

# LBJ MIDDLE SCHOOL JOINT USE COA/APS RECREATION FIELD



## City of Albuquerque

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

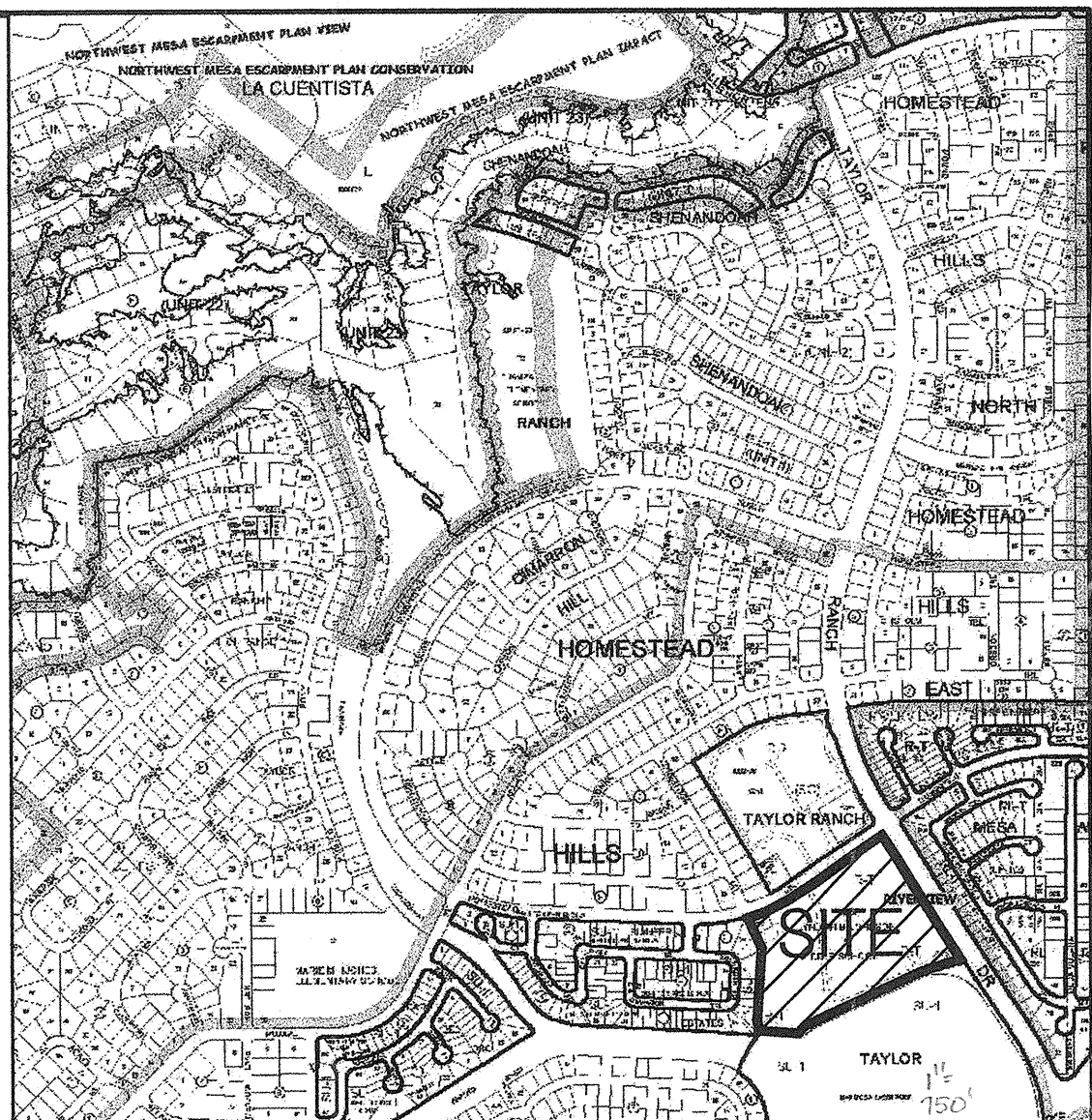
Albuquerque Public Schools  
COA Parks and Recreation Department

Joint Use Agreement

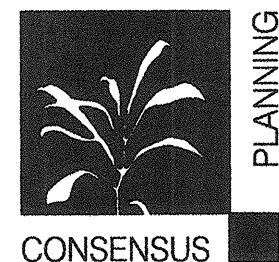
VICINITY MAP



GRAPHIC SCALE  
MAP NO. D-11



AS-BUILT DRAWINGS 8-22-06  
LBJ MIDDLE SCHOOL ATHLETIC FIELD - AS-BUILT DRAWINGS



## CONSENSUS PLANNING, INC.

PLANNING / LANDSCAPE ARCHITECTURE

302 EIGHTH STREET NW

ALBUQUERQUE, NM 87102

(505) 764-9801

### Property Information

Legal Description: Lot A, LBJ Middle School  
Meter Address: 6811 Taylor Ranch Drive NW  
Zoning: R-T  
Total Site Area: 144,000 SF (3.3 acres)  
Total Landscape Area: 76,940 SF  
Total Turf Area: 76,940 SF (1.11 acres)  
Parking Provided: 0

### Index of Drawings

- 1 Cover Sheet
- 2 General Notes
- 3 Site/Grading/Landscape Plan
- 4 Irrigation Plan
- 5 Electrical Plan
- 6 Acceptance Form  
~~\* FINAL Acceptance Form (attached)~~

### Consultants

Irrigation Design  
Irrigation Services  
2190 Highway 304  
Belen, NM 87002

Electrical Engineer  
The Response Group  
11930 Menaul NE, Suite 214  
Albuquerque, NM 87112

### UTILITY COMPANY CONTACTS

#### PNM-ELECTRIC

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

#### PNM-GAS

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

#### QWEST

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

#### COMCAST

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

#### CITY OF ALBUQUERQUE UTILITY DEVELOPMENT

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



REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVED		ENGINEER		DATE	
		DRC Chairman				APPROVED FOR CONSTRUCTION  CITY ENGINEER DATE	
		Transportation					
		Water/Wastewater					
		Hydrology					
		C I P					
		Constr. Mngmt.					
		Constr. Coord.					
PROJECT NUMBER 782202				SHEET 1 OF 6			

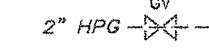
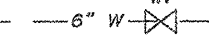



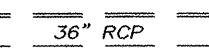



- 1 FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR WILL SUBMIT A DETAILED CONSTRUCTION SCHEDULE TO THE CITY CONSTRUCTION COORDINATION DIVISION. TWO (2) DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR 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.6.
- 4 ALL NEW MANHOLES SHALL BE TYPE "E" (COA DWG. 2102) UNLESS OTHERWISE 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 STRIPPING 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 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 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 4000 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.


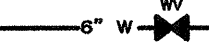


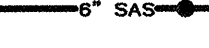



- 29 PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL CONFLICTING UTILITIES. SHOULD A CONFLICT EXIST BETWEEN THE FIELD INFORMATION AND THE PLANS, THE CONTRACTOR WILL NOTIFY THE FIELD ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH MINIMUM 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. 2415 AND PAID FOR PER COA STD. SPECIFICATIONS.

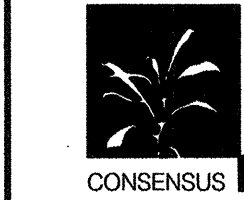
- 50 ALL CLASSES OF SEEDING SHALL BE DRY LAND MIX PLACED AT 1.5 LBS/1000 S.F. WITH FERTILIZER 21-12-12 PLACED AT 5 LBS/1000 S.F.
- 51 ALL ASPHALTIC CONCRETE SHALL BE MINIMUM 1800 LB. STABILITY AND COMPACTED TO 95% MODIFIED MARSHALL DENSITY UNLESS OTHERWISE NOTED ON THE PLANS.
- 52 ANY WORK OCCURRING 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.

EXISTING FEATURES LEGEND:

- 0 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
- 49.45 ----- 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
- NEW 1' CONTOUR
- NEW 5' CONTOUR
- ===== NEW CURB & GUTTER
- ===== NEW CONCRETE
- -- NEW EASEMENT LINE
-  1 POT HOLE LOCATION W/ NO.
-  NEW EDGE OF PAVEMENT



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

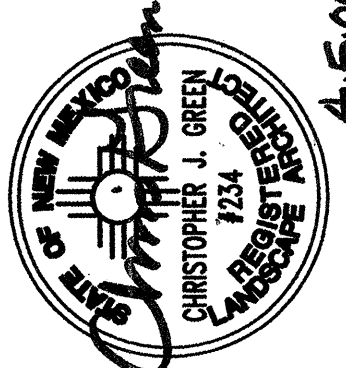
CITY OF ALBUQUERQUE  
DEPARTMENT OF MUNICIPAL DEVELOPMENT  
PARK DESIGN AND CONSTRUCTION DIVISION

TITLE: LBJ MIDDLE SCHOOL ATHLETIC FIELD

GENERAL NOTES

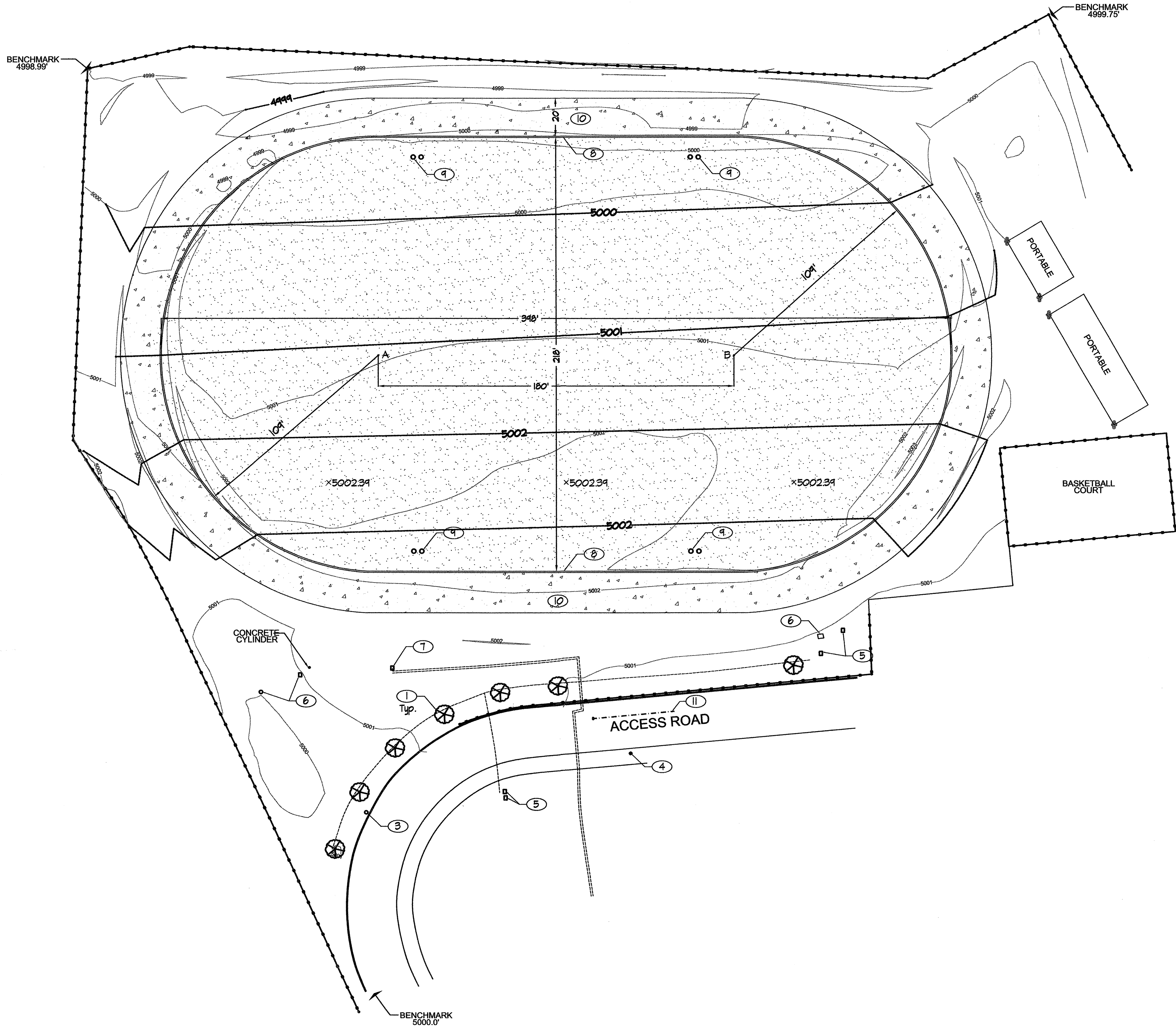
Design Review Committee	City Engineer Approval	Last Design Update	No. / Day / Yr.	No. / Day / Yr.
City Project No. <b>782202</b>		Zone Map No.	Sheet <b>2</b> Of <b>6</b>	

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEERS SEAL		REVISIONS		DESIGN		DATE	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	BY	NO.	BY	NO.	DATE	NO.	DATE	NO.	DATE
INSPECTOR'S NAME	DATE	INSPECTOR'S NAME	DATE	NO.	BY	NO.	BY	NO.	DATE	NO.	DATE	NO.	DATE
FIELD ENGINEER	DATE	FIELD ENGINEER	DATE	NO.	BY	NO.	BY	NO.	DATE	NO.	DATE	NO.	DATE
VERIFICATION BY	DATE	VERIFICATION BY	DATE	NO.	BY	NO.	BY	NO.	DATE	NO.	DATE	NO.	DATE
RECORDED BY	DATE	RECORDED BY	DATE	NO.	BY	NO.	BY	NO.	DATE	NO.	DATE	NO.	DATE
NO.		NO.		NO.		NO.		NO.		NO.		NO.	



4-5-06





- KEYED NOTES**
- Existing tree - Protect during construction.
  - Existing chain link fence to remain.
  - Existing light pole to remain.
  - Existing fire hydrant to remain.
  - Existing valve boxes to remain.
  - Existing electrical box to remain.
  - Existing meter box to remain.
  - Concrete header per COA detail 2726.
  - Remove and reinstall existing game posts. Posts shall be a minimum of 10' from concrete header.
  - Crusher fine running surface - see detail this sheet.
  - Approximate location of existing 8" PVC water line.

**LANDSCAPE NOTES**

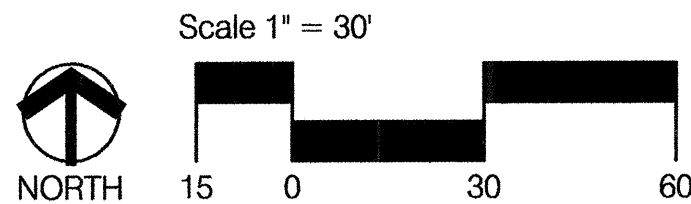
Turf shall be Park Blend Sod per City of Albuquerque Specification Section 1010.

- GRADING NOTES**
- No import or export of dirt is anticipated for this project. Contractor shall adjust gradelines, within tolerances (15% slope per Park Design Guidelines) to achieve a balanced project. Review with Owner and Landscape Architect prior to grading.

Control Points

POINT	NORTHING	EASTING
A	-9680.81	10004.33
B	-9680.81	10184.09

Coordinates are based on site topographic survey prepared by Irrigation Services, and is not tied to State Plane Coordinate System.



**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

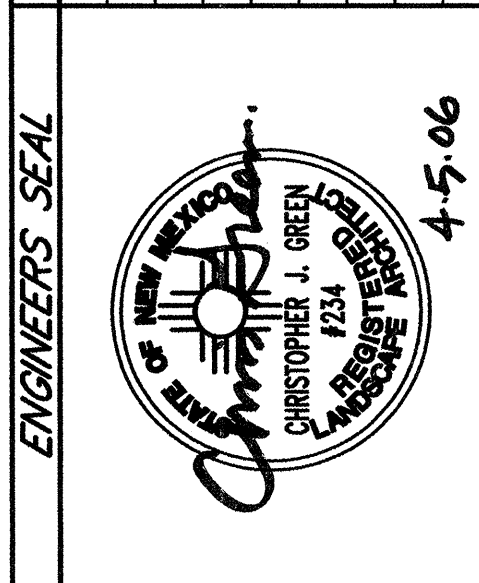
TITLE: LBJ MIDDLE SCHOOL ATHLETIC FIELD  
SITE PLAN

Design Review Committee	City Engineer Approval	REVISIONS	DATE	BY
		1	4/20/06	CG
		2	4/20/06	MA
		3	4/20/06	CG
City Project No. 782202	Zone Map No.	Sheet 3 of 6		

AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK STARTED BY	DATE
ACCEPTANCE BY	DATE
FIELD LOCATION BY	DATE
DRAWING CORRECTED BY	DATE
RECORDED BY	DATE
NO.	

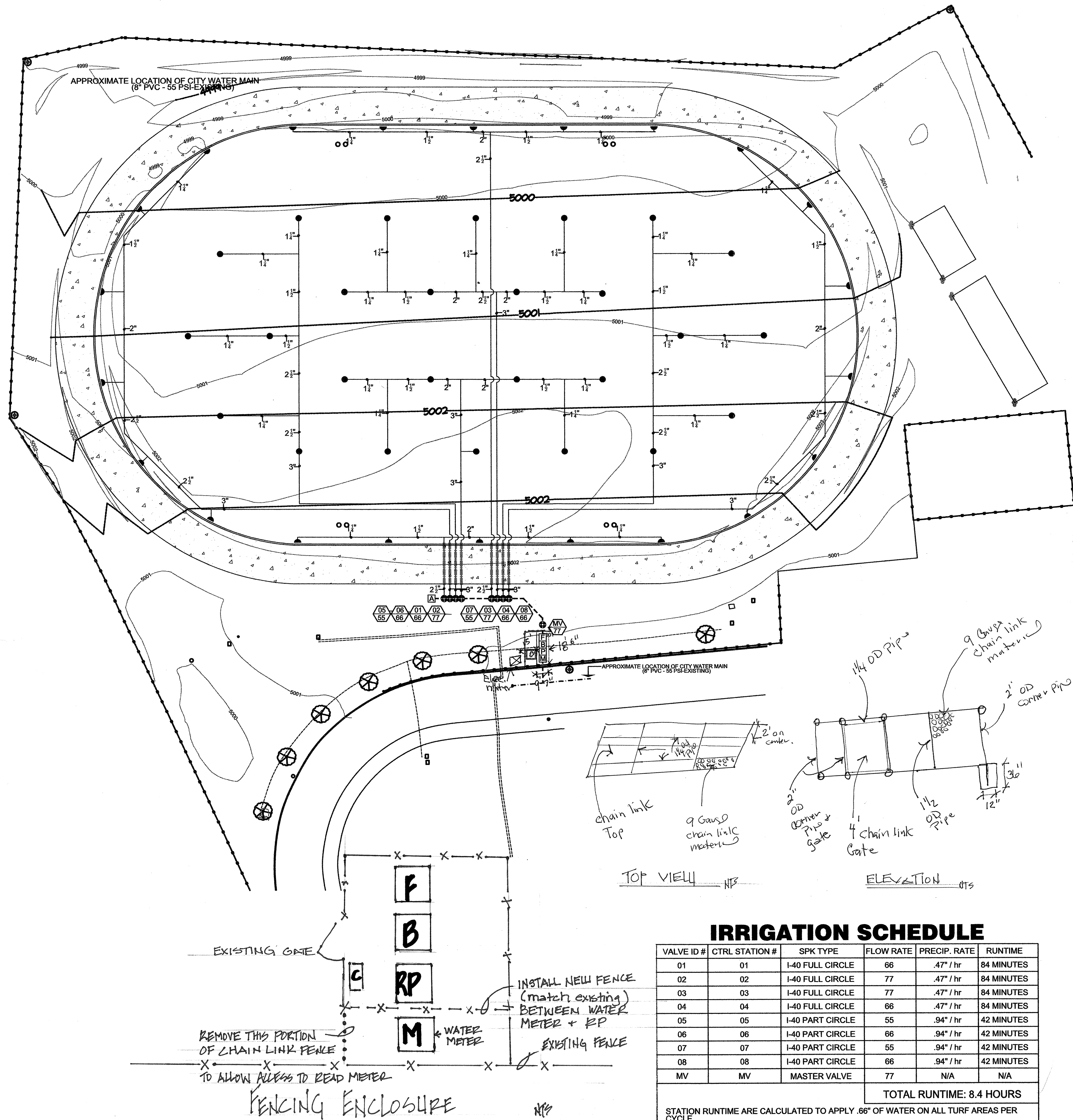
BENCH MARKS	

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	BY



ENGINEER'S SEAL	





## IRRIGATION LEGEND

- HUNTER I-40-36S-42 FULL CIRCLE ROTARY SPRINKLER WITH STAINLESS STEEL RISER, CHECK VALVE AND #42 NOZZLE (51' RADIUS, 11.0 GPM @ 50 PSI)
- HUNTER I-40-ADS-42 PART CIRCLE ROTARY SPRINKLER WITH STAINLESS STEEL RISER, CHECK VALVE AND #42 NOZZLE (51' RADIUS, 11.0 GPM @ 50 PSI)
- FEBCO #825Y-2 2" REDUCED PRESSURE BACKFLOW PREVENTER IN HOTBOX #HB2 INSULATED ENCLOSURE, CONTRACTOR TO PROVIDE POSITIVE HEAT SOURCE TO BACKFLOW DEVICE
- FLOW METER ASSEMBLY - MASTER METER #WT-2 2" CAST IRON, EPOXY COATED TURBINE WATER METER WITH ELECTRICAL OUTPUT REGISTER (1 PULSE = 10 GALLONS) (<1.4 PSI FRICTION LOSS @ 100 GPM)
- CRISPEN UL10.1 1" UNIVERSAL AIR RELEASE VALVE
- WATER METER - 2" CITY WATER METER, CONTRACTOR TO ASSUME ALL COSTS ASSOCIATED WITH PROVIDING WATER METER INCLUDING INSTALLATION AND UTILITY EXPANSION CHARGES (METER PERFORMANCE SHALL MEET 80 GPM CONTINUOUS DUTY WITH 55 PSI ON DOWNSTREAM SIDE OF METER)
- BOOSTER PUMP: RAINBIRD PUMP STATION CAPABLE OF PRODUCING 80 GPM @ 80-85 PSI DISCHARGE PRESSURE. THE PUMP SHALL HAVE A 35 PSI BOOST WITH A 5 HP MOTOR AND HAVE AN ALUMINUM ENCLOSURE WITH HEATING AND COOLING. THE PUMP SHALL OPERATE ON A PUMP START RELAY AND HAVE HIGH PUMP TEMPERATURE SHUTDOWN (230 VOLTS, SINGLE PHASE, 60HZ) CONTRACTOR TO CONSULT WITH PUMP STATION MANUFACTURER FOR EXACT PART NUMBER AND OPTIONS. CONTRACTOR TO PROVIDE ALL NECESSARY ELECTRICAL POWER TO BOOSTER PUMP STATION)
- RAINBIRD #200-PEB PLASTIC ELECTRIC VALVE WITH FLOW CONTROL (MASTER VALVE TO BE EQUIPPED WITH A PRS-D PRESSURE REGULATION MODULE)
- MOTOROLA IRRICOM #IS-C1A-RW-SS IRRIGATION CONTROLLER TO BE INSTALLED IN INTERSPEC STAINLESS STEEL ENCLOSURE WITH 24 VOLT SURGE PROTECTION, STATION SWITCHES AND REMOTE READY WITH C.O.A. COMMUNICATION RADIO (12 STATION OUTPUT) THIS SCORPIO SHALL BE AN EXTENSION OF THE IRRINET LOCATED AT MARIPOSA BASIN
- LATERAL PIPING - SCH 40 PVC SOLVENT WELD, PIPE SIZE INDICATED ON PLAN UNSIZED PIPE - I-40 SPRINKLERS = 1 1/4"
- MAINLINE PIPING - 3" CLASS 200 PVC GASKET END
- CITY WATER MAINLINE - 8" PVC - 55 PSI (INFORMATION PROVIDED BY COA WATER UTILITIES DEPT.)
- SLEEVE PIPING - CLASS 200 PVC SOLVENT WELD (TWO SIZES LARGER THAN PIPE TO BE SLEEVED)
- VALVE ID NUMBER
- FLOW IN GALLONS PER MINUTE

## IRRIGATION NOTES

**WATER PRESSURE:** THE WATER PRESSURE AT THIS SITE IS REPORTED TO BE 55 PSI BY THE CITY OF ALBUQUERQUE'S WATER DEPARTMENT. THE CONTRACTOR SHALL VERIFY THE ESTIMATED WATER PRESSURE OF THIS SYSTEM BY COMPLETING A FLOW / PRESSURE TEST PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS. THE CONTRACTOR SHALL INSTALL A FLOW METER PER THE CITY OF ALBUQUERQUE'S WATER DEPARTMENT. 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 RECEIVE A NOTICE TO PROCEED, IN WRITING FROM THE IRRIGATION CONSULTANT UPON ACCEPTABLE CONDITIONS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DESIGN CHANGES AND/OR ADDITIONAL WORK IF HE DOES NOT POSSESS A NOTICE TO PROCEED FROM THE CONSULTANT. DESIGN FLOW / PRESSURE CRITERIA: 55 PSI (DYNAMIC) @ 80 GPM

**BOOSTER PUMP:** THIS IRRIGATION SYSTEM WILL REQUIRE A LANDSCAPE IRRIGATION BOOSTER PUMP IN ORDER TO FUNCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A BOOSTER PUMP CAPABLE OF PROVIDING 80 GPM WITH A 35 PSI BOOST. THE PUMP SHALL BE HOUSED IN A HEATED / VENTED OUTDOOR ENCLOSURE AND BE EQUIPPED WITH SURGE PROTECTION, HIGH PUMP TEMPERATURE SHUTDOWN AND PUMP START RELAY. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ELECTRICAL POWER TO THE PUMPING STATION. THE CONTRACTOR SHALL CONSULT WITH CITY OF ALBUQUERQUE'S PARK MANAGEMENT DIVISION TO DETERMINE THE OPTIONAL PUMP STATION EQUIPMENT DESIRED FOR THIS PROJECT.

**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:** PRIOR TO THE INSTALLATION OF SOD, 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 TURFGRASS AREAS UNTIL DISTRIBUTION UNIFORMITY RESULTS HAVE BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE. AUDIT 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.

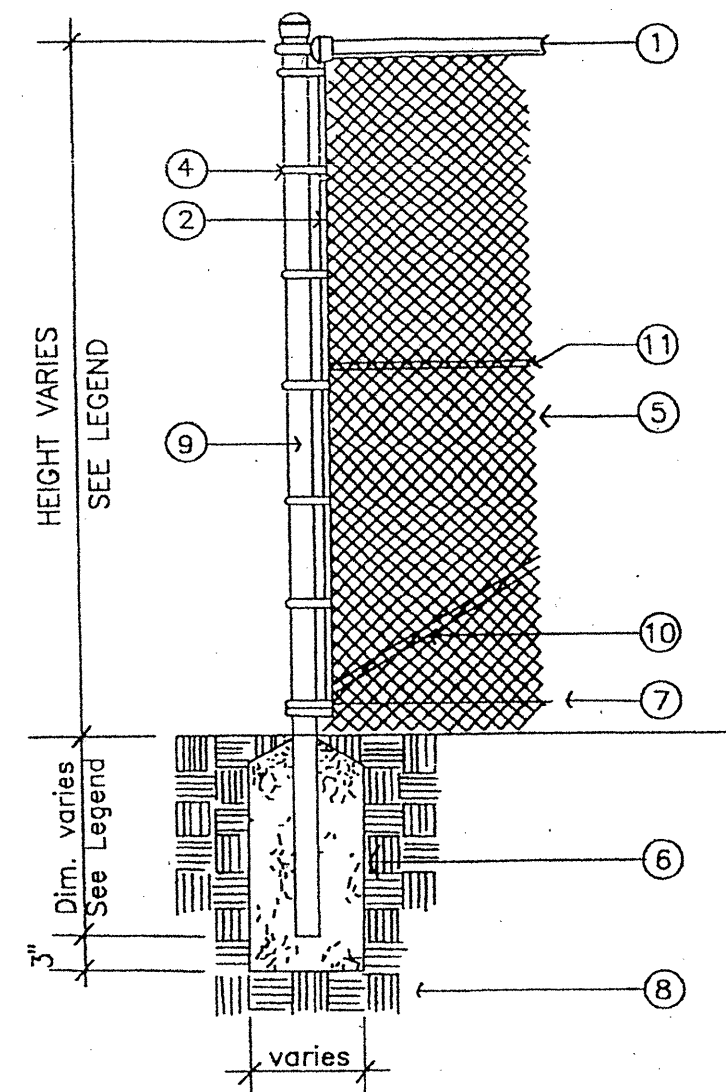
**SPECIFICATIONS AND DETAIL DRAWINGS:** THE CONTRACTOR SHALL REFER TO THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS AND DETAIL DRAWINGS FOR IRRIGATION CONSTRUCTION. IN THE EVENT OF A CONFLICT BETWEEN SPECIFICATIONS AND IRRIGATION DESIGN, THE CONTRACTOR SHALL NOTIFY THE IRRIGATION CONSULTANT IN WRITING. 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 FIXED AND MUST BE FIELD LOCATED AS CLOSELY AS POSSIBLE TO LOCATIONS SHOWN ON PLANS TO MEET THE INTENDED DISTRIBUTION UNIFORMITY. THE CONTRACTOR SHALL FIELD ADJUST ANY TREE LOCATIONS THAT ARE SHOWN TO BE CLOSER THAN 12' 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 AS TO MINIMIZE THE OVERSPRAY ONTO HARDSCAPE OR OTHER UNINTENDED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTING, 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.

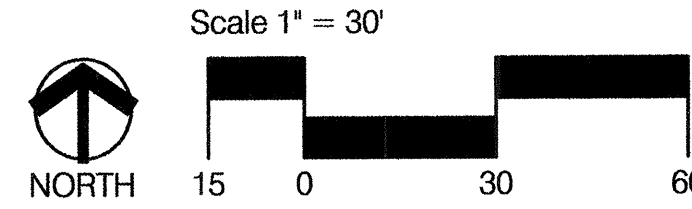
**MAINLINE FITTINGS:** THE CONTRACTOR SHALL USE TWO (2) 45 DEGREE ELBOWS FOR EACH 90 DEGREE MAINLINE BEND AS PER CITY OF ALBUQUERQUE'S REQUEST.

**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 MATTHEWS) (505) 888-1388 FOR THIS SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE RADIO SIGNAL STRENGTH SURVEY.



- KEYED NOTES**
- 1 5/8" OUTSIDE DIA. TOP RAIL (SS20)
  - 3/16" X 5/8" X 40" STRETCH BAR
  - POST TOP CAP
  - TENSION BANDS - 15" O.C. MAX.
  - 9 GAUGE X 2" MESH FABRIC - KNUCKLE & KNUCKLE BOTH SIDES
  - CONCRETE FOOTING, 3,000 PSI
  - 7 GAUGE BOTTOM TENSION WIRE W/HOG RINGS
  - 95% COMPACTED SUBGRADE
  - CORNER / END POST
  - COMPRESSION BRACE 1 5/8" O.D.
  - TRUSS ROD
- LEGEND**
- | FENCE HEIGHT | LINE POST    | LINE POST FOOTING | TERMINAL/END POST | TERMINAL/END POST FOOTING |
|--------------|--------------|-------------------|-------------------|---------------------------|
| 4'-6"        | 2" O.D. SS20 | 18" X 18"         | 2 1/2" O.D. SS40  | 24" X 12"                 |

## CHAIN LINK FENCE

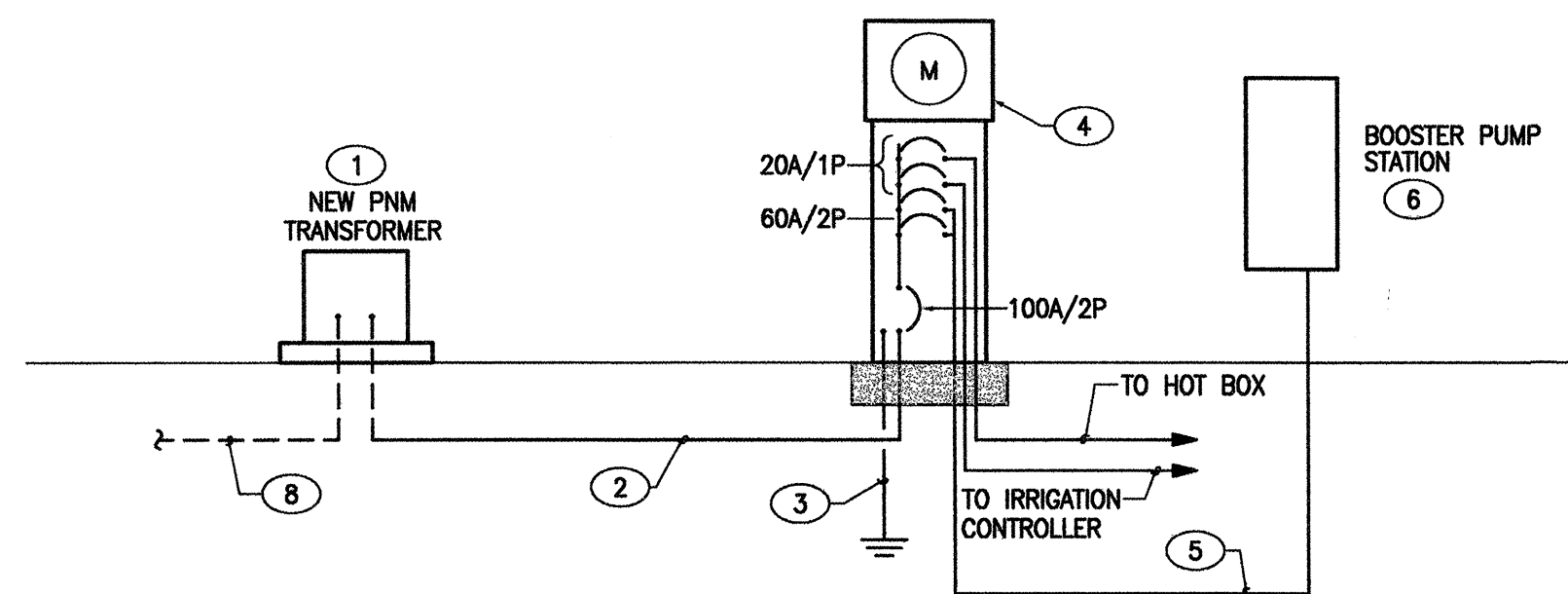


## IRRIGATION SCHEDULE

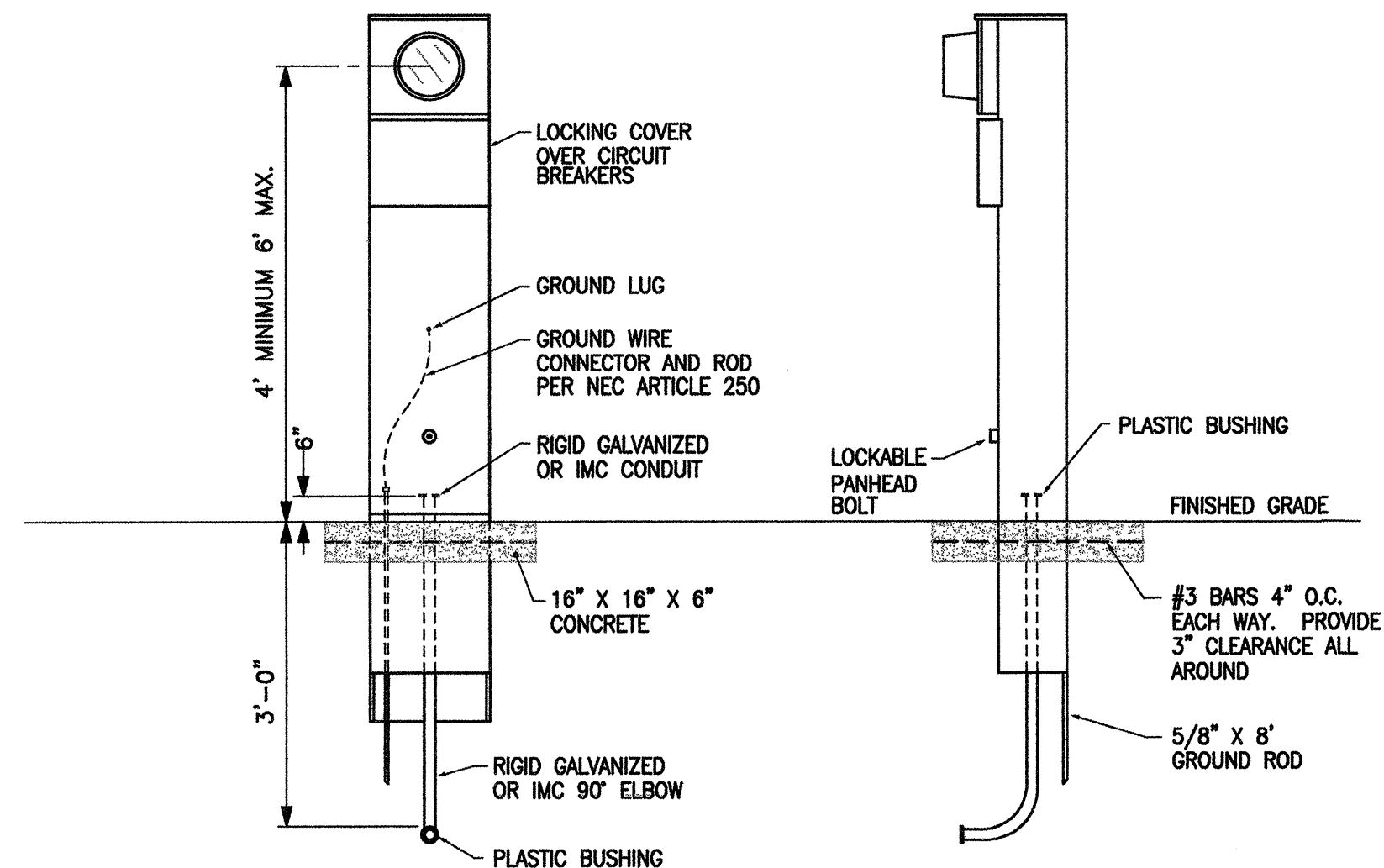
VALVE ID #	CTRL STATION #	SPK TYPE	FLOW RATE	PRECIP. RATE	RUNTIME
01	01	I-40 FULL CIRCLE	66	.47" / hr	84 MINUTES
02	02	I-40 FULL CIRCLE	77	.47" / hr	84 MINUTES
03	03	I-40 FULL CIRCLE	77	.47" / hr	84 MINUTES
04	04	I-40 FULL CIRCLE	66	.47" / hr	84 MINUTES
05	05	I-40 PART CIRCLE	55	.94" / hr	42 MINUTES
06	06	I-40 PART CIRCLE	66	.94" / hr	42 MINUTES
07	07	I-40 PART CIRCLE	55	.94" / hr	42 MINUTES
08	08	I-40 PART CIRCLE	66	.94" / hr	42 MINUTES
MV	MV	MASTER VALVE	77	N/A	N/A
TOTAL RUNTIME: 8.4 HOURS					
STATION RUNTIME ARE CALCULATED TO APPLY .66" OF WATER ON ALL TURF AREAS PER CYCLE					

CONSENSUS PLANNING, INC. Planning / Landscape Architecture 302 Elphinstreet 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: LBJ MIDDLE SCHOOL ATHLETIC FIELD IRRIGATION PLAN			
Design Review Committee	City Engineer Approval	Update	No. / Day / Yr.
City Project No. 782202	Zone Map No.	Sheet 4 of 6	





POWER RISER DIAGRAM



METERING PEDESTAL DETAIL

SCALE: NONE

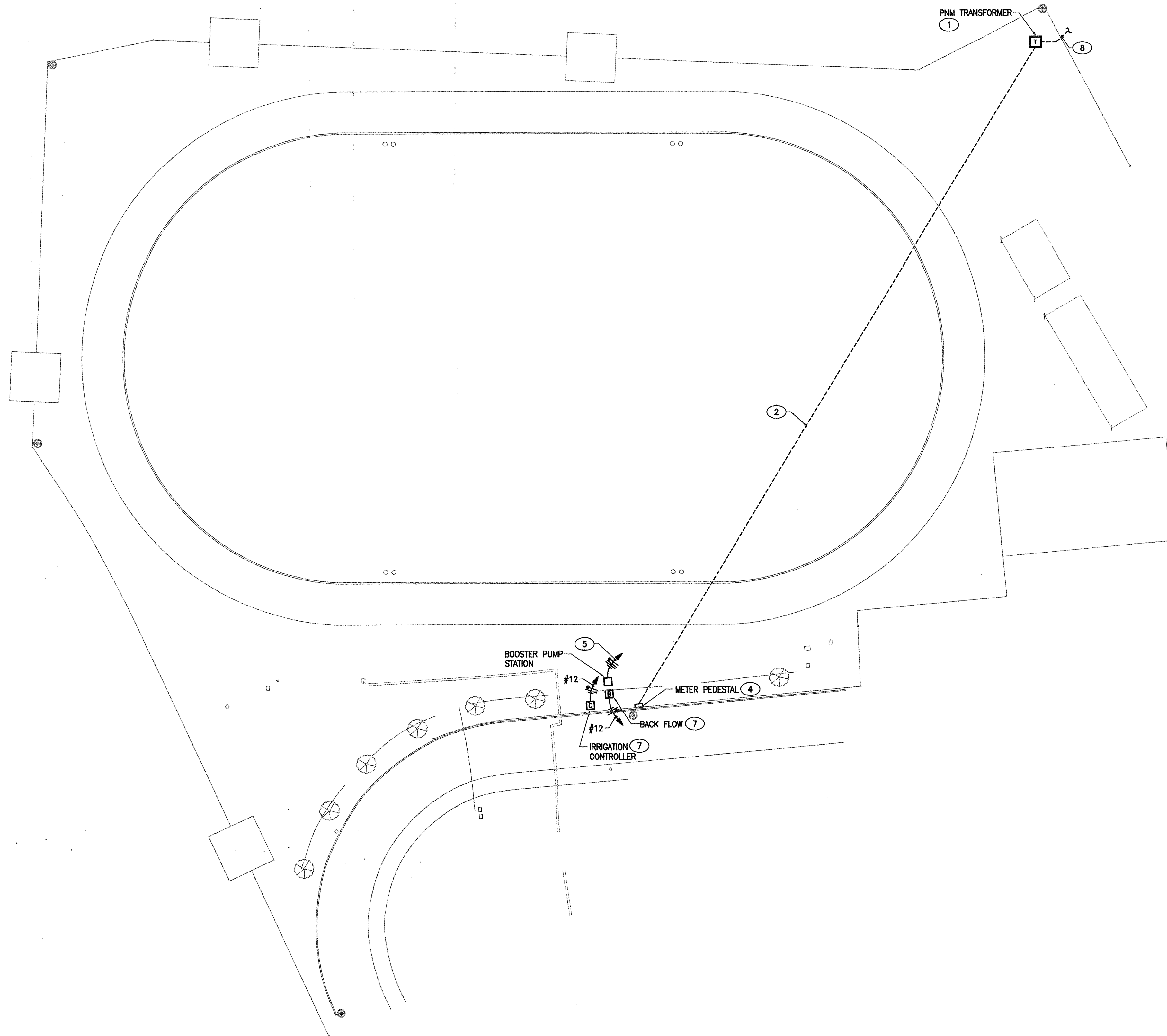
### KEYED NOTES

- 1 NEW SINGLE PHASE TRANSFORMER. COORDINATE ALL WORK WITH PNM.
- 2 3 #1/0, IN 2" CONDUIT.
- 3 GROUND PER NEC.
- 4 PROVIDE AND INSTALL A 120/240 VOLT, SINGLE PHASE, 100 AMP METERING PEDESTAL WITH A 100 AMP - 2 POLE MAIN CIRCUIT BREAKER WITH 2 - 20 AMP - 1 POLE AND 1 - 60 AMP - 2 POLE BRANCH CIRCUIT BREAKERS. REFER TO DETAIL ON SHEET FOR MOUNTING COORDINATE EXACT LOCATION WITH PNM.
- 5 3/8 AND 1/8 GROUND IN A 1" CONDUIT.
- 6 MAKE FINAL CONNECTION AT BOOSTER PUMP STATION CONTROL PANEL.
- 7 COORDINATE FINAL LOCATION OF IRRIGATION CONTROLLER AND HOT BOX WITH GENERAL CONTRACTOR PRIOR TO THE EXTENSION OF CIRCUITS.
- 8 COORDINATE THE EXTENSION OF THE PRIMARY FEEDER WITH PNM PRIOR TO THE EXTENSION OF THE SECONDARY SERVICE. TRANSFORMER LOCATION MAY CHANGE.

### 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 THEREFORE. 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 IT'S FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, 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.



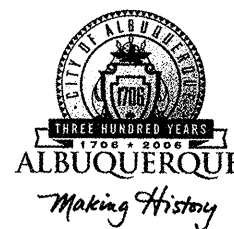
### ELECTRICAL SITE PLAN

SCALE: 1" = 30'-0"

**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: LBJ MIDDLE SCHOOL ATHLETIC FIELD ELECTRICAL SITE PLAN	
Design Review Committee	City Engineer Approval	Last Design Update	Mo. / Day / Yr.
			Mo. / Day / Yr.
			Mo. / Day / Yr.
			Mo. / Day / Yr.
City Project No. 782202	Zone Map No.	Sheet E1	of

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR				FIELD NOTES			
WORK STARTED BY				NO.			
DATE				BY			
DATE							
FIELD ACCEPTANCE BY							
DATE							
FIELD CORRECTION BY							
DATE							
RECORDED BY							
DATE							
NO.							



City of Albuquerque  
Martin J. Chavez, Mayor

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

### Final Acceptance Form

Date: 08/22/06  
To: Jeff Hart, Superintendent, Park Management, Parks & Recreation Department (PRD)  
From: John Casados, Construction Supervisor, Park Construction, DMD  
Subject: LBJ Middle School Recreation Field Joint Use APS/COA PRD, Park Management Division Accepts Maintenance Responsibility

As of (date): 08/22/06  
Project ID#: 782202  
Name of Facility: LBJ Middle School Recreation Field Joint Use APS/COA  
Address: 6811 Taylor Ranch Dr NW CD: 5  
Albuquerque, NM Park Zoning: R-T

... 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: APS School Joint Use - 6 acres

Acres Developed or Renovated: 1.77 acres

Acres of Irrigated Turf: Cool Season: 1.77 acres

Warm Season: n/a

#### Description of Project

Mountain West Golfscapes:  
Installation of new irrigation system: Hunter sprinkler heads, Rainbird auto valves, Rainbird Booster pump; producing 80 gpm @ 90-85 discharge pressure, Motorola 12-station controller, 1" Crispin universal air release valve, 2" Master Meter flow meter assembly and 2" Febo 825Y reduced pressure backflow preventer. Concrete header, turf sod. Installation of new 2" City water meter. Installation of electrical meter pedestal and electrical connection to irrigation controller, backflow preventer and booster pump station, chainlink electrical equipment in fenced enclosure.

Effective date: 08/22/06

NO MORE CHARGES for new water, electric and gas

...will be accepted by the contractor: Mountain West Golfscapes, (TLC Plumbing) & PNM

7294150 & 7304190

...are to occur against activity numbers:

Water Meter Reading: #02164678	Electric Meter Reading: #0670208	Gas Meter Reading: N/A
Water Meter Number: 66692040	Electric Meter Number: #115702855-1276005	Gas Meter Number: N/A

#### Warranty and Vendor Information:

The following is a listing of all labor, vendors and product warranties pertaining to project: **LBJ Middle School Recreation Field Joint Use APS/COA.**

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: Mountain West Golfscapes  
Contact Name: John Mondragon  
Phone: (505) 869-9019  
Warranty: 1 yr.  
One (1) year labor and material.

Sub Contractor to MWGS: TLC Plumbing  
Contact Name: Tom Kryko  
Phone: (505) 761-9696  
Warranty: 1 yr.  
One (1) year labor and material/Water Meter

Contractor: PNM Electric (coordinated by COA)  
Contact Name: Mike Moyer  
Phone: (505) 246-5911  
Warranty: 1 yr.  
One (1) year labor and material/Electrical

Vendor:  
Phone: (505)  
Application:  
Product:  
Model#:  
Manufacture warranty: 1 yr.

Vendor:  
Phone: (505)  
Application:  
Product:  
Model#:  
Manufacture warranty: 1 yr.

Project Name: LBJ Middle School Recreation Field Joint Use APS/COA

Amenities	Total Existing	# Removed	# Added	Current Total
Backstops				
Baseball Fields (Lit)				
Basketball Courts (Full)				
Basketball Courts (Half)				
BBQ Grills				
Benches				
Bike Racks				
Bleachers				
Concrete Sidewalks				
Crusher Fines/Trail/Distance				
Diggers				
Exercise Stations				
Fence(LF/Height)				
Chain Link Fence				
Modular Skate Facility				
Mutt Mitt Box				
Parking Spaces				
Parking Spaces (ADA)				
Pedestrian Bridge				
Picnic Tables				
Play Areas				
Play Structures (2 to 5 yrs)				
Play Structures (5 to 12 yrs)				
Pools (Indoor)				
Pools (Outdoor)				
Recreation Fields				
Shade Structures				
Skate Area				
Softball Fields (Lit)				
Softball Fields (Unlit)				
Tennis Courts (Lit)				
Tennis Courts (Unlit)				
Trash Receptacles				
Turf Acres	0	0	1.77	1.77
Visitors Center				
Volleyball Courts				
Walking Paths(LF)				
Youth Baseball Fields				
Stone Paving				
Tetherball Post				

Other amenities:

The DMD, Project Manager from Park Design and Construction Division for this Capital Project, **LBJ Middle School Recreation Field Joint Use APS/COA.** (project name)

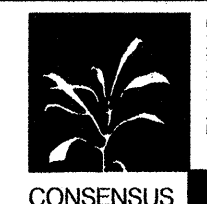
☐ John Casados  
☐ David Flores  
► Colleen Frenz

Other Documents:

- Punchlist complete date: 08/28/06
- Water bill showing paid
- Electric bill showing paid
- Irrigation water audit - Irrigation Services (505) 861-1536
- Backflow Prevention audit/test - Roto Rooter (505) 299-6464
- ☐ Playground audit
- Record drawings
  - Red line markings
  - CD (3 copies)
  - CD - Irrigation As-builts
- 11"x17" laminated irrigation layout plan and irrigation schedule
- Manuals/maintenance documents
  - Lights
  - Play equipment
  - Booster Pump manual
  - Joint Use agreement APS/COA for maintenance
- ☐ Shade structure engineered drawings
- ☐ Maintenance kits
  - Keys (gates, trash receptacles, information boards, electrical boxes, controllers, hotboxes, mutt mitts)
  - Tools
  - Touch up paint
- ☐ Assembly instructions:
  - Benches
  - Tables
  - Play structures
  - Shade structures
- Agreements/Licenses
  - Intergovernmental Sub-Lease Park Improvement Agreement
  - PNM-Extension Revenue Credit Guarantee Agreement
  - PNM-Grant of Option for Right of Way and Easement (electric)
  - COA-Grant of Option for Right of Way and Easement (for water meter)

Park Design and Construction \_\_\_\_\_ Date \_\_\_\_\_

Park Management \_\_\_\_\_ Date \_\_\_\_\_



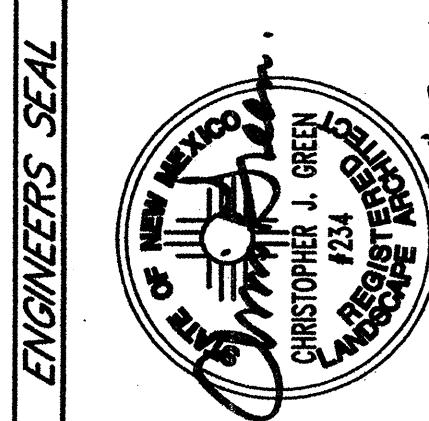
CONSENSUS PLANNING, INC.  
Planning / Landscape Architecture  
302 Eighth Street NW  
Albuquerque, NM 87102  
(505) 764-9801 Fax 842-5495  
e-mail: cp@consensusplanning.com

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

TITLE: LBJ MIDDLE SCHOOL ATHLETIC FIELD  
ACCEPTANCE FORMS

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

City Project No. 782202 Zone Map No. Sheet 6 of 6



4-5-06

REVISIONS  
DESIGN  
DATE 4/20/06  
DRAWN BY MA DATE 4/20/06  
CHECKED BY CG DATE 4/20/06

NO. DATE  
BY

REMARKS

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

SURVEY INFORMATION  
FIELD NOTES  
NO. BY DATE

ENGINEERS SEAL