

POJOAQUE VALLEY RECREATION COMPLEX - PHASE 2

POJOAQUE, NEW MEXICO CONSTRUCTION DRAWINGS

September 26, 2016

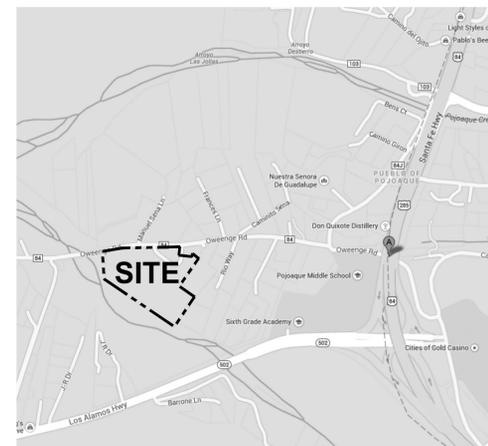


NTS

project location

62 County Road 84 (Oweenge Road)
Santa Fe County, New Mexico 87506

location map



NTS

project data

LOT INFO	TRACT A
LOT AREA	± 11.05 ACRES
PROJECT AREA	± 3.35 ACRES (±146,000 SF)
ROOF AREA (EXISTING)	
	985 SF CONCESSIONS
	1470 SF STORAGE BUILDING
	1160 SF DUGOUTS (6 TOTAL)
	+ 360 SF PUMP / WELL
BUILDING	
	3975 SF TOTAL
LOT COVERAGE	3975 SF (ROOF AREA) / 11.05 AC = ± .8%
ALLOWABLE BUILDING HEIGHT	24'-0" MAXIMUM
ACTUAL BUILDING HEIGHT	15'-4" (CONCESSIONS BUILDING)
OCCUPANCY GROUP	NR-NON RESIDENTIAL
ZONING	PVCD TRADITIONAL COMMUNITY(PVCD-TC)
DWELLING UNITS	0 UNITS
SECTION / LOT / BLOCK INFO	SECTION 7, T.19N., R.9E., N.M.P.M. SANTA FE COUNTY, NEW MEXICO
WATER	ON-SITE WELL; OSE FILE NO. 02091
PARKING	154 TOTAL: 103 ADDITIONAL SPACES INCLUDING 9 ON STREET PARKING (ADDITIVE ALTERNATE 1) AND 5 ADDITIONAL ADA SPACES (8 TOTAL ADA SPACES)

project description

The Pojoaque Valley Recreation Complex is a 11.05 acre area of public land along the Rio Tesuque off Oweenge Road (County Road 84) within Santa Fe County. It is an existing community park with two sports fields (one synthetic turf multi-purpose field and one grass softball field) with sports field lighting, a restroom/concessions building, utility building, storage building, and a parking area.

Phase II improvements consist of expanding the parking area to add approximately 100 additional parking spaces, improving site drainage, providing additional perimeter site access control (extend / repair fences), adding picnic amenities (tables, trash receptacles), and planting trees for shade and site protection from river flows. Site improvements provide more clearly defined vehicular and pedestrian access areas. Maintenance access is provided to the enclosed maintenance yard and at key locations to the park.

additive alternate 1

Add parallel parking area along County Road 84 and install new fence and gates along street frontage (see L2-01). Scope of work includes: remove existing fence, salvage gates, remove existing cottonwood trees, and clear and grub area (see L1-01). Install base course parking area with parking bumpers; extend base course between new parking area and edge of roadway; match grades at road edge and drain toward swale on park site. Install new fence, gates and crusher fines surfacing. Base bid assumes no improvements in this area.

additive alternate 2

Add restoration planting and drip irrigation along bank of Rio Tesuque (see L4-02, L4-03, IR2-02). Base bid assumes demolition, grading, and extending post and cable fence along berm to edge of property.

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C2-01	GRADING AND DRAINAGE PLAN SERIES
C4-01	TYPICAL SECTIONS + SITE DETAILS

APPROVED BY SANTA FE COUNTY	
	9/29/16
PROJECT AND FACILITIES DIVISION DIRECTOR MARK HOGAN, AIA	DATE
APPROVED BY SANTA FE COUNTY	
	9/29/16
PROJECT MANAGER COLLEEN BAKER	DATE

owner

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GENERAL CONDITIONS NOTES

- Work performed shall comply with the following:
 - These General Notes, Construction Documents and Specifications.
 - All applicable local, state and federal codes, ordinances and regulations. All codes listed in Specifications and Drawings shall be inclusive of all codes, regulations and requirements adopted by the State of New Mexico, including all Amendments.
- Source of base information is BlueLine Construction Survey Department and is assumed to be correct. Report any discrepancies immediately to the Owner's representative.
- Verify locations and grade information of pertinent site improvements installed under other contracts. If any part of this plan cannot be followed due to site conditions, contact owner's representative for instructions prior to commencing work.
- Contact local underground utility services for utility location and identification, prior to commencing work.
- Perform excavation in the vicinity of underground utilities with care and by hand, if necessary. The contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately and at no expense to the owner. No additional compensation or time extension for delays, inconveniences, or damages sustained will be made to contractor due to interferences from utility appurtenances or the operation of moving them resulting from contractor's negligence.
- Field verify all elevations, dimensions, right-of-way and boundary limits prior to the beginning of construction. The contractor shall limit all work on this project within the existing right-of-way or public easement.

SITE DEMOLITION NOTES

- Items shall remain unless designated for removal. Remove designated items shown on the plan to the full depth of their construction unless otherwise noted. Coordinate demolition work with work to be performed under this contract.
- Verify the location and dimension of items to be removed prior to commencement of the work.
- All concrete and asphalt removal shall be saw cut. Edges of material to remain shall be shored up and protected during construction to preserve edge intact. Repairs to damaged edges to be done with care and at no cost to the owner.
- Remove and dispose of existing construction debris within improvement areas prior to construction. Construction debris disposal locations as indicated by the contract documents or as directed by the Owner's representative.
- Salvaged items to be removed with care, cleaned, and transported to off site location as directed by owner.
- Items encountered below grade and not shown on the drawings shall be brought to the attention of the Landscape Architect.
- Contact the local underground service update for utility location and identification prior to demolition.
- Perform excavation in the vicinity of existing utilities by hand where applicable. The Contractor is responsible for damage to existing utilities caused by any person, vehicle, equipment or tool related to the execution of the Contract.
- Topsail should be salvaged from only those areas that will be disturbed by excavation, filling, road building, or compaction by equipment. A four to six inch striping depth is common, but depth will depend on the soil profile at the site. Topsail stockpiled for future use shall be relatively free from large roots, sticks, weeds, brush, stones larger than (1) inch diameter, or other litter and waste products including other extraneous materials not conducive to plant growth.
- Location of any on-site topsoil stockpiles shall be identified on the approved plans. Stockpile locations shall be identified to avoid slopes and natural drainageways and to avoid traffic routes. Topsoil stockpile shall be located in areas to avoid erosion of said stockpile to offsite areas.
- Topsail stockpiles are to have a minimum 1.5 feet high (or higher) perimeter berm around the circumference of the pile for sediment control and topsoil conservation. Construction of the perimeter ditch/berm should precede any activities associated with material placement in the stockpile. Topsoil stockpile height shall not exceed 10 feet.
- Use sediment barriers (straw bales, silt fences) around the perimeter of the stockpile. Apply temporary stabilization to the stockpile within seven days of the formation of the stockpile either in the form of temporary seeding or mulch if it is to remain unused for longer than 30 days. If stockpile will not be used within 12 months, it should be stabilized through seeding of permanent vegetation so as to minimize soil erosion by both wind and water.

LAYOUT NOTES

- On-site verification of all dimensions and conditions shall be the responsibility of the General Contractor. Noted dimensions take precedence over scale, larger scale over smaller scale, addenda and clarifications over previous documents.
- Contractor to lay out hardscape elements and verify layout with Landscape Architect prior to construction. Hardscape elements are dimensioned on the Landscape Materials □ Layout Plan.
- For dimensions of existing buildings and related work, refer to the as built architectural drawings. Architectural drawings can be obtained from Santa Fe County.
- Where dimensions are called as "equal," space referenced items equally, measured to their center lines.
- Measurements are to face of building, wall or fixed site improvement. Dimensions to center lines is as indicated.
- Install intersecting elements at 90 degree angles to each other unless otherwise noted.
- Install new hardscape paving elements (curbs, ramps, walkways, patios, trails, pavement, etc.) flush with existing hardscape paving elements unless otherwise noted.
- Provide expansion joints where concrete flatwork meets vertical structures such as walls, curbs, steps and building elements.
- Expansion joints in concrete walkways shall be located twenty feet (20'-0") O.C. maximum or as indicated. Control joints in concrete walkways shall be located five feet (5'-0") O.C. maximum or as indicated.
- All radii of walkway intersections on the plans shall be 4'-0" or as indicated on the plans.
- The contractor shall ensure ADA compliance for construction of ADA features and appurtenances (including, but not limited to, sidewalk & curb ramp cross slopes, ramp slopes, thresholds, site furnishings, etc.) as detailed in the plans and in accordance with referenced standard drawing, specifications and established ADA guidelines and standards. The contractor is responsible for field checking slopes and dimensions of all formwork for compliance prior to installation of concrete. Santa Fe County reserves the right to inspect any ADA features and appurtenances at any time before final completion of the project and may require the contractor to remove, replace, and/or correct any work at the contractors expense that in not in compliance, as determined by the project manager.
- All temporary access routes for pedestrians shall be ADA compliant.
- Coordinate finish grade of new elements with existing elements to remain to ensure ADA compliance and positive drainage away from site elements. If grades of new site elements prevent or obstruct proper site drainage, contractor to notify owner and landscape architect and make mutually agreed upon adjustments prior to installing site improvements.
- Contractor to keep disturbance to adjacent landscape areas to a minimum and to avoid disturbance and demolition of existing vegetation designated for preservation except as approved by Landscape Architect. When excavation near plant material to be protected must be carried out, damage to be limited by root pruning. Root pruning shall be completed before grading is started.

LANDSCAPE PLANTING NOTES

- Verify locations of pertinent site improvements installed under other sections. If any part of this plan cannot be followed due to site conditions, contact Landscape Architect for instructions prior to commencing work.
- Exact locations of plant materials to be approved by the Landscape Architect in the field prior to installation. Landscape Architect reserves the right to adjust location in field.
- Verify plant counts and square footages: Quantities are provided as Owner information only. If quantities on plant list differ from graphic indications, then graphics shall prevail.
- Contact the local underground utility services for utility location and identification.
- Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
- Trees shall bear same relation to finished grade as it bore to existing.
- Trees to be planted a minimum of 4 feet from face of building, or pavement, except as approved by Landscape Architect.
- Provide matching forms and sizes for plant materials within each species and size designated on the drawings.
- Prune newly planted trees only as directed by Landscape Architect.
- Align and equally space in all directions trees and shrubs so designated per these notes and drawings.
- Finish grades of planter areas shall be 1 1/2 inches below adjacent paving or top of wall unless otherwise noted.
- Cut and remove burlap from top 1/3 of ball.
- Landscape Architect to review plant materials at source or by photographs prior to digging or shipping of plant materials.
- Revegetate all areas disturbed due to construction activities as outlined in the contract documents. Review extent of areas to be revegetated with Landscape Architect prior to commencing work.
- Dig holes for plants in highly compacted or caliche soil with a trencher or other appropriate equipment in line in an asterisk (*) shape. Extend trenches beyond required excavation hole.
- Contractor to de-compact soils in planting areas by roto-tilling, disking or ripping to a depth of 6 - 8" minimum and preferably a depth of 12 - 18". De-compaction of small planter areas, such as those in parking lot areas, may require the removal of the compacted soil to a depth of 18" or more and then re-installed loosely with required amendments. Always remove debris over 2" in size.
- When performing soil de-compaction, multiple passes across the area will be required and, when possible, should be at varying angles to ensure adequate coverage. When using disc or ripping equipment, it is required that the final passes over the area be made with a roto-tiller to break up any large clumps to make final grading easier.
- During the remainder of the landscape installation, various areas of the site may be re-compacted due to the use of equipment and vehicles. This compaction is typically limited to the upper 4-6" of the soil. Prior to the installation of plant material in these areas, the compaction shall be reduced to 80% or less using previously described methods.

IRRIGATION NOTES

- See general conditions notes.
- Point of connection for irrigation mainline is as noted on plans.
- Extend control wires to all irrigation valves as shown on plans.
- Contractor to verify that water source is capable of providing pressure and gpm for systems as designed prior to beginning any irrigation work.
- Locations of irrigation lines, valves, heads, and all other related irrigation appurtenances shown on these drawings are diagrammatic only. The exact location of the above need to be approved by the Landscape Architect.
- Stake all utilities, including sewer and drainage prior to any excavation for irrigation.

TABLE OF ABBREVIATIONS

APPROX	APPROXIMATE	MH	MANHOLE
ARCH	ARCHITECT	MIN	MINIMUM
AVG	AVERAGE	MISC	MISCELLANEOUS
B.B	BALLED AND BURLAPPED	N	NORTH
BF	BOTTOM OF FOOTING	NC	NOT IN CONTRACT
BLDG	BUILDING	NO	NUMBER
BM	BENCHMARK	NOM	NOMINAL
BOC	BACK OF CURB	NTS	NOT TO SCALE
BR	BOTTOM OF RAMP	OC	ON CENTER
BS	BOTTOM OF STEP	OD	OUTSIDE DIAMETER
BW	BOTTOM OF WALL	OPP	OPPOSITE
CAL	CALIPER	PAR	PARALLEL
CAP	CAPACITY	PC	POINT OF CURVATURE
CF	CUBIC FEET	PE	POLYURETHANE
CHAM	CHAMFER	PERF	PERFORATED
CIP	CAST IN PLACE	PED	PEDESTRIAN
CJ	CONTROL JOINT	PI	POINT OF INTERSECTION
CL	CENTER LINE	PL	PROPERTY LINE
CLR	CLEARANCE	PT	POINT, POINT OF TANGENCY
CM	CENTIMETER	PVC	POLYVINYL CHLORIDE
CO	CLEAN OUT	PVMT	PAVEMENT
COMP	COMPACTED	PVR	PAVER
CONC	CONCRETE	QTY	QUANTITY
CONST	CONSTRUCTION	R	RADIUS
CONT	CONTINUOUS	REF	REFERENCE
CONTR	CONTRACTOR	REINF	REINFORCE(D)
CU	CUBIC	REQ'D	REQUIRED
CY	CUBIC YARD	REV	REVISION, REVISION
DEMO	DEMOLISH, DEMOLITION	ROW	RIGHT OF WAY
DIA	DIAMETER	RT	RIGHT
DIM	DIMENSION	S	SOUTH
DTL	DETAIL	SS	SANITARY SEWER
DWG	DRAWING	SCH	SCHEDULE
E	EAST	SD	STORM DRAIN
EA	EACH	SEC	SECTION
EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)
EL	ELEVATION	SHT	SHEET
ELEC	ELECTRICAL	SIM	SIMILAR
ENG	ENGINEER	SNT	SEALANT
EQ	EQUAL	SPECS	SPECIFICATIONS
EQUIP	EQUIPMENT	SQ	SQUARE
EST	ESTIMATE	ST	STORM SEWER
E.W.	EACH WAY	SY	SQUARE YARD
EXIST	EXISTING	STA	STATION

POJOAQUE VALLEY RECREATION COMPLEX - PH 2

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SANTA FE COUNTY

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SANTA FE, NEW MEXICO 87506**

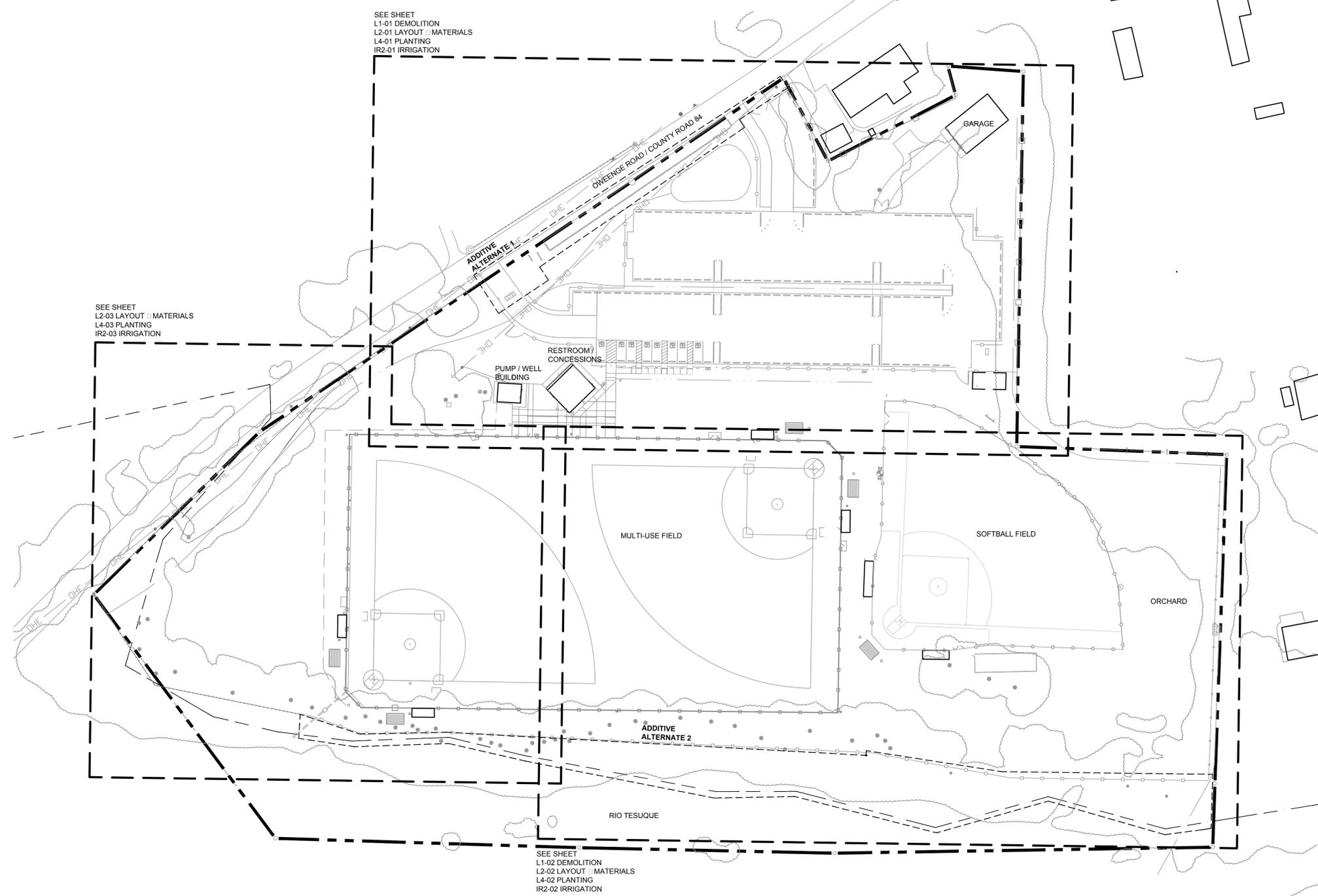
DRAWN BY: PS / CH DATE: September 26, 2016

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

L0-00



REVISIONS		
ISSUED	DATE	DESCRIPTION

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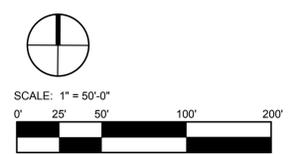
SANTA FE COUNTY

62 COUNTY ROAD 84 (OWEENGE ROAD)
SANTA FE, NEW MEXICO 87506

DRAWN BY: PS / CH DATE: September 26, 2016

SHEET TITLE: **KEY PLAN**

SHEET NUMBER: **L0-01**





SCALE: 1" = 80'
CONTOUR INTERVAL = 1'



LEGEND:

- = PROPERTY CORNERS FOUND (AS NOTED)
- = SET PROPERTY CORNER (Rebar #11597)
- ◆ = U.S. GENERAL LAND OFFICE SURVEY BRASS CAP
- = CHAIN LINK FENCE
- = WOOD FENCE
- +— = OVERHEAD UTILITY
- = ASPHALT ROAD
- = BOUNDARY LINE
- = 100 YR FLOODPLAIN (ZONE AE)
- = DENSE TREES
- = 5' INTERVAL CONTOUR LINE
- = 1' INTERVAL CONTOUR LINE
- = TREE LINE
- = CENTER LINE OF DITCH

NOTES:

AERIAL PHOTOGRAPHY & TOPOGRAPHY
WAS OBTAINED BY BLUE SKIES
CONSULTING, LLC.
PHOTO TAKEN 8-19-2013

SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN PRODUCED ACCORDING TO PROCEDURES THAT HAVE BEEN DEMONSTRATED TO PRODUCE DATA THAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A TOPOGRAPHIC MAP COMPILED AT A SCALE OF 1"=50' WITH A CONTOUR INTERVAL OF 1'. PREPARED FROM A FIELD SURVEY BY ME ON AUGUST 28th, 2013, AND IS TRUE AND CORRECT TO THE BEST BELIEF

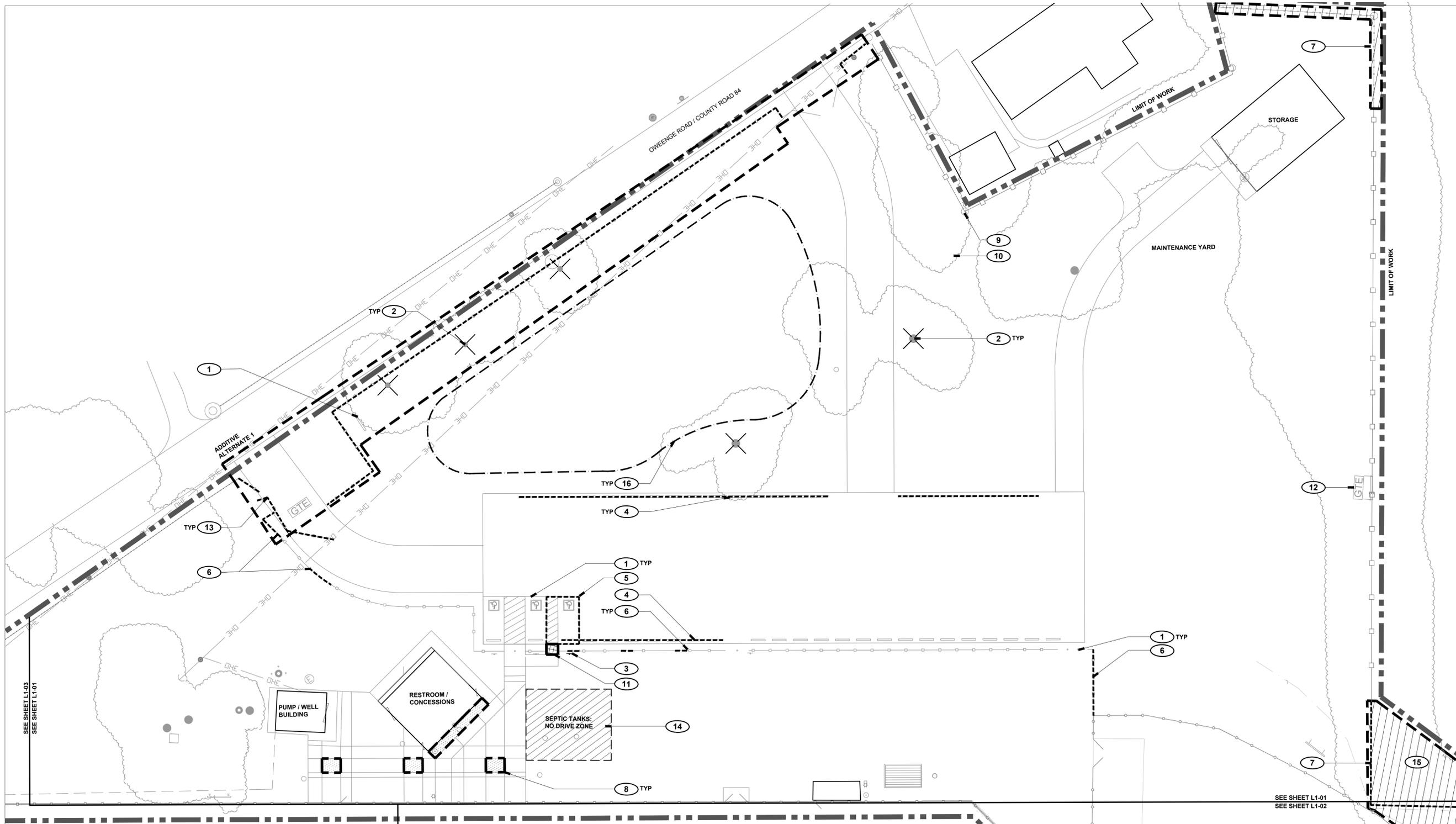
Brian K. McClintock 4/28/2014

BRIAN K. McCLINTOCK N.M.P.S. No. 11597 DATE



TOPOGRAPHIC SURVEY
OF
POJOAQUE VALLEY SCHOOL
RECREATION FIELD

BLUELINE CONSTRUCTION
(SURVEY DEPARTMENT)
20 REATA ROAD
SANTA FE NEW MEXICO
505-216-7909



SEE SHEET L1-03
SEE SHEET L1-01

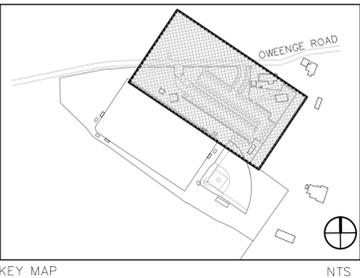
SEE SHEET L1-01
SEE SHEET L1-02

DEMOLITION LEGEND

	LIMIT OF WORK
	MATCH LINE
	EXISTING FENCE
	EXISTING FENCE, CHAIN LINK
	CONCRETE REMOVAL
	SITE CLEARING
	SELECTIVE SITE CLEARING
	ELEMENT REMOVAL
	TOPSOIL HARVESTING
	TREE REMOVAL
	SPORTS FIELD LIGHT POLE
	CLEANOUT

DEMOLITION KEYED NOTES

- 1** PRESERVE AND PROTECT EXISTING SITE ELEMENTS TO REMAIN, TYP.
- 2** REMOVE EXISTING COTTONWOOD TREE; GRIND STUMP DOWN TO 6" BELOW FINISH GRADE, MIN.; PRESERVE BOTTOM 15'-20" OF TRUNK FOR RELOCATION ON SITE; CHIP REMAINDER OF TREE INTO WOOD CHIPS; STORE ON SITE FOR FUTURE REUSE; SEE L2-02 FOR FINAL LOCATION.
- 3** REMOVE AND SALVAGE ACCESSIBLE PARKING SIGN AND POST; RELOCATE AS INDICATED IN CIVIL PLANS.
- 4** SALVAGE EXISTING PARKING BUMPERS IN LOCATION SHOWN; TO BE RELOCATED ON SITE, TYP.; SEE CIVIL PLANS.
- 5** REMOVE ADA STRIPING FROM CONCRETE PAD IN LOCATION SHOWN; PRESERVE CONCRETE SLAB.
- 6** REMOVE AND SALVAGE EXISTING POST AND CABLE FENCE IN LOCATIONS AS SHOWN; TIE OFF REMAINING COMPLETE END SECTIONS WHERE POSSIBLE; CONFIRM REMOVAL EXTENT IN FIELD WITH LANDSCAPE ARCHITECT; SEE DETAIL 9/L3-01.
- 7** REMOVE AND SALVAGE EXISTING 8 FT TALL WOOD FENCE MATERIALS IN LOCATION AS SHOWN; VERIFY EXTENTS IN FIELD PRIOR TO DEMOLITION; WHERE POSSIBLE, EXTEND NEW SECTIONS FROM EXISTING POSTS; SMOOTH FINISH GRADES AS DIRECTED IN FIELD; WORK IN THIS AREA TO COMMENCE ONLY UPON FINALIZATION OF LOT LINE ADJUSTMENT.
- 8** REMOVE EXISTING WOOD CHIP SURFACING AND WEED BARRIER; DISPOSE OFF SITE.
- 9** REMOVE PROTRUDING WOOD FENCE CORNER STRUCTURE; SALVAGE MATERIAL FOR REUSE WHERE POSSIBLE.
- 10** CONTRACTOR TO COORDINATE WITH LOCAL UTILITY OWNER FOR REMOVAL OF EXISTING ELECTRIC METER PEDESTAL; CONTRACTOR TO DEMOLISH DEVICES LOCATED ON PEDESTAL; CUT CONDUIT MINIMUM OF 12" BELOW FINISH GRADE AND REMOVE WIRING TO SOURCE; REMOVE AND SALVAGE 3 WOOD POSTS ADJACENT TO PEDSTAL; CONFIRM WORKING ELECTRICAL SERVICE TO MAINTENANCE BUILDING.
- 11** SAW CUT CONCRETE PARKING AT JOINT AND REMOVE TO FULL DEPTH OF CONSTRUCTION; DISPOSE OFF SITE.
- 12** REMOVE AND SALVAGE EXISTING GATE AS DIRECTED; RETURN TO PROPERTY OWNER.
- 13** REMOVE AND SALVAGE EXISTING 6 FT TALL CHAINLINK FENCE MATERIALS IN LOCATION AS SHOWN; VERIFY EXTENTS IN FIELD PRIOR TO DEMOLITION; SMOOTH FINISH GRADES AS DIRECTED IN FIELD.
- 14** UNDERGROUND SEPTIC TANKS IN THIS AREA; CONTRACTOR TO INSTALL BARRIERS AROUND THIS AREA AND KEEP OUT; BARRIERS TO BE KEPT IN PLACE FOR DURATION OF CONSTRUCTION; PERFORM FINISH WORK IN THIS AREA WITH NO DAMAGE TO UNDERGROUND UTILITIES, TYP.
- 15** REMOVE INVASIVE SPECIES INCLUDING ROOT SYSTEM; CLEAR AND GRUB EXISTING VEGETATION FROM SITE.
- 16** SALVAGE TOPSOIL AND NATIVE SEED BANK TO 4'-6" DEPTH; STORE ON SITE FOR FUTURE REDISTRIBUTION.



REVISIONS		
ISSUED	DATE	DESCRIPTION

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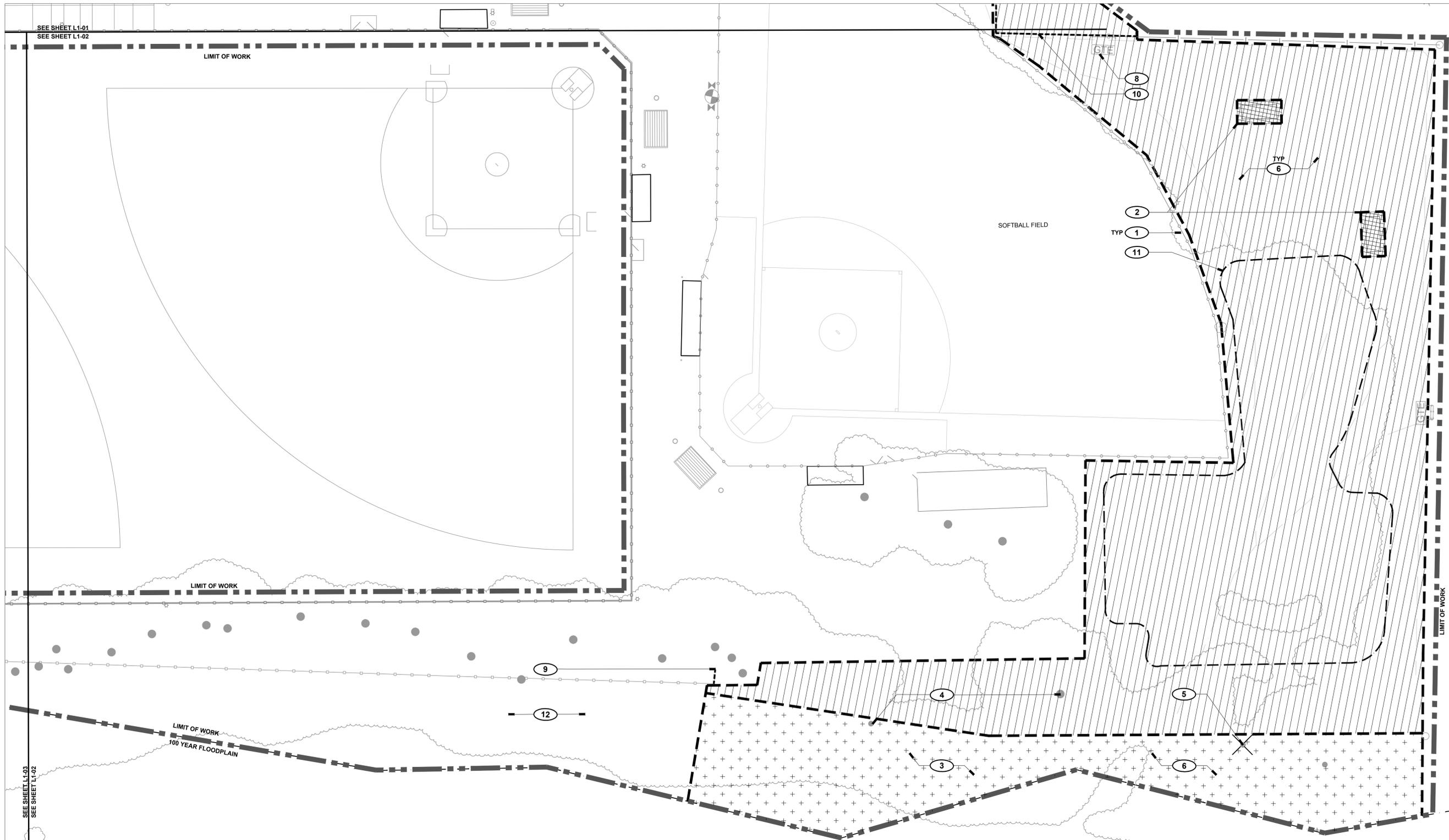
SANTA FE COUNTY

**62 COUNTY ROAD 84 (OWEENCE ROAD)
SANTA FE, NEW MEXICO 87506**

DRAWN BY: PS / CH DATE: September 26, 2016

SHEET TITLE: **DEMOLITION PLAN**

SHEET NUMBER: **L1-01**



SEE SHEET L1-01
SEE SHEET L1-02

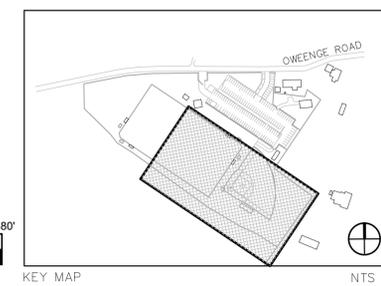
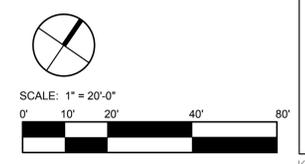
SEE SHEET L1-03
SEE SHEET L1-02

DEMOLITION LEGEND

- LIMIT OF WORK
- MATCH LINE
- EXISTING FENCE
- EXISTING FENCE, CHAIN LINK
- CONCRETE REMOVAL
- SITE CLEARING
- SELECTIVE SITE CLEARING
- ELEMENT REMOVAL
- TOPSOIL HARVESTING
- TREE REMOVAL
- SPORTS FIELD LIGHT POLE
- CLEANOUT

DEMOLITION KEYED NOTES

- 1** PRESERVE AND PROTECT EXISTING SITE ELEMENTS TO REMAIN, TYP.
- 2** REMOVE EXISTING STRUCTURE TO FULL DEPTH OF CONSTRUCTION; DISPOSE OF OFF SITE.
- 3** SELECTIVELY REMOVE INVASIVE PLANT MATERIAL (RUSSIAN OLIVE, TAMARISK, SIBERIAN ELM) 1" CALIPER AND GREATER IN DESIGNATED AREA ALONG EDGE OF RIVER BY CUTTING TREES/PLANTS 6" ABOVE EXISTING GRADE AND IMMEDIATELY PAINTING FULL STRENGTH HERBICIDE (GLYPHOSATE) ON THE OUTER CAMBIUM OF THE FRESHLY CUT STUMP TO PREVENT REGROWTH; HERBICIDE SHALL BE PROPERLY HANDLED SO IT DOES NOT COME IN CONTACT WITH THE SOIL OR OTHER PLANT MATERIAL; DO NOT SPRAY HERBICIDE; CHIP FELLED MATERIAL AND STORE ON SITE FOR REDISTRIBUTION IN LOCATION AS SHOWN ON L4-02; INVASIVE PLANT MATERIAL LESS THAN 1" DIA. TO BE PLUCKED / DUG OUT TO REMOVE ROOTBALL; CONFIRM REMOVAL SELECTION IN FIELD WITH LANDSCAPE ARCHITECT; PRESERVE AND PROTECT EXISTING NON-INVASIVE SPECIES.
- 4** PRESERVE AND PROTECT EXISTING MATURE COTTONWOOD TREE IN CLEARING AREA; CONFIRM TREES TO BE PRESERVED IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO DEMOLITION.
- 5** REMOVE EXISTING COTTONWOOD TREE; GRIND STUMP DOWN TO 6" BELOW FINISH GRADE, MIN.; PRESERVE BOTTOM 15'-20" OF TRUNK FOR RELOCATION ON SITE; CHIP REMAINDER OF TREE INTO WOOD CHIPS; SEE L2-02 FOR FINAL LOCATION.
- 6** REMOVE AND DISPOSE OF ALL TRASH AND BARBED WIRE FENCE MATERIAL IN THIS AREA, IF PRESENT.
- 7** REMOVE INVASIVE SPECIES INCLUDING ROOT SYSTEM; CLEAR AND GRUB EXISTING VEGETATION FROM SITE; REMOVE EXISTING BRUSH PILES AND OTHER HAZARDOUS MATERIALS; DISPOSE OFF SITE.
- 8** REMOVE AND SALVAGE EXISTING GATE AS DIRECTED; RETURN TO PROPERTY OWNER.
- 9** REMOVE AND SALVAGE EXISTING POST AND CABLE FENCE IN LOCATIONS AS SHOWN; TIE OFF REMAINING COMPLETE END SECTIONS WHERE POSSIBLE; CONFIRM REMOVAL EXTENT IN FIELD WITH LANDSCAPE ARCHITECT; SEE DETAIL 9/L3-0; LIMB BRANCHES TO 10 FT ABOVE TRAIL.
- 10** REMOVE AND SALVAGE EXISTING 8 FT TALL WOOD FENCE MATERIALS IN LOCATION AS SHOWN; VERIFY EXTENTS IN FIELD PRIOR TO DEMOLITION; WHERE POSSIBLE, EXTEND NEW SECTIONS FROM EXISTING POSTS; SMOOTH FINISH GRADES AS DIRECTED IN FIELD; WORK IN THIS AREA TO COMMENCE ONLY UPON FINALIZATION OF LOT LINE ADJUSTMENT.
- 11** SALVAGE TOPSOIL AND NATIVE SEED BANK TO 4'-6" DEPTH; STORE ON SITE FOR FUTURE REDISTRIBUTION.
- 12** REMOVE AND DISPOSE OF INVASIVE PLANT MATERIAL ALONG LENGTH OF RIVER PROPERTY WITHIN LIMIT OF WORK BOUNDARY AS INDICATED IN NOTE #3; CONFIRM PLANT MATERIAL TO BE REMOVED WITH LANDSCAPE ARCHITECT IN FIELD.

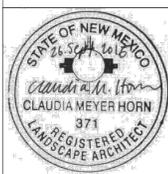


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SANTA FE COUNTY
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SANTA FE, NEW MEXICO 87506

DRAWN BY: PS / CH DATE: September 26, 2016

SHEET TITLE: **DEMOLITION PLAN**

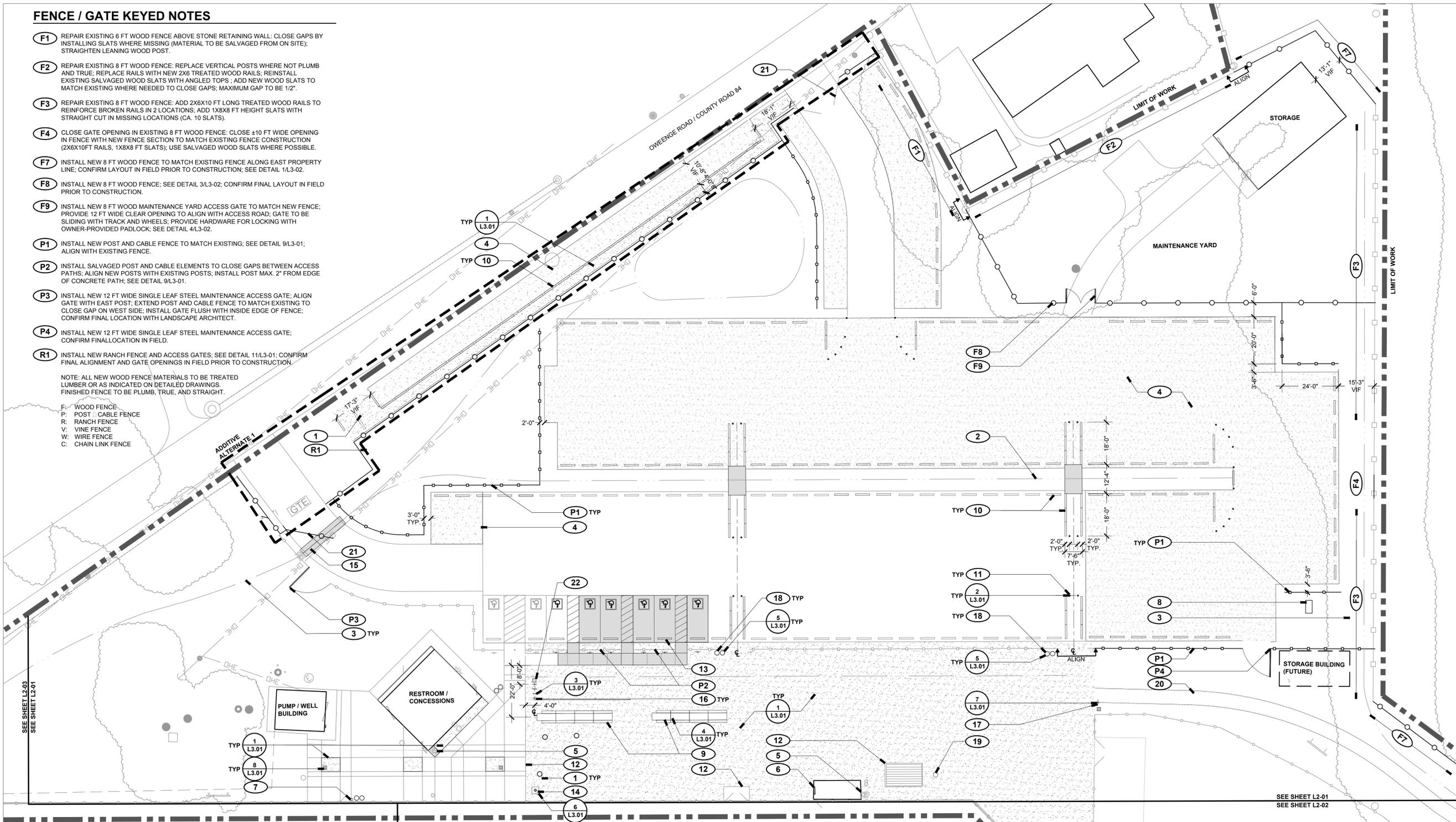
SHEET NUMBER: **L1-02**

FENCE / GATE KEYED NOTES

- F1** REPAIR EXISTING 6 FT WOOD FENCE ABOVE STONE RETAINING WALL; CLOSE GAPS BY INSTALLING SLATS WHERE MISSING (MATERIAL TO BE SALVAGED FROM ON SITE); STRAIGHTEN LEANING WOOD POST.
- F2** REPAIR EXISTING 8 FT WOOD FENCE; REPLACE VERTICAL POSTS WHERE NOT PLUMB AND TRUE; REPLACE RAILS WITH NEW 2X6 TREATED WOOD RAILS; REINSTALL EXISTING SALVAGED WOOD SLATS WITH ANGLED TOPS; ADD NEW WOOD SLATS TO MATCH EXISTING WHERE NEEDED TO CLOSE GAPS; MAXIMUM GAP TO BE 1/2".
- F3** REPAIR EXISTING 8 FT WOOD FENCE; ADD 2X6X10 FT LONG TREATED WOOD RAILS TO REINFORCE BROKEN RAILS IN 2 LOCATIONS; ADD 1X8X8 FT HEIGHT SLATS WITH STRAIGHT CUT IN MISSING LOCATIONS (CA. 10 SLATS).
- F4** CLOSE GATE OPENING IN EXISTING 8 FT WOOD FENCE; CLOSE ±10 FT WIDE OPENING IN FENCE WITH NEW FENCE SECTION TO MATCH EXISTING FENCE CONSTRUCTION (2X6X10 FT RAILS, 1X8X8 FT SLATS); USE SALVAGED WOOD SLATS WHERE POSSIBLE.
- F7** INSTALL NEW 8 FT WOOD FENCE TO MATCH EXISTING FENCE ALONG EAST PROPERTY LINE; CONFIRM LAYOUT IN FIELD PRIOR TO CONSTRUCTION; SEE DETAIL 1/L3-02.
- F8** INSTALL NEW 8 FT WOOD FENCE; SEE DETAIL 3/L3-02; CONFIRM FINAL LAYOUT IN FIELD PRIOR TO CONSTRUCTION.
- F9** INSTALL NEW 8 FT WOOD MAINTENANCE YARD ACCESS GATE TO MATCH NEW FENCE; PROVIDE 12 FT WIDE CLEAR OPENING TO ALIGN WITH ACCESS ROAD; GATE TO BE SLIDING WITH TRACK AND WHEELS; PROVIDE HARDWARE FOR LOCKING WITH OWNER-PROVIDED PADLOCK; SEE DETAIL 4/L3-02.
- P1** INSTALL NEW POST AND CABLE FENCE TO MATCH EXISTING; SEE DETAIL 9/L3-01; ALIGN WITH EXISTING FENCE.
- P2** INSTALL SALVAGED POST AND CABLE ELEMENTS TO CLOSE GAPS BETWEEN ACCESS PATHS; ALIGN NEW POSTS WITH EXISTING POSTS; INSTALL POST MAX. 2" FROM EDGE OF CONCRETE PATH; SEE DETAIL 9/L3-01.
- P3** INSTALL NEW 12 FT WIDE SINGLE LEAF STEEL MAINTENANCE ACCESS GATE; ALIGN GATE WITH EAST POST; EXTEND POST AND CABLE FENCE TO MATCH EXISTING TO CLOSE GAP ON WEST SIDE; INSTALL GATE FLUSH WITH INSIDE EDGE OF FENCE; CONFIRM FINAL LOCATION WITH LANDSCAPE ARCHITECT.
- P4** INSTALL NEW 12 FT WIDE SINGLE LEAF STEEL MAINTENANCE ACCESS GATE; CONFIRM FINAL LOCATION IN FIELD.
- R1** INSTALL NEW RANCH FENCE AND ACCESS GATES; SEE DETAIL 11/L3-01; CONFIRM FINAL ALIGNMENT AND GATE OPENINGS IN FIELD PRIOR TO CONSTRUCTION.

NOTE: ALL NEW WOOD FENCE MATERIALS TO BE TREATED LUMBER OR AS INDICATED ON DETAILED DRAWINGS. FINISHED FENCE TO BE PLUMB, TRUE, AND STRAIGHT.

- F: WOOD FENCE
- P: POST / CABLE FENCE
- R: RANCH FENCE
- V: VINE FENCE
- W: WIRE FENCE
- C: CHAIN LINK FENCE

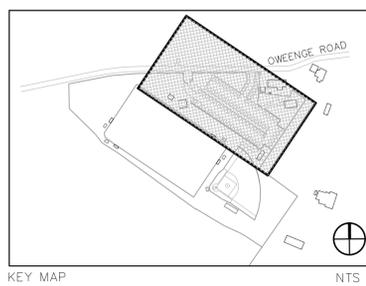
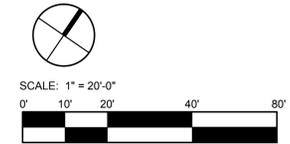


LAYOUT + MATERIALS LEGEND

- | | | | |
|--|-----------------------------|--|-------------------------------------|
| | LIMIT OF WORK | | BOLLARD |
| | MATCH LINE | | SIGN |
| | POST AND CABLE FENCE | | TRASH / RECYCLING RECEPTACLE |
| | FENCE | | BIKE RACK |
| | VINE FENCE | | PARKING BUMPER |
| | WOOD FENCE (EXISTING) | | TREE TRUNK, EXISTING |
| | CHAIN LINK FENCE (EXISTING) | | TREE CANOPY, EXISTING |
| | | | LIGHT POLE, EXISTING FIELD LIGHTING |
| | | | TRAIL MARKER |
| | CONCRETE PAVING | | |
| | BASE COURSE | | |
| | CRUSHER FINES | | |
| | WOOD CHIP MULCH | | |

LAYOUT + MATERIALS KEYED NOTES

- 1** PRESERVE AND PROTECT EXISTING SITE ELEMENTS TO REMAIN, TYP.
- 2** INSTALL DRAINAGE SWALE WITH CONCRETE PAVING AT PEDESTRIAN CONNECTIONS; SEE CIVIL PLANS FOR DETAILS.
- 3** INSTALL DRAINAGE SWALE, TYP.; SEE CIVIL PLANS FOR DETAILS.
- 4** EXTEND PARKING AREA; SEE CIVIL PLANS FOR DETAILS.
- 5** INSTALL 3'X3'X12" DEPTH COBBLE SPLASH PAD UNDER HOSE BIB; HOSE BIB TO BE LOCKABLE, TYP., FINISH GRADE AT COBBLE TO BE FLUSH WITH ADJACENT FINISH GRADE.
- 6** INSTALL RACK IN DUGOUT; CONFIRM FINAL LOCATION IN FIELD.
- 7** INSTALL CLEAT CLEANER; CONFIRM FINAL LOCATION IN FIELD.
- 8** DUMPSTER LOCATION.
- 9** INSTALL PICNIC TABLE; CONFIRM FINAL LOCATION AND CONFIGURATION IN FIELD WITH LANDSCAPE ARCHITECT.
- 10** INSTALL NEW / SALVAGED 6 FT. LONG CONCRETE PARKING BUMPER; SEE CIVIL PLANS FOR LOCATIONS; CONFIRM LAYOUT AT PEDESTRIAN CROSSINGS.
- 11** INSTALL STEEL BOLLARDS; CONFIRM LOCATION IN FIELD WITH LANDSCAPE ARCHITECT.
- 12** FINISH GRADE OF SURFACE TO BE FLUSH WITH FINISH GRADE OF ADJACENT CONCRETE PAVING, TYP.; EXCEPT AT CULVERT.
- 13** EXTEND CONCRETE ACCESSIBLE PARKING AREA; PROVIDE STRIPING AND SIGNS; SEE CIVIL PLANS FOR LAYOUT, GRADING AND DETAILS.
- 14** INSTALL 30' FLAG POLE. CONFIRM FINAL LOCATION IN FIELD; AVOID UNDERGROUND UTILITIES IN THIS VICINITY.
- 15** INSTALL CONCRETE VALLEY GUTTER; SEE CIVIL PLANS FOR DETAILS.
- 16** INSTALL BIKE RACK LOOPS; KEEP 30" CLEAR BETWEEN LOOPS, TYP.
- 17** PERIMETER LOOP PATH SIGN; CONFIRM FINAL LOCATION IN FIELD.
- 18** INSTALL NEW TRASH / RECYCLING RECEPTACLES; CONFIRM FINAL LOCATION IN FIELD.
- 19** REPLACE EXISTING TAN TRASH CAN LID WITH NEW BROWN LID; RETURN TO OWNER.
- 20** NEW PERIMETER PATH ON BERM, SEE GRADING PLAN; CONFIRM FINAL ALIGNMENT WITH LANDSCAPE ARCHITECT.
- 21** INSTALL KNOX BOX PADLOCK.
- 22** FUTURE LOCATION OF BIKE PUMP STATION, NIC.



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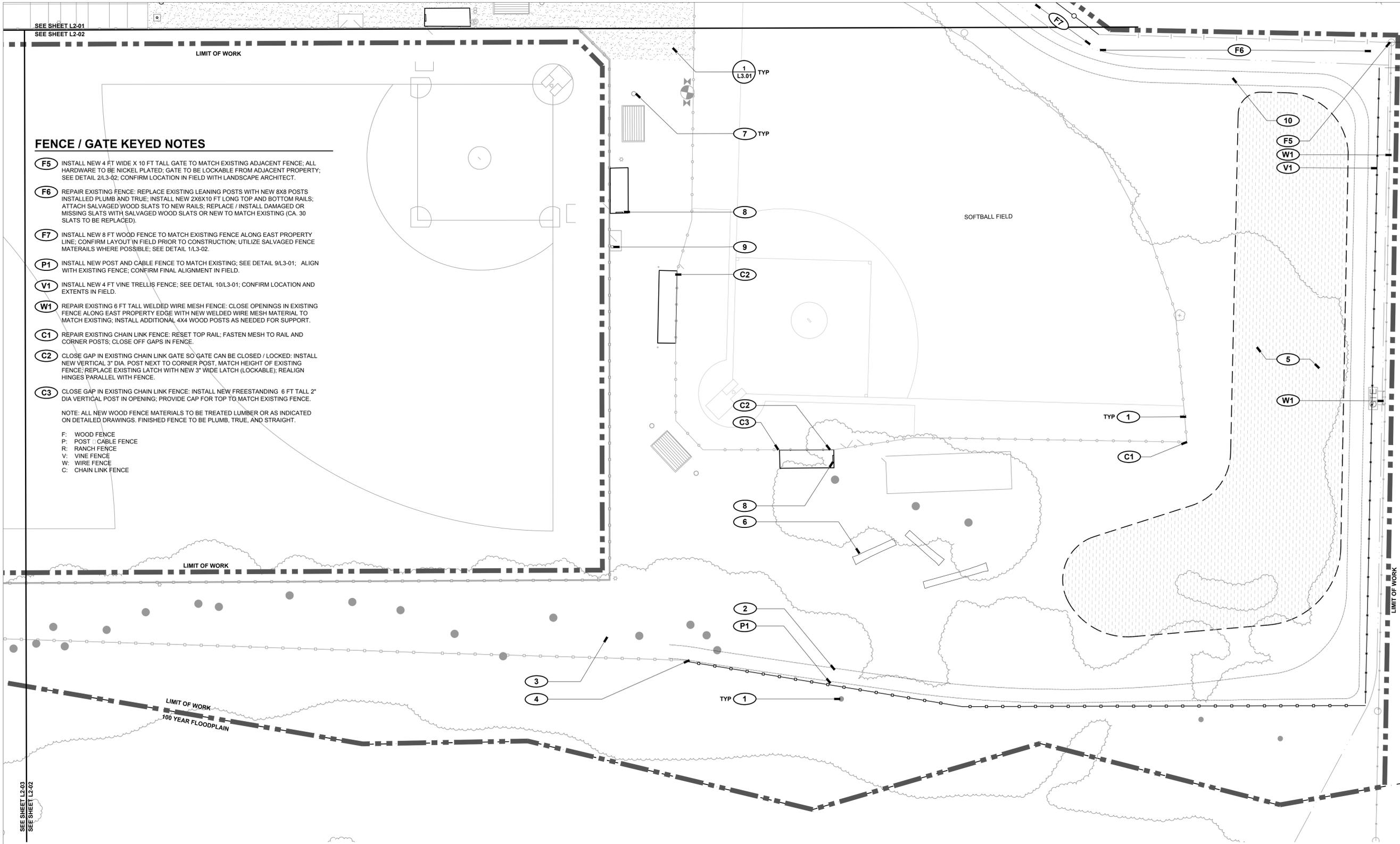
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DRAWN BY: PS / CH DATE: September 26, 2016

SHEET TITLE: **LAYOUT+ MATERIALS PLAN**

SHEET NUMBER

L2-01



FENCE / GATE KEYED NOTES

- (F5)** INSTALL NEW 4 FT WIDE X 10 FT TALL GATE TO MATCH EXISTING ADJACENT FENCE; ALL HARDWARE TO BE NICKEL PLATED; GATE TO BE LOCKABLE FROM ADJACENT PROPERTY; SEE DETAIL 2/L3-02; CONFIRM LOCATION IN FIELD WITH LANDSCAPE ARCHITECT.
- (F6)** REPAIR EXISTING FENCE; REPLACE EXISTING LEANING POSTS WITH NEW 8X8 POSTS INSTALLED PLUMB AND TRUE; INSTALL NEW 2X6X10 FT LONG TOP AND BOTTOM RAILS; ATTACH SALVAGED WOOD SLATS TO NEW RAILS; REPLACE / INSTALL DAMAGED OR MISSING SLATS WITH SALVAGED WOOD SLATS OR NEW TO MATCH EXISTING (CA. 30 SLATS TO BE REPLACED).
- (F7)** INSTALL NEW 8 FT WOOD FENCE TO MATCH EXISTING FENCE ALONG EAST PROPERTY LINE; CONFIRM LAYOUT IN FIELD PRIOR TO CONSTRUCTION; UTILIZE SALVAGED FENCE MATERAILS WHERE POSSIBLE; SEE DETAIL 1/L3-02.
- (P1)** INSTALL NEW POST AND CABLE FENCE TO MATCH EXISTING; SEE DETAIL 9/L3-01; ALIGN WITH EXISTING FENCE; CONFIRM FINAL ALIGNMENT IN FIELD.
- (V1)** INSTALL NEW 4 FT VINE TRELLIS FENCE; SEE DETAIL 10/L3-01; CONFIRM LOCATION AND EXTENTS IN FIELD.
- (W1)** REPAIR EXISTING 6 FT TALL WELDED WIRE MESH FENCE; CLOSE OPENINGS IN EXISTING FENCE ALONG EAST PROPERTY EDGE WITH NEW WELDED WIRE MESH MATERIAL TO MATCH EXISTING; INSTALL ADDITIONAL 4X4 WOOD POSTS AS NEEDED FOR SUPPORT.
- (C1)** REPAIR EXISTING CHAIN LINK FENCE; RESET TOP RAIL; FASTEN MESH TO RAIL AND CORNER POSTS; CLOSE OFF GAPS IN FENCE.
- (C2)** CLOSE GAP IN EXISTING CHAIN LINK GATE SO GATE CAN BE CLOSED / LOCKED; INSTALL NEW VERTICAL 3" DIA. POST NEXT TO CORNER POST; MATCH HEIGHT OF EXISTING FENCE; REPLACE EXISTING LATCH WITH NEW 3" WIDE LATCH (LOCKABLE); REALIGN HINGES PARALLEL WITH FENCE.
- (C3)** CLOSE GAP IN EXISTING CHAIN LINK FENCE; INSTALL NEW FREESTANDING 6 FT TALL 2" DIA VERTICAL POST IN OPENING; PROVIDE CAP FOR TOP TO MATCH EXISTING FENCE.

NOTE: ALL NEW WOOD FENCE MATERIALS TO BE TREATED LUMBER OR AS INDICATED ON DETAILED DRAWINGS. FINISHED FENCE TO BE PLUMB, TRUE, AND STRAIGHT.

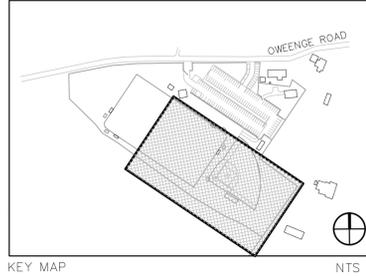
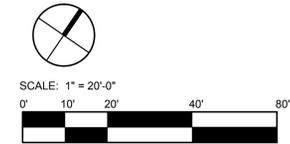
F: WOOD FENCE
P: POST AND CABLE FENCE
R: RANCH FENCE
V: VINE FENCE
W: WIRE FENCE
C: CHAIN LINK FENCE

LAYOUT + MATERIALS KEYED NOTES

- (1)** PRESERVE AND PROTECT EXISTING SITE ELEMENTS TO REMAIN, TYP.
- (2)** INSTALL NEW 6' PATH ON RAISED BERM. CONNECT WITH EXISTING PATH; SEE CIVIL PLANS FOR GRADING AND LAYOUT.
- (3)** INSTALL COMPACTED DIRT RAMP ACCESS TO TRAIL ON BERM ALONG RIVER; PROVIDE CULVERT AS NECESSARY FOR POSITIVE SITE DRAINAGE; CIVIL ENGINEER TO SPECIFY SIZE (18" DIA X 16' LENGTH FOR BIDDING PURPOSES).
- (4)** KEEP 3' WIDE CLEAR OPENING BETWEEN EXISTING POST AND CABLE FENCE AND NEW FENCE SECTION.
- (5)** INSTALL WOOD CHIPS FROM SITE COTTONWOOD TREES IN ORCHARD AREA; SPREAD AS DIRECTED BY LANDSCAPE ARCHITECT.
- (6)** PLACE SALVAGED COTTONWOOD TREE SECTIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT; REMOVE SHARP PROTRUDING ELEMENTS FROM TRUNKS; ADJUST SUBGRADE AS NEEDED SO LOGS ARE SECURELY IN PLACE.
- (7)** REPLACE EXISTING TAN TRASH CAN LID WITH NEW BROWN LID; RETURN TO OWNER.
- (8)** INSTALL RACK IN DUGOUT; CONFIRM FINAL LOCATION IN FIELD.
- (9)** INSTALL CLEAT CLEANER; CONFIRM FINAL LOCATION IN FIELD.
- (10)** NEW PERIMETER PATH ON BERM. SEE GRADING PLAN; CONFIRM FINAL ALIGNMENT WITH LANDSCAPE ARCHITECT

LAYOUT + MATERIALS LEGEND

- LIMIT OF WORK
- MATCH LINE
- POST AND CABLE FENCE
- FENCE
- VINE FENCE
- WOOD FENCE (EXISTING)
- CHAIN LINK FENCE (EXISTING)
- CONCRETE PAVING
- BASE COURSE
- CRUSHER FINES
- WOOD CHIP MULCH
- BOLLARD
- SIGN
- TRASH / RECYCLING RECEPTACLE
- ||| BIKE RACK
- PARKING BUMPER
- TREE TRUNK, EXISTING
- TREE CANOPY, EXISTING
- LIGHT POLE, EXISTING FIELD LIGHTING
- TRAIL MARKER



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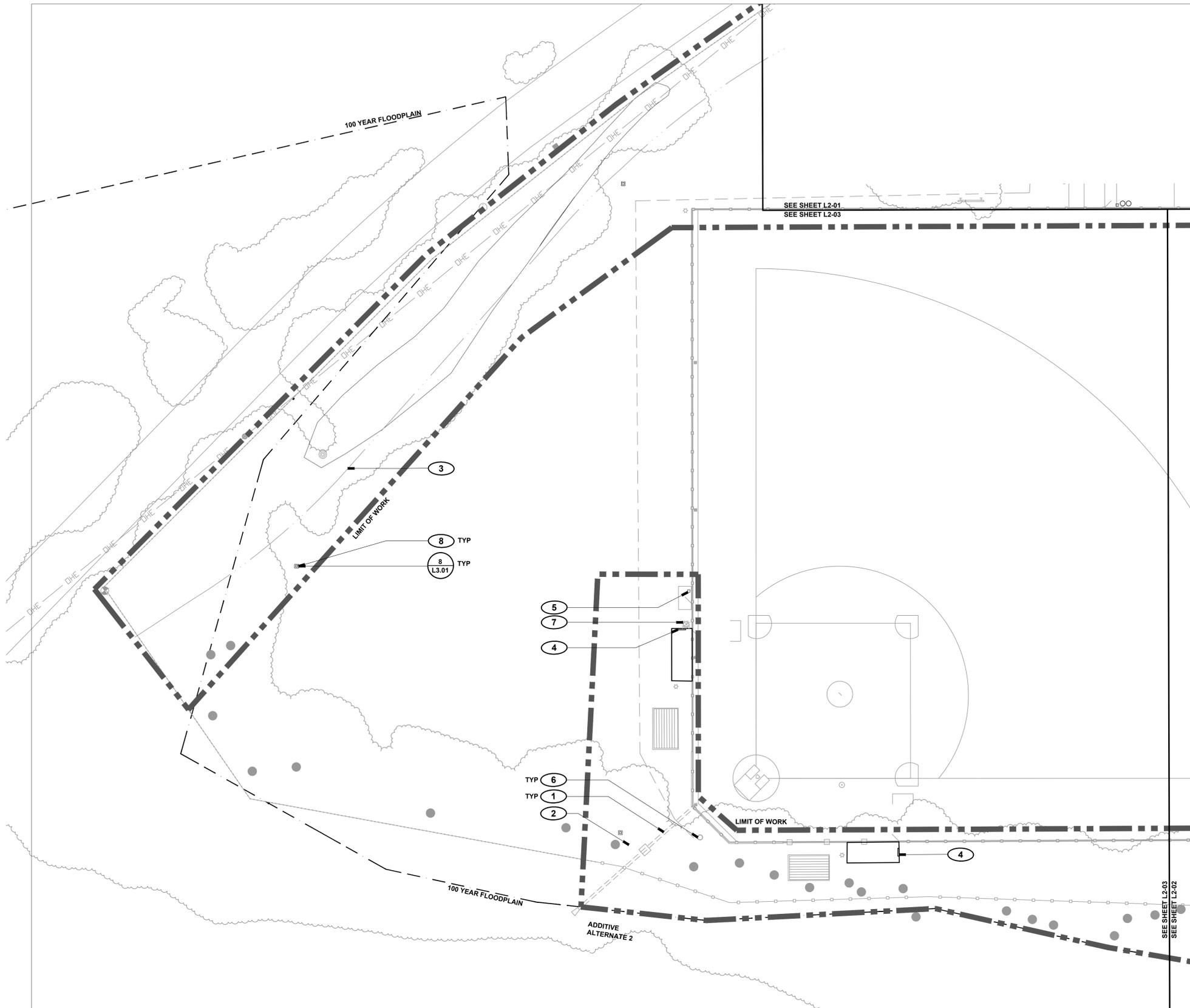


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SHEET TITLE: **LAYOUT+ MATERIALS PLAN**

SHEET NUMBER: **L2-02**

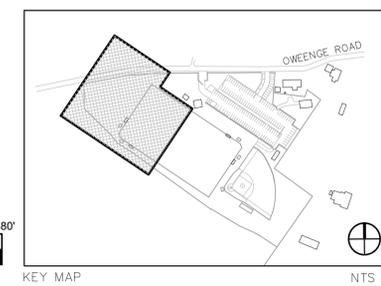


LAYOUT + MATERIALS LEGEND

	LIMIT OF WORK		BOLLARD
	MATCH LINE		SIGN
	POST AND CABLE FENCE		TRASH / RECYCLING RECEPTACLE
	FENCE		BIKE RACK
	VINE FENCE		PARKING BUMPER
	WOOD FENCE (EXISTING)		TREE TRUNK, EXISTING
	CHAIN LINK FENCE (EXISTING)		TREE CANOPY, EXISTING
			LIGHT POLE, EXISTING FIELD LIGHTING
	CONCRETE PAVING		TRAIL MARKER
	BASE COURSE		
	CRUSHER FINES		
	WOOD CHIP MULCH		

LAYOUT + MATERIALS KEYED NOTES

- 1 PRESERVE AND PROTECT EXISTING SITE ELEMENTS TO REMAIN, TYP.
- 2 INSTALL COMPACTED DIRT RAMP ACCESS TO TRAIL ON BERM ALONG RIVER; PROVIDE CULVERT AS NECESSARY FOR POSITIVE SITE DRAINAGE; CIVIL ENGINEER TO SPECIFY SIZE (18" DIA X 16' LENGTH FOR BIDDING PURPOSES).
- 3 INSTALL DRAINAGE SWALE, TYP; SEE CIVIL GRADING PLANS FOR DETAILS.
- 4 INSTALL RACK IN DUGOUT; CONFIRM FINAL LOCATION IN FIELD.
- 5 INSTALL CLEAT CLEANER; CONFIRM FINAL LOCATION IN FIELD.
- 6 REPLACE EXISTING TAN TRASH CAN LID WITH NEW BROWN LID; RETURN TO OWNER.
- 7 INSTALL 3'X3'X12" DEPTH COBBLE SPLASH PAD UNDER HOSE BIB; HOSE BIB TO BE LOCKABLE, TYP., FINISH GRADE AT COBBLE TO BE FLUSH WITH ADJACENT FINISH GRADE.
- 8 TRAIL MARKER; CONFIRM FINAL LOCATION IN FIELD, TYP.



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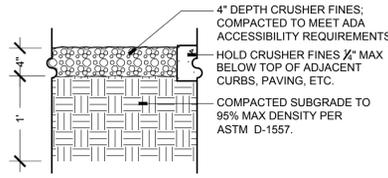


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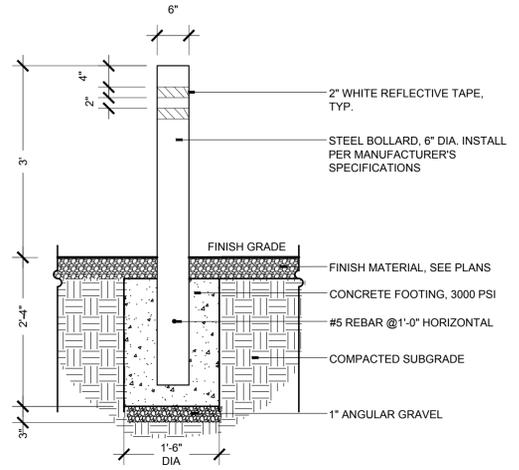
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SHEET TITLE
LAYOUT+ MATERIALS PLAN

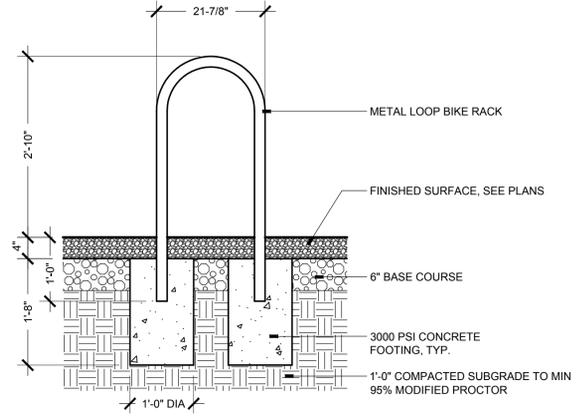
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L2-03



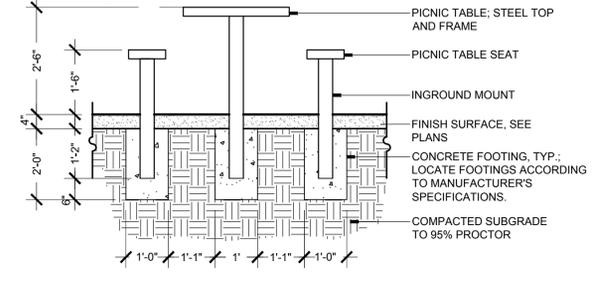
1 CRUSHER FINES PAVING
SCALE: 1"=1'-0" SECTION



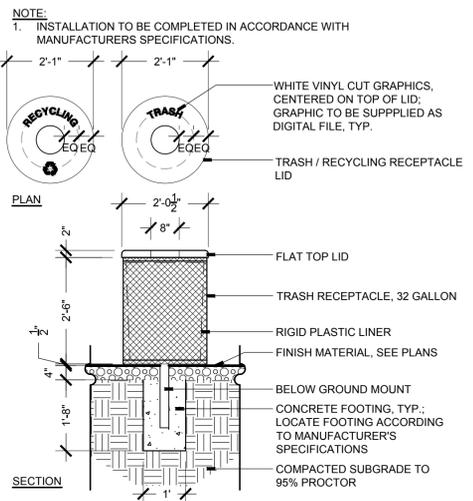
2 BOLLARD - FIXED
SCALE: 1"=1'-0" SECTION



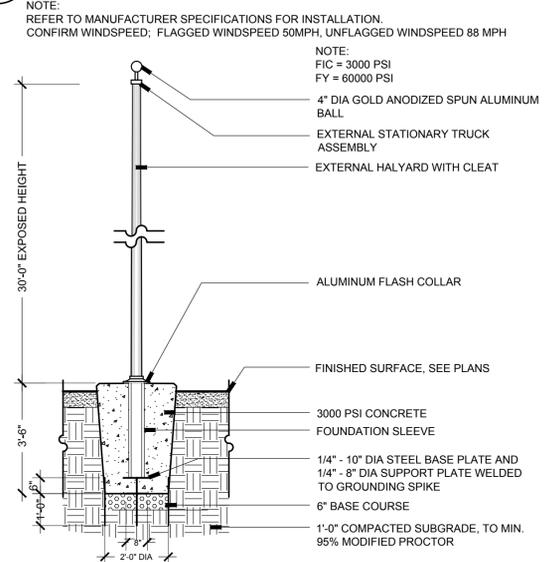
3 BIKE LOOP
SCALE: 3/4"=1'-0" SECTION



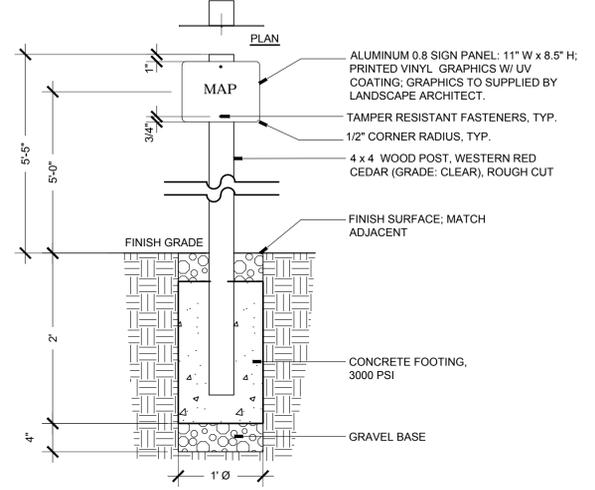
4 PICNIC TABLE
SCALE: 1/2"=1'-0" SECTION



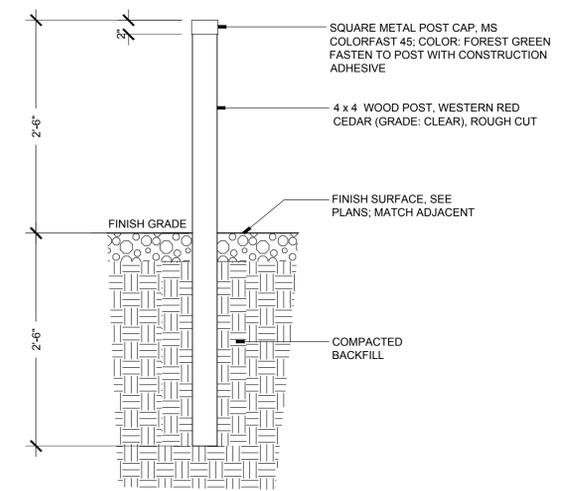
5 TRASH / RECYCLING RECEPTACLE
SCALE: 3/4"=1'-0" SECTION



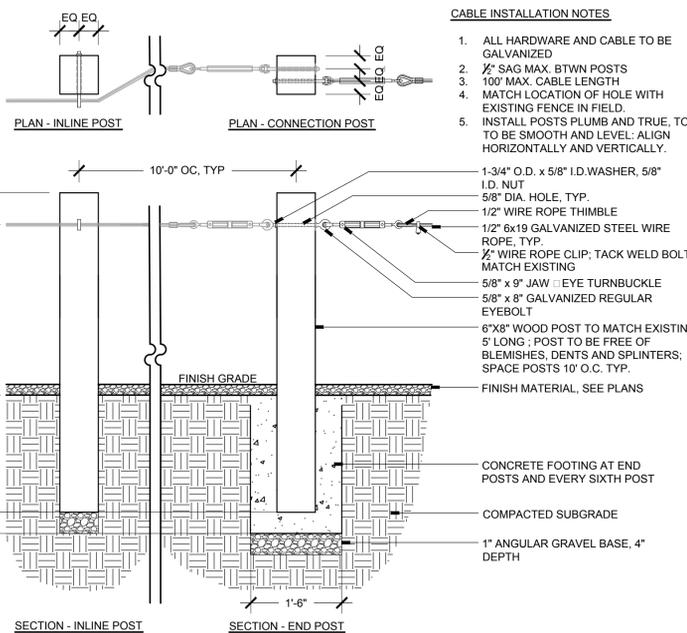
6 FLAG POLE
SCALE: 3/8"=1'-0" SECTION



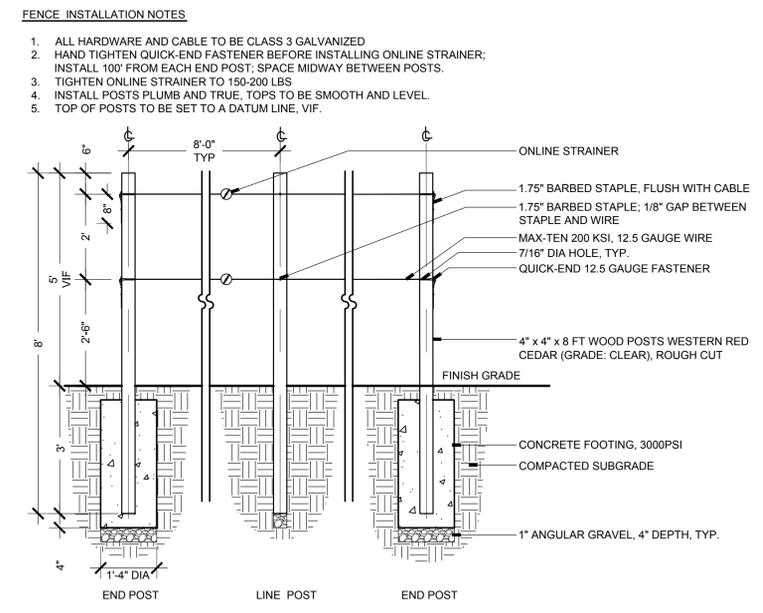
7 TRAIL SIGN
SCALE: 1"=1'-0" SECTION



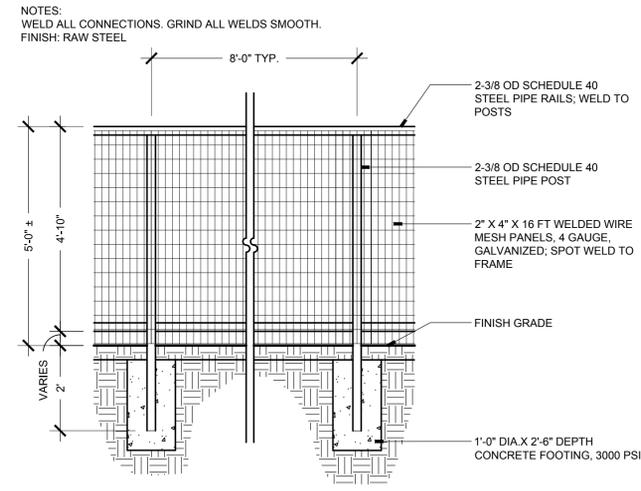
8 TRAIL MARKER
SCALE: 1"=1'-0" SECTION



9 POST AND CABLE FENCE
SCALE: 3/4"=1'-0" SECTION



10 VINE TRELLIS
SCALE: 1/2"=1'-0" SECTION



11 RANCH FENCE
SCALE: 1/2"=1'-0" SECTION

- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. WHERE TABLES AND BENCHES ARE PLACED IN LINE FOR A COMMUNITY TABLE, ALIGN TOPS AND SIDES, BUTT JOINT ENDS; FASTEN FRAMES AT SEAMS FROM BELOW.

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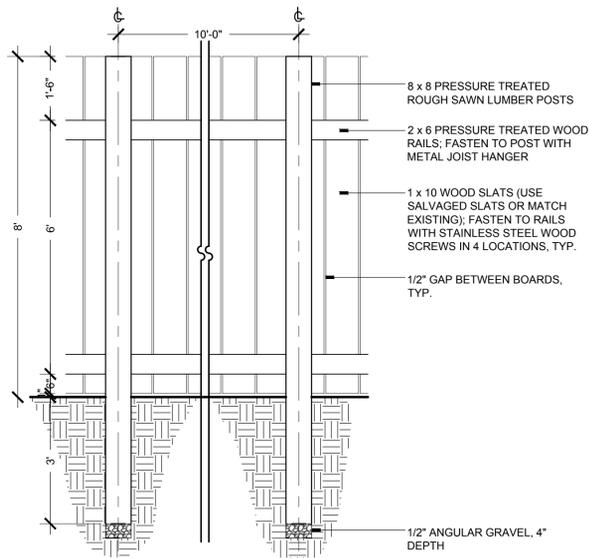
DRAWN BY: PS / CH DATE: September 26, 2016

SHEET TITLE: **LAYOUT + MATERIALS DETAILS**

SHEET NUMBER

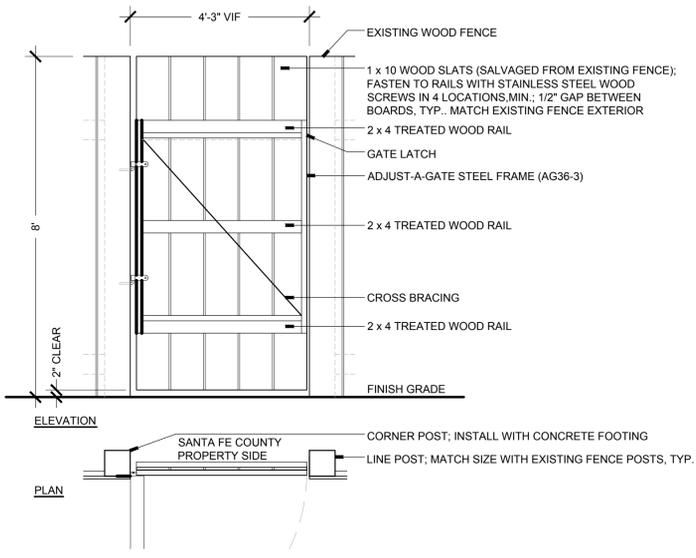
L3-01

NOTE:
POSTS TO BE SET PLUMB AND TRUE.
SET CORNERPOSTS IN CONCRETE FOOTING, TYP.

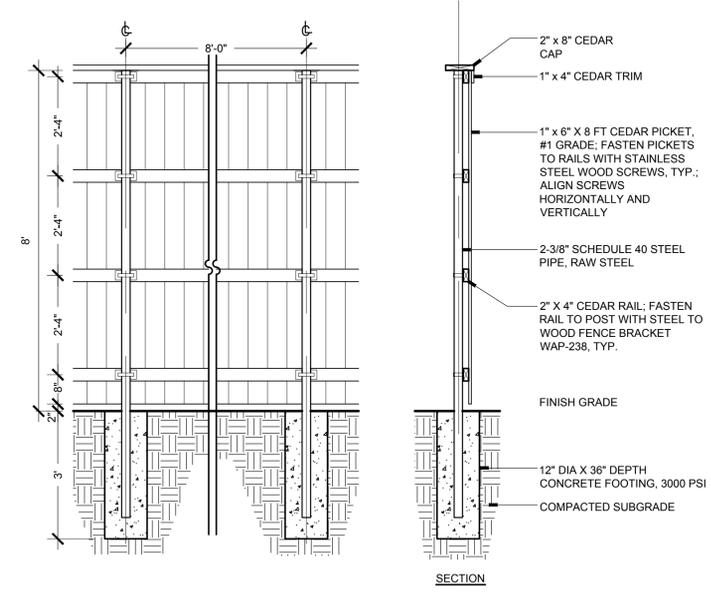


1 WOOD FENCE
SCALE: 1/2"=1'-0"

NOTE:
REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION.
UTILIZE EXISTING POST FOR ONE POST LOCATION; CONFIRM OPENING LOCATION AND SIZE

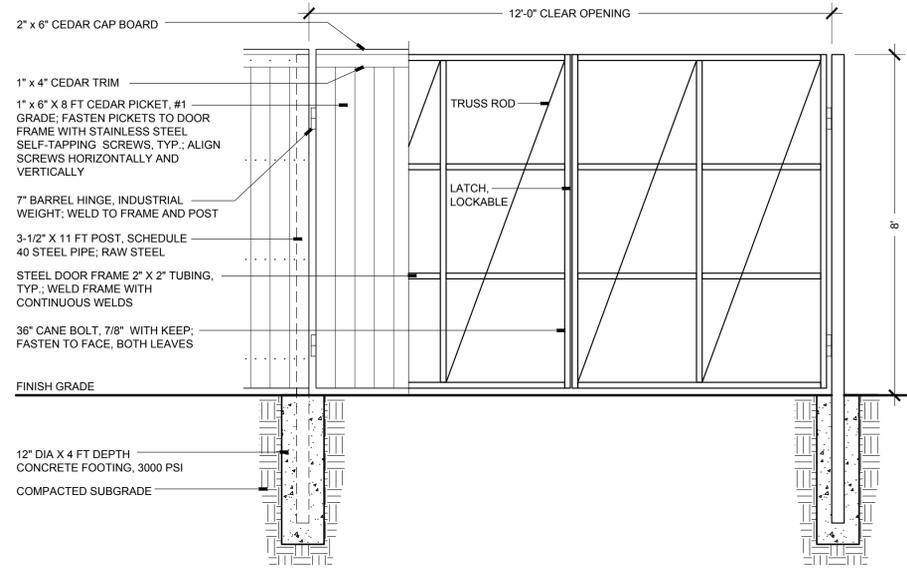


2 WOOD FENCE - SINGLE GATE
SCALE: 1/2"=1'-0"



3 WOOD FENCE - STEEL FRAME
SCALE: 1/2"=1'-0"

NOTE:
CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR WOOD DOUBLE DRIVE GATE
HARDWARE SELECTIONS TO BE PROVIDED FOR REVIEW AND APPROVAL
SIZE SUPPORT POST AND FOOTINGS TO ACCOMMODATE GATE WEIGHT



4 WOOD FENCE - VEHICULAR GATE DOUBLE LEAF
SCALE: 1/2"=1'-0"

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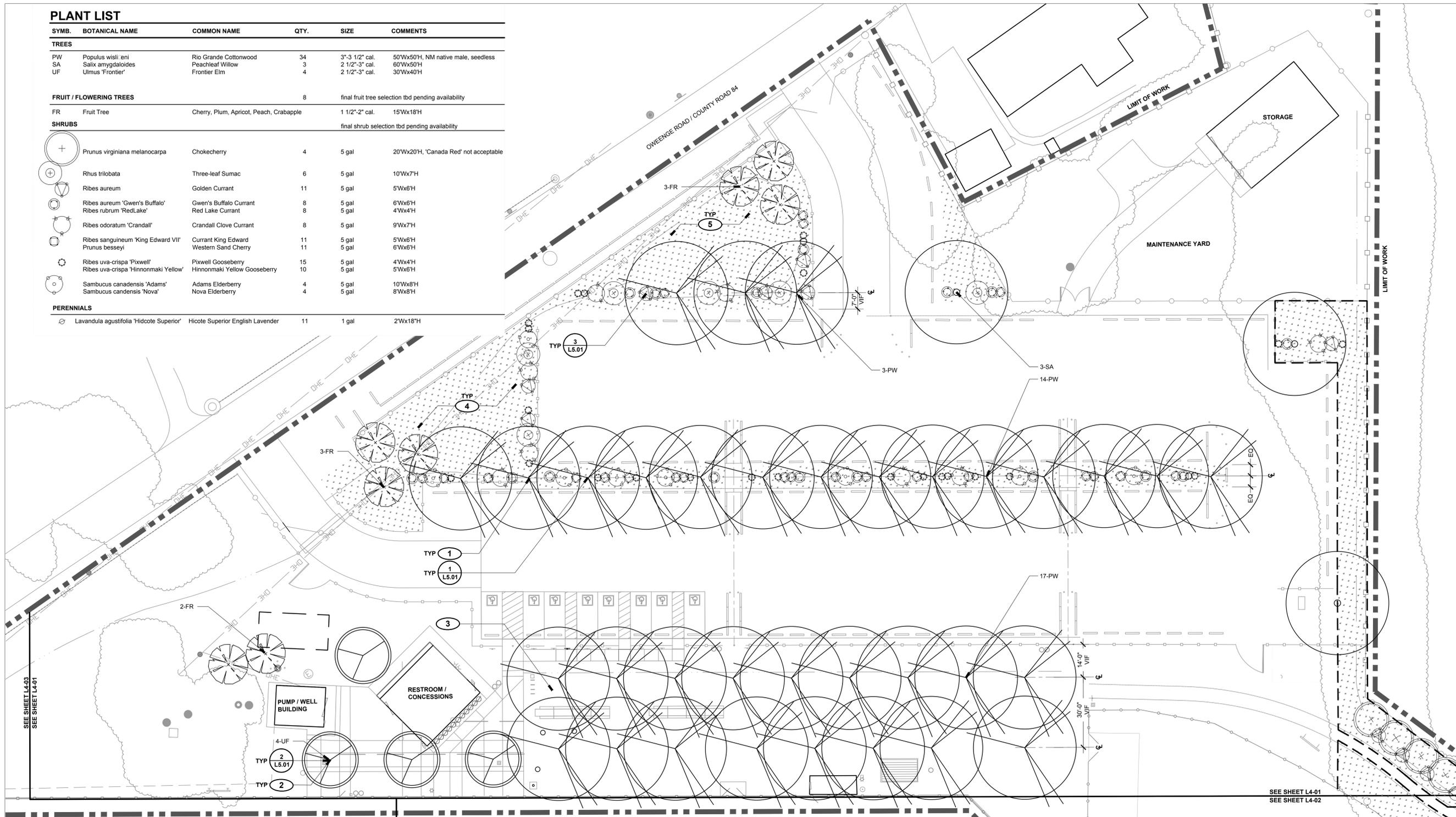
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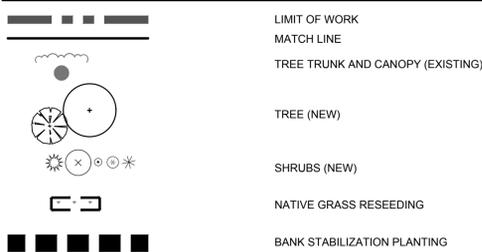
SHEET NUMBER: L3-02

PLANT LIST

SYMB.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
TREES					
PW	Populus wisl. eni	Rio Grande Cottonwood	34	3"-3 1/2" cal.	50'Wx50'H, NM native male, seedless
SA	Salix amygdaloides	Peachleaf Willow	3	2 1/2"-3" cal.	60'Wx50'H
UF	Ulmus 'Frontier'	Frontier Elm	4	2 1/2"-3" cal.	30'Wx40'H
FRUIT / FLOWERING TREES			8	final fruit tree selection tbd pending availability	
FR	Fruit Tree	Cherry, Plum, Apricot, Peach, Crabapple	1	1 1/2"-2" cal.	15'Wx18'H
SHRUBS					
			final shrub selection tbd pending availability		
+	Prunus virginiana melanocarpa	Chokecherry	4	5 gal	20'Wx20'H, 'Canada Red' not acceptable
+	Rhus trilobata	Three-leaf Sumac	6	5 gal	10'Wx7'H
+	Ribes aureum	Golden Currant	11	5 gal	5'Wx6'H
+	Ribes aureum 'Gwen's Buffalo'	Gwen's Buffalo Currant	8	5 gal	6'Wx6'H
+	Ribes rubrum 'RedLake'	Red Lake Currant	8	5 gal	4'Wx4'H
+	Ribes odoratum 'Crandall'	Crandall Clove Currant	8	5 gal	9'Wx7'H
+	Ribes sanguineum 'King Edward VII'	Currant King Edward	11	5 gal	5'Wx6'H
+	Prunus besseyi	Western Sand Cherry	11	5 gal	6'Wx6'H
+	Ribes uva-crispa 'Pixwell'	Pixwell Gooseberry	15	5 gal	4'Wx4'H
+	Ribes uva-crispa 'Hinnonmaki Yellow'	Hinnonmaki Yellow Gooseberry	10	5 gal	5'Wx6'H
+	Sambucus canadensis 'Adams'	Adams Elderberry	4	5 gal	10'Wx8'H
+	Sambucus canadensis 'Nova'	Nova Elderberry	4	5 gal	8'Wx8'H
PERENNIALS					
+	Lavandula agustifolia 'Hidcote Superior'	Hidcote Superior English Lavender	11	1 gal	2'Wx18'H

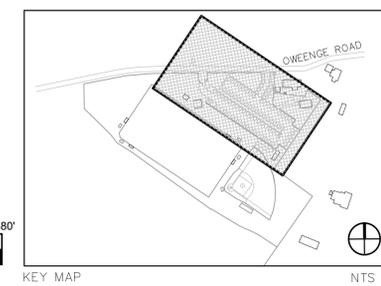
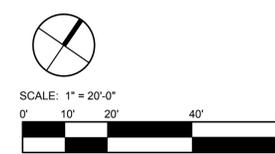


PLANTING LEGEND



PLANTING KEYED NOTES

- 1 INSTALL SHADE TREE AS SHOWN; CONFIRM FINAL LOCATION IN FIELD
- 2 INSTALL SHADE TREE IN EXISTING TREE WELL; CENTER IN OPENING, TYP.
- 3 EXISTING SUBGRADE SEPTIC TANK IN THIS AREA, PRESERVE AND PROTECT.
- 4 INSTALL NATIVE GRASS SEEDING, HYDROSEED; NON-IRRIGATED; CONFIRM SEEDING EXTENTS IN FIELD PRIOR TO RESEEDING.
- 5 DISTRIBUTE HARVESTED TOPSOIL WITH NATIVE SEEDBANK IN LOCATION AS INDICATED; CONFIRM EXTENTS IN FIELD WITH LANDSCAPE ARCHITECT.



REVISIONS		
ISSUED	DATE	DESCRIPTION

POJOAQUE VALLEY RECREATION COMPLEX - PH 2

design office
landscape planning urbanism

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SANTA FE COUNTY
62 COUNTY ROAD 84 (OWEENGE ROAD)
SANTA FE, NEW MEXICO 87506

DRAWN BY: PS / CH DATE: September 26, 2016

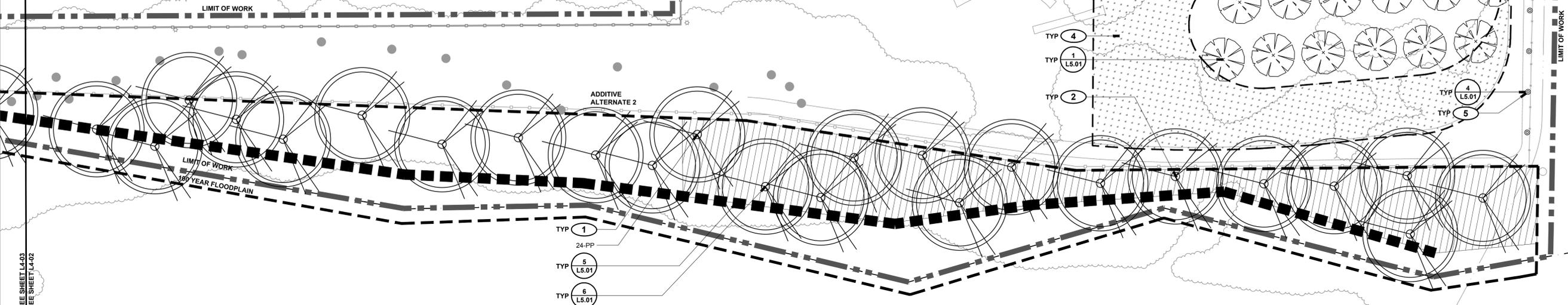
SHEET TITLE: **PLANTING PLAN**

SHEET NUMBER: **L4-01**

SEE SHEET L4-01
SEE SHEET L4-02

PLANT LIST

SYMB.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
TREES					
PP	Populus wislizeni	Rio Grande Cottonwood - Pole	24	pole, 10' min.	50'x50'H, NM native male, seedless
FRUIT / FLOWERING TREES			35 total	final selection tbd pending availability	
FR	Fruit Tree	Heritage Fruit Trees	1	1 1/2"-2" cal.	15'x18'H, semi dwarf variety, typ.
	Apple	Ginger Gold, Honeycrisp, Jonathan, Golden Del.	6	1 1/2"-2" cal.	
	Apricot	Harglow, Harlayne	4	1 1/2"-2" cal.	
	Cherry, sweet	Black Gold, Stella, White Gold	3	1 1/2"-2" cal.	
	Cherry, tart	Montmorency, Surefire, Balaton, Danube	4	1 1/2"-2" cal.	
	Jujube	Lang, Li	2	1 1/2"-2" cal.	
	Peach	Contender, China Pearl, Blazing Star, Encore, Intrepid, Surecrop	6	1 1/2"-2" cal.	blight-resistant cultivars
	Pear	Shinseiki, Blake's Pride	4	1 1/2"-2" cal.	
	Plum	Stanley, Castleton, Earblue, Mount Royal	6	1 1/2"-2" cal.	
SHRUBS					
	Prunus virginiana melanocarpa	Chokecherry	10	5 gal	20'x20'H, 'Canada Red' not acceptable
	Ribes aureum	Golden Currant	9	5 gal	5'x6'H
RIVERBANK RESTORATION PLANTING					
	Amorpha fruticosa	False Indigo	14	1 gal	final quantities TBD
	Baccharis glutinosa	Seep Willow	14	1 gal	final quantities TBD
	Clematis linguistifolia	Western Virgins Bower	14	1 gal	final quantities TBD
	Foresteria newmexicana	New Mexico Privet	14	5 gal	final quantities TBD
	Prunus virginiana melanocarpa	Chokecherry	14	5 gal	final quantities TBD
	Ribes aureum	Golden Currant	14	5 gal	final quantities TBD
	Shepherdia argentea	Silver Buffaloberry	14	5 gal	final quantities TBD
	Vitis arizonica	Canyon Grape	14	1 gal	final quantities TBD
	Acer negundo	Box Elder	5	2 1/2"-3" cal.	25'x30'H, final quantities TBD
	Celtis reticulata	Nettleleaf Hackberry	5	2 1/2"-3" cal.	30'x30'H, final quantities TBD
	Salix amygdaloides	Peachleaf Willow	5	2 1/2"-3" cal.	60'x50'H, final quantities TBD
	Salix exigua	Coyote Willow	565 LF	pole, 6' min.	live cutting, dormant
PERENNIALS / VINES					
	Vitis labrusca 'Himrod'	Himrod Grape	9	1 gal	seedless
	Vitis 'Venus Seedless'	Venus Seedless Grape	8	1 gal	seedless

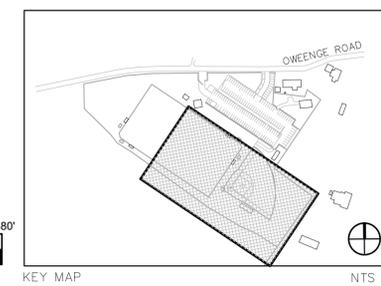
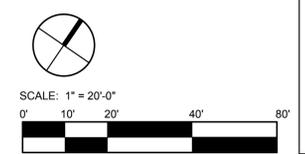


PLANTING LEGEND

	LIMIT OF WORK
	MATCH LINE
	TREE TRUNK AND CANOPY (EXISTING)
	TREE (NEW)
	SHRUBS (NEW)
	NATIVE GRASS RESEEDING
	BANK STABILIZATION PLANTING

PLANTING KEYED NOTES

- 1 INSTALL LIVE CUTTINGS ALONG BASE OF BERM ADJACENT TO RIVER; NON-IRRIGATED; CONFIRM FINAL LOCATION AND EXTENTS; AVOID EXISTING TREES TO REMAIN.
- 2 INSTALL COTTONWOOD POLE PLANTINGS; CONFIRM FINAL LOCATION IN FIELD; NON-IRRIGATED.
- 3 INSTALL FRUIT TREES; CONFIRM SPECIES, LOCATIONS, AND MIX PRIOR TO PLANTING.
- 4 INSTALL NATIVE GRASS SEEDING, HYDROSEED; NON-IRRIGATED; CONFIRM SEEDING EXTENTS IN FIELD PRIOR TO RESEEDING.
- 5 INSTALL VINES; CENTER VINES BETWEEN TRELLIS SUPPORT POSTS, TYP.; TRAIN VINES UP TO HORIZONTAL WIRES.
- 6 DISTRIBUTE HARVESTED TOPSOIL WITH NATIVE SEEDBANK IN LOCATION AS INDICATED; CONFIRM EXTENTS IN FIELD WITH LANDSCAPE ARCHITECT.



ISSUED	DATE	DESCRIPTION

POJOAQUE VALLEY RECREATION COMPLEX - PH 2

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SANTA FE COUNTY
62 COUNTY ROAD 84 (OWEENCE ROAD)
SANTA FE, NEW MEXICO 87506

DRAWN BY: PS / CH DATE: September 26, 2016

SHEET TITLE: **PLANTING PLAN**

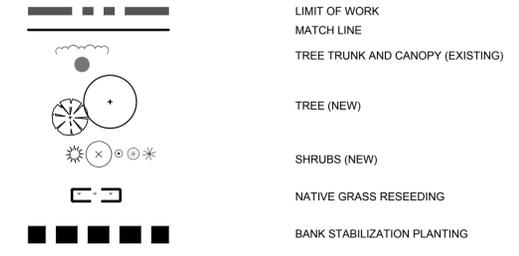
SHEET NUMBER: **L4-02**



PLANT LIST

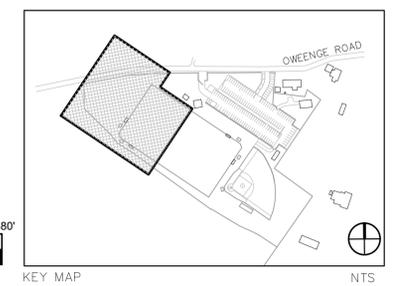
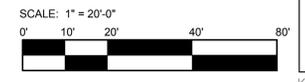
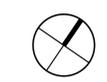
SYMB.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
TREES					
PP	Populus wislizeni	Rio Grande Cottonwood - Pole	8	pole, 10' min.	50'Wx50'H, NM native male, seedless
SHRUBS					
■	Salix exigua	Coyote Willow	230 LF	pole, 6' min.	8'Wx10'H, live cutting, dormant

PLANTING LEGEND



PLANTING KEYED NOTES

- 1 INSTALL LIVE CUTTINGS ALONG BASE OF BERM ADJACENT TO RIVER; NON-IRRIGATED; CONFIRM FINAL LOCATION AND EXTENTS; AVOID EXISTING TREES TO REMAIN.
- 2 INSTALL COTTONWOOD LIVE CUTTINGS; CONFIRM FINAL LOCATION IN FIELD; NON-IRRIGATED.



REVISIONS		
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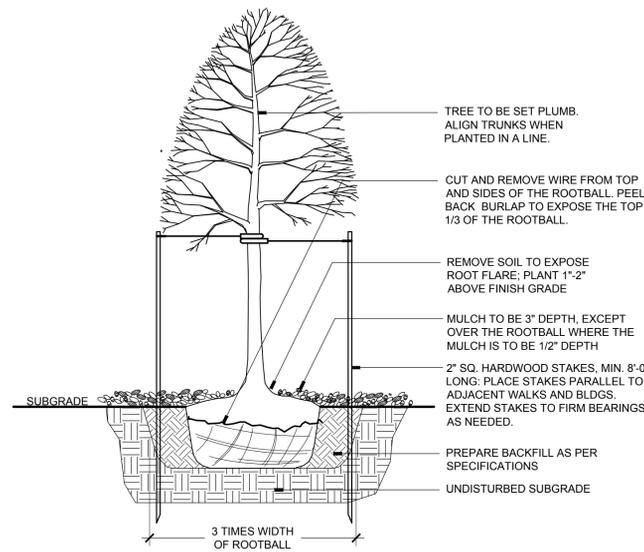
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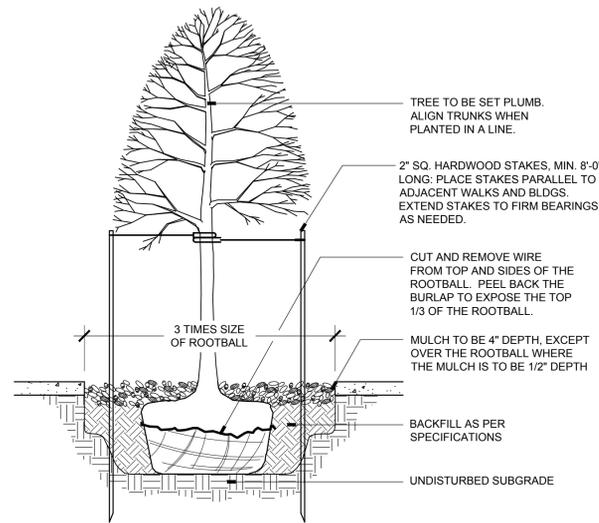
DRAWN BY PS / CH	DATE September 26, 2016
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PLANTING PLAN

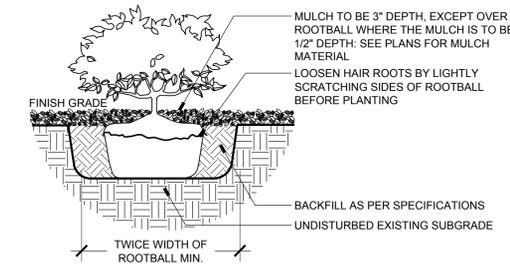
SHEET NUMBER
L4-03



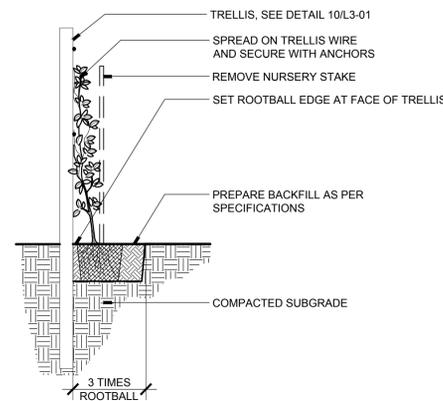
1 TREE PLANTING
SCALE: 1/2"=1'-0" SECTION



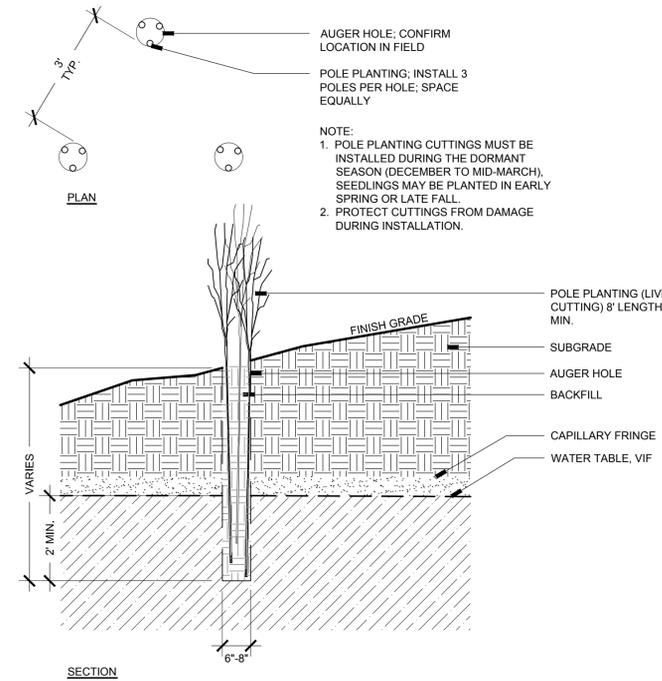
2 TREE PLANTING IN WELL
SCALE: 1/2"=1'-0" SECTION



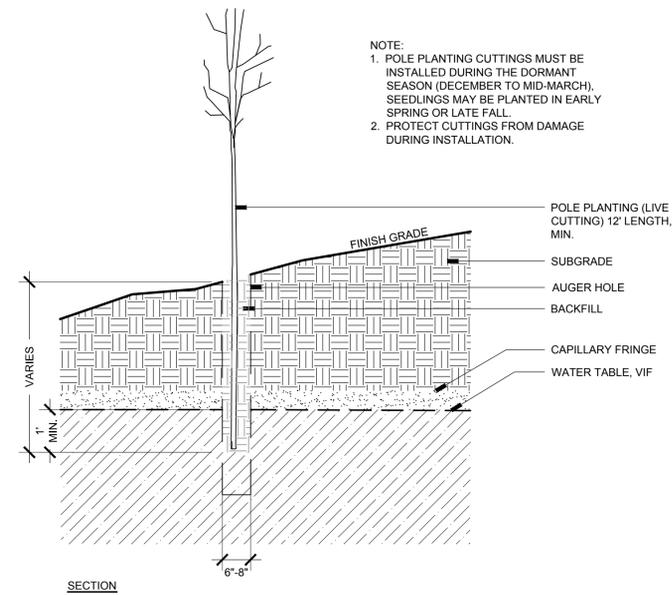
3 SHRUB / PERENNIAL PLANTING
SCALE: 1"=1'-0" SECTION



4 VINE TRELLIS PLANTING
SCALE: 1/2"=1'-0" SECTION



5 WILLOW POLE PLANTING
SCALE: 1/2"=1'-0" SECTION



6 COTTONWOOD POLE PLANTING
SCALE: 1/2"=1'-0" SECTION

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SHEET TITLE
PLANTING DETAILS

SHEET NUMBER
L5-01

IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
▼	RAIN BIRD	44-LRC	QUICK COUPLING VALVE	3
◆	HUNTER	SOLAR SYNC - MS5	WEATHER SENSOR DEVICE	1
Ⓐ Ⓑ			EXISTING AND RE-LOCATED CONTROLLER	10
N/S	MATCO	201X	MANUAL DRAIN VALVE	2
⏏		LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE	4
⏏		LINE SIZE - 3" AND LARGER	GATE VALVE	15
---		CLASS 200 BE - 2 1/2" & SMALLER	PVC MAINLINE	5
---		CLASS 200 RT - 3" & LARGER	PVC MAINLINE	5 & 14
N/S			THRUST BLOCKS	14
---		CLASS 200 BE	PVC LATERAL	5
---		CLASS 160	PVC SLEEVING	6
⊕	NETAFIM	LVCZS80100T5-LF OR LVCZS80100T5-HF	SUBSURFACE VALVE ASSEMBLY	7
*			DRIP LINE BLOW-OUT STUB	13
⊙	NETAFIM	TLCV4-12 RING5 SPACED PER DETAIL	SUBSURFACE DRIPLINE RING - TREE	10 & 12
N/S	NETAFIM	TLCV4-12 ROW5 SPACED 12"	SUBSURFACE DRIPLINE	9, 10 & 11
---		CLASS 200 BE	SUBSURFACE HEADER PIPE - 1" PVC	7, 8, 10, 11 & 12
⊠	NETAFIM	COMBINATION TEE	DRIPPERLINE CONNECTION	8
⊠	WOODFORD	XB4 WITH PAD LOCK	YARD HYDRANT	16
⊙	HUNTER	ICV	YARD HYDRANT CONTROL VALVE	17
⊙	NETAFIM	MM-150-1.0-R5	SUBMETER	19
⊙			WELL METER	PER COUNTY SPECIFICATIONS
CONTROLLER & STATION NO. CONTROL VALVE SIZE				
(A (controller)) NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO WHICH CONTROLLER - SEE CONSTRUCTION NOTES				

Project	5864 - Pojoaque Park Phase 2														
Location	Pojoaque														
Point of Connection Description	Tap 1														
Date Prepared	22-Sep-16														
Allowable Watering Window: four nights per week, eight hours per night (32 hours/week).															
Estimated weekly application for Drip Irrigated Trees = 24.00 gal/wk.															
Estimated weekly application for Drip Irrigated Shrubs = 4.00 gal/wk.															
Estimated weekly application for Drip Irrigated Perennials = 2.00 gal/wk.															
Estimated weekly application for Drip Irrigated Gardens = 3.00 gal/wk.															
Estimated weekly application for Drip Irrigated Riparian Areas = 2.00 gal/wk.															
Prepared by HydroSystems-KDI, Inc.															
Zone Number	Plant Type(s)	Hydrozone Category	Zone Irrigation Description	Nozzle or Emitter (if Applicable)	Precip. Rate (in/hr)	Quantity of plants	Zone Flow (GPM)	Peak Demand (in/wk)	Year 1 Peak Water Use (gal/wk)	Year 1 Peak Zone Run Time (min/wk)	Year 2 Peak Water Use (gal/wk)	Year 2 Peak Zone Run Time (min/wk)	Year 3 Peak Water Use (gal/wk)	Year 3 Peak Zone Run Time (min/wk)	Design Operating Pressure (psi)
A1	Trees	Low	Drip - In-line	0.4	0.45	29	3.87	1.07	696	142.6	522	107	418	86	35
A2	Shrubs	Low	Drip - In-line	0.4	0.45	17	0.34	1.60	68	213.9	51	160	24	75	35
A3	Trees	Low	Drip - In-line	0.4	0.45	20	2.67	1.07	480	142.6	360	107	288	86	35
A4	Shrubs	Low	Drip - In-line	0.4	0.45	55	1.10	1.60	220	213.9	165	160	77	75	35
A5	Shrubs	Low	Drip - In-line	0.4	0.45	41	0.82	1.60	164	213.9	123	160	57	75	35
A6	Shrubs	Low	Drip - In-line	0.4	0.45	41	0.82	1.60	164	213.9	123	160	57	75	35
A7	Kentucky Bluegrass	High	Rotors	Unknown	0.45	4633	10.00	1.81	8,400	241.3	3,400	241	8,400	241	35
A8	Kentucky Bluegrass	High	Rotors	Unknown	0.45	4633	10.00	1.81	8,400	241.3	3,400	241	8,400	241	35
A9	Kentucky Bluegrass	High	Rotors	Unknown	0.45	4633	10.00	1.81	8,400	241.3	3,400	241	8,400	241	35
A10	Kentucky Bluegrass	High	Rotors	Unknown	0.45	4633	10.00	1.81	8,400	241.3	3,400	241	8,400	241	35
A11	Kentucky Bluegrass	High	Rotors	Unknown	0.45	4633	10.00	1.81	8,400	241.3	3,400	241	8,400	241	35
A12	Kentucky Bluegrass	High	Rotors	Unknown	0.45	4633	10.00	1.81	8,400	241.3	3,400	241	8,400	241	35
B1	Trees	Low	Drip - In-line	0.4	0.45	41	5.47	1.07	984	142.6	738	107	590	86	35
B2	Trees	Low	Drip - In-line	0.4	0.45	41	5.47	1.07	984	142.6	738	107	590	86	35
B3*	Riparian Areas	Moderate	Drip - In-line	0.4	0.45	100	10.00	3.00	300	400.0	225	300	105	140	35
B4*	Gardens	Moderate	Drip - In-line	0.26	0.45	600	10.00	3.00	1,800	400.0	1,800	400	1,800	400	35
B5*	Gardens	Moderate	Drip - In-line	0.26	0.45	600	10.00	3.00	1,800	400.0	1,800	400	1,800	400	35
B6*	Yard Hydrants		Hand Water	1	1.5	1	10.00	1.00	600	60.0	600	60	600	60	35
Projected weekly water use (gallons) during peak season for this controller									58,658		57,643		56,805		
Projected yearly water use (acre feet) during season for this controller									3.93		3.86		3.80		
Projected weekly runtime (hours) of Overhead Irrigation for this controller*										275.60		245.16		205.98	

Zones supplying Cottonwoods and zone establishing riparian area shall continue to be weaned off of irrigation past year 3. Zones A7 through A12 are existing zones supplying multi-use field. Minimum need assumptions have been made. *Zones B3, B4, B5 and B6 are undetermined at this time and shall be confirmed once final installation occurs.

REFER TO SHEET
IR1-01
IR1-01
IR2-01-IR2-03
IR3-01-IR3-02

IRRIGATION NOTES
IRRIGATION SCHEDULE
IRRIGATION PLANS
IRRIGATION DETAILS

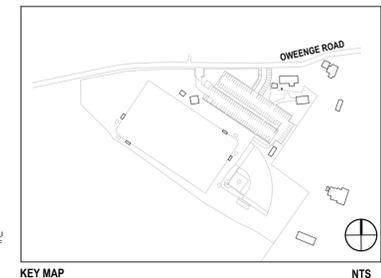
IRRIGATION CONSTRUCTION NOTES

- DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY DESIGN OFFICE. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.
- SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS CONTACTED THE MAINTENANCE PERSONNEL THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE 70 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 65 PSI MINIMUM.
- IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK, SIX HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.
BLUEGRASS TURF 1.81" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS 0.94" PER WEEK PEAK SEASON
- EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. VALVE BOX COLOR TO MATCH ADJACENT FINISH SURFACE COLOR, TYPICAL (I.E. TAN IN GRAVEL AREAS, GREEN IN GRASS AREAS).
- SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.
SLEEVED PIPE SIZE/WIRE QUANTITY REQUIRED SLEEVE SIZE & QUANTITY
3/4" - 1 1/4" PIPING 2" PVC (1)
1 1/2" - 2" PIPING 4" PVC (1)
1-50 CONTROL WIRES 3" PVC (1)
- MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO INSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
- DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER FLOW, SPACING AND PLACEMENT.
- SPARE CONTROL WIRES - CONTRACTOR SHALL EXTEND THREE SPARE WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN 10" ROUND VALVE BOX WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.
- SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE ZONES, UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.
- UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.

HydroSystems-KDI, Inc. Irrigation Consulting
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Lakewood, Colorado 80401
303-980-5277
303-980-5384 (fax)



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REVISIONS		
ISSUED	DATE	DESCRIPTION

POJOAQUE VALLEY RECREATION COMPLEX - PH 2

WILSON & COMPANY

WILSON & COMPANY
4900 Lang Ave. NE
Albuquerque, NM 87109
1-505-348-4000
www.wilsonco.com

design office
landscape planning urbanism

DESIGN OFFICE
1300 Lullia Street, Suite 24
Santa Fe, NM 87505
1-505-363-1415
www.dfo-designoffice.com



SANTA FE COUNTY

**62 COUNTY ROAD 84 (OWEENGEE ROAD)
SANTA FE, NEW MEXICO 87506**

DRAWN BY: AMC DATE: September 26, 2016

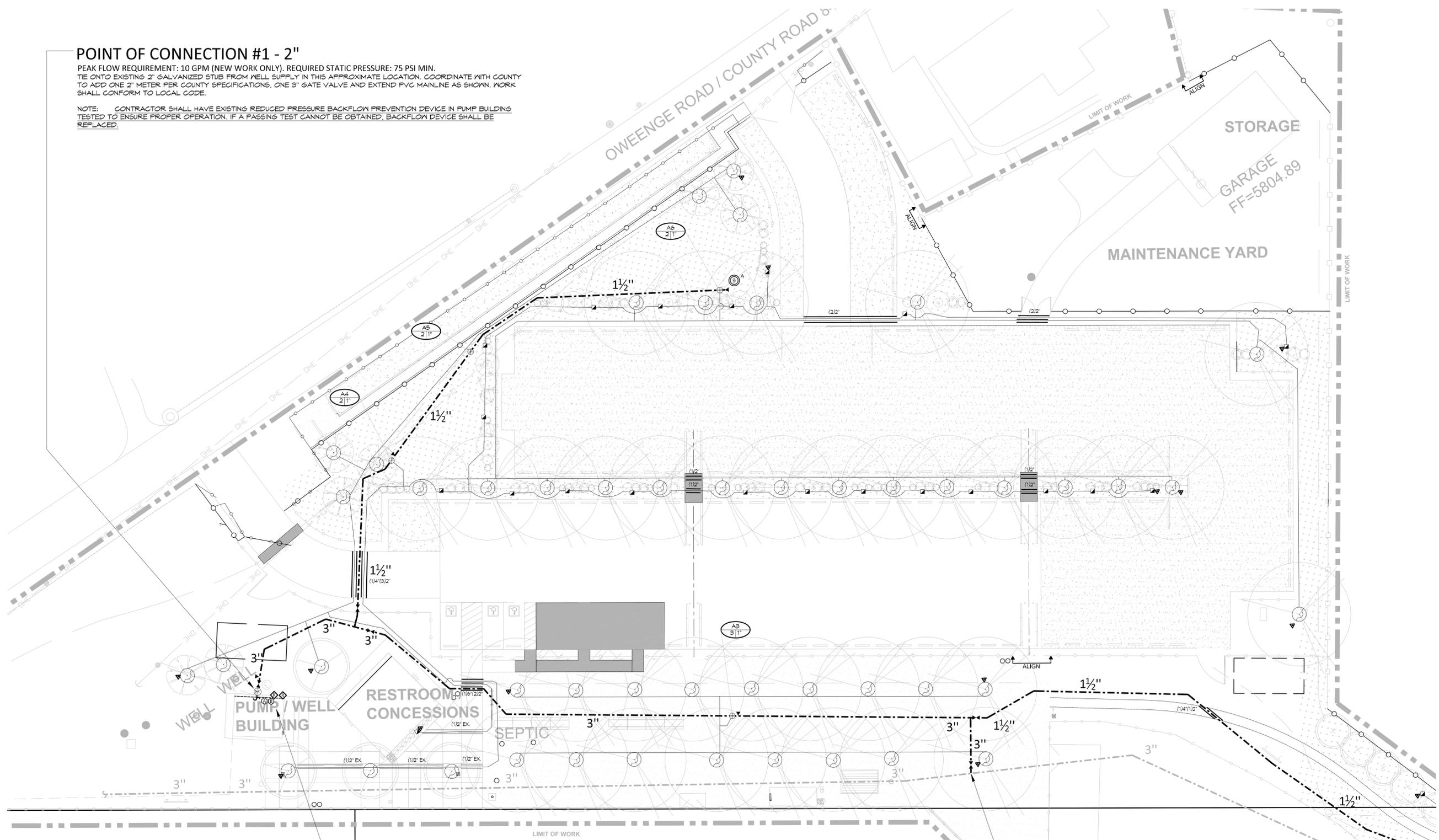
SHEET TITLE: IRRIGATION COVER

SHEET NUMBER: **IR1-01**

POINT OF CONNECTION #1 - 2"

PEAK FLOW REQUIREMENT: 10 GPM (NEW WORK ONLY). REQUIRED STATIC PRESSURE: 75 PSI MIN.
TIE ONTO EXISTING 2" GALVANIZED STUB FROM WELL SUPPLY IN THIS APPROXIMATE LOCATION. COORDINATE WITH COUNTY TO ADD ONE 2" METER PER COUNTY SPECIFICATIONS, ONE 3" GATE VALVE AND EXTEND PVC MAINLINE AS SHOWN. WORK SHALL CONFORM TO LOCAL CODE.

NOTE: CONTRACTOR SHALL HAVE EXISTING REDUCED PRESSURE BACKFLOW PREVENTION DEVICE IN PUMP BUILDING TESTED TO ENSURE PROPER OPERATION. IF A PASSING TEST CANNOT BE OBTAINED, BACKFLOW DEVICE SHALL BE REPLACED.



CONTROLLER LOCATIONS

ONE EXISTING IRRIGATION CONTROLLER IS INSTALLED WITHIN PUMP BUILDING. EXISTING VALVES ASSOCIATED WITH CURRENT WIRING CONFIGURATION ARE NO LONGER IN SERVICE. REMOVE EXISTING WIRING. EXISTING VALVES AT THE MULTI USE FIELD ARE CURRENTLY SERVED BY EXISTING CONTROLLER EAST OF SOFTBALL FIELD ON POLE. DISCONNECT FROM CONTROLLER AND RUN NEW WIRE FROM PUMP HOUSE CONTROLLER TO EXISTING VALVES AT SOFTBALL FIELD.

RELOCATE EXISTING CONTROLLER AT SOFTBALL TO PUMP BUILDING AND INSTALL NEXT TO CONTROLLER "A". THIS CONTROLLER SHALL BE USED AS "CONTROLLER B" FOR THESE PLANS. EXTEND WIRE OUT OF BUILDING IN CONDUIT. EXTEND CONTROL WIRES WITH SPARES SHOWN TO "B" VALVES LOCATED AT AND NEAR THE ORCHARD. CLEARLY LABEL CONTROLLERS AS "A" AND "B" ON THE EXTERIOR OF CONTROLLER CABINETS.

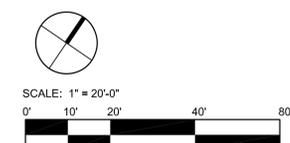
INSTALL NEW WIRES IN CONDUIT TO BUILDING EXTERIOR AND EXTEND TO NEW CONTROLLER "A" VALVE LOCATIONS SHOWN. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION. MOUNT TWO RAIN SENSORS ON BUILDING WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL RAIN SENSOR RECEIVERS IN CONTROLLER ENCLOSURES. FINAL RAIN SENSORS LOCATIONS SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

INSTALL ONE 3" TEE ON EXISTING MAINLINE AT THIS APPROXIMATE LOCATION AND EXTEND NEW 3" MAINLINE AS SHOWN. SHOULD EXISTING MAINLINE NOT BE LOCATED AT THIS LOCATION, MAKE CONNECTION AT VALVE BOX EAST OF MULTIUSE FIELD.

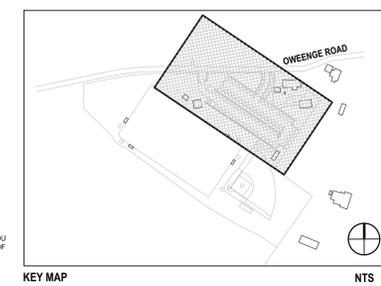
REFER TO SHEET

- IR1-01
- IR1-01
- IR2-01-IR2-03
- IR3-01-IR3-02

- IRRIGATION NOTES
- IRRIGATION SCHEDULE
- IRRIGATION PLANS
- IRRIGATION DETAILS



HydroSystems-KDI, Inc.
860 Tabor Street, Suite 200
Lakewood, Colorado 80401
303-980-5372
303-980-5384 (fax)



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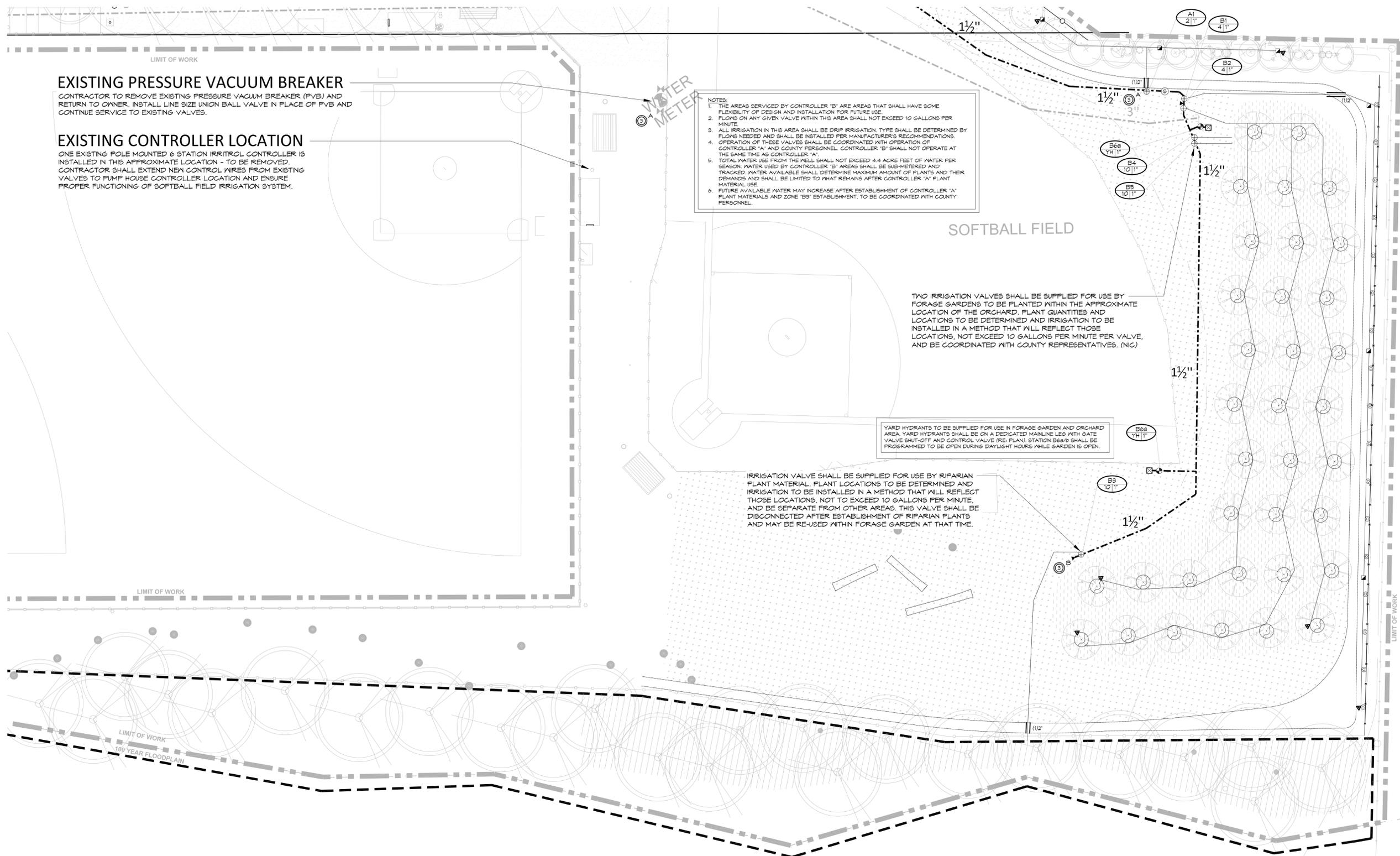
SANTA FE COUNTY
SANTA FE COUNTY
62 COUNTY ROAD 84 (OWEENGE ROAD)
SANTA FE, NEW MEXICO 87506

DRAWN BY: AMC
DATE: September 26, 2016

SHEET TITLE: IRRIGATION PLAN

SHEET NUMBER

IR2-01



EXISTING PRESSURE VACUUM BREAKER
 CONTRACTOR TO REMOVE EXISTING PRESSURE VACUUM BREAKER (PVB) AND RETURN TO OWNER. INSTALL LINE SIZE UNION BALL VALVE IN PLACE OF PVB AND CONTINUE SERVICE TO EXISTING VALVES.

EXISTING CONTROLLER LOCATION
 ONE EXISTING POLE MOUNTED 6 STATION IRRITROL CONTROLLER IS INSTALLED IN THIS APPROXIMATE LOCATION - TO BE REMOVED. CONTRACTOR SHALL EXTEND NEW CONTROL WIRES FROM EXISTING VALVES TO PUMP HOUSE CONTROLLER LOCATION AND ENSURE PROPER FUNCTIONING OF SOFTBALL FIELD IRRIGATION SYSTEM.

- NOTES:**
1. THE AREAS SERVICED BY CONTROLLER 'B' ARE AREAS THAT SHALL HAVE SOME FLEXIBILITY OF DESIGN AND INSTALLATION FOR FUTURE USE.
 2. FLOWS ON ANY GIVEN VALVE WITHIN THIS AREA SHALL NOT EXCEED 10 GALLONS PER MINUTE.
 3. ALL IRRIGATION IN THIS AREA SHALL BE DRIP IRRIGATION. TYPE SHALL BE DETERMINED BY FLOWS NEEDED AND SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 4. OPERATION OF THESE VALVES SHALL BE COORDINATED WITH OPERATION OF CONTROLLER 'A' AND COUNTY PERSONNEL. CONTROLLER 'B' SHALL NOT OPERATE AT THE SAME TIME AS CONTROLLER 'A'.
 5. TOTAL WATER USE FROM THE WELL SHALL NOT EXCEED 4.4 ACRE FEET OF WATER PER SEASON. WATER USED BY CONTROLLER 'B' AREAS SHALL BE SUB-METERED AND TRACKED. WATER AVAILABLE SHALL DETERMINE MAXIMUM AMOUNT OF PLANTS AND THEIR DEMANDS AND SHALL BE LIMITED TO WHAT REMAINS AFTER CONTROLLER 'A' PLANT MATERIAL USE.
 6. FUTURE AVAILABLE WATER MAY INCREASE AFTER ESTABLISHMENT OF CONTROLLER 'A' PLANT MATERIALS AND ZONE 'B' ESTABLISHMENT. TO BE COORDINATED WITH COUNTY PERSONNEL.

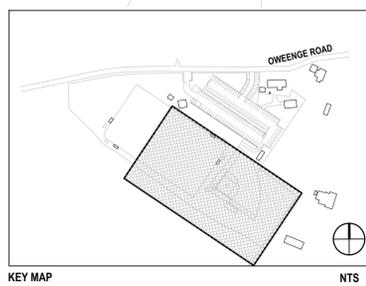
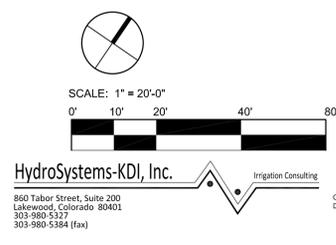
TWO IRRIGATION VALVES SHALL BE SUPPLIED FOR USE BY FORAGE GARDENS TO BE PLANTED WITHIN THE APPROXIMATE LOCATION OF THE ORCHARD. PLANT QUANTITIES AND LOCATIONS TO BE DETERMINED AND IRRIGATION TO BE INSTALLED IN A METHOD THAT WILL REFLECT THOSE LOCATIONS, NOT EXCEED 10 GALLONS PER MINUTE PER VALVE, AND BE COORDINATED WITH COUNTY REPRESENTATIVES. (NIC)

YARD HYDRANTS TO BE SUPPLIED FOR USE IN FORAGE GARDEN AND ORCHARD AREA. YARD HYDRANTS SHALL BE ON A DEDICATED MAINLINE LEG WITH GATE VALVE SHUT-OFF AND CONTROL VALVE (I.E. PLAN). STATION B6a/D SHALL BE PROGRAMMED TO BE OPEN DURING DAYLIGHT HOURS WHILE GARDEN IS OPEN.

IRRIGATION VALVE SHALL BE SUPPLIED FOR USE BY RIPARIAN PLANT MATERIAL. PLANT LOCATIONS TO BE DETERMINED AND IRRIGATION TO BE INSTALLED IN A METHOD THAT WILL REFLECT THOSE LOCATIONS, NOT TO EXCEED 10 GALLONS PER MINUTE, AND BE SEPARATE FROM OTHER AREAS. THIS VALVE SHALL BE DISCONNECTED AFTER ESTABLISHMENT OF RIPARIAN PLANTS AND MAY BE RE-USED WITHIN FORAGE GARDEN AT THAT TIME.

REFER TO SHEET
 IR1-01
 IR1-01
 IR2-01-IR2-03
 IR3-01-IR3-02

IRRIGATION NOTES
IRRIGATION SCHEDULE
IRRIGATION PLANS
IRRIGATION DETAILS



REVISIONS		
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 www.dpsdesignoffice.com

SANTA FE COUNTY

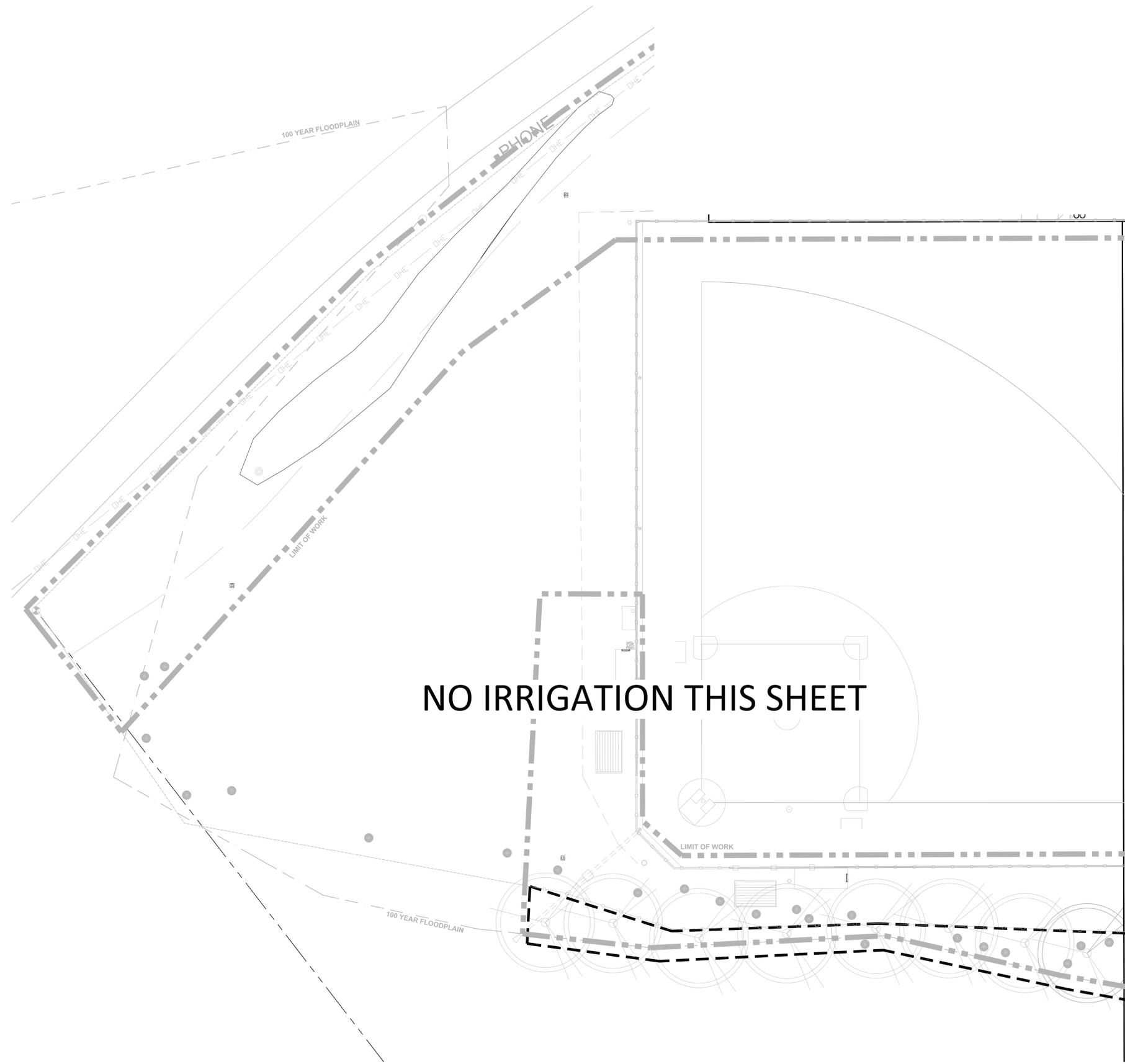
62 COUNTY ROAD 84 (OWEENGEE ROAD)
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SHEET TITLE
IRRIGATION PLAN

SHEET NUMBER
IR2-02

DATE
September 26, 2016

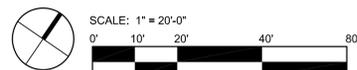


NO IRRIGATION THIS SHEET

REFER TO SHEET

- IR1-01
- IR1-01
- IR2-01-IR2-03
- IR3-01-IR3-02

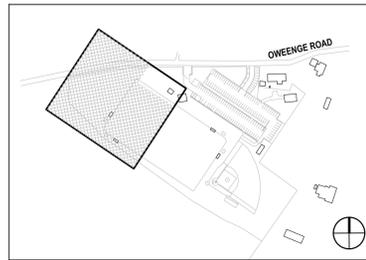
- IRRIGATION NOTES**
IRRIGATION SCHEDULE
IRRIGATION PLANS
IRRIGATION DETAILS



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 860 Tabor Street, Suite 200
 Lakewood, Colorado 80401
 303-980-5327
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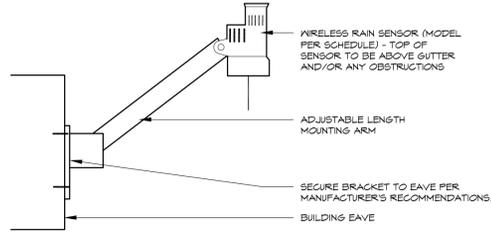


SANTA FE COUNTY
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DRAWN BY: AMC DATE: September 26, 2016

SHEET TITLE: **IRRIGATION PLAN**

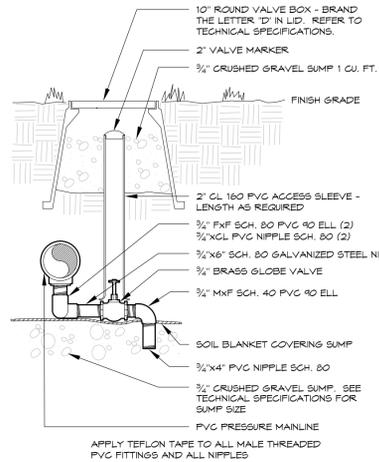
SHEET NUMBER: **IR2-03**



NOTE: MOUNT RAIN SENSOR RECEIVER PER CONTROLLER DETAIL.

WEATHER SENSOR
EAVE MOUNTED - Wireless

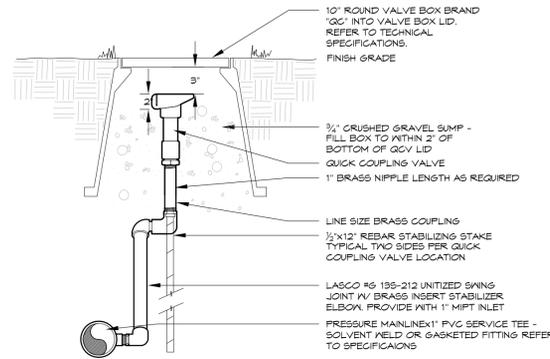
1



APPLY TEFLON TAPE TO ALL MALE THREADED PVC FITTINGS AND ALL NIPPLES

MANUAL DRAIN VALVE

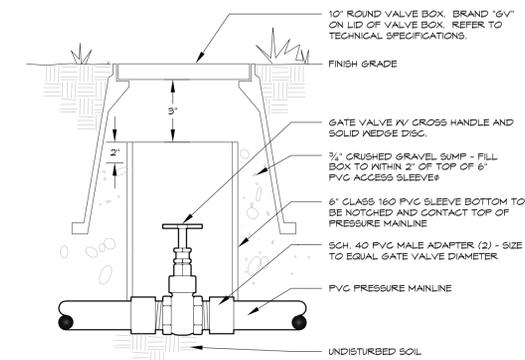
2



APPLY TEFLON TAPE TO ALL THREADED NIPPLES

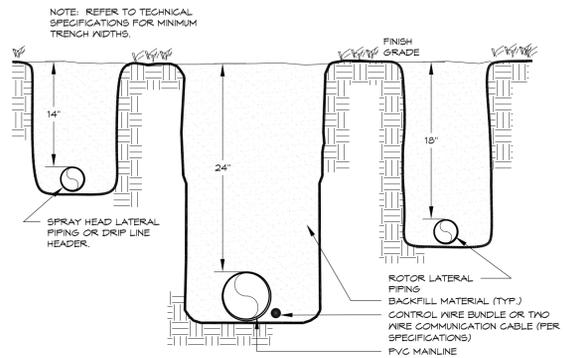
QUICK COUPLING VALVE

3



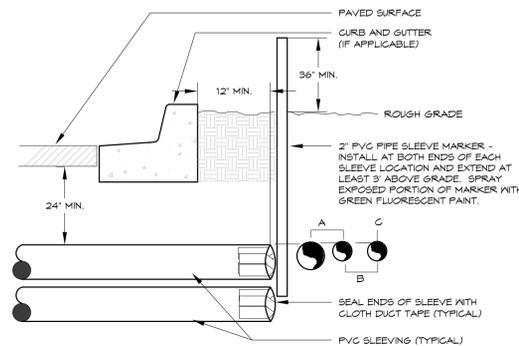
GATE VALVE

4



TRENCH

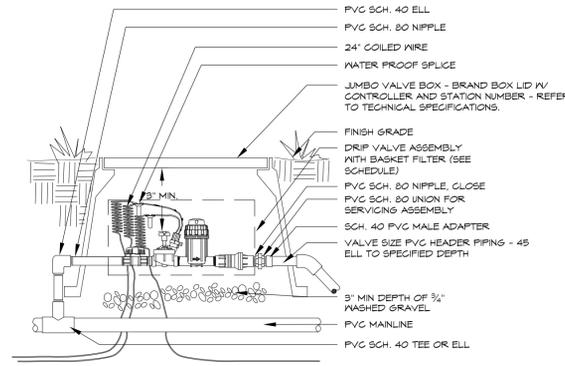
5



- NOTE:
- ALL SLEEVING TO BE CLASS 160 BE PVC, SIZE AS NOTED.
 - INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4\"/>
 - CONTRACTOR TO COORDINATE WITH FLATWORK INSTALLER TO BRAND A \"N\" IN SIDEWALK OR CURB AT BOTH ENDS OF SLEEVE CROSSING.

IRRIGATION SLEEVING

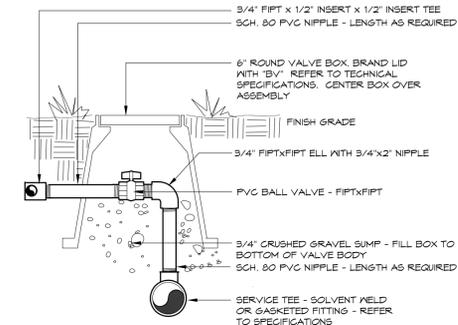
6



- NOTE:
- INSTALL ASSEMBLY TO REST ON GRAVEL SUMP. CONTAIN ENTIRE ASSEMBLY WITHIN BOX. NO VALVE BOX EXTENSIONS WILL BE ACCEPTED. PROVIDE 3\"/>
 - CONTROL VALVE SOLENOID AND BOTTOM OF VALVE BOX LID. TOP OF VALVE BOX TO BE FLUSH WITH FINISH GRADE. VALVE BOX SHALL NOT REST ON DRIP TUBING.

DRIP VALVE
LARGE WITH PVC LATERAL

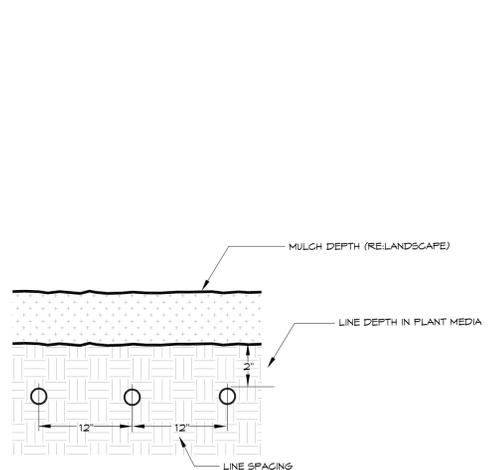
7



NOTE: APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS AND THREADED NIPPLES

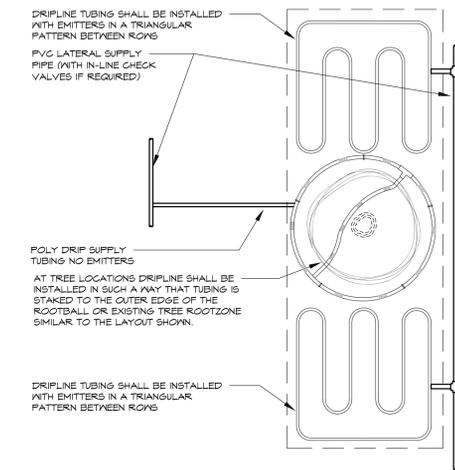
EMITTER TUBING CONNECTION

8



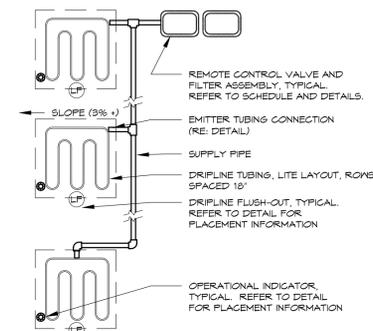
EMITTER SUBGRADE INSTALLATION

9



EMITTER TUBING LAYOUT
SHRUB BED WITH TREES

10



DRIPLINE SHALL BE WATER TESTED IN PRESENCE OF PROJECT MANAGER AND IRRIGATION PROJECT MANAGER PRIOR TO BURIAL.

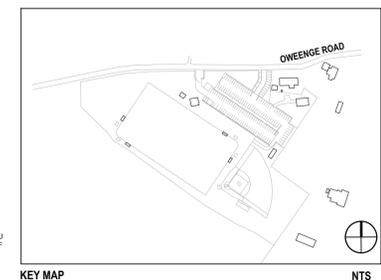
A MAXIMUM OF 600 LINEAR FEET OF EMITTER TUBING SHALL BE INSTALLED AS PART OF ANY ONE CONNECTION TEE.

EMITTER TUBING LAYOUT
SHRUB BED LAYOUT

11

REFER TO SHEET
IR1-01
IR1-01
IR2-01-IR2-03
IR3-01-IR3-02

IRRIGATION NOTES
IRRIGATION SCHEDULE
IRRIGATION PLANS
IRRIGATION DETAILS



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860 Tabor Street, Suite 200
Lakewood, Colorado 80401
303-980-5337
303-980-5384 (fax)

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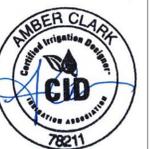
REVISIONS		
ISSUED	DATE	DESCRIPTION

POJOAQUE VALLEY RECREATION COMPLEX - PH 2

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SANTA FE COUNTY

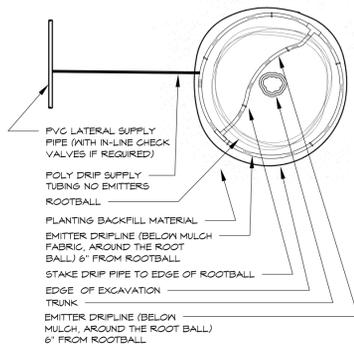
62 COUNTY ROAD 84 (OWEENGEE ROAD)
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DRAWN BY: AMC
DATE: September 26, 2016

IRRIGATION DETAILS

SHEET NUMBER

IR3-01

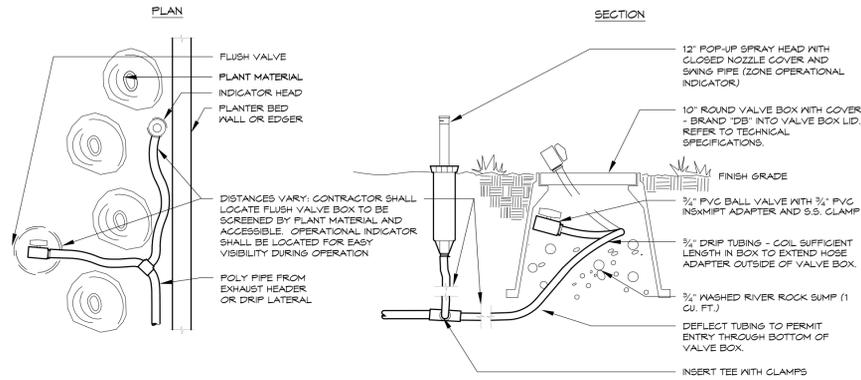


PLANT SIZE	MINIMUM EMITTER QTY. PER TREE
5 GALLON SHRUBS	THREE EACH
1 1/2" CALIPER TREE	EIGHT EACH
2" CALIPER TREE	TWELVE EACH
2 1/2" CALIPER TREE	SIXTEEN EACH
3" CALIPER TREE	TWENTY EACH
3 1/2" CALIPER TREE	TWENTY-TWO EACH
4" CALIPER TREE	TWENTY-FOUR EACH
6 FT. CONIFEROUS TREE	THIRTY-SIX EACH
8 FT. CONIFEROUS TREE	THIRTY-EIGHT EACH
10 FT. CONIFEROUS TREE	THIRTY-FOUR EACH
12 FT. CONIFEROUS TREE	THIRTY-EIGHT EACH

- NOTES:
- EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
 - EMITTER FLOW RATE PER SCHEDULE.
 - DRIFLINE EMITTER SPACING PER SCHEDULE.

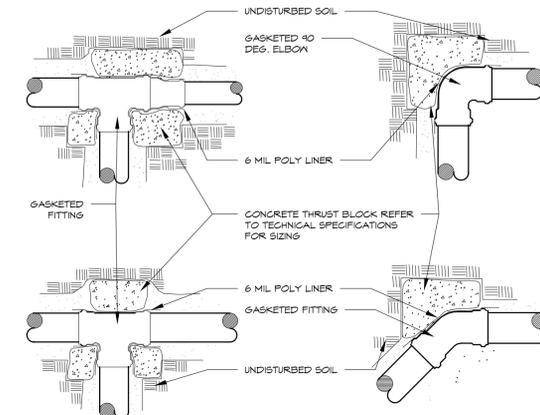
SUBSURFACE EMITTER TREE RING

12



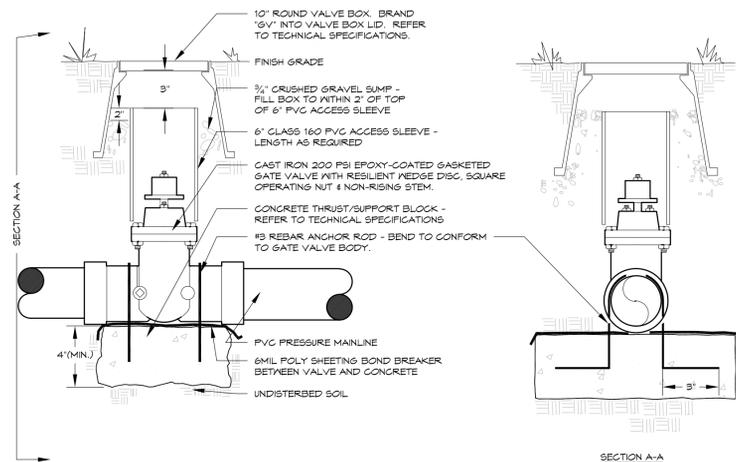
DRIP FLUSH VALVE WITH OPERATIONAL INDICATOR

13



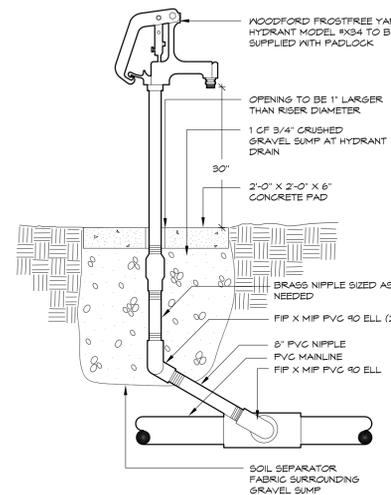
THRUST BLOCKS

14



GATE VALVE 3" and LARGER

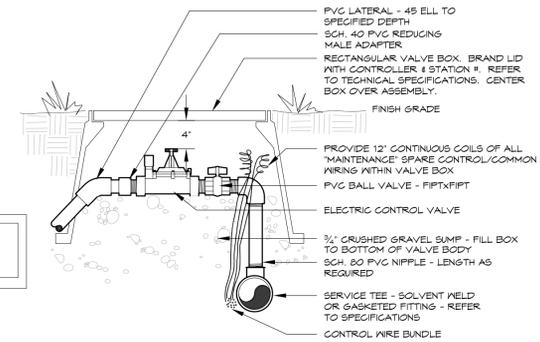
15



GARDEN HYDRANT

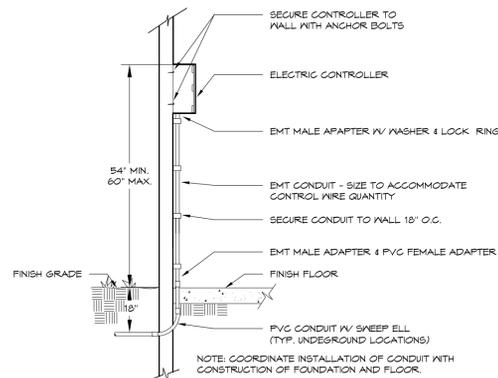
16

YARD HYDRANTS TO BE USED IN FORAGE GARDEN AREA. YARD HYDRANTS SHALL BE ON A DEDICATED MAINLINE LEG WITH GATE VALVE SHUT-OFF AND CONTROL VALVE (RE. PLAN). STATION B68/B SHALL BE PROGRAMMED TO BE OPEN DURING DAYLIGHT HOURS WHILE GARDEN IS OPEN.



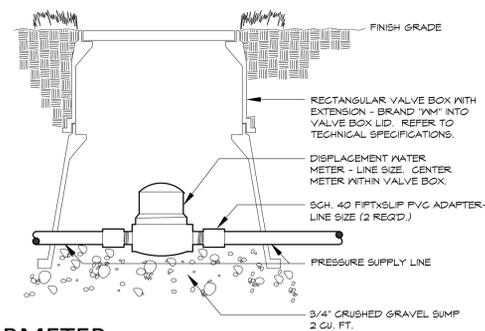
ELECTRIC CONTROL VALVE 24V - PVC Lateral

17



ELECTRIC CONTROLLER INTERIOR WALL MOUNT

18

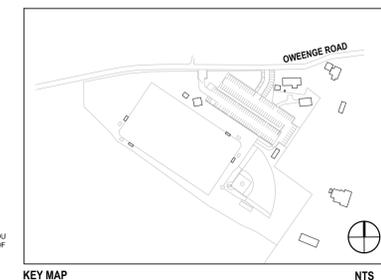


SUBMETER

19

REFER TO SHEET
IR1-01
IR1-01
IR2-01-IR2-03
IR3-01-IR3-02

IRRIGATION NOTES
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www.dbo-designoffice.com

AMBER CLARK
Certified Irrigation Designer
CD
78211

SANTA FE COUNTY
62 COUNTY ROAD 84 (OWEENGE ROAD)
SANTA FE, NEW MEXICO 87506

DRAWN BY: AMC DATE: September 26, 2016
SHEET TITLE: IRRIGATION DETAILS
SHEET NUMBER: IR3-02

GENERAL NOTES:

1. ALL CIVIL ENGINEERING SITE WORK IMPROVEMENTS, UNLESS OTHERWISE MODIFIED IN THE PROJECT SPECIFICATIONS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW MEXICO APWA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, EXCEPT WHERE OTHERWISE NOTED IN THE DRAWINGS.

2. STANDARD DRAWINGS: REFER TO STANDARD DRAWINGS FOR THE NEW MEXICO APWA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION UNLESS OTHERWISE NOTED.

3. THE CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF PROJECT CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

4. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE OWNER, ENGINEER AND ALL APPROVAL SIGNATORIES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS OR TECHNIQUES OR FOR THE PROSECUTION OF THE WORK AS SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS.

5. UNLESS OTHERWISE PROVIDED AS PART OF THE CONSTRUCTION PLANS, A COMPLETE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY THE CONTRACTOR WHEN ANY PORTION OF THE WORK IS IN THE PUBLIC RIGHT-OF-WAY OR AFFECTING ON-SITE VEHICLE OR PEDESTRIAN CIRCULATION. ALL CONSTRUCTION SIGNING, BARRICADING AND CHANNELIZATION SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION. THE PLAN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL FOR ON-SITE CONSTRUCTION. TRAFFIC CONTROL WITHIN THE CITY/COUNTY RIGHT-OF-WAY SHALL DEFAULT TO THE CITY/COUNTY TRAFFIC DEPARTMENT FOR APPROVAL. THE CONTRACTOR SHALL NOT IMPLEMENT THE TRAFFIC CONTROL PLAN UNTIL APPROVAL OF THE PLAN HAS BEEN RECEIVED FROM THE AUTHORITY.

6. THE CONTRACTOR SHALL DESIGNATE AT LEAST ONE EMERGENCY CONTACT PERSON, AND SHALL PROVIDE TELEPHONE NUMBERS WHERE THIS PERSON CAN BE CONTACTED AT ANY TIME, INCLUDING WEEKENDS, HOLIDAYS AND AFTER HOURS. THIS INFORMATION SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER.

7. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS FROM ALL JURISDICTIONAL AUTHORITIES PRIOR TO START OF CONSTRUCTION. PERMITS ARE INCIDENTAL TO BASE BID.

8. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY, HEALTH, AND ENVIRONMENTAL PROTECTION.

9. EXISTING SITE IMPROVEMENTS WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. REPAIRS SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION OF THE REPAIRS. REPAIRS SHALL BE ACCEPTED BY THE OWNER PRIOR TO FINAL PAYMENT.

10. THE CONTRACTOR SHALL USE THE DESIGNATED STAGING AREAS FOR STORAGE OF EQUIPMENT AND MATERIAL. NO MATERIAL OR EQUIPMENT MAY BE STORED OR LEFT ON-SITE AT ANY OTHER LOCATION. THE OWNER ASSUMES NO LIABILITY FOR CONTRACTOR'S EQUIPMENT AND MATERIAL IN THE STAGING AREA. SECURITY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IF NO STAGING AREA IS DESIGNATED ON THESE PLANS, AN OFF-SITE STAGING AREA SHALL BE PROVIDED AT THE CONTRACTOR'S EXPENSE, OR THE CONTRACTOR MAY NEGOTIATE WITH THE OWNER TO USE AN ON-SITE AREA.

11. ALL STATIONING REFERS TO THE CENTERLINE OF THE RIGHT-OF-WAY UNLESS OTHERWISE NOTED. STATIONING OF CHANNELS OR PIPES IN DRAINAGE EASEMENTS REFERS TO THE CENTERLINE OF CHANNEL OR PIPE, UNLESS OTHERWISE NOTED.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING, IN ADVANCE OF HIS/HER CONSTRUCTION OPERATIONS, IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE, SUPPORT AND RECONNECT THE UTILITY TO ACCOMMODATE NEW CONSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

13. NON-DESTRUCTIVE UTILITY EXPLORATION-TYPICAL TASKS BY THE CONTRACTOR LEADING TO UTILITY EXPLORATION ARE: A) SELECT AN APPROPRIATE METHOD OF GATHERING DATA THAT WILL ACHIEVE THE ACCURACIES AND PRECISION REQUIRED TO IDENTIFY THE EXACT X, Y AND Z LOCATION OF CONFLICT. VERTICAL AND HORIZONTAL SURVEY MAPPING ACCURACY SHALL ADHERE TO THE DESIGN SURVEY CONTROL.

B) WHEN EXCAVATING TEST HOLES EXPOSING THE UTILITY TO BE MEASURED, IT SHALL BE EXECUTED IN SUCH A MANNER THAT IT PROTECTS THE INTEGRITY OF THE UTILITY TO BE MEASURED. EXPOSURE IS TYPICALLY PERFORMED VIA MINIMALLY INTRUSIVE EXCAVATION.

C) NON-DESTRUCTIVE UTILITY EXPLORATION SHALL BE DONE A MINIMUM OF ONE WEEK IN ADVANCE OF PROJECT SCHEDULE DELAY.

D) COMPLY WITH APPLICABLE UTILITY DAMAGE PREVENTION LAWS, PERMITS, AND SPECIFICATIONS, AND COORDINATE WITH UTILITY AND OTHER INSPECTORS, AS REQUIRED.

E) DETERMINE (a) THE HORIZONTAL AND VERTICAL LOCATION OF THE TOP AND/OR BOTTOM OF THE UTILITY REFERENCED TO THE PROJECT SURVEY DATUM; (b) THE ELEVATION OF THE EXISTING GRADE OVER THE UTILITY AT A TEST HOLE REFERENCED TO THE PROJECT SURVEY DATUM; (c) THE OUTSIDE DIAMETER OF THE UTILITY AND CONFIGURATION OF NON-ENCASED, MULTI-CONDUIT SYSTEMS; (d) THE UTILITY STRUCTURE MATERIAL COMPOSITION, WHEN REASONABLY ASCERTAINABLE; (e) THE BENCHMARKS AND /OR PROJECT SURVEY DATA USED TO DETERMINE ELEVATIONS; (f) THE PAVING THICKNESS AND TYPE, WHERE APPLICABLE; (g) THE GENERAL SOIL TYPE AND SITE CONDITIONS; AND (h) SUCH OTHER PERTINENT INFORMATION AS IS REASONABLY ASCERTAINABLE FROM EACH TEST HOLE SITE.

14. AS-BUILTS: CONTRACTOR SHALL DELIVER FINAL CERTIFIED AS-BUILTS IN HARD COPY AND ACAD R2005 OR BETTER. AS-BUILTS SHALL BE SUBMITTED WITH SUBSTANTIAL COMPLETION PAY APPLICATION. NO PAYMENT WILL BE MADE WITHOUT AS-BUILT SUBMITTAL.

15. SCHEDULE: THE CONTRACTOR SHALL PREPARE AND SUBMIT A CRITICAL PATH METHOD (CPM) SCHEDULE PRIOR TO COMMENCEMENT OF PROJECT CONSTRUCTION. THE CPM SCHEDULE SHALL CLEARLY IDENTIFY A WORK BREAKDOWN STRUCTURE THAT DETERMINES THE TOTAL PROJECT DURATION. EARLY ACTIVITY START AND FINISH, LATE ACTIVITY START AND FINISH, EARLY AND LATE EVENT OCCURRENCE TIME, SHALL ALL BE IDENTIFIED IN THE CPM SCHEDULE. CPM SCHEDULE SHALL BE UPDATED WEEKLY AND DISTRIBUTED IN HARD COPY TO OWNER AND PROJECT ENGINEER. OWNER RETAINS OWNERSHIP OF TOTAL FLOAT AND FREE FLOAT WHEN NOT USED BY CONTRACTOR AND NO ADDITIONAL PAYMENTS WILL BE MADE. CPM SCHEDULE DEVELOPMENT AND MAINTENANCE SHALL ADD A SEPARATE LINE ITEM IN THE FINAL ENGINEER APPROVED SCHEDULE OF VALUES.

EROSION CONTROL/ENVIRONMENTAL PROTECTION/STORM WATER POLLUTION PREVENTION PLAN:

1. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM REGULATORY AGENCIES.

2. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.

3. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO OTHER PROPERTY BY CONSTRUCTING TEMPORARY EROSION CONTROL BERMS OR INSTALLING SILT FENCES AT THE PROPERTY LINES AS INDICATED ON THE STORM WATER POLLUTION PREVENTION PLAN.

4. THE CONTRACTOR SHALL MITIGATE EROSION OF TEMPORARY OR PERMANENT DIRT SWALES BY INSTALLING CHECK DAMS IN THE SWALES PERPENDICULAR TO THE DIRECTION OF FLOW, AND AT INTERVALS SPECIFIED ON THE STORM WATER POLLUTION PREVENTION PLAN.

5. THE CONTRACTOR SHALL WET THE SOIL AS NEEDED TO KEEP IT FROM BLOWING, WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.

6. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNATED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.) GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED FOR HULL OR DISPOSAL OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES AND ARCHAEOLOGICAL RESOURCES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINTS, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE AT 1-(505)-827-9329.

8. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.

9. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.

10. WHERE STORM INLETS ARE SUSCEPTIBLE TO IN FLOW OF SILT OR DEBRIS FROM CONSTRUCTION ACTIVITIES, PROTECTION SHALL BE INSTALLED ON THEIR UPSTREAM SIDE.

11. THE CONTRACTOR SHALL PREPARE AND MAINTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ON-SITE AT ALL TIMES, AND SHALL COMPLY WITH THE REQUIREMENTS INDICATED ON THAT PLAN.

ROADS:

1. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO SURFACING OF THE STREETS. ALL WATER VALVE BOXES AND ELECTRICAL, TELEPHONE, TELEVISION AND SEWER MANHOLES IN THE CONSTRUCTION AREA SHALL BE ADJUSTED TO FINISH GRADE.

2. ALL PERMANENT SIGNS, BARRICADES, CHANNELIZATION DEVICES, PAVEMENT MARKINGS, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION.

3. ALL STREET STRIPING ALTERED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR TO MATCH THE ORIGINAL CONDITIONS (I.E. TYPE, SPACING) AT THE LOCATION PRIOR TO CONSTRUCTION, OR AS SHOWN IN THIS PLAN SET.

4. STREET GRADES SHALL BE RESTORED BY THE CONTRACTOR TO THE EXISTING GRADES UNLESS OTHERWISE DIRECTED BY THE ENGINEER. SMOOTH TRANSITIONS SHALL BE MADE BETWEEN EXISTING PAVEMENT WHICH REMAINS IN PLACE AND PAVEMENT WHICH IS REPLACED. WHEN ABUTTING NEW PAVEMENT TO EXISTING, SAWCUT BACK EXISTING PAVEMENT TO A NEAT, STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT.

5. A STREET CUT PERMIT MUST BE ACQUIRED FROM CITY OR COUNTY.

6. ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BY A LICENSED CONTRACTOR AND REQUIRES PERMIT AND APPROVAL BY CITY OR COUNTY.

UTILITIES-GENERAL NOTE:

1. IF ANY UTILITY LINES, PIPELINES OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THERETO, AND ASSUMES NO RESPONSIBILITY ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF ANY DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

2. THE CONTRACTOR SHALL NOTIFY NEW MEXICO ONE CALL AT (505) 260-1990 AT LEAST THREE WORKING DAYS PRIOR TO STARTING WORK ON THIS PROJECT.

CONSTRUCTION STAKES, LINES AND GRADES

DUE TO THE PREVIOUS CONSTRUCTION DONE IN PHASE 1 AREAS OF DISTURBANCE HAVE OCCURRED AND ARE NOT SHOWN WITHIN THE EXISTING SURVEY. BECAUSE OF THIS THE FOLLOWING PROCEDURE SHALL GOVERN THE PAYMENT OF UNCLASSIFIED EXCAVATION AND BORROW BID ITEMS.

LOCAL SURVEY CONTROL WILL BE SET FOR VERTICAL AND HORIZONTAL CONTROL THROUGHOUT THE CONSTRUCTION AREA. THESE STAKES AND MARKS SHALL CONSTITUTE THE FIELD CONTROL BY AND IN ACCORDANCE WITH WHICH THE CONTRACTOR SHALL ESTABLISH OTHER NECESSARY CONTROLS AND PERFORM THE WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OTHER CONTROL, SLOPE STAKES, CUT STAKES, OFFSET STAKES, BENCH MARKS, BLUE TOPS OR OTHER STAKING NECESSARY FOR PROPER EXECUTION OF THE WORK, OR AS REQUESTED BY THE PROJECT MANAGER, TO ASSURE COMPLIANCE WITH THE PLANS. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 801, CONSTRUCTION STAKING BY THE CONTRACTOR, IN THE NMDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE PRESERVATION OF ALL STAKES AND MARKS, AND, IF ANY OF THE CONSTRUCTION STAKES OR MARKS HAVE BEEN CARELESSLY OR WILLFULLY DESTROYED OR DISTURBED BY THE CONTRACTOR OR OTHERS, THE COST OF REPLACING THEM WILL BE CHARGED AGAINST THE CONTRACTOR OR WILL BE DEDUCTED FROM THE PAYMENT FOR THE WORK.

THE CONTRACTOR SHALL OBTAIN AND PAY FOR THE SERVICES OF A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF NEW MEXICO TO PERFORM SURVEYS OF EARTHWORK QUANTITIES, DURING AND AT THE COMPLETION OF THE PROJECT CONSTRUCTION. THESE SURVEYS SHALL CONSIST OF THE FOLLOWING PHASES:

PHASE 1 A CROSS SECTION SURVEY, WITH NO GREATER THAN 50-FOOT SPACING, TO DETERMINE THE LOCATION OF EXISTING GROUND PRIOR TO CONSTRUCTION AFTER CLEARING AND GRUBBING AND AFTER REMOVAL AND STOCKPILING OF THE TRASH AND DEBRIS. CROSS SECTION DATA COLLECTED SHALL BE OF SUFFICIENT SPACING, INCLUDING ALL BREAKS IN THE TERRAIN, TO BE ABLE TO CREATE AN ORIGINAL GROUND DIGITAL TERRAIN MODEL (DTM). THE "ORIGINAL GROUND" DTM SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR REVIEW AND ACCEPTANCE PRIOR TO PROCEEDING WITH EXCAVATION, EMBANKMENT OR EXPORT OF EXCESS MATERIAL. CROSS SECTION DATA MUST BE SUFFICIENT TO DETERMINE EARTHWORK QUANTITIES.

PHASE 2 CROSS SECTION AND LOCATION SURVEYS THAT MAY BE MADE DURING THE EXCAVATION AND BACKFILL CONSTRUCTION FOR THE PURPOSES OF VERIFYING THE CONTRACTOR'S WORK. WHERE SHOWN, THE EXCAVATION DIMENSIONS (PAY LIMITS FOR UNCLASSIFIED EXCAVATION, BACKFILL AND SUB-EXCAVATION) SHOWN ON THE PLANS SHALL BE USED TO DETERMINE THE EXCAVATION CROSS SECTION FOR PAYMENT TO THE CONTRACTOR. THE CROSS SECTION DATA MUST BE SUFFICIENT TO VERIFY THE LIMITS OF EXCAVATION.

PHASE 3 A CROSS SECTION SURVEY, AT THE SAME LOCATIONS AS THE CROSS SECTIONS IN PHASE 1 TO DETERMINE THE LOCATION OF THE FINISH GRADE AT THE COMPLETION OF CONSTRUCTION.

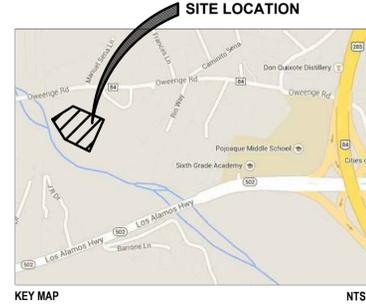
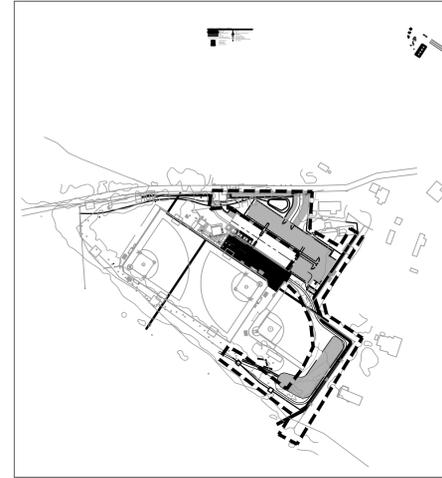
ALL SURVEYS MUST BE CERTIFIED BY THE PROFESSIONAL SURVEYOR AND INCLUDE COMPLETE DOCUMENTATION. CROSS SECTIONS OF THE PHASE 1, 2 AND 3 SURVEYS AND THE PAY LIMIT FOR UNCLASSIFIED EXCAVATION AS SHOWN ON THE PLANS MUST BE USED BY THE PROFESSIONAL SURVEYOR TO COMPUTE THE QUANTITY OF EXCAVATION, SUBJECT TO THE PROVISIONS FOR MEASUREMENT IN SECTION 203 OF THE NMDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION AS AMENDED BY THE SUPPLEMENTAL TECHNICAL SPECIFICATIONS. VOLUME SHALL BE BASED ON THE "AVERAGE END AREA" COMPUTATION. ALL COMPUTATIONS OF EXCAVATIONS AND BACKFILL MUST BE SUBMITTED TO THE PROJECT MANAGER IN SUFFICIENT DETAIL. THIS SUBMITTAL SHALL BE SUCH THAT METHODS AND COMPUTATIONS CAN BE FULLY VERIFIED AND ARE SUBJECT TO APPROVAL BY THE PROJECT MANAGER.

PHASE 4 THE PHASE 4 SURVEY WILL BE COMPLETED DURING CONSTRUCTION TO DEMONSTRATE COMPLIANCE WITH THE DESIGN GRADES SHOWN ON THE PLAN SET. PHASE 4 SURVEY WILL ALSO INCLUDE THE UPDATE AND COMPLETION OF AS-BUILTS FOR THE PROJECT AND THE SUBMITTAL ON A WEEKLY BASIS OF AS-BUILTS ON A PRINTED SET OF THE CONSTRUCTION DRAWINGS, TO THE SATISFACTION OF THE PROJECT MANAGER.

AT THE END OF THE PROJECT, THE PROJECT MANAGER WILL TRANSCRIBE THE AS-BUILT INFORMATION ONTO THE RECORD DRAWINGS. THE CONTRACTOR'S PROFESSIONAL SURVEYOR WILL BE REQUIRED TO STAMP, SIGN AND CERTIFY THE INFORMATION SHOWN ON THE RECORD DRAWINGS.

LEGEND

EXISTING	
	PROPERTY CORNERS FOUND
	SET PROPERTY CORNER
	US GENERAL LAND OFFICE SURVEY BRASS CAP
	CHAIN LINK FENCE
	WOOD FENCE
	OVERHEAD UTILITY
	BOUNDARY LINE
	DENSE TREES
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
PROPOSED	
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR



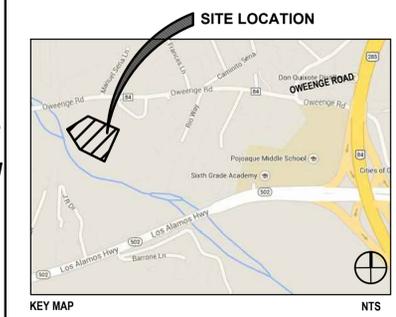
REVISIONS		
ISSUED	DATE	DESCRIPTION
		WILSON & COMPANY 4800 Lingo Ave. NE Albuquerque, NM 87109 t 505.348.4000 www.wilsonco.com
		DESIGN OFFICE 1300 Linsa street, Suite 24 Santa Fe, NM 87505 t 505.983.1415 www.do-designoffice.com
POJOAQUE VALLEY RECREATION COMPLEX - PH 2		
SANTA FE COUNTY		
62 COUNTY ROAD 84 (OWEENEGEE ROAD) SANTA FE, NEW MEXICO 87506		
DRAWN BY	DATE	
JEM / TJJ	September 26, 2016	
SHEET TITLE		
GENERAL CIVIL NOTES		
SHEET NUMBER		
C1-01		



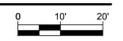
ADA PARKING SIGN AND POST TO MATCH EXISTING
 ITEM: I-0087, SIZE: 12" X 24", MATERIAL: ENGINEER GRADE ALUMINUM,
 THICKNESS: 80 MIL,
 MANUFACTURER: MYPARKINGSIGN.COM,
 300 CADMAN PLAZA WEST, SUITE 1303, BROOKLYN, NY 11201
 TEL: 600-952-1457 WEB: WWW.MYPARKINGSIGN.COM

- ### KEYNOTES
1. CONSTRUCT 22LF OF 2'-0" W VALLEY GUTTER. SEE DETAIL 8/C4-02.
 2. CONSTRUCT EARTHEN SWALE. SEE DETAIL 6/C4-02.
 3. INSTALL CONCRETE WHEEL STOPS. SEE DETAIL 4/C4-02.
 4. CONSTRUCT 6" BASE COURSE. SEE DETAIL 1/C4-02.
 5. CONSTRUCT 6" REINFORCED CONCRETE (ADA PARKING STALLS). SEE DETAIL 7/C4-02.
 6. CONSTRUCT 4" CONCRETE SIDEWALK. SEE DETAIL 5/C4-02.

- ### LEGEND
- # NUMBER OF PARKING SPACES
 - PROPOSED CONCRETE
 - PROPOSED 6" BASE COURSE



1 SITE PLAN
 1" = 20'



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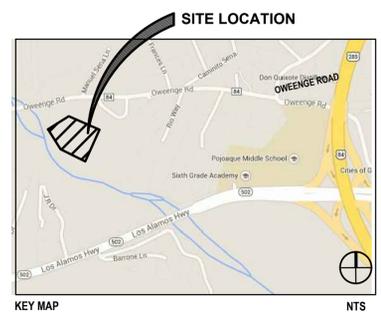
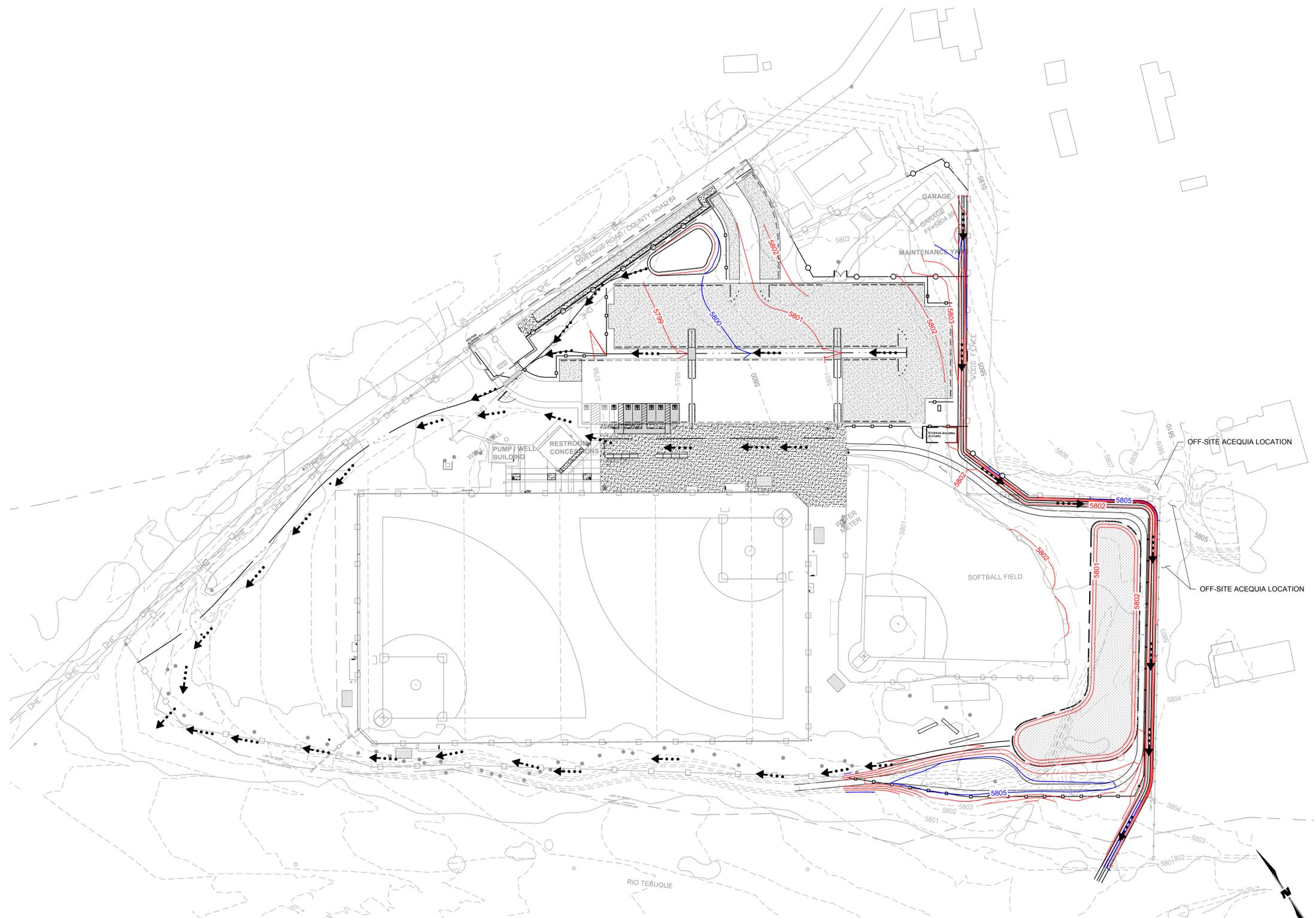
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DRAWN BY JEM / TJI	DATE September 26, 2016
SHEET TITLE SITE PLAN	
SHEET NUMBER C2-01	

Prior to grading and after clearing and grubbing the berm and swales on the project the contractor shall stake the alignment of the berm and swales. Once the alignments are staked the contractor shall schedule a field review meeting with the project team to review all grades and locations of swales and berms. At that time revisions may be made to locations and grades of berms and swales based on existing site conditions.



1 OVERALL GRADING & DRAINAGE PLAN
1" = 30'

REVISIONS		
ISSUED	DATE	DESCRIPTION

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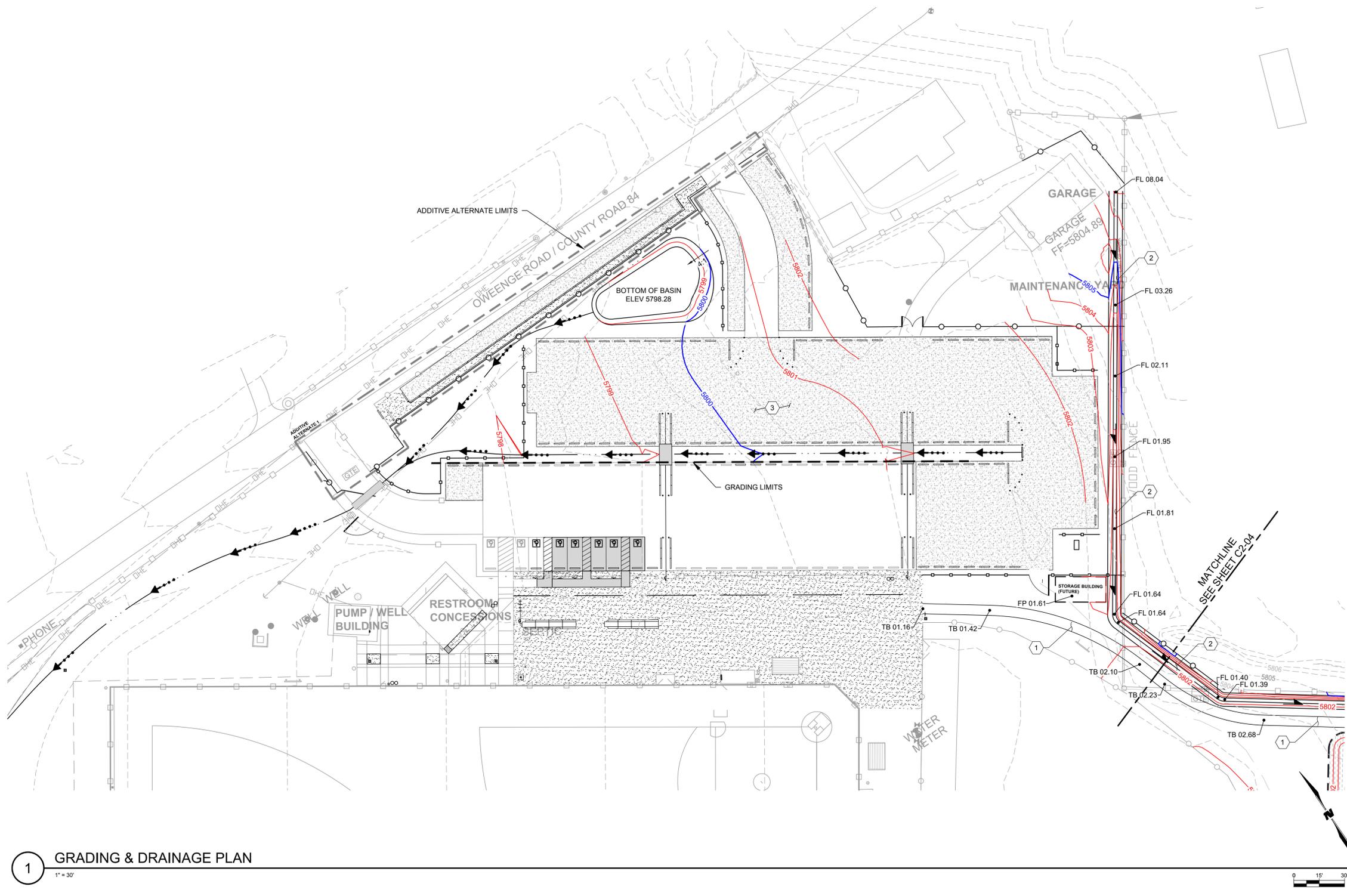


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SHEET TITLE OVERALL GRADING & DRAINAGE PLAN

SHEET NUMBER **C2-02**



GENERAL SHEET NOTES

- SEE DESIGN OFFICE PLANS FOR DEMOLITION LIMITS.

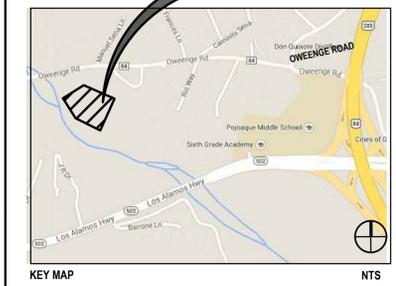
KEYNOTES

- CONSTRUCT 6' WIDE BERM / TRAIL. SEE DETAIL 2/C4-01.
- CONSTRUCT CHANNEL. SEE DETAIL 2/C4-01.
- GRADE PARKING AREA.

LEGEND

- FLOW DIRECTION
- PROPOSED SWALE
- ADDITIVE ALTERNATE LIMITS
- FG FINISHED GRADE ELEVATION
- FL FLOWLINE ELEVATION
- FP FINISHED PAD ELEVATION
- TB TOP OF BERM / TRAIL ELEVATION

SITE LOCATION



REVISIONS		
ISSUED	DATE	DESCRIPTION
1		SEE DESIGN OFFICE PLANS FOR DEMOLITION LIMITS.

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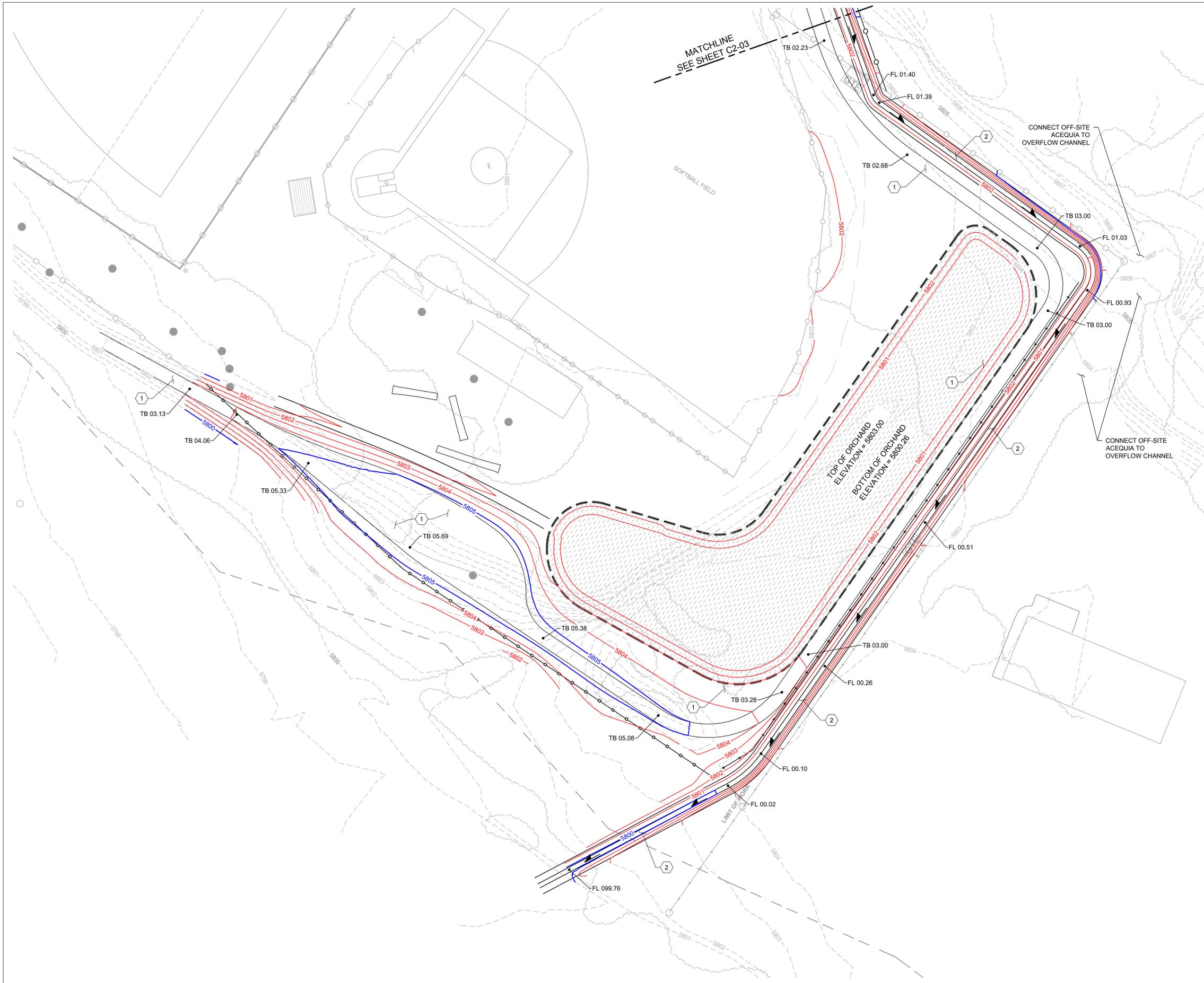
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SHEET TITLE **GRADING & DRAINAGE PLAN**

SHEET NUMBER

C2-03

1 GRADING & DRAINAGE PLAN
 1" = 30'



GENERAL SHEET NOTES

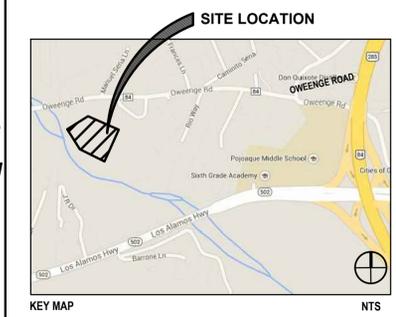
1 SEE DESIGN OFFICE PLANS FOR DEMOLITION LIMITS.

KEYNOTES

- 1. CONSTRUCT 6' WIDE BERM / TRAIL. SEE DETAIL 2/C4-01.
- 2. CONSTRUCT CHANNEL. SEE DETAIL 2/C4-01.

LEGEND

- FLOW DIRECTION
- FG FINISHED GRADE ELEVATION
- FL FLOWLINE ELEVATION
- FP FINISHED PAD ELEVATION
- TB TOP OF BERM / TRAIL ELEVATION



REVISIONS		
ISSUED	DATE	DESCRIPTION

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DRAWN BY: JEM / TJI
 DATE: September 26, 2016

SHEET TITLE: GRADING & DRAINAGE PLAN

SHEET NUMBER: C2-04

1 GRADING & DRAINAGE PLAN
 1" = 20'

REVISIONS		
ISSUED	DATE	DESCRIPTION

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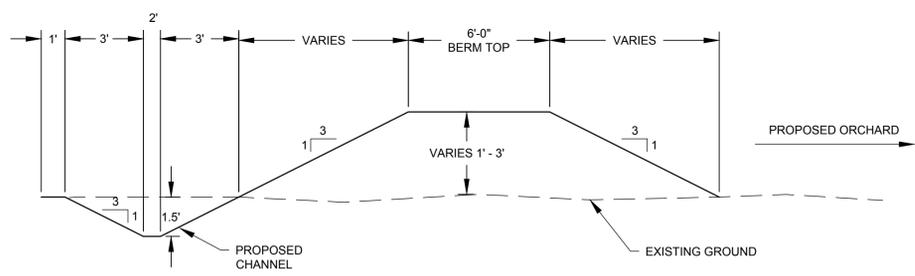
SANTA FE COUNTY

62 COUNTY ROAD 84 (OWEENEGEE ROAD)
SANTA FE, NEW MEXICO 87506

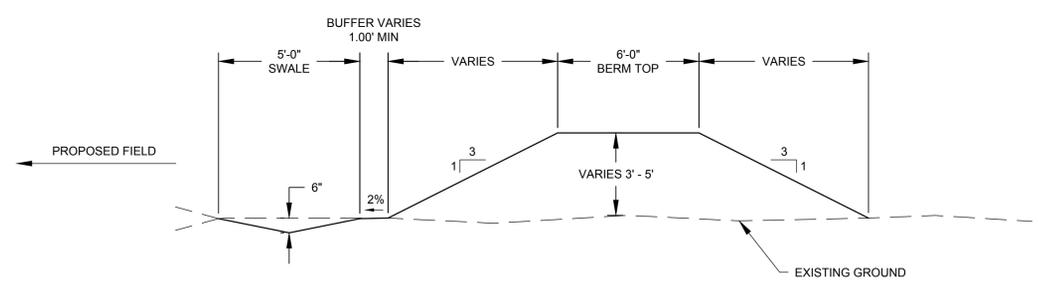
DRAWN BY: JEM / TJI
DATE: September 26, 2016

SHEET TITLE: TYPICAL SECTIONS

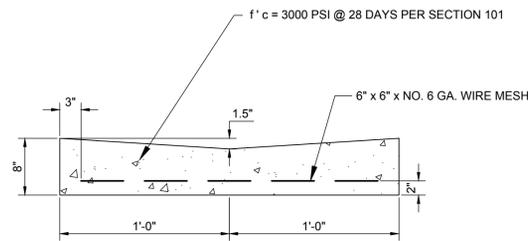
SHEET NUMBER: C4-01



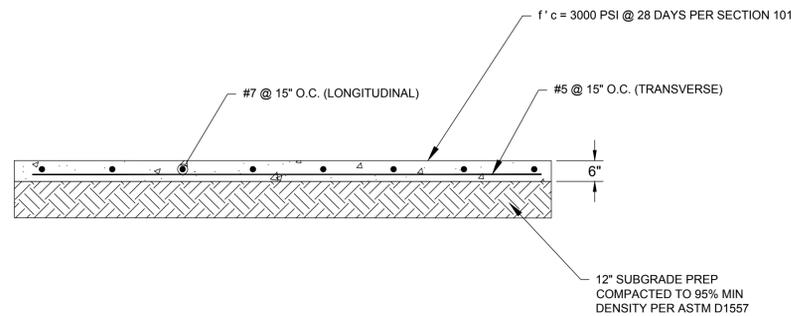
2 BERM TYPICAL SECTION @ ACEQUIA
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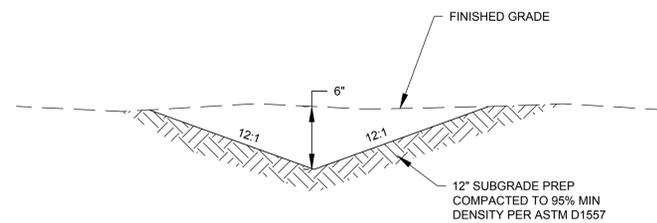
1 BERM TYPICAL SECTION @ RIVER
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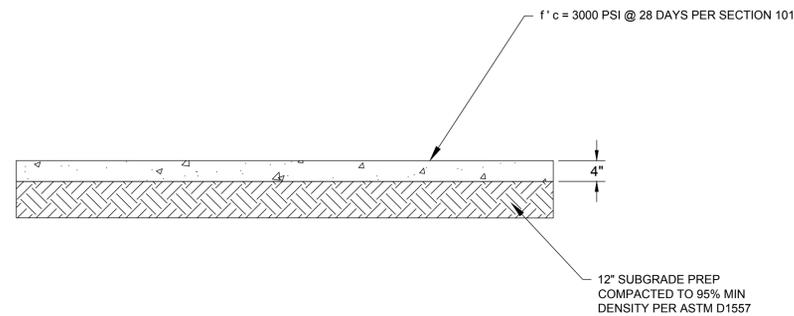
8 VALLEY GUTTER DETAIL
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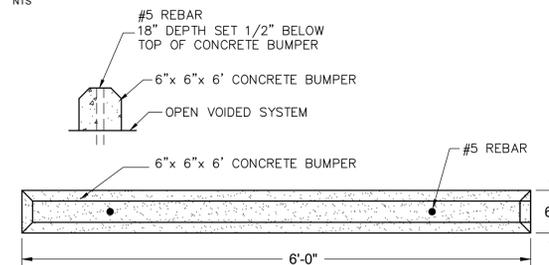
7 6" CONCRETE SECTION
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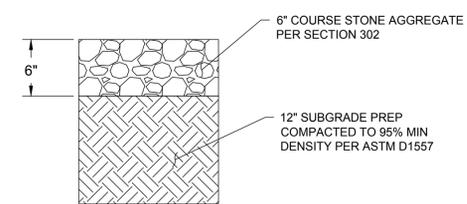
6 EARTHEN SWALE DETAIL
NTS



5 4" CONCRETE SECTION
NTS



4 CONCRETE WHEEL STOP
NTS



1 BASE COURSE DETAIL
NTS

REVISIONS		
ISSUED	DATE	DESCRIPTION

POJOAQUE VALLEY RECREATION COMPLEX - PH 2

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SANTA FE, NEW MEXICO 87506

DRAWN BY JEM / TJI DATE September 26, 2016

SHEET TITLE
SITE DETAILS

SHEET NUMBER
C4-02