

LANDSCAPE CONSTRUCTION PLANS
FOR
PARK NO. 6 AT VENTANA RANCH
CITY DEDICATED PARK
VENTANA RANCH HOA MAINTAINED PARK

CLASS I CONSTRUCTION (NOT FOR BID)

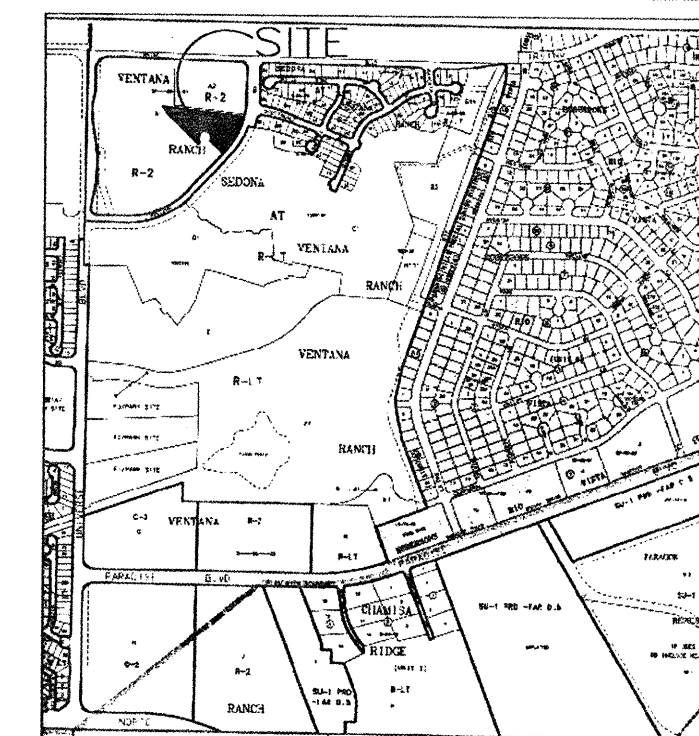
CITY OF ALBUQUERQUE, NEW MEXICO
DEPT. OF MUNICIPAL DEVELOPMENT
JANUARY 2005

INDEX TO DRAWINGS

SHEET NUMBER

DESCRIPTION

1. TITLE SHEET
2. GRADING PLAN
- 3a and 3b. GRADING PLAN FOR SUBDIVISION
4. CONSTRUCTION AND LAYOUT PLAN
5. DETAIL SHEET
6. PLANTING PLAN
7. IRRIGATION PLAN



VICINITY MAP ZONE ATLAS B-10

NOTICE TO CONTRACTORS

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER TAB SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, UPDATE #7.
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
5. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE, UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
6. CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE WATER SYSTEMS DIVISION (857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY CITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION SEVEN (7) WORKING DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.

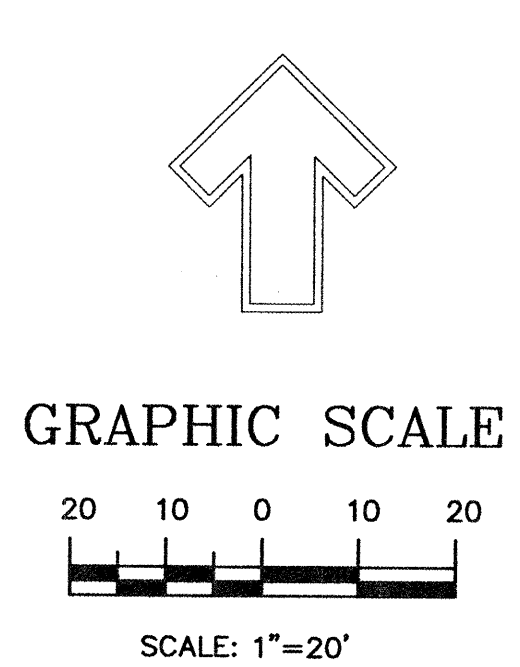
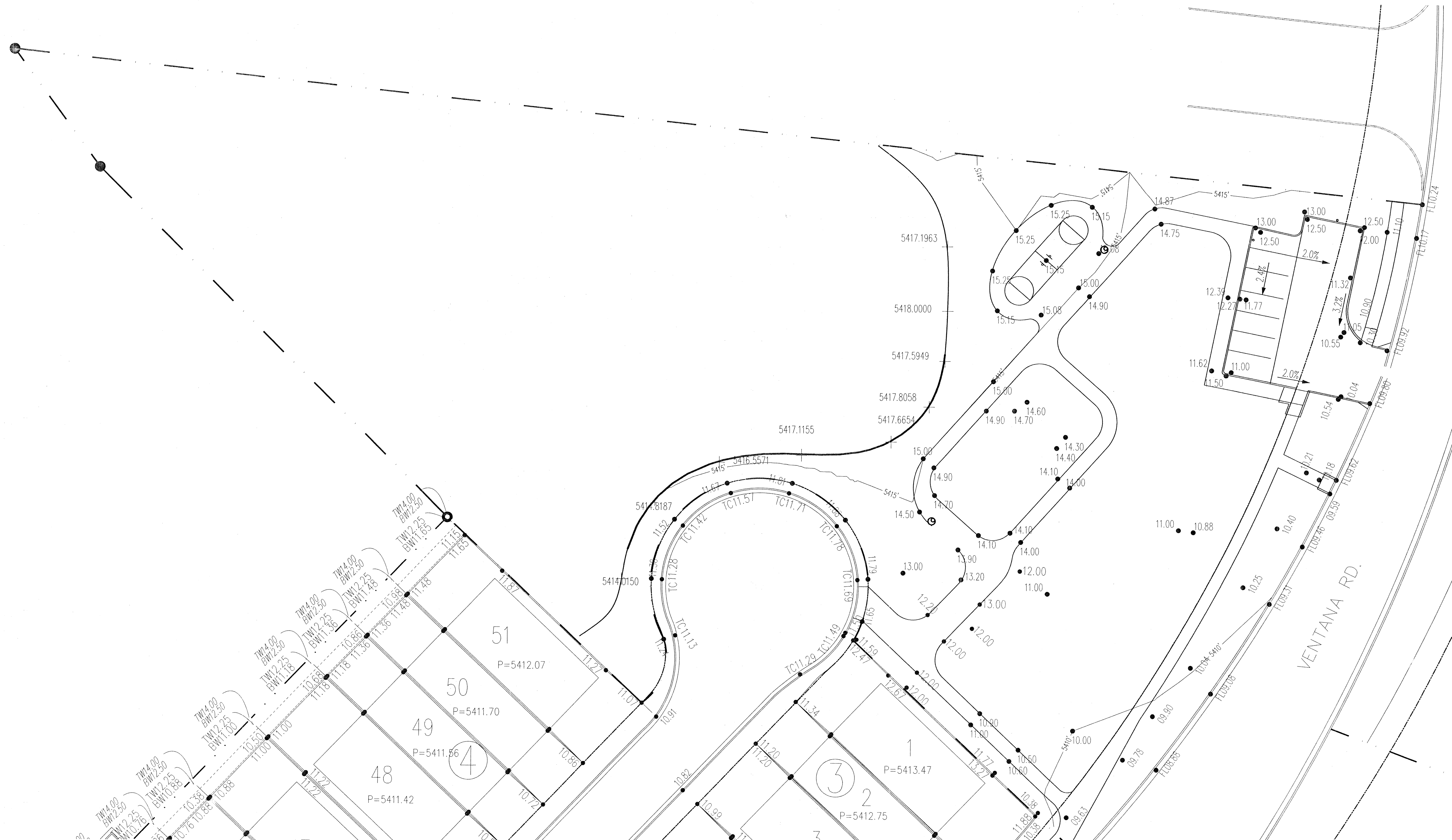
THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☐ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☐ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER.
- ☐ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☐ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☐ THE REQUESTER OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.



THE HILLTOP
LANDSCAPE ARCHITECTS AND CONTRACTORS
7909 Edith Blvd. N.E.
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REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
LANDSCAPE ARCHITECTS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
		DRC Chairman	<i>[Signature]</i>	3-9-05	APPROVED FOR CONSTRUCTION		
		Transportation	<i>[Signature]</i>	2/17/05			
		Water/Wastewater	<i>[Signature]</i>	2/17/05			
		Hydrology	<i>[Signature]</i>	2/17/05			
		Parks	<i>[Signature]</i>	2/17/05			
		Constr. Coord.	<i>[Signature]</i>	3-9-05			
		CITY PROJECT NO.		755091	SHEET 1 of 7		



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CITY OF ALBUQUERQUE
TITLE: PARK NO. 6 AT VENTANA RANCH
PARK GRADING AND DRAINAGE PLAN

DESIGN REVIEW COMMITTEE APPROVED MAR - 9 2005 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVED MAR - 9 2005 CITY ENGINEER	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO. 755091	ZONE MAP NO. B-10	SHEET 2 OF 7		

AS BUILT INFORMATION		FIELD NOTES		REVISIONS	
CONTRACTOR	NO.	BY	DATE	NO.	DATE
INSPECTED BY	DATE				
ACCEPTANCE BY	DATE				
VERIFICATION BY	DATE				
DRAWING BY	DATE				
MICRO-FILM INFORMATION					
RECORDED BY	DATE				
NO.					

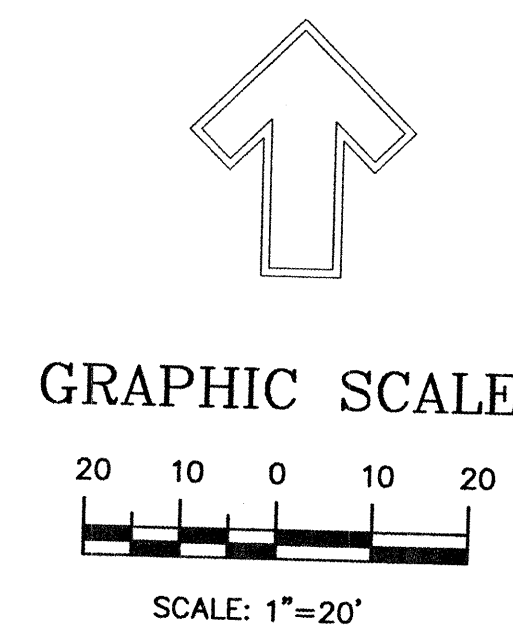
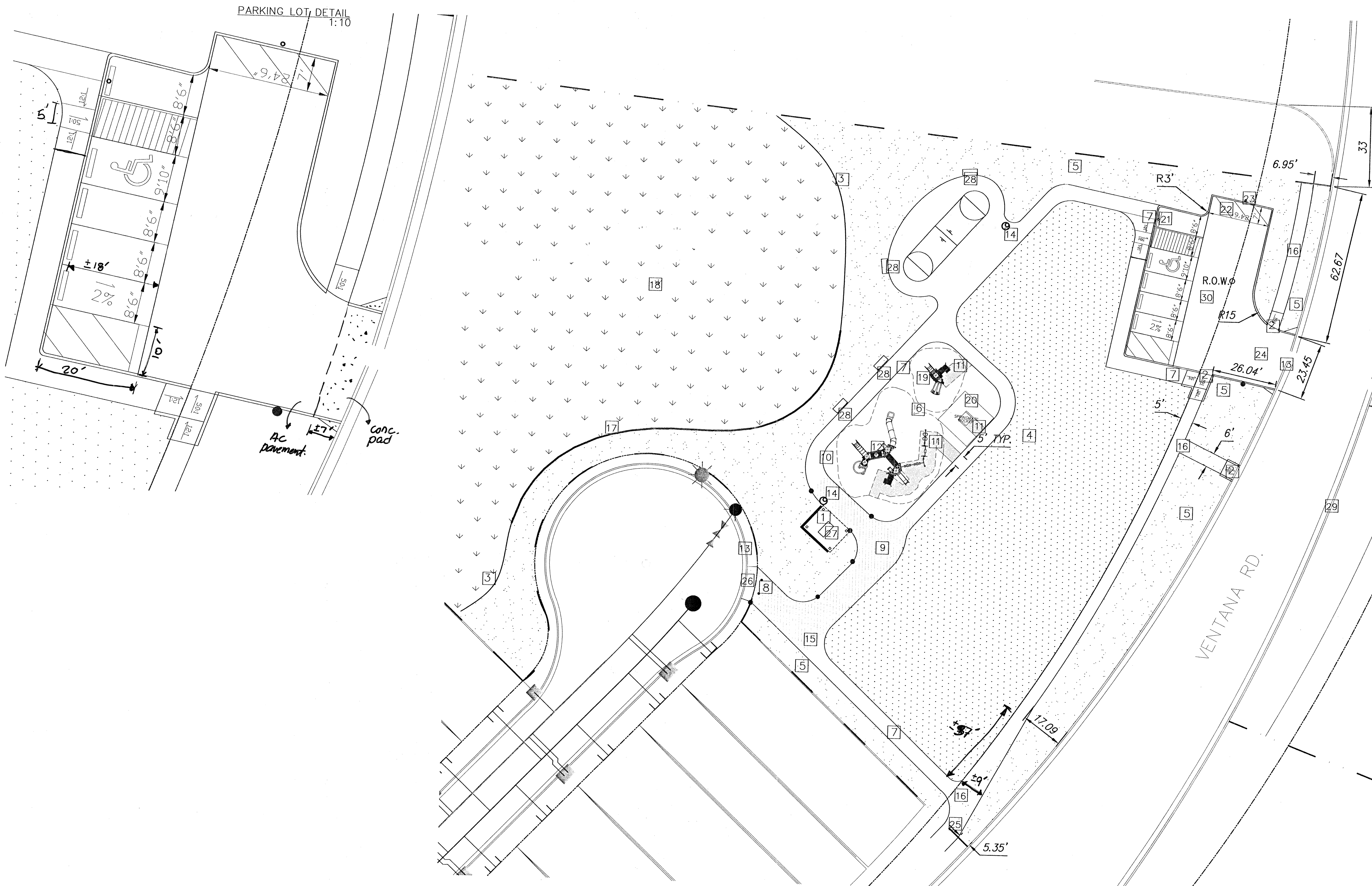
ENGINEER'S SEAL

3-2-05

	BY	REMARKS	DATE	DATE	DATE
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		CMD	CMD	JD	JD

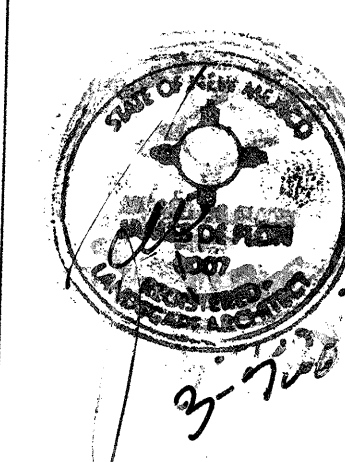
LEGEND

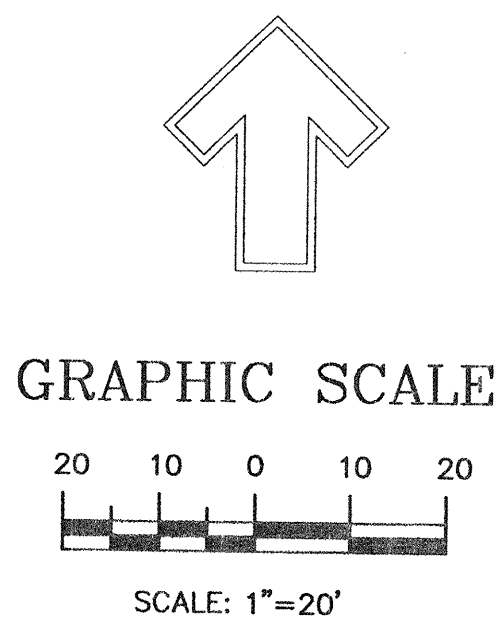
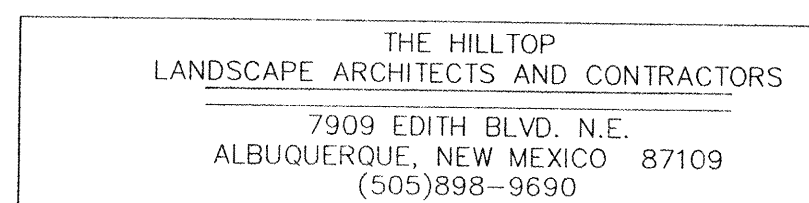
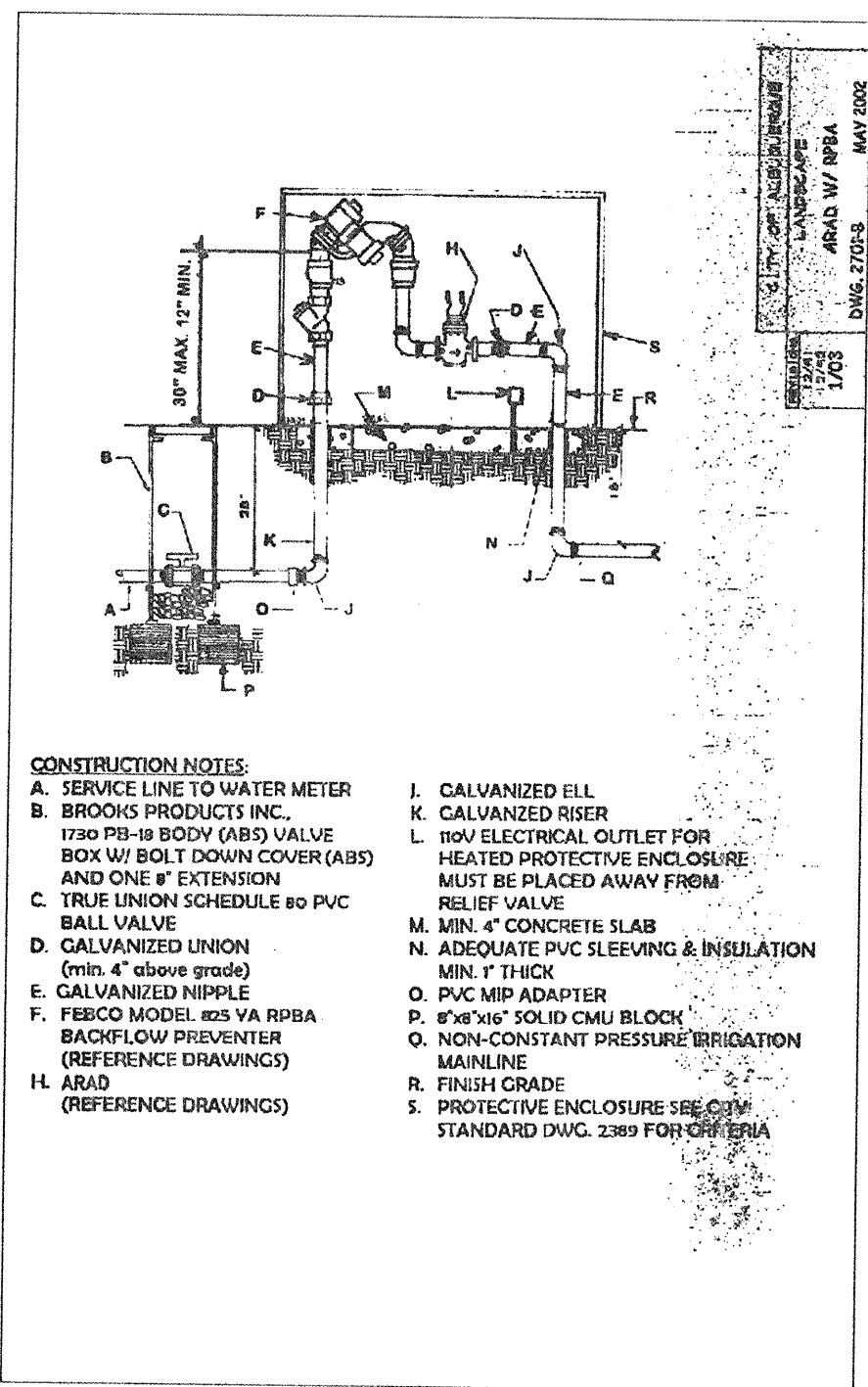
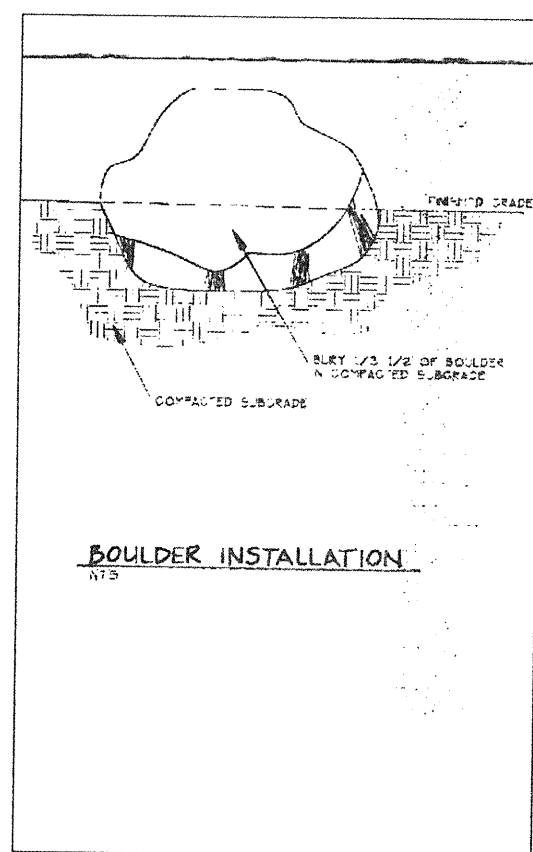
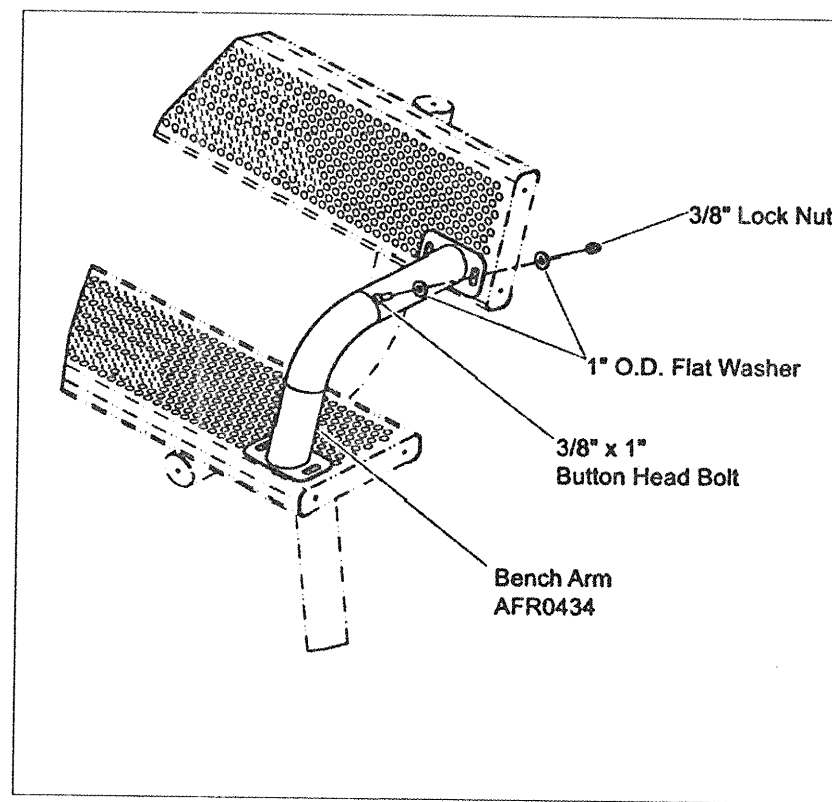
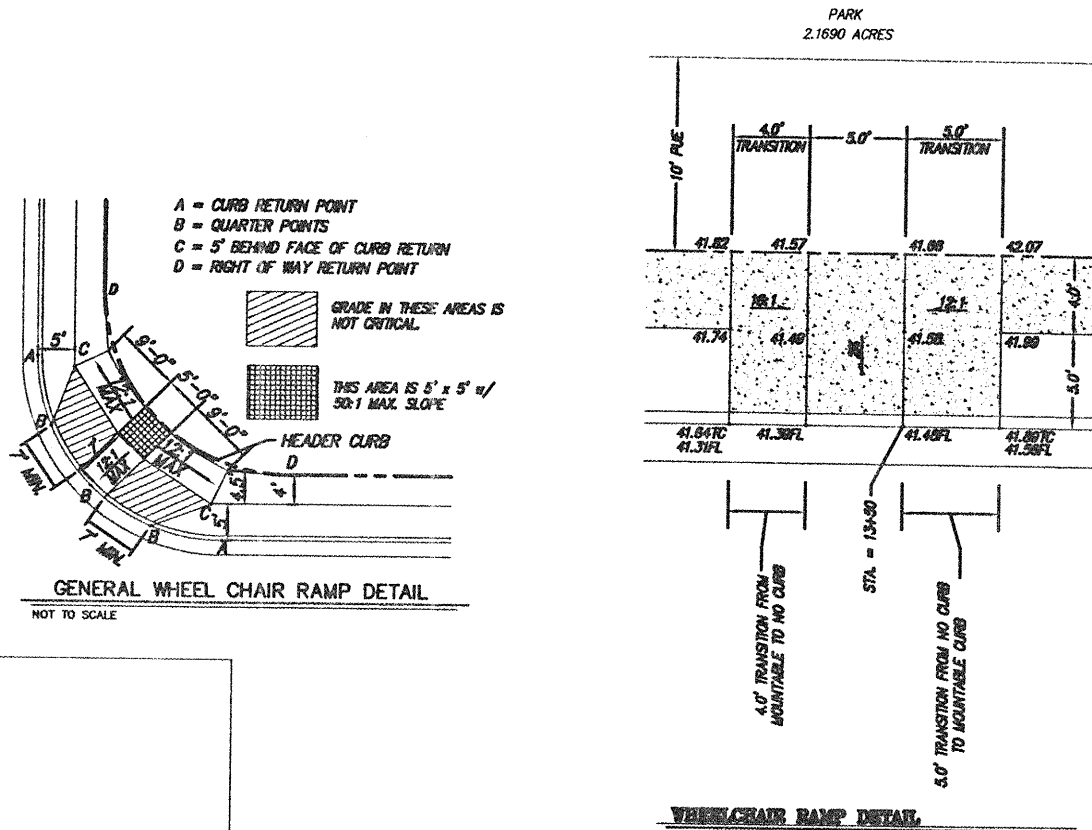
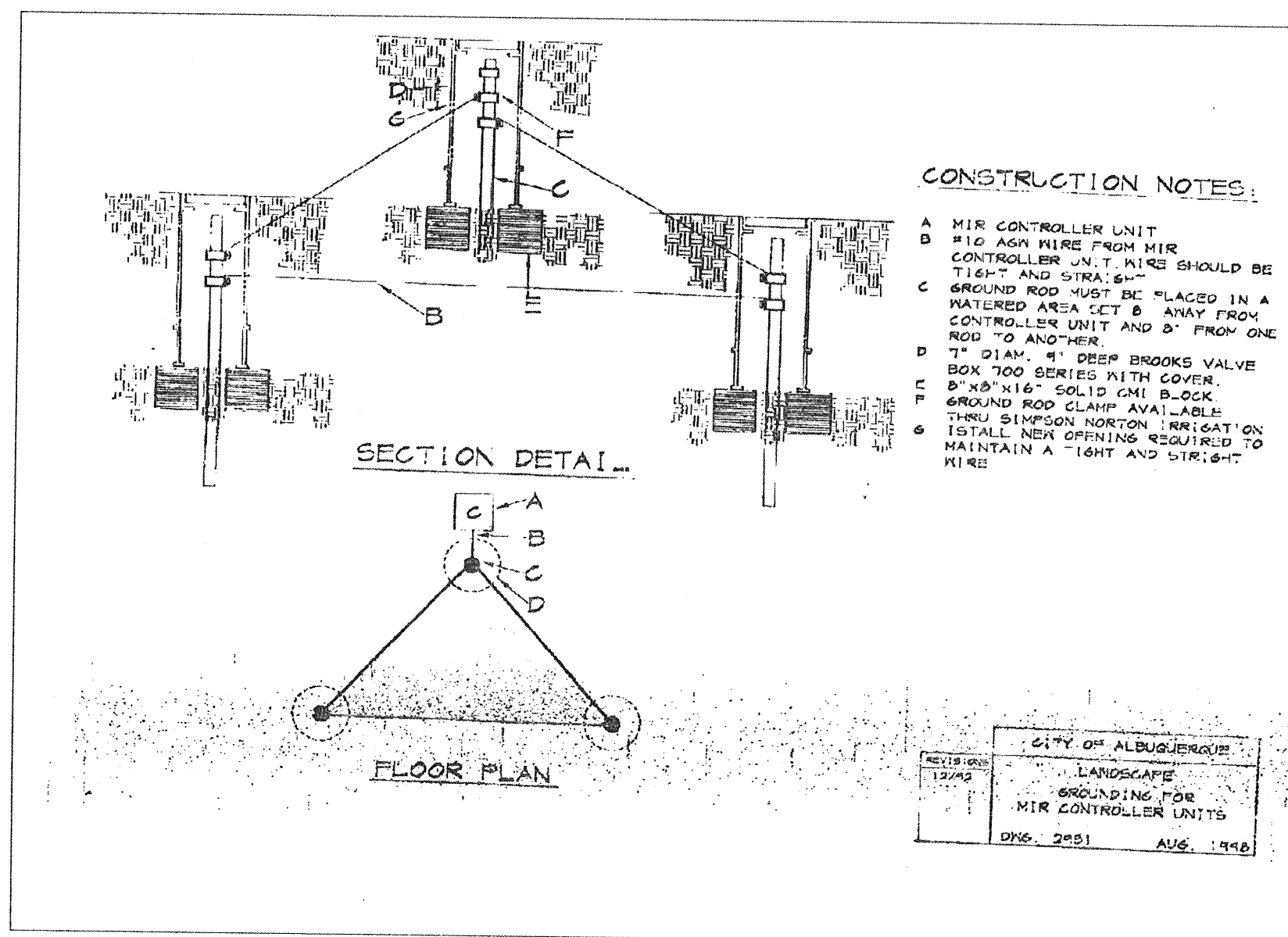
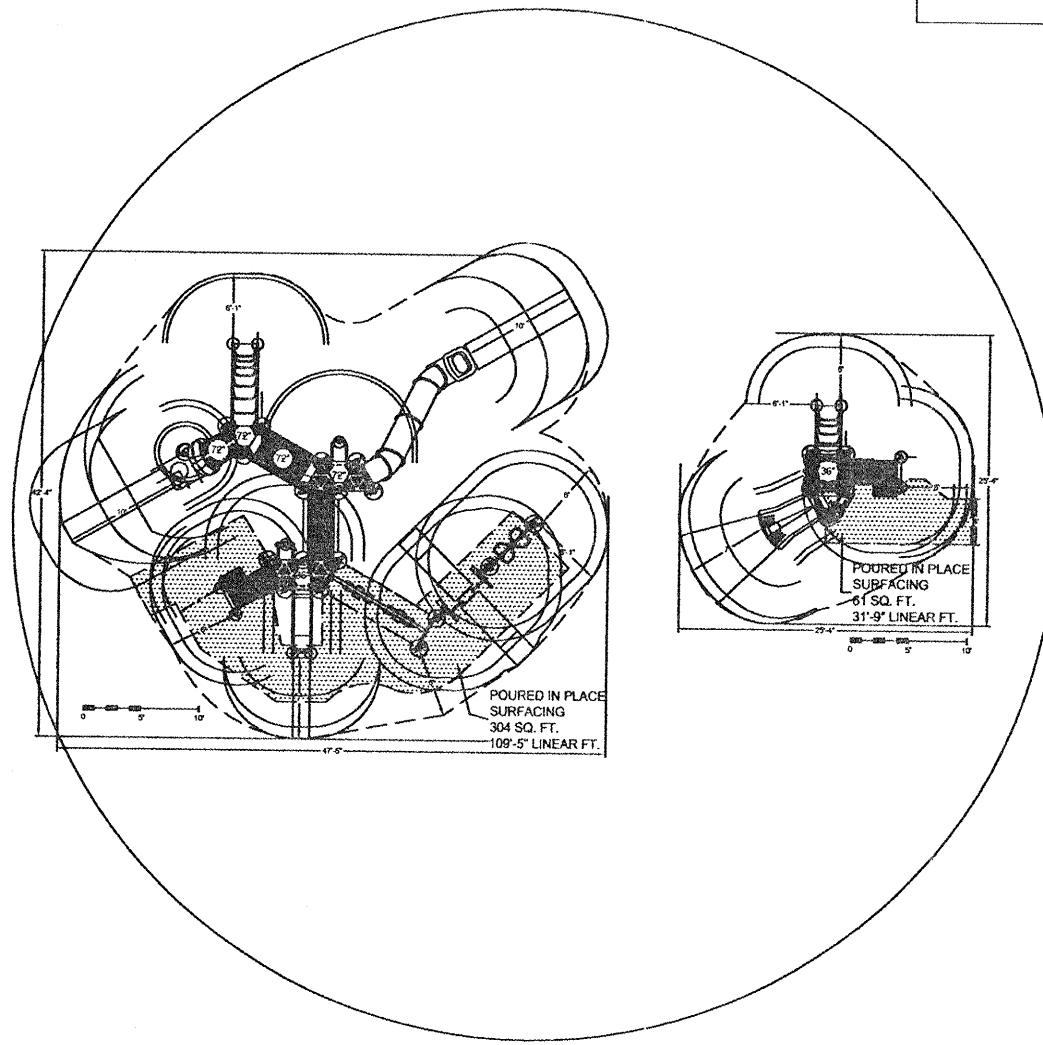
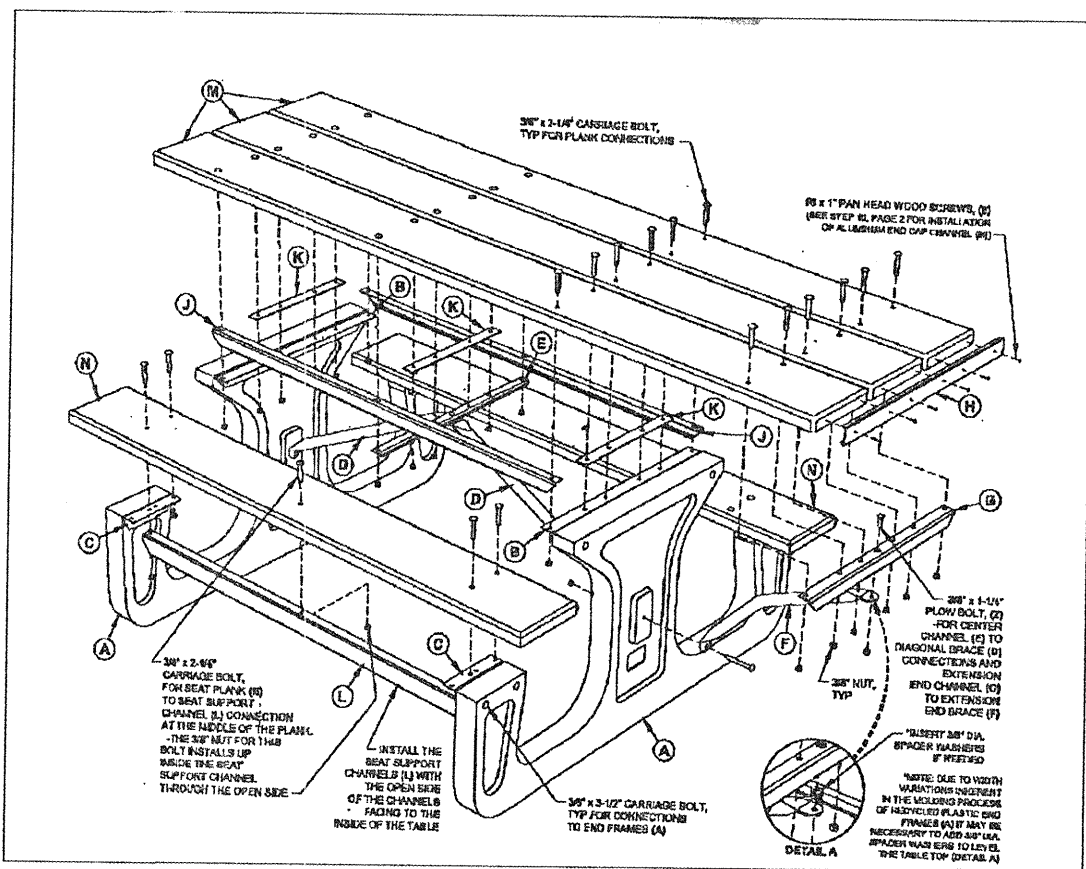
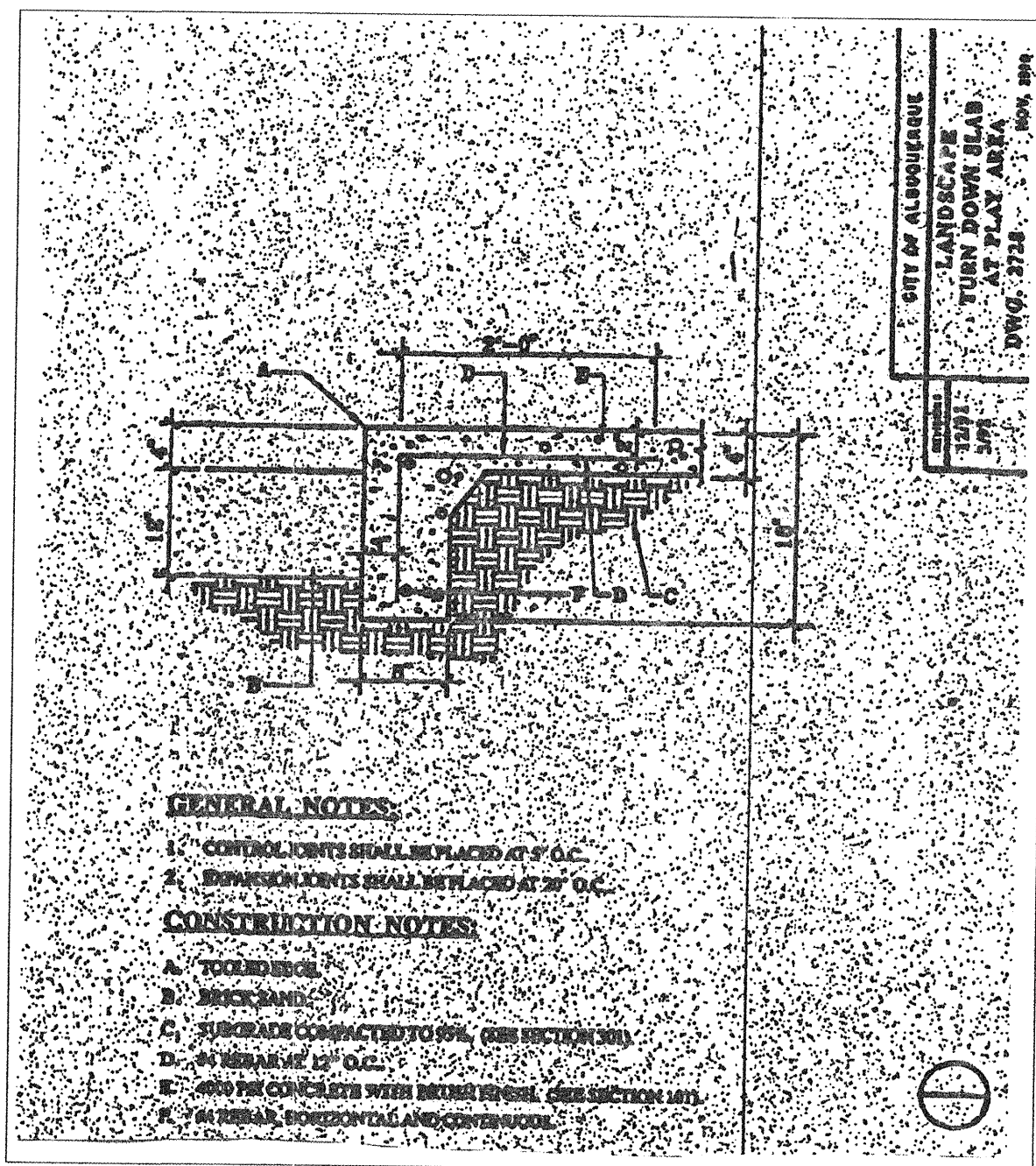
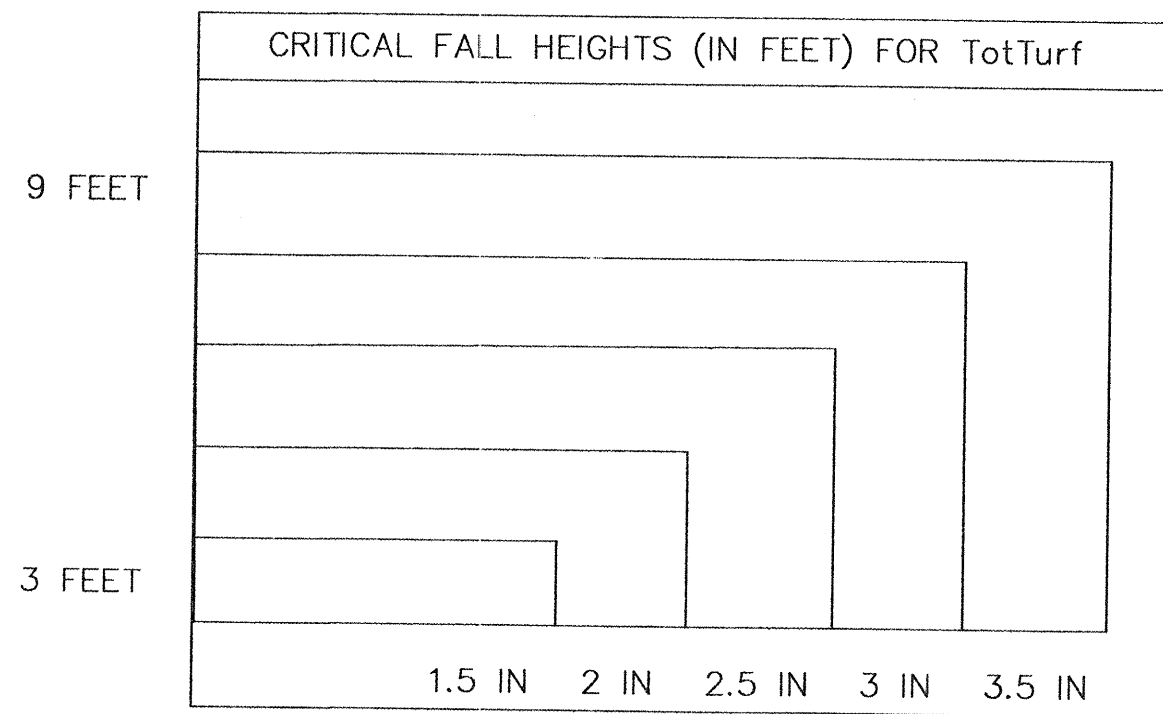
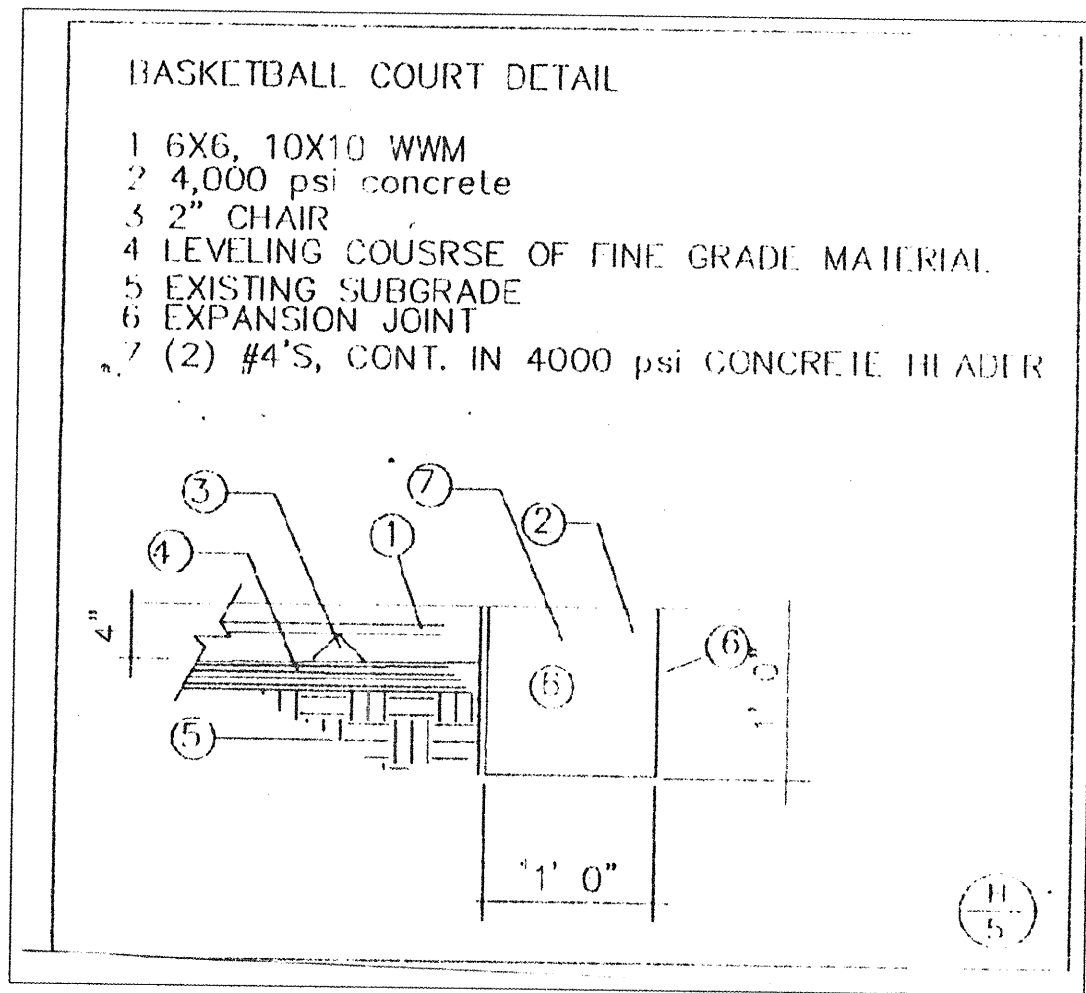
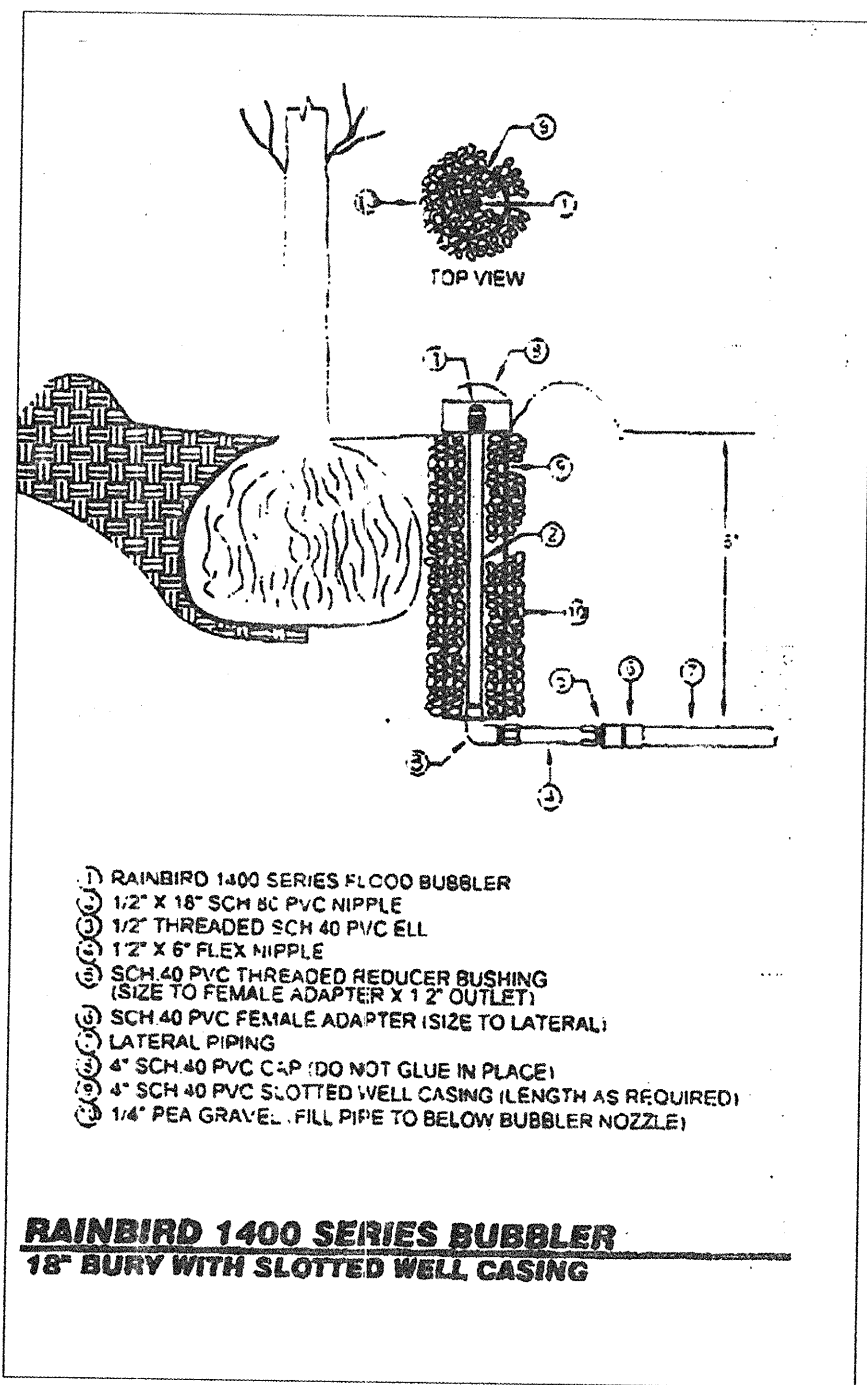
- 1 POLYGON RAM SHADE STRUCTURE (1)
(DETAIL PENDING) (NEUTRAL BEIGE)
- 2 HANDICAP RAMP (SEE CITY STANDARD
DWG 2444) PROVIDED BY PROJECT NO.
741481
- 3 6" x 6" CONCRETE MOWCURB
(SEE CITY STANDARD DWG
2726)
- 4 SOD LAWN (SEE SECTION 1010 OF
COA SPEC.) .39 ACRES
- 5 SANTA FE BROWN GRAVEL 4" DEEP W/
FF
- 6 12" DEEP PLAY
SAND
- 7 5' WIDE X 4" CONCRETE (COA
SPEC. # 2720)
- 8 REMOVABLE BOLLARD-- WITH
MIN. 3" ACCESS AROUND
BOLLARD (SEE COA SPEC #
2250) (5)
- 9 6" CONCRETE FOR MAINT.
VEHICLE ACCESS
- 10 18" TURNDOWN (SEE
DETAIL SHEET 5)
- 11 POURED IN PLACE
TOTTURF (SEE DETAIL
SHEET 5) CONNECTION
TO SIDEWALK 5' WIDE
TYPICAL
- 12 PLAY STRUCTURE BY
PLAYWORLD SYSTEMS
MODEL NO. C22306A
(SEE DETAIL SHEET 5)
- 13 MOUNTABLE CURB AND
GUTTER PROJECT NO.
741481
- 14 TRASH RECEPTACLE (2)
PROVIDED BY COA PARKS
AND REC.
- 15 12" WIDE X 4" CONCRETE (COA
SPEC. # 2720) ACCESS FOR
MOWER TO SOD AREA
- 16 SIDEWALK PROVIDED PER
INFRASTRUCTURE PROJECT
NO.741481
- 17 RETAINING WALL
- 18 CRIMP STRAW/NATIVE SEED
- 19 PLAY STRUCTURE BY
PLAYWORLD SYSTEMS
MODEL NO. 2380221(SEE
DETAIL SHEET 5)
- 20 SPRINGMATE ROCKER BY
PLAYWORLD SYSTEMS
(SEE DETAIL SHEET 5)
- 21 HANDICAP SIGN (1)
- 22 KEYWAY 4" SOLID
WHITE STRIPING 45' AND
5' O.C.
- 23 NO PARKING ANYTIME
SIGN (1)
- 24 DRIVEPAD (PER COA
DETAIL DWG. 2425)
- 25 SIDEWALK
TRANSITION(PER COA
DWG 2432)
- 26 6" THICK CONCRETE
PROVIDED PER WORK
ORDER ON PROJECT NO.
741481
- 27 HC ACCESSIBLE PICNIC
TABLE-- SURFACE
MOUNT MODEL NO.
RT/W-6C/E (SEE SHEET
5 FOR DETAIL)
- 28 HC ACCESSIBLE BENCH
WITH ARM RESTS ON
SIDES AND MIDDLE--
SURFACE MOUNT MODEL
NO. SCXB3-6
- 29 FUTURE HC RAMP AT
HOA OPENSOURCE PARK
- 30 ASPHALT PARKING LOT



THE HILLTOP LANDSCAPE ARCHITECTS AND CONTRACTORS 7909 EDITH BLVD. N.E. ALBUQUERQUE, NEW MEXICO 87109 (505)898-9690		CITY OF ALBUQUERQUE	
TITLE: PARK NO. 6 AT VENTANA RANCH CONSTRUCTION AND LAYOUT PLAN			
DESIGN REVIEW COMMITTEE APPROVED MAR - 9 2005 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVED MAR - 9 2005 CITY ENGINEER	MO./DAY/YR. MAR - 9 2005	MO./DAY/YR. MAR - 9 2005
CITY PROJECT NO. 755091	ZONE MAP NO. B-10	SHEET 4 OF 7	

AS BUILT INFORMATION			FIELD NOTES	
CONTRACTOR	NO.	BY	DATE	
WORK STAGED BY				
DATE				
INSPECTOR'S ACCEPTANCE BY				
DATE				
VERIFICATION BY				
DATE				
DRAWINGS CORRECTED BY				
DATE				
MICRO-FILM INFORMATION				
RECORDED BY				
DATE				



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IRRIGATION LEGEND

- RAINBIRD #5004 PL-PC-SS-MPR-25-F 4" POP-UP, FULL CIRCLE ROTARY SPRINKLER WITH STAINLESS STEEL RISER AND MPR-25-F NOZZLE (25' RADIUS, 3.82 GPM @ 45 PSI)
- RAINBIRD #5004 PL-PC-SS-MPR-25-F 4" POP-UP, PART CIRCLE ROTARY SPRINKLER WITH STAINLESS STEEL RISER AND MPR-25-F NOZZLE (25' RADIUS, 3.82 GPM @ 45 PSI)
- RAINBIRD #5004 PL-PC-SS-MPR-25-H 4" POP-UP, PART CIRCLE ROTARY SPRINKLER WITH STAINLESS STEEL RISER AND MPR-25-H NOZZLE (25' RADIUS, 1.98 GPM @ 45 PSI)
- RAINBIRD #1401 FULL CIRCLE TRICKLE PATTERN FLOOD BUBBLER (25 GPM @ 20-90 PSI)
- RAINBIRD #150-PEB 1 1/2" PLASTIC ELECTRIC VALVE WITH FLOW CONTROL
- RAINBIRD #100-PEB 1" PLASTIC ELECTRIC VALVE WITH FLOW CONTROL
- MASTERMETER FLOW SENSOR - 1 1/2" (1 PULSE = 1 GALLON)
- FEBCO #828Y 1 1/2" REDUCED PRESSURE BACKFLOW PREVENTER IN HOT BOX PROTECTION
- CRISPIN #JUL 10.1 1" AIR RELEASE VALVE
- WATER METER - EXISTING 1 1/2" CITY WATER METER (METER PERFORMANCE SHALL BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION OF IRRIGATION SYSTEM 71 PSI @ 43 GPM)
- MOTOROLA SCORPIO #IS-54A-RW-SS-J IRRIGATION CONTROLLER TO BE INSTALLED IN INTERSPEC ENCLOSURE WITH 24 VOLT SURGE PROTECTION, STATION SWITCHES AND REMOTE READY WITH C.O.A. COMMUNICATION RADIO (8 STATION OUTPUT)
- LATERAL PIPING - SCH 40 PVC SOLVENT WELD (UNSIIZED PIPING BUBBLERS = 3/4") (UNSIIZED PIPING ROTARY SPRINKLERS = 1")
- MAINLINE PIPING - 2" SCH 40 PVC SOLVENT WELD
- SLEEVE PIPING - CLASS 200 PVC SOLVENT WELD (TWO SIZES LARGER THAN PIPE TO BE SLEEVED)
- VALVE ID NUMBER
- VALVE FLOW (GPM)
- ADJUST RADIUS OF NOZZLE TO SPECIFIED DISTANCE
- NOZZLE SIZE

IRRIGATION NOTES

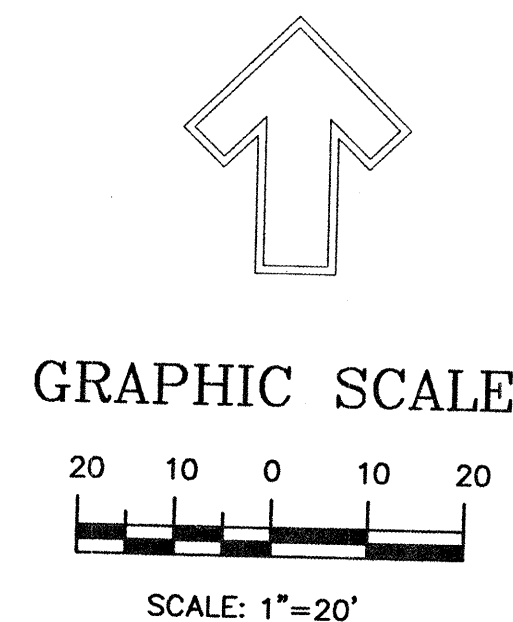
- MINIMUM WATER PRESSURE: THIS IRRIGATION SYSTEM REQUIRES A MINIMUM DYNAMIC WATER PRESSURE AT THE CITY WATER METER OF 71 PSI @ 43 GPM. THE CONTRACTOR SHALL VERIFY THIS CONDITIONS BEFORE INSTALLING ANY IRRIGATION COMPONENTS. THE CONTRACTOR SHALL PROVIDE THIS INFORMATION IN WRITING TO THE IRRIGATION CONSULTANT.
- 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.
- CERTIFIED LANDSCAPE IRRIGATION AUDIT: THE CONTRACTOR SHALL INSTALL ALL SPRINKLER HEADS WITH THE SPECIFIED NOZZLES AND ADJUST ALL PRESSURE REGULATORS SO THAT THE LAST SPRINKLER (FURTHEST FROM VALVE) ON EACH ZONE IS OPERATING AT 50 PSI. THE CONTRACTOR SHALL ADJUST ALL SPRINKLER ARCS SO THAT OVERSPRAY ONTO HARDSCAPE IS MINIMIZED. THE CONTRACTOR SHALL ADJUST THE THROWING RADII OF ANY OR TREES. THE CONTRACTOR SHALL PRIOR TO THE INSTALLATION OF SEED, SOD AUDITOR TO PERFORM AN IRRIGATION AUDIT OF THE ROTARY SPRINKLER SYSTEM. THE AUDIT RESULTS SHALL MEET THE MINIMUM REQUIREMENTS SET FORTH IN THE CITY OF ALBUQUERQUE'S WASTE WATER ORDINANCE BEFORE PLANTING. THE RESULTS SHALL BE PRESENTED IN WRITING TO THE IRRIGATION CONSULTANT. THE COSTS OF THESE SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 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 NOTIFIED IN WRITING.
- THE CONTRACTOR SHALL INSTALL A 1 1/2" PRESSURE REGULATION VALVE IF THE STATIC WATER PRESSURE EXCEEDS 85 PSI AT THE WATER METER. THE CONTRACTOR SHALL INSTALL THE VALVE DIRECTLY DOWN STREAM OF THE MASTER VALVE.

IRRIGATION SCHEDULE

VALVE #	CTRL STATION #	SPRINKLER TYPE	FLOW RATE	PRECIPITATION RATE	CYCLES PER WEEK	MINUTES PER CYCLE
V-01	#1	ROTARY - FC	20 GPM	.59" / HOUR	N/A	68 MINUTES
V-02	#2	ROTARY - FC	43 GPM	.59" / HOUR	N/A	68 MINUTES
V-03	#3	ROTARY - PC	27 GPM	.30" / HOUR	N/A	34 MINUTES
V-04	#4	ROTARY - PC	37 GPM	.30" / HOUR	N/A	34 MINUTES
NA	#5	ROTARY - PC	33 GPM	.30" / HOUR	N/A	34 MINUTES
NA	#6	BUBBLERS	34 GPM	25 GPM (15 GAL/HR)	N/A	12 MINUTES
NA	#7	BUBBLERS	28 GPM	25 GPM (15 GAL/HR)	N/A	12 MINUTES
NA	N/A	NA	NA	NA	N/A	NA

TOTAL RUN TIME: 4.36 HOURS

STATION RUN TIME ARE CALCULATED TO APPLY 2 1/2" WATER ON TURF AREAS, 3 GALLONS OF WATER PER SHRUB AND 9 GALLONS OF WATER PER TREE / PER CYCLE



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CITY OF ALBUQUERQUE	
TITLE: PARK NO. 6 th AT VENTANA RANCH IRRIGATION PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
APPROVED MAR - 9 2005 DESIGN REVIEW COMMITTEE	APPROVED MAR - 9 2005 CITY ENGINEER
CITY PROJECT NO. 755091	ZONE MAP NO. B-10
SHEET 7 OF 7	

ENGINEER'S SEAL



NO.	DATE	REMARKS	BY
		DESIGN	XXXX
		CMD	XXXX
		CMD	XXXX
		JD	

AS BUILT INFORMATION	
CONTRACTOR	NO.
WORKED BY	DATE
INSPECTED BY	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWINGS TO BE CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

FIELD NOTES

NO.	BY	DATE