APPENDIX II.5-2 Subdivision Park Plan Requirements:

Cover Sheet:

To include project name, vicinity map, sheet index, Landscape Architect's contact information, general notes and signature block for plan review (may already be included in Subdivision Construction Plan Set).

Grading and Drainage Plan:

At a minimum show elevation contours and indicate drainage. Note: If the project is part of a subdivision, overall subdivision grading may not support the approved park plans, additional grading and a plan may be required).

Plan View/ Site Plan with appropriate dimensions:

Plan view includes a scale, north arrow, property lines, proposed easements, any onsite ponding areas. This plan will include placement of all improvements and amenities. The Site plan shall also clarify accessible routes from public way to all facilities within the park.

Paving and Construction Plan:

For any structures and/or paving including notes and appropriate specifications. Construction plans with cross sections are also required for crusher fine paths that are associated with the park.

Construction documents submitted for Commercial Building Permit shall comply with the International Building Code and New Mexico Administrative Code, and City of Rio Rancho adopted Codes and Ordinances. Permit documents shall also include the above site plan and an ES (ICC Evaluation Service) report or structural calculations justifying the proposed structures for this region. Provide 3 paper sets of construction documents stamped and signed by a registrant (Engineer and/or Landscape Architect) in the State of New Mexico.

Landscape and Planting Plan with legend

Indicate placement of all plant and hard-scape materials.

Plant list and legend will include number of each plant, species and common names for all vegetation, size at installation and at maturity. Hard-scape elements (color, size, application), type of fabric weed barrier and its application will be described in the notes.

Irrigation Plan:

Irrigation systems shall be designed so that the system has the capacity to place 2 inches of water per week on high water use grasses and 1 inch of water per week on low water use grasses. This water shall be applied in a six day period during a watering window from 10:00 p.m. to 7:00 a.m. All grass areas shall have full head to head coverage irrigation systems. It is the responsibility of the contractor to determine the static pressure at the service line, and ensure the system is designed to operate at that pressure, as described above, and to meet the Department's standards.

All irrigation systems shall utilize a master valve and flow meter.



Each irrigation control valve shall be labeled numerically. Whenever necessary, systems shall use pressure regulating valves. Bubbler heads shall be low flow pressure compensating bubblers. **Indicate the location of the following on the plan:** Mainline, meters, backflow preventers, flow meter, lateral lines/ zones, master valve/ box, control valves, Controller (Rain Master), pop-up heads and large rotor heads (indicate degree of coverage), drip lines and bubbler assemblies. *Note additional requirements for Final As-Built Plans at the end of this section.

- **Standard Details** (inquire of the Parks Department for more information) Shall be provided for: all paved or constructed amenities within the park (including but not limited to play and shade structures, benches, tables, trash cans, irrigation valve assemblies, controllers, irrigation connections, plantings etc.)
- **Traffic Control Plan** for project if not provided elsewhere as part of the Subdivision Construction Plans. *Note: Depending on timing of park construction (such as at the very end of subdivision construction), a separate plan may be required.

Final As-Built Plans (after final inspection – shall be provided as mylars)

Will show park elevation contours, layout with appropriate dimensions, including placement of all improvements and amenities (playing fields, parking lots, paths, play structures, benches, courts, landscaping).

As-Built Plans for Irrigation:

Mainline, meters, back flow preventers with hot box and electrical line/s, flow meters, lateral lines/zones, master valve/ box, control valves, Controller, pop-up heads and large rotor heads (indicate degree of coverage), and actual drip lines and bubbler assemblies.

Additional Informational requirements for Final As-Built Plans:

-The Contractor will state existing static pressure at meter or point of connection.

-The following statement shall appear on each irrigation plan:

"At the time of final acceptance, the Contractor shall demonstrate to the City, that the operating pressure at the head has been adjusted to match the specified design operating pressure for each valve."

-Each irrigation plan shall have a System Performance Information Chart that provides the following information for each control valve:

Control valve Number.

Valve brand, model number and size.

Length of time required to operate valve in order to apply 0.33 inches of water.

Irrigation head brand and model number.

Irrigation head nozzle size.



Irrigation head spacing. Irrigation head gallons per minute. Total gallons per minute. Design operating pressure at the head. Precipitation rate at design operating pressure.

All parks with greater than one (1) acre of turf shall pass a water audit conducted by a certified water auditor. The system shall have a minimum distribution uniformity of 70%.

