bird Series (COA Detail 2703) |
| | Rotor Sprinkler Assembly: Hunter I-25 Series (COA Detail 2709)
I-25-ADS-5 (90°), 4.8 gpm @ 50 psi
I-25-ADS-8 (180°) 8.3 gpm @ 50 psi
I-25-36S-8 (360°) 8.3 gpm @ 50 psi |
| | Bubbler Assembly: Rain Bird 1400 Series Pressure Compensating Bubbler (COA Detail 2710)
1401 (.25 gpm) - 1 per shrub
1402 (.5 gpm) - 3 per tree in turf area
1408 (2.0 gpm) - 1 per tree |
| | Irrigation Controller: Tora MIR5000-1 (24 station), w/Keyboard and Antenna in stainless steel enclosure. Ground per manufacturers recommendations. |
| | Indicates Controller and Station Number |
| | Indicates Lateral Discharge in GPM |
| | Indicates Remote Control Valve Size in Inches |

PIPE SIZE CHART

PIPE SIZE	GPM RANGE
3/4"	0-8 gpm
1"	8-12 gpm
1 1/4"	12-22 gpm
1 1/2"	22-38 gpm
2"	38-50 gpm
2 1/2"	50-70 gpm
3"	70-110 gpm



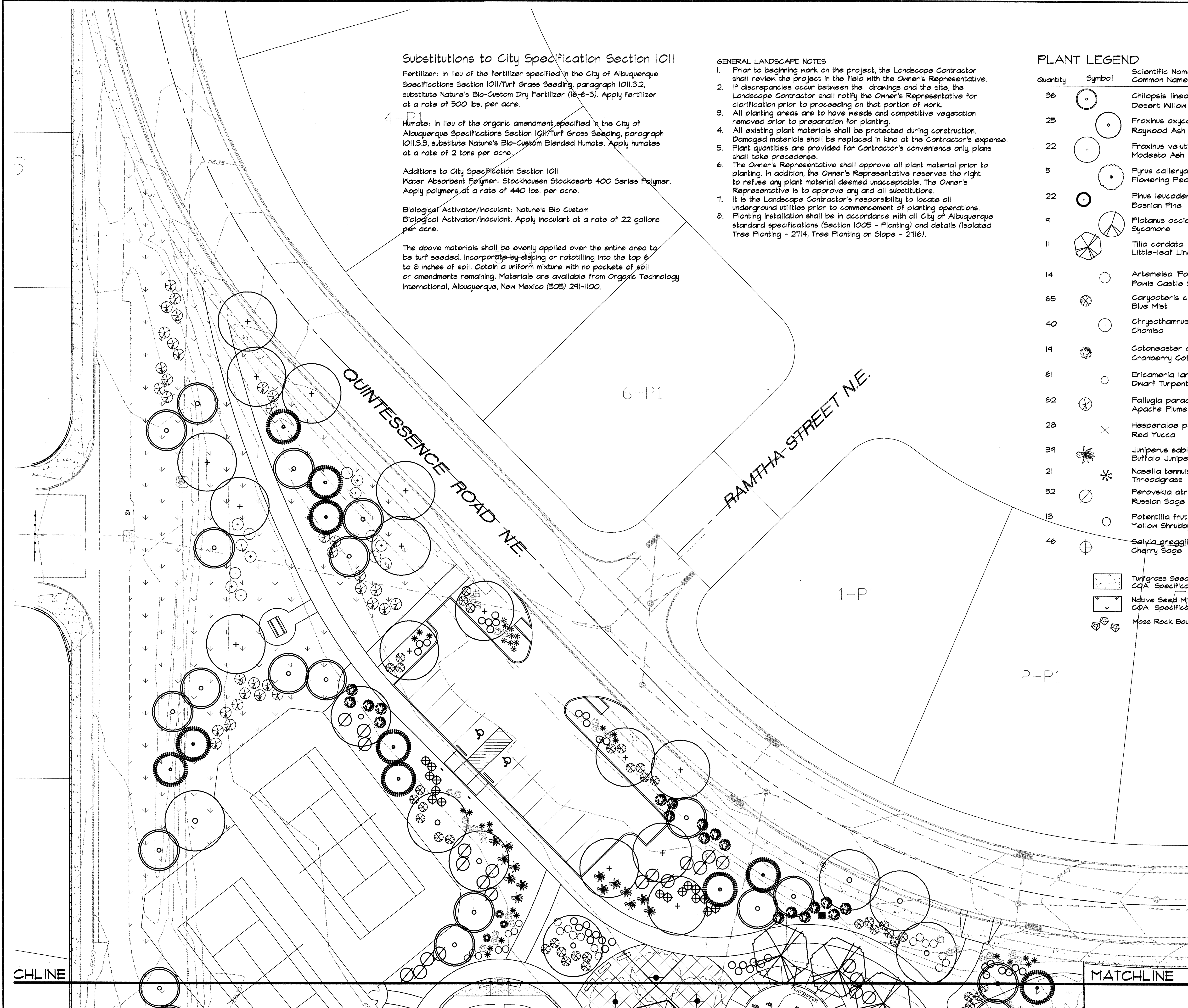
CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
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CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT PARK AND MEDIAN DESIGN DIVISION	
TITLE: QUINTESSENCE PARK IRRIGATION PLAN	
Design Review Committee	City Engineer Approval
City Project No. 716291	Zone Map No. D-21
Sheet 14 of 16 L2	

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEERS SEAL	
CONTRACTOR	DATE		DATE	FIELD NOTES	NO.	REMARKS	BY
WORK BY	DATE						
INSPECTOR'S	DATE						
ACCEPTANCE BY	DATE						
VERIFICATION BY	DATE						
COMPLETED BY	DATE						
MICRO-FILM INFORMATION							
RECORDED BY	DATE						
NO.							

9-26-03

NO.	DATE	REVISIONS
DESIGNED BY	CG	DATE 08/03
DRAWN BY	MA	DATE 08/03
CHECKED BY	CG	DATE 08/03



Substitutions to City Specification Section 1011

Fertilizer: In lieu of the fertilizer specified in the City of Albuquerque Specifications Section 1011/Turf Grass Seeding, paragraph 1011.3.2, substitute Nature's Bio-Custom Dry Fertilizer (16-6-3). Apply fertilizer at a rate of 500 lbs. per acre.

Humate: In lieu of the organic amendment specified in the City of Albuquerque Specifications Section 1011/Turf Grass Seeding, paragraph 1011.3.3, substitute Nature's Bio-Custom Blended Humate. Apply humates at a rate of 2 tons per acre.

Additions to City Specification Section 1011
Water Absorbent Polymer: Stockhausen Stockosorb 400 Series Polymer. Apply polymers at a rate of 440 lbs. per acre.

Biological Activator/Inoculant: Nature's Bio Custom
Biological Activator/Inoculant. Apply inoculant at a rate of 22 gallons per acre.

The above materials shall be evenly applied over the entire area to be turf seeded. Incorporate by disking or rototilling into the top 6" to 8" inches of soil. Obtain a uniform mixture with no pockets of soil or amendments remaining. Materials are available from Organic Technology International, Albuquerque, New Mexico (505) 291-1100.

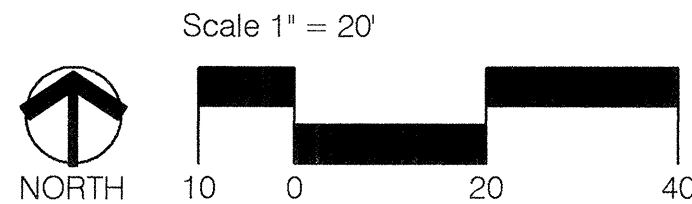
GENERAL LANDSCAPE NOTES

1. Prior to beginning work on the project, the Landscape Contractor shall review the project in the field with the Owner's Representative.
2. If discrepancies occur between the drawings and the site, the Landscape Contractor shall notify the Owner's Representative for clarification prior to proceeding on that portion of work.
3. All planting areas are to have weeds and competitive vegetation removed prior to preparation for planting.
4. All existing plant materials shall be protected during construction. Damaged materials shall be replaced in kind at the Contractor's expense.
5. Plant quantities are provided for Contractor's convenience only, plans shall take precedence.
6. The Owner's Representative shall approve all plant material prior to planting. In addition, the Owner's Representative reserves the right to refuse any plant material deemed unacceptable. The Owner's Representative is to approve any and all substitutions.
7. It is the Landscape Contractor's responsibility to locate all underground utilities prior to commencement of planting operations.
8. Planting installation shall be in accordance with all City of Albuquerque standard specifications (Section 1005 - Planting) and details (Isolated Tree Planting - 2714, Tree Planting on Slope - 2716).

PLANT LEGEND

Quantity	Symbol	Scientific Name Common Name	Size	Remarks	Water Use
36		Chilopsis linearis 'Luc. Ham.' Desert Willow	15 Gallon	8' ht. x 6' spr.	Low +
25		Fraxinus oxycarpa 'Raynood' Raynood Ash	2" B&B	14' ht. x 6' spr.	Medium +
22		Fraxinus velutina 'Modesto' Modesto Ash	2" B&B	14' ht. x 6' spr.	Medium +
5		Pyrus calleryana 'Cleveland' Flowering Pear	2" B&B	14' ht. x 5' spr.	Medium +
22		Pinus leucodermis Bosnian Pine	B&B	6' min. ht.	Medium
9		Platanus occidentalis Sycamore	2-1/2" B&B	16' ht. x 6' spr.	Medium
11		Tilia cordata Little-leaf Linden	2" B&B	14' ht. x 5' spr.	Medium
14		Artemisia 'Fowlis Castle' Fowlis Castle Sage	1 Gallon	4' o.c.	Low +
65		Caryopteris clandonensis Blue Mist	5 Gallon	4' o.c.	Medium
40		Chrysanthemum nauseosus Chamisa	1 Gallon	6' o.c.	Low
19		Cotoneaster apiculatus Cranberry Cotoneaster	5 Gallon	5' o.c.	Medium
61		Ericameria laricifolia Dwarf Turpentine Bush	1 Gallon	3' o.c.	Medium +
82		Fallugia paradoxa Apache Plume	1 Gallon	6' o.c.	Low
28		Hesperaloe parviflora Red Yucca	5 Gallon	4' o.c.	Medium
39		Juniperus sabinia 'Buffalo' Buffalo Juniper	5 Gallon	6' o.c.	Low +
21		Nassella tenuissima Threadgrass	1 Gallon	3' o.c.	Low +
52		Perovskia atriplicifolia Russian Sage	1 Gallon	6' o.c.	Medium
13		Potentilla fruticosa Yellow Shubby Cinquefoil	1 Gallon	4' o.c.	Low +
46		Salvia greggii Cherry Sage	5 Gallon	4' o.c.	Medium

- Turfgrass Seed
CQA Specification 1011
- Native Seed Mix
CQA Specification 1012 (East Side Mix)
- Moss Rock Boulders, 3' X 3' (min.)



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Planning / Landscape Architecture
924 Park Avenue SW
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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
PARK AND MEDIAN DESIGN DIVISION

TITLE: **QUINTESSENCE PARK
PLANTING PLAN**

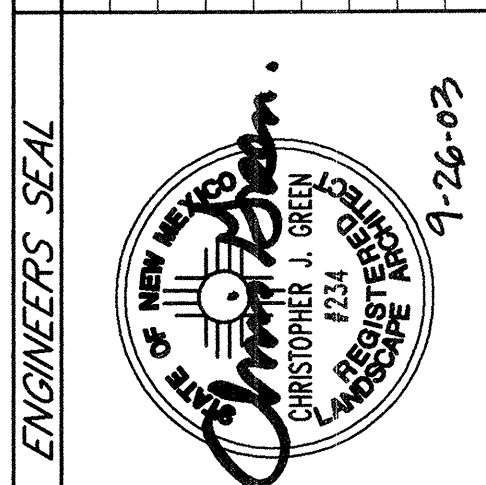
Design Review Committee	City Engineer Approval	Last Design Update	No. / Day / Yr.	No. / Day / Yr.

City Project No. 716291 Zone Map No. D-21 Sheet 15 of 16

AS BUILT INFORMATION	
CONTRACTOR	DATE
STAKED BY	DATE
INSPECTOR'S FIELD	DATE
VERIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS	

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	BY



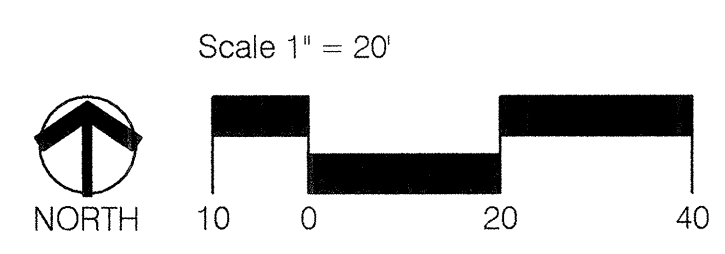
ENGINEER'S SEAL	
REVISIONS	BY
NO.	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE



PLANT LEGEND

Symbol	Scientific Name Common Name	Size
	Chilopsis linearis 'Luc. Ham.' Desert Willow	15 Gallon
	Fraxinus oxycarpa 'Raywood' Raywood Ash	2" B&B
	Fraxinus velutina 'Modesto' Modesto Ash	2" B&B
	Pyrus calleryana 'Cleveland' Flowering Pear	2" B&B
	Pinus leucodermis Bosnian Pine	B&B
	Platanus occidentalis Sycamore	2-1/2" B&B
	Tilia cordata Little-leaf Linden	2" B&B
	Artemisia 'Fowls Castle' Fowls Castle Sage	1 Gallon
	Caryopteris clandonensis Blue Mist	5 Gallon
	Chrysanthemum nauseosum Chamisa	1 Gallon
	Cotoneaster apiculatus Cranberry Cotoneaster	5 Gallon
	Ericameria laricifolia Dwarf Turpentine Bush	1 Gallon
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	Perovskia atriplicifolia Russian Sage	1 Gallon
	Potentilla fruticosa Yellow Shrubby Cinquefoil	1 Gallon
	Salvia greggii Cherry Sage	5 Gallon

- Turfgrass Seed
COA Specification 1011
- Native Seed Mix
COA Specification 1012 (East Side Mix)
- Moss Rock Boulders, 3' X 3' (min.)



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CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT PARK AND MEDIAN DESIGN DIVISION	
TITLE: QUINTESSENCE PARK PLANTING PLAN	
Design Review Committee	City Engineer Approval
Last Design Update	
City Project No. 716291	Zone Map No. D-21
Sheet 16 of 16	L4

AS BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEERS SEAL			
CONTRACTOR	DATE	INSPECTOR	DATE	NO.	BY	DATE	NO.	NO.	BY	DATE	NO.	REMARKS	BY	DATE	NO.
WORKED BY	DATE	ACCEPTANCE BY	DATE												
VERIFICATION BY	DATE	VERIFICATION BY	DATE												
DRAWINGS BY	DATE	DRAWINGS BY	DATE												
MICRO-FILM INFORMATION				REVISIONS				DESIGN				DESIGNED BY CG			
RECORDED BY				DATE				DATE 08/03				DRAWN BY MA			
NO.				DATE				DATE 08/03				CHECKED BY CG			

