

DEVELOPMENT PLAN
Paseo North
507 Paseo de Peralta
Case #2023-6271

Jurisdiction: City of Santa Fe
Section 24, Township: 17N, Range: 9E

CITY APPROVALS

Approval by Santa Fe Planning Commission at their meeting on

_____, 20____
as Case No. 2023-6271

Planning Commission Chairperson Date

Planning Commission Secretary Date

Approved by the City of Santa Fe Land Use Department

City Planner Date

City Engineer for Land Use Date

AFFIDAVIT

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THIS FINAL DEVELOPMENT PLAN TO BE PREPARED. ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

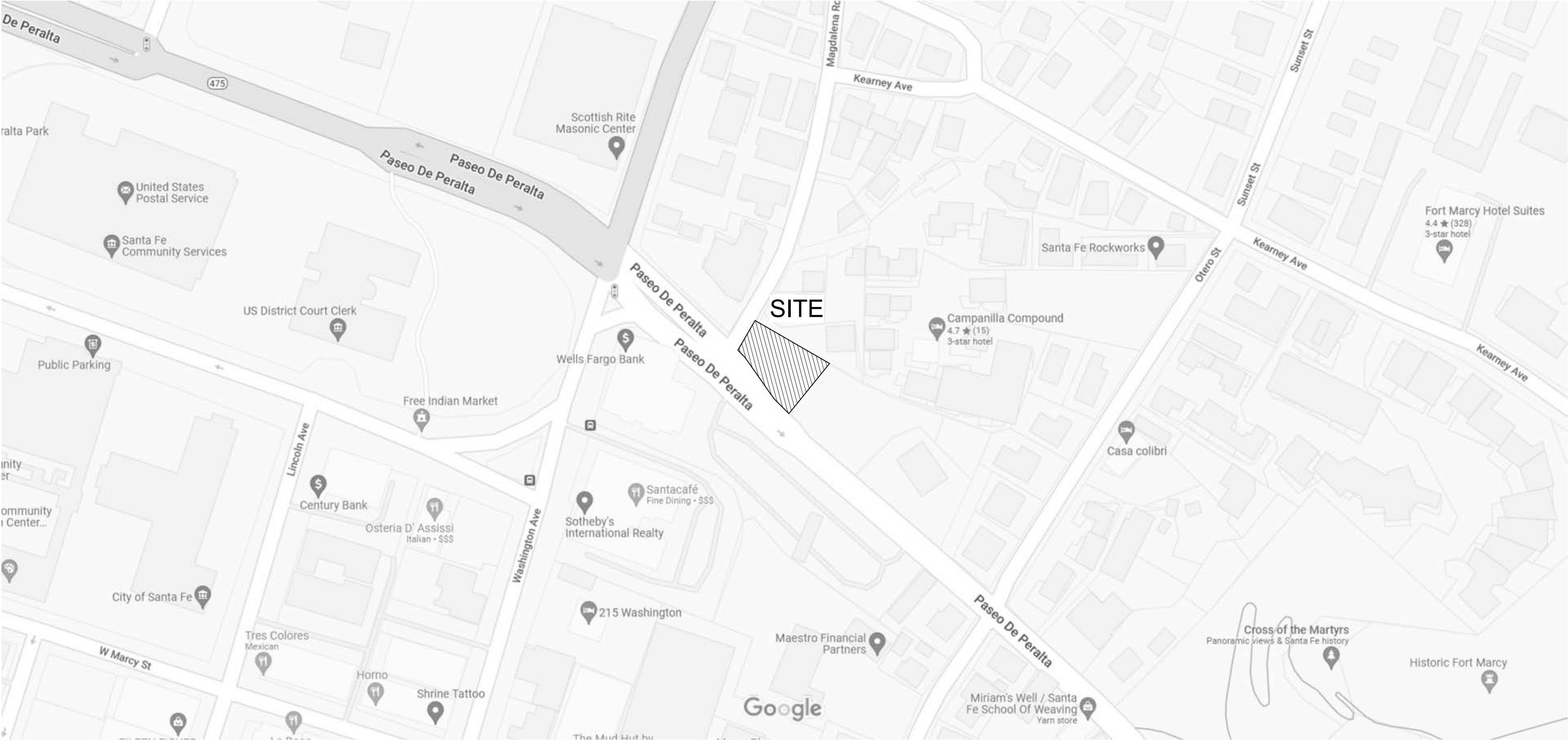
OWNER'S PRINTED NAME

OWNER'S SIGNATURE

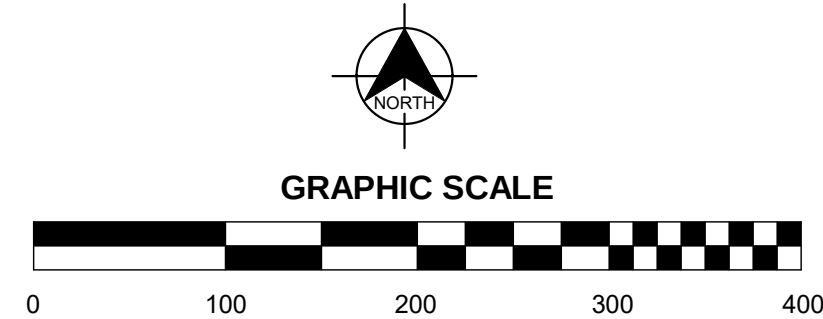
THE FOREGOING WAS SWORN, ACKNOWLEDGED, AND SUBSCRIBED BEFORE ME BY:

THIS _____ DAY OF _____ 20____

NOTARY PUBLIC MY COMMISSION EXPIRES



VICINITY MAP



NOTES

- Additional Development Plan drawings such as: Elevations, Lighting, Civil, Engineering Plan sheets, Roof Plans, are filed in the Map Room with the City of Santa Fe Case #2023-6271
- CITY OF SANTA FE DRAINAGE:
 - SUBJECT TO THE APPROVAL OF CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF, STORM DRAINAGE AND EROSION/SEDIMENT CONTROL IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION WITH THE CONSTRUCTION OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
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JURISDICTION: CITY OF SANTA FE
PROJECT NAME: PASEO NORTH
DRAWING TYPE: COVER PAGE
DRAWING DATE: 07/17/2024

BRADYN W. FURRY
R.A. #6312

EXISTING CONDITIONS

Paseo North
507 Paseo de Peralta
Case #2023-6271

Jurisdiction: City of Santa Fe
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PROPERTY INFORMATION

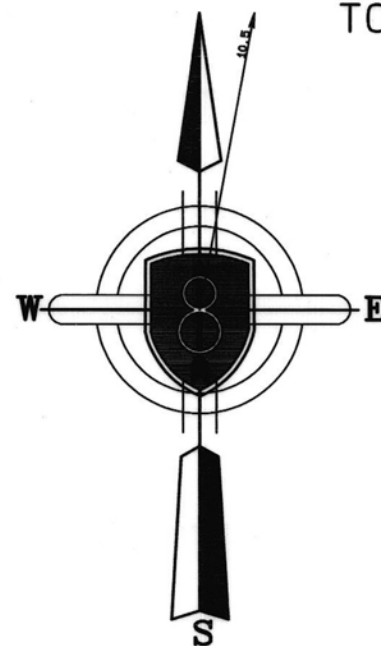
ZONING: BCDMAR (BUSINESS CAPITOL DISTRICT MARCY SUBDISTRICT)
OVERLAYS: DOWNTOWN & EASTSIDE HISTORIC DISTRICT
HISTORIC STATUS: N/A
LOT SIZE: .185 ACRES
EXISTING STRUCTURE SQ. FT.: N/A
EXISTING UTILITIES: ELECTRIC, SEWER, WATER
FLOOD ZONE: N/A

LEGAL LOT INFORMATION

TRACT 1, RECORDED AS PLAT BOOK 895, PAGE 47

BOUNDARY SURVEY FOR
PERALTA'S WALK, LLC, OF TRACT 1 AND TRACT I-A

LYING IN THE SANTA FE GRANT AND BEING SITUATE IN PROJECTED SECTION 24,
TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M. CITY & COUNTY OF SANTA FE, NEW MEXICO

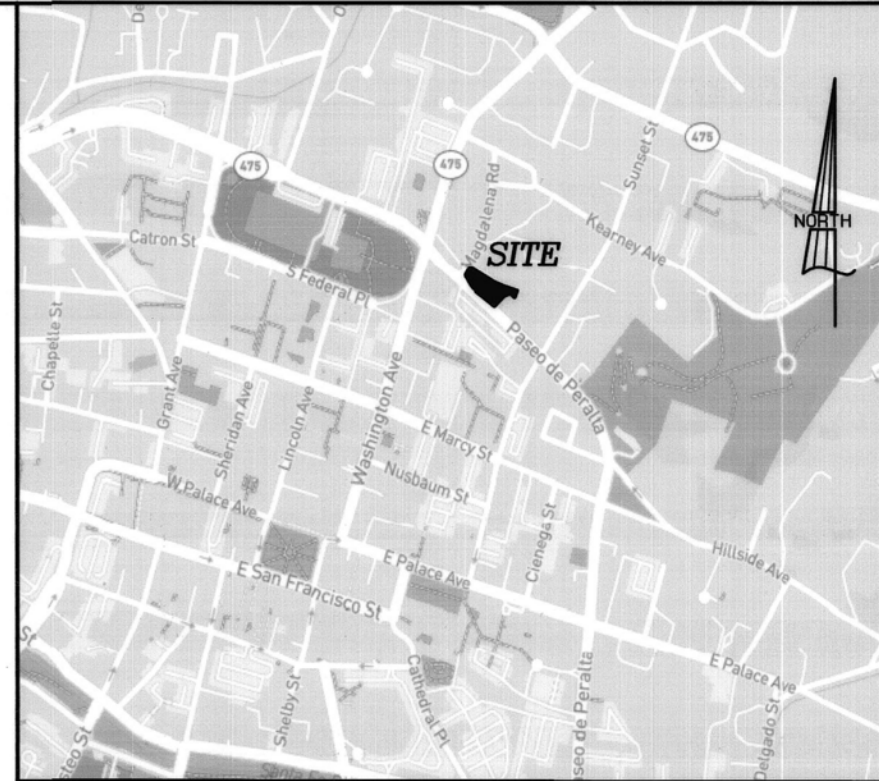


PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON.
CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH
AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL
OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

SURVEYOR'S NOTES:

- 1) BASIS OF BEARING FOR THIS SURVEY WAS TAKEN FROM GPS OBSERVATION AS REFERENCED ALONG EASTERLY BOUNDARY OF TRACT I-1, AS REFERENCED ON A PLAT OF SURVEY ENTITLED "PLAT OF BOUNDARY SURVEY FOR 511 POP, LLC", PREPARED BY PHILIP B. WIEGEL, NMPLS #9758, AND RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 826 PAGE 007, (RECORD DATA FROM THIS PLAT IN SINGLE PARENTESIS)
- 2) BEARINGS ARE GRID, NAD 83 NEW MEXICO ZONE CENTRAL, DISTANCES ARE GROUND.
- 3) REFER ALSO TO A PLAT OF SURVEY ENTITLED, "PLAT OF BOUNDARY SURVEY FOR 511 POP, LLC", PREPARED BY PHILIP B. WIEGEL, NMPLS #9758, AND RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 826 PAGE 007, (RECORD DATA FROM THIS PLAT IN SINGLE PARENTESIS)
- 4) REFER TO A WARRANTY DEED BETWEEN 511 POP, LLC A NEW MEXICO LIMITED LIABILITY COMPANY (GRANTOR) AND PERALTA'S WALK, LLC A NEW MEXICO LIMITED LIABILITY COMPANY (GRANTEE), AND RECORDED WITH THE SANTA FE COUNTY CLERK'S OFFICE AS INS # 1974468.
- 5) LANDS SHOWN HEREON LIE WITHIN OTHER AREAS, ZONE 'X' - AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FEMA DFIRM MAP 35049C0408E, DATED DECEMBER 4, 2012.
- 6) THIS SURVEY IS SUBJECT TO ALL PERTINENT EASEMENTS, RESTRICTIONS AND COVENANTS, BOTH RECORDED AND UNRECORDED.



VICINITY MAP (N.T.S.)

BOUNDARY LINE AND CURVE DATA CHART

LINE	CHORD/BEARING	ARC/DIST	RADIUS	DELTA	CHORD
L1	N88°37'10"E	14.52'			
L2	N49°52'16"W	12.03'			
C1	N37°12'53"W	51.91'	117.50'	25°18'47"	51.49'
C2	N31°24'06"W	31.66'	132.50'	13°41'18"	31.58'
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L3	S87°37'28"E	42.85'			
L4	S86°10'34"E	56.58'			
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L6	N45°35'29"W	31.51'			
L7	S86°33'23"W	39.49'			
L8	N27°10'06"E	6.60'			

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }
I HEREBY CERTIFY THAT THIS INSTRUMENT NO. 1999222 WAS FILED FOR RECORD ON THE 11 DAY OF Oct, A.D. 2022, AT 2:24 O'CLOCK AND WAS DULY RECORDED IN PLAT BOOK 895 PAGE 47 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
KATHERINE CLARK
COUNTY CLERK, SANTA FE COUNTY, N.M.
Katherine Clark
DEPUTY



SURVEYOR'S CERTIFICATE

I, ECTOR G. ALVARADO, NMPLS NO. 8877, DO HEREBY CERTIFY TO PERALTA'S WALK, LLC, THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON AUGUST 5, 2022; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

Ector G. Alvarado 10/11/2022
ECTOR G. ALVARADO N.M.P.L.S. No. 8877

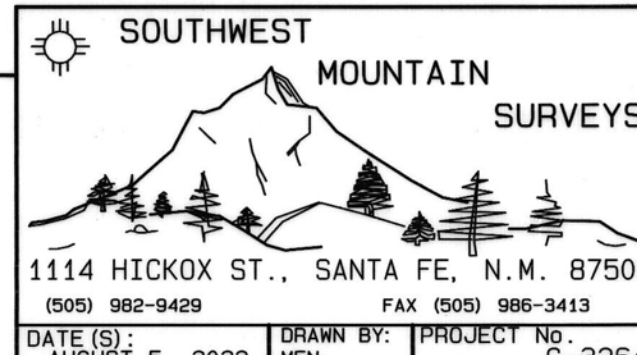


TRACT I-A

0.378 ACRES±
511 PASEO DE PERALTA
UPC 1-054-099-356-303

INDEXING INFORMATION FOR COUNTY CLERK

NAME: PERALTA'S WALK, LLC.
FILED: A NM LIMITED LIABILITY CO.
SUBDIVISION: N/A
SECTIONS: PROJ., SECTION 24, T17N, R9E
UPC: 1-054-099-356-303 TRACT I-A
1-054-099-345-282 TRACT 1



ARCHITECT'S SEAL

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: PASEO NORTH
DRAWING TYPE: EXISTING CONDITIONS
DRAWING DATE: 07/17/2024

BRADYN W. FURRY
R.A. #6312

SITE DEVELOPMENT PLAN

Paseo North
507 Paseo de Peralta
Case #2023-6271

Jurisdiction: City of Santa Fe
Section 24, Township: 17N, Range: 9E

507 PASEO DE PERALTA
TRACT 1
.185 ACRES±

ZONING: BCD-MARCY

LOT COVERAGE CALCULATIONS:

BUILDING ROOF AREA = 4,235 S.F.
PORTAL ROOF AREAS = 684
TOTAL ROOF AREA = 4,919
TOTAL LOT SIZE = 8,059 S.F.
NO RESTRICTION

PROJECT DATA

PROJECT SITE:
Acreage: .185 acres
Flood Plain: N/A
Flood Way Square feet: N/A
Net Acreage: .185 acres
Zoning: BCDMAR (Business Capitol District Marcy Subdistrict)

OVERLAY ZONING:
Downtown and Eastside Historic District
Historic Downtown Archaeological Review District

BUILDINGS:
4,235 Sq. Ft.

HEIGHT:
Marcy Subdistrict Maximum Height: 42'
Downtown and Eastside Historic District: 24'
Building: 23'- 0 1/2"

LOT COVERAGE:
Marcy Subdistrict: No Restriction

BUILDING PLACEMENT:
No yard requirements:
Front required yard equal to the average depth of existing front yards on the block shall be required for (a) the east side of Washington Avenue between Place Avenue and Paseo de Peralta (Hillside); and the west side of Grant Avenue between Place Avenue and Paseo de Peralta. Elsewhere in the subdistrict there are no required yards.

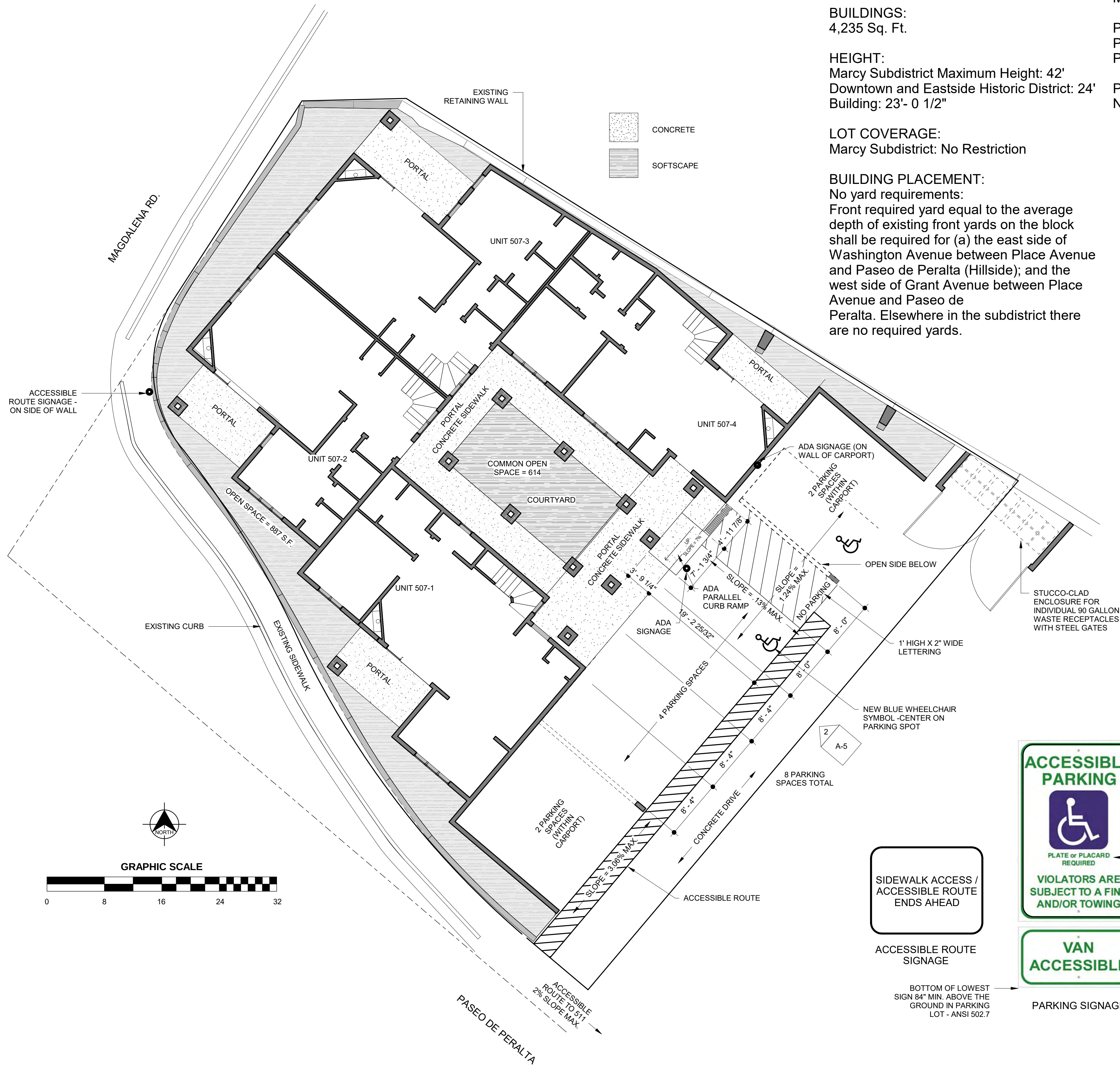
OPEN SPACE:
10 percent of the lot area

LANDSCAPE:
Landscape treatment required in yards and open space. Street trees and landscape treatment required if planting strip exists. Asphalt or concrete pavement prohibited in planting strip.

HEIGHT OF WALLS AND FENCES:
Maximum 4'

PLACEMENT OF OFF-STREET PARKING
Parking prohibited in front yard.

PORTALS IN THE ROW:
None



SIDEWALK ACCESS /
ACCESSIBLE ROUTE
ENDS AHEAD

ACCESSIBLE ROUTE
SIGNAGE

BOTTOM OF LOWEST
SIGN 84" MIN. ABOVE THE
GROUND IN PARKING
LOT - ANSI 502.7



SIGN TYPE R7-8 (12"x18")
-WHITE SIGN FIELD
-GREEN BORDER AND LETTERING
-WHITE ON BLUE BACKGROUND
INTERNATIONAL SYMBOL OF ACCESSIBILITY

OPTIONAL LANGUAGE

REQUIRED LANGUAGE PER
NMSA 197866-7-352.4C



SIGN TYPE R7-8A (6"x12")
-WHITE SIGN FIELD
-GREEN BORDER AND LETTERING

REQUIRED LANGUAGE (VAN ACCESSIBLE
SPACE)
ANSI 502.7

PARKING SIGNAGE

TABLE 1. CONDITIONS OF APPROVAL			
#	Condition of Approval	Dept. or Division	To be completed by:
1	Contractor shall ensure ADA compliance for construction of required ADA accessible features and appurtenances, as detailed and as required, in addition to the approved construction permit documents. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, MUTCD, DOJ, and NM State Statute and Code such as the New Mexico Accessible Parking Checklist, latest published version.	ADA	Permit Application
2	Include copies of Approved & recorded Development Plan prior to permitting.	Terrain Management	Permit Application
3	The existing public sewer system in Paseo de Peralta is only available to provide sewer service the two properties by connecting to a specific section of the existing public sewer line. There is a sewer manhole located in Paseo De Peralta at the point where the two properties share a common property line along Paseo de Peralta. The two properties may connect to the existing 8-inch public sewer line which goes downstream of this sewer manhole flowing toward the intersection of Bishops Lodge and Washington. The Applicant is required to contact the Wastewater Division for further assistance with the design of the sewer system to serve this project.	Wastewater	Prior to signature of Development Plan
4	An approved Development Water Budget including a 9.8% contingency per SFCC 14-8.13(E)(1) will be required. A technical evaluation request for a Development Water Budget needs to be submitted to the City Water Division for review.	Water	Prior to Sign Off for Final Development Plan
5	An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure or fire services. An approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency is required prior to processing the ACD.	Water	Prior to ACD
6	Each lot shall be served by separate water service at the time of development.	Water	Prior to Building Permit application
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8	If the landscaped area is greater than 1,000 square feet, a separate irrigation meter is recommended.	Water	Prior to Sign Off for Final Development Plan
9	A shared parking agreement shall be executed and filed as a part of the Development Plan.	Current Planning	Prior to signature of Development Plan
10	Archaeological Clearance shall be provided for both properties.	Historic Preservation	Prior to Permit Application

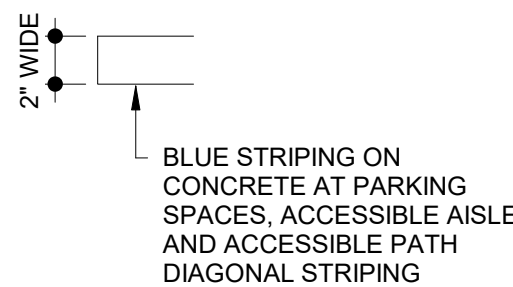
PARKING REQUIREMENTS

CITY OF SANTA FE CODES, TABLE 14-8.6, C.2

BCD
1 SPACE PER DWELLING UNIT
TOTAL REQUIRED = 4

PARKING SPACES PROVIDED = 4

PARKING STRIPE DETAIL



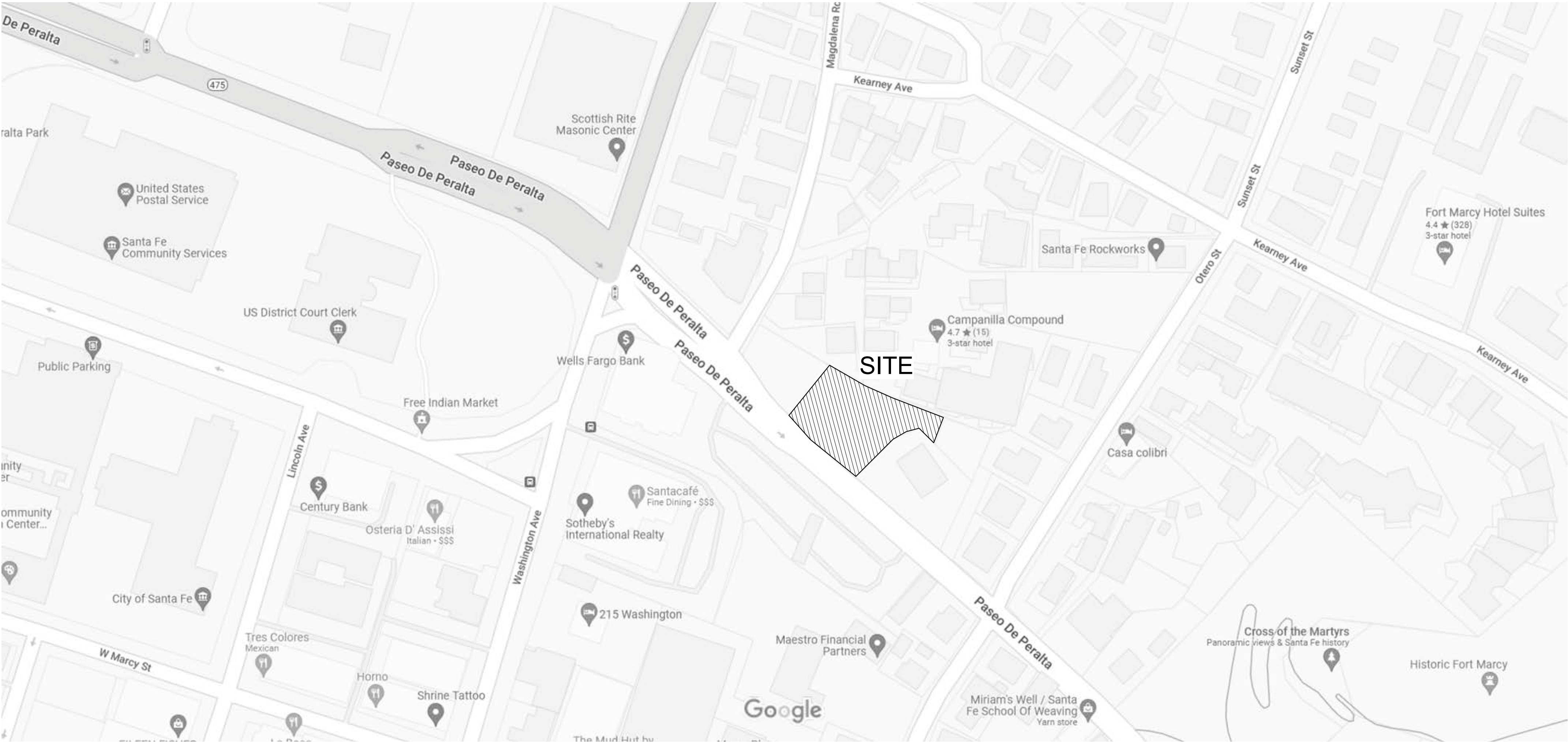
ARCHITECT'S SEAL

BRADYN W. FURRY
R.A. #6312

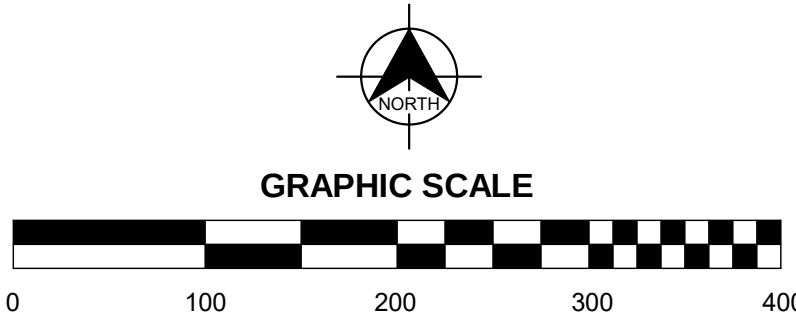
JURISDICTION: CITY OF SANTA FE
PROJECT NAME: PASEO NORTH
DRAWING TYPE: SITE DEVELOPMENT PLAN
DRAWING DATE: 07/17/2024

DEVELOPMENT PLAN
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511 Paseo de Peralta
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OWNER'S PRINTED NAME

OWNER'S SIGNATURE

THE FOREGOING WAS SWORN, ACKNOWLEDGED, AND SUBSCRIBED BEFORE ME BY:

THIS ____ DAY OF _____, 20____

NOTARY PUBLIC

MY COMMISSION EXPIRES

	ARCHITECT'S SEAL	JURISDICTION: CITY OF SANTA FE PROJECT NAME: PASEO NORTH DRAWING TYPE: COVER PAGE DRAWING DATE: 06/01/2024
	BRADYN W. FURRY R.A. #6312	

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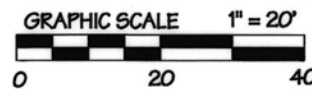
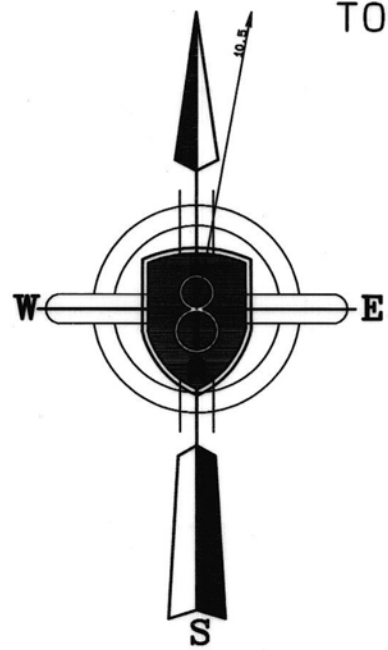
SHEET 2 OF 4

EXISTING CONDITIONS
Paseo North
511 Paseo de Peralta
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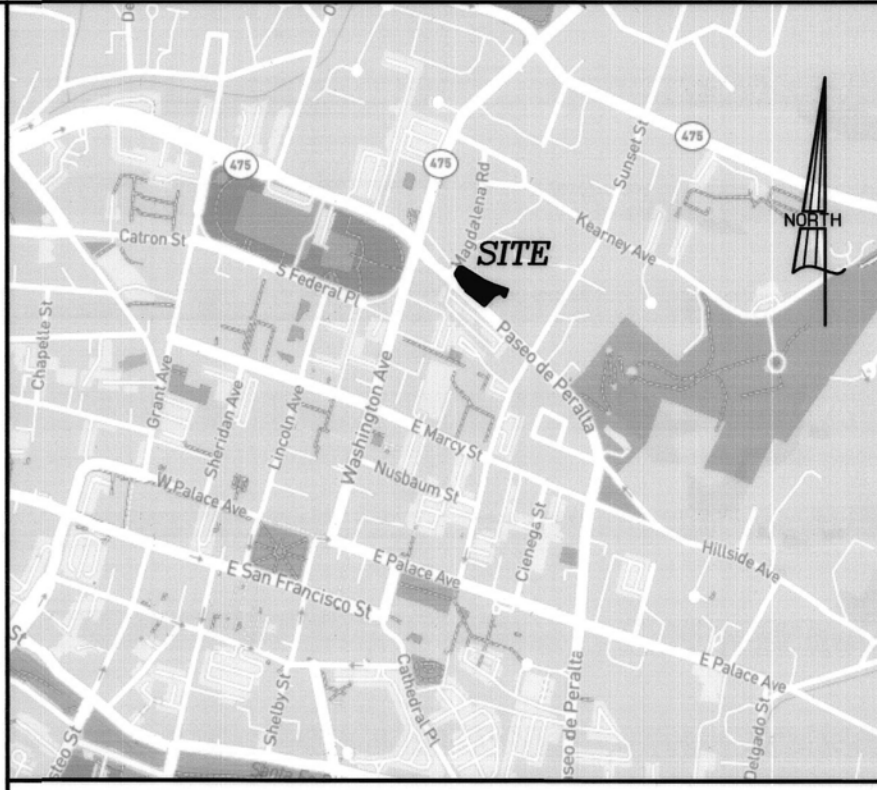


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VICINITY MAP (N.T.S.)

PROPERTY INFORMATION

ZONING: R21
OVERLAYS: DOWNTOWN & EASTSIDE HISTORIC DISTRICT
HISTORIC STATUS: N/A
LOT SIZE: .378 ACRES
EXISTING STRUCTURE SQ. FT.: N/A
EXISTING UTILITIES: ELECTRIC, SEWER, WATER
FLOOD ZONE: N/A

LEGAL LOT INFORMATION

TRACT 1-A, RECORDED AS PLAT BOOK 895, PAGE 47

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895 PAGE 47 OF THE RECORDS OF
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DEPUTY



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Ector G. Alvarado
ECTOR G. ALVARADO

10/11/2022
N.M.P.L.S. No. 8877



TRACT I-A

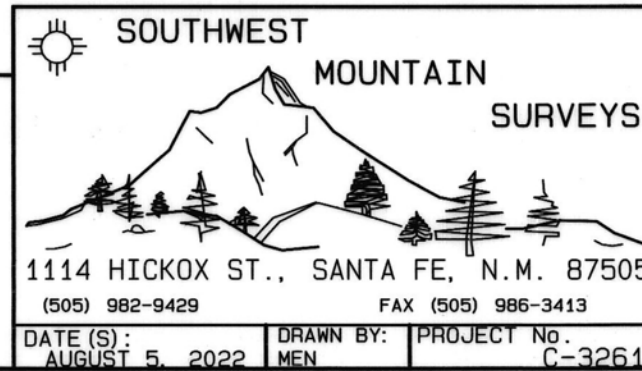
0.378 ACRES
511 PASEO DE PERALTA
UPC 1-054-099-356-303

LEGEND:

- SURVEY MONUMENT FOUND (AS NOTED)
- SURVEY MONUMENT SET (CAP # 8877)
- CALCULATED POINT
- SANITARY SEWER MANHOLE
- UTILITY POLE
- WATER METER
- ⚡ ELECTRIC TRANSFORMER
- △ TELEPHONE JUNCTION BOX
- ⊠ ELECTRIC METER
- ⋈ WATER VALVE
- ✱ LIGHT STANDARD
- ⦿ SPIGOT
- BOUNDARY LINE
- - - ADJOINER BOUNDARY LINE
- ○ ○ ○ ○ COYOTE FENCE
- CHAINLINK FENCE
- OVERHEAD WIRES
- EXISTING OLD FOUNDATION WALL
- LARGE CONCRETE BLOCK WALL
- CMU WALL
- ROCK WALL
- CONCRETE CURB & GUTTER/SURFACE
- ASPHALT SURFACE

INDEXING INFORMATION FOR COUNTY CLERK

NAME: PERALTAS WALK LLC,
A NM LIMITED LIABILITY CO.
FILED: INS # 1974468
SUBDIVISION: N/A
SECTIONS: PROJ. SECTION 24, T17N, R9E
UPC: 1-054-099-356-303 TRACT I-A
1-054-099-345-282 TRACT 1



ARCHITECT'S SEAL

BRADYN W. FURRY
R.A. #6312

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: PASEO NORTH
DRAWING TYPE: EXISTING CONDITIONS
DRAWING DATE: 06/01/2024

SITE DEVELOPMENT PLAN
Paseo North
507 Paseo de Peralta
Case #2023-6271

Jurisdiction: City of Santa Fe
Section 24, Township: 17N, Range: 9E

511 PASEO DE PERALTA
TRACT I-A
.378 ACRES±

ZONING: R-21

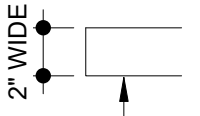
LOT COVERAGE CALCULATIONS:

BUILDING ROOF AREAS = 6,212 S.F.
PORTAL ROOF AREAS = 1,562 S.F.
TOTAL LOT COVERAGE = 7,774 S.F.
TOTAL LOT SIZE = 16,466 S.F.
7,519/16,466 = 47%
ALLOWED = 55%

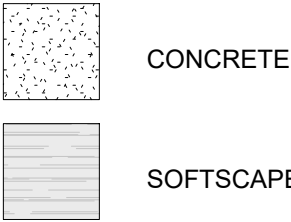
PARKING REQUIREMENTS

CITY OF SANTA FE, TABLE 14-8.6-1
ATTACHED DWELLING UNIT (2-5 UNITS):
2 SPACES PER DWELLING UNIT

PARKING STRIPE DETAIL



BLUE STRIPING ON CONCRETE AT PARKING SPACES, ACCESSIBLE AISLE AND ACCESSIBLE PATH
DIAGONAL STRIPING



PROJECT DATA

PROJECT SITE:
Acreage: .378 acres
Flood Plain: N/A
Flood Way Square feet: N/A
Net Acreage: .378 acres
Zoning: R21

OVERLAY ZONING:
Downtown and Eastside Historic District
Historic Downtown Archaeological Review District

BUILDINGS:
6,212 Sq. Ft.

HEIGHT:
Marcy Subdistrict Maximum Height: 24'
Downtown and Eastside Historic District: 24'
Building: 24'

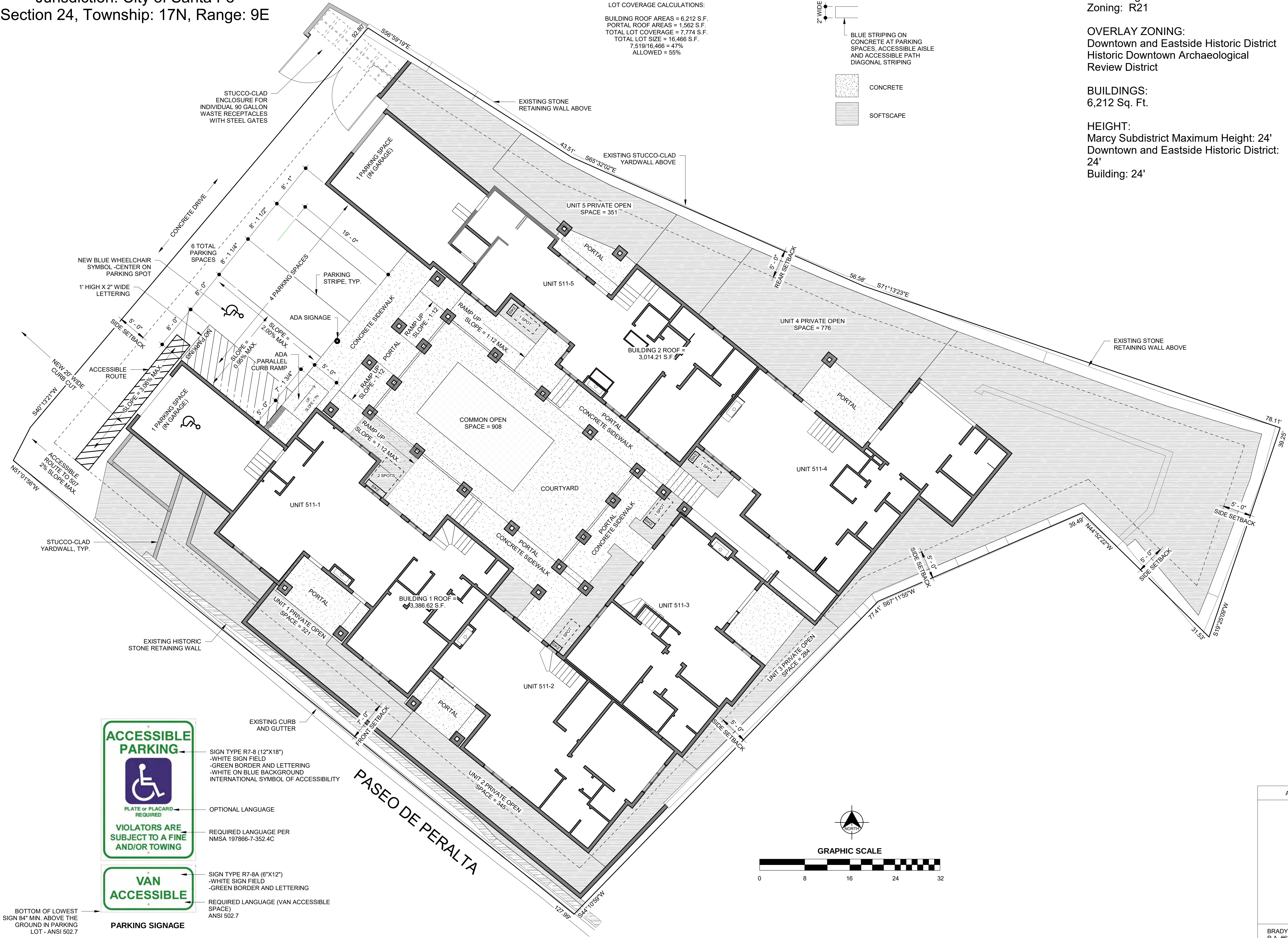
LOT COVERAGE:
R21: Single-family or multiple-family of fewer than 6 units: 40%; 55% if private open space is provided.

BUILDING PLACEMENT:
Generally, setbacks are established by a development plan approved by the Planning Commission.

OPEN SPACE:
Single-family dwellings or multiple-family dwellings : 250 square feet of common and/or private open space for each unit

LANDSCAPE:
Landscape treatment required in yards and open space. Street trees and landscape treatment required if planting strip exists. Asphalt or concrete pavement prohibited in planting strip.

PLACEMENT OF OFF-STREET PARKING
Attached dwelling unit (2-5 units): 2 spaces per dwelling unit

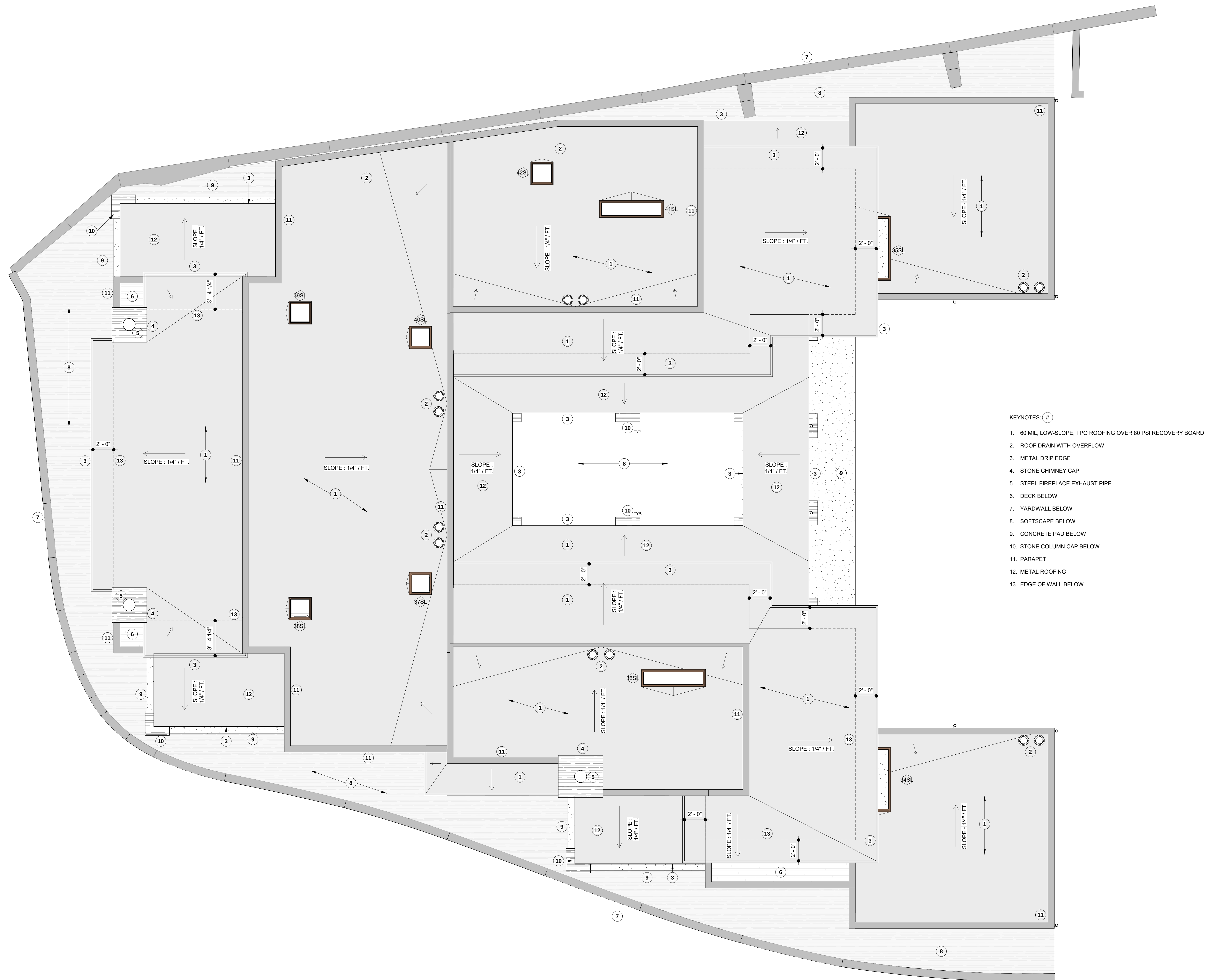


BOTTOM OF LOWEST SIGN 84" MIN. ABOVE THE GROUND IN PARKING LOT - ANSI 502.7

PARKING SIGNAGE

ARCHITECT'S SEAL	JURISDICTION: CITY OF SANTA FE PROJECT NAME: PASEO NORTH DRAWING TYPE: SITE DEVELOPMENT PLAN DRAWING DATE: 06/01/2024
BRADYN W. FURRY R.A. #6312	SHEET 4 OF 4





- KEYNOTES: #
- 60 MIL, LOW-SLOPE, TPO ROOFING OVER 80 PSI RECOVERY BOARD
 - ROOF DRAIN WITH OVERFLOW
 - METAL DRIP EDGE
 - STONE CHIMNEY CAP
 - STEEL FIREPLACE EXHAUST PIPE
 - DECK BELOW
 - YARDWALL BELOW
 - SOFTSCAPE BELOW
 - CONCRETE PAD BELOW
 - STONE COLUMN CAP BELOW
 - PARAPET
 - METAL ROOFING
 - EDGE OF WALL BELOW



09/11/2024

**PERALTA'S WALK,
LLC.**

507 Paseo de Peralta
Santa Fe, NM

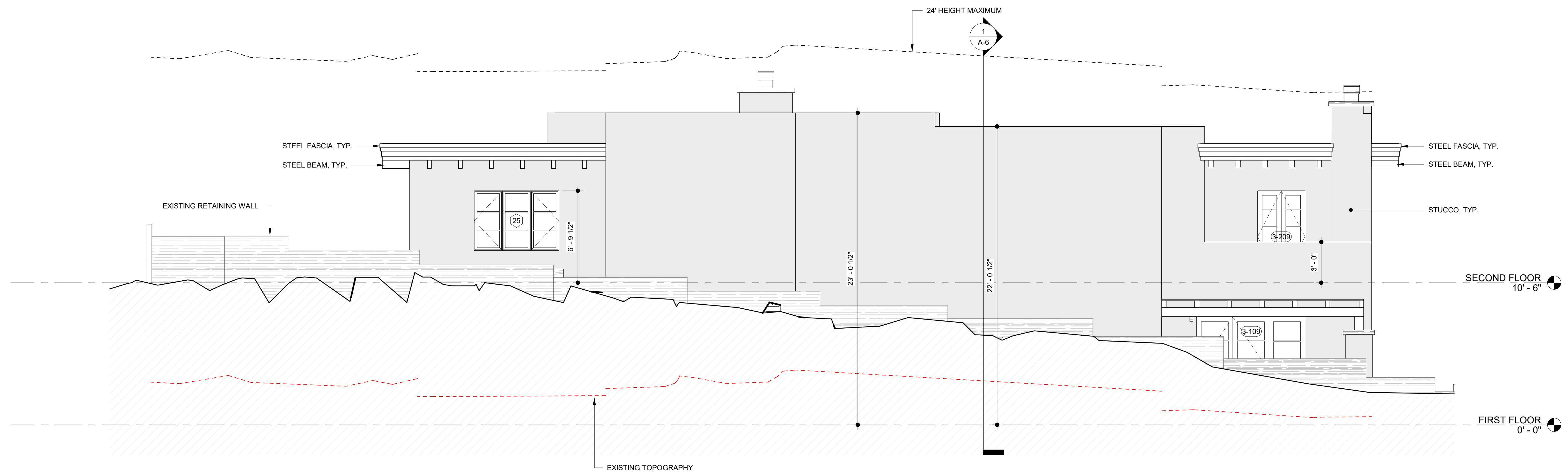
PASEO NORTH

ROOF PLAN

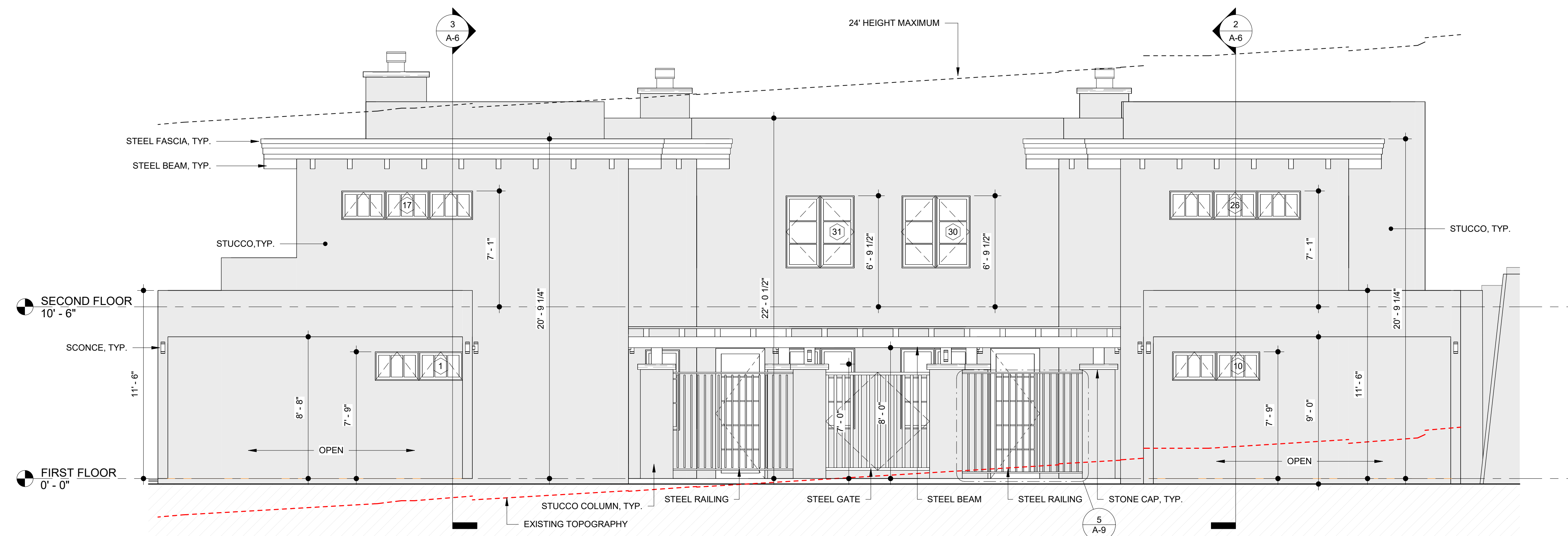


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drawing scale: 1/4" = 1'-0"

A3



1 NORTH
1/4" = 1'-0"



2 EAST
1/4" = 1'-0"



09/11/2024

**PERALTA'S WALK,
LLC.**

507 Paseo de Peralta
Santa Fe, NM

PASEO NORTH

**EXTERIOR
ELEVATIONS**

9/11/2024 10:22:00 AM
drawing scale: 1/4" = 1'-0"

A5

MAGDALENA RD.

EXISTING SIDEWALK

PROPERTY LINE

PROPERTY LINE

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	18	OLCS 8 WH	Single	OLCS 8 WH	1.000	522	8.93	160.74

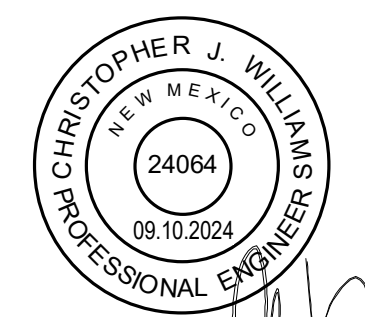
Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Max/Avg
CalcPts_1	Illuminance	Fc	0.49	1.1	0.1	4.90	11.00	2.24
CalcPts_2	Illuminance	Fc	0.21	0.4	0.0	N.A.	N.A.	1.90
CalcPts_3	Illuminance	Fc	0.49	0.7	0.1	4.90	7.00	1.43
CalcPts_4	Illuminance	Fc	0.07	0.3	0.0	N.A.	N.A.	4.29
CalcPts_5	Illuminance	Fc	0.21	0.3	0.1	2.10	3.00	1.43

PASEO DE PERALTA



14 JOY LANE
SANTE FE, NM. 87508
505.795.1992

PERALTA'S WALK, LLC.
507 Paseo de Peralta
Santa Fe, NM
PASEO NORTH



ELECTRICAL
PHOTOMETRIC
PLAN

9/10/2024 1:54:23 PM
drawing scale: 1/4" = 1'-0"





- KEYNOTES: (#)
- 60 MIL, LOW-SLOPE, TPO ROOFING OVER 80 PSI RECOVERY BOARD
 - ROOF DRAIN WITH OVERFLOW
 - METAL DRIP EDGE
 - STONE CHIMNEY CAP
 - STEEL FIREPLACE EXHAUST PIPE
 - DECK BELOW
 - METAL ROOFING
 - SOFTSCAPE BELOW
 - CONCRETE PAD BELOW
 - STONE COLUMN CAP BELOW
 - PARAPET
 - EDGE OF ROOF BELOW
 - ROOF DRAIN WITH OVERFLOW BELOW DECKING ON PEDESTALS
 - OPENING IN PARAPET FOR ROOF DRAINAGE



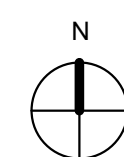
09/11/2024

**PERALTA'S WALK,
LLC.**

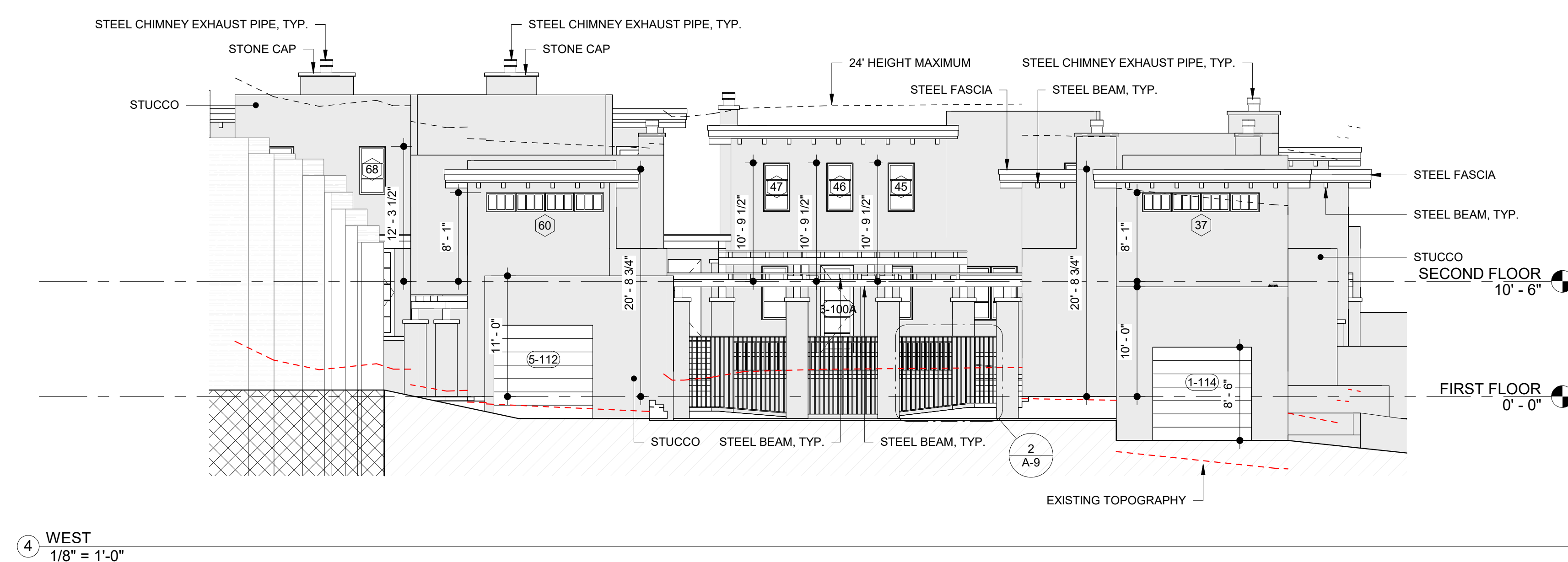
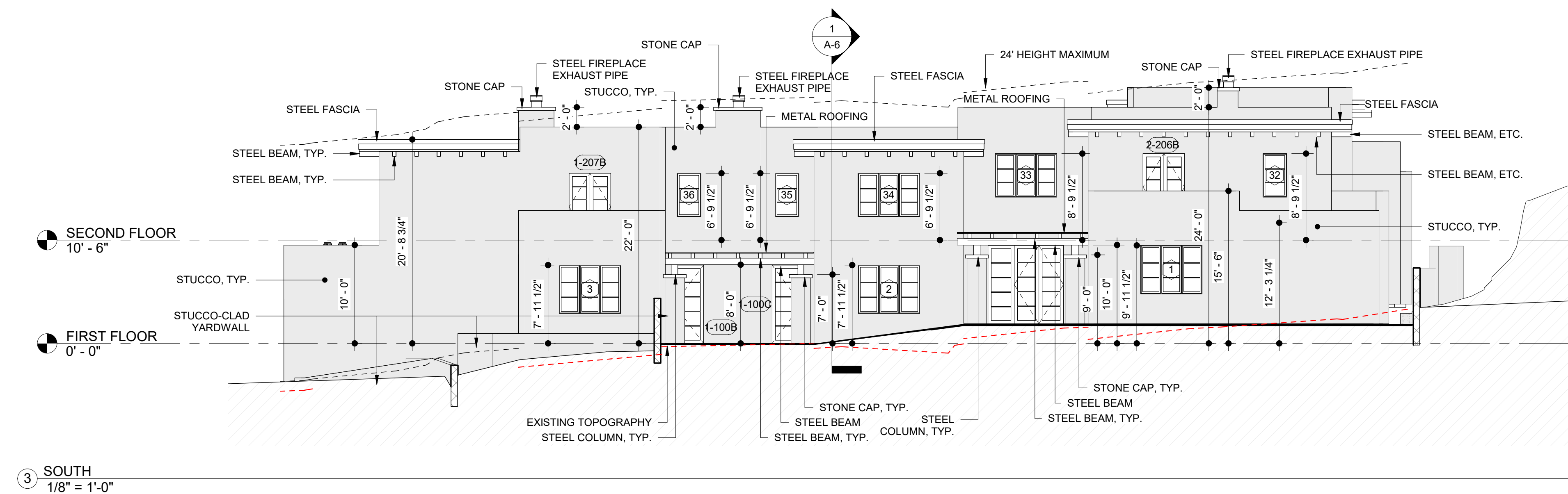
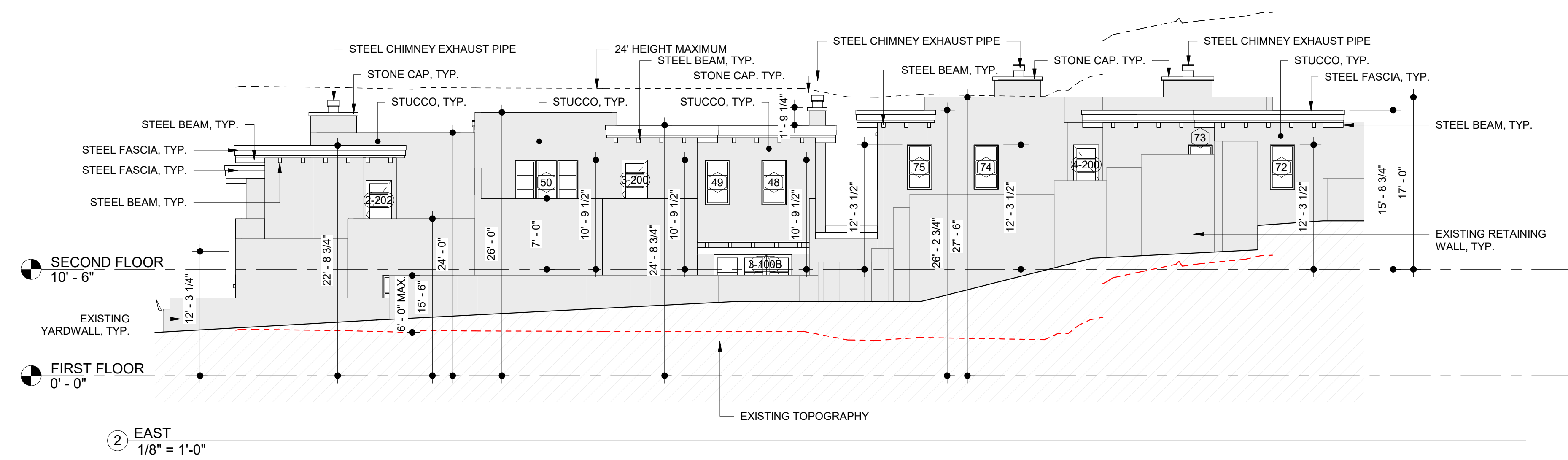
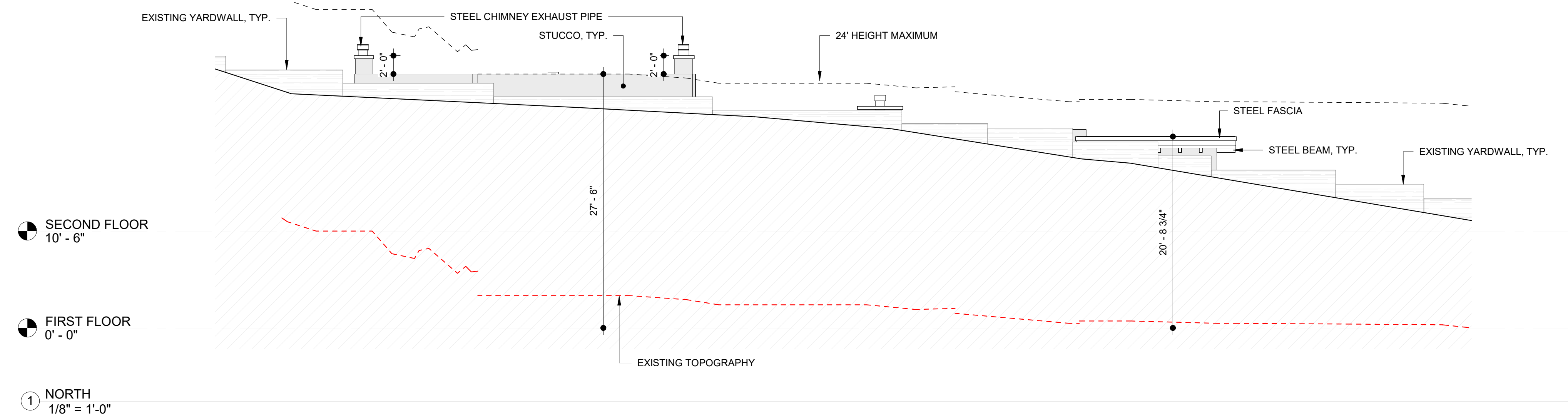
511 Paseo de Peralta
Santa Fe, NM
PASEO NORTH

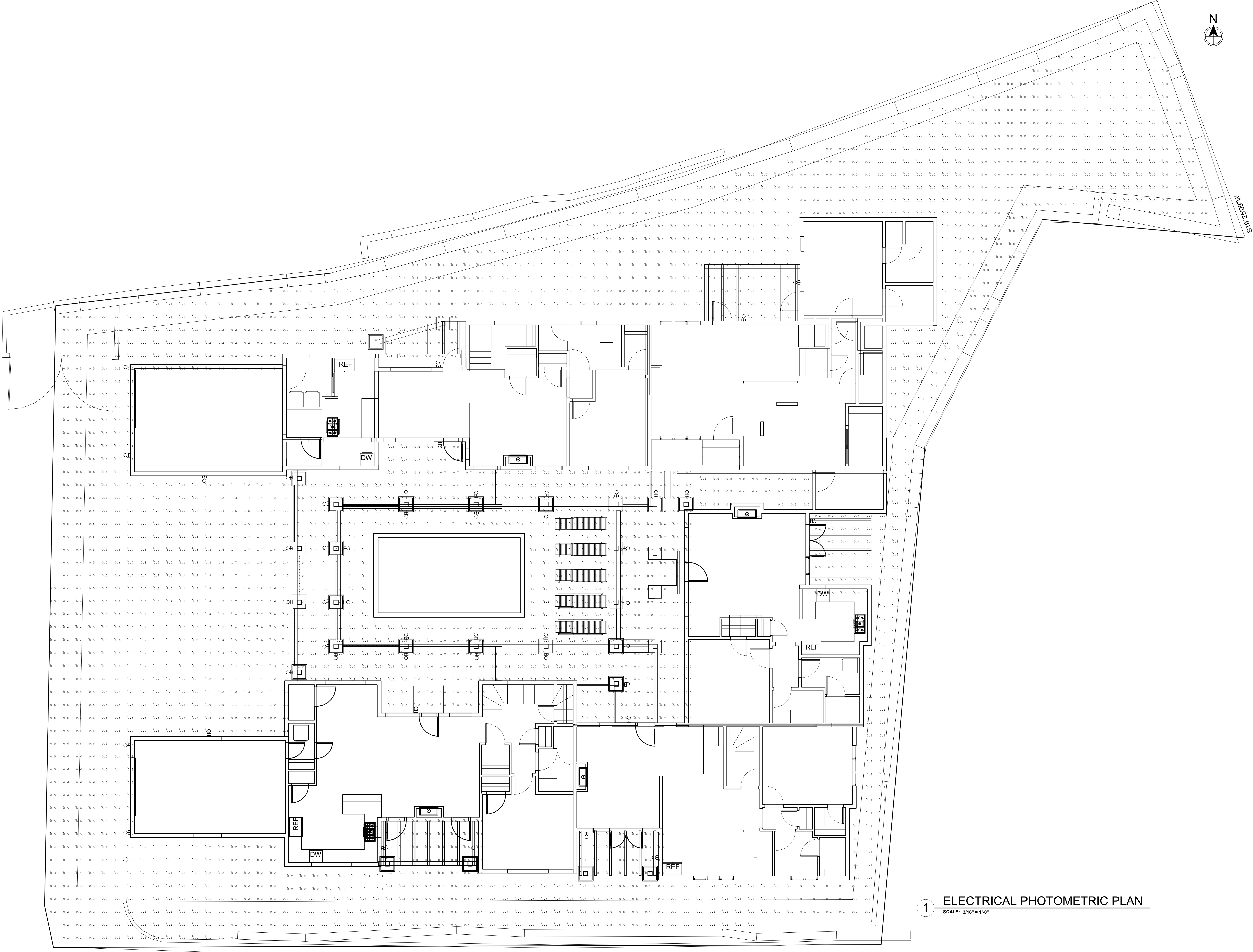
ROOF PLAN

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A3



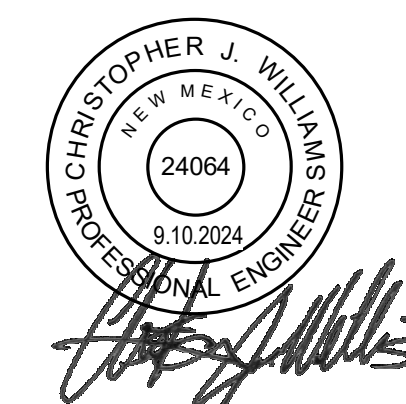


1 ELECTRICAL PHOTOMETRIC PLAN
SCALE: 3/16" = 1'-0"



ATLAS
ENGINEERING
14 JOY LANE
SANTE FE, NM. 87508
505.795.1992

PERALTA'S WALK, LLC.
511 Paseo de Peralta
Santa Fe, NM
PASEO NORTH



**ELECTRICAL
PHOTOMETRIC
PLAN**

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drawing scale: 3/16" = 1'-0"

E200

GENERAL NOTES:

1. ALL IMPROVEMENTS, UNLESS OTHERWISE MODIFIED IN THE PROJECT SPECIFICATIONS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE COF'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR THE CITY OF SANTA FE, NM, LATEST EDITION, EXCEPT WHERE OTHERWISE NOTED IN THE DRAWINGS.

2. THE CONTRACTOR AGREES 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.

3. 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.

4. 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.

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

6. 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.

7. EXISTING SITE INFRASTRUCTURE 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.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING, IN ADVANCE OF 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 OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

9. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITY CONFLICTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

10. WHEN ABUTTING NEW PAVEMENT TO EXISTING INTERSECTING STREETS THE EXISTING PAVEMENT SHALL BE SAW CUT TO A STRAIGHT LINE AT RIGHT ANGLES AND ANY BROKEN OR CRACKED PAVEMENT SHALL BE REMOVED, SAW CUTTING SHALL BE INCIDENTAL TO PAVING, THEREFORE, NO DIRECT PAYMENT WILL BE MADE FOR THE SAW CUTTING.

11. ANY PAVEMENT DISTURBED BY THE TRENCH SHALL BE REMOVED AND THE FULL SECTION OF PAVEMENT SHALL BE REPLACED. FOR THE PAVEMENT BEYOND THAT AREA DISTURBED BY THE EXCAVATED TRENCH, THE FOLLOWING APPLIES UNLESS OTHERWISE NOTED ON PLANS: IF ONLY ONE LANE IS DISTURBED BY TRENCHING, THE REMAINDER OF THE ONE ENTIRE LANE SHALL BE MILLED AND RESURFACED. IN A FOUR-LANE STREET, IF MORE THEN ONE LANE BUT LESS THEN HALF THE STREET IS AFFECTED, THEN THE REMAINDER OF HALF THE STREET (TWO LANES MINIMUM) SHALL BE MILLED AND RESURFACED. IF MORE THAN ONE-HALF OF ANY STREET WIDTH IS AFFECTED, THEN ALL PAVING IN THE STREET FROM CURB TO CURB SHALL BE MILLED AND RESURFACED.

12. DETOURING DURING CONSTRUCTION IS CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION

1. GEOTECHNICAL EXPLORATION, TESTING, AND ANALYSIS WILL ESTABLISH PARAMETERS REQUIRED IN THE ENGINEERING OF FOUNDATIONS. CRITERIA WILL BE ESTABLISHED TO PERMIT THE MOST ECONOMIC DESIGN THAT IS COMPATIBLE WITH LIFE EXPECTANCY AND SERVICE OF STRUCTURES.

2. DESIGN LOADS FOR ALL STRUCTURES WILL BE DETERMINED IN ACCORDANCE WITH THE CRITERIA DESCRIBED BELOW, UNLESS THE APPLICABLE BUILDING CODE REQUIREMENTS ARE MORE STRINGENT.

3. VEHICLE LOADS: LOADS EXERTED ON ROADWAY PAVEMENTS, BURIED PIPING, BOX CULVERTS, AND EMBANKMENTS WILL BE REVIEWED AND SELECTED PRIOR TO DESIGN OF THE UNDERLYING ITEMS. TYPICALLY, HS20 LOADS WILL BE USED FOR THE DESIGN OF ROADWAY SUB GRADE, EQUIPMENT LOADING SUCH AS SCRAPERS (LOADED), CRAWLER CRANES, AND EQUIPMENT TRANSPORT TRAILERS COULD EXCEED THE TYPICAL HS20 LOADINGS. SUCH LOADS WILL BE CONSIDERED WHERE APPROPRIATE.

4. SITE ARRANGEMENT: THE SITE ARRANGEMENT WILL CONFORM TO APPLICABLE LAWS, REGULATIONS, AND ENVIRONMENTAL STANDARDS. THE PRINCIPLE ELEMENTS IN THE SELECTION OF SITE ARRANGEMENT CRITERIA ARE THE PHYSICAL SPACE REQUIREMENTS AND RELATIONSHIPS DICTATED BY EACH OF THE MAJOR SYSTEMS. DISTANCES BETWEEN VARIOUS SYSTEMS WILL BE MINIMIZED FOR ECONOMY. UTILITY INTERCONNECTIONS WILL BE OPTIMIZED AS MUCH AS PRACTICAL. SPILL CONTAINMENT MEASURES WILL BE PROVIDED. TREATMENT SYSTEMS WILL BE PROVIDED FOR FACILITY WASTEWATER STREAMS, IF REQUIRED. BEFORE DISCHARGE, SANITARY WASTEWATER WILL BE DISCHARGED TO AN ON-SITE LEACHING FIELD. INTERNAL ACCESS ROADS WILL BE PROVIDED. THE SITE ARRANGEMENT WILL BE DEVELOPED TO MINIMIZE FILL AND/OR EXCAVATION. BEST PRACTICES WHILE MAINTAINING EFFICIENCY OF PROJECT CONSTRUCTION, OPERATION, AND MAINTENANCE. THE SITE GRADING AND DRAINAGE PLAN WILL USE A SERIES OF ON-SITE LOCALIZED INFILTRATION AREAS, SHEET FLOW, WHICH FOLLOWS THE EXISTING NATURAL DRAINAGE COURSE, WILL DIRECT THE RUNOFF ACROSS THE SITE TO THE LOCALIZED INFILTRATION AREAS INCORPORATED INTO THE SITE GRADING AND DRAINAGE PLANS. THE USE OF LOW RUNOFF VELOCITIES AND INFILTRATION AREAS WILL ALLOW THE RUNOFF TO BE ABSORBED INTO THE GROUND. WASTEWATER THAT MAY CONTAIN OIL WILL BE ROUTED THROUGH AN OIL-WATER SEPARATOR.

THE FOLLOWING CRITERIA WILL BE FOLLOWED REGARDING SITE INFRASTRUCTURE:

- CULVERTS AND SANITARY SEWER MANHOLES WILL BE INSTALLED AS REQUIRED.
- LOCATIONS AND REQUIREMENTS FOR FENCING OR WALLS WILL CONFORM TO APPLICABLE BUILDING CODES AND COUNTY ORDINANCES.

5. GRADING AND DRAINAGE
THE SITE GRADING AND DRAINAGE SYSTEM WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS. THE GENERAL SITE GRADING WILL ESTABLISH A WORKING SURFACE FOR CONSTRUCTION AND OPERATING AREAS, PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AND STRUCTURES, AND PROVIDE ADEQUATE SOIL COVERAGE FOR UNDERGROUND UTILITIES.
ON-SITE DRAINAGE WILL BE ACCOMPLISHED THROUGH GRAVITY FLOW WHENEVER POSSIBLE. THE SURFACE DRAINAGE SYSTEM WILL CONSIST OF GENTLE SLOPES, THE BUILDINGS AND STRUCTURES WILL BE LOCATED WITH THE GROUND FLOOR ELEVATION AT A MINIMUM OF SIX INCHES ABOVE THE FINISHED GRADE. THE PREFERRED SLOPE OF THE GRADED AREAS AWAY FROM STRUCTURES WILL BE 1 PERCENT WITH A MINIMUM SLOPE OF 0.5 PERCENT.
SITE DRAINAGE FACILITIES WILL BE DESIGNED FOR THE FLOW RESULTING FROM A 25-YEAR, 6-HOUR RAINFALL EVENT. TEMPORARY FACILITIES WILL GENERALLY BE DESIGNED FOR A 2-YEAR RAINFALL. ANY FACILITIES LOCATED WITHIN A FLOOD PLAIN WILL BE ELEVATED AND DESIGNED TO PREVENT FLOODING OF PERMANENT FACILITIES.

EXCAVATION AND FILL
EXCAVATION AND FILL WILL BE BALANCED TO THE MAXIMUM EXTENT POSSIBLE.

- EXCAVATION : IN AREAS REQUIRING EXCAVATION, EARTH MATERIAL WILL BE REMOVED TO THE REQUIRED LINES AND GRADES. ANY UNDESIRABLE MATERIAL WILL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS. THE REMAINING IN-SITU MATERIAL WILL BE GRADED AND COMPACTED TO THE DEPTH AND DENSITY DETERMINED BY DETAILED DESIGN. EXCAVATED MATERIAL THAT MEETS THE DESIGN REQUIREMENTS WILL BE USED AS GENERAL SITE FILL WHERE POSSIBLE.
- FILL : COMPACTED FILL MATERIAL WILL BE OBTAINED FROM ON SITE EXCAVATIONS TO THE MAXIMUM EXTENT POSSIBLE. THE MATERIAL WILL BE PLACED AND COMPACTED TO THE GRADES AND DENSITY DETERMINED BY THE DESIGN. BASED UPON THE GEOTECHNICAL INVESTIGATION FINDINGS, COMPACTION WILL BE PROVIDED UNDER AND WITHIN FIVE FEET OF THE FOUNDATION FOOTPRINT. OPEN AREAS NOT SUPPORTING REFLECTOR FOUNDATIONS WILL BE SCARIFIED AND GRADED TO ACHIEVE HIGH SOIL PERMEABILITY. APPROXIMATELY SIX INCHES OF TOPSOIL WILL BE PLACED ON FILL IN ANY AREAS THAT ARE TO BE SEEDED OR OTHERWISE LANDSCAPED.

b. DRAINAGE SWALES
DRAINAGE SWALES WILL BE DESIGNED TO PROVIDE SLOW FLOW VELOCITIES AND TO ACCOMMODATE EXPECTED SITE RUNOFF AS WELL AS DIRECT AND CONTROL RUNOFF FROM ADJOINING PROPERTIES.

c. STORM WATER DRAINAGE
A STORM WATER DRAINAGE SYSTEM WILL BE DEVELOPED. DRAINAGE SWALES WILL BE USED ALONG THE PERIMETER TO CONTROL AND DIRECT STORM WATER RUNOFF FOR ABSORPTION INTO THE GROUND AS WELL AS DIRECT RUNOFF INTO THE EXISTING AREA DRAINAGE COURSE.

d. PRE- AND POST-DEVELOPMENT RUNOFF CONDITIONS
THE PEAK FLOW ASSOCIATED WITH THE 25-YEAR STORM EVENT AT THE SITE, BEFORE MODIFICATIONS (PREDEVELOPMENT), WILL BE COMPARED TO THE AFTER-CONSTRUCTION (POST-DEVELOPMENT) CONDITIONS.

e. EROSION AND SEDIMENTATION CONTROL
EROSION AND SEDIMENTATION CONTROL WILL BE PROVIDED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF WATER QUALITY STANDARDS. THE PROPOSED SITE DEVELOPMENT WILL SLIGHTLY ALTER THE LAND AREAS OF THE SITE. EXISTING, SPARSE VEGETATION WILL BE REMOVED AS REQUIRED DURING SITE PREPARATION. THE GENERAL PREPARATION OF THE OVERALL SITE WILL BE FOLLOWED BY EARTHMOVING ACTIVITIES. FINAL FINISH GRADING WILL BEGIN WHEN ALL OTHER GRADING OPERATIONS ARE COMPLETE. FINAL GRADING MAY INCLUDE SEEDING DISTURBED AREAS, SURFACED WITH CONCRETE, ASPHALT, OR CRUSHED AGGREGATE OR PROVIDED WITH A SOIL TREATMENT DESIGN TO LIMIT THE GROWTH OF GRASS AND WEEDS.
TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES USED DURING CONSTRUCTION WILL BE DESIGNED TO PREVENT SEDIMENTS FROM BEING DISPLACED AND CARRIED OFF-SITE BY STORM WATER RUNOFF. PRIOR TO BEGINNING EXCAVATION ACTIVITIES, A SILT FENCE OR STRAW BALES WILL BE INSTALLED ALONG THE PERIMETER OF THE PROJECT WORK AREAS WHERE RUNOFF TO OFF-SITE AREAS COULD OCCUR. THE SILT FENCE WILL FILTER SEDIMENTS FROM CONSTRUCTION RUNOFF. DURING CONSTRUCTION, THE EXTENT OF EARTH DISTURBANCES WILL BE MINIMIZED AS MUCH AS PRACTICAL.
DIVERSION DITCHES AND/OR BERMS WILL BE CONSTRUCTED AS NECESSARY TO DIVERT RUNOFF FROM OFF-SITE AREAS AROUND THE CONSTRUCTION SITE. TEMPORARY CONTROL MEASURES WILL BE MAINTAINED AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD.
PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES WITHIN THE PROJECT SITE WILL INCLUDE THE RUNOFF COLLECTION SYSTEM AND INFILTRATION SYSTEM. SURFACED TRAFFIC AND WORK AREAS, AND SEEDED NON-WORKING AREAS, THESE MEASURES WILL MINIMIZE THE POSSIBILITY OF ANY APPRECIABLE EROSION OF THE RESULTING SEDIMENTATION OCCURRING ON THE PROJECT SITE.

5. TRAFFIC AND TRANSPORTATION
ACCESS WILL BE PROVIDED BY EXISTING ROADWAYS. ALL ROADS WILL BE APPROPRIATELY SURFACED DURING THE CONSTRUCTION PERIOD. PERIODIC WATERING OR APPLICATIONS OF A DUST PALLIATIVE MATERIAL WILL BE USED TO MINIMIZE DUST PROBLEMS.
THE MINIMUM RADIUS TO THE INSIDE EDGE OF PAVEMENT (EOP) OR AGGREGATE SURFACE AT INTERSECTIONS OF THE ROAD WILL BE 20 FEET.

6. FENCING AND SECURITY
SECURITY AND VISUAL SCREENING FENCING WILL BE PROVIDED AROUND THE PROJECT SITE. ACCESS TO THE PROJECT SITE WILL BE PROVIDED THROUGH A CONTROLLED ACCESS GATE. FENCING HEIGHTS WILL BE IN ACCORDANCE WITH APPLICABLE CODES, REGULATORY REQUIREMENTS AND VISUAL CONSIDERATIONS.

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 FROM 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 PLAN. INSTALLING SILT FENCES AT THE PROPERTY LINES.

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.

5. THE CONTRACTOR SHALL WEET 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. ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR ANY IMPERVIOUS SURFACE SHALL BE REVEGETATED WITH NATIVE GRASS SEEDING. WHEN CONSTRUCTION ACTIVITIES CEASE AND EARTH DISTURBING ACTIVITIES WILL NOT RESUME WITHIN 14 DAYS, STABILIZATION MEASURES MUST BE INITIATED, UNLESS INDICATED OTHERWISE ON THESE PLANS OR ON THE LANDSCAPING PLAN. SEEDING SHALL BE NATIVE GRASS SEEDING PER SECTION 1012 OF THE COA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

7. 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 CUST 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 HAIL 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.

8. 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.

9. 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.

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

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

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 ON INFORMATION PROVIDED BY SURVEY, PROVIDED BY CSTI, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF THE LINES. 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 THERE TO, 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 CONSTRUCTION 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, INC. AT 260-1990 AT LEAST TWO WORKING DAYS PRIOR TO STARTING WORK ON THIS PROJECT.

CLEARING AND GRUBBING:

1. SCOPE: THIS SECTION GOVERNS THE FURNISHING OF ALL LABOR, EQUIPMENT, TOOLS AND MATERIALS AND THE PERFORMANCE OF ALL CLEARING, GRUBBING, AND DEMOLITION WITHIN THE LIMITS OF WORK AS DEFINED IN THIS SPECIFICATION, IN THE SPECIAL PROVISIONS OR AS SHOWN ON THE PLANS.

2. CLEARING: CLEARING SHALL CONSIST OF REMOVING ALL VEGETABLE MATTER SUCH AS TREES, BRUSH, DOWN TIMBER AND OTHER OBJECTIONABLE MATERIALS FOUND ON OR ABOVE THE SURFACE OF THE SITE. IT SHALL INCLUDE REMOVING BUILDINGS, FENCES, LUMBER, WASTE DUMPS AND TRASH AND THE SALVAGING OF SUCH MATERIALS AS MAY BE SPECIFIED AND DISPOSING OF THE DEBRIS. THE CONTRACTOR SHALL SCALP ALL EXCAVATION AND EMBANKMENT AREAS. SCALPING SHALL INCLUDE THE REMOVAL OF MATERIAL SUCH AS SOD, GRASS, RESIDUE OR AGRICULTURAL CROPS AND DECAYED VEGETABLE MATTER FROM THE SURFACE OF THE GROUND WITHOUT REMOVING MORE EARTH THAN IS NECESSARY.

3. GRUBBING: GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF ALL VEGETABLE MATTER SUCH AS STUMPS, ROOTS, BURIED TREES AND BRUSH ENCOUNTERED BELOW THE SURFACE OF THE GROUND OR SUBGRADE, WHICHEVER IS LOWER, WHICH HAVE NOT BEEN INCLUDED IN SECTION 2101.2A ENTITLED "CLEARING". IN ALL CASES OF GRUBBING, THE VEGETABLE MATTER SHALL BE REMOVED TO A MINIMUM DEPTH OF 12 INCHES (30.48CM) BELOW GROUND LINE OR SUBGRADE, WHICHEVER IS LOWER, EXCEPT AS PROVIDED IN SECTION 311000. WHEN DELETERIOUS MATERIALS ARE ENCOUNTERED BELOW GROUND LINE WHICH MAY BE DETRIMENTAL TO THE PROPOSED IMPROVEMENT, THESE SHALL BE REMOVED TO A DEPTH NECESSARY TO PROVIDE ADEQUATE SUPPORT FOR THE PROPOSED IMPROVEMENT.

4. DEMOLITION AND REMOVAL: THIS WORK SHALL CONSIST OF DEMOLISHING, REMOVING, AND DISPOSING OF ALL STRUCTURES AND IMPROVEMENTS WITHIN THE CONSTRUCTION LIMITS UNLESS INCLUDED IN OTHER ITEMS OF WORK AS SHOWN ON THE PLANS OR IN THE SPECIAL PROVISIONS. THIS WORK SHALL APPLY TO ALL STRUCTURES AND IMPROVEMENTS, WHETHER ON, ABOVE OR BELOW THE SURFACE OF THE GROUND OR SUBGRADE. DEMOLITION AND REMOVAL SHALL INCLUDE BUT NOT BE LIMITED TO ITEMS SUCH AS BUILDINGS, DRAINAGE STRUCTURES, PIPES, PAVEMENTS, FENCES, RETAINING WALLS, GUARD RAILS, AND SIGNS. ITEMS SUCH AS FENCES AND GUARD RAILS SHALL BE SALVAGED AND RELINQUISHED TO THE APPROPRIATE OWNER OR RELOCATED, WHERE INDICATED, WHERE INDICATED ON THE PLANS. RELOCATION OF SIGNS, FENCES, GUARD RAILS, ETC. SHALL BE CONSIDERED INCIDENTAL TO REMOVAL WORK EXCEPT WHERE SUCH RELOCATION IS LISTED SEPARATELY IN THE ITEMIZED PROPOSAL. OF THE SPECIAL PROVISIONS. ALL PIPES WHICH ARE TO BE ABANDONED SHALL BE REMOVED UNLESS OTHERWISE SHOWN ON THE PLANS OR APPROVED BY THE ENGINEER.

5. TREES: VEGETABLE GROWTH 8 INCHES (15.24CM) IN DIAMETER AND LARGER, MEASURED 3 FEET (91.44CM) ABOVE GROUND SHALL BE CLASSIFIED AS A TREE. E. BRUSH: VEGETABLE GROWTH LESS THAN 6 INCHES (15.24CM) IN DIAMETER, MEASURED 3 FEET (91.44CM) ABOVE GROUND SHALL BE CLASSIFIED AS BRUSH.

CONSTRUCTION DETAILS

6.1. LIMITS OF WORK: THE LIMITS FOR CLEARING, GRUBBING, AND DEMOLITION SHALL EXTEND TO THE CONSTRUCTION LIMITS UNLESS OTHERWISE SHOWN ON THE PLANS.

6.2. PROTECTION OF GREENERY: EXISTING STRUCTURES AND PRIVATE FACILITIES: THE PLANS WILL DESIGNATE TREES, SHRUBS OR OTHER PLANTS THAT ARE TO BE SAVED AND THE CONTRACTOR WILL TAKE NECESSARY STEPS TO PROTECT THIS GREENERY. TREES MAY BE PRUNED, UPON PRIOR APPROVAL OF THE ENGINEER, BUT ONLY IN ACCORDANCE WITH THE BEST PRACTICES OF ARBORICULTURE IN RESPECT TO THE INDIVIDUAL SPECIES WITH DUE REGARD TO THEIR NATURAL FORM AND GROWTH CHARACTERISTICS. EXISTING STRUCTURES WITHIN OR ADJACENT TO THE CONSTRUCTION LIMITS THAT ARE NOT TO BE REMOVED OR DEMOLISHED, SHALL BE PROTECTED BY THE CONTRACTOR DURING HIS CONSTRUCTION. ANY PRIVATE FACILITIES SUCH AS HOUSE SEWER LATERALS WHICH ARE DISTURBED OR DAMAGED BY THE CONTRACTOR'S WORK, SHALL BE REPAIRED BY THE CONTRACTOR PRIOR TO THE CLOSE OF THE WORK DAY. THIS REPAIR SHALL BE MADE IN A MANNER SUFFICIENT TO RESTORE UTILITY SERVICE TO THAT PROPERTY.

6.3. EMBANKMENT AREAS: WHEN UNDISTURBED STUMPS AND ROOTS ARE ENCOUNTERED WHERE THE FILL DEPTH WILL EXCEED 3 FEET (91.44CM), THE STUMPS AND ROOTS MAY BE LEFT IN PLACE PROVIDED THEY DO NOT EXTEND MORE THAN 3 INCHES (7.62CM) ABOVE THE ORIGINAL GROUND LINE.

6.4. BORROW AREAS: ALL STUMPS, ROOTS AND OTHER OBJECTIONABLE MATTER SHALL BE REMOVED FROM THE BORROW MATERIAL USED FOR EMBANKMENT OR FILL. THE BORROW AREA SHALL BE LEFT IN A WELL DRAINED AND SMOOTH CONDITION.

6.5. BACKFILLING THE SITE: ALL TRENCHES, HOLES, PITS, AND BASEMENT AREAS RESULTING FROM THE OPERATIONS OF CLEARING, GRUBBING, DEMOLITION AND REMOVAL ON THE SITE, SHALL BE BACKFILLED WITH SUITABLE MATERIAL PLACED AND COMPACTED IN CONFORMANCE WITH SECTION 311000.

6.6. DISPOSAL OF MATERIALS: ALL MATERIALS WITH THE EXCEPTION OF THOSE WHICH ARE DESIGNATED FOR SALVAGE OR WHICH ARE USED IN THE EMBANKMENT IN CONFORMANCE WITH THIS SPECIFICATION, SHALL BE REMOVED FROM THE PROJECT AND DISPOSED OF IN A MANNER AS REQUIRED BY HIM, OUTSIDE THE PROJECT LIMITS.

GRADING:

1. THIS SECTION GOVERNS THE PERFORMANCE OF ALL WORK REQUIRED TO EXCAVATE, REMOVE, DISPOSE OR COMPACT ALL MATERIALS ENCOUNTERED WITHIN THE LIMITS OF THE PROJECT, AT THE LOCATIONS SHOWN ON THE PLANS. IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE SECTIONS OF THE GENERAL PROVISIONS AND COVENANTS, AND AS PROVIDED FOR IN THE SPECIAL PROVISIONS.

2. DEFINITIONS:

1. GRADING: GRADING AS USED HEREIN SHALL MEAN THE PERFORMANCE OF ALL EXCAVATION, EMBANKMENT, AND BACKFILL IN CONNECTION WITH THE CONSTRUCTION OF ALL IMPROVEMENTS

2. EXCAVATION: EXCAVATION IS DEFINED AS THE REMOVAL OF MATERIALS FROM THE CONSTRUCTION AREA TO THE LINES AND GRADES SHOWN ON THE PLANS.

2.3. UNCLASSIFIED EXCAVATION: UNCLASSIFIED EXCAVATION IS DEFINED AS THE REMOVAL OF ALL MATERIAL ENCOUNTERED REGARDLESS OF ITS NATURE. ALL MATERIAL EXCAVATED WILL BE REMOVED FROM THE PROJECT. UNCLASSIFIED EXCAVATION UNLESS THE SPECIAL PROVISIONS SPECIFY CLASSIFIED MATERIALS.

2.4. ROCK EXCAVATION: ROCK EXCAVATION IS DEFINED AS THE REMOVAL OF ALL ROCK LEDGES 6 INCHES (15.24CM) OR MORE IN THICKNESS, AND DETACHED ROCK OR BOULDERS HAVING A VOLUME OF MORE THAN 1 1/2 CUBIC YARDS (1.15 CUBIC METERS) AND SHALE OCCURRING IN ITS NATURAL STATE, HARD AND UN-WEATHERED. A ROCK LEDGE IS DEFINED AS A CONTINUOUS BODY OF ROCK WHICH MAY INCLUDE THIN INTERBEDDED SEAMS OF SHALE OR OTHER SOFT MATERIALS LESS THAN 12 INCHES (30.48CM) THICK. THE VOLUME OF EACH LEDGE SHALL BE DEFINED BY INTERBEDDED SEAMS OF SOFT MATERIALS 12 INCHES OR MORE IN THICKNESS. THE BEDS OF SOFT INTERBEDDED MATERIAL, 12 INCHES (30.48CM) OR MORE IN THICKNESS, SHALL NOT BE INCLUDED IN THE MEASUREMENT FOR "ROCK EXCAVATION" BUT SHALL BE INCLUDED IN THE MEASUREMENT FOR "EARTH EXCAVATION".

2.5. EARTH EXCAVATION: EARTH EXCAVATION IS DEFINED AS THE REMOVAL OF ALL MATERIAL NOT DEFINED AS ROCK.

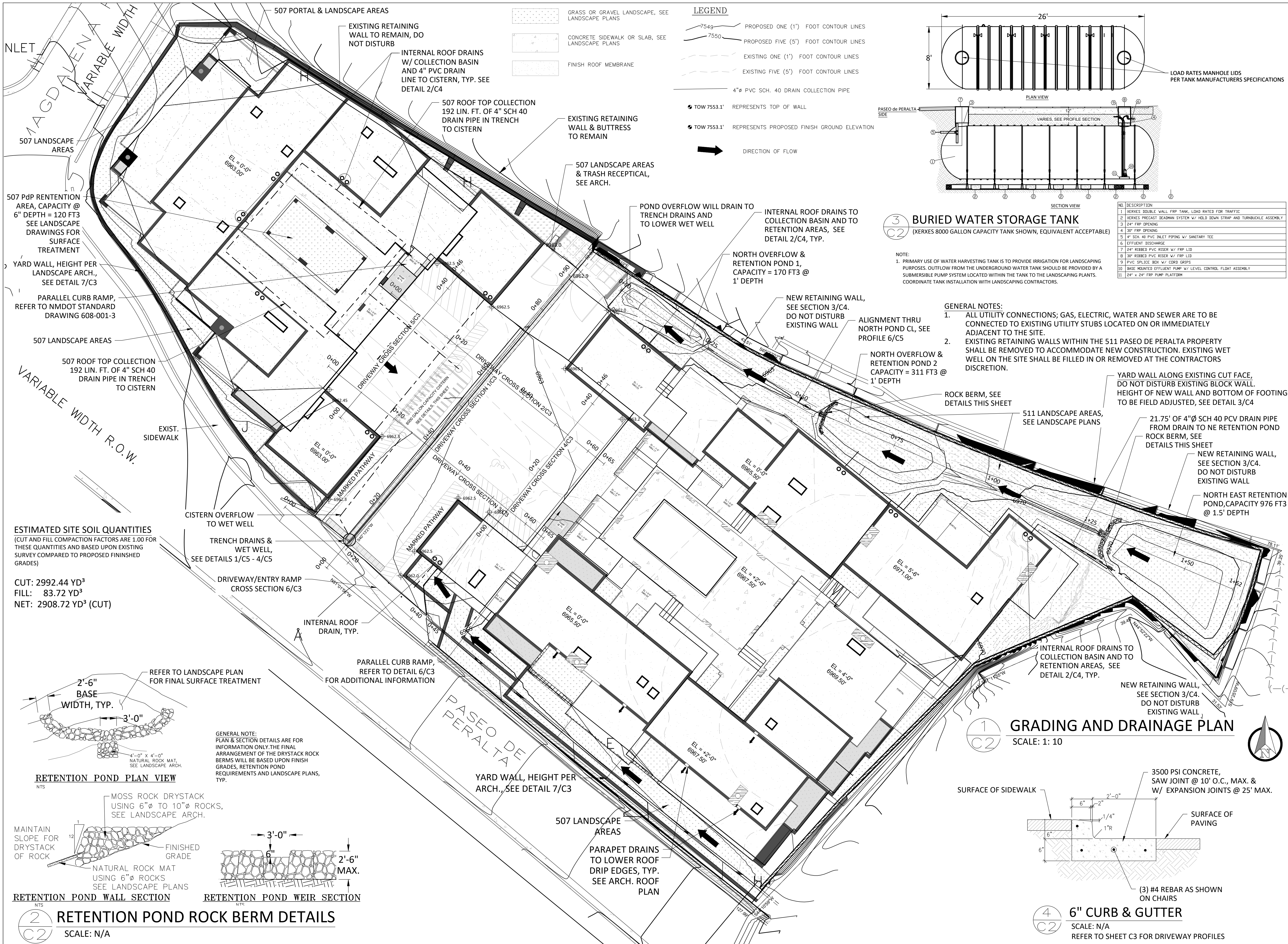
2.6. EMBANKMENT OR BACKFILL: EMBANKMENT OR BACKFILL IS DEFINED AS THE PLACING AND COMPACTING OF MATERIAL IN THE CONSTRUCTION AREA TO THE LINES AND GRADES SHOWN ON THE PLANS.

2.7. UNSUITABLE MATERIAL: UNSUITABLE MATERIAL IS DEFINED AS MUCK, FROZEN MATERIAL, ORGANIC MATERIAL, TOP SOIL, RUBBISH, AND ROCK WITH A MAXIMUM DIMENSION GREATER THAN 24 INCHES (60.96CM).

2.8. SUITABLE MATERIAL: SUITABLE MATERIAL IS DEFINED AS ENTIRELY IMPERISHABLE WITH THAT PORTION PASSING THE NO. 40 (425MM) SIEVE HAVING A LIQUID LIMIT NOT EXCEEDING 40 AND A PLASTIC INDEX NOT EXCEEDING 25, WHEN TESTED IN ACCORDANCE WITH ASTM D-4243 AND D-4244, RESPECTIVELY.

2.9. ROCK EMBANKMENT: MATERIAL FOR ROCK EMBANKMENT SHALL BE FREE OF UNSUITABLE MATERIAL AND SHALL CONTAIN, BY VOLUME, GREATER THAN 10 PERCENT ROCK OR GRAVEL HAVING A MAXIMUM DIMENSION GREATER THAN 3 INCHES (7.62CM) BUT NOT GREATER THAN 24 INCHES (60.96CM).

2.10. EARTH EMBANKMENT: MATERIAL FOR EARTH EMBANKMENT SHALL BE FREE OF UNSUITABLE MATERIAL AND SHALL, CONTAIN BY VOLUME, LESS THAN 10 PERCENT ROCK OR GRAVEL HAVING A MAXIMUM DIMENSION GREATER THAN 2



LEGEND

- 7549 PROPOSED ONE (1') FOOT CONTOUR LINES
- 7550 PROPOSED FIVE (5') FOOT CONTOUR LINES
- EXISTING ONE (1') FOOT CONTOUR LINES
- EXISTING FIVE (5') FOOT CONTOUR LINES
- 4"Ø PVC SCH. 40 DRAIN COLLECTION PIPE
- TOW 7553.1 REPRESENTS TOP OF WALL
- TOW 7553.1 REPRESENTS PROPOSED FINISH GROUND ELEVATION
- DIRECTION OF FLOW

BURIED WATER STORAGE TANK
(KEXES 8000 GALLON CAPACITY TANK SHOWN, EQUIVALENT ACCEPTABLE)

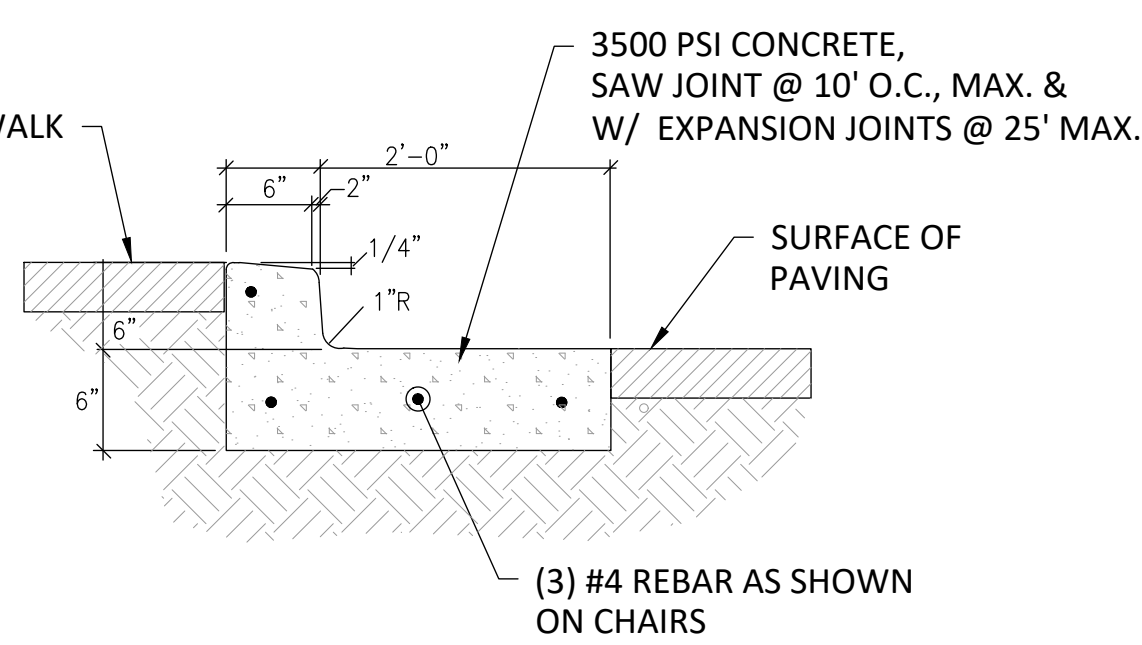
NOTE:
1. PRIMARY USE OF WATER HARVESTING TANK IS TO PROVIDE IRRIGATION FOR LANDSCAPING PURPOSES. OUTFLOW FROM THE UNDERGROUND WATER TANK SHOULD BE PROVIDED BY A SUBMERSIBLE PUMP SYSTEM LOCATED WITHIN THE TANK TO THE LANDSCAPING PLANTS. COORDINATE TANK INSTALLATION WITH LANDSCAPING CONTRACTORS.

NO.	DESCRIPTION
1	KEXES DOUBLE WALL FRP TANK, LOAD RATED FOR TRAFFIC
2	KEXES PRECAST DEADMAN SYSTEM W/ HOLD DOWN STRAP AND TURNBUCKLE ASSEMBLY
3	24" FRP OPENING
4	30" FRP OPENING
5	4" SCH. 40 PVC INLET PIPING W/ SANITARY TEE
6	EFFLUENT DISCHARGE
7	24" RIBBED PVC RISER W/ FRP LID
8	30" RIBBED PVC RISER W/ FRP LID
9	PVC SPLICE BOX W/ CORN GRIPS
10	BASE MOUNTED EFFLUENT PUMP W/ LEVEL CONTROL FLOAT ASSEMBLY
11	24" x 24" FRP PUMP PLATFORM

GENERAL NOTES:

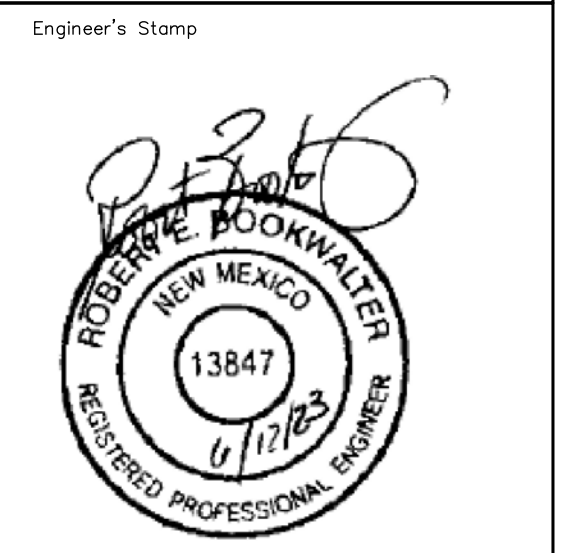
- ALL UTILITY CONNECTIONS; GAS, ELECTRIC, WATER AND SEWER ARE TO BE CONNECTED TO EXISTING UTILITY STUBS LOCATED ON OR IMMEDIATELY ADJACENT TO THE SITE.
- EXISTING RETAINING WALLS WITHIN THE 511 PASEO DE PERALTA PROPERTY SHALL BE REMOVED TO ACCOMMODATE NEW CONSTRUCTION. EXISTING WET WELL ON THE SITE SHALL BE FILLED IN OR REMOVED AT THE CONTRACTORS DISCRETION.

GRADING AND DRAINAGE PLAN
SCALE: 1: 10



6" CURB & GUTTER
SCALE: N/A
REFER TO SHEET C3 FOR DRIVEWAY PROFILES

R B Engineering & Design
Structural, Civil & Architectural Engineering
P.O. Box 5861
Santa Fe, New Mexico 87502
(505) 470-2895
www.rebelengineeringnm.com



Grading and Drainage Plan
Preliminary
507 & 511 Paseo de Peralta

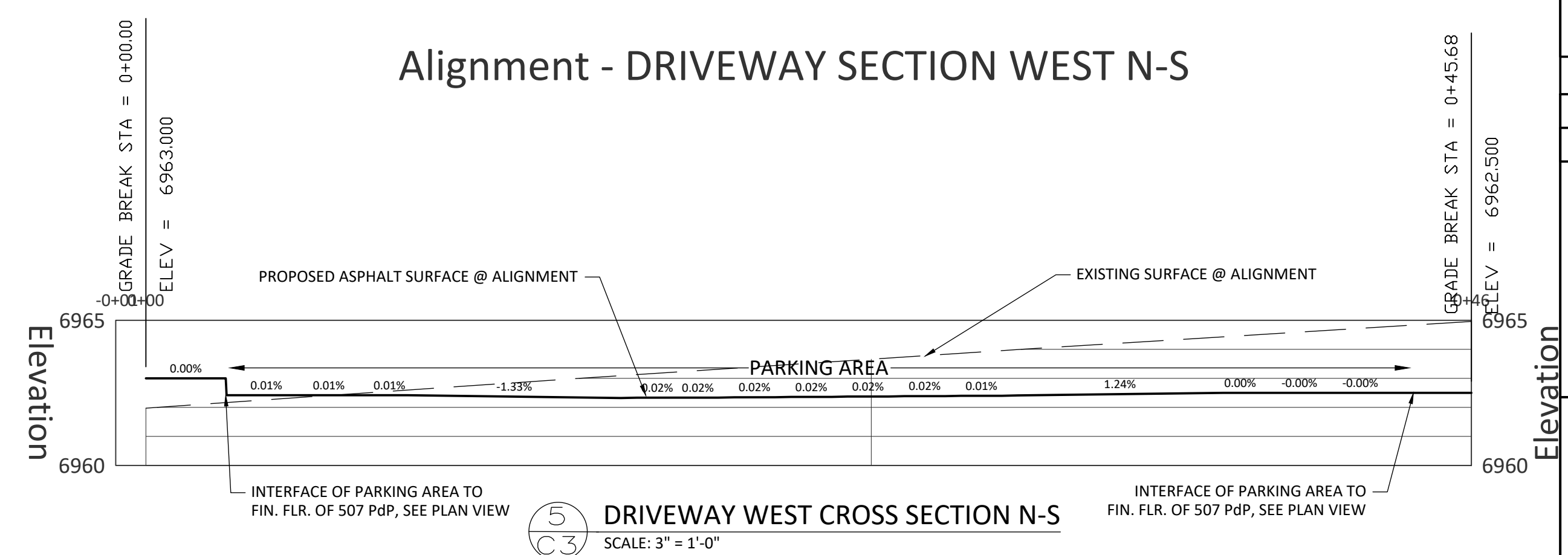
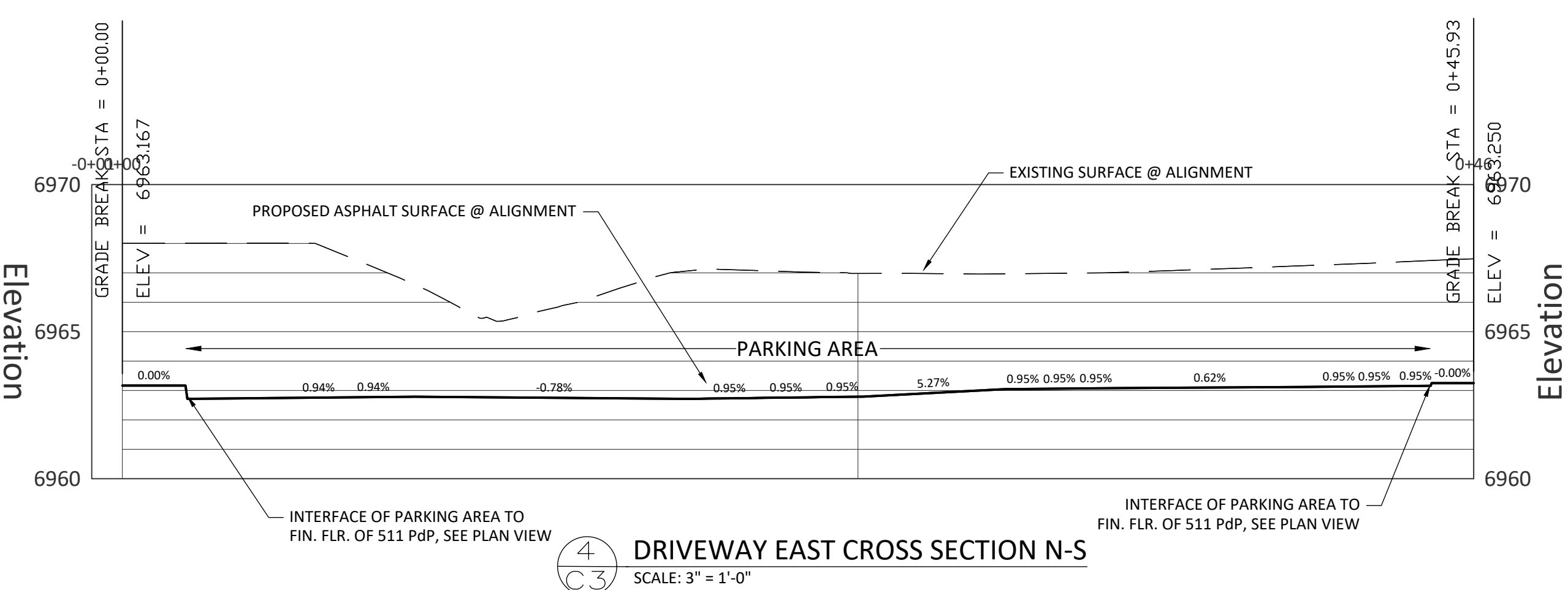
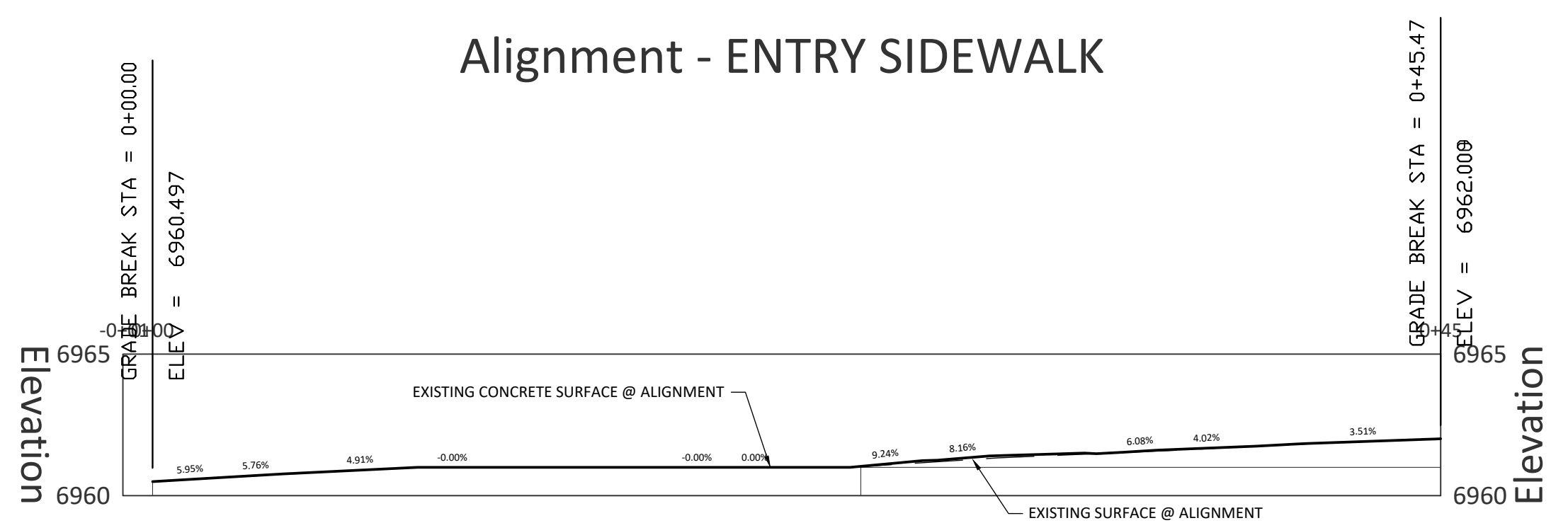
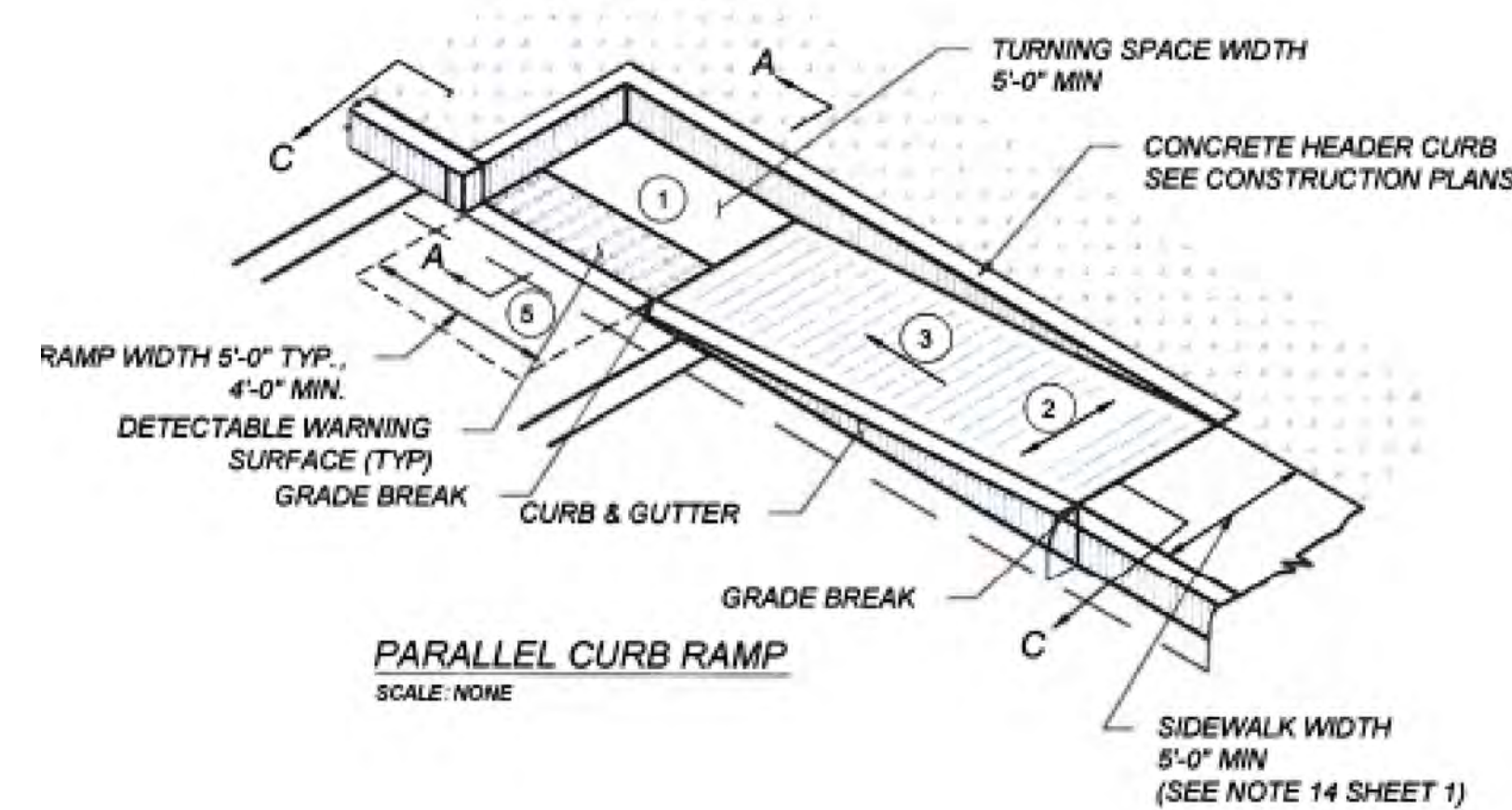
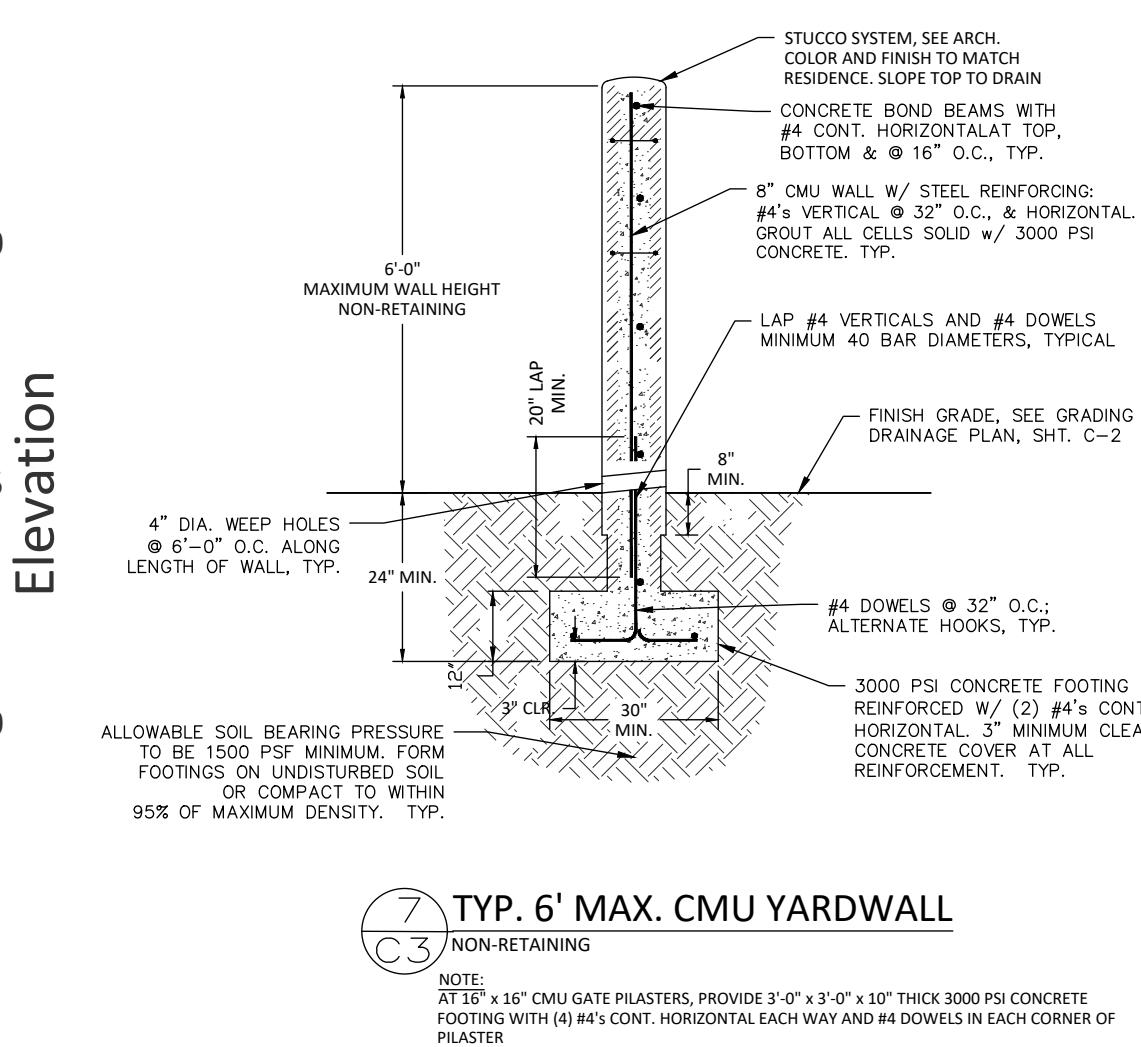
New Mexico
Santa Fe

Date	06-24-24
Revised	07-26-23 Added Driveway profile alignments and clarified trench drain opening dimension
08-11-23	Revised parking area grade for less than 2% Add profile drawing Add handicap ramps and curb detail
09-27-23	Address City of SF comments of 9-17-23
02-01-24	Revised landscape areas & drainage calc's
03-28-24	Revise drawings and calc's per meeting w/ CoSF
04-10-24	Revise drawings and calc's per comments received 4/23/24 Add trench wet well details
06-24-24	Address all previous comments, re-submittal

Drawn by: REB
Checked by: REB
Job Number:
Draw: 03-28-24 CIVIL
Sheet title:

Site Grading and Drainage

SCALE:
Sheet No.
C-2
Of: TOT



R Engineering & Design
Structural, Civil & Architectural Engineering
P.O. Box 5861
Santa Fe, New Mexico 87502
(505) 470-2895
www.rebelengineeringnm.com

Professional Engineer Seal for Robert E. Kwanter, State of New Mexico, License Number 13847, dated 7/11/14.

**Grading and Drainage Plan
Preliminary
507 & 511 Paseo de Peralta**

Santa Fe New Mexico

Date	07-01-24 PERMIT SET
Revised	
07-26-23	Added Driveway profile alignments and clarified trench drain opening dimension
08-11-23	Revised parking area grade for less than .2% Add profile drawing, Add handicapped ramps and curb details
09-27-23	Address City of SF comments of 9-17-23
02-01-24	Revised landscape areas & drainage calc's
03-28-24	Add Entry Driveway profile view 6/C3
05-10-24	Add driveway wet well to 1/C3 profile Edit culverts, Add additional yardwall details, 7/C3
06-24-24	Address all previous comments, re-submit!
Drawn by	REB
Checked by	REB
Job Number	
Draw: 07-01-24 CIVIL	
Sheet title	
Driveway & Parking Profiles	
SCALE:	
Sheet No.	
C-3	
of	TOT

POINT PRECIPITATION FREQUENCY (PF) ESTIMATES

WITH 90% CONFIDENCE INTERVALS AND SUPPLEMENTARY INFORMATION

NOAA Atlas 14, Version 1

PF tabular

Print page

Duration	PDS-based precipitation frequency estimates with 80% confidence intervals (in inches) ¹									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.197 (0.194-0.201)	0.285 (0.282-0.288)	0.518 (0.515-0.521)	0.844 (0.841-0.847)	0.485 (0.482-0.488)	0.560 (0.557-0.563)	0.834 (0.831-0.837)	0.767 (0.764-0.770)	0.807 (0.804-0.810)	0.887 (0.884-0.890)
10-min	0.229 (0.226-0.232)	0.380 (0.377-0.383)	0.760 (0.757-0.763)	1.217 (1.214-1.220)	0.565 (0.562-0.568)	0.750 (0.747-0.753)	0.985 (0.982-0.988)	1.067 (1.064-1.070)	1.135 (1.132-1.138)	1.36 (1.357-1.363)
15-min	0.371 (0.368-0.374)	0.611 (0.608-0.614)	1.211 (1.208-1.214)	2.02 (2.017-2.023)	0.925 (0.922-0.928)	1.306 (1.303-1.309)	1.52 (1.517-1.523)	1.55 (1.547-1.553)	1.59 (1.587-1.593)	1.87 (1.867-1.873)
30-min	0.619 (0.616-0.622)	1.047 (1.044-1.050)	2.02 (2.017-2.023)	3.45 (3.447-3.453)	1.26 (1.257-1.263)	1.40 (1.397-1.403)	1.61 (1.607-1.613)	1.69 (1.687-1.693)	1.76 (1.757-1.763)	2.05 (2.047-2.053)
60-min	0.889 (0.886-0.892)	1.51 (1.507-1.513)	2.87 (2.867-2.873)	4.73 (4.727-4.733)	1.55 (1.547-1.553)	1.76 (1.757-1.763)	1.99 (1.987-1.993)	2.22 (2.217-2.223)	2.34 (2.337-2.343)	2.79 (2.787-2.793)
2-hr	0.745 (0.742-0.748)	1.25 (1.247-1.253)	2.35 (2.347-2.353)	4.10 (4.097-4.103)	1.82 (1.817-1.823)	2.08 (2.077-2.083)	2.35 (2.347-2.353)	2.64 (2.637-2.643)	2.84 (2.837-2.843)	3.35 (3.347-3.353)
2-4h	0.820 (0.817-0.823)	1.31 (1.307-1.313)	2.42 (2.417-2.423)	4.16 (4.157-4.163)	1.90 (1.897-1.903)	2.16 (2.157-2.163)	2.44 (2.437-2.443)	2.74 (2.737-2.743)	2.94 (2.937-2.943)	3.48 (3.477-3.483)
8-hr	0.929 (0.926-0.932)	1.48 (1.477-1.483)	2.65 (2.647-2.653)	4.35 (4.347-4.353)	2.05 (2.047-2.053)	2.35 (2.347-2.353)	2.63 (2.627-2.633)	2.93 (2.927-2.933)	3.23 (3.227-3.233)	3.85 (3.847-3.853)
12-hr	1.05 (1.047-1.053)	1.72 (1.717-1.723)	3.05 (3.047-3.053)	5.05 (5.047-5.053)	2.38 (2.377-2.383)	2.68 (2.677-2.683)	2.96 (2.957-2.963)	3.18 (3.177-3.183)	3.46 (3.457-3.463)	4.08 (4.077-4.083)
24-hr	1.20 (1.197-1.203)	1.95 (1.947-1.953)	3.35 (3.347-3.353)	5.45 (5.447-5.453)	2.64 (2.637-2.643)	2.94 (2.937-2.943)	3.16 (3.157-3.163)	3.46 (3.457-3.463)	3.88 (3.877-3.883)	4.50 (4.497-4.503)
3-day	1.34 (1.337-1.343)	2.15 (2.147-2.153)	3.65 (3.647-3.653)	5.85 (5.847-5.853)	2.95 (2.947-2.953)	3.25 (3.247-3.253)	3.48 (3.477-3.483)	3.78 (3.777-3.783)	4.23 (4.227-4.233)	4.87 (4.867-4.873)
4-day	1.44 (1.437-1.443)	2.25 (2.247-2.253)	3.85 (3.847-3.853)	6.05 (6.047-6.053)	3.05 (3.047-3.053)	3.35 (3.347-3.353)	3.58 (3.577-3.583)	3.88 (3.877-3.883)	4.33 (4.327-4.333)	4.97 (4.967-4.973)
7-day	1.54 (1.537-1.543)	2.35 (2.347-2.353)	3.95 (3.947-3.953)	6.15 (6.147-6.153)	3.15 (3.147-3.153)	3.45 (3.447-3.453)	3.68 (3.677-3.683)	3.98 (3.977-3.983)	4.43 (4.427-4.433)	5.07 (5.067-5.073)
10-day	1.64 (1.637-1.643)	2.45 (2.447-2.453)	4.05 (4.047-4.053)	6.25 (6.247-6.253)	3.25 (3.247-3.253)	3.55 (3.547-3.553)	3.78 (3.777-3.783)	4.08 (4.077-4.083)	4.53 (4.527-4.533)	5.17 (5.167-5.173)
20-day	1.84 (1.837-1.843)	2.65 (2.647-2.653)	4.25 (4.247-4.253)	6.45 (6.447-6.453)	3.35 (3.347-3.353)	3.65 (3.647-3.653)	3.88 (3.877-3.883)	4.18 (4.177-4.183)	4.63 (4.627-4.633)	5.27 (5.267-5.273)
45-day	2.04 (2.037-2.043)	2.85 (2.847-2.853)	4.45 (4.447-4.453)	6.65 (6.647-6.653)	3.45 (3.447-3.453)	3.75 (3.747-3.753)	3.98 (3.977-3.983)	4.28 (4.277-4.283)	4.73 (4.727-4.733)	5.37 (5.367-5.373)
90-day	2.24 (2.237-2.243)	3.05 (3.047-3.053)	4.65 (4.647-4.653)	6.85 (6.847-6.853)	3.55 (3.547-3.553)	3.85 (3.847-3.853)	4.08 (4.077-4.083)	4.38 (4.377-4.383)	4.83 (4.827-4.833)	5.47 (5.467-5.473)

1. PROJECT DESCRIPTION
2. PRE DEVELOPMENT RUNOFF CALCULATIONS
3. POST DEVELOPMENT RUNOFF CALCULATIONS

THE PROJECT SITE IS AT 507, 511 Paseo de Peralta, Santa Fe, NM. CURRENTLY, THERE ARE NO STRUCTURES ON THE PROPERTY WHERE THE NEW STRUCTURES ARE TO BE CONSTRUCTED. THE CURRENT SITE IS SLOPING TERRAIN FROM THE NORTH EAST CORNER OF THE LOT 511 TO THE SOUTHWEST CORNER OF LOT 507 AND HAS AN ELEVATION CHANGE OF APPROXIMATELY 33' IN A LENGTH OF 280' FOR A GRADE OF APPROXIMATELY 11%. CURRENT SITE CONDITIONS ARE A PAVED PARKING LOT SURFACE ON LOT 507 AND LOT 511 WHERE PREVIOUS ATTEMPTS AT DEVELOPMENT WERE UNDERTAKEN RESULTING IN BARE DIRT WITH VARIOUS RETAINING WALL STRUCTURES ALONG THE PROPERTY BOUNDARIES AND WITHIN THE LOT. ADDITIONAL CURRENT SITE CONDITIONS ARE SHOWN ON THE SURVEY DRAWING, "TOPOGRAPHIC SURVEY AND SLOPE ANALYSIS OF TRACT 1 AND TRACT 1-A BY SOUTHWEST MOUNTAIN SURVEYS. ACCESS TO BOTH LOTS ARE ALONG THE SOUTH EDGES OF THE PROPERTIES ON PASO DE PERALTA.

AS SHOWN BY THE PLANS, THE PROJECT IS THE CONSTRUCTION OF TWO NEW RESIDENTIAL STRUCTURES WITH A ROOF AREA OF APPROXIMATELY 4423 FT² FOR LOT 507 AND A ROOF AREA OF APPROXIMATELY 6821 FT² FOR LOT 511. FOR SITING PURPOSES THE BUILDINGS ARE SET AT FINISHED FLOOR ELEVATIONS OF 6963.5 FEET FOR LOT 507 AND BETWEEN 6967.5 AND 6973 FEET FOR LOT 511. THE DRIVEWAY ACCESS TO THE NEW BUILDING WILL BE CONSOLIDATED INTO ONE ENTRANCE FOR THE PROPOSED SITE ALONG THE SOUTH EDGE OF THE LOTS ON PASO DE PERALTA. THE NEW STRUCTURES WILL BE LOCATED AS SHOWN ON THE PLANS AND HAVE A FINISHED FLOOR ELEVATION AS DESCRIBED ABOVE.

THE CALCULATIONS SHOWN BELOW DETAIL THE EXPECTED AMOUNT OF INCREASED WATER VOLUME CREATED BY THE NEW RESIDENCE. THESE VALUES WILL BE COMPARED WITH EXISTING SITE CONDITIONS. THESE CALCULATIONS WILL BE BASED UPON A 24 HR 100 YEAR EVENT FOR THE SITE AS SHOWN BELOW FROM NOAA DATA SETS. THE PROPERTY IS LOCATED AT A LATITUDE OF 35.690730 AND LONGITUDE OF -105.935700. RUNOFF VOLUME COMPARISONS WILL BE BASED UPON THE ENTIRE PROPERTY AREA OF 23203 FT² OR 0.5327 ACRES.

RAINFALL INTENSITY, 100yr, 24 hr event	3.15
RAINFALL INTENSITY, 2hr, 4 hr event	1.16

EXIST. SITE DRAINAGE AREAS:

EXIST. SITE DRAINAGE AREAS:	EXISTING SITE LOT 507 (high hgt)	8012.00	FT ²	0.184	ACRES	34.66%
	EXISTING SITE LOT 511 (low hgt)	15106.00	FT ²	0.347	ACRES	65.34%
	EXISTING SITE TOTALS	23218.00	FT ²	0.531	ACRES	100.00%

PROPOSED SITE DRAINAGE AREAS:

PROPOSED SITE DRAINAGE AREAS:	NEW ROOFTOP AREAS, LOT 507	4423.00	FT ²	0.102	ACRES	38.91%
	NEW ROOFTOP AREAS, LOT 511	6945.00	FT ²	0.159	ACRES	61.09%
	NEW ROOFTOP AREAS, TOTALS	11368.00	FT ²	0.261	ACRES	100.00%

Additional court yard area

Additional court yard area	NEW LANDSCAPE AREA, LOT 507	1511.00	FT ²	0.035	ACRES	23.45%
	NEW LANDSCAPE AREA, LOT 511	4932.00	FT ²	0.113	ACRES	76.55%
	NEW LANDSCAPE AREA, TOTALS	6443.00	FT ²	0.148	ACRES	100.00%

NEW LOT 507 PROPOSED SITE AREA

 8012.00 | FT² | 0.184 | ACRES | 34.66% || | NEW LOT 507 PROPOSED SITE AREA | 15106.00 | FT² | 0.347 | ACRES | 65.34% |
| | NEW LOT 507 PROPOSED SITE TOTALS | 23218.00 | FT² | 0.531 | ACRES | 100.00% |

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1.16	0.98	0.75	3.15	0.184
1.16	0.98	0.75	3.15	0.347
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