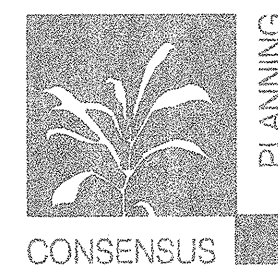


AVALON PARK

City of Albuquerque

Department of Municipal Development - Managing Department
Park Design and Construction Division

Parks and Recreation Department - Owner



CONSENSUS PLANNING, INC.

PLANNING / LANDSCAPE ARCHITECTURE
302 EIGHTH STREET NW

ALBUQUERQUE, NM 87102

(505) 764-9801

Consultants

Civil Engineering
Bohannon Huston, Inc.
7500 Jefferson St. NE
Albuquerque, NM 87109

Electrical Engineering
The Response Group, Inc.
11930 Menaul NE, Suite 214
Albuquerque, NM 87112

Index of Drawings

1. Cover Sheet
2. General Notes
3. Site Plan
4. Grading and Drainage Plan
5. Storm Drain Plan
6. Horizontal Control Plan
7. Horizontal Control Plan-2
8. Plaza/Play Area Details
9. Site Details
10. Irrigation Plan
11. Irrigation Notes and Schedules
12. Planting Plan
13. Electrical Plan
14. City Acceptance Form

Property Information

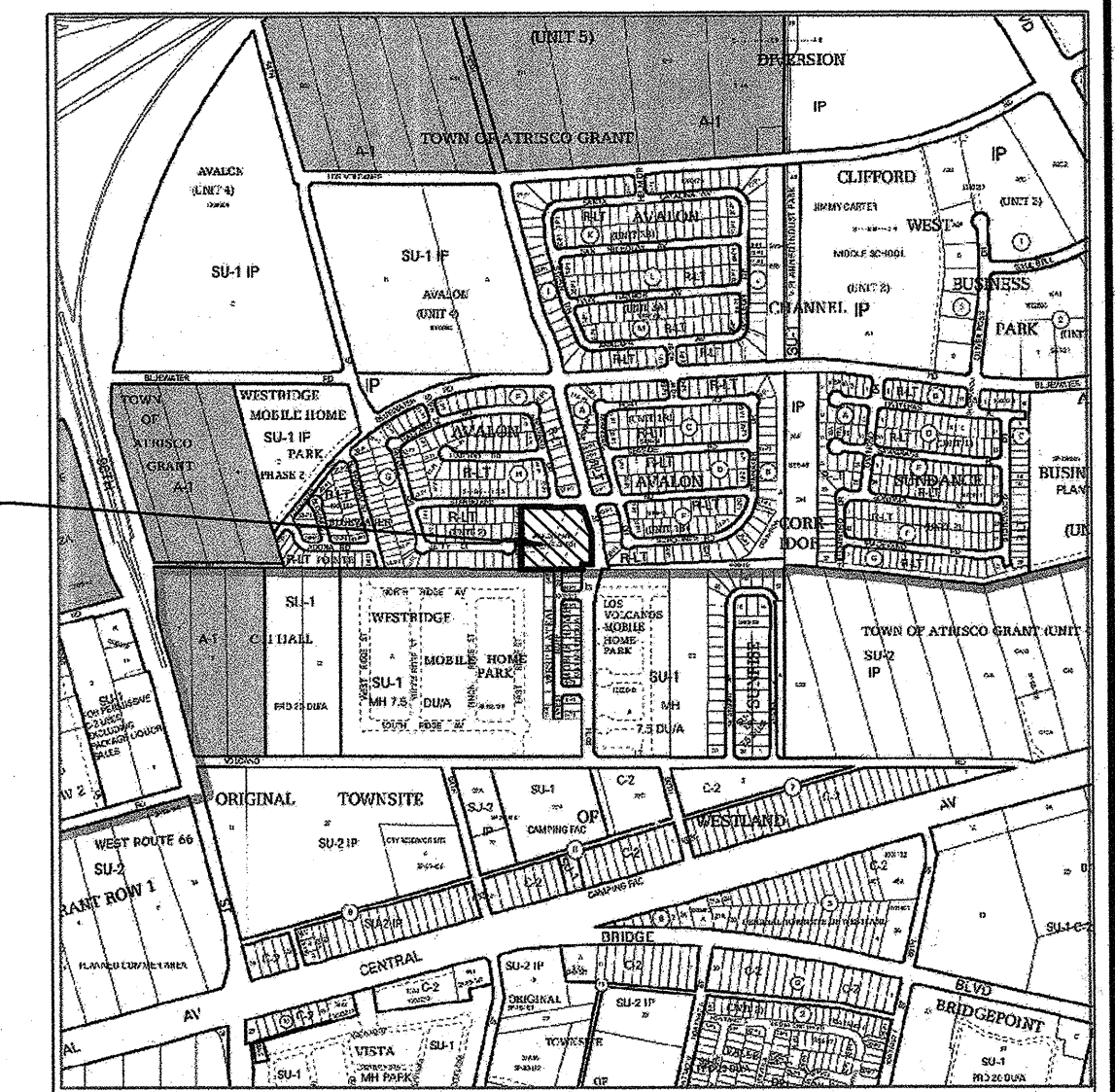
Legal Description: Avalon Park, Block G, Avalon Unit 2
Meter Address: 9200 Starboard Rd. NW
Total Site Area: 3.02 ac.
Total Landscape Area: 2.15 ac.
Total Turf Area: 0.9 ac.

SITE VICINITY

SITE



NOT TO SCALE
MAP NO. K-9



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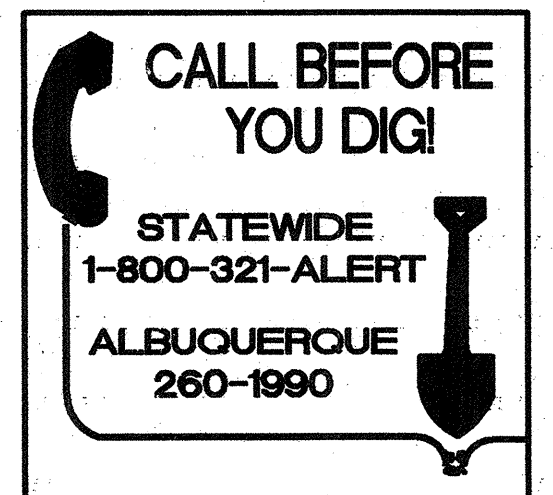
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RECORD DRAWINGS

THIS RECORD DRAWING HAS BEEN PREPARED, BASED UPON INFORMATION FURNISHED BY THE CONTRACTOR. THE DESIGN PROFESSIONAL HAS NOT INDEPENDENTLY REVIEWED THE ACCURACY OF THE INFORMATION PROVIDED. THESE RECORD DRAWINGS ACCURATELY DEPICT THE FIELD CHANGES WHICH WERE REPORTED BY THE CONTRACTOR.



9.4.08

REDRAWN FOR RECORD PURPOSES

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE				
ENGINEERS STAMP & SIGNATURE				APPROVED	ENGINEER	DATE	APPROVED FOR CONSTRUCTION				
				DRC Chairman							
				Transportation							
				Water/Wastewater							
				Hydrology							
				C I P							
				Constr. Mngmt.			CITY ENGINEER			DATE	
				Constr. Coord.							
<div>9.4.08</div>				PROJECT NUMBER			730905				
				SHEET			1	OF	14		

GENERAL NOTES

- 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 BARRICADING 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 THE SPECIFICATIONS USED FOR THIS PROJECT ARE THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1994 EDITION, UPDATE NO. 7, INCLUDING AMENDMENT #1.
- 4 ALL NEW MANHOLES SHALL BE TYPE "E" (COA DWG. 2102) EXCEPT AS NOTED ON THE PLANS.
- 5 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.
- 6 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.
- 7 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.
- 8 THE CONTRACTOR WILL REPLACE ANY STRIPING THAT HAS BEEN RUINED OR REMOVED IN THE COURSE OF CONSTRUCTION.
- 9 ALL EXCAVATION WILL BE GOVERNED BY FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 10 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.
- 11 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.
- 12 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.
- 13 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.
- 14 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.
- 15 THE CONTRACTOR WILL NOTIFY THE NEW MEXICO ONE CALL SYSTEM, 505-260-1990, TWO (2) WORKING DAYS PRIOR TO COMMENCING WORK IN NEW AREAS.
- 16 CONTRACTOR WILL MAKE ALL WATER VALVES AND MANHOLES ACCESSIBLE TO THE CITY AT ALL TIMES.
- 17 CONTRACTOR WILL PLACE BITUMINOUS MATERIAL WITH THE USE OF A LAYDOWN MACHINE WHERE PAVEMENT IS 8 FEET IN WIDTH OR WIDER.
- 18 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.
- 19 CONTRACTOR WILL NOT PAVE OVER ANY SURFACE FEATURE, I.E., GAS VALVE, MANHOLE COVER, ETC. WITHOUT PRIOR APPROVAL FROM THE CITY FIELD ENGINEER.
- 20 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.
- 21 ALL WATER VALVES AND FIRE HYDRANTS REMOVED ARE TO BE SALVAGED AND RETURNED TO THE C.O.A.
- 22 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.
- 23 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.
- 24 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.
- 25 ALL STRUCTURAL CONCRETE WILL BE 3000 PSI UNLESS OTHERWISE NOTED ON PLANS.
- 26 ALL REINFORCING STEEL WILL BE GRADE 60.
- 27 ALL EXPOSED EDGES ON CAST-IN-PLACE CONCRETE STRUCTURES WILL HAVE A 1" CHAMFER UNLESS OTHERWISE NOTED.
- 28 ALL SPLICES IN REINFORCING STEEL TO BE 2-FOOT 6-INCH MINIMUM UNLESS OTHERWISE NOTED.

- 29 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.
- 30 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.
- 31 TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE FIELD ENGINEER.
- 32 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.
- 33 ALL NEW STREET PAVING, DRIVEWAYS, SIDEWALKS, AND CURB AND GUTTERS, ABUTTING EXISTING AREAS SHALL MATCH THE ELEVATION OF THOSE AREAS.
- 34 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.
- 35 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.
- 36 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.
- 37 ALL CONSTRUCTION EASEMENTS ON PRIVATE PROPERTY WILL BE OBTAINED BY THE CITY OF ALBUQUERQUE PRIOR TO THE BEGINNING OF CONSTRUCTION.
- 38 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.
- 39 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.
- 40 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.
- 41 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.
- 42 ALL INTERFERING PORTIONS OF ABANDONED UTILITY LINES WHICH ARE EXPOSED AS A RESULT OF CONSTRUCTION WILL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
- 43 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.
- 44 SHORING COSTS WILL BE CONSIDERED INCIDENTAL TO THE TRENCH AND BACKFILL COSTS.
- 45 THE CONTRACTOR WILL BE RESPONSIBLE FOR SECURING NPDES PERMITS REQUIRED BY APPLICABLE CITY, STATE, AND FEDERAL REGULATIONS.
- 46 ALL STORM DRAIN AND CONNECTOR PIPE WILL BE CLASS IV REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED ON THE PLANS.
- 47 THE TERM REMOVE USED IN THIS PLAN SET INCLUDES THE DISPOSAL OF SAID MATERIAL IN ACCORDANCE WITH CITY OF ALBUQUERQUE SPECIFICATIONS, LATEST EDITION.
- 48 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.
- 49 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.

- 50 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.
- 51 ALL ASPHALTIC CONCRETE PAVING SHALL CONFORM TO COA STANDARD SPECIFICATIONS.
- 52 ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR (24) HOUR CONSTRUCTION.
- 53 ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- 54 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.
- 55 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.
- 56 CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- 57 CONTRACTOR SHALL ERECT TEMPORARY CHAIN LINK CONSTRUCTION FENCE. SUCH FENCE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION PERIOD AND REMOVED ONLY UPON FINAL ACCEPTANCE OF THE PROJECT BY THE CITY.
- 58 QUANTITIES PROVIDED ON THE PLANS ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. PLANS SHALL TAKE PRECEDENCE IN ALL CASES.


LEGEND

- △ SET CONTROL POINT
- ⊙ EXISTING SEWER MANHOLE
- ⊙ EXISTING STORM DRAIN MANHOLE
- ⊙ EXISTING CABLE TV PEDESTAL
- EXISTING DROP INLET
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING SIGN
- EXISTING SPOT ELEVATION
- EXISTING T-POST
- EXISTING CONTOUR
- EXISTING WIRE FENCE
- EXISTING STREET LIGHT
- PROPOSED SPOT ELEVATION
TC=TOP OF CURB, FL=FLOW LINE
TW=TOP OF WALL, BW=BOTTOM OF WALL
EX=EXISTING, TG=TOP OF GRADE
- PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS

RECORD DRAWINGS

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REDRAWN FOR RECORD PURPOSES

 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 PARK DESIGN AND CONSTRUCTION DIVISION	
TITLE: AVALON PARK GENERAL NOTES	
Design Review Committee	City Engineer Approval
Last Design Update	
No. / Day / Yr.	
No. / Day / Yr.	
No. / Day / Yr.	
No. / Day / Yr.	
No. / Day / Yr.	
No. / Day / Yr.	
City Project No.	Zone Map No.
730905	K-9
Sheet	Of
2	14

RECORD DRAWINGS

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REDRAWN FOR RECORD PURPOSES

Starboard Road NW

90th Street NW

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 is not to scale off drawings.
- Larger scale drawings take precedence over smaller scale, typ.

KEYED NOTES

- Existing curb and gutter to remain.
- Existing concrete sidewalk to remain.
- Existing concrete roundout to remain.
- Existing masonry block wall to remain.
- Existing asphalt trail to remain.
- Existing street lights.
- Existing fence to be removed.
- Existing curb and gutter to be removed.
- Existing sidewalk (cross-hatched) to be removed to tangent point of new curb.
- Concrete walk per COA standard drawing 2430.
- Asphalt parking lot - see Horizontal Control Plan, sheet 6.
- Painted accessibility symbol (typ).
- Handicap parking sign; see Detail 5, sheet 8.
- Concrete pavement. 8"x8" pattern, medium broom finish. Broom finish in alternating directions.
- Picnic shelter, see Site Amenities Legend, this sheet. Stamped, engineered construction plans to be provided by manufacturer. Contractor shall submit plans and pull building permit for shelter. All review and permit fees shall be paid by contractor.
- Play area; see Play Area/Plaza Details, sheet 7.
- Concrete seat wall; see Play Area/Plaza Details, sheet 7.
- Asphalt trail; remove and replace in new location. See Horizontal Control Plan, sheet 5, for alignment details.
- Reinforced concrete tennis courts; see Detail 1, sheet 8.
- 4' high chainlink fence with opening, per COA std. drawing 2252. Concrete edger (required along turf only) to be per std. drawing 2125. Post spacing to be 10' max.
- At-grade planter, 8' x 8' (typ. of 7); see Planting Plan, sheet 10, and Play Area/Plaza Details, sheet 7.
- Accessible picnic table; see Site Amenities Legend, this sheet.
- Picnic table, typ. of 3; see Site Amenities Legend, this sheet.
- Stationary bollards per std drawing 2250.
- Removable bollard per COA std. drawing 2250.
- Remove and replace concrete sidewalk to new location shown. New sidewalk to be per COA std. drawing 2430, and Horizontal Control Plan, sheet 6.
- Trash Receptacle (typ. of 7) on 3' x 3' pad when needed; see Site Amenities Legend, this sheet.
- Bench (typ. of 16); see Site Amenities Legend, this sheet.
- 6" concrete mousestrip per COA std. drawing 2126.
- Extend masonry block wall to match existing.
- New storm drain inlets and piping - see Storm Drain Plan, sheet 5.
- Existing power pole with guy wire.
- Uni-directional handicap ramp.
- Concrete basketball court - see details, sheet 7.
- Mutt Mitts. See Site Amenities legend, this sheet.
- 18"x8" concrete turnaround slab per COA std. drawing 2128.
- Existing bollards to remain.
- Bicycle Loops; install per manufacturer's recommendations. See Site Amenities Legend below.
- Concrete steps with handrail, both sides. See Site Detail 3, sheet 8, and Grading and Drainage Plan, sheet 4.
- New concrete ramp and path; existing curb to be removed to tangent point of new header curb.
-

SITE AMENITIES LEGEND

Qty.	Manufacturer	Model #	Description
1	Litchfield	8040P	40' Hexagonal All Steel Shade Structure. Color: Sea Green Roof with Ebony Columns.
1	Dumor	100-68-1PL	8' Handicap Accessible Picnic Table. Color: Black Finish with 'Cedar' Plastic.
3	Dumor	100-60PL	6' Picnic Table. Color: Black Finish with 'Cedar' Plastic.
16	Dumor	98-63PL	6' surface mount bench w/ back and 3 armrests. Color: Black Finish with 'Cedar' Plastic.
5	Dumor	83-00-S-1	Loop Bike Rack; Color: Black
6	McClintock	R50-25	Trash receptacle Color: Green
1	Mutt Mitts	Per C.O.A.	Per C.O.A.
3	FW Athletic Mfg. Co.	FW14	Backboard
3	FW Athletic Mfg. Co.	FW1523	Basketball Post
3	FW Athletic Mfg. Co.	FW41	Basketball Goal
3	FW Athletic Mfg. Co.	FW35	Basketball Super Chain Net



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Planning / Landscape Architecture
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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
PARK DESIGN AND CONSTRUCTION DIVISION

TITLE: AVALON PARK
SITE PLAN

Design Review Committee City Engineer Approval

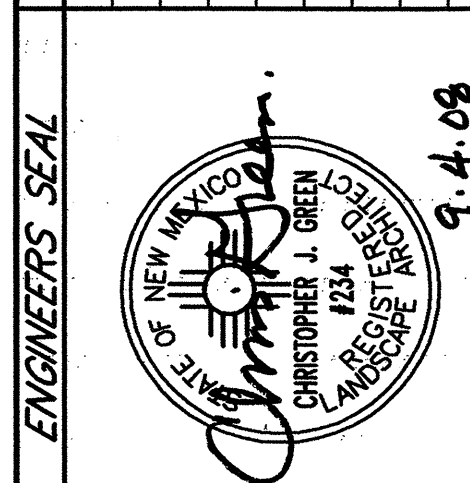
City Project No. 730905 Zone Map No. K-9-Z

Sheet 3 of 14

CONTRACTOR	DATE
WORKED BY	DATE
INSPECTED BY	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWN BY	DATE
RECORDED BY	DATE
NO.	

CONTRACTOR	DATE
WORKED BY	DATE
INSPECTED BY	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWN BY	DATE
RECORDED BY	DATE
NO.	

CONTRACTOR	DATE
WORKED BY	DATE
INSPECTED BY	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWN BY	DATE
RECORDED BY	DATE
NO.	



CONTRACTOR	DATE
WORKED BY	DATE
INSPECTED BY	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWN BY	DATE
RECORDED BY	DATE
NO.	



SCALE 1" = 20'



APPARENT PARK BOUNDARY

REDRAWN FOR RECORD PURPOSES

RECORD DRAWINGS

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GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADE AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAIL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

LEGEND

- DESIGN CONTOURS
- DESIGN SPOT ELEVATION
- TC=TOP OF CURB, FL=FLOW LINE
- TW=TOP OF WALL, BW=BOTTOM OF WALL
- EX=EXISTING, TG=TOP OF GRADE
- 5100 AS-BUILT INDEX CONTOURS
- 502 AS-BUILT INTER CONTOURS
- 5170.62 GRASS AS-BUILT SPOT ELEVATION

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

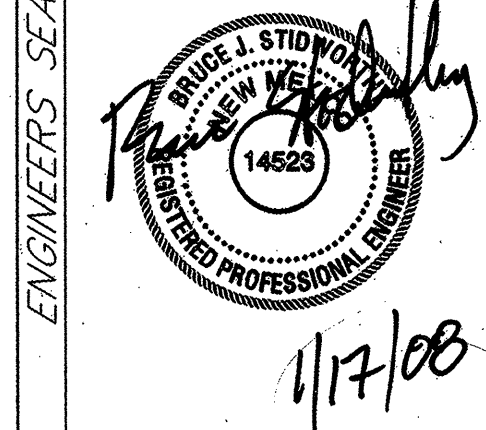


Bohannon & Huston
Courtney I. 7500 Jefferson St. NE Albuquerque, NM 87109-4395
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

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

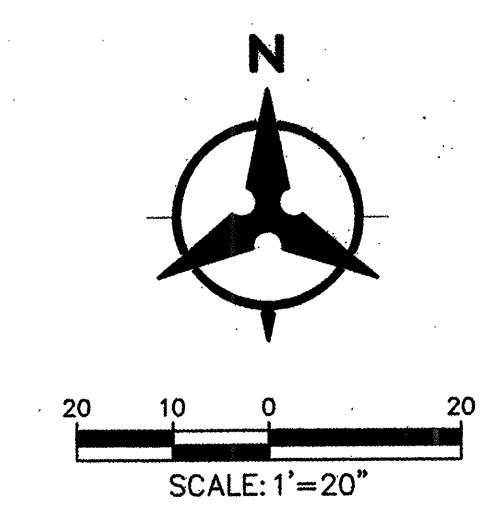
TITLE: AVALON PARK
Grading and Drainage Plan

Design Review Committee	City Engineer Approval	Mo. / Day / Yr.	Mo. / Day / Yr.
City Project No. 730905	Zone Map No. K-09-Z	Sheet 4 of 14	



AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	COA CONTROL STATION 7-K9	DATE	FIELD NOTES	NO.	BY	BY
WORK BY	DATE	COA CONTROL STATION 9-K10	DATE				
STATE'S ACCEPTANCE BY	DATE	COA CONTROL STATION 11-K10	DATE				
VERIFICATION BY	DATE						
DRAWINGS CORRECTED BY	DATE						
MICRO-FILM INFORMATION	DATE						
RECORDED BY	DATE						
NO.							

REDRAWN FOR RECORD PURPOSES



CP-10
5/8 Rebar w/plastic cap stamped
"Control Point NMPS 11599"
N = 1485207.12'
E = 354489.46'
Elev. = 5181.61'

CP-11
5/8 Rebar w/Plastic cap stamped
"Control Point NMPS 11599"
N = 1485182.39'
E = 354829.58'
Elev. = 5176.83'

CP-12
P/K Nail w/Washer
N = 1484971.19'
E = 354483.63'
Elev. = 5183.23'

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- SITE CONTROL NOTES:**
1. HORIZONTAL CONTROL POINTS ARE CP-10, CP-11, & CP-12 AS SHOWN ON PLAN.
 2. ALL COORDINATE POINTS & CURVE DATA ARE TO FACE OF CURB, EDGE OF SIDEWALK, OR FENCE CORNER UNLESS OTHERWISE NOTED.
 3. CONTRACTOR TO CONTACT ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.

Bohannon & Huston
Courtney 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT PARK DESIGN AND CONSTRUCTION DIVISION		TITLE: AVALON PARK HORIZONTAL CONTROL PLAN	
Design Review Committee	City Engineer Approval	Last Design Update	No. / Day / Yr.
			No. / Day / Yr.
City Project No.	730905	Zone Map No.	K-09-Z
Sheet 6 of 14			

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e-mail: cp@consensusplanning.com

REDRAWN FOR RECORD PURPOSES

Point Table		
○	NORTHING	EASTING
1	1485201.71	354626.52
2	1485205.64	354626.82
3	1485210.86	354621.57
4	1485195.91	354643.32
5	1485188.91	354639.75
6	1485188.86	354559.75
7	1485164.50	354559.77
8	1485159.51	354564.77
9	1485145.03	354564.78
10	1485145.08	354628.03
11	1485145.08	354636.03
12	1485145.11	354681.28
13	1485159.92	354681.27
14	1485165.19	354686.27
15	1485189.12	354686.25
16	1485189.11	354678.79
17	1485197.40	354675.02
18	1485205.91	354695.46
19	1485201.26	354689.93
20	1485197.33	354689.69
21	1485197.13	354692.98
22	1485196.82	354698.98
23	1485142.61	354683.78
24	1485142.61	354697.99
25	1485147.61	354692.98
26	1485147.63	354698.98
27	1485142.63	354703.99
28	1485142.63	354705.23
29	1485142.63	354711.48
30	1485142.64	354718.40
31	1485134.81	354727.77
32	1485132.77	354731.21
33	1485168.89	354752.65
34	1485170.93	354749.21
35	1485178.55	354754.00
36	1485183.48	354753.99
37	1485184.73	354755.14
38	1485184.69	354772.93
39	1485183.59	354774.22
40	1485178.58	354774.23
41	1485170.90	354780.04
42	1485168.94	354776.55
43	1485132.32	354797.11
44	1485134.27	354800.60
45	1485126.57	354804.39
46	1485124.11	354808.67
47	1485122.49	354809.18
48	1485107.11	354809.25
49	1485106.53	354798.65
50	1485109.03	354794.31
51	1485108.09	354785.33
52	1485112.09	354785.38
53	1485112.59	354743.38
54	1485108.59	354733.34
55	1485108.91	354734.19

Point Table		
○	NORTHING	EASTING
56	1485106.44	354729.92
57	1485106.81	354728.26
58	1485122.24	354719.40
59	1485123.90	354719.70
60	1485172.32	354795.62
61	1485176.68	354800.87
62	1485178.76	354804.40
63	1485189.11	354811.20
64	1485195.22	354813.36
65	1485192.18	354818.59
66	1485188.29	354817.14
67	1485173.58	354807.44
68	1485171.51	354803.91
69	1485167.50	354799.34
70	1485138.01	354764.19
71	1485136.64	354717.83
72	1485136.63	354711.49
73	1485136.63	354705.24
74	1485136.62	354696.37
75	1485135.45	354692.07
76	1485093.37	354672.47
77	1484871.21	354672.38
78	1484871.22	354666.38
79	1484927.36	354666.40
80	1484947.36	354666.41
81	1484965.23	354666.41
82	1484985.23	354666.42
83	1485093.38	354666.47
84	1485136.61	354684.46
85	1485136.54	354587.82
86	1485131.52	354582.83
87	1485120.02	354584.40
88	1485101.96	354603.53
89	1485104.34	354605.87
90	1485130.51	354607.47
91	1485136.55	354602.17
92	1485142.65	354562.08
93	1485167.53	354539.57
94	1485202.61	354539.57
95	1485202.61	354533.57
96	1485167.53	354533.57
97	1485136.53	354564.59
98	1485136.52	354571.83
99	1485131.47	354576.83
100	1485122.94	354576.83
101	1485113.24	354575.23
102	1485115.67	354572.74
103	1485068.33	354558.28
104	1485032.36	354524.26
105	1485018.45	354539.63
106	1484998.45	354521.30
107	1484972.29	354492.85
108	1484969.01	354497.88
109	1484993.26	354524.30
110	1485017.90	354545.98

Point Table		
○	NORTHING	EASTING
111	1485029.65	354586.70
112	1485007.93	354596.38
113	1485007.93	354556.38
114	1484999.93	354548.38
115	1484897.93	354548.38
116	1484889.93	354556.38
117	1484901.93	354602.38
118	1484889.93	354602.38
119	1484889.93	354648.38
120	1484897.93	354656.38
121	1484999.93	354656.38
122	1485007.93	354648.38
123	1485007.93	354608.38
124	1485043.65	354666.45
125	1485007.93	354602.38
126	1484995.93	354602.38
127	1484987.93	354560.38
128	1484987.93	354596.38
129	1484987.93	354608.38
130	1484987.93	354644.38
131	1484909.93	354560.38
132	1484909.93	354596.38
133	1484909.93	354608.38
134	1484909.93	354644.38
135	1484870.20	354587.96
136	1485123.65	354582.83
137	1484904.99	354535.67
138	1484944.34	354519.83
139	1484941.48	354509.96
140	1484922.86	354517.86
141	1484901.10	354526.46
142	XX	XX
143	1484860.20	354587.73
144	1484912.67	354857.48
145	1484933.05	354858.94
146	1484973.57	354860.06
147	1484992.24	354856.32
148	1485012.34	354852.38
149	1485089.59	354852.38
150	1485100.08	354851.26
151	1485108.47	354849.17
152	1485122.46	354843.28
153	----	----
154	1485132.92	354837.95
155	1485133.96	354841.78
156	1485124.75	354846.56
157	1485122.52	354848.02
158	1485121.64	354850.26
159	1485087.84	354857.84
160	1485085.91	354856.38
161	1485012.30	354856.37
162	1484993.71	354860.04
163	1484973.59	354864.06
164	1484932.76	354862.93
165	1484912.44	354861.47

Point Table		
○	NORTHING	EASTING
166	1485098.51	354736.04
167	1485096.01	354736.71
168	1485094.80	354736.71
169	1485094.80	354741.71
170	1485099.25	354748.58

Curve Table				
ID	RADIUS	ARC	DELTA	TANGENT
C1	25.00'	27.81'	63°44'11"	15.54'
C2	5.00'	9.91'	113°36'05"	7.64'
C3	5.00'	7.85'	90°00'05"	5.00'
C4	5.00'	8.13'	93°08'35"	5.28'
C5	5.00'	11.45'	131°09'38"	11.01'
C6	25.00'	22.94'	52°33'48"	12.35'
C7	21.00'	65.97'	180°00'01"	-----
C8	21.00'	65.97'	179°59'59"	-----
C9	21.00'	65.97'	180°00'01"	-----
C10	21.30'	6.85'	18°26'01"	3.46'
C11	14.00'	12.83'	52°31'11"	6.91'
C12	15.00'	6.53'	24°56'36"	3.32'
C13	9.33'	4.19'	25°43'37"	2.13'
C14	20.00'	18.24'	52°15'01"	9.81'
C15	16.94'	6.11'	20°40'35"	3.09'
C16	55.00'	47.92'	49°54'55"	25.60'
C17	61.00'	48.06'	45°08'36"	25.36'
C18	5.00'	7.88'	90°16'55"	5.02'
C19	5.00'	4.07'	46°36'53"	2.15'
C20	20.00'	28.59'	81°53'28"	17.35'
C21	61.00'	8.05'	07°33'24"	4.03'
C22	25.00'	36.78'	84°17'28"	22.63'
C23	31.00'	48.72'	90°02'24"	31.02'
C24	5.00'	7.84'	89°53'01"	4.99'
C25	30.00'	9.88'	18°52'08"	4.98'
C26	47.95'	27.50'	32°51'46"	14.14'
C27	83.37'	39.00'	26°48'03"	19.86'
C28	77.37'	36.20'	26°48'13"	18.44'
C29	53.95'	33.34'	35°24'48"	17.22'
C30	39.40'	24.16'	35°07'36"	12.47'
C31	44.03'	77.98'	101°28'05"	53.86'
C32	58.72'	66.26'	64°39'25"	37.16'
C33	68.72'	77.74'	64°48'52"	43.62'
C34	61.22'	19.12'	17°53'50"	9.64'
C35	50.34'	20.63'	23°28'53"	10.46'
C36	50.00'	10.57'	12°06'46"	5.30'
C37	38.96'	14.34'	21°05'33"	7.25'
C38	43.77'	11.46'	14°59'54"	5.76'
C39	39.77'	10.41'	14°59'54"	5.24'
C40	46.34'	19.08'	23°35'16"	9.67'
C41	65.22'	20.61'	18°06'07"	10.39'
C42	5.00'	2.62'	30°02'28"	1.34'
C43	5.00'	9.58'	109°47'23"	7.11'

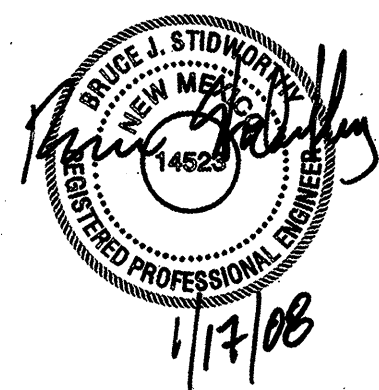
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AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR		COA CONTROL STATION 7-K9		FIELD NOTES			
WORKED BY		DATE		NO.			
INSPECTED BY		DATE		BY			
ACCEPTANCE BY		DATE					
VERIFICATION BY		DATE					
DRAWINGS BY		DATE					
MICRO-FILM INFORMATION							
RECORDED BY		DATE					
NO.							



1/17/08

AS-BUILT CONDITION	BY	
REVISIONS		
DESIGNED BY	RA	11/20/06
DRAWN BY	RA	11/20/06
CHECKED BY	BS	11/20/06



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

TITLE: AVALON PARK
HORIZONTAL CONTROL PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo. / Day / Yr.	Mo. / Day / Yr.

City Project No.	730905	Zone Map No.	K-09-Z	Sheet	7	of	14
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(X) KEYED NOTES

- 1 Concrete pavement. 8"x8" pattern, medium broom finish applied in alternating
2 directions.
- 3 Play area w/12" depth engineered wood fibers. See Play Equipment List, and Play
4 Equipment Control Points.
- 5 Concrete accessible ramp to play area.
- 6 18"x8" concrete turnaround edge per COA detail 2T2B. Carry turn-down through
7 accessible ramp.
- 8 Concrete seat wall, see detail 6, sheet 8.
- 9 Picnic shelter - Stamped, engineered construction plans to be provided by
10 manufacturer. Contractor shall submit plans and pull building permit for shelter. All
11 review and permit fees shall be paid by contractor.
- 12 Accessible picnic table-typ. See Site Amenities Legend, sheet 3.
- 13 Picnic table, typ. of 3. See Site Amenities Legend, sheet 3.
- 14 Bench (typ. of 7).
- 15 Trash Receptacle (typ. of 7 for project) on 3' x 3' pad when needed.
- 16 At-grade planter, 8' x 8' (typ. of 7); see Planting Plan, sheet 10.
- 17 Bicycle loops typ. of 5. See Site Amenities Legend, sheet 3.
- 18 Removable bollard per COA standard drawing 2250.
- 19 Drainage swale; see Grading and Drainage plan, sheet 4.
- 20 Expansion joint, typical.

POINT	NORTHING	EASTING
P-1	1485092.95	354540.03
P-2	1485098.85	354563.68
P-3	1485081.47	354579.6
P-4	1485070.81	354582.58
P-5	1485044.36	354576.95
P-6	1485046.92	354567.43
P-7	1485039.54	354551.4
P-8	1485054.88	354537.87
P-9	1485077.75	354533.28

POINT	NORTHING	EASTING
P-10	1485054.05	354634.62
P-11	1485085.28	354652.65

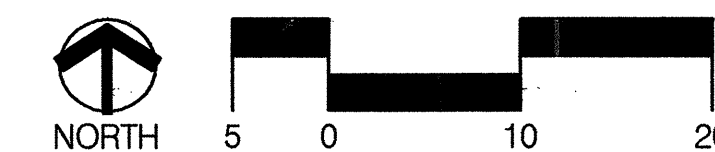
POINT	NORTHING	EASTING
P-12	1485118.45	354613.59

QTY.	ITEM	DESCRIPTION	COLOR
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QTY.	ITEM	DESCRIPTION	COLOR
PLAYBOOSTER PLAY STRUCTURE Design #63			
POSTS			
4	111404	132 ALUM. POST	COOL SILVER
5	111404	124 ALUM. POST	COOL SILVER
ARCHES			
2	111406	ARCH	BLUE
2	111406	ARCH	BLUE
DECKS			
1	136905	CURVED TRANSFER MOD RIGHT	
1	111232	HEXAGON TENDERDECK	
2	111228	SQUARE TENDERDECK	
1	111231	TRIANGULAR TENDERDECK	
2	122197	TRIANGULAR TENDERDECK 90 DEG	
ROOFS			
2	111256	ARCH ROOF	BLUE
ENCLOSURES			
2	116244	PIPE BARRIER	BLUE
1	116244	PIPE BARRIER W/WHEEL	BLUE WITH RED WHEEL
1	116245	PIPE GUARDRAIL ABOVE DECK	BLUE
PERMALENEPANELS			
1	115253	HOLE PANEL	GREEN
1	115254	STORE FRONT PANEL	YELLOW
BRIDGES			
1	143194	CLATTERBRIDGE 84 W/HANDRAILS	GREEN HANDRAIL

QTY.	ITEM	DESCRIPTION	COLOR
SLIDES			
1	123336	DOUBLE WAVE POLY SLIDE 48 DECK	RED
1	124863	SLIDEWINDER2 72 DECK	RED
1	124863	ROLLER SLIDE 48 DECK	BLUE
CLIMBERS			
1	123283	CHAIN LADDER W/PERM PNL 48 DECK	BLUE
3	116249	VERTICAL LADDER 32 DECK	RED
1	116249	VERTICAL LADDER 48 DECK	RED
1	116247	VERTICAL LADDER PANEL - 24	RED
1	123284	WIGGLE LADDER W/PERM 48 DECK D.B.	BLUE
1	148434	LOOP POLE W/PERM 72 DECK	GREEN
OVERHEAD EVENTS			
1	111467	2 RING BRIDGE W/2 CROSSOVERS	
ATTACHMENTS/CONNECTORS			
1	118089	LOOP SEAT	BLUE
2	111363	TALK TUBE (NO POST)	RED
1	111362	TALK TUBE 40' TUBING KIT	RED
INDEPENDENT SWINGS			
1	122837	SGL POST SWING UNCOATED Two Belt Seats.	COOL SILVER POST/BLUE SEATS
1	122838	SGL POST (ADDTL.) 2 UNCOATED Two Belt Seats.	COOL SILVER POST/BLUE SEATS
INDEPENDENT PLAYTHINGS			
1	148637	SEESAW - 4 SEATS D.B.	BLUE WITH TAN SEATS
1	150976	CASCADE CLIMBER 6 PNLS DB ONLY	ALTERNATING GREEN AND BLUE PANELS WITH COOL SILVER POSTS

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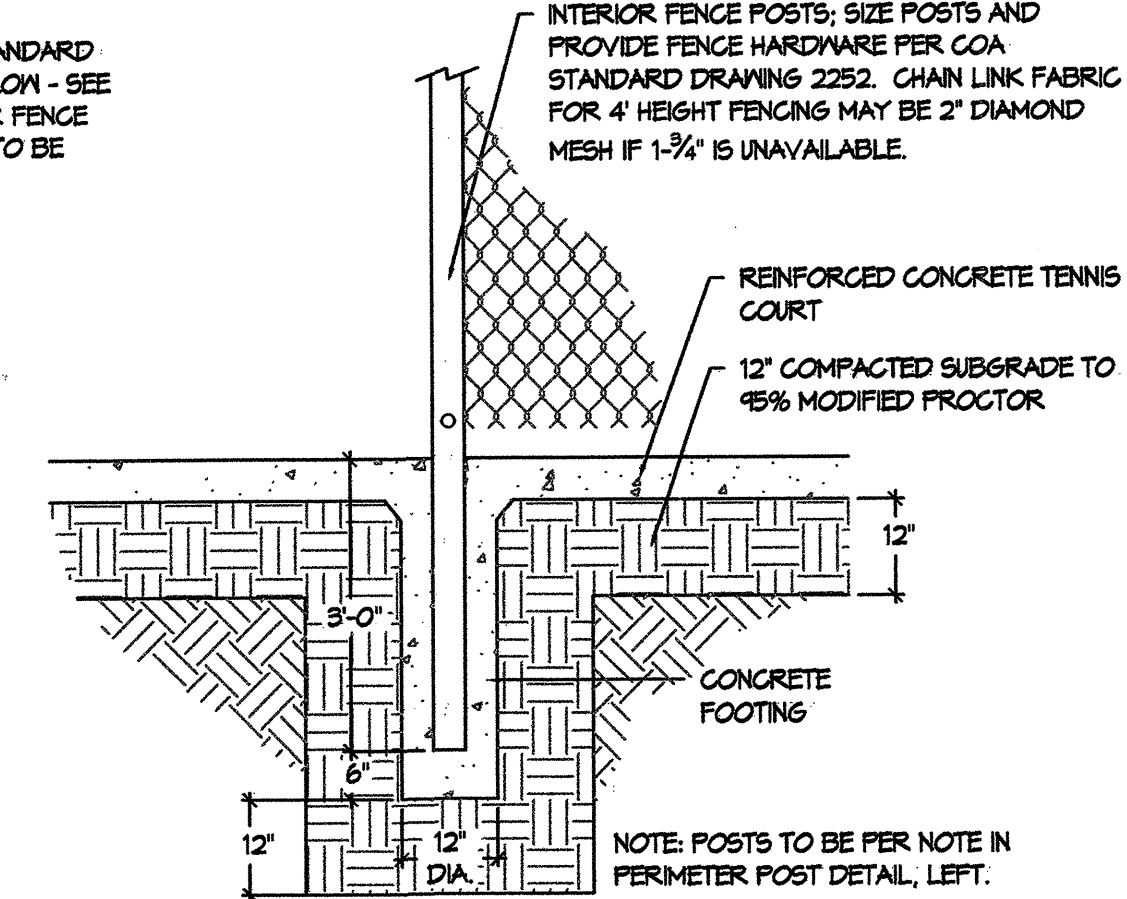
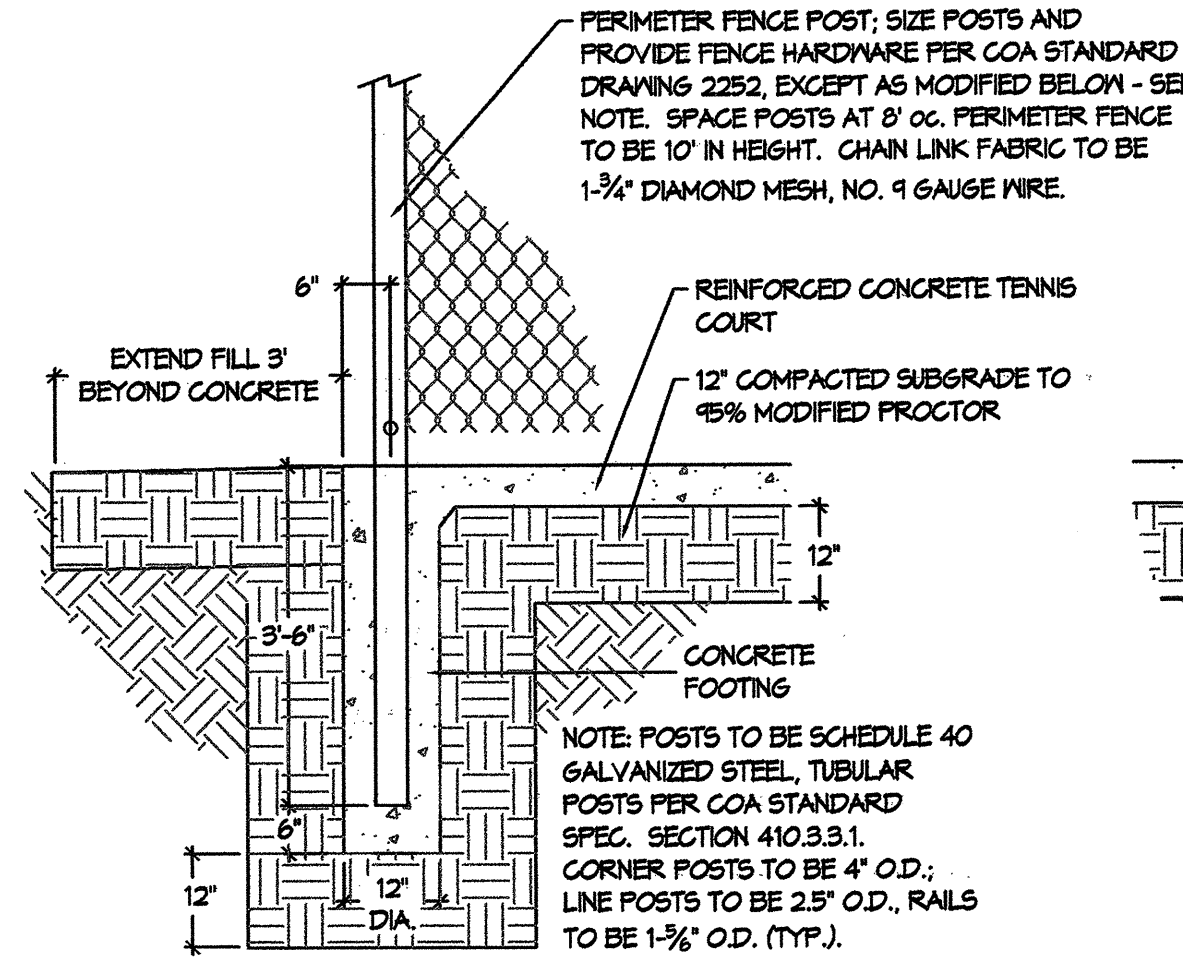
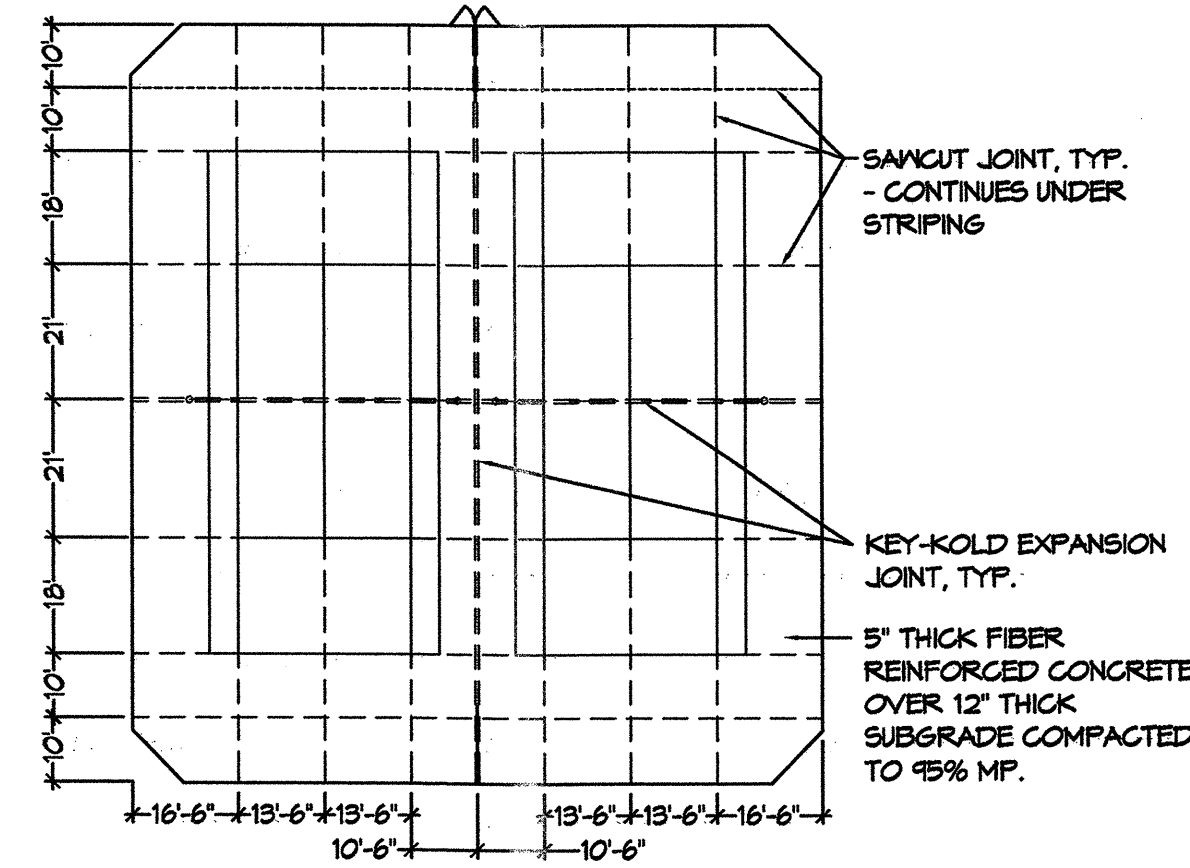
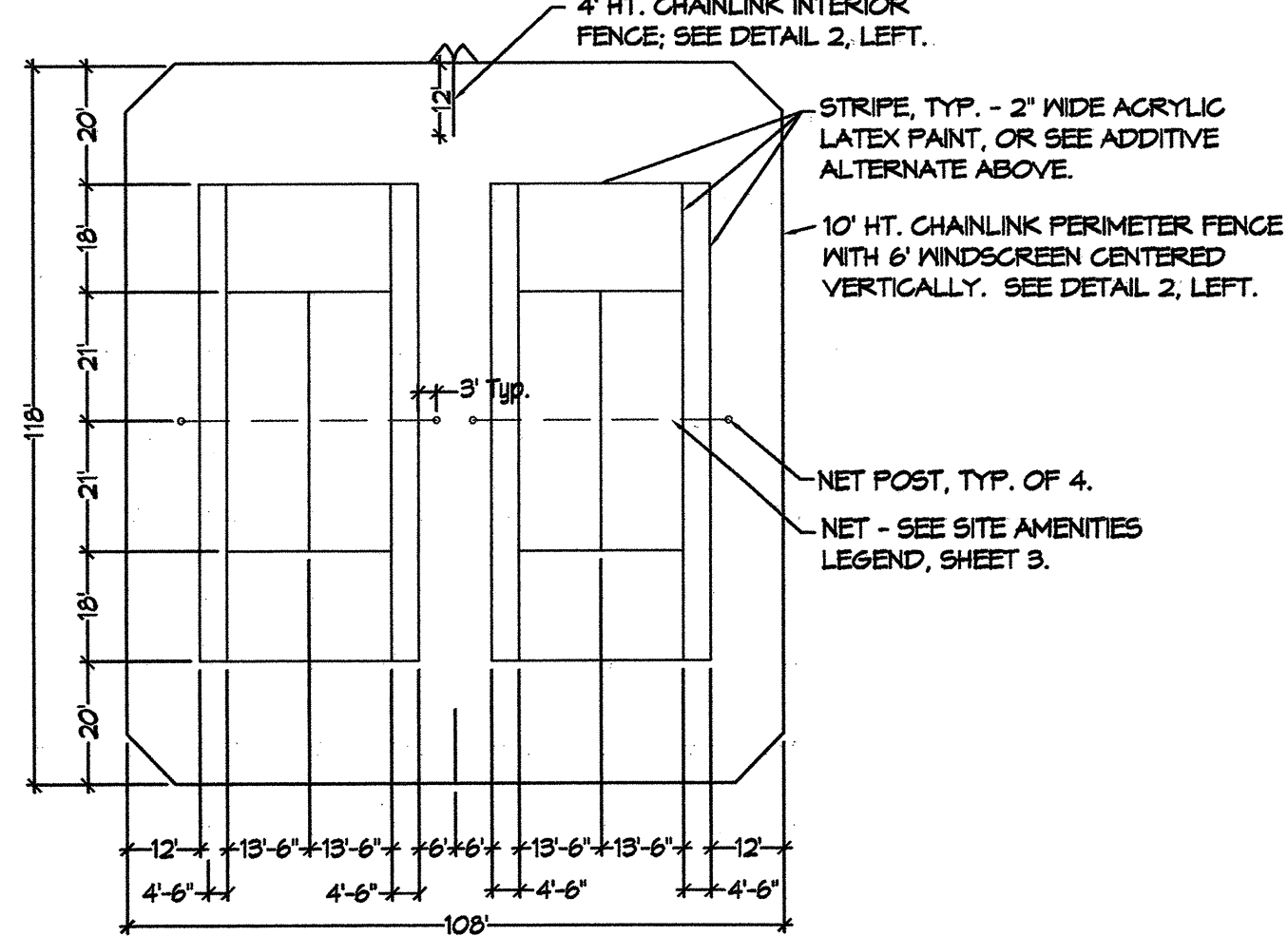


	PLANNING	CONSENSUS PLANNING, INC.								DATE		DESIGNED BY DRAWN BY CHECKED BY
		Planning / Landscape Architecture								NO.		
		302 Eighth Street NW										
		Albuquerque, NM 87102										
		(505) 764-9801 Fax 842-5495										
		e-mail: cp@consensusplanning.com										
CITY OF ALBUQUERQUE												
DEPARTMENT OF MUNICIPAL DEVELOPMENT												
PARK DESIGN AND CONSTRUCTION DIVISION												
TITLE:												
AVALON PARK												
PLAY AREA/PLAZA DETAILS												
Design Review Committee		City Engineer Approval		Last Design Update	No. / Day / Yr.	No. / Day / Yr.						
City Project No. 730905		Zone Map No. K-9-Z		Sheet 8	of 14							

REDRAWN FOR RECORD PURPOSES

ADDITIVE ALTERNATE:

TENNIS COURT FINISH TO BE TFS 5000 ACRYLIC SURFACE.
COLORS:
PLAYING AREA - FOREST GREEN
PERIMETER - BRICK RED
STRIPING - WHITE



TENNIS FENCING NOTES

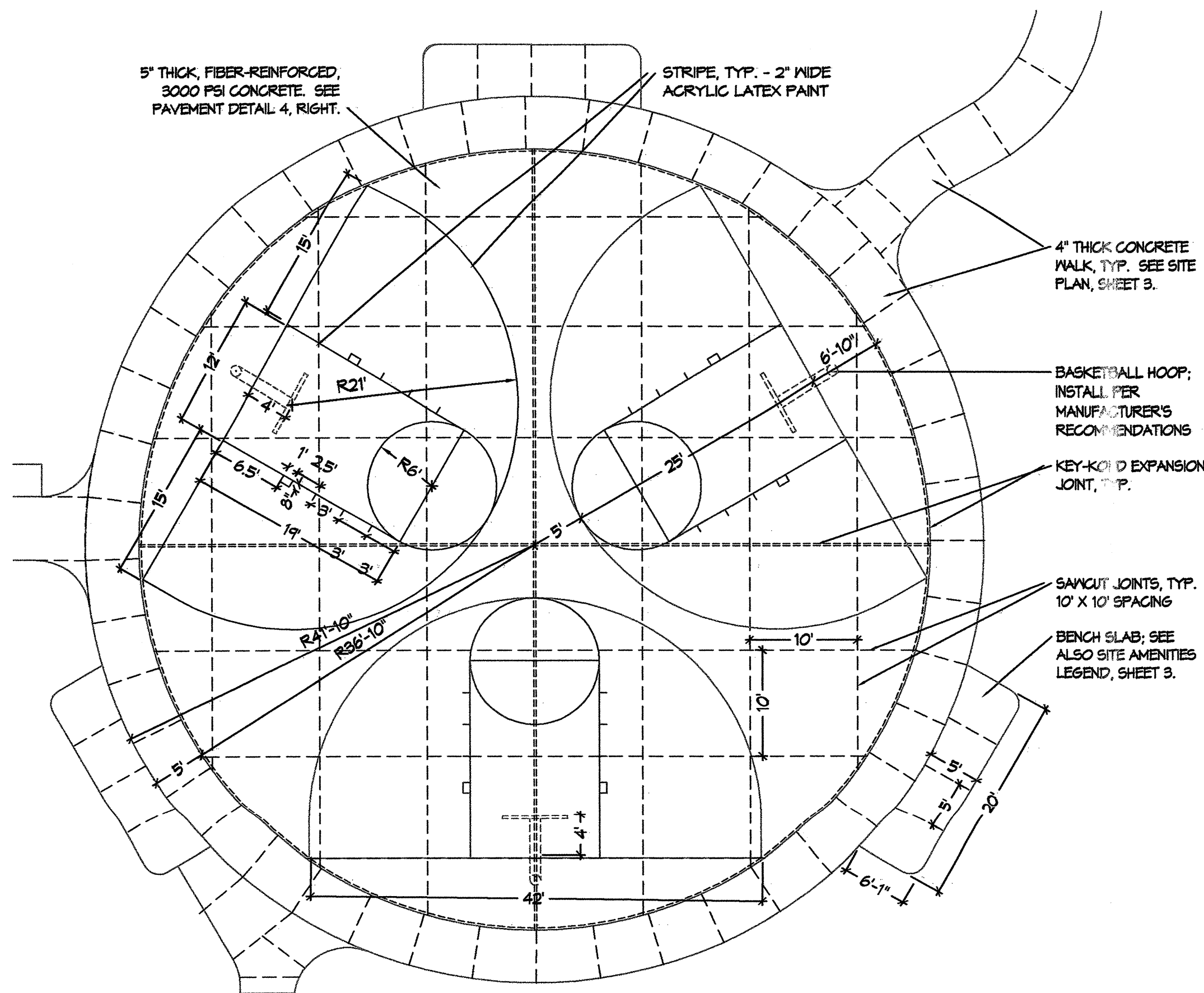
- CHAINLINK GATE POSTS TO BE 3" O.D. SCHEDULE 40 TUBULAR PIPE; GATE FRAME TO BE 1-1/2" O.D. STEEL PIPE, METEDED AND WELDED TO FORM RIGID FRAME; COAT ALL WELDS WITH COLD GALVANIZED COATING. FASTEN FABRIC (SAME GAUGE AND MESH SIZE AS FENCE FABRIC) IN FRAME WITH TENSION BARS AND TENSION BANDS AT 1' O.C. USE 3/4" O.D. ADJUSTABLE TRUSS RODS FOR DIAGONAL BRACING OF GATE FRAME.
- PROVIDE TWO PRESSED STEEL, NON-LIFT-OFF TYPE HINGES PER GATE, SIZED APPROPRIATELY FOR GATE SIZE. OFFSET HINGES TO ALLOW FOR 180° OPENING. SECURE HINGE TO GATE FRAME AND POST TO PREVENT ROTATION.
- PROVIDE HEAVY DUTY GATE FORK LATCH OF MALLEABLE IRON ON EACH CHAINLINK GATE, SIZED TO PERMIT OPERATION FROM EITHER SIDE OF GATE, WITH INTEGRAL PADLOCK EYE.
- INSTALL 6' MESH WINDSCREEN FABRIC ON PERIMETER FENCE; MATERIAL TO BE SIGNATURE MOVEN 85% GREEN CLOSED MESH BY CALIFORNIA INDUSTRIAL FABRICS (800-622-7164). BOTTOM OF FABRIC TO BE 24" ABOVE COURT GRADE. PROVIDE GROMMETS AT 18" O.C. AROUND PERIMETER OF FABRIC. SECURE WITH 1 GA. TIES. PROVIDE 1 SF OPENING CENTERED BETWEEN POSTS.

1 TENNIS COURT LAYOUT, SCORING PLAN AND ADDITIVE ALTERNATE

SCALE: 1" = 30'

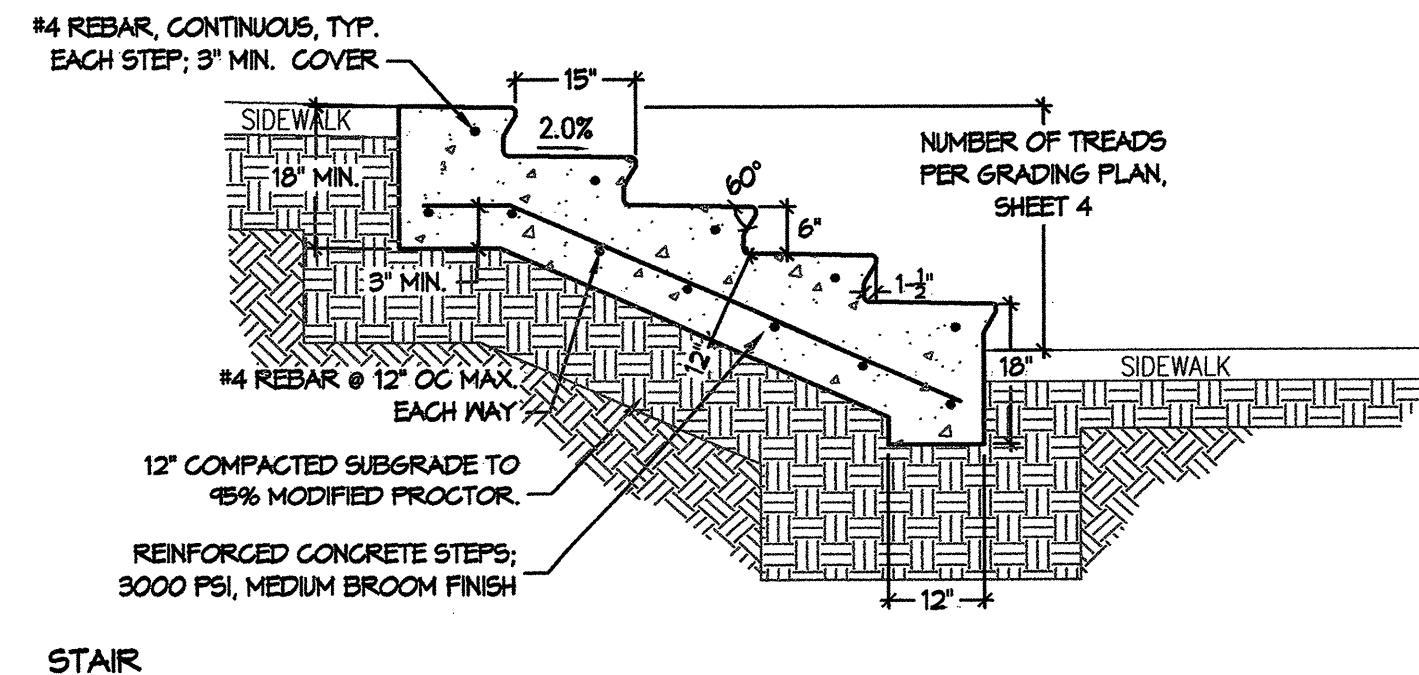
2 TENNIS COURT FENCING DETAILS

SCALE: 1" = 2'



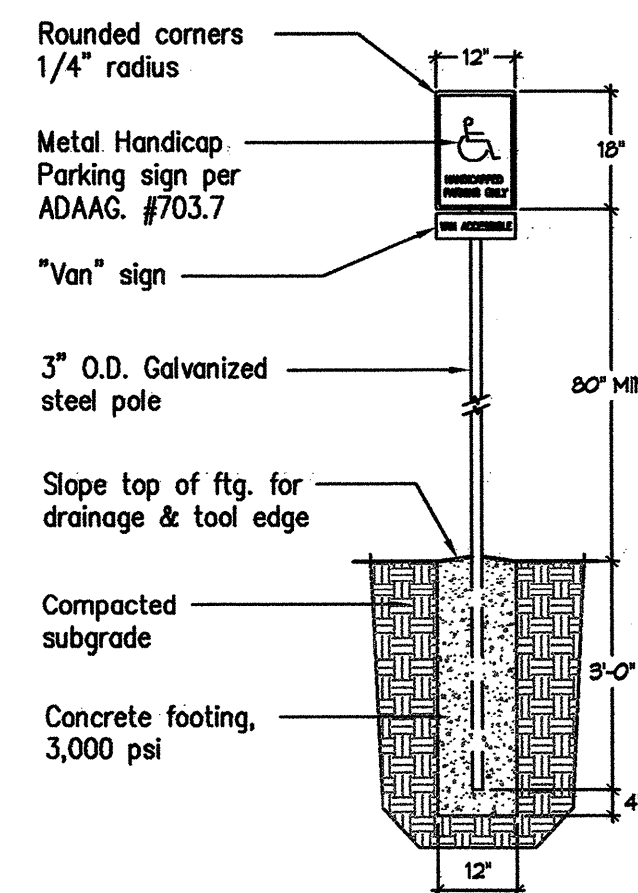
4 BASKETBALL COURT AND BENCH SLAB LAYOUT & SCORING PLAN

SCALE: 1" = 10'



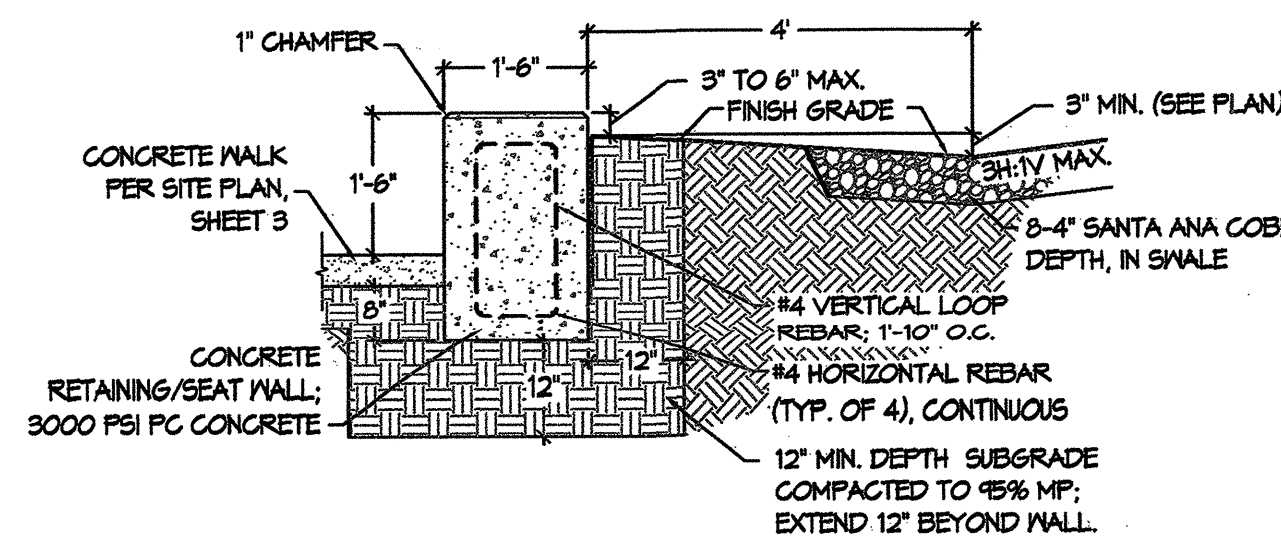
3 STAIR AND HANDRAIL DETAILS

SCALE: 1" = 2'



5 H.C. SIGN

N.T.S.

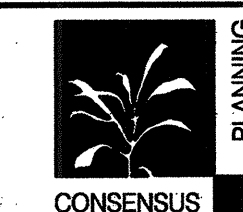


6 RETAINING/SEAT WALL AT PLAY AREA

SCALE: 1" = 2'

RECORD DRAWINGS

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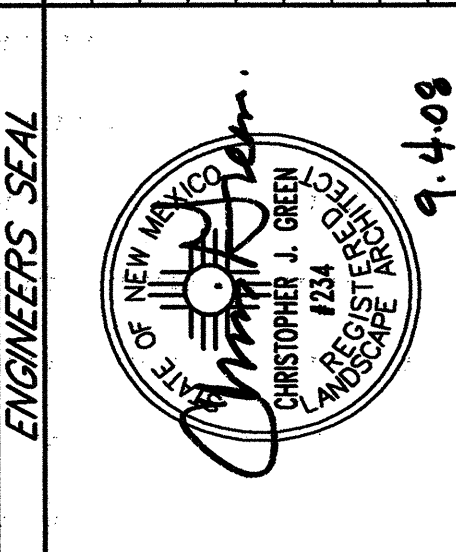
CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

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

TITLE: AVALON PARK
SITE DETAILS

Design Review Committee	City Engineer Approval	City Project No.	Zone Map No.	Sheet	of
		730905	K-9-Z	9	14

AS BUILT INFORMATION	CONTRACTOR	DATE	INSPECTOR	DATE	ACCEPTANCE BY	DATE	VERIFICATION BY	DATE	COMPARISON BY	DATE	RECORDED BY	DATE

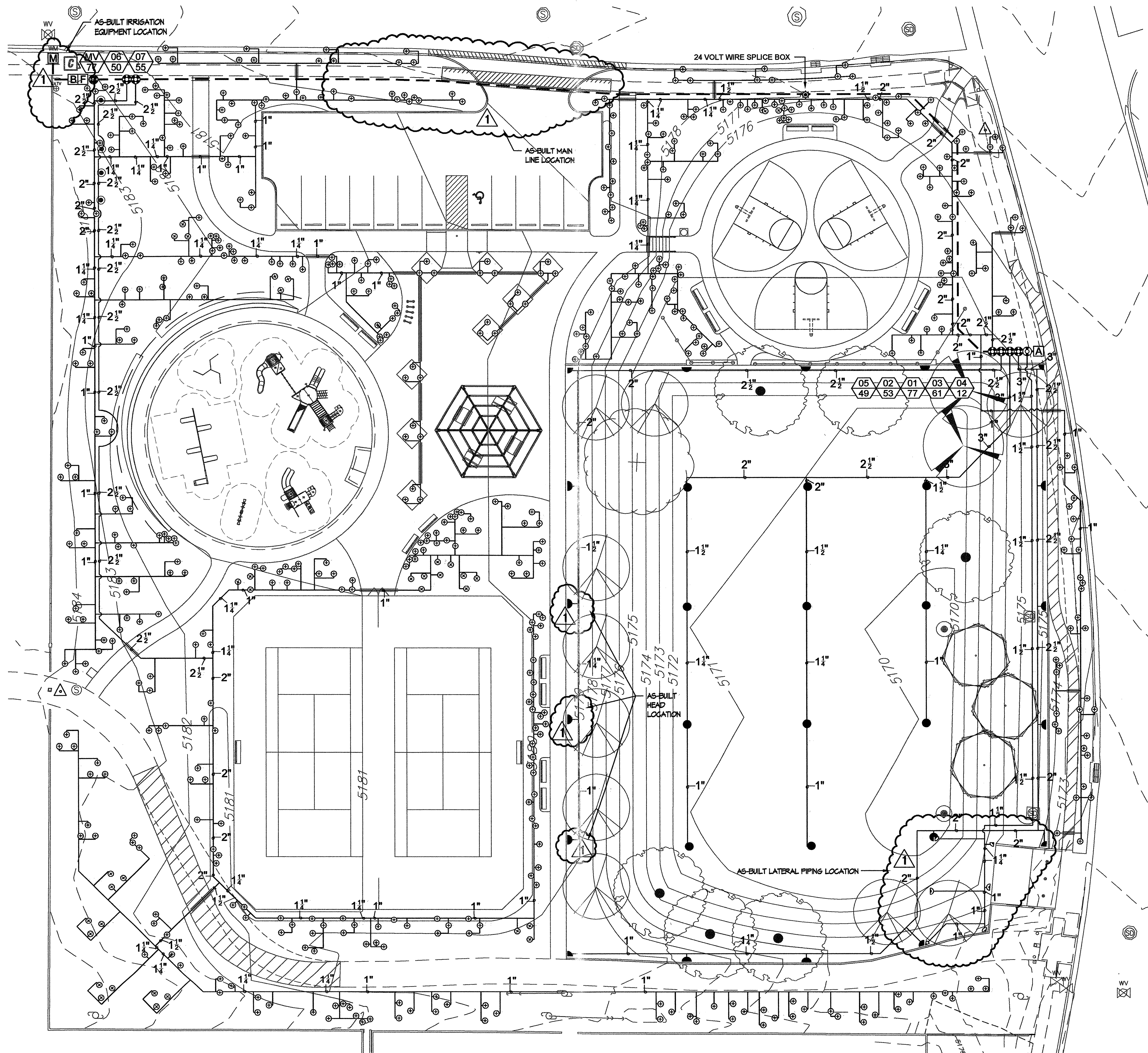


REMARKS	BY	DATE
REVISIONS		
DESIGN		
CG		8/06
CJO		8/06
CG		8/06

REDRAWN FOR RECORD PURPOSES

IRRIGATION LEGEND

- HUNTER #1-25-36V-1 FULL CIRCLE ROTARY SPRINKLER WITH STAINLESS STEEL RISER, CHECK VALVE AND #1 NOZZLE (4" RADIUS, 1.0 GPM, .35"/hr @ 50 PSI)
- HUNTER #1-25-ADS-3 PART CIRCLE ROTARY SPRINKLER WITH STAINLESS STEEL RISER, CHECK VALVE AND #3 NOZZLE (4" RADIUS, 0.3 GPM, .11"/hr @ 50 PSI)
- HUNTER #1-25-ADS-1 PART CIRCLE ROTARY SPRINKLER WITH STAINLESS STEEL RISER, CHECK VALVE AND #1 NOZZLE (4" RADIUS, 1.0 GPM, .10"/hr @ 50 PSI)
- HUNTER #1-25-ADS-4 PART CIRCLE ROTARY SPRINKLER WITH STAINLESS STEEL RISER, CHECK VALVE AND #4 NOZZLE (4" RADIUS, 4.3 GPM, .51"/hr @ 50 PSI)
- HUNTER #1-20-ADS-3.0SR PART CIRCLE ROTARY SPRINKLER WITH STAINLESS STEEL RISER, CHECK VALVE AND #3.0SR SHORT RADIUS NOZZLE (25" RADIUS, 3.0 GPM, 1.01"/hr @ 50 PSI)
- HUNTER #1-20-ADS-1.5SR PART CIRCLE ROTARY SPRINKLER WITH STAINLESS STEEL RISER, CHECK VALVE AND #1.5SR SHORT RADIUS NOZZLE (25" RADIUS, 1.5 GPM, .53"/hr @ 50 PSI)
- HUNTER #PCB-25 TRICKLE PATTERN, PRESSURE COMPENSATING FLOOD BUBBLER (25 GPM @ 30 PSI)
- RAINBIRD #100-FES 1" PLASTIC ELECTRIC VALVE WITH FLOW CONTROL (1-30 GPM / 5.6 PSI LOSS @ 30 GPM)
- RAINBIRD #200-FES 2" PLASTIC ELECTRIC VALVE WITH FLOW CONTROL (16-100 GPM / 3.9 PSI LOSS @ 100 GPM)
- FEBCO #B2BY-2 2" REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTER ENCLOSED IN HOTBOX WITH INSULATED BACKFLOW ENCLOSURE (CONTRACTOR TO PROVIDE POSITIVE HEAT SOURCE TO BACKFLOW PREVENTER)
- CITY WATER METER - 2" TURBINE OR TURBO STYLE WATER METER - WATER METER PERFORMANCE MUST MEET 7.1 GPM AT 7.1 PSI (CONTRACTOR TO ASSUME ALL COSTS ASSOCIATED WITH INSTALLING THE WATER METER INCLUDING UTILITY EXPANSION CHARGES)
- MASTER METER #WT SERIES EPOXY COATED 2" FLOW METER WITH ELECTRICAL OUTPUT REGISTER - 1 PULSE = 1 GALLON
- CRISPIEN #UL10.1 1" UNIVERSAL AIR RELEASE VALVE ASSEMBLY
- MOTOROLA IRRINET SATELLITE WITH INTERSPEC ENCLOSURE AND STATION SWITCHES, REMOTE READY WITH COA COMMUNICATION RADIO (CONTRACTOR TO PROVIDE ELECTRICAL POWER TO CONTROLLER)
- MAINLINE PIPE - 3" SCH 40 PVC SOLVENT WELD
- LATERAL PIPE - SCH 40 PVC SOLVENT WELD (PIPE SIZE INDICATED ON PLAN)
- UNSIZED PIPE FOR BUBBLERS IS 3/4"
- UNSIZED PIPE FOR 1-20'S IS 1"
- SLEEVE PIPE - SCH 40 PVC SOLVENT WELD (TWO SIZES LARGER THAN PIPE TO BE SLEEVED)



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IRRIGATION SCHEDULE

VALVE ID	CTRL STA.	SPK TYPE	FLOW	PRECIP RATE	RUNTIME
01	01	TURF – FC	77.0 GPM	.35" / hr	115 MIN
02	02	TURF – PC	53.3 GPM	.70" / hr	58 MIN
03	03	TURF – PC	60.5 GPM	.70" / hr	58 MIN
04	04	TURF – PC	12.0 GPM	1.07" / hr	37 MIN
05	05	BUBBLER	48.5 GPM	.25 / .75 GPM	12 MIN
06	06	BUBBLER	49.75 GPM	.25 / .75 GPM	12 MIN
07	07	BUBBLER	54.25 GPM	.25 / .75 GPM	12 MIN
08	08	N/A	N/A	N/A	N/A
MV	MV	MASTER VALVE	77.0 GPM	N/A	N/A

TOTAL RUNTIME: 5.06hrs

STATION RUNTIMES ARE CALCULATED TO APPLY .66" OF WATER ON ALL TURF AREAS 3 GALLONS OF WATER PER SHRUB AND 9 GALLONS OF WATER PER TREE PER IRRIGATION CYCLE.

IRRIGATION FRICTION LOSSES

IRRIGATION COMPONENT @ 75 GPM	PRESSURE LOSS
2" WATER METER	2.5 PSI
2" RP BACKFLOW DEVICE	12.0 PSI
2" FLOW METER (MASTER METER)	1.4 PSI
2" MASTER VALVE	2.9 PSI
2" ZONE VALVE	2.9 PSI
LATERAL PIPE (ESTIMATE)	4.0 PSI
3" MAINLINE PIPE (452' / .54 PSI PER 100')	2.44 PSI
ELEVATION (TBD)	X.X PSI

TOTAL PRESSURE LOSSES:	-28.14
EXPECTED WATER PRESSURE:	+79.00
SPRINKLER OPERATING PSI:	50.86

THIS IRRIGATION SYSTEM IS DESIGN TO OPERATE WITH A MINIMUM CITY MAINLINE WATER PRESSURE OF 74 PSI @ 75 GPM. THE CONTRACTOR SHALL THOROUGHLY TEST THE CONDITIONS OF THE WATER AVAILABILITY PRIOR TO THE INSTALLATION OF THE IRRIGATION SYSTEM.

IRRIGATION NOTES

WATER PRESSURE: THE WATER PRESSURE AT THIS SITE HAS BEEN REPORTED TO BE 74.3 PSI BY COA WATER UTILITIES. THE CONTRACTOR SHALL REPORT THE DESIGN CRITERIA OF THE PRESSURE CRITERIA OF THIS SYSTEM BY COMPLETING A FLOW / PRESSURE TEST PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS. THE CONTRACTOR SHALL INSTALL A WATER METER AND WATER PRESSURE GAUGE TO MONITOR THE FLOW AND PRESSURE OF THE COA WATER. THE CONTRACTOR SHALL MEASURE THE DYNAMIC WATER PRESSURE AT THE FLOW NOTED BELOW, AND REPORT HIS FINDINGS IN WRITING TO THE COA WATER UTILITIES. THE CONTRACTOR SHALL REPORT HIS FINDINGS IN WRITING FROM THE IRRIGATION CONSULTANT UNDER ACCEPTABLE CONDITIONS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DESIGN CHANGES AND/OR ADDITIONAL WORK IF HE DOES NOT POSSESS THE ABILITY TO PROTECT THE EXISTING IRRIGATION SYSTEM. THE CONTRACTOR SHALL DESIGN FLOW / PRESSURE CRITERIA: 74 PSI (DYNAMIC) @ 71 GPM

SPRINKLER STAKING:
THE SPRINKLER LOCATIONS SHALL BE PRECISELY LOCATED BY THE USE OF SURVEY GRADE GPS EQUIPMENT OR CONVENTIONAL SURVEY METHODS. THE FINAL STAKED SPRINKLER LOCATIONS SHALL BE BASED ON AS-BUILT SURVEY DATA OF THE HARDSCAPE 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 HANDS-AFRA ARMS SURROUNDING THE AREAS IN THIS AUTOMATIC FORM. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN PERMISSION FROM THE CITY OF LOS ANGELES TO FIELD LOCATE THE SPRINKLER LOCATIONS ACCORDINGLY BASED ON THIS. THE IRRIGATION CONSULTANT SHALL PROVIDE THE COORDINATE DATA OF EACH SPRINKLER LOCATION TO THE CONTRACTOR'S SURVEY FIRM TO FIELD LOCATE. THE COSTS OF THESE SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CERTIFIED LANDSCAPE IRRIGATION AUDIT:
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 TURFGRASS AREAS UNTIL DISTRIBUTION UNIFORMITY RESULTS HAVE BEEN
OBTAINED.

ADDITIONAL PREPARATION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT THE SPRINKLER IRRIGATION SYSTEM IS IN FULL WORKING ORDER PRIOR TO AUDIT. THERE SHALL BE NO CLOGGED OR MISSING 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 SET AND LEVELED. THE CONTRACTOR SHALL ALSO SET ALL PRESSURE REGULATION DEVICES OR VALVE FLOW CONTROLS (IF APPLICABLE) TO THE DISCHARGE PRESSURE INDICATED ON PLAN.

SPECIFICATIONS AND DETAIL DRAWINGS:
THE CONTRACTOR SHALL REFER TO THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS AND DETAIL DRAWINGS FOR IRRIGATION CONSTRUCTION. IN THE EVENT OF A CONFLICT BETWEEN SPECIFICATIONS AND IRRIGATION DESIGN, THE CONTRACTOR SHALL NOTIFY THE IRRIGATION CONSULTANT IN WRITING. THE CONTRACTOR SHALL NOT PROCEED WITH INSTALLATION OF CONFLICTING IRRIGATION COMPONENTS UNTIL HE RECEIVES CLARIFICATION IN WRITING FROM THE CONSULTANT.

TREE / SHRUB LOCATIONS:
THE PIPE ROUTING SHOWN ON THESE PLANS IS SCHEMATIC. THE CONTRACTOR SHALL INSTALL ALL PIPING OUTSIDE OF THE ROOT ZONE OF TREES OR SHRUBS. THE SPRINKLER LOCATIONS SHOWN ON THESE PLANS ARE FIELD AND MUST BE FIELD LOCATED AS CLOSELY AS POSSIBLE TO LOCATIONS SHOWN ON PLANS TO MEET THE INTENT OF THE DISTURBANCE UNIFORMITY. THE CONTRACTOR SHALL FIELD ADJUST ANY TREE LOCATIONS THAT ARE SHOWN TO BE CLOSER THAN 12 FEET FROM ANY SPRINKLER HEAD. IF SUBSTANTIAL TREE REARRANGEMENT IS REQUIRED, THE CONTRACTOR SHALL HAVE HIS PROPOSED LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

SPRINKLER NOZZLES: THE CONTRACTOR SHALL ADJUST THE THROWING RADIUS OF ALL PERTINENT SPRINKLER NOZZLES SO WITHIN THE OVERSPRAY, ONTO HARDCAPE OR OTHER UNINTENDED AREAS. THE CONTRACTOR SHALL ALSO INCLUDE IN HIS BID OR PRICING, AN ALLOWANCE FOR ANY SPRINKLER NOZZLE CHANGES THAT ARE DEEMED NECESSARY BY THE LANDSCAPE ARCHITECT OR IRRIGATION CONSULTANT TO CORRECT ISSUES OF OVERSPRAY, UNDERSPRAY OR DISTRIBUTION UNIFORMITY.



MAINLINE FITTINGS:
THE CONTRACTOR SHALL USE TWO (2) 45 DEGREE ELBOWS FOR EACH 90 DEGREE MAINLINE BEND
AS PER CITY OF ALBUQUERQUE'S REQUEST.

IRRIGATION SATELLITE:
FOR SCORPIO SATELLITES, THE CONTRACTOR SHALL HAVE A RADIO SIGNAL STRENGTH SURVEY PERFORMED TO VERIFY PROPER RADIO COMMUNICATION FROM IRRINET CONTROLLER LOCATION TO PROPOSED SCORPIO CONTROLLER LOCATION, PRIOR TO THE INSTALLATION OF THE SCORPIO CONTROLLER. THE CONTRACTOR SHALL CONTACT: WATER RESOURCES, INC. (MARK MATHES) (505) 888-1380 FOR THIS SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE RADIO SIGNAL STRENGTH SURVEY.

1

RECORD DRAWINGS

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 IRRIGATION SERVICES IRRIGATION DESIGNERS & CONSULTANTS		AS-BUILT CONDITIONS 12/07		F F RE	D D DI	CG CVO CG
		NO. DATE 764-9801	DESIGNED BY DRAWN BY CHECKED BY			
 CONSENSUS		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 PARK DESIGN AND CONSTRUCTION DIVISION		
TITLE: AVALON PARK IRRIGATION NOTES AND SCHEDULES						
Design Review Committee		City Engineer Approval		Last Design Update		No. / Day / Yr.
City Project No. 730905		Zone Map No. K-9-Z		Sheet 11 of 14		

PLANT LEGEND

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 needs and competitive vegetation removed prior to preparation for planting.
4. Plant quantities are provided for Contractor's convenience only, plans shall take precedence.
5. 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.
6. It is the Landscape Contractor's responsibility to locate all underground utilities prior to commencement of planting operations.
7. All planting areas to receive 4" depth 3/4" Santa Ana Tan gravel mulch on weed barrier fabric, unless otherwise indicated.
8. All trees located in turf areas shall receive a 4" diameter bark mulch ring (COA detail 2719).

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[illegible]

Starboard Road NW

90th Street NW

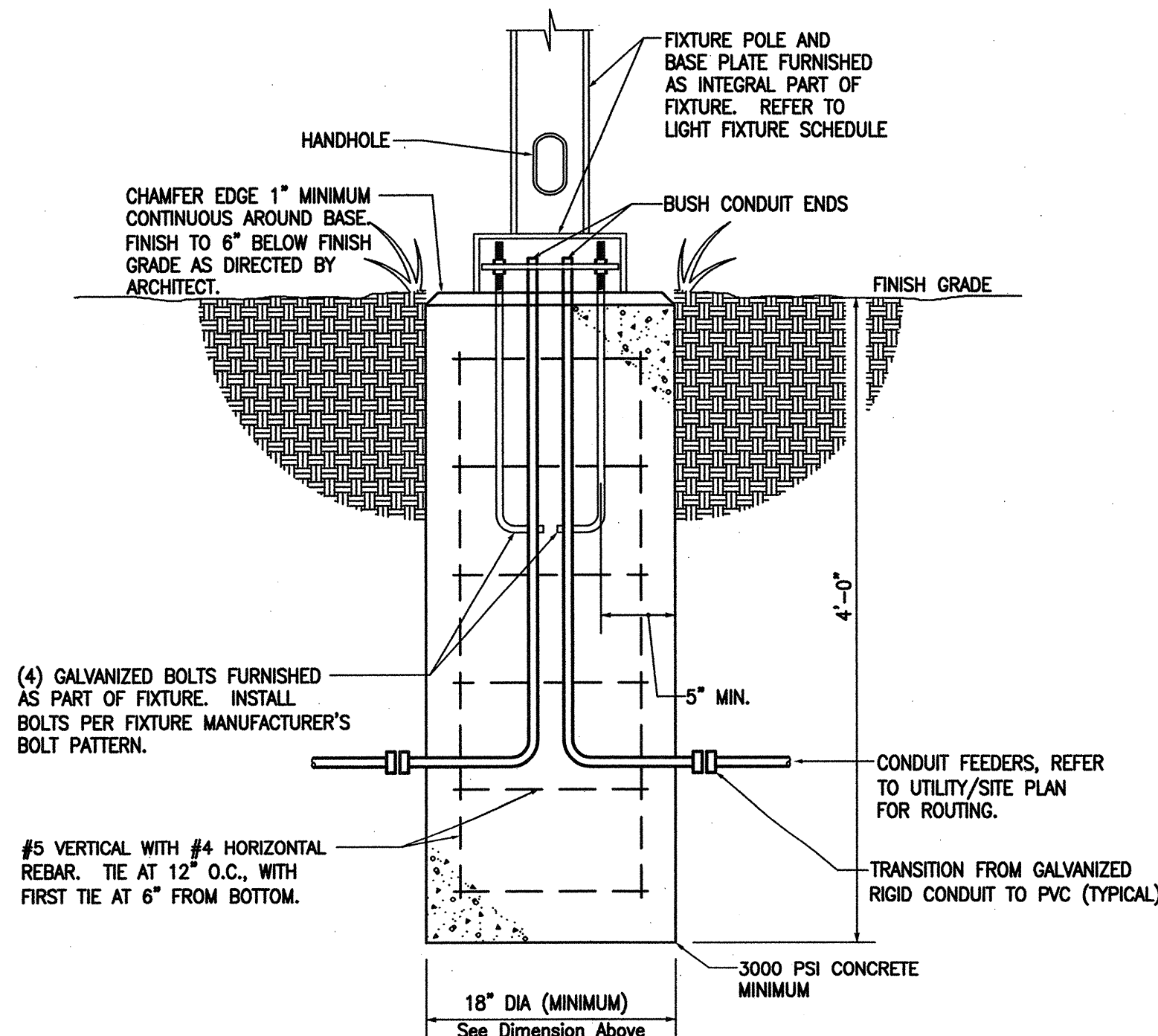
IRRIGATION CONTROLLER
EXISTING PNM PEDESTAL
BACKFLOW PREVENTER
METER PEDESTAL

Avalon Park Playground Layout
Project #730905
September 20, 2006

RECORD DRAWING

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REDRAWN FOR RECORD PURPOSES



FIXTURE TYPE 'A' MOUNTING DETAIL

NOT TO SCALE



ELECTRICAL SITE PLAN (5)

SCALE: 1" = 20'-0"



KEYED NOTES

- 1 HOMERUN 3 #4 1 1/4" CONDUIT FROM POLE TO SPARE 20 AMP - 1 POLE CIRCUIT BREAKER IN EXISTING METER PEDESTAL.
- 2 3 # 6 - 1" CONDUIT
- 3 3 # 8 - 1" CONDUIT
- 4 BORE UNDER CONCRETE SIDE WALK OR DRIVE.
- 5 FINAL UNDERGROUND CONDUIT ROUTING SHALL BE COORDINATE WITH THE OWNER PRIOR TO INSTALLATION.
- 6 PROVIDE AND INSTALL A 12"x12"x18" DEEP IN GROUND PULLBOX AT THIS LOCATION; FOR SPLICING OF CONDUCTORS.

WARNING

IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

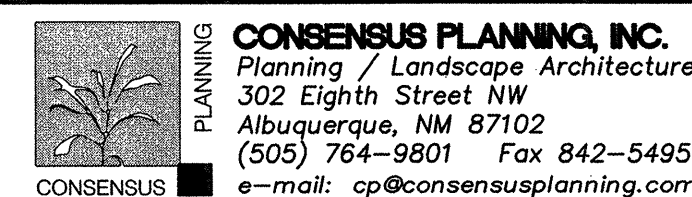
THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF TO THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE OF ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES, AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

ELECTRICAL SPECIFICATIONS

1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL ELECTRICAL FACILITIES IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS, PLANS AND ASSOCIATED NOTES, NATIONAL ELECTRICAL CODE, STATE & LOCAL CODES, AND IN A WORKMANLIKE MANNER.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH EXISTING CONDITIONS AT JOB SITE.
3. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN HIS BID THE COSTS OF ALL PERMITS, TESTS AND INSPECTIONS, AND VISIT THE SITE OF WORK BEFORE SUBMITTING BID.
4. THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE OTHER TRADES.
5. THE ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE.
6. A SET OF MARKED UP PRINTS SHALL BE PREPARED SHOWING ALL CHANGES MADE DURING CONSTRUCTION AND TURN IT OVER TO THE OWNER AT THE END OF THE JOB. ALL CHANGES MUST HAVE THE OWNERS APPROVAL.
7. ANY DISCREPANCY BETWEEN MATERIAL DESCRIPTION AND CATALOG NO. SHALL BE BROUGHT TO THE ARCHITECTS, ENGINEERS, OR OWNERS ATTENTION IMMEDIATELY.
8. ALL CONDUCTORS TO BE #12 AWG THWN EXCEPT WHERE OTHERWISE SHOWN OR NOTED. IT IS PERMISSIBLE FOR THE CONTRACTOR TO USE THIN WIRING IN EXISTING CONDUITS.
9. 120 VOLT BRANCH CIRCUIT RUNS WHICH EXCEED ONE HUNDRED FEET IN LENGTH SHALL BE #10 THWN.
10. UNDERGROUND CONDUITS SHALL BE SCH 40 PVC. ELBOW AND CONDUIT RISES SHALL BE WRAPPED IN SCOTCH WRAP #51 OR PLASTIC COATED.

LIGHT FIXTURE SCHEDULE

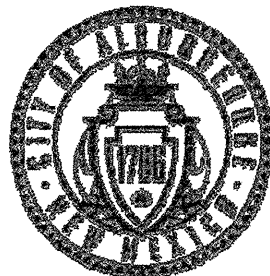
TYPE	FIXTURE DESCRIPTION	LAMPS	MOUNTING
A	SINGLE HEAD, HID POLE FIXTURE, 16'-0" POLE, WITH PHOTO CELL, COLOR SELECTED BY OWNER. INVUE #MSA-250-MH-VS-5S-FG-ON-16'-0" POLE	1-250WATT MH	REFER TO DETAIL
B	DOUBLE HEAD HID POLE FIXTURE, 16'-0" POLE INVUE #MSA-250-MH-VS-5S-FG-ON-16'-0" POLE	2-250WATT MH	REFER TO DETAIL



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

TITLE:
AVALON PARK
ELECTRICAL SITE PLAN

Design Review Committee	City Engineer Approval	Mo. / Day / Yr.	Mo. / Day / Yr.
City Project No.	Zone Map No.	Sheet 13	of 14



City of Albuquerque
Martin J. Chavez, Mayor

Department of Municipal Development
John R. Castillo, P.E., Director

Final Acceptance Form

Date: 10/26/07
To: Jeff Hart, Superintendent, Park Management, Parks & Recreation Department (PRD)
From: John Casados, Construction Manager, Park Design & Construction, DMD
Subject: Avalon Park - Substantial Completion - 10/26/07
PRD, Park Management Division Accepts Maintenance Responsibility

As of (date): 10/26/07
Project ID#: 730905
Name of Facility: Avalon Park
Address: 9200 Starboard Rd NW
Albuquerque, NM
CD: 1
Park Zoning: R-1

... 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: 3.02 acres
Acres Developed or Renovated: 3.02 acres

Acres of Irrigated Turf:
Cool Season: .9 acre
Warm Season: n/a

Landscape Area Trees & Shrubs:
Square Feet: 68,900

Description of Project
Park property developed per final construction documents:
New:
1. Two (2) new tennis courts with windscreen.
2. One (1) play area with two structures (2-5 & 5-12), swings, and tire swing.
3. Turfgrass (in surge pond) and irrigation.
4. Site furnishings.
5. Round basketball court with three individual goals.
6. Asphalt path.
7. (12) space parking lot- (1) HC accessible.
8. Install of (2) type "D" inlets connecting to storm pipe.
9. Short chain link fencing near basketball court.
10. Concrete flowwork, sidewalks, new curbs, and retaining wall.
11. Shade structure.

Effective date: 10/26/07
NO MORE CHARGES for new water, electric and gas
...will be accepted by the contractor:
1) COA: DMD Park Design & Construction, 2) B & D Electric, 3) TLC, 4) Valley Fence, 5) Saiz Trucking, 6) 3B's LLC
7215680, 7294080, 7294110

...are to occur against activity numbers:

Quantities	Total Existing	# Removed	# Added	Current Total
Benches	0	0	16	16
Bike Racks (capacity)	0	0	10	10
Exercise Stations	0	0	0	0
Mutt Mitt Dispensers	0	0	1	1
Picnic Tables-ADA (8')	0	0	1	1
Picnic Tables-(6')	0	0	6	6
Play Areas	0	0	1	1
Play Areas-wood fiber (sf)	0	0	1600	1600
Play Structures (2 to 5 yrs)	0	0	1	1
Play Structures (5 to 12 yrs)	0	0	1	1
Shade Structures	0	0	1	1
Shade Structure/attached bench	0	0	0	0
Trash Receptacles	0	0	6	6
Chain Link Fence-10' (TCrt)	0	0	452'	452'
Chain Link Fence-4' (BCrt)	0	0	120'	120'
Parking Spaces-ADA	0	0	1	1
Parking Spaces-standard	0	0	11	11
Backstops	0	0	0	0
Baseball Fields (Lit)	0	0	0	0
Basketball Courts (Full)	0	0	0	0
Basketball Courts (Half)	0	0	1	1
Off Leash Dog Area wood fiber	0	0	0	0
Recreation Fields	0	0	0	0
Skate Facility	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

Contacts:

Project Manager, City of Albuquerque, Park Design & Construction, DMD

Project Manager: David Flores
Phone: (505) 768-3815
Email: dflores@cabq.gov
Fax: (505) 768-2310

Consultant: AE#7309.01

Design Consultant: Consensus Planning
Address: 302 Eighth Street NW, Albuquerque, 87102
Project Manager: Corinne O'Hara
Phone: (505) 764-9801
Email: charr@consensusplanning.com
Application: Design Liability

Landscape Architect of Record: Consensus Planning
Address: 302 Eighth Street NW, Albuquerque, 87102
Contact Name: Chris Green
Phone: (505) 764-9801
Email: cgreen@consensusplanning.com

Contractor Information:

Contractor: City of Albuquerque, DMD, Park Design & Construction, Class II Crews
Contact Name: John A. Casados
Phone: (505) 857-8664
Scope of Work: Installation of site furnishings, concrete flatwork, irrigation, install and purchase tennis court nets, purchase of (2) type "D" inlets, purchase of play equipment and landscaping
Warranty: One (1) year labor and materials
Warranty Start Date: 10/26/07 - Finish Date: 10/26/08

Contractor: Valley Fence Company - PO# 684531
Contact Name: David Garcia
Phone: (505) 904-3891
Scope of Work: Installation of chain link fencing in tennis courts and basketball court, windscreens around tennis courts
Warranty: One (1) year labor and materials
Warranty Start Date: 10/26/07 - Finish Date: 10/26/08

Contractor: Saiz Trucking - PO# 688269/688088
Contact Name: Larry Saiz
Phone: (505) 450-7232
Scope of Work: Complete site grading
Warranty: One (1) year labor and materials
Warranty Start Date: 10/26/07 - Finish Date: 10/26/08

Contractor: TLC - On Call# 7997.92
Contact Name: Barry Dickinson
Phone: (505) 362-3380
Scope of Work: Installation of type "D" inlets, asphalt parking lot; signage and striping
Warranty: One (1) year labor and materials
Warranty Start Date: 10/26/07 - Finish Date: 10/26/08

Contractor: B & D Electric - PO# 688581/688838
Contact Name: Steve Wilson
Phone: (505) 299-4464
Scope of Work: Electrical service (irrigation controller & backflow)
Warranty: One (1) year labor and materials
Warranty Start Date: 10/26/07 - Finish Date: 10/26/08

Contractor: 3B's LLC - PO# 32065
Contact Name: JJ Blea
Phone: (505) 255-4432
Scope of Work: 5000 acrylic surfacing, color: playing area-Forest green, perimeter-Brick red, 4" white striping
Warranty: One (1) year labor and materials
Warranty Start Date: 10/26/07 - Finish Date: 10/26/08

Audit Information for Play Equipment, Irrigation System and Backflow Preventor

Auditor: PlaySafe
Phone: (505) 899-9532
Inspector Name: Sam DeFillippo
Inspection Date: 02/08/08
Products Inspected: Play Area Surfacing

Auditor: Exerplay, Inc.
Phone: (505) 281-0151
Inspector Name: Dan Gardiner
Inspection Date: 09/28/07
Products Inspected: All Play Equipment

Auditor: Aardvark Company, Inc.
Phone: (505) 344-1767
Inspector Name: Adrian Wilsey
Inspection Date: 07/17/07
Products Inspected: Backflow Prevention Assembly

Auditor: Irrigation Services
Phone: (505) 861-1536
Inspector Name: Jeffrey W. Good
Inspection Date: 10/25/07
Products Inspected: Landscape Irrigation Water Audit

Water Meter
Reading: 00948258
Number: 67503310
Type: 2" Turbine Meter
Final billing date: 10/23/07
New Service JV: 11/14/07

Electric Meter
Reading: 370220
Serial Number: ACG01302249

- Maintenance Documents/Assembly Instructions.
 - Keys (6-trash receptacles, 2-tennis court net)
 - Benches
 - Tables
 - Play Structures
 - Shade Structures (engineered drawings, footing details, calculations and warranties)
 - Lights
 - Booster Pump
 - Irrigation Controller
 - Bike loop assembly instructions
 - Tennis court net/poles assembly instructions
 - Basketball rings, nets, backboards and posts assembly instructions.
- Permits (date approved)
 - Electrical (06/07/07)
 - SWPPP (01/24/08-waiver)
 - NCI (01/24/08-waiver)
 - Building (05/03/07-Shade Structure)
 - Dust Control (not obtained)
 - Water Meter Tap (05/07/07)
 - Engineer Certification of Grading and Drainage (01/15/08)
- Punch list complete date: 11/12/07
- Record drawings per General Conditions section 6.10
 - Reproducible as built Record Drawings for entire park project completed by a certified draftsman.
 - same scale as plans.
 - Legible, reduced laminate layout drawings of irrigation system for each controller.
 - -color coded by each valve.
 - -irrigation legend and schedule as large as possible for read ability on an 11"x17" format.

REDRAWN FOR RECORD PURPOSES

Warranty and Vendor Information:

The following is a listing of all labor, vendors and product warranties pertaining to project: Avalon 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.

Vendor: Exerplay, Inc. Phone: (505) 281-0151 Application: Dumor Site Furnishings Product: (16) 6' Bench w/center arms rests, tilt w/center plastic Model#: 98-63PL, surface mount Manufacture structural warranty: 20 yrs.	Vendor: Exerplay, Inc. Phone: (505) 281-0151 Application: Play Structure ages 2-5, (Playbooster ages 5-12) Product: (2) Landscape Structures Model#: Customize; PlayShaper, (Design #63) Manufacture structural warranty: 20 yrs.
Vendor: Exerplay, Inc. Phone: (505) 281-0151 Application: Dumor Site Furnishings Product: (5) Bike racks, color: black Model#: RSO-25, color: Forest Green Manufacture structural warranty: 20 yrs.	Vendor: BearSaver Phone: (800) 350-3588 Application: Site Furnishings Product: (6) Trash receptacles Model#: RSO-25, color: Forest Green Manufacture structural warranty: 1 yr.
Vendor: Exerplay, Inc. Phone: (505) 281-0151 Application: Dumor Site Furnishings Product: (1) 8' Handicap picnic table, surface mount Model#: 100-68PL, color: cedar recycled plastic with black Manufacture structural warranty: 20 yrs.	Vendor: Triple M Recreation Phone: (800) 235-2440 Application: Shade Structure Site Furnishings Product: (1) 40' Hexagonal All Steel Litchfield, color: green roof w/ebony columns Model#: 8040P Manufacture structural warranty: 15 yrs.
Vendor: Exerplay, Inc. Phone: (505) 281-0151 Application: Dumor Site Furnishings Product: (3) 6' Picnic tables, surface mount Model#: 100-60PL, color: recycled plastic w/black powder frame Manufacture structural warranty: 20 yrs.	Vendor: PlayWell Group Phone: (505) 899-1762 Application: PW Athletic Site Furnishings Product: (3) Basketball backboards, poles and goals Model#: PW14, PW1523, PW41 Manufacture structural warranty: Lifetime
Vendor: JJB Solutions Phone: (800) 813-4869 Application: Site Furnishings Product: (1) Mutt Mitt Dispensers Model#: JJB008, color: green Manufacture structural warranty: 1 yr.	Vendor: Water Resources Phone: (505) 293-4949 Application: Irrigation Item Product: Controller Model#: Motorola Irinet Satellite w/Interspec enclosure Manufacture structural warranty: 1 yr.
Vendor: Sierra Irrigation Phone: (505) 345-7847 Application: Irrigation Items Product: PVC pipe and fittings Model#: varies Manufacture structural warranty: 1 yr.	Vendor: Neumark Phone: (505) 345-7847 Application: Irrigation Items Product: Hunter Sprinkler Heads Model#: Hunter I-25 Manufacture structural warranty: 1 yr.
Vendor: The PlayWell Group Phone: (505) 899-1762 Application: Tennis Court Site Furnishings Product: PW Athletics Products Model#: Square posts/#2205, nets/#8353 Manufacture structural warranty: 1 yr.	

Park Design and Construction

Date

Park Management

Date

Email copies to:
jayhart@cabq.gov, szuchlas@cabq.gov, amearcio@cabq.gov, cfranz@cabq.gov, jcasados@cabq.gov, rlostrom@cabq.gov, jstfhart@cabq.gov, Rsaibaldon@cabq.gov, Jdurn@cabq.gov, DFlores@cabq.gov, cmssandova@cabq.gov

RECORD DRAWINGS

THIS RECORD DRAWING HAS BEEN PREPARED, BASED UPON INFORMATION FURNISHED BY THE CONTRACTOR. THE DESIGN PROFESSIONAL HAS NOT INDEPENDENTLY REVIEWED THE ACCURACY OF THE INFORMATION PROVIDED. THESE RECORD DRAWINGS ACCURATELY DEPICT THE FIELD CHANGES WHICH WERE REPORTED BY THE CONTRACTOR.

		CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT PARK DESIGN DIVISION	
TITLE: AVALON PARK FINAL ACCEPTANCE FORM			
Design Review Committee	City Engineer Approval	Update	
City Project No. 730905		Zone Map No. K-9-Z	Sheet 14 of 14