

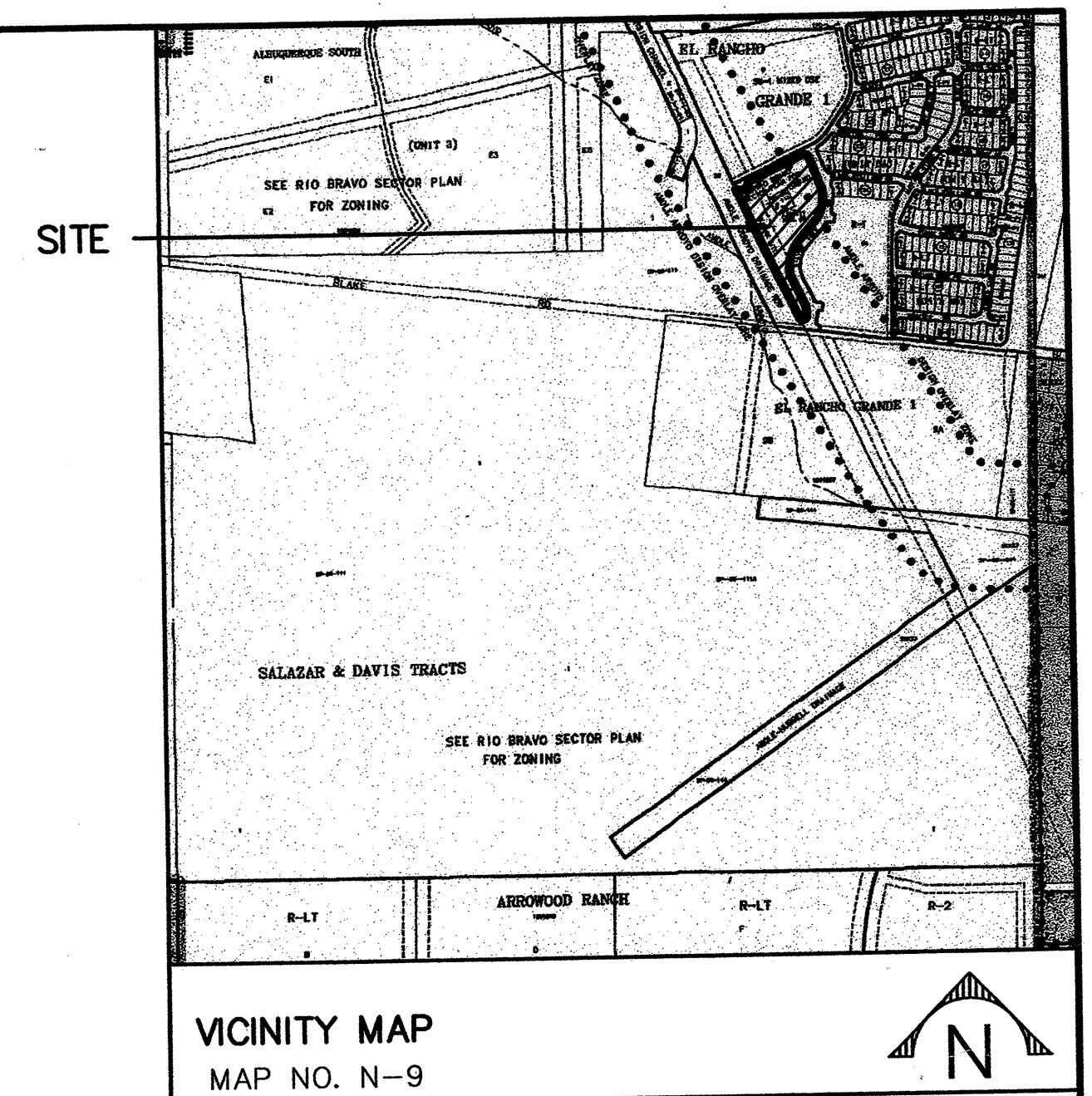
SILVER TREE PARK

City of Albuquerque

Department of Municipal Development - Managing Department

Parks and Recreation Department - Owner

Park Design and Construction Division



CONSENSUS PLANNING, INC.

PLANNING / LANDSCAPE ARCHITECTURE

302 Eighth Street NW

ALBUQUERQUE, NM 87102

(505) 764-9801

Property Information

Legal Description: El Rancho Grande I, Parcel 5A-1

Meter Address: 2501 Silver Tree Drive SW

Zoning: SU-1 Mixed Use

Total Site Area: 5.13 acres

Total Landscape Area: 192,746 SF (4.42 acres)

Total Native Area: 38,609 SF (0.89 acres)

Total Turf Area: 80,350 SF (1.84 acres)

Parking Provided: 12 spaces

Consultants

Civil Engineering

D. Mark Goodwin & Associates

P.O. Box 90606

Albuquerque, New Mexico 87199

(505) 828-2200

Irrigation

Irrigation Services

2190 Highway 304

Belen, New Mexico 87002

(505) 861-1536

Index of Drawings

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UTILITY COMPANY CONTACTS

PNM-ELECTRIC

Mail Stop ES61
4201 Edith Boulevard NE
Albuquerque, New Mexico 87107
(505) 241-0525

QWEST

400 Tijeras NW, Room 710
Albuquerque, New Mexico 87102
(505) 245-8352

BCG Assets

505 Marquette Ave NW, Suite LL-110A
Albuquerque, New Mexico 87102
(505) 314-0890

CITY OF ALBUQUERQUE UTILITY DEVELOPMENT

P.O. Box 1293
Albuquerque, New Mexico 87103
(505) 768-2729

PNM-GAS

Mail Stop GS66
4625 Edith Boulevard NE
Albuquerque, New Mexico 87107
(505) 241-7752

QWEST LONG DISTANCE

400 Tijeras Ave NW, Suite 570
Albuquerque, NM 87102
(505) 246-0501

AT&T

111 3rd Street NW
Albuquerque, NM 87103
(505) 842-2911

New Mexico Utilities

4700 Irving Blvd NW, Suite 201
Albuquerque, NM 87114
(505) 898-2661 ext.48

McLeod USA

505 Marquette NW, Suite 1600
Albuquerque, New Mexico 87102
(505) 244-3161

COMCAST


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

MCI Worldcom

6001 Midway Park NE
Albuquerque, NM 87109
(505) 346-4470

Time Warner Telecom

3830 Singer Blvd NE, Suite 1000
Albuquerque, NM 87109
(505) 938-7339

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVED		ENGINEER		DATE	
		DRC Chairman		<i>[Signature]</i>		11/19/07	
		Transportation		<i>[Signature]</i>		10/30/07	
		Water/Wastewater		<i>[Signature]</i>		10/30/07	
		Hydrology		<i>[Signature]</i>		10/9/07	
		C I P					
Constr. Mngmt.						CITY ENGINEER DATE	
Constr. Coord.						SHEET 1 OF 14	
PROJECT NUMBER				728591			

- 1 FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR WILL SUBMIT A DETAILED CONSTRUCTION SCHEDULE TO THE CITY CONSTRUCTION COORDINATION DIVISION. TWO (2) DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL OBTAIN A BARRICADE PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF SPECIFICATIONS.
- 2 THE CONTRACTOR WILL NOTIFY THE FIELD ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK, IN ORDER THAT THE CITY SURVEY SECTION MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. THE CONTRACTOR WILL NOTIFY THE ENGINEER IF A MONUMENT IS DISTURBED. REPLACEMENT WILL BE DONE ONLY BY THE CITY OF ALBUQUERQUE SURVEY SECTION AT THE CONTRACTOR'S EXPENSE. WHEN A CHANGE IS MADE IN THE FINISHED ELEV. OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR WILL, AT HIS OWN EXPENSE, HAVE THE CITY SURVEY SECTION ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4 OF SPECIFICATIONS.
- 3 ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7 INCLUDING AMENDMENT 1.
- 4 ELECTRONIC MARKER DISKS (EMD) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7.
- 5 ALL NEW MANHOLES SHALL BE TYPE "E" (COA DWG. 2102) UNLESS OTHERWISE NOTED ON THE PLANS.
- 6 THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, BUT NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.
- 7 ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
- 8 SUBGRADE PREPARATION UNDER SIDEWALKS AND DRIVE PADS, AND SUBGRADE AND SUBBASE PREPARATION UNDER CURB AND GUTTER IS CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF SUCH, AND NO DIRECT PAYMENT SHALL BE MADE FOR THOSE ITEMS OF WORK.
- 9 THE CONTRACTOR WILL REPLACE ANY STRIPING THAT HAS BEEN RUINED OR REMOVED IN THE COURSE OF CONSTRUCTION.
- 10 ALL EXCAVATION WILL BE GOVERNED BY FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 11 ALL SIGNS AND CODING WILL BE IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" CURRENT EDITION PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION.
- 12 THE CONTRACTOR IS TO EXERCISE CARE TO AVOID DISTURBING ANY EXISTING UNDERGROUND UTILITIES. IT WILL BE HIS RESPONSIBILITY TO COORDINATE WITH THE UTILITY COMPANIES IN ORDER TO PREVENT ANY SERVICE DISRUPTION. SEE SECTION 18 "UTILITIES", CITY OF ALBUQUERQUE, STANDARD SPECIFICATIONS FOR CONTRACTOR REQUIREMENTS.
- 13 WHEN ABUTTING NEW PAVEMENT TO EXISTING INTERSECTING STREETS, SAW CUT EXISTING PAVEMENT TO A STRAIGHT LINE AND AT RIGHT ANGLES AND REMOVE ANY BROKEN OR CRACKED PAVEMENT. NO DIRECT PAYMENT WILL BE MADE FOR SAW CUTTING.
- 14 ALL GAS VALVES, GAS MANHOLES, ELECTRICAL MANHOLES, TELEPHONE MANHOLES, AND UTILITY POLES WILL BE ADJUSTED TO GRADE BY EACH UTILITY COMPANY. CONTRACTOR WILL COORDINATE THROUGH CITY UTILITY COORDINATOR.
- 15 WHEN REMOVAL OF EXISTING CURB AND GUTTER OR SIDEWALK IS REQUIRED, REMOVE BACK TO NEAREST SUITABLE JOINT UNLESS OTHERWISE DIRECTED BY THE CITY FIELD ENGINEER.
- 16 THE CONTRACTOR WILL NOTIFY THE NEW MEXICO ONE CALL SYSTEM 260-1990 TWO (2) WORKING DAYS PRIOR TO COMMENCING WORK IN NEW AREAS.
- 17 CONTRACTOR WILL MAKE ALL WATER VALVES AND MANHOLES ACCESSIBLE TO THE CITY AT ALL TIMES.
- 18 CONTRACTOR WILL PLACE BITUMINOUS MATERIAL WITH THE USE OF A LAYDOWN MACHINE WHERE PAVEMENT IS 8 FEET IN WIDTH OR WIDER.
- 19 ALL SUBGRADE AND SUBBASE MATERIAL ENCOUNTERED IN PAVEMENT REMOVAL AND REPLACEMENT THAT IS DETERMINED BY THE FIELD ENGINEER TO MEET THE SPECIFICATIONS, CAN BE REUSED. HOWEVER, THE MATERIAL WILL BE PROCESSED AND COMPACTED TO MEET MOISTURE CONTENT AND PERCENT COMPACTION REQUIRED BY THE SPECIFICATIONS.
- 20 CONTRACTOR WILL NOT PAVE OVER ANY SURFACE FEATURE, I.E., GAS VALVE, MANHOLE COVER, ETC. WITHOUT PRIOR APPROVAL FROM THE CITY FIELD ENGINEER.
- 21 CONTRACTOR WILL CONFINE HIS WORK WITHIN THE CONSTRUCTION EASEMENT LIMITS AND/OR RIGHT-OF-WAY, OR PROVIDE COPIES OF AGREEMENTS WITH ADJACENT LANDOWNERS TO THE CITY OF ALBUQUERQUE.
- 22 ALL WATER VALVES AND FIRE HYDRANTS REMOVED TO BE SALVAGED AND RETURNED TO THE C.O.A.
- 23 MINIMUM BOTTOM WIDTH OF TRENCHES FOR RIGID PIPE SHALL BE EQUAL TO THE OUTSIDE DIAMETER PLUS 16 INCHES. BEDDING MATERIAL SHALL BE CLASS II, III, OR IV UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS.
- 24 MINIMUM BOTTOM WIDTH OF TRENCHES FOR NON-RIGID PIPE SHALL BE EQUAL TO THE OUTSIDE DIAMETER PLUS 12 INCHES. BEDDING MATERIAL SHALL BE CLASS I, II, OR III.
- 25 THE CONTRACTOR AGREES TO TAKE NECESSARY SAFETY PRECAUTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC IN THE CONSTRUCTION AREA, WHICH INCLUDE BUT ARE NOT LIMITED TO: MAINTAINING ADEQUATE WARNING SIGNS, BARRICADES, LIGHTS, GUARD FENCES, WALKS AND BRIDGES.
- 26 ALL STRUCTURAL CONCRETE WILL BE 3000 PSI UNLESS OTHERWISE NOTED ON PLANS.
- 27 ALL REINFORCING STEEL WILL BE GRADE 60.
- 28 ALL EXPOSED EDGES ON CAST-IN-PLACE CONCRETE STRUCTURES WILL HAVE A 1" CHAMFER UNLESS OTHERWISE NOTED.
- 29 ALL SPLICES IN REINFORCING STEEL TO BE 2-FOOT 6-INCH MINIMUM UNLESS OTHERWISE NOTED.

- 30 PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL CONFLICTING UTILITIES. SHOULD A CONFLICT EXIST BETWEEN THE FIELD INFORMATION AND THE PLANS, THE CONTRACTOR WILL NOTIFY THE FIELD ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
- 31 THE REPLACEMENT OF THE EXISTING UTILITIES AND THE INSTALLATION OF NEW UTILITY LINES WILL BE COMPLETED IN ADVANCE OF STARTING THE PAVEMENT WORK. TEMPORARY PAVEMENT WILL BE PLACED IN ALL TRENCHES REQUIRED FOR THE UTILITY REPLACEMENTS IN THOSE AREAS THAT MUST MAINTAIN TRAFFIC UNTIL THE FINAL PAVEMENT WORK STARTS IN EACH AREA. TEMPORARY STRIPING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. MAINTENANCE OF THE TEMPORARY PAVING AND STRIPING WILL BE AT THE CONTRACTOR'S EXPENSE.
- 32 TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.
- 33 THE CONTRACTOR WILL CONTACT THE CITY OF ALBUQUERQUE TRAFFIC DIVISION 857-8025, ONE (1) WEEK IN ADVANCE OF ANY CHANGES REQUIRED IN THE TRAFFIC SIGNALIZATION OF THIS PROJECT. ALL WORK ASSOCIATED WITH NEW TRAFFIC SIGNALIZATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 34 ALL NEW STREET PAVING, DRIVEWAYS, SIDEWALKS, AND CURB AND GUTTERS, ABUTTING EXISTING AREAS SHALL MATCH THE ELEVATION OF THOSE AREAS.
- 35 PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. ROAD SHALL NOT BE OPENED TO TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- 36 ALL EXCAVATED MATERIAL THAT IS NOT REQUIRED TO BE REUSED MUST BE REMOVED FROM THE PROJECT AREA WITHIN FOUR DAYS OF EXCAVATION. SPOIL PILES WILL BE ALLOWED ONLY AS DIRECTED BY THE CITY FIELD ENGINEER.
- 37 THE CONTRACTOR WILL COORDINATE THE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND UTILITY COMPANIES WORKING IN THE SAME AREA. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE THEIR ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCE CAUSED BY UTILITY COMPANY WORK CREWS. A CONTRACT EXTENSION MAY BE ALLOWED AS DELINEATED IN CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS.
- 38 ALL CONSTRUCTION EASEMENTS ON PRIVATE PROPERTY WILL BE OBTAINED BY THE CITY OF ALBUQUERQUE PRIOR TO THE BEGINNING OF CONSTRUCTION.
- 39 EXISTING MEDIAN CURB AND GUTTER AND STANDARD CURB AND GUTTER, NOT DISTURBED BY CONTRACTOR, BUT OUT OF ALIGNMENT, DISPLACED VERTICALLY, BADLY BROKEN AND/OR DETERIORATED, WILL BE REPLACED AS DIRECTED BY THE FIELD ENGINEER AND PAID FOR AT CONTRACT UNIT PRICES.
- 40 ALL TRAFFIC CONTROL DEVICES REQUIRED FOR DRIVEWAY CLOSURES, UTILITY CONSTRUCTION OR FOR OTHER REASONS AND NOT SHOWN ON THE SIGNING PLANS WILL BE FURNISHED BY THE CONTRACTOR AND WILL BE PAID AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS AND BID PROPOSAL. PRIOR TO PLACING THE TRAFFIC CONTROL DEVICES, THE CONTRACTOR WILL NOTIFY THE AFFECTED OWNERS IN ACCORDANCE WITH THE SPECIFICATIONS. CONTRACTOR MUST MAKE PROVISIONS TO PROVIDE ACCESS TO PROPERTIES. REFER TO SECTION 19 OF THE SPECIFICATIONS.
- 41 ALL UTILITY LINES WHICH ARE NOT SPECIFICALLY DESIGNATED TO BE REMOVED AND REPLACED ON THE PLANS, WILL BE MAINTAINED IN SERVICE. SHORING, SHEETING AND OTHER MEANS OF SUPPORT SHALL BE EMPLOYED BY THE CONTRACTOR TO PREVENT DAMAGE OR LOSS OF THESE EXISTING UTILITIES AND THESE SHORING, SHEETING, AND SUPPORTS ARE CONSIDERED INCIDENTAL TO THIS PROJECT. BEAM AND CABLE OR OTHER ADEQUATE SUPPORTS WILL BE USED FOR TEMPORARY SUPPORT OF ALL UTILITY LINES WHICH CROSS THE TRENCH. ANY DAMAGE TO EXISTING UTILITIES WILL PROMPTLY BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SIGNIFICANT DEVIATION OF EXPOSED UTILITIES FROM THE LOCATIONS SHOWN ON THE PLANS SO THAT CONFLICTS CAN BE RESOLVED IN A TIMELY MANNER.
- 42 THE CONTRACTOR WILL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING COA INFRASTRUCTURE (C & G, PAVING, ETC.) DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS, AND WILL REPAIR OR REPLACE SAME AT HIS OWN EXPENSE. HE WILL SUITABLY PROTECT THE CURB AND GUTTER FROM INCIDENTAL SPLASHING DURING THE TACK COAT APPLICATION AND WILL BE RESPONSIBLE FOR CLEANING SAME AT HIS OWN COST SHOULD SPLASHING OCCUR.
- 43 ALL INTERFERING PORTIONS OF ABANDONED UTILITY LINES WHICH ARE EXPOSED AS A RESULT OF CONSTRUCTION WILL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
- 44 STATIONS OF STORM DRAIN INLETS ARE TO THE CENTER OF GRATE. ALL STORM DRAIN INLETS WILL BE TYPE "A" UNLESS OTHERWISE NOTED ON THE PLANS.
- 45 SHORING COSTS WILL BE CONSIDERED INCIDENTAL TO THE TRENCH AND BACKFILL COSTS.
- 46 THE CONTRACTOR WILL BE RESPONSIBLE FOR SECURING NPDES PERMITS REQUIRED BY APPLICABLE CITY, STATE, AND FEDERAL REGULATIONS.
- 47 ALL STORM DRAIN AND CONNECTOR PIPE WILL BE CLASS IV REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED ON THE PLANS.
- 48 THE TERM REMOVE USED IN THIS PLAN SET INCLUDES THE DISPOSAL OF SAID MATERIAL IN ACCORDANCE WITH CITY OF ALBUQUERQUE SPECIFICATIONS, LATEST EDITION.
- 49 CONTRACTOR WILL SURVEY AND LOG EXISTING ELEVATIONS OF CURB-AND-GUTTER, SIDEWALK, AND PAVEMENT WHICH WILL BE REMOVED FOR CONSTRUCTION OF IMPROVEMENTS. CONTRACTOR WILL REPLACE REMOVED CURB-AND-GUTTER, SIDEWALK, DRIVE PADS, AND PAVEMENT TO ELEVATIONS PRIOR TO REMOVAL UNLESS OTHERWISE INDICATED ON THE PLANS.
- 50 CONTRACTOR WILL CONSTRUCT TEMPORARY ASPHALT PAVEMENT AS DIRECTED BY THE FIELD ENGINEER TO PROVIDE ACCESS TO LOCAL BUSINESS, ETC. TEMPORARY PAVEMENT SHALL BE REMOVED AND DISPOSED OF PRIOR TO PLACEMENT OF FULL WIDTH PAVEMENT SECTION. TEMPORARY PAVING SHALL BE PER COA STD. DWG. 2415B AND PAID FOR PER COA STD. SPECIFICATIONS (IF REQUIRED).

- 51 ALL CLASSES OF SEEDING SHALL BE DRY LAND MIX PLACED AT 1.5 LBS/1000 S.F. WITH FERTILIZER 21-12-12 PLACED AT 5 LBS/1000 S.F.
- 52 ALL ASPHALTIC CONCRETE PAVING SHALL CONFORM TO COA STANDARD SPECIFICATIONS.
- 53 ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR (24) HOUR CONSTRUCTION.
- 54 ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- 55 THE CONTRACTOR SHALL BE RESPONSIBLE FOR TIMING AND COORDINATION OF WATER SHUTOFF AT LEAST SEVEN (7) WORKING DAYS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION, 857-8200, TO INITIATE IMPLEMENTATION OF THE NON-PRESSURIZED CONNECTION PLAN.
- 56 FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
- 57 CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- 58 CONTRACTOR SHALL PROVIDE, AT THEIR COST, A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF THE SITE UNDER CONSTRUCTION. THE FENCE SHALL REMAIN IN PLACE UNTIL THE ENTIRE PROJECT HAS BEEN ACCEPTED BY THE CITY.
- 59 ALL QUANTITIES ON THE PLANS ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE, HOWEVER, THE PLAN SHALL TAKE PRECEDENCE.

EXISTING FEATURES LEGEND:

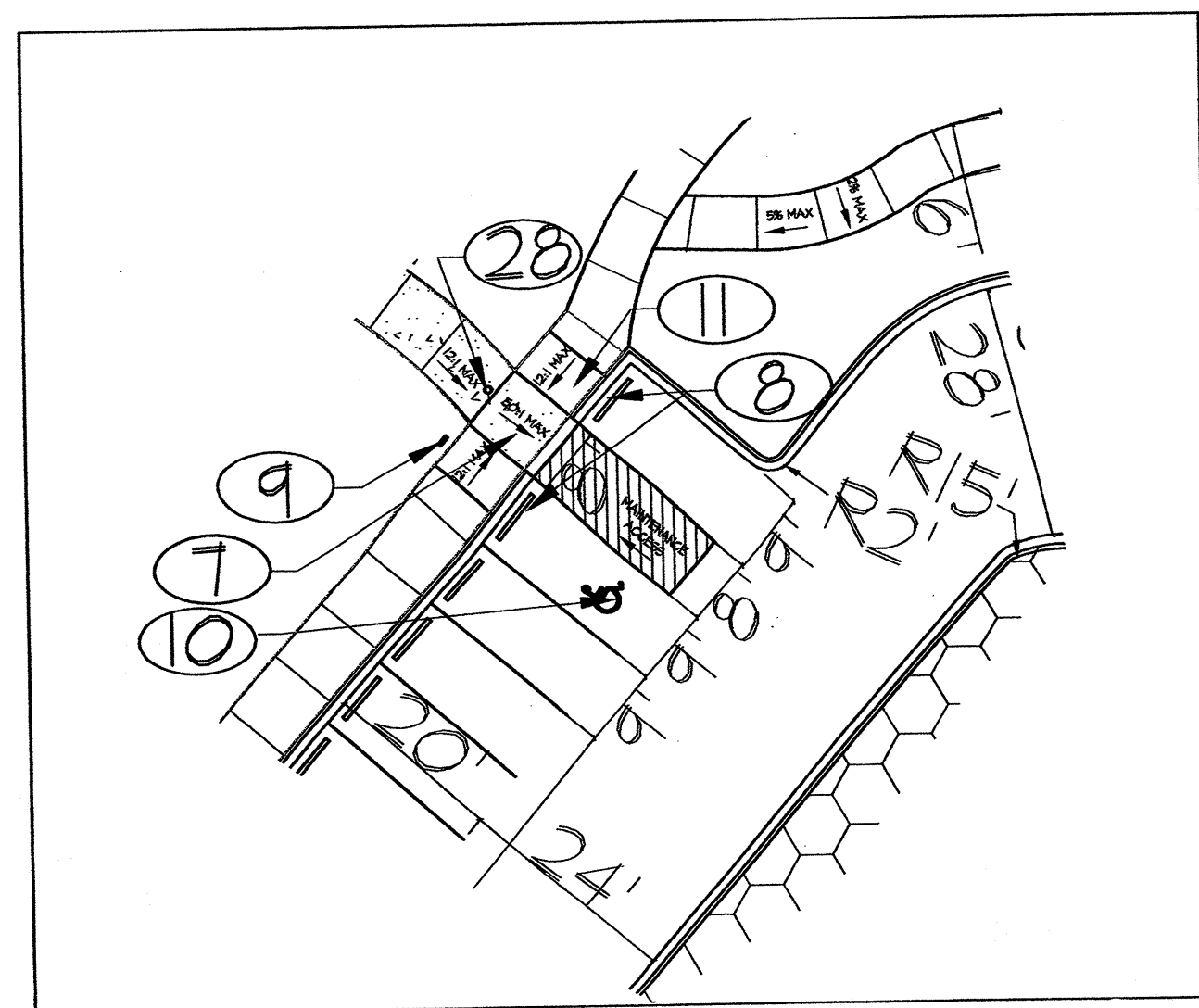
- o----- EXISTING WOOD POST FENCE
- x----- EXISTING CHAIN-LINK FENCE
- 2" HPG -> EXISTING GAS LINE W/ VALVE
- 6" W -> EXISTING WATERLINE W/ VALVE
- EXISTING WATERLINE METER
- EXISTING FIRE HYDRANT
- 6" SAS -> EXISTING SANITARY SEWER LINE W/ MANHOLE
- 36" RCP EXISTING STORM DRAIN
- OHE--- EXISTING OVERHEAD ELECTRIC W/POLE
- UE--- EXISTING UNDERGROUND ELECTRIC
- 44----- EXISTING 1' CONTOUR
- 4945----- EXISTING 5' CONTOUR
- EXISTING CURB & GUTTER
- EXISTING CONCRETE
- EXISTING BUILDING LINE
- EXISTING EASEMENT LINE
- S EXISTING SPRINKLER HEAD

NEW FEATURES LEGEND:

- CONSTRUCTION CENTERLINE
- x NEW CHAIN-LINK FENCE
- 2" HPG -> NEW GAS LINE W/ VALVE
- 6" W -> NEW WATERLINE W/ VALVE
- NEW WATERLINE METER
- NEW FIRE HYDRANT
- 6" SAS -> NEW SANITARY SEWER LINE W/ MANHOLE
- NEW STORM DRAIN W/ MH
- NEW UTILITY POLE
- 44 NEW 1' CONTOUR
- 4945 NEW 5' CONTOUR
- NEW CURB & GUTTER
- NEW CONCRETE
- NEW EASEMENT LINE
- S1 POT HOLE LOCATION W/ NO.
- NEW EDGE OF PAVEMENT

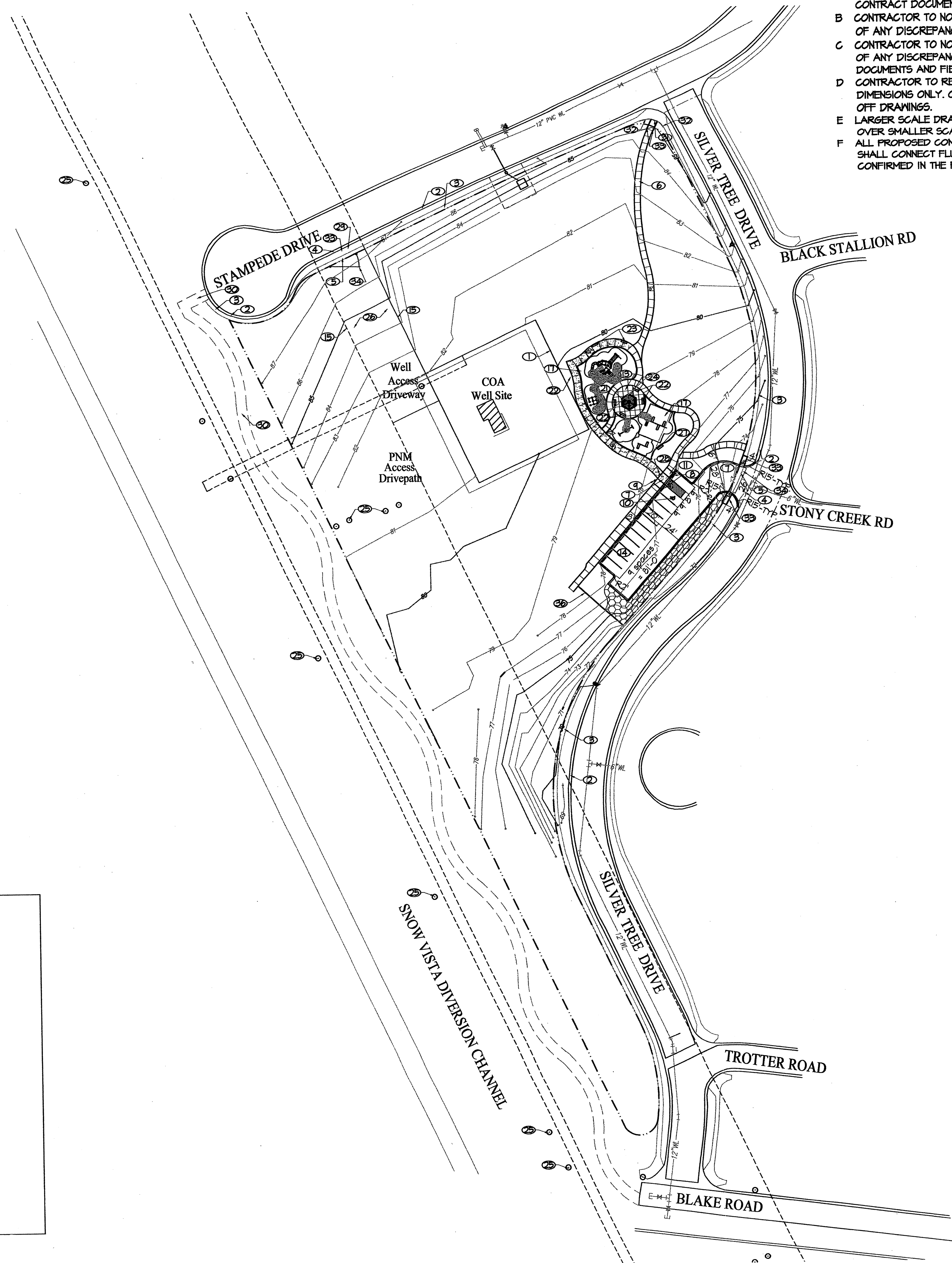
CONSensus PLANNING, INC.
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e-mail: cp@consensusplanning.com

CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT PARK DESIGN AND CONSTRUCTION DIVISION	
TITLE: SILVER TREE PARK	
GENERAL NOTES	
Design Review Committee APPROVE NOV 19 2007 DESIGN REVIEW COMMITTEE	City Engineer Approval APPROVE NOV 19 2007 CITY ENGINEER
City Project No. 728591	Zone Map No. N-9
Sheet 2 of 14	



Parking Lot and Maintenance Access Detail

Scale: 1" = 20'-0"



GENERAL NOTES

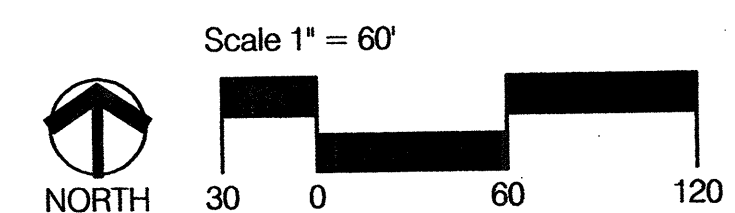
- CONTRACTOR TO REVIEW AND COORDINATE ALL CONTRACT DOCUMENTS.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN CONTRACT DOCUMENTS.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND FIELD CONDITIONS.
- CONTRACTOR TO REFER TO ANNOTATED DIMENSIONS ONLY. CONTRACTOR NOT TO SCALE OFF DRAWINGS.
- LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE, TYP.
- ALL PROPOSED CONNECTIONS TO EXISTING SIDEWALKS SHALL CONNECT FLUSH WITH EXISTING AND SHALL BE CONFIRMED IN THE FIELD FOR ADA ACCESSIBILITY.

KEYED NOTES

- EXISTING CHAIN LINK FENCE - REMOVE AND DISPOSE. COORDINATE WITH ART STEWART AT COA UTILITIES (505-857-8239).
- EXISTING CURB AND GUTTER TO REMAIN.
- EXISTING SIDEWALK TO REMAIN.
- EXISTING CURB AND GUTTER TO BE REMOVED TO NEAREST JOINT.
- EXISTING SIDEWALK TO BE REMOVED TO NEAREST JOINT.
- CONCRETE SIDEWALK, C.O.A. STANDARD DWG. NO. 2430.
- ACCESSIBLE CURB RAMP (6" CONCRETE) FLUSH WITH HC PARKING ACCESS POINTS, C.O.A. STANDARD DWG. NO. 2415, 2418, & 2441. RAMP TO INCLUDE TRUNCATED DOMES AT LANDINGS. DESIGN PER ADA GUIDELINES. SUBMIT SPECS TO COA CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION. SEE DETAILS, SHEET 13.
- PRECAST CONC. WHEEL STOPS TYPICAL AT ALL ACCESSIBLE PARKING SPACES. INSTALL WITH #6 18" SPIKES. INSTALL 18' CLEAR FROM END OF STALL.
- POLE MOUNTED H.C. SIGN.
- PAINTED ACCESSIBILITY SYMBOL.
- DEPRESSED CONCRETE SIDEWALK, FLUSH WITH HC PARKING ACCESS POINTS. SEE SHEET 5.
- C.O.A. STANDARD CURB AND GUTTER.
- CONCRETE PAVEMENT. SEE ENLARGED PLAZA PLANS, SHEET 5.
- ASPHALT PARKING LOT.
- CONCRETE MONSTRIP (6" X 6"), SEE C.O.A. STANDARD DRAWING, 2126.
- RAMADA STRUCTURE, SEE SITE AMENITIES LEGEND, SHEET 5.
- PLAYGROUND AREA, SEE ENLARGED PLAN ON SHEET 5.
- PICNIC TABLE, ON 10'X10' CONCRETE PAD WHEN NEEDED, TYP. SEE SITE AMENITIES LEGEND, SHEET 5.
- BENCH WITH BACK, TYP. SEE SITE AMENITIES LEGEND, SHEET 5.
- BENCH WITHOUT BACK, TYP. SEE SITE AMENITIES LEGEND, SHEET 5.
- LITTER RECEPTACLE, ON 3'X3' CONCRETE PAD WHEN NEEDED, TYP. SEE SITE AMENITIES LEGEND, SHEET 5.
- RETAINING WALL, SEE DETAIL, SHEET 13.
- EXISTING POWERPOLES.
- GRAVEL DRIVEWAY.
- CONCRETE HEADER CURB, SEE COA STD DWG. 2129.
- REMOVABLE BOLLARD FOR MAINTENANCE ACCESS.
- 12' MOWER ACCESS GATE WITH ROLL CURB.
- PROPOSED TRAIL - FUTURE.
- EXISTING HEADER TO BE REMOVED AT EDGE OF ADJOINING SIDEWALK. SEE HC RAMP AT INTERSECTION DETAIL, SHEET 13.
- EXISTING HEADER AT CURB RAMP TO REMAIN. SEE HC RAMP AT INTERSECTION DETAIL, SHEET 13.
- PROPOSED HEADER, SEE C.O.A. STD DWG. 2415. SEE DETAIL OF PUBLIC ENTRANCE, SHEET 13.
- DRIVE PAD & VALLEY GUTTER, C.O.A. STD DWG. NO. 2425 & 2420.
- PROPOSED PIPE GATE WITH DUAL-LOCK SYSTEM FOR COA AND PNM SHARED ACCESS.
- CONCRETE MONSTRIP (6"X6"). SEE COA STANDARD DRAWING 2126.

LEGEND

- 2-4" AMARETTO BROWN COBBLE (2,340 S.F.)
- 6" WIDE CONCRETE SIDEWALK (6" THICK) FOR MAINTENANCE ACCESS



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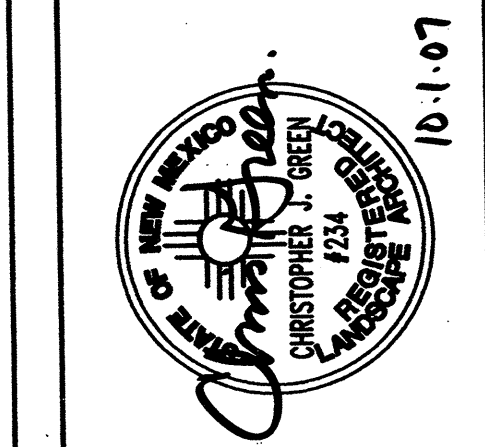
CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 PARK DESIGN AND CONSTRUCTION DIVISION

TITLE: SILVER TREE PARK
 SITE PLAN-Phase I

Design Review Committee
APPROVE
 NOV 19 2007
 DESIGN REVIEW COMMITTEE

City Engineer Approval
APPROVE
 NOV 19 2007
 CITY ENGINEER

City Project No. 728591 Zone Map No. N-9 Sheet 4 of 14



REMARKS		DATE
DESIGN	LF	9/07
REVISIONS	LF	9/07
CHECKED BY	CG	9/07

GENERAL INFORMATION	
CONTRACTOR	DATE
DESIGNED BY	DATE
INSPECTOR'S	DATE
FIELD	DATE
VERIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	NO.
RECORDED BY	DATE

SURVEY INFORMATION	
NO.	DATE
BY	DATE

ENGINEERS SEAL	
NO.	DATE
BY	DATE

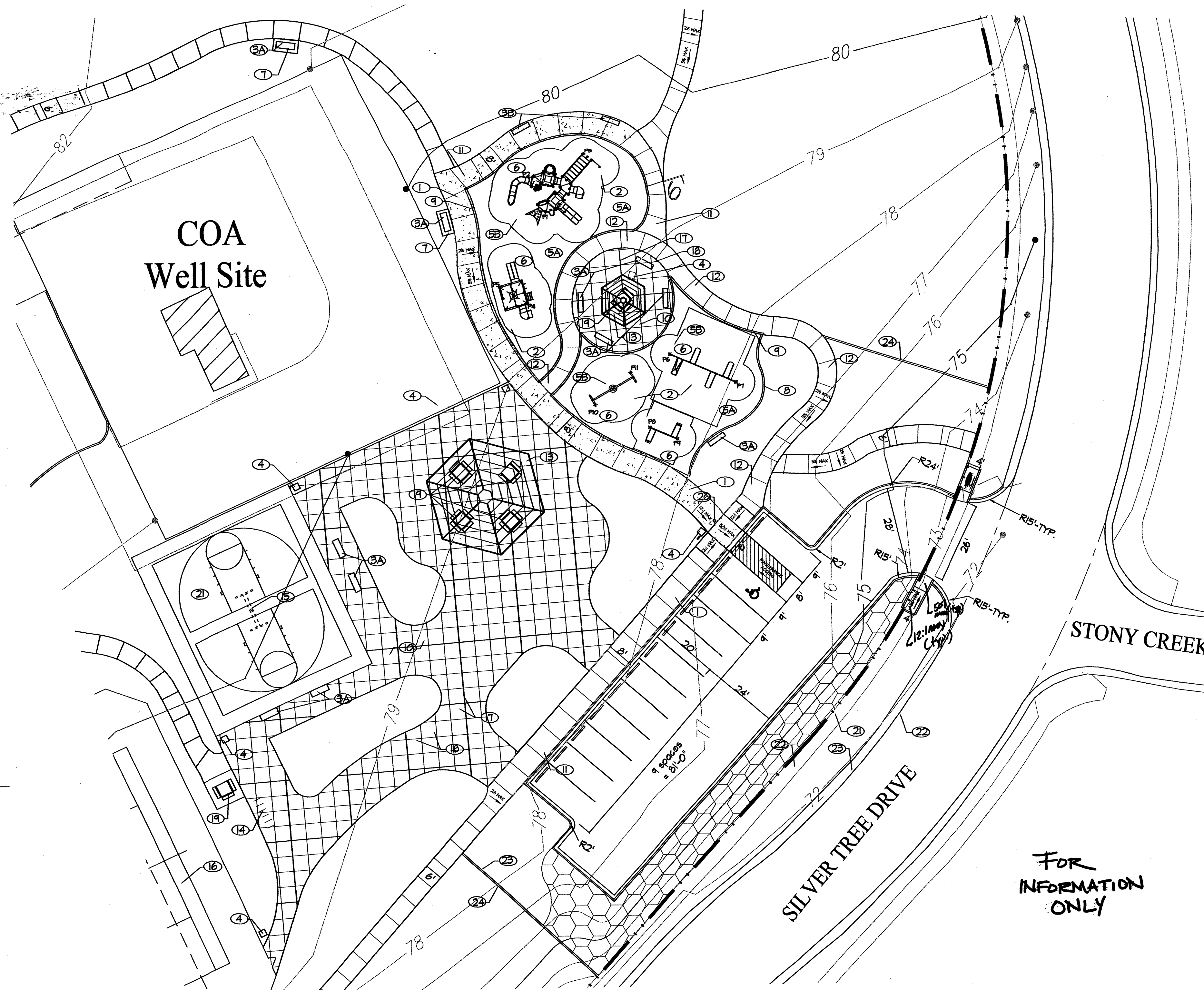
- 1 8' sidewalk for maintenance access.
- 2 Use zone.
- 3A Benches with back, see Site Amenities Legend, this sheet.
- 3B Benches without back, see Site Amenities Legend, this sheet.
- 4 Litter receptacle, on 3'x3' concrete pad when needed, see Site Amenities Legend, this sheet.
- 5A Sand Play Area.
- 5B Resilient surfacing, poured-in-place rubber with a 1/2" EPDM as the wear course. Thickness of surface shall comply with proper fall heights.
- 6 Play Equipment by Landscape Structures. See Play Equipment List, this sheet.
- 7 8' x 4' concrete pad for benches.
- 8 Concrete header curb, see COA detail 272A.
- 9 18" x 8" concrete turnaround slab at play area. See COA detail 272B.
- 10 Concrete plaza 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 Tennis courts - 4" wired mesh reinforced concrete with 6" turnaround edge at perimeter. See detail 4, sheet 7 and detail 5, sheet 8.
- 17 Expansion joint, see COA Standard Drawing 2451, Type 5.
- 18 Control joint.
- 19 Picnic table, on 10'x10' Concrete Pad when needed, see Site Amenities Legend, this sheet.
- 20 Removable bollard for maintenance access.
- 21 Basketball Court - 4" wired mesh reinforced concrete with 6" turnaround edge at perimeter.
- 22 Existing sidewalk to remain.
- 23 Existing curb and gutter to remain.
- 24 Concrete monstrip. See COA detail 272C.

2-4" AMARETTO BROWN COBBLE
(2,340 S.F.)

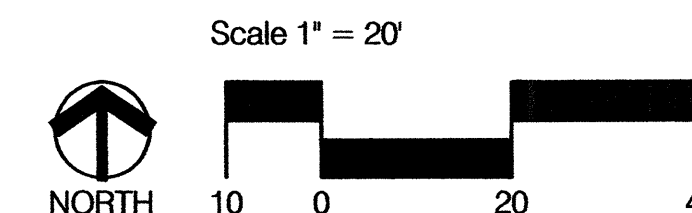
8' WIDE CONCRETE SIDEWALK (6" THICK)
FOR MAINTENANCE ACCESS


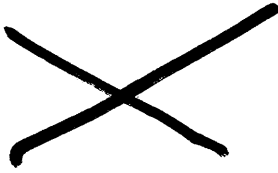
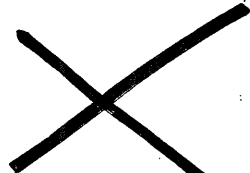
QTY	ITEM	DESCRIPTION
5	111253	8" Rise Kickplate (K.P.1)
	143199	Conical Climber
	118084	Loop Seat (Below Deck)
	115227	Zoo Panel
	115243	Sound Chimes Panel
	115228	Driver Panel
	128608	Summit Climber
	124863	Slidewinder 2
	116244	Pipe Barrier
	120818	Playstructure Seat (Below Deck)
2	129816	Square Peak Tile Roof with Std Logo
	129969	Chimney Climber
4	138505	Deck Link Steps (24" Rise)
	119613	Wave Horizontal Ladder
	111357	Chinning Bar
	136905	Curved Transfer Module
	130390	Double Smoosh Poly Slide
	123343	Firepole
	130102	Super Square Shingle Roof with Poly Cap
	111364	Loop Ladder
	123284	Wiggle Ladder
	134473	Curved Transfer Module
	111290	Tracing Panel (At Grade)
	111289	Finger Maze Panel
	113211	Sound Chimes Panel (At Grade)
	111284	Hole Panel
	127684	Match 4 Panel (At Grade)
	111288	Driver Panel
	132155	Double Poly Slide
	128378TB	Single-Post Swing, 2-Place, Coated Chain, 2-Belts
	1228308B	Additional 2-Place Bay, Coated Chain, 1-Belt, 1-Molded Seat
	117462B	Toddler Swing with 2 Full Bucket Seats
	120942A	Tire Swing
	100105A	Age Appropriate Sign (2-5 years)
	100106A	Age Appropriate Sign (5-12 years)

Qty.	Manufacturer	Model #	Description	Qty.	Manufacturer	Model #	Description
1	Litchfield	#8032, 40' Pittsburg Hexagonal	Shade Structure. Color: Hunter Green w/Ebony Frame	6	McClintock	RSO-25	Trash receptacle Color: Green
1	Litchfield	#8012, 12' Pittsburg Hexagonal	Shade Structure. Color: Hunter Green w/Ebony Frame	6	Kay Park	613G1M	36" Bike Loop
3	Dumor	T6-43PL, S-I	4' Handicap Accessible Picnic Table (3 Seats). Black finish with 'Redwood' Plastic.	2	PM	PM14	Backboard
				2	PM	PM1526	Basketball post
				2	PM	PM41	Basketball Super Chain Net
3	Dumor	T6-44PL, S-I	4' Square Picnic Table (4 Seats). Black finish with 'Redwood' Plastic.	2	PM	PM35	Basketball Goal
11	Dumor	11-60, S-I	6' Inground bench with back. Black finish with 'Redwood' Plastic.				
2	Dumor	163-60PL, S-I	6' Inground bench without back. Black finish with 'Redwood' Plastic.				



PT	Northing	Easting
P1	1470553.49	355779.12
P2	1470565.09	355775.23
P3	1470572.68	355791.38
P4	1470524.18	355773.06
P5	1470528.97	355764.39
P6	1470507.96	355819.22
P7	1470498.81	355840.66
P8	1470483.96	355812.67
P9	1470480.05	355821.65
P10	1470491.42	355795.07
P11	1470501.98	355806.47



	PLANNING	CONSENSUS PLANNING, INC. <i>Planning / Landscape Architecture</i> 302 Eighth Street NW Albuquerque, NM 87102 (505) 764-3801 Fax 842-5495 e-mail: cp@consensusplanning.com										NO. DATE	DESIGNED BY	DRAWN BY	CHECKED BY
CITY OF ALBUQUERQUE															
DEPARTMENT OF MUNICIPAL DEVELOPMENT															
PARK DESIGN AND CONSTRUCTION DIVISION															
TITLE:															
SILVER TREE PARK															
SITE DETAILS															
Design Review Committee			City Engineer Approval			Last Design Update	No. / Day / Yr.			No. / Day / Yr.					
															
City Project No.				728591				Zone Map No.				Sheet 5 of 14			

KEYED NOTES

- 1 8' sidewalk for maintenance access.
- 2 Use zone.
- 3A Benches with backs, see Site Amenities Legend, this sheet.
- 3B Benches without backs, see Site Amenities Legend, this sheet.
- 4 Litter receptacle, on 3'x3' concrete pad when needed, see Site Amenities Legend, this sheet.
- 5A Sand Play Area. (12" MINIMUM DEPTH)
- 5B Resilient surfacing, poured-in-place rubber with a 1/2" EPDM as the wear course. Thickness of surface shall comply with proper fall heights. (6" MIN. DEPTH, PER MANUFACTURER'S SPECIFICATIONS)
- 6 Play Equipment by Landscape Structures. See Play Equipment List, this sheet.
- 7 8' x 4' concrete pad for benches.
- 8 Concrete header curb, see COA detail 2T24.
- 9 18' x 8' concrete turnaround slab at play area. See COA detail 2T28.
- 10 Concrete plaza 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.
- 17 Expansion joint, see COA Standard Drawing 2451, Type 5.
- 18 Control joint.
- 19 Picnic table, on 10'x10' Concrete Pad when needed, see Site Amenities Legend, this sheet.
- 20 Removable bollard for maintenance access.
- 21 Existing sidewalk to remain.
- 22 Existing curb and gutter to remain.
- 23 Concrete monstrip. See COA detail 2T26.

LEGEND

- 2-4" AMARETTO BROWN COBBLE (2,340 S.F.)
- 8' WIDE CONCRETE SIDEWALK (6" THICK) FOR MAINTENANCE ACCESS

PLAY EQUIPMENT LIST-Phase I
(LANDSCAPE STRUCTURES-NEW PURCHASE)

QTY	ITEM	DESCRIPTION
5	111253	8" Rise Kickplate (K.P.I.)
	143199	Conical Climber
	118089	Loop Seat (Below Deck)
	115227	Zoo Panel
	115243	Sound Chimes Panel
	115228	Driver Panel
	128608	Summit Climber
	124883	Slidewinder2
	116244	Pipe Barrier
	120818	Playstructure Seat (Below Deck)
2	124816	Square Peak Tile Roof with Std Logo
	124969	Chimney Climber
4	138505	Deck Link Steps (24" Rise)
	119613	Wave Horizontal Ladder
	111357	Chinning Bar
	136905	Curved Transfer Module
	130340	Double Swoosh Poly Slide
	123343	Firepole
	130102	Super Square Shingle Roof with Poly Cap
	111364	Loop Ladder
	123284	Miggle Ladder
	134973	Curved Transfer Module
	111240	Tracing Panel (At Grade)
	111284	Finger Maze Panel
	113211	Sound Chimes Panel (At Grade)
	111284	Hole Panel
	121684	Match 4 Panel (At Grade)
	111288	Driver Panel
	132155	Double Poly Slide
	122837B	Single-Post Swing, 2-Place, Coated Chain, 2-Belts
	122838B	Additional 2-Place Bay, Coated Chain, 1-Belt, 1-Molded Seat
	117462B	Toddler Swing with 2 Full Bucket Seats
	120842A	Tire Swing
	100105A	Age Appropriate Sign (2-5 years)
	100106A	Age Appropriate Sign (5-12 years)

SITE AMENITIES LEGEND-Phase I

Qty.	Manufacturer	Model #	Description
1	Litchfield	#8012, 12' Pittsburg Hexagonal	Shade Structure. Color: Hunter Green w/Ebony Frame
1	Dunor	76-43PL, S-I	4' Handicap Accessible Picnic Table (3 Seats). Black finish with 'Redwood' Plastic.
5	Dunor	11-60, S-I	6' Inground bench with back. Black finish with 'Redwood' Plastic.
2	Dunor	163-60PL, S-I	6' Inground bench without back. Black finish with 'Redwood' Plastic.
1	McClintock	RSO-25	Trash receptacle Color: Green

COA
Well Site

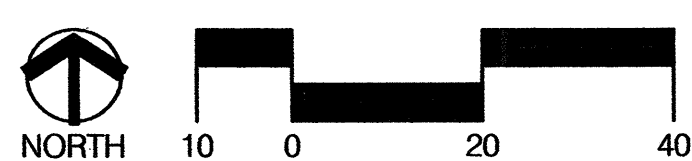
STONY CREEK

SILVER TREE DRIVE

PLAY EQUIPMENT CONTROL POINTS

PT	Northing	Easting
P1	1470553.49	355779.12
P2	1470565.09	355775.23
P3	1470572.68	355791.38
P4	1470524.18	355773.06
P5	1470528.97	355764.39
P6	1470507.96	355819.22
P7	1470448.81	355840.66
P8	1470483.96	355812.67
P9	1470480.05	355821.65
P10	1470491.42	355795.07
P11	1470501.98	355806.47

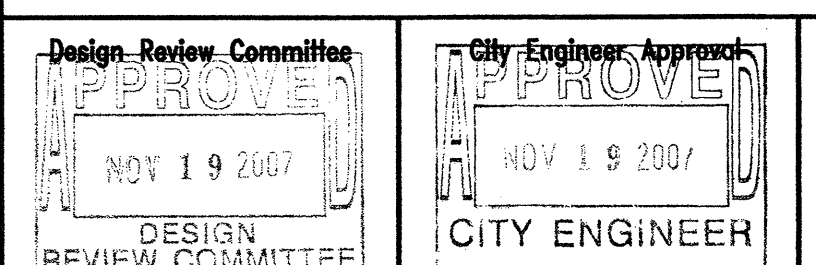
Scale 1" = 20'



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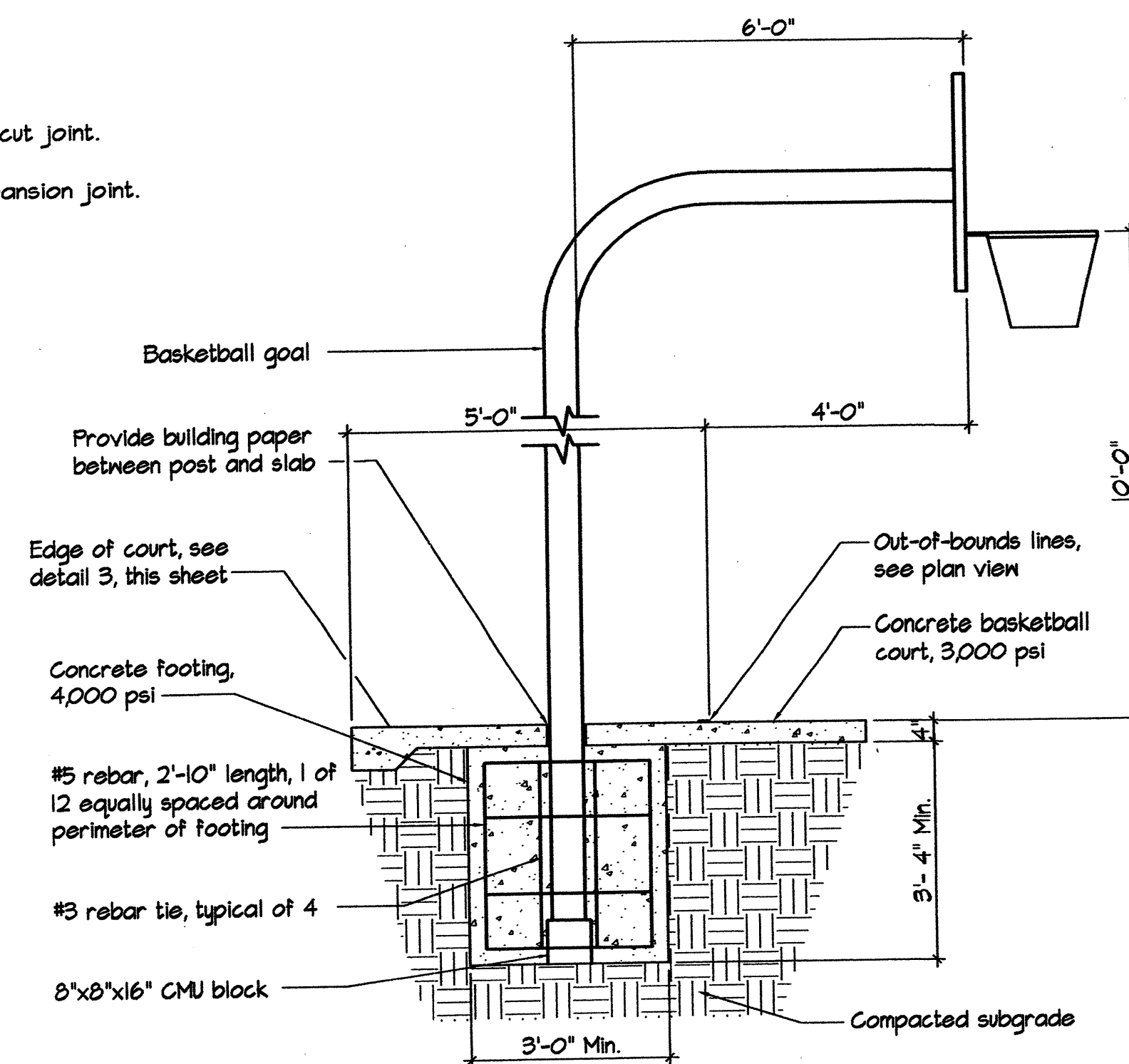
CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
PARK DESIGN AND CONSTRUCTION DIVISION

TITLE: SILVER TREE PARK
SITE DETAILS-Phase I

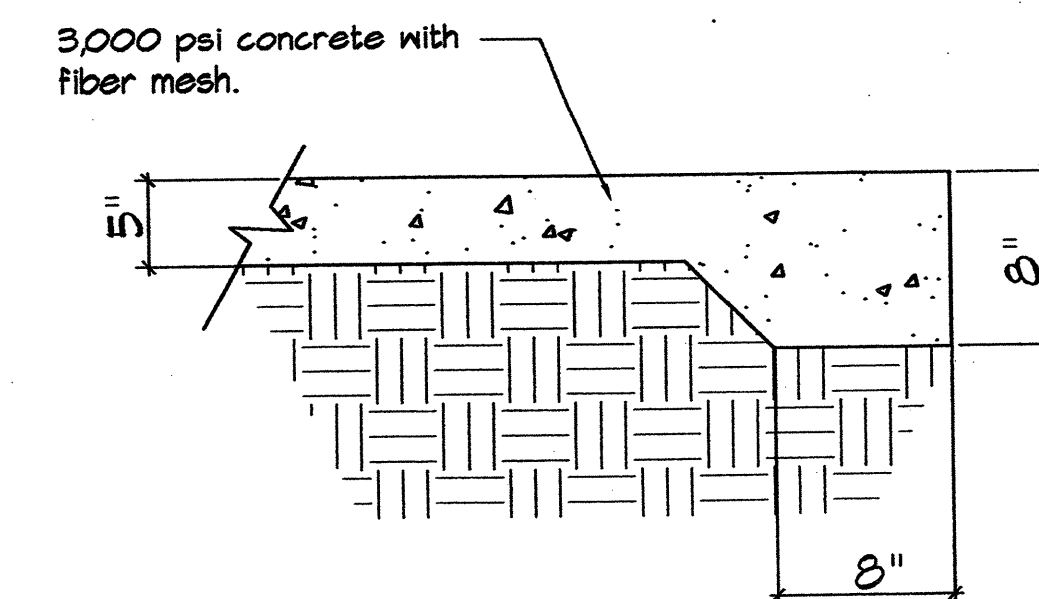


City Project No. 728591 Zone Map No. N-9 Sheet 6 of 14

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEERS SEAL	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	NO.	DATE
WORKED BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
INSPECTED BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
APPROVED BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
VERIFICATION BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
DRAWN BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
CHECKED BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
MICRO-FILM INFORMATION		MICRO-FILM INFORMATION		MICRO-FILM INFORMATION		MICRO-FILM INFORMATION	
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE

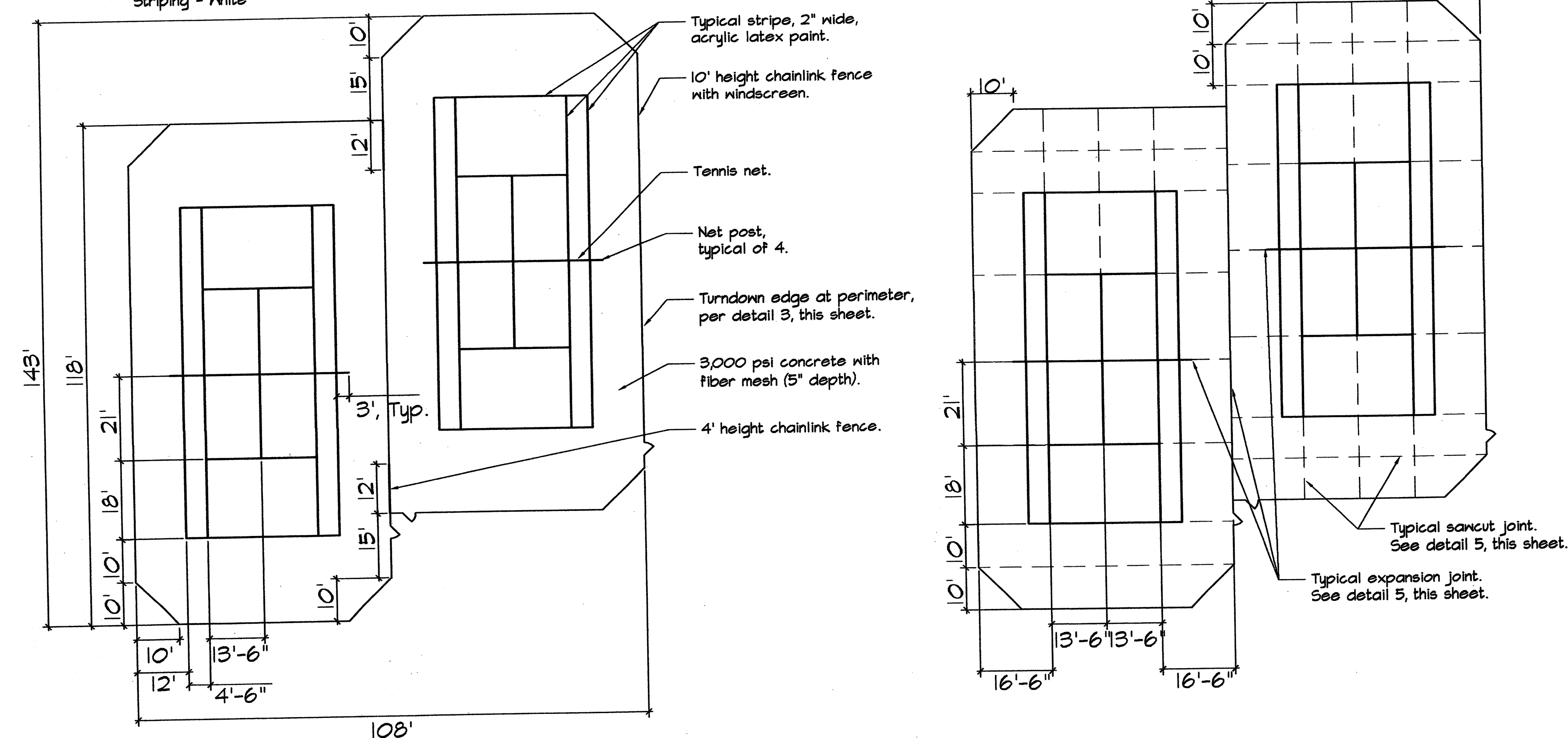


2 BASKETBALL GOAL DETAIL

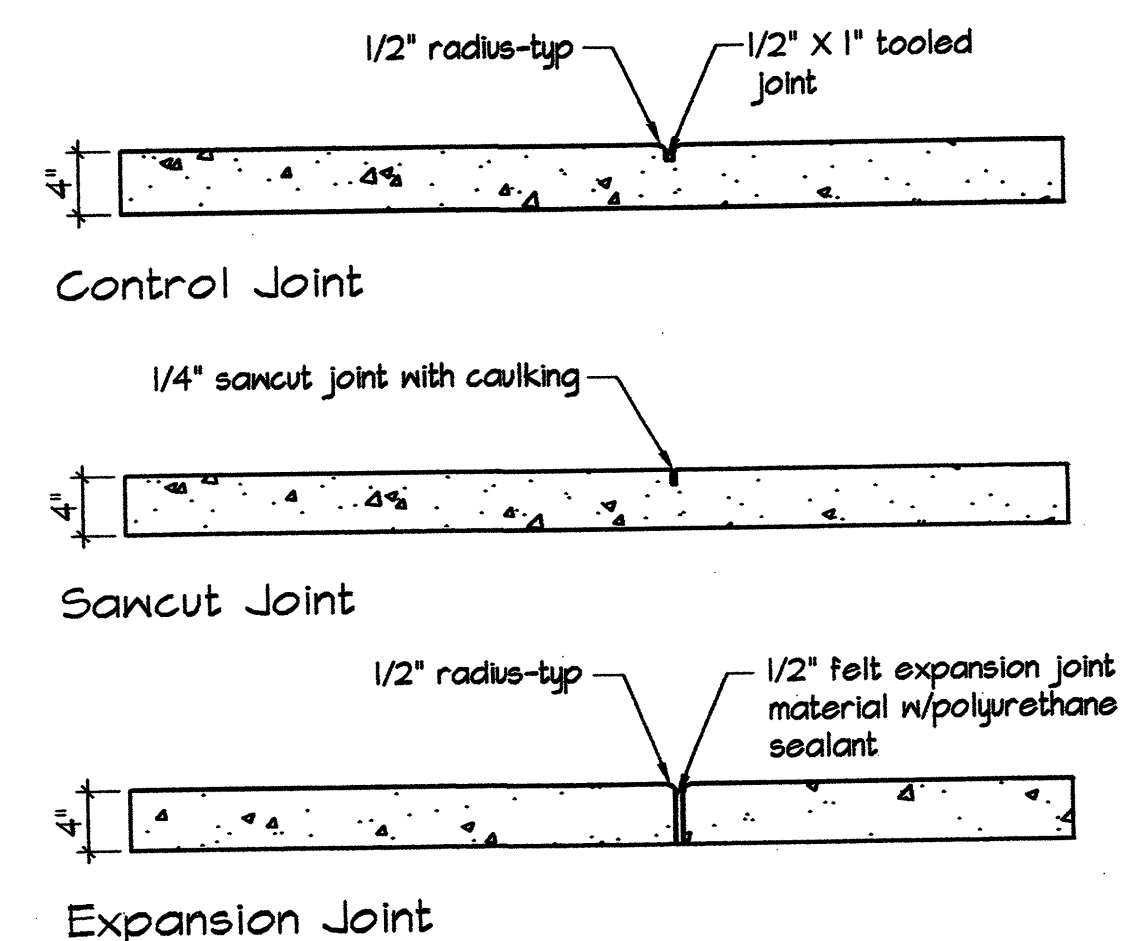


3 TURNDOWN EDGE DETAIL

Colors:
Playing Area - Forest Green
Perimeter - Brick Red
Striping - White




5 JOINT DETAILS



NOTE:
Expansion joint material shall be flush to 1/8" below
top of slab.

SCALE: 1"=1'-0"

PROJECT DEVELOPMENT DIVISION MARK 3	Last Design Update		No. / Day / Yr.		No. / Day / Yr.						
ENGINEERS SEAL			SURVEY INFORMATION FIELD NOTES			BENCH MARKS			AS-BUILT INFORMATION		
			NO. BY DATE 			CONTRACTOR WORKED BY INSPECTED BY ACCEPTANCE BY VERIFICATION BY DRAWINGS BY MICRO-FILM INFORMATION RECORDED BY NO.			DATE DATE DATE DATE DATE DATE DATE		
NO. DATE REMARKS REVISIONS			BY								
DESIGN											
DESIGNED BY LF DATE 9/07											
DRAWN BY LF DATE 9/07											

VALVE #	CTRL. STATION #	SPRINKLER TYPE	FLOW RATE	PRECIPITATION RATE	CYCLES PER WEEK	MINUTES PER CYCLE
V-01	#1	ROTARY - FC	140.7 GPM	.545" / HOUR	N/A	74 MINUTES
V-02	#2	ROTARY - PC	140.7 GPM	.545" / HOUR	N/A	74 MINUTES
V-03	#3	ROTARY - PC	98.8 GPM	1.09" / HOUR	N/A	37 MINUTES
V-04	#4	ROTARY - PC	117.8 GPM	1.09" / HOUR	N/A	37 MINUTES
V-05	#5	ROTARY - FC	98.0 GPM	.425" / HOUR	N/A	95 MINUTES ***
V-06	#6	ROTARY - PC	143.0 GPM	.85" / HOUR	N/A	48 MINUTES ***
V-07	#7	ROTARY - FC	53.6 GPM	.425" / HOUR	N/A	95 MINUTES
V-08	#8	ROTARY - PC	96.0 GPM	.85" / HOUR	N/A	48 MINUTES
V-09	#9	BUBBLERS	55.0 GPM	.25 GPM (15 GAL/HR)	N/A	12 MINUTES
V-10		BUBBLERS	83.25 GPM	.25 GPM (15 GAL/HR)	N/A	
V-11	#10	BUBBLERS	57.5 GPM	.25 GPM (15 GAL/HR)	N/A	12 MINUTES
V-12		BUBBLERS	56.25 GPM	.25 GPM (15 GAL/HR)	N/A	
V-13	EXTRA					
V-14	EXTRA					
V-15	EXTRA					
V-16						

*** NATIVE GRASS AREA ROTARY SPRINKLERS NOT INCLUDED IN TOTAL RUNTIME WINDOW

35' X 35' WATER METER FSMT

50' ACCESS &
UNDERGROUND WATERLINE

~~DRIVE ACCESS ESMT~~
~~(ESMT RECORDED)~~

This close-up view of the survey map highlights a specific area. A well is indicated by a small circle with a crosshair. Adjacent to it is a label 'Access' and a 'Driveway' area. A survey point is marked with a hexagon containing the numbers '54', '#12', and '57'. The map also shows a road and a utility line.

PNM
Access
Drivepath

COA
Well Site

100' PNM. EASEMENT

Matchline

- DRY CONNECTION. INSTALL 3" X 12" TAPPING SLEEVE WITH 3" VALVE WITH VALVE BOX. R&R ASPHALT AS PER COA STANDARD DWG. 2465.

1) **WATER PRESSURE:**
THE WATER PRESSURE AT THIS SITE IS NOT AVAILABLE THROUGH COA WATER UTILITIES DEPARTMENT BECAUSE OF THE CITY WATER SYSTEM HAS NOT BEEN PROPERLY DOCUMENTED IN THIS AREA. IT IS ESTIMATED BY JEROME HOVEY, COA UTILITIES SUPERVISOR, THAT THE AVAILABLE PRESSURE AT THIS SITE IS ABOUT 73 PSI. (INFORMATION PROVIDED ON 08-06-05) THE CONTRACTOR SHALL VERIFY THE DESIGN CRITERIA OF THIS SYSTEM BY COMPLETING A FLOW / PRESSURE TEST PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS. THE CONTRACTOR SHALL INSTALL A FLOW METER DOWNSTREAM OF THE WATER METER, AT THE DOWNSTREAM SIDE OF THE WATER METER, THE CONTRACTOR SHALL MEASURE THE DYNAMIC WATER PRESSURE AT THE FLOW NOTED BELOW, AND REPORT HIS FINDINGS IN WRITING TO THE IRRIGATION CONSULTANT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE WATER METER WITH THE IRRIGATION CONSULTANT UPON ACCEPTABLE CONDITIONS. **THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DESIGN CHANGES AND COSTS INCURRED IF HE DOES NOT POSSESS A NOTICE TO PROCEED FROM THE CONSULTANT**
DESIGN FLOW / PRESSURE CRITERIA: 73 PSI (DYNAMIC) @ 143 GPM

2) **SPRINKLER STAKING:**
THE SPRINKLER LOCATIONS SHALL BE PRECISELY LOCATED BY THE USE OF SURVEYING GRADE EQUIPMENT OR CONVENTIONAL SURVEY METHODS. THE FINAL STAKED SPRINKLER LOCATIONS SHALL BE BASED ON AS-BUILT SURVEY DATA OF THE HARDCAPE SURROUNDING THE TURF AREAS. THE IRRIGATION CONSULTANT SHALL GPS SURVEY AND STAKE THE LOCATIONS OF THE ROTARY SPRINKLERS. THE COSTS OF THESE SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
OR
THE CONTRACTOR SHALL HIRE HIS OWN SURVEY FIRM TO PROVIDE AS-BUILT SURVEY DATA OF THE HARDCAPE SURROUNDING THE TURF AREAS IN DIGITAL AUTOCAD FORMAT. THE DATA SHALL BE FORWARDED TO THE IRRIGATION CONSULTANT, WHO WILL ADJUST SPRINKLER LOCATIONS ACCORDINGLY BASED ON THIS DATA. THE IRRIGATION CONSULTANT SHALL PROVIDE THE COORDINATES TO EACH SPRINKLER TO THE CONTRACTORS. SURVEY FIRM TO FIELD LOCATIONS. THE COSTS OF THESE SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3) **CERTIFIED LANDSCAPE IRRIGATION AUDIT:**
PRIOR TO THE INSTALLATION OF SOIL, SEED, TREES OR OTHER PLANT MATERIAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A CERTIFIED LANDSCAPE WATER AUDIT TO DETERMINE THE DISTRIBUTION UNIFORMITY FOR ALL TURFGRASS AREAS. NO PLANT MATERIALS SHALL BE INSTALLED IN ANY GRASS AREAS UNTIL DISTRIBUTION UNIFORMITY RESULTS HAVE BEEN ACCEPTED BY THE CITY.
AUDIT PREPARATION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT THE SPRINKLER IRRIGATION SYSTEM IS IN FULL WORKING ORDER PRIOR TO THE AUDIT. EACH SPRINKLER MUST BE OPERATED ON ALL NOZZLES. NON-ROTATING SPRINKLERS MUST BE REPLACED OR REPAIRED, ALL DEBRIS OR DIRT PILES MUST BE REMOVED OR LEVELED AND EACH SPRINKLER MUST BE PROPERLY TESTED AND LEVELED. THE CONTRACTOR SHALL INSTALL ALL TURF GRASS REGULATION DEVICES OR LOW FLOW CONTROLS (IF APPLICABLE) TO THE DISCHARGE PRESSURE INDICATED ON PLAN.

SYSTEM FRICTION LOSSES THROUGH IRRIGATION SYSTEM VALVES (BACKFLOW, MASTER VALVE, FLOW METER, AUTOMATIC VALVE) IS CALCULATED TO BE 16.2 PSI

SYSTEM FRICTION LOSSES THROUGH IRRIGATION SYSTEM MAINLINE PIPING IS CALCULATED TO BE 6.131 PSI

SYSTEM FRICTION LOSSES THROUGH IRRIGATION SYSTEM LATERAL PIPING IS CALCULATED TO BE 4.615 PSI

SYSTEM PRESSURE LOSSES/GAINS DUE TO ELEVATION CHANGE IS CALCULATED TO BE +6.062 PSI

TOTAL SYSTEM PRESSURE LOSSES (WORST CASE) = 21 PSI

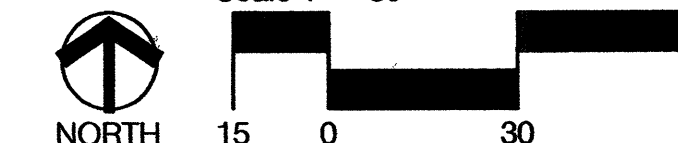
WORST CASE SPRINKLER OPERATING PRESSURE FOR GIVEN CITY WATER PRESSURES AT DOWNSTREAM SIDE OF WATER METER:

65 CITY PSI	= 44 PSI SPRINKLER OPERATING PRESSURE
67 CITY PSI	= 46 PSI SPRINKLER OPERATING PRESSURE
69 CITY PSI	= 48 PSI SPRINKLER OPERATING PRESSURE
71 CITY PSI	= 50 PSI SPRINKLER OPERATING PRESSURE
73 CITY PSI	= 52 PSI SPRINKLER OPERATING PRESSURE
75 CITY PSI	= 54 PSI SPRINKLER OPERATING PRESSURE

- HUNTER I-20-36S-8.0LA FULL CIRCLE ROTARY SPRINKLER WITH STAINLESS STEEL RISER AND #8.0LA NOZZLE (37" RADIUS, 6.7 GPM @ 40 PSI)
- HUNTER I-20-ADS-8.0LA PART CIRCLE ROTARY SPRINKLER WITH STAINLESS STEEL RISER AND #8.0LA NOZZLE (37" RADIUS, 6.7 GPM @ 40 PSI)
- HUNTER I-20-ADS-4.5LA PART CIRCLE ROTARY SPRINKLER WITH STAINLESS STEEL RISER AND #4.5LA NOZZLE (32" RADIUS, 3.9 GPM @ 40 PSI)
- HUNTER I-20-6P-36S-4.5LA 6" POP-UP, FULL CIRCLE ROTARY SPRINKLER WITH STAINLESS STEEL RISER AND #4.5LA NOZZLE (32" RADIUS, 3.9 GPM @ 40 PSI)
- HUNTER I-20-6P-ADS-4.5LA 6" POP-UP, PART CIRCLE ROTARY SPRINKLER WITH STAINLESS STEEL RISER AND #4.5LA NOZZLE (32" RADIUS, 3.9 GPM @ 40 PSI)
- HUNTER I-20-6P-ADS-2.0LA 6" POP-UP, PART CIRCLE ROTARY SPRINKLER WITH STAINLESS STEEL RISER AND #2.0LA NOZZLE (27" RADIUS, 1.9 GPM @ 40 PSI)
- RAINBIRD #1401 FULL CIRCLE, PRESSURE COMPENSATING, TRICKLE PATTERN, FLOOD BUBBLER (2.25 GPM @ 30 PSI)
- FEBCO #825Y-3 3" REDUCED PRESSURE BACKFLOW PREVENTER IN HOTBOX #HBS3 ENCLOSED ENCLOSURE. CONTRACTOR TO PROVIDE POSITIVE HEAT SOURCE TO BACKFLOW DEVICE
- FLOW METER ASSEMBLY - MASTER METER #WT-3 3" CAST IRON, EPOXY COATED TURBINE WATER METER WITH ELECTRICAL OUTPUT REGISTER (1 PULSE = 10 GALLONS) CONTRACTOR TO INSTALL 3/4" REDUCING FLANGES WITH MEG-A-LUG RESTRAINTS ON EACH SIDE OF FLOW METER (< 1.4 PSI FRICTION LOSS @ 200 GPM)
- WATER METER & VAULT - 3" CITY WATER METER. CONTRACTOR TO ASSUME ALL COSTS ASSOCIATED WITH PROVIDING WATER METER INCLUDING INSTALLATION AND UTILITY/EDITION CHARGES (DOWNSTREAM METER PERFORMANCE SHALL MEET: 150 GPM @ 73 PSI)
- CRISPIN UL10.1 1" AIR RELEASE VALVE ASSEMBLY
- RAINBIRD #150-PEB 1 1/2" PLASTIC ELECTRIC VALVE WITH FLOW CONTROL
- RAINBIRD #200-PEB 2" PLASTIC ELECTRIC VALVE WITH FLOW CONTROL
- RAINBIRD #300-BPE 3" BRASS / PLASTIC ELECTRIC VALVE WITH FLOW CONTROL
- MOTOROLA SCORPIO #IRrriCOMM IRRIGATION CONTROLLER TO BE INSTALLED IN A TAN COLORED INTERSECT ENCLOSURE WITH 24 VOLT SURGE PROTECTION, STATION SWITCH AND REMOTE READY WITH C.O.A. COMMUNICATION RADIO (16 STATION OUTPUT) (THE SCORPIO SHALL BE AN EXTENSION OF THE IRRINET AT CARLOS REY PARK)
- LATERAL PIPING - SCH 40 PVC SOLVENT WELD. PIPE SIZE INDICATED ON PLAN UNSIZED PIPE - BUBBLERS = 3/4" UNSIZED PIPE - SPRINKLERS = 1"
- MAINLINE PIPING - 4" CLASS 200 PVC GASKET END
- SLEEVE PIPING - CLASS 200 PVC SOLVENT WELD (TWO SIZES LARGER THAN PIPE TO BE SLEEVED)
- VALVE ID NUMBER
- FLOW IN GALLONS PER MINUTE

IRRIGATION DESIGNERS & CONSULTANTS

Scale 1" = 30'



PLANNING

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Planning / Landscape Architecture
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 Albuquerque, NM 87102
 (505) 764-9801 Fax 842-5495
 e-mail: cp@consensusplanning.com

CITY OF ALBUQUERQUE

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

TITLE: SILVER TREE PARK
IRRIGATION PLAN

Design Review Committee

APPROVE

NOV 19 2007

DESIGN
REVIEW COMMITTEE

City Engineer Approval

APPROVED

NOV 19 2007

CITY ENGINEER

City Project No.

728591

Zone Map No
N O

Sheet 9 of 14

BENCH MARKS		AS-BUILT INFORMATION	
		CONTRACTOR	
		DRAWN BY	DATE
		ASSISTED BY	DATE
		FIELD LOCATION BY	DATE
		DRAWINGS	DATE
		CORRECTED BY	DATE
		MICRO-FILM INFORMATION	
		RECORDED BY	DATE
		NO.	

[illegible]

ENGINEERS SEAL

STATE OF NEW YORK
CHRISTOPHER J. GREEN
#234
REGISTERED
LANDSCAPE ARCHITECT

11-1-12

NO.	DATE	REMARKS	BY
<i>REVISONS</i>			
DESIGN			
DESIGNED BY		JG	DATE 9/07
DRAWN BY		JG	DATE 9/07

DESIGN	
DESIGNED BY	DATE
JG	9/07

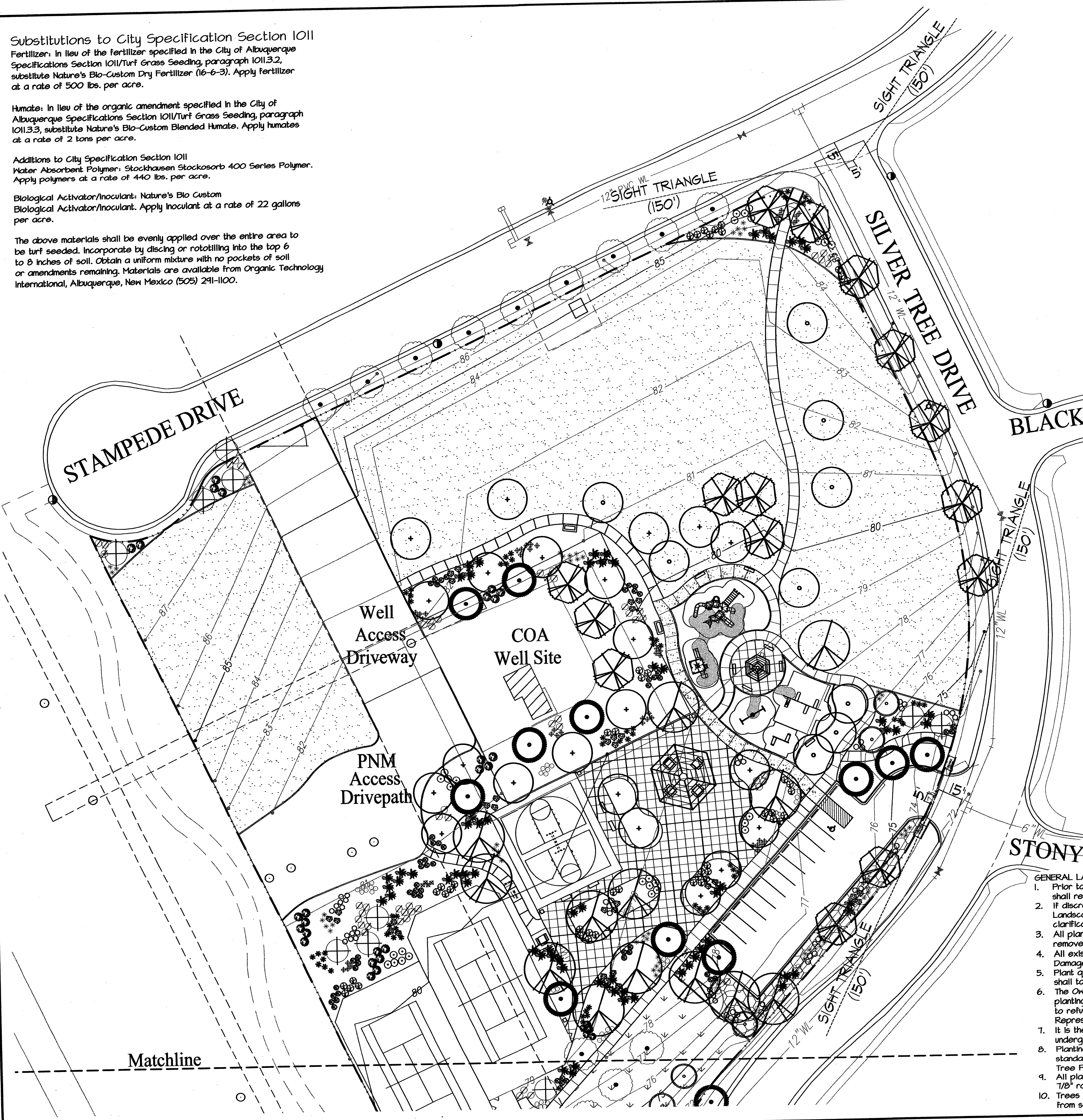
DESIGN	
DRAWN BY	DATE
JG	9/07

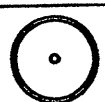

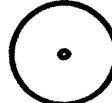
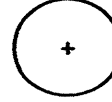
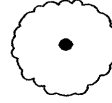
















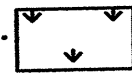
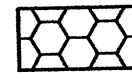

Humate: In lieu of the organic amendment specified in the City of Albuquerque Specifications Section 1011/Turf Grass Seeding, paragraph 1011.3.3, substitute Nature's Bio-Custom Blended Humate. Apply humates at a rate of 2 tons per acre.

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 discing 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) 241-1100.

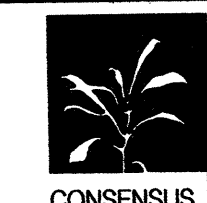
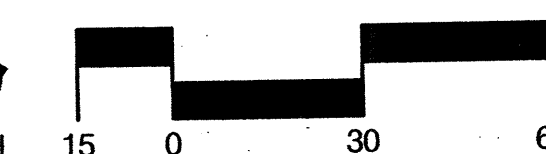


Quantity	Symbol	Scientific Name Common Name	Size	Installation Remarks	Water Use
13		Chilopsis linearis 'Luc. Ham.' Desert Willow	15 Gallon	8' ht. x 6' spr.	Low +
24		Forestiera neomexicana New Mexico Olive	2" B&B	8' ht. x 6' spr.	Medium +
9		Fraxinus oxycarpa 'Raywood' Raywood Ash	2" B&B	14' ht. x 6' spr.	Medium +
22		Fraxinus velutina 'Modesto' Modesto Ash	2" B&B	14' ht. x 6' spr.	Medium +
12		Pyrus calleryana 'Cleveland' Flowering Pear	2" B&B	14' ht. x 5' spr.	Medium +
14		Pinus sylvestris Scotch Pine	B&B	6' min. ht.	Medium
10		Platanus occidentalis Sycamore	2-1/2" B&B	16' ht. x 6' spr.	Medium
15		Tilia cordata Little-leaf Linden	2" B&B	14' ht. x 5' spr.	Medium
46		Artemisia 'Powis Castle' Powis Castle Sage	1 Gallon	4' o.c.	Low +
57		Caryopteris clandonensis Blue Mist	5 Gallon	4' o.c.	Medium
43		Chrysanthemum nauseosus Chamisa	1 Gallon	6' o.c.	Low
33		Cotoneaster apiculatus Cranberry Cotoneaster	5 Gallon	5' o.c.	Medium
62		Ericameria laricifolia Dwarf Turpentine Bush	1 Gallon	3' o.c.	Medium +
55		Fallugia paradoxa Apache Plume	1 Gallon	6' o.c.	Low
54		Hesperaloe parviflora Red Yucca	5 Gallon	4' o.c.	Medium
68		Juniperus sabina 'Buffalo' Buffalo Juniper	5 Gallon	6' o.c.	Low +
64		Nasella tenuissima Threadgrass	1 Gallon	3' o.c.	Low +
62		Perovskia atriplicifolia Russian Sage	1 Gallon	6' o.c.	Medium
41		Potentilla fruticosa Yellow Shrubby Cinquefoil	1 Gallon	4' o.c.	Low +
53		Salvia greggii Cherry Sage	5 Gallon	4' o.c.	Medium
80,350 S.F.		Turfgrass Seed COA Specification 1011			
38,604 S.F.		Native Seed Mix COA Specification 1012 (West Side Mix)			
2,340 S.F.		2-4" Amaretto Brown Cobble			
33		Moss Rock Boulders, 3' X 3' (min.)			

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).
9. All planting areas shall be top dressed with 3" layer of Santa Fe Brown 7/8" rock mulch over weed control fabric, unless noted otherwise.
10. Trees shall be offset from existing water line a minimum of 10' and offset from sidewalks and curb a quarter a minimum of 5'.



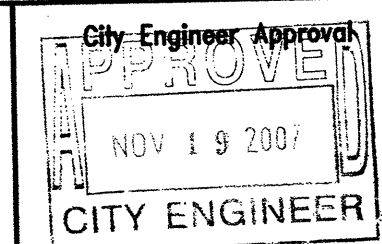
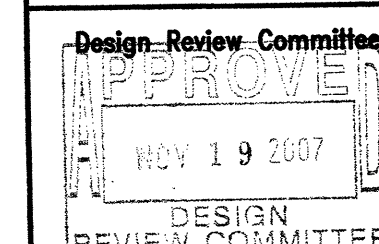
Scale 1" = 30'



PLANNING **CONSENSUS PLANNING, INC.**
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
PLANNING AND DESIGN DIVISION

TITLE: SILVER TREE PARK
PLANTING PLAN



Last Design Update

No. _____

/ Day /

Yr.

No. / Do

ay / Yn.

City Project No.	728591	Zone Map No.	Sheet 11 of 14
		N-9	

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.
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9. All planting areas shall be top dressed with 3" layer of Santa Ana Tan crusher fines over weed control fabric, unless noted otherwise.
10. Trees shall be offset from existing water line a minimum of 10' and offset from sidewalks and curb & gutter a minimum of 5'.

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.

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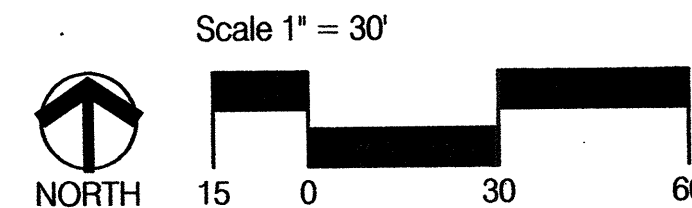
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PLANT LEGEND

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		<i>Fraxinus velutina</i> 'Modesto' Modesto Ash	2" B&B	14' ht. x 6' spr.	Medium +
		<i>Pyrus calleryana</i> 'Cleveland' Flowering Pear	2" B&B	14' ht. x 5' spr.	Medium +
		<i>Pinus sylvestris</i> Scotch Pine	B&B	6' min. ht.	Medium
		<i>Platanus occidentalis</i> Sycamore	2-1/2" B&B	16' ht. x 6' spr.	Medium
		<i>Tilia cordata</i> Little-leaf Linden	2" B&B	14' ht. x 5' spr.	Medium
		<i>Artemisia</i> 'Ponis Castle' Ponis Castle Sage	1 Gallon	4' o.c.	Low +
		<i>Caryopteris clandonensis</i> Blue Mist	5 Gallon	4' o.c.	Medium
		<i>Chrysanthemum nauseosum</i> Chamisa	1 Gallon	6' o.c.	Low
		<i>Cotoneaster apiculatus</i> Cranberry Cotoneaster	5 Gallon	5' o.c.	Medium
		<i>Ericameria laricifolia</i> Dwarf Turpentine Bush	1 Gallon	3' o.c.	Medium +
		<i>Fallugia paradoxa</i> Apache Plume	1 Gallon	6' o.c.	Low
		<i>Hesperaloe parviflora</i> Red Yucca	5 Gallon	4' o.c.	Medium
		<i>Juniperus sabina</i> 'Buffalo' Buffalo Juniper	5 Gallon	6' o.c.	Low +
		<i>Nassella tenuissima</i> Threadgrass	1 Gallon	3' o.c.	Low +
		<i>Perovskia atriplicifolia</i> Russian Sage	1 Gallon	6' o.c.	Medium
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		Turfgrass Seed COA Specification 1011			
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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
PARK DESIGN AND CONSTRUCTION DIVISION

TITLE: SILVER TREE PARK
PLANTING PLAN

Design Review Committee

APPROVED
NOV 19 2007
DESIGN REVIEW COMMITTEE

City Engineer Approval

APPROVED
NOV 19 2007
CITY ENGINEER

City Project No. 728591 Zone Map No. N-9 Sheet 12 of 14

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEERS SEAL	
CONTRACTOR	DATE	NO.	BY	DATE	NO.	BY	DATE
INSPECTOR'S	DATE						
ACCEPTANCE BY	DATE						
VERIFICATION BY	DATE						
DESIGNED BY	DATE						
DRAWN BY	DATE						
CHECKED BY	DATE						
NO.							

REVISIONS

NO.	DATE	REMARKS	BY
1		DESIGN	

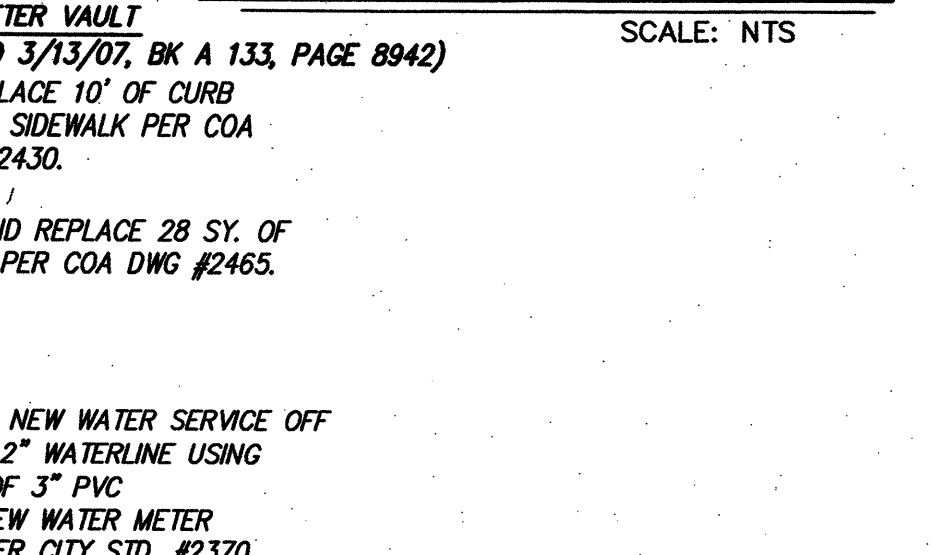
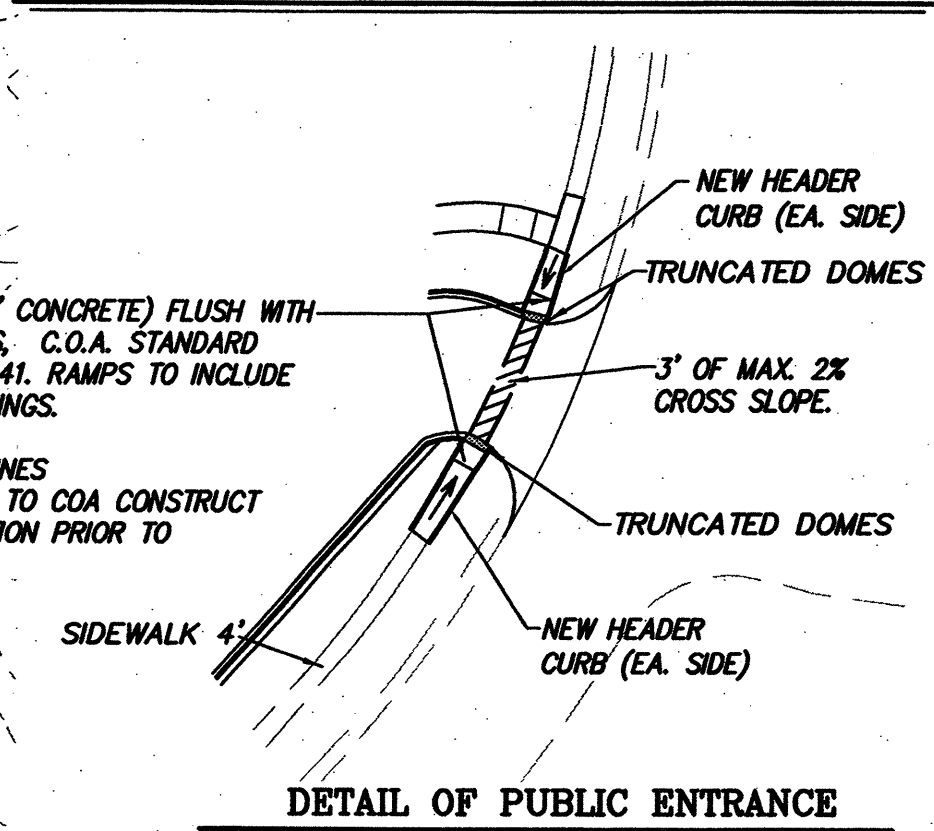
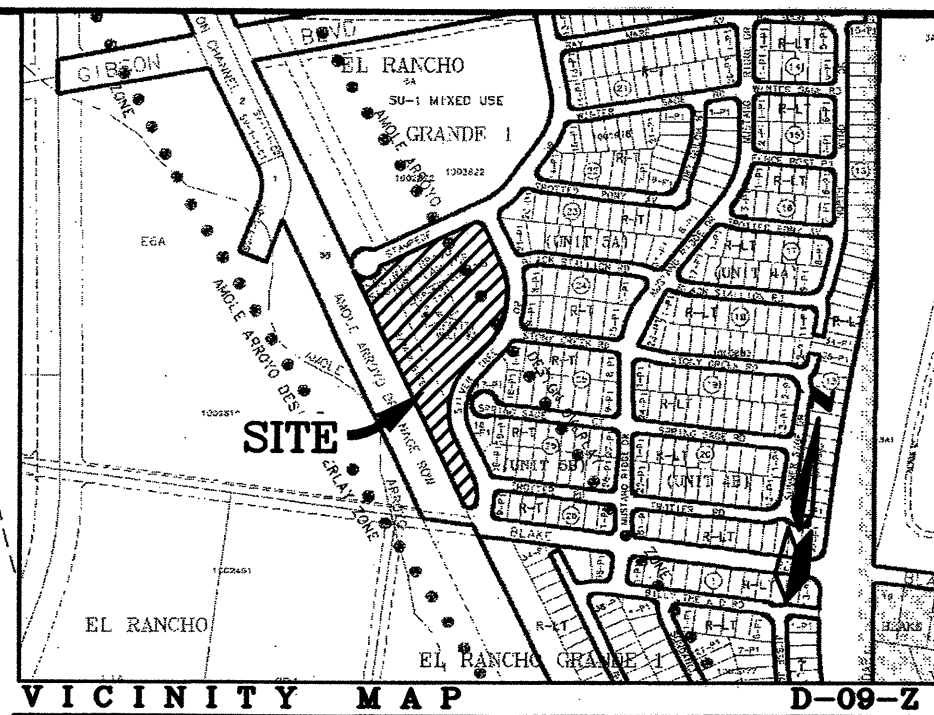
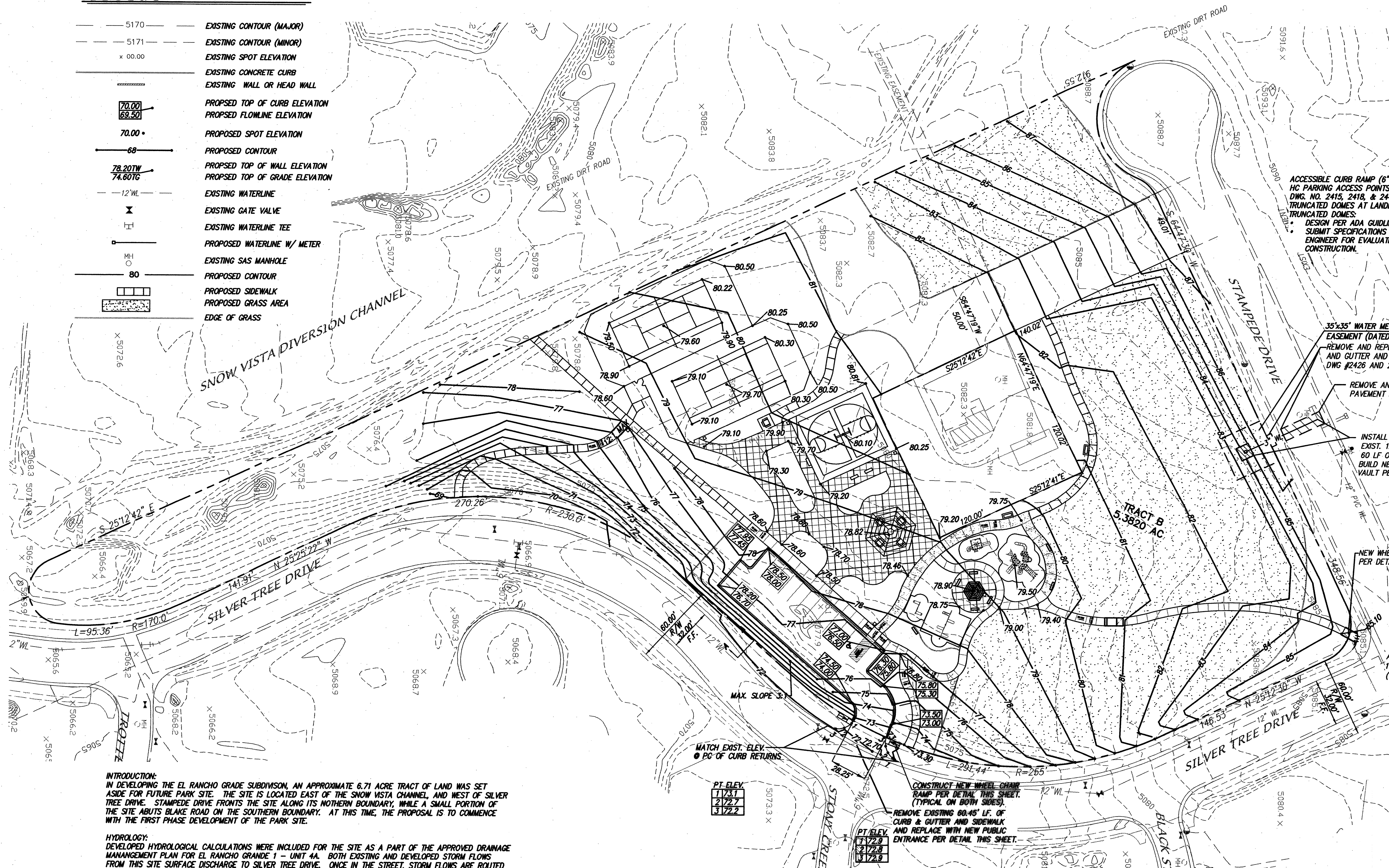
DESIGNED BY LF DATE 9/07
DRAWN BY LF DATE 9/07
CHECKED BY CG DATE 9/07

NOTES

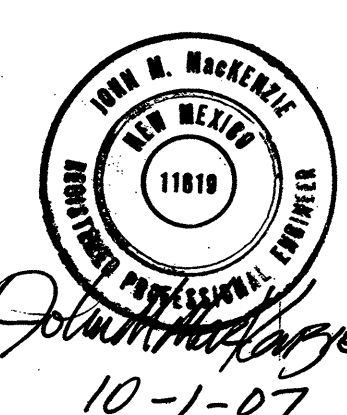
- CONSTRUCT 6" MEDIAN C&G PER C.O.A. STD. DWG 2415B ALONG PARKING LOT AND ENTRANCE.
- NO GRADING ALLOWED WITHIN 10' OF UTILITY POLES.

LEGEND

5170	EXISTING CONTOUR (MAJOR)
5171	EXISTING CONTOUR (MINOR)
x 00.00	EXISTING SPOT ELEVATION
-----	EXISTING CONCRETE CURB
-----	EXISTING WALL OR HEAD WALL
70.00	PROPOSED TOP OF CURB ELEVATION
69.50	PROPOSED FLOWLINE ELEVATION
70.00	PROPOSED SPOT ELEVATION
68	PROPOSED CONTOUR
78.20TW	PROPOSED TOP OF WALL ELEVATION
74.60TC	PROPOSED TOP OF GRADE ELEVATION
12" WL	EXISTING WATERLINE
X	EXISTING GATE VALVE
H	EXISTING WATERLINE TEE
-----	PROPOSED WATERLINE W/ METER
HO	EXISTING SAS MANHOLE
80	PROPOSED CONTOUR
-----	PROPOSED SIDEWALK
-----	PROPOSED GRASS AREA
-----	EDGE OF GRASS



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT	
CONTRACTOR	DATE	NO.	BY	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	TITLE	DESIGN REVIEW COMMITTEE
WORK ORDER NO.		NO.		NO.		NO.		NO.		NO.		SILVER TREE PARK UTILITY & GRADING & DRAINAGE PLAN	APPROVED
INSPECTOR'S ACCEPTANCE BY		NO.		NO.		NO.		NO.		NO.			APPROVED
VERIFICATION BY		NO.		NO.		NO.		NO.		NO.			DESIGN REVIEW COMMITTEE
DRAWING NO.		NO.		NO.		NO.		NO.		NO.			
DESIGNED BY		NO.		NO.		NO.		NO.		NO.			
DRAWN BY		NO.		NO.		NO.		NO.		NO.			
CHECKED BY		NO.		NO.		NO.		NO.		NO.			
RECORDED BY		NO.		NO.		NO.		NO.		NO.			
NO.		NO.		NO.		NO.		NO.		NO.			



10-1-07

MARK GOODWIN & ASSOCIATES, P.A.

P.O. BOX 90606

ALBUQUERQUE, NEW MEXICO 87199

(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

TITLE: SILVER TREE PARK UTILITY & GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE

APPROVED

NOV 19 2007

DESIGN REVIEW COMMITTEE

CITY PROJECT NO. 728591

ZONE MAP NO. N-9-Z

SHEET 13 OF 14

SCALE: 1" = 40'

SCALE: NTS

SCALE: NTS

SCALE: NTS

SCALE: NTS

SCALE: NTS

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SCALE: NTS

SCALE: NTS

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SCALE: NTS



City of Albuquerque
Martín J. Chavez, Mayor

Department of Municipal Development
John Castillo, Director

Final Acceptance Form

Date: 5-10-05
To: Dale Sokary, Superintendent, Park Management, Parks & Recreation Department (PRD)
From: John Casados, Construction Manager, Park Design and Construction, DMD
Subject: Silver Tree Park - PRD, Park Management Division Accepts Maintenance Responsibility

As of (date): 5-10-05
Project ID#: 728581
Name of Facility: Silver Tree Park
Address: 2501 Silver Tree Drive SW
Albuquerque, NM
Park Zoning: SU-1 (MUD)

... is officially assigned to the Park Management Division, Parks & Recreation Department, City of Albuquerque for maintenance. Outlined below is a description of work completed:

☐ Developed ☐ Renovation

Detailed Park Summary Information:

Total Park Acreage: 5.13 acres

Acres Developed or Renovated: 5.13 acres

Acres of Irrigated Turf: Cool Season: 2.09

Warm Season: 0.89

Description of Project

A neighborhood park serving the southwest mesa. Phase I shall include a children's play area for 2-5 and 5-12 year olds, swings for tots and older children, a small ramada to shade a circular plaza placed centrally within the play area, bench seating, pedestrian circulation pathways, and a parking lot with 12 spaces. Phase II will expand the park amenities further by featuring a large shade ramada within a more expansive plaza with plenty of room for neighborhood gatherings. Additionally, two half basketball courts and two full size tennis courts will be available. Turf and native grasses, shrubs and trees, and additional pedestrian circulation pathways will be included within the scope of Phase II.

Effective date: 5-10-05

NO MORE CHARGES for new water, electric and gas

...will be accepted by the contractor:

...are to occur against activity numbers:

Water Meter Reading: Electric Meter Reading: Gas Meter Reading:

Water Meter Number: Electric Meter Number: Gas Meter Number:

Warranty and Vendor Information:

The following is a listing of all labor, vendors and product warranties pertaining to project: Silver Tree Park. During the first year all calls regarding warranty information will go to the contractor. After one year calls regarding warranty go directly to the vendor.

Contractor:
Contact Name:
Phone:
Warranty:
One (1) year labor and installation.
One (1) year growing season plant material.
One (1) year irrigation/material.

Vendor: Litchfield (TripleMRec)
Phone: 899-6992
Application:
Product: Ramadas
Model# (Qty): 8032 (40) (1), 8012 (12) (1)
For a period of (time frame):
commencing on (starting date):
and ending on (ending date):

Vendor: Dunner (Ezerplay)
Phone: 281-0151
Application:
Product: Tables, Benches
Model# (Qty): 76-42PL S-1 (2), 76-44PL S-1 (4), 11-60S-1 (11), 163-60PL S-1 (2)
For a period of (time frame):
commencing on (starting date):
and ending on (ending date):

Vendor: KariPark (Ezerplay)
Phone: 281-0151
Application:
Product: Bike Loops
Model# (Qty): 613-IM (6)
For a period of (time frame):
commencing on (starting date):
and ending on (ending date):

Vendor: PH (Ezerplay)
Phone: 281-0151
Application:
Product: Baseball-Backboard Post, Goal, Net
Model# (Qty): PW14 (2), PW1525 (2), PW41 (2), PW35 (2)
For a period of (time frame):
commencing on (starting date):
and ending on (ending date):

Vendor: Landscape Structures (Ezerplay)
Phone: 281-0151
Application:
Product: Children's Play Structures for 2-5 and 5-12 year olds
Model# (Qty): 111253 (3), 143199 (1), 118089 (1), 115227 (1), 155243 (1), 115228 (1), 128608 (1), 124863 (1), 116244 (1), 120818 (1), 120816 (2), 129969 (1), 138505 (4), 110613 (1), 111357 (1), 136905 (1), 130390 (1), 123393 (1), 130102 (1), 111364 (1), 125284 (1), 134973 (1), 111290 (1), 111289 (1), 113211 (1), 111284 (1), 127584 (1), 111288 (1), 132155 (1), 1238376 (1), 1238386 (1), 1179639 (1), 1208244 (1), 1001053 (1), 1001064 (1)
For a period of (time frame):
commencing on (starting date):
and ending on (ending date):

Vendor: McCintock
Phone: 800-350-3588
Application:
Product: Trash Receptacle
Model# (Qty): R80-23 (6)
For a period of (time frame):
commencing on (starting date):
and ending on (ending date):

Project Name: Silver Tree Park

Amenities	Total Existing	# Removed	# Added	Current Total
Backstops	0	0	0	0
Baseball Fields (Lit)	0	0	0	0
Basketball Courts (Full)	0	0	0	0
Basketball Courts (Half)	0	0	2	2
BBQ Grills	0	0	0	0
Benches	0	0	13	13
Bike Racks	0	0	6	6
Benches	0	0	0	0
Concrete Sidewalks (SF)	1,628	206	9,929	11,351
Crusher Fines/Trail/Dist(SF)	0	0	38,068	38,068
Drinking Fountains	0	0	0	0
Exercise Stations	0	0	0	0
Fencing(LF/Ht/ght)	480/4'	480/4'	0	0
Horseshoe Courts	0	0	0	0
Modular Skate Facility	0	0	0	0
Mutt Mitt Box	0	0	0	0
Parking Spaces	0	0	12	12
Parking Spaces (ADA)	0	0	1	1
Pedestrian Bridge	0	0	0	0
Picnic Tables	0	0	6	6
Play Areas	0	0	1	1
Play Structures (2 to 5 yrs)	0	0	1	1

Play Structures (5 to 12 yrs)	0	0	1	1
Pools (Indoor)	0	0	0	0
Pools (Outdoor)	0	0	0	0
Recreation Fields	0	0	3	3
Shade Structures	0	0	2	2
Skate Facilities	0	0	0	0
Softball Fields (Lit)	0	0	0	0
Softball Fields (Unlit)	0	0	0	0
Tennis Courts (Lit)	0	0	0	0
Tennis Courts (Unlit)	0	0	2	2
Trash Receptacles	0	0	6	6
Turf Acres	0	0	2.09	2.09
Visitors Center	0	0	0	0
Volleyball Courts	0	0	0	0
Walking Paths(LF)	0	0	0	0
Youth Baseball Fields	0	0	0	0

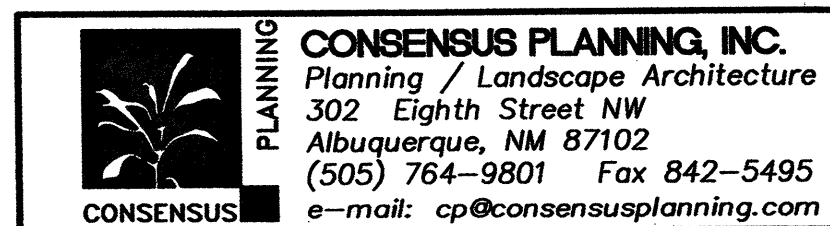
Other amenities added and/or removed (Please describe, note the number, and specify whether added or removed):

The DMD, Project Manager from Park Design and Construction Division for this Capital Project

Silver Tree Park
(project name)

L John Casados
X David Flores
C Colleen Frenz
C Clay Gatewood
J Josie Martinez-Marino
C Dorothy Vinson

Email copies to:
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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
PARK DESIGN DIVISION

TITLE: SILVER TREE PARK
FINAL ACCEPTANCE FORM

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

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