City of Santa Fe, New Mexico

Cases #2024-7909
3471, 3431, 3435, 3439, 3443 Cerrillos Rd.
& 3420 + 3450 Rufina St.
Development Plan
Planning Commission
January 16th, 2025

Exhibit D

Development Plan Sheets

1. Development Plan Sheets

RKSS-CERRILLOS MULTI-FAMILY
DEVELOPMENT PLAN
CASE # 2024-7909

NOTES:

1. NO VARIANCES ARE APPROVED FOR THIS DEVELOPMENT PLAN. THE CITY CODE AND APPLICATION CHAPTERS SHALL GOVERN AND APPLY TO THIS DEVELOPMENT PLAN IN ITS ENTIRETY.

2. CITY OF SANTA FE DRAINAGE:
   - 2.1. 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.
   - 2.2. MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER. THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHTS.

Sheet List Table	
Sheet Number	Sheet Title
C-100	COVER SHEET
C-101	CONDITIONS OF APPROVAL
CEC-100	EXISTING CONDITIONS AND SLOPE ANALYSIS
DP-101	DEVELOPMENT PLAN

OWNER/DEVELOPER
Santa Fe 1 Property Owner LLC
909 Lake Carolyn Parkway, Suite 150
Irving, Texas 75039

ARCHITECT
Cross Architects, PLLC
879 Junction Dr
Allen, TX 75013
972-398-6644

SURVEYOR (ALTA/TOPO)
Souder, Miller & Associates
5454 Venice Avenue NW, Suite D
505-299-0942

LANDSCAPE
Land Patterns
1804 W Commerce Ste 200
Dallas, TX 75208
214-219-3993

PLANNER
Jenkins Gavin
130 Grant Avenue Suite 101
Santa Fe, NM 87501
505-820-7444

MEP ENGINEER
AOS Engineering
5020 Tennyson Pkwy
Plano, TX 75024
214.432.3030

CIVIL ENGINEER
Isaacson & Arfman, Inc
128 Monroe St NE
Albuquerque, NM 87108
505-268-8828

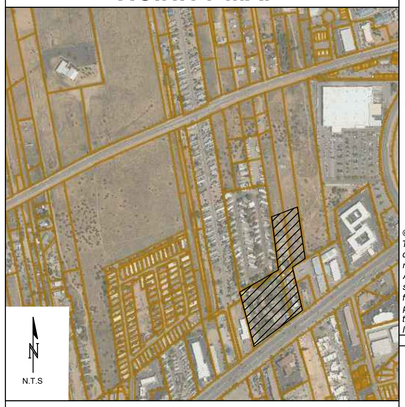
COUNTY OF SANTA FE)
STATE OF NEW MEXICO) SS

I HEREBY CERTIFY THAT THIS
INSTRUMENT# _____
WAS FILED FOR RECORD ON THIS _____ DAY OF
_____, 202_ AT _____ O'CLOCK _M.,
AND WAS DULY RECORDED IN THE BOOK ____, PAGE _____ OF THE
RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE

_____
COUNTY CLERK, SANTA FE COUNTY, NM

_____
DEPUTY

VICINITY MAP


NOTARIZED STORMWATER AGREEMENT

STORMWATER AGREEMENT: PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS ARE ON PRIVATE PROPERTY AND WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENT MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

_____
OWNER'S PRINTED NAME

_____
OWNER'S SIGNATURE/DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF _____ 20 _____ (OR EQUAL)

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

CITY APPROVALS

APPROVED BY THE SANTA FE PLANNING COMMISSION
AT THEIR MEETING ON

_____ CASE #_____

_____ _____
PLANNING COMMISSION CHAIRPERSON DATE

_____ _____
PLANNING COMMISSION SECRETARY DATE

REVIEWED BY THE CITY OF SANTA FE:

_____ _____
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/DATE

THE FOREGOING WAS SWARN, ACKNOWLEDGED, AND SUBSCRIBED BEFORE ME
BY _____, THIS _____ DAY OF __, 20__

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

MODIFICATIONS

SITE PLAN MODIFICATIONS ARE SUBJECT TO APPROVAL BY THE CITY OF SANTA FE AS PART OF THE BUILDING PERMIT PROCESS.

Isaacson & Arfman, Inc.
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IAN M. N. ANDERSON
NEW MEXICO
26441
10/15/24
LICENSED PROFESSIONAL ENGINEER
Engineer

RKSS-CERRILLOS MULTI-FAMILY
SANTA FE, NM
DEVELOPMENT PLAN

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 C-100.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

No	Description	Date

SHEET TITLE
COVER SHEET

SHEET NUMBER
C-100

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RKSS-CERRILLOS MULTI-FAMILY

DEVELOPMENT PLAN

CASE # 2024-7909

CONDITIONS OF APPROVAL

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CONDITIONS OF APPROVAL

SHEET NUMBER

C-101

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SLOPE ANALYSIS

BASED ON SLOPE ANALYSIS USING TOPOGRAPHIC SURVEY WITH 1-FT CONTOUR INTERVALS AS SHOWN,

0% OF THE PROPERTY CONSISTS OF SLOPES > 20%.

*WHERE EXISTING SIDEWALK CROSS-SLOPE EXCEEDS 1:50 (2%), EXISTING SIDEWALK WILL BE REMOVED AND RECONSTRUCTED TO MEET ADA STANDARDS OF A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS-SLOPE OF 1:50 (2%). CONTRACTOR TO CONFIRM EXISTING SIDEWALK COMPLIANCE DURING SITE CONSTRUCTION AND TO NOTIFY ENGINEER IF NOT IN COMPLIANCE.

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SANTA FE, NM
DEVELOPMENT PLAN

No	Date	Description

ISSUE: DEVELOPMENT PLAN

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FILE: 2596 CEC-100.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

SHEET TITLE

EXISTING CONDITIONS AND SLOPE ANALYSIS

SHEET NUMBER

CEC-100

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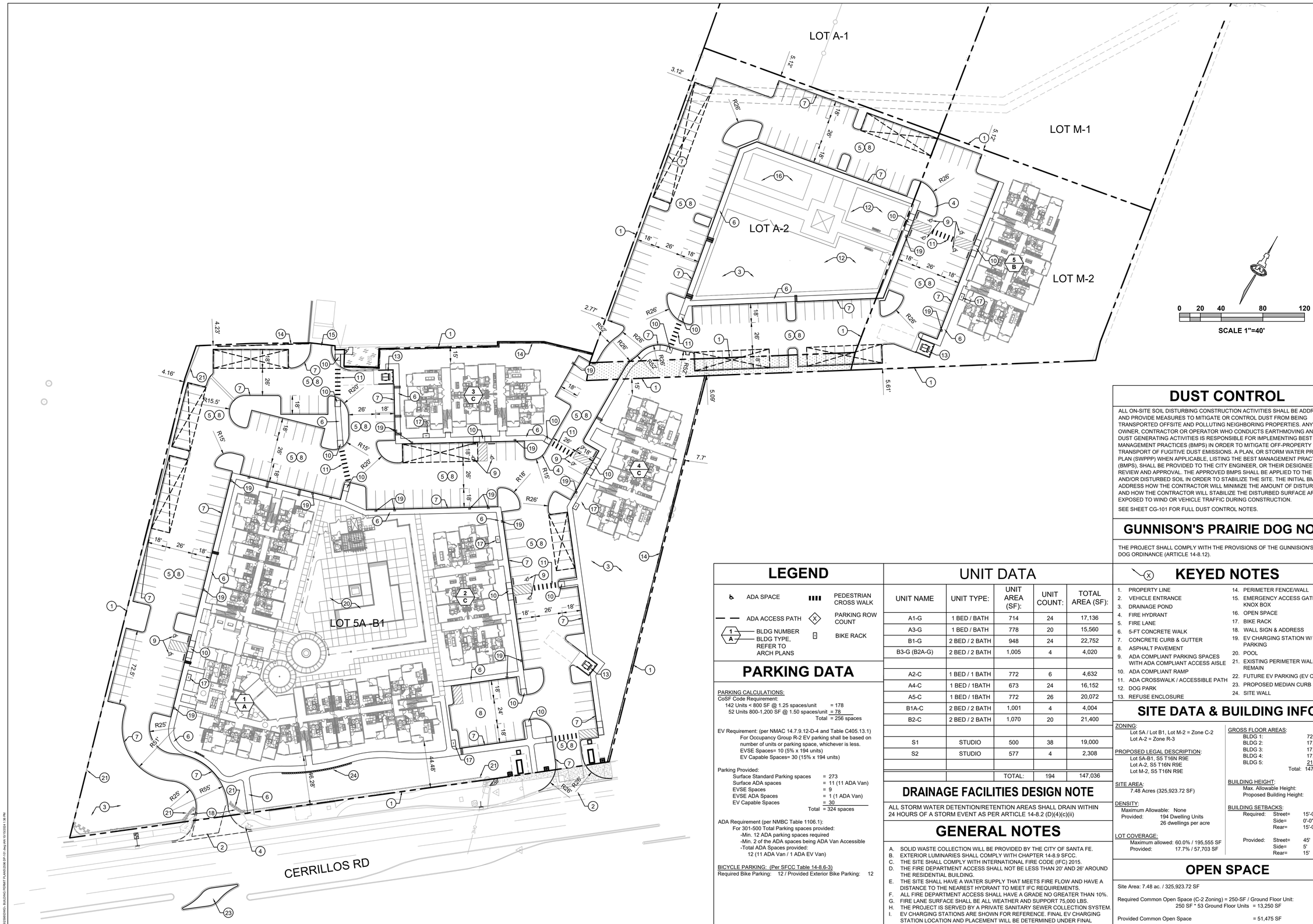

DUST CONTROL

ALL ON-SITE SOIL DISTURBING CONSTRUCTION ACTIVITIES SHALL BE ADDRESSED AND PROVIDE MEASURES TO MITIGATE OR CONTROL DUST FROM BEING TRANSPORTED OFFSITE AND POLLUTING NEIGHBORING PROPERTIES. ANY PERSON, OWNER, CONTRACTOR OR OPERATOR WHO CONDUCTS EARTHMOVING AND/OR DUST GENERATING ACTIVITIES IS RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT PRACTICES (BMPS) IN ORDER TO MITIGATE OFF-PROPERTY TRANSPORT OF FUGITIVE DUST EMISSIONS. A PLAN, OR STORM WATER PREVENTION PLAN (SWPPP) WHEN APPLICABLE, LISTING THE BEST MANAGEMENT PRACTICES (BMPS), SHALL BE PROVIDED TO THE CITY ENGINEER, OR THEIR DESIGNEE FOR REVIEW AND APPROVAL. THE APPROVED BMPS SHALL BE APPLIED TO THE GRADED AND/OR DISTURBED SOIL IN ORDER TO STABILIZE THE SITE. THE INITIAL BMP SHALL ADDRESS HOW THE CONTRACTOR WILL MINIMIZE THE AMOUNT OF DISTURBED SOIL, AND HOW THE CONTRACTOR WILL STABILIZE THE DISTURBED SURFACE AREA EXPOSED TO WIND OR VEHICLE TRAFFIC DURING CONSTRUCTION.

SEE SHEET CG-101 FOR FULL DUST CONTROL NOTES.

GUNNISON'S PRAIRIE DOG NOTE

THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISON'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8.12).

LEGEND

- ADA SPACE
- ADA ACCESS PATH
- 1 / A — BLDG NUMBER / BLDG TYPE, REFER TO ARCH PLANS
- PEDESTRIAN CROSS WALK
- PARKING ROW COUNT
- BIKE RACK

PARKING DATA

PARKING CALCULATIONS:
CoSF Code Requirement:
142 Units < 800 SF @ 1.25 spaces/unit = 178
52 Units 800-1,200 SF @ 1.50 spaces/unit = 78
Total = 256 spaces

EV Requirement: (per NMAC 14.7.9.12-D-4 and Table C405.13.1)
For Occupancy Group R-2 EV parking shall be based on number of units or parking space, whichever is less.
EVSE Spaces= 10 (5% x 194 units)
EV Capable Spaces= 30 (15% x 194 units)

Parking Provided:
Surface Standard Parking spaces = 273
Surface ADA spaces = 11 (11 ADA Van)
EVSE Spaces = 9
EVSE ADA Spaces = 1 (1 ADA Van)
EV Capable Spaces = 30
Total = 324 spaces

ADA Requirement (per NMBC Table 1106.1):
For 301-500 Total Parking spaces provided:
-Min. 12 ADA parking spaces required
-Min. 2 of the ADA spaces being ADA Van Accessible
-Total ADA Spaces provided:
12 (11 ADA Van / 1 ADA EV Van)

BICYCLE PARKING: (Per SFCC Table 14-8.6-3)
Required Bike Parking: 12 / Provided Exterior Bike Parking: 12

UNIT DATA

UNIT NAME	UNIT TYPE:	UNIT AREA (SF):	UNIT COUNT:	TOTAL AREA (SF):
A1-G	1 BED / BATH	714	24	17,136
A3-G	1 BED / BATH	778	20	15,560
B1-G	2 BED / 2 BATH	948	24	22,752
B3-G (B2A-G)	2 BED / 2 BATH	1,005	4	4,020
A2-C	1 BED / 1 BATH	772	6	4,632
A4-C	1 BED / 1BATH	673	24	16,152
A5-C	1 BED / 1BATH	772	26	20,072
B1A-C	2 BED / 2 BATH	1,001	4	4,004
B2-C	2 BED / 2 BATH	1,070	20	21,400
S1	STUDIO	500	38	19,000
S2	STUDIO	577	4	2,308
		TOTAL:	194	147,036

DRAINAGE FACILITIES DESIGN NOTE

ALL STORM WATER DETENTION/RETENTION AREAS SHALL DRAIN WITHIN 24 HOURS OF A STORM EVENT AS PER ARTICLE 14-8.2 (D)(4)(c)(ii)

GENERAL NOTES

A. SOLID WASTE COLLECTION WILL BE PROVIDED BY THE CITY OF SANTA FE.
B. EXTERIOR LUMINARIES SHALL COMPLY WITH CHAPTER 14-8.9 SFCC.
C. THE SITE SHALL COMPLY WITH INTERNATIONAL FIRE CODE (IFC) 2015.
D. THE FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20' AND 26' AROUND THE RESIDENTIAL BUILDING.
E. THE SITE SHALL HAVE A WATER SUPPLY THAT MEETS FIRE FLOW AND HAVE A DISTANCE TO THE NEAREST HYDRANT TO MEET IFC REQUIREMENTS.
F. ALL FIRE DEPARTMENT ACCESS SHALL HAVE A GRADE NO GREATER THAN 10%.
G. FIRE LANE SURFACE SHALL BE ALL WEATHER AND SUPPORT 75,000 LBS.
H. THE PROJECT IS SERVED BY A PRIVATE SANITARY SEWER COLLECTION SYSTEM.
I. EV CHARGING STATIONS ARE SHOWN FOR REFERENCE. FINAL EV CHARGING STATION LOCATION AND PLACEMENT WILL BE DETERMINED UNDER FINAL CONSTRUCTION DRAWINGS AND PER MANUFACTURER RECOMMENDATION.
J. PARKING ON PARCELS ZONED R-3 ARE FOR THE EXCLUSIVE USE OF RESIDENTS AND THEIR GUESTS AND CANNOT BE USED FOR ANY COMMERCIAL OR INDUSTRIAL PURPOSE.

KEYED NOTES

1. PROPERTY LINE
2. VEHICLE ENTRANCE
3. DRAINAGE POND
4. FIRE HYDRANT
5. FIRE LANE
6. 5-FT CONCRETE WALK
7. CONCRETE CURB & GUTTER
8. ASPHALT PAVEMENT
9. ADA COMPLIANT PARKING SPACES WITH ADA COMPLIANT ACCESS AISLE
10. ADA COMPLIANT RAMP
11. ADA CROSSWALK / ACCESSIBLE PATH
12. DOG PARK
13. REFUSE ENCLOSURE
14. PERIMETER FENCE/WALL
15. EMERGENCY ACCESS GATE WITH KNOX BOX
16. OPEN SPACE
17. BIKE RACK
18. WALL SIGN & ADDRESS
19. EV CHARGING STATION W/ EV PARKING
20. POOL
21. EXISTING PERIMETER WALL TO REMAIN
22. FUTURE EV PARKING (EV CAPABLE)
23. PROPOSED MEDIAN CURB ISLAND
24. SITE WALL

SITE DATA & BUILDING INFO

ZONING:
Lot 5A / Lot B1, Lot M-2 = Zone C-2
Lot A-2 = Zone R-3

PROPOSED LEGAL DESCRIPTION:
Lot 5A-B1, S5 T16N R9E
Lot A-2, S5 T16N R9E
Lot M-2, S5 T16N R9E

SITE AREA:
7.48 Acres (325,923.72 SF)

DENSITY:
Maximum Allowable: None
Provided: 194 Dwelling Units
26 dwellings per acre

LOT COVERAGE:
Maximum allowed: 60.0% / 195,555 SF
Provided: 17.7% / 57,703 SF

GROSS FLOOR AREAS:
BLDG 1: 72,568 SF
BLDG 2: 17,640 SF
BLDG 3: 17,640 SF
BLDG 4: 17,640 SF
BLDG 5: 21,548 SF
Total: 147,036 SF

BUILDING HEIGHT:
Max. Allowable Height: 45'
Proposed Building Height: 45'

BUILDING SETBACKS:
Required: Street= 15'-0"
Side= 0'-0"
Rear= 15'-0"
Provided: Street= 45'
Side= 5'
Rear= 15'

OPEN SPACE

Site Area: 7.48 ac. / 325,923.72 SF

Required Common Open Space (C-2 Zoning) = 250-SF / Ground Floor Unit:
250 SF * 53 Ground Floor Units = 13,250 SF

Provided Common Open Space = 51,475 SF

Required Usable Open Space = 50% of Common Open Space Required:
50% * 13,250 SF = 6,625 SF

Provided Usable Open Space = 51,475 SF

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IAN M. N. ANDERSON NEW MEXICO 26441 LICENSED PROFESSIONAL ENGINEER 10/15/24
Engineer

RKSS-CERRILLOS MULTI-FAMILY DEVELOPMENT PLAN
SANTA FE, NM

No	Description	Date

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 DP-101.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

SHEET TITLE
DEVELOPMENT PLAN

SHEET NUMBER
DP-101

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GENERAL CIVIL NOTES

A. THE CONTRACTOR SHALL ABIDE BY ALL STATE, LOCAL, AND FEDERAL LAWS, CODES, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA AND ADA REQUIREMENTS.

B. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED ON OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE SANTA CLARA PUEBLO STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SCP SPEC), THE BUREAU OF INDIAN AFFAIRS STANDARD SPECIFICATIONS (BIA SPEC), OR THE CURRENT EDITION OF THE NMDOT STANDARD SPECIFICATION.

C. NO WORK SHALL BE PERFORMED WITHOUT THE APPROPRIATE PERMITS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION, OR PRIOR TO OCCUPANCY, AS APPROPRIATE. IF PERMITS ARE DELAYED OR ISSUED WITH CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY.

D. COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.

E. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING OBSTRUCTIONS, AND CONDITION OF ALL EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES AND VERIFY THE ENGINEER'S INTENT BEFORE PROCEEDING.

F. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.

G. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES.

H. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK. THE CONTRACTOR SHALL REGULARLY UPDATE OWNER AND ARCHITECT REGARDING THE STATUS OF THE INSPECTIONS.

I. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT STRUCTURES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

J. CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS. EQUIPMENT SHALL ONLY OBSTRUCT DESIGNATED TRAFFIC LANES IF APPROPRIATE BARRICADING PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE RIGHT-OF-WAY.

K. THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN THAT CONFORMS TO THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN BARRICADING PERMITS FROM THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

L. THE CONTRACTOR SHALL MAINTAIN ALL BARRICADING AND CONSTRUCTION SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

M. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM-811 FOR UTILITY LINE SPOTS FIVE WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF NECESSARY DRY UTILITY ADJUSTMENTS.

N. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NM811 (811) FOR LOCATION OF EXISTING UTILITIES. PROVIDE GPS COORDINATES OF THE SITE TO NM811.

O. ALL SITE PREPARATION, GRADING OPERATIONS, FOUNDATION CONSTRUCTION, AND PAVEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, WHICH WILL BE PROVIDED BY THE OWNER OR ARCHITECT. ALL OTHER WORK SHALL, UNLESS OTHERWISE NOTED IN THE PLANS, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR CoSF STANDARD SPECIFICATIONS FOR PUBLIC WORK (SECOND PRIORITY.)

P. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.

Q. VIBRATORY COMPACTION SHALL NOT BE USED OVER IN-PLACE UTILITIES.

R. SOIL TESTING AND INSPECTION SERVICES DURING SITE OPERATIONS ARE REQUIRED. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES, BACKFILL, AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.

S. CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE. PROPERTY CORNERS SHALL ONLY BE RESET BY A REGISTERED LAND SURVEYOR. ADJUST ANY RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. UTILITIES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.

T. CONTRACTOR SHALL COMPLY WITH LOCAL REGULATIONS FOR RESEEDING OF DISTURBED AREAS.

GRADING NOTES

A. GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN IN THIS PLANSET.

B. PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.

C. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.

D. THE ENVIRONMENTAL PROTECTION AGENCY (EPA) STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NDPES PERMIT, AND AN EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. (SWPPP AND NPDES PERMIT) CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE WHO WILL PREPARE SWPPP AND INSPECT REQUIRED ELEMENTS IF EPA THRESHOLD IS EXCEEDED.

E. MEASURES REQUIRED FOR EROSION AND SEDIMENT CONTROL SHALL BE INCIDENTAL TO THE PROJECT COST.

F. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. PAVING AND ROADWAY GRADES SHALL BE ±0.1' FROM PLAN ELEVATIONS. BUILDING PAD ELEVATION SHALL BE ±0.05' FROM PLAN ELEVATION.

G. WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.

H. PAVEMENT GRADES IN MARKED HANDICAPPED PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. FOR ALL ACCESSIBLE ROUTES, MAXIMUM ALLOWABLE CROSS SLOPE IS 2.0% AND MAXIMUM LONGITUDINAL SLOPE WITHOUT RAMP IS 5.0%. FOLLOW ALL ADA ACCESSIBILITY GUIDELINES OR CITY CODES, WHICHEVER IS MORE STRINGENT.

I. ALL EROSION PROTECTION TO BE INSTALLED AS 4" AVG. DIA. ANGULAR FACED ROCK (F.F. ROCK) PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.).

J. SIDESLOPES STEEPER THAN 3:1 MUST HAVE PERMANENT EROSION PROTECTION INSTALLED, TYPICAL.

K. STORMWATER QUALITY CONTROL MEASURES SHOWN ON THIS PLAN (TOP OF POND, BOTTOM OF POND, SIZE OF ORIFICE, AREA OF POND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.

L. POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE FACILITIES OWNER. PERIODIC INSPECTION AND CERTIFICATIONS OF THE FACILITIES MAY BE REQUIRED BY THE CITY ENGINEER. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

M. FOR ENGINEER'S CERTIFICATION OF SUBSTANTIAL COMPLIANCE (FOR CERTIFICATE OF OCCUPANCY) CONTRACTOR SHALL PROVIDE AN AUTOCAD FORMAT AS-BUILT SURVEY PREPARED BY A LICENSED SURVEYOR WHICH INCLUDES:

- AS-BUILT SPOT ELEVATIONS AT EACH DESIGN SPOT ELEVATION SHOWN ON THE APPROVED PLAN;
- TOP AND BOTTOM ELEVATIONS AS REQUIRED TO DEFINE THE PERIMETER OF PONDS (TO BE USED BY ENGINEER TO CALCULATE AS-BUILT VOLUME PROVIDED);
- POND OVERFLOW ELEVATIONS
- ALL CONSTRUCTION, INCLUDING DRAIN INLETS, PIPES AND PONDS SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE IN ORDER TO RECEIVE ENGINEER'S CERTIFICATION.

P. GRADING OF FIRST FLUSH BASINS WILL BE INSPECTED AS PART OF ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY. DURING LANDSCAPING, FIRST FLUSH BASINS WILL BE SMOOTHLY INTEGRATED INTO LANDSCAPING WHILE MAINTAINING REQUIRED TOP AND BOTTOM ELEVATION, VOLUME AND INLET / OVERFLOW ELEVATIONS.

V. UPON WRITTEN REQUEST COORDINATED THROUGH THE PROJECT ARCHITECT, THE ELECTRONIC FILE OF THE GRADING AND DRAINAGE WILL BE PROVIDED TO THE CONTRACTOR FOR VERTICAL CONTROL. DO NOT USE THIS PLAN FOR PROJECT STAKING AS THERE IS NO CERTAINTY THAT IT IS USING THE MOST CURRENT SITE BASE.

W. SITE CONSTRUCTION HORIZONTAL LAYOUT / STAKING SHALL BE COORDINATED WITH THE ARCHITECT USING THE ARCHITECT PROVIDED SITE PLAN.

STORM DRAIN NOTES

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED STORM DRAINS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, INLET AND MANHOLE COLLARS, MANHOLES, WATER QUALITY FEATURES, EROSION CONTROL FEATURES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.

B. MINIMUM COVER FOR STORM DRAIN PIPES SHALL BE 12", UNLESS OTHERWISE NOTED.

C. STORM DRAINS SHALL BE INSTALLED AFTER COMPLETION OF THE SITE ROUGH GRADING.

D. STORM DRAINS SHALL BE INSTALLED PRIOR TO SURFACE IMPROVEMENTS SUCH AS PAVEMENT, SIDEWALKS, AND LANDSCAPING.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTIONS TO ROOF DOWNSPOUTS AND ALL NECESSARY FITTINGS. FITTING COSTS SHALL BE INCIDENTAL.

F. TRENCHING, BORING, AND JACKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CoSF SPECIFICATIONS. ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY PER ASTM D-1557.

G. ALL INLET AND AREA DRAIN RINGS & GRATES, MANHOLE RINGS & COVERS, AND OTHER SURFACE ITEMS FOR THE STORM DRAINS SHALL BE ADJUSTED TO FINISHED GRADE UNLESS OTHERWISE NOTED ON THE PLANS.

H. ALL STORM DRAIN CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 18" MIN CLEARANCE. IF 18" CLEARANCE IS NOT POSSIBLE, CONTACT THE ENGINEER IMMEDIATELY.

I. RCP PIPES, PP PIPES, CONCRETE INLETS, MANHOLES, AND CLEANOUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NM APWA SPECIFICATIONS.

J. HDPE PIPE SHALL BE ADS N-12 (WATERTIGHT) OR ENGINEER APPROVED EQUIVALENT. HDPE PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

K. PVC PIPES SHALL BE PVC SDR-35, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

L. STORM DRAINS SHALL BE INSTALLED AT INVERTS AND SLOPES SPECIFIED ON THE PLANS. THE PIPE SHALL DRAIN AT A CONSTANT SLOPE BETWEEN FITTINGS AND MANHOLES. THE PIPE SHALL DRAIN TOWARD THE OUTLET AT ALL LOCATIONS.

PAVING NOTES

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED PAVING SHOWN ON THE PAVING PLANS INCLUDING: ASPHALT AND OR CONCRETE PAVING, CURBS, GUTTERS, SIDEWALKS, RAMPS, PAVEMENT MARKINGS AND SIGNAGE. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.

B. ALL PAVING, INCLUDING ASPHALT PAVEMENT, CONCRETE PAVEMENT, CURBS, GUTTERS, SIDEWALKS, AND RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NMDOT SPECIFICATIONS.

C. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH NMDOT SPECIFICATIONS.

D. ALL PAVEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, WHICH WILL BE PROVIDED BY THE OWNER OR ARCHITECT. ALL OTHER WORK SHALL, UNLESS OTHERWISE NOTED IN THE PLANS, BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CITY OF SANTA FE STANDARD SPECIFICATIONS FOR PUBLIC WORKS (CoSF SPEC.)

E. ADJUST ANY RIMS OR COVERS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. RIMS AND COVERS IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.

UTILITY NOTES

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED UTILITIES SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.

B. MINIMUM COVER SHALL BE 36" FOR WATERLINES AND 48" FOR SANITARY SEWER, EXCEPT AT BUILDING CONNECTIONS.

C. UTILITY LINES SHALL BE INSTALLED AFTER COMPLETION OF THE SITE ROUGH GRADING.

D. UTILITY LINES SHALL BE INSTALLED PRIOR TO SURFACE IMPROVEMENTS SUCH AS PAVEMENT, SIDEWALKS, AND LANDSCAPING.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING PLUMBING AND ALL NECESSARY FITTINGS. FITTING COSTS SHALL BE INCIDENTAL. REFER TO THE MECHANICAL AND/OR PLUMBING PLANS FOR SERVICE CONNECTIONS

F. DRY UTILITY LOCATIONS AND DESIGN ARE NOT A PART OF THIS PLAN. CONTRACTOR SHALL COORDINATE WITH THE LOCAL DRY UTILITY COMPANIES TO DETERMINE THE SIZE, DEPTH, LOCATION, FITTINGS AND REQUIRED APPURTENANCES FOR THE DRY UTILITY SERVICE LINES ON THE SITE. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SERVICE CONNECTIONS.

G. TRENCHING, BORING, AND JACKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CoSF SPEC. SECT. 700. ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY PER ASTM D-1557.

H. ALL WATER VALVE BOXES, MANHOLE RINGS & COVERS, AND OTHER SURFACE ITEMS FOR THE UTILITIES SHALL BE ADJUSTED TO FINISHED GRADE.

I. ALL CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 12" MIN CLEARANCE. IF 12" CLEARANCE IS NOT POSSIBLE, BOTH PIPES SHALL BE ENCASED IN CONCRETE OR AS DIRECTED BY THE ENGINEER.

J. VALVES, METERS, SERVICE LINES, METER AND VALVE BOXES, TAPPING SLEEVES, HYDRANTS, AND OTHER WATER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CoSF SPECIFICATIONS.

K. WATERLINES LESS THAN 4" DIAMETER SHALL BE COPPER TYPE K MEETING ASTM B 88 REQUIREMENTS. WATERLINES 4" IN DIAMETER OR LARGER SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS.

L. ALL FITTINGS AND COUPLINGS FOR WATERLINES LESS THAN 4" IN DIAMETER ARE TO BE COPPER, SOLDER JOINT FITTINGS IN ACCORDANCE WITH ASME 16.18 OR ASME B16.22.

M. ALL FITTINGS AND COUPLINGS FOR WATERLINES 4" IN DIAMETER OR LARGER ARE TO BE MEGA LUG MECHANICAL JOINTS OR ENGINEER APPROVED EQUIVALENT.

N. JOINTS SHALL BE RESTRAINED BY MEGA LUG HARNESSES, OR ENGINEER APPROVED EQUIVALENT. JOINT RESTRAINTS SHALL BE INSTALLED AT DISTANCES FROM THE FITTINGS AS SHOWN ON THE JOINT RESTRAINT TABLE IN THESE PLANS.

O. BACKFLOW PREVENTERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

P. FIRE LINES SHALL USE PIPE MATERIALS LISTED AND APPROVED FOR FIRE SERVICE BY UNDERWRITERS LABORATORIES.

Q. FIRE DEPARTMENT CONNECTIONS SHALL MEET UL 405, NFPA 1963, LOCAL FIRE DEPARTMENT REQUIREMENTS, AND IFC 2015.

R. ADJUST WATER AND FIRE LINES TO AVOID FOOTINGS, SEWER LINES, AND OTHER CONDUITS. INSTALL FITTINGS AS NEEDED.

S. SEWER MANHOLES, CLEANOUTS, SEWER SERVICE TAPS, AND OTHER SEWER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CoSF SPECIFICATIONS.

T. SEWER SERVICE LINES SHALL BE INSTALLED AT A 1% MINIMUM SLOPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. THE PIPE SHALL DRAIN AT A CONSTANT SLOPE BETWEEN FITTINGS. THE PIPE SHALL DRAIN TOWARD THE SEWER MAIN AT ALL LOCATIONS.

U. ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SCH 40 PIPE.

V. ANY RE-GRADING OF SITE OVER EXISTING WATER MAINS SHALL MAINTAIN A MINIMUM OF 4-FT OF COVER AND NOT EXCEED 5-FT OF COVER. DEPTH OF EXISTING MAIN TO BE ADJUSTED TO MAINTAIN A MINIMUM OF 4-FT OF COVER AND NOT EXCEED 5-F

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26441
LICENSED PROFESSIONAL ENGINEER
10/15/24

Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM DEVELOPMENT PLAN

ISSUE: DEVELOPMENT PLAN

PROJECT NUMBER:	IA 2596
FILE:	2596 C-100.DWG
DRAWN BY:	DC
CHECKED BY:	IMNA
DATE:	10/15/2024

No	Date	Description

SHEET TITLE

CIVIL GENERAL NOTES

SHEET NUMBER

C-200

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LEGEND

- LIMITS OF PROJECT DISTRUBANCE
- SILT FENCE
- FILTER SOCK
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- INLET PROTECTION
- PRE-CONSTRUCTION FLOW ARROW
- POST-CONSTRUCTION FLOW ARROW
- TREE PROTECTION

GENERAL ESC NOTES

A. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (505-260-1990) FOR LOCATION OF EXISTING UTILITIES.

B. TEMPORARY EROSION CONTROL BMPS SHOWN HERE REPRESENT THE MINIMUM AMOUNT OF EROSION CONTROL MEASURE(S) REQUIRED ON SITE DURING CONSTRUCTION FOR PERMITTING APPROVAL. CONTRACTOR IS RESPONSIBLE FOR ADHERENCE TO THE PROJECT'S FINAL SWPPP, WHICH SUPERCEDES WHAT IS SHOWN ON THIS PLAN SHEET, AND THE PROPER MAINTENANCE OF ALL TEMPORARY EROSION CONTROL BMPS DURING CONSTRUCTION. CONTRACTOR TO INCORPORATE ANY ADDITIONAL AND/OR ALTERNATE BMPS AS NECESSARY ON SITE TO PREVENT ANY ERRANT SEDIMENT RELEASE DOWNSTREAM, REFER TO PROJECT'S FINAL SWPPP FOR ADDITIONAL DIRECTION & DETAILS.

C. CONTRACTOR TO PROVIDE INLET PROTECTION AT AREA DRAINS WITHIN COURTYARD AREAS ONCE COURTYARD DRAINAGE SYSTEM IS IN PLACE. REFER TO LANDSCAPE PLANS FOR AREA DRAIN LOCATIONS WITHIN THE COURTYARD.

KEYED NOTES

1. SILT FENCE, SEE DETAIL SHEET CEC-501.
2. STABILIZED CONSTRUCTION ENTRANCE; SEE DETAIL SHEET CEC-501.
3. CONCRETE WASH OUT; SEE DETAIL SHEET CEC-501.
4. INLET PROTECTION; SEE DETAIL SHEET CEC-501.
5. FILTER SOCK; SEE DETAIL SHEET CEC-501.
6. INTERNAL COURTYARD AREAS, REFER TO GEN. NOTE C THIS SHEET.
7. LIMITS OF PROJECT DISTURBANCE
8. FILTER SOCK; SEE DETAIL SHEET CEC-501.
9. TREE PROTECTION; SEE DETAIL SHEET CEC-501.

0 20 40 80 120

SCALE 1"=40'

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RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

No	Description	Date

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CEC-101.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

SHEET TITLE

EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER

CEC-101

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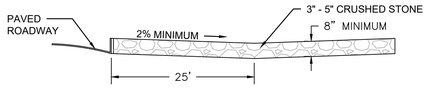
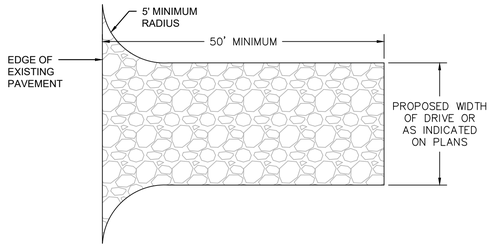


CROSS SECTION



PLAN VIEW

GENERAL NOTES:

1. STONE SIZE: 3 TO 5 INCH OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS: NOT LESS THAN 8 INCHES.
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING: WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE- ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

STABILIZED CONSTRUCTION ENTRANCE

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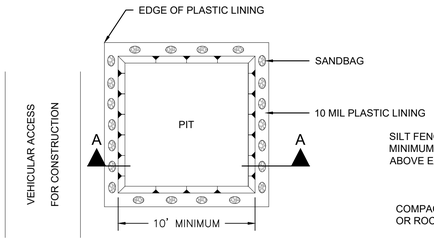
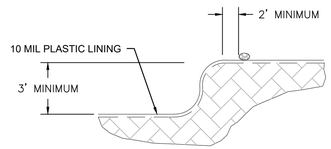


PLAN



SECTION A-A

GENERAL NOTES:

1. DETAIL ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.
4. PIT SHALL BE INSTALLED WITH IMPERMEABLE LINER.
5. SANDBAGS MAY BE REPLACED BY SOIL BERM TO ANCHOR THE PLASTIC LINING.

CONCRETE WASHOUT PIT

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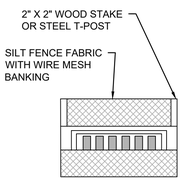
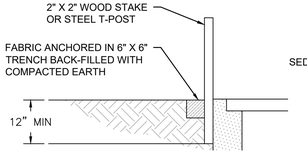
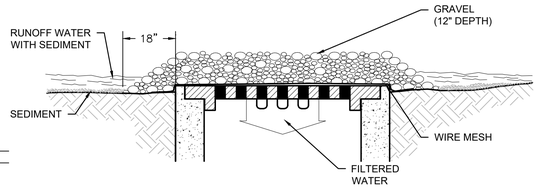


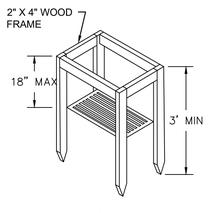
PERSPECTIVE VIEW



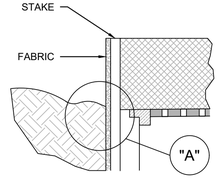
STANDARD INSTALLATION



GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER



PERSPECTIVE VIEW



ELEVATION OF STAKE AND FABRIC ORIENTATION

GENERAL NOTES:

1. WIRE MESH SHALL BE LAID OVER THE DROP INLET SO THAT THE WIRE EXTENDS MINIMUM OF 1-FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
2. AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ABOVE. THE DEPTH OF STONE SHALL BE AT LEAST 12-INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18-INCHES ON ALL SIDES.
3. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS IT'S FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.

DRAIN INLET PROTECTIVE/SEDIMENT FILTER

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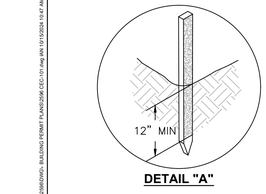
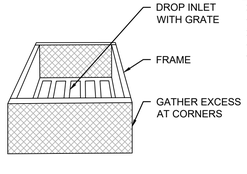


DETAIL "A"



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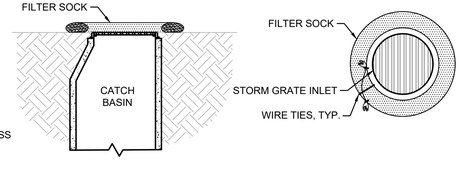


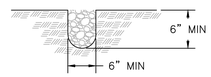
SECTION PLAN

DRAIN INLET PROTECTION W/ FILTER SOCK

SCALE: N.T.S.

DRAIN INLET PROTECTION

SCALE: N.T.S.



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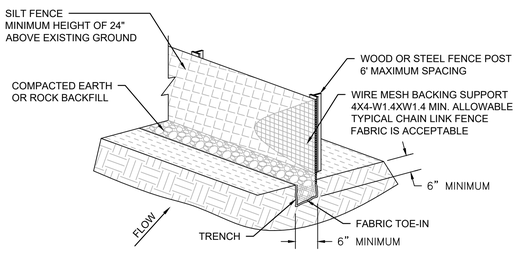

ISOMETRIC VIEW

GENERAL NOTES:

1. WOOD OR STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CAN NOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POSTS OR TO WOVEN WIRE, WHICH WILL BE ATTACHED TO THE STEEL FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SILT FENCE

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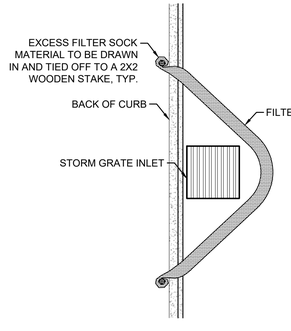
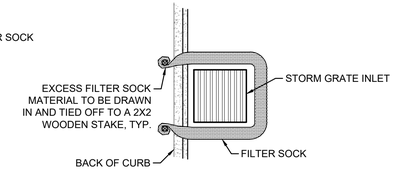


OPTION "A" PLAN



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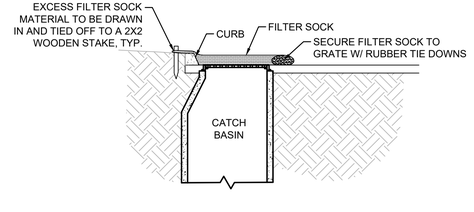
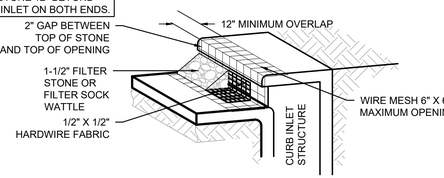


SECTION

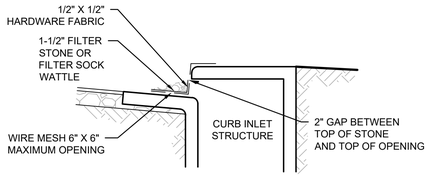
CURBSIDE DRAIN INLET PROTECTION W/ FILTER SOCK

SCALE: N.T.S.

NOTE:
EXTEND MESH, FABRIC AND FILTER STONE 12" BEYOND END OF INLET ON BOTH ENDS.



ISOMETRIC PLAN VIEW



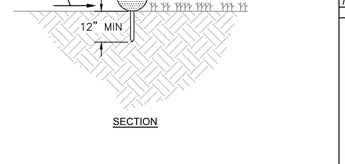
INLET SECTION

MAINTENANCE NOTES:

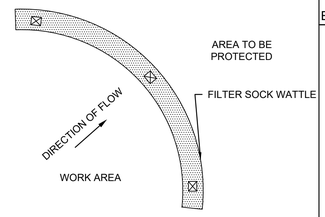
CURB INLET PROTECTION SHOULD BE INSPECTED WEEKLY AND AFTER MAJOR RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE STORAGE DEPTH. IF DE-WATERING OF THE STORAGE VOLUME IS NOT OCCURRING, CLEAN OR REPLACE THE FILTER STONE, CLEAN THE FILTER STONE SURFACE THE FIRST FEW TIMES BY RAKING, REPEATED SEDIMENT BUILD-UP WILL REQUIRE FILTER STONE REPLACEMENT.

CURB INLET PROTECTION

SCALE: N.T.S.



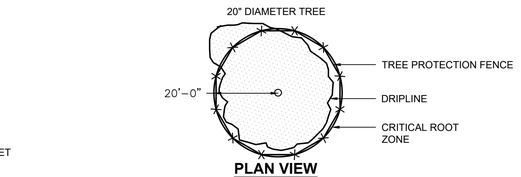
SECTION



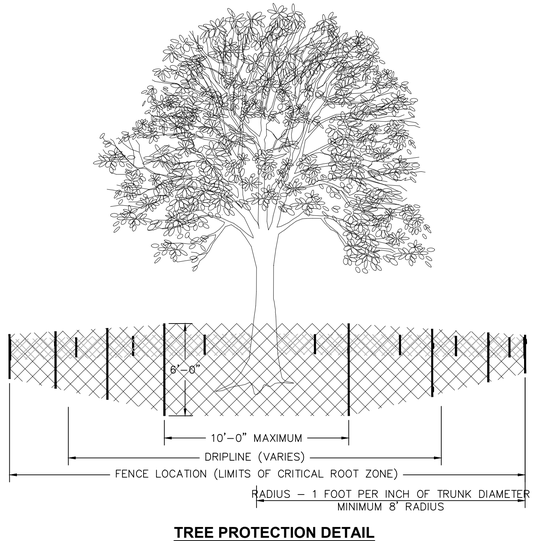
PLAN

FILTER SOCK FOR SEDIMENT CONTROL

SCALE: N.T.S.



PLAN VIEW



TREE PROTECTION DETAIL

SCALE: N.T.S.

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NEW MEXICO
26441
10/15/24
LICENSED PROFESSIONAL ENGINEER

Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

No	Description	Date

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CEC-101.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

SHEET TITLE

EROSION & SEDIMENT CONTROL DETAILS

SHEET NUMBER

CEC-501

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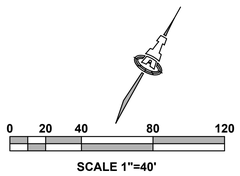

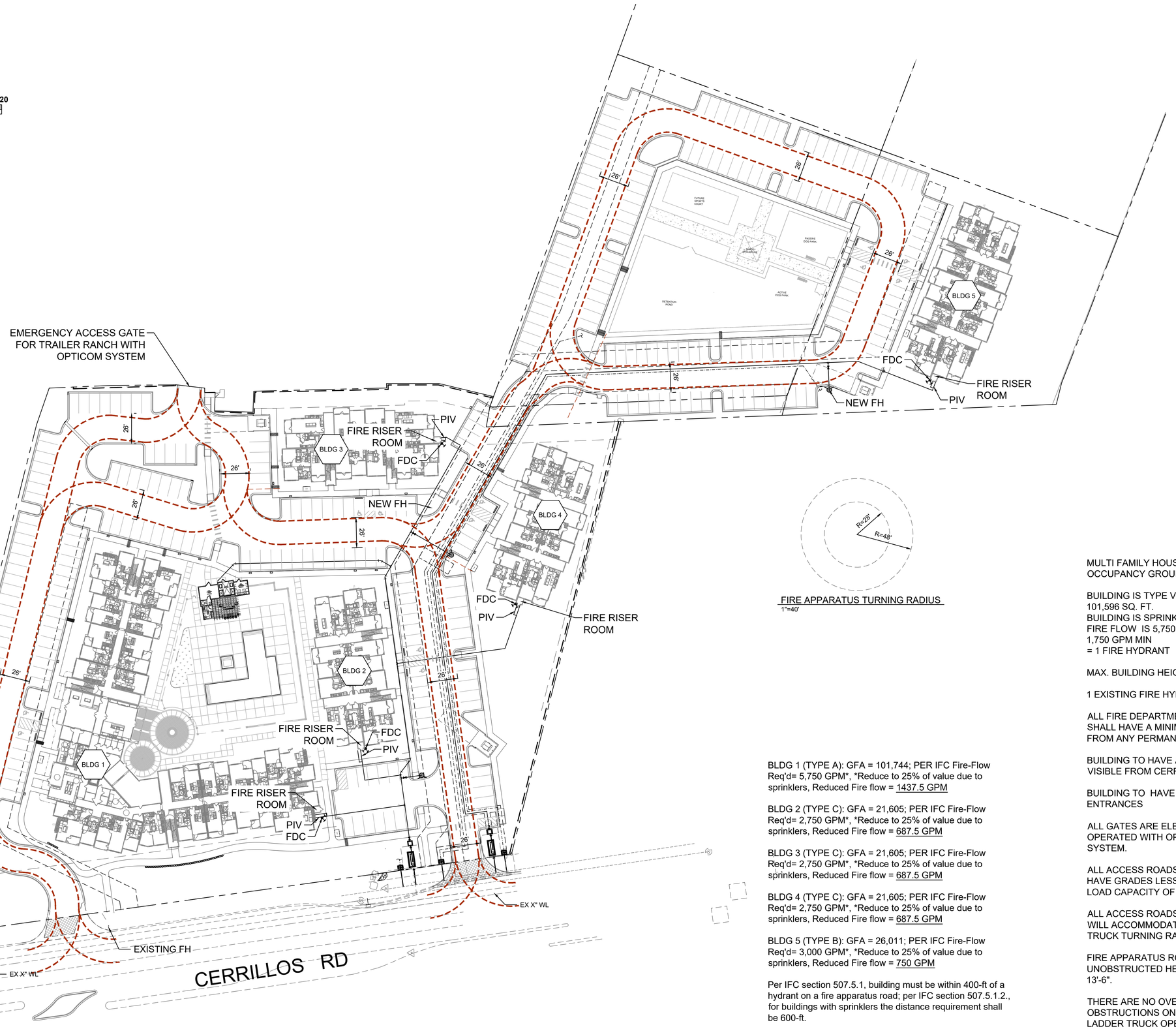

FIRE APPARATUS TURNING RADIUS
1"=40'

BLDG 1 (TYPE A): GFA = 101,744; PER IFC Fire-Flow Req'd= 5,750 GPM*, *Reduce to 25% of value due to sprinklers, Reduced Fire flow = 1437.5 GPM

BLDG 2 (TYPE C): GFA = 21,605; PER IFC Fire-Flow Req'd= 2,750 GPM*, *Reduce to 25% of value due to sprinklers, Reduced Fire flow = 687.5 GPM

BLDG 3 (TYPE C): GFA = 21,605; PER IFC Fire-Flow Req'd= 2,750 GPM*, *Reduce to 25% of value due to sprinklers, Reduced Fire flow = 687.5 GPM

BLDG 4 (TYPE C): GFA = 21,605; PER IFC Fire-Flow Req'd= 2,750 GPM*, *Reduce to 25% of value due to sprinklers, Reduced Fire flow = 687.5 GPM

BLDG 5 (TYPE B): GFA = 26,011; PER IFC Fire-Flow Req'd= 3,000 GPM*, *Reduce to 25% of value due to sprinklers, Reduced Fire flow = 750 GPM

Per IFC section 507.5.1, building must be within 400-ft of a hydrant on a fire apparatus road; per IFC section 507.5.1.2., for buildings with sprinklers the distance requirement shall be 600-ft.

MULTI FAMILY HOUSING
OCCUPANCY GROUP R-2

BUILDING IS TYPE VA
101,596 SQ. FT.
BUILDING IS SPRINKELED, NFPA-13
FIRE FLOW IS 5,750 (0.25%) = 1,438 GPM.
1,750 GPM MIN
= 1 FIRE HYDRANT

MAX. BUILDING HEIGHT IS 45'

1 EXISTING FIRE HYDRANT NEAR SITE

ALL FIRE DEPARTMENT CONNECTIONS SHALL HAVE A MINIMUM DISTANCE OF 3' FROM ANY PERMANENT OBJECTS.

BUILDING TO HAVE A PREMISES ID VISIBLE FROM CERRILLOS RD

BUILDING TO HAVE KNOX BOXES AT ENTRANCES

ALL GATES ARE ELECTRICALLY OPERATED WITH OPTICOM INFRARED SYSTEM.

ALL ACCESS ROADS AND FIRE LANES HAVE GRADES LESS THAN 10% AND A LOAD CAPACITY OF 75,000 POUNDS.

ALL ACCESS ROADS AND FIRE PATHS WILL ACCOMMODATE A 28' MINIMUM TRUCK TURNING RADIUS

FIRE APPARATUS ROADS SHALL HAVE AN UNOBSTRUCTED HEIGHT NOT LESS THAN 13'-6".

THERE ARE NO OVERHEAD OBSTRUCTIONS ON SITE TO PROHIBIT LADDER TRUCK OPERATIONS

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SANTA FE, NM
DEVELOPMENT PLAN

No	Date	Description

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CF-100.DWG
DRAWN BY: DC
CHECKED BY: INNA
DATE: 10/15/2024

SHEET TITLE

FIRE ONE

SHEET NUMBER

CF-100

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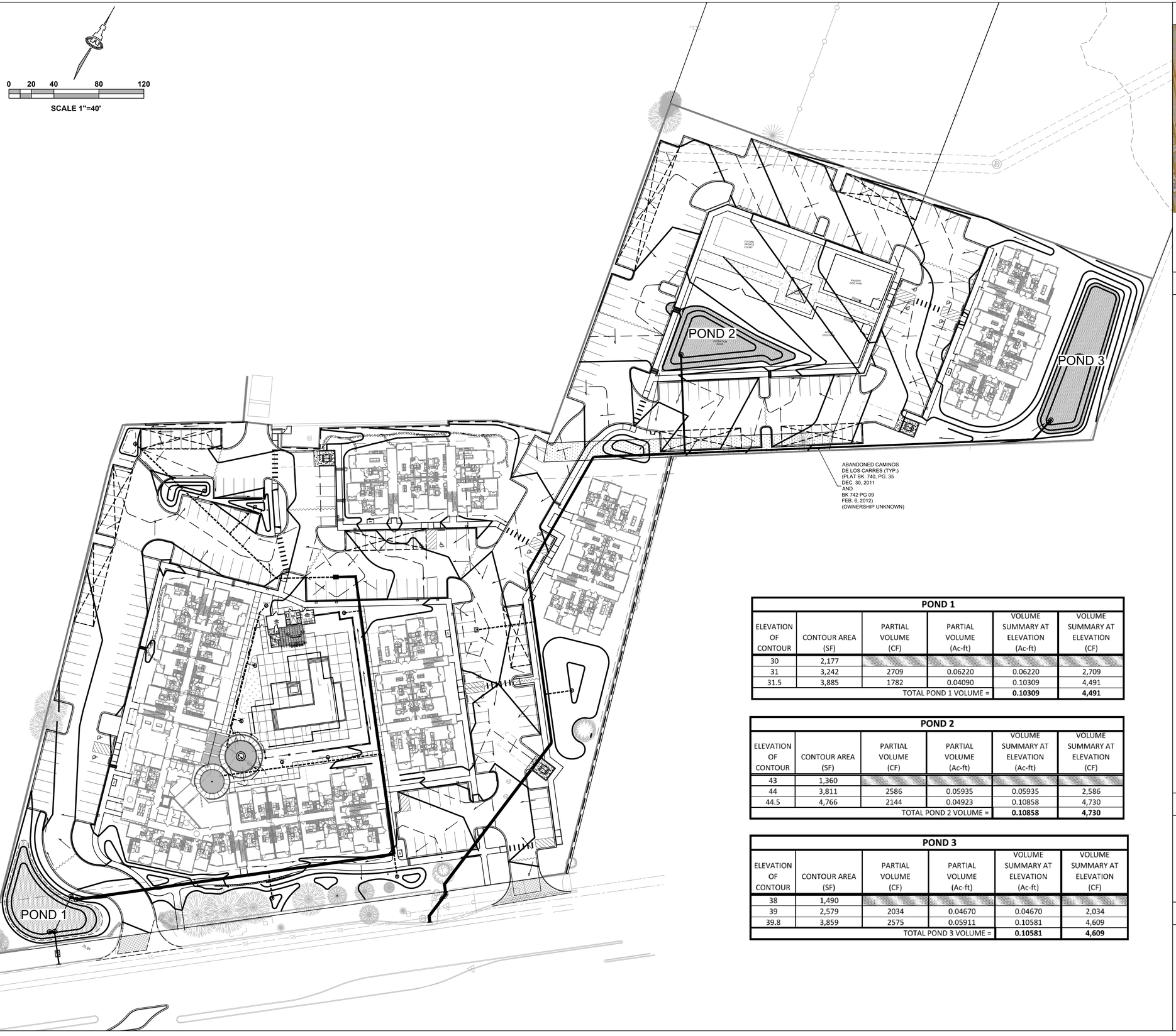
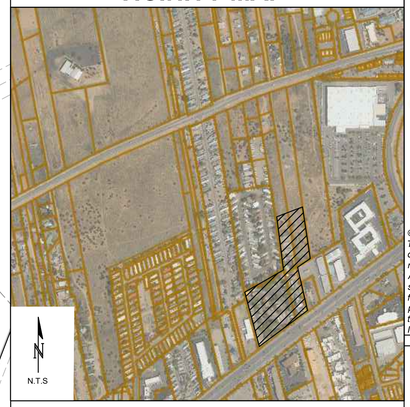


VICINITY MAP



PROJECT INFORMATION

EXISTING SITE DRAINAGE ANALYSIS: THE OVERALL SITE CONTAINS PORTIONS OF FOUR (4) SEPARATE EXISTING LOTS. THE FOUR SEPARATE LOT PORTIONS WILL BE CONSOLIDATED INTO A SINGLE LOT. THE SOUTHERN TWO LOTS HAVE BEEN PREVIOUSLY DEVELOPED, WITH LOT 5A CURRENTLY EXISTING AS A RV PARK. LOT 1B WAS PREVIOUSLY USED AS PRE-OWNED AUTO SALES LOT, BUT IS CURRENTLY VACANT PROPERTY. THE NORTHERN PORTIONS OF LOTS XX AND XX, HAD PREVIOUS BUILDING STRUCTURES BUT CURRENTLY SIT VACANT.

THE EXISTING RUNOFF GENERATED ON EACH LOT FLOWS SOUTHWESTERLY TO IT'S SOUTHWESTERN PROPERTY CORNER. THE NORTHERN LOTS RUNOFF ENTERS LOT 1B, AND FLOWS THROUGH LOT 1B UNTIL IT ENTER THE CERRILLOS ROAD RIGHT-OF-WAY. LOT 5A'S GENERATED RUNOFF FLOWS FROM ITS NORTHEAST CORNER TO THE SOUTHWEST ENTRY POINT OF THE SITE FROM CERRILLOS ROAD. LOT 5A'S RUNOFF ENTERS THE CERRILLOS ROAD RIGHT-OF-WAY UNTIL IT REACH THE EXISTING CURB INLET DOWNSTREAM OF IT'S DRIVEWAY ENTRY TO CERRILLOS.

THERE ARE CONTRIBUTING OFF-SITE FLOWS WHICH ENTER THE NORTHERN LOTS AND CARRIED THROUGH THE LOTS TO CERRILLOS ROAD. THE OFF-SITE FLOW IS QUANTIFIED UNDER DRAINAGE BASIN 'OS-1'.

PROPOSED SITE DRAINAGE CONCEPT: THE PROPOSED SITE WILL FOLLOW THE EXISTING SITE DRAINAGE, MAINTAINING THE SITE FLOW PATH FROM THE NORTHEAST PORTION OF THE SITE TO THE SOUTHWEST CORNER AT WHICH POINT DEVELOPED RUNOFF INCREASE WILL BE STORED, AND RELEASED MATCHING THE EXISTING FLOW RATE EXITING THE OVERALL SITE.

THIS WILL BE ACCOMPLISHED USING A NEW ON-SITE UNDERGROUND SYSTEM WHICH WILL COLLECT AND ROUTE RUNOFF TO THE SOUTHWESTERN PONDING AREAS. THE PONDING AREA WILL STORE THE DEVELOPED RUNOFF UNTIL IT IS RELEASED DIRECTLY TO THE PUBLIC STORM SYSTEM THROUGH THE EXISTING STORM INLET FOUND NEAR THE SOUTHWEST ENTRY TO THE SITE.

POND 1

ELEVATION OF CONTOUR	CONTOUR AREA (SF)	PARTIAL VOLUME (CF)	PARTIAL VOLUME (Ac-ft)	VOLUME SUMMARY AT ELEVATION (Ac-ft)	VOLUME SUMMARY AT ELEVATION (CF)
30	2,177				
31	3,242	2709	0.06220	0.06220	2,709
31.5	3,885	1782	0.04090	0.10309	4,491
			TOTAL POND 1 VOLUME =	**0.10309**	**4,491**

POND 2

ELEVATION OF CONTOUR	CONTOUR AREA (SF)	PARTIAL VOLUME (CF)	PARTIAL VOLUME (Ac-ft)	VOLUME SUMMARY AT ELEVATION (Ac-ft)	VOLUME SUMMARY AT ELEVATION (CF)
43	1,360				
44	3,811	2586	0.05935	0.05935	2,586
44.5	4,766	2144	0.04923	0.10858	4,730
			TOTAL POND 2 VOLUME =	**0.10858**	**4,730**

POND 3

ELEVATION OF CONTOUR	CONTOUR AREA (SF)	PARTIAL VOLUME (CF)	PARTIAL VOLUME (Ac-ft)	VOLUME SUMMARY AT ELEVATION (Ac-ft)	VOLUME SUMMARY AT ELEVATION (CF)
38	1,490				
39	2,579	2034	0.04670	0.04670	2,034
39.8	3,859	2575	0.05911	0.10581	4,609
			TOTAL POND 3 VOLUME =	**0.10581**	**4,609**

LEGEND

80	PROPOSED 1.0' CONTOUR
81.5'	PROPOSED 0.5' CONTOUR
82.56	PROPOSED SPOT ELEVATION
	SURFACE FLOW DIRECTION
FFE = 4982.2	FINISHED FLOOR ELEVATION

ADA COMPLIANCE

SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%

ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%).

ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

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IAN M. N. ANDERSON NEW MEXICO 26441 10/15/24 LICENSED PROFESSIONAL ENGINEER

Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

No	Description	Date

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CG-100.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

SHEET TITLE

OVERALL GRADING PLAN

SHEET NUMBER

CG-100

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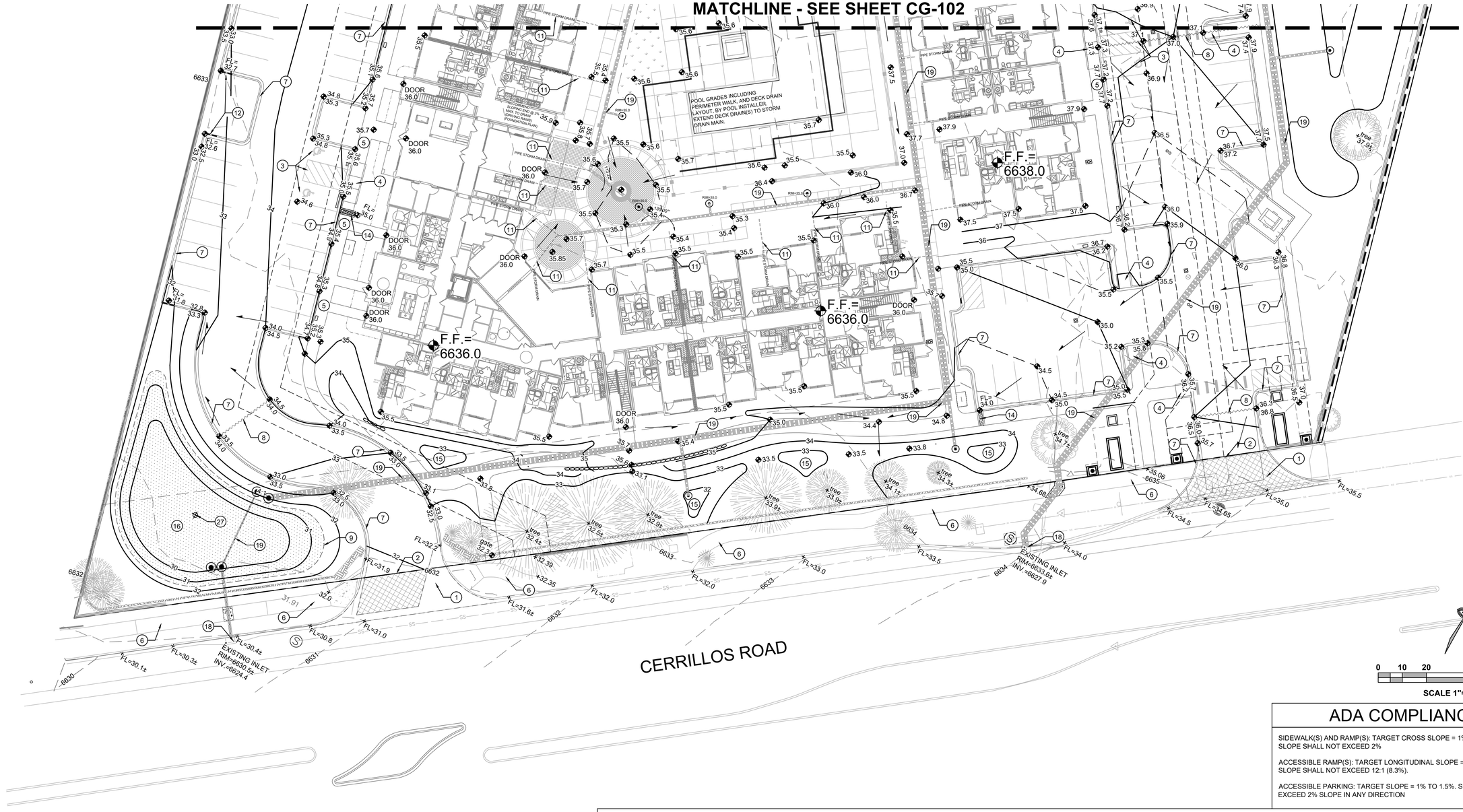

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ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%).

ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

LEGEND

— 4965 —	EXISTING CONTOUR
G=4965.21	EXISTING SPOT ELEVATION
65	PROPOSED 1.0' CONTOUR
65.5	PROPOSED 0.5' CONTOUR
65.4	PROPOSED SPOT ELEVATION
	FLOW DIRECTION
FF = 4966.00	FINISH FLOOR ELEVATION
	EXISTING STORM DRAIN / MANHOLE
	PROPOSED STORM DRAIN / INLET

KEYED NOTES

THESE NOTES ARE REFERENCED ON SHEETS CG-101, CG-102, AND CG-103. NOT ALL NOTES ARE USED ON EACH SHEET. SEE ADA COMPLIANCE NOTES THIS SHEET FOR TARGET SLOPES AND MAXIMUM SLOPES.

1. SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION WITHIN R/W. PROPOSED GRADES WITHIN R/W ARE SHOWN FOR INFORMATION ONLY. NO WORK SHALL BE PERFORMED IN THE PUBLIC R/W WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
2. SMOOTH TRANSITION TO EXISTING PAVEMENT.
3. ADA COMPLIANT PARKING SPACES AND ACCESS AISLES.
4. ADA COMPLIANT CURB RAMP.
5. ADA COMPLIANT PEDESTRIAN ACCESS WALK.
6. CONTRACTOR TO VERIFY EXISTING SIDEWALK MEETS CURRENT ADA STANDARDS ALONG CERRILLOS RD FRONTAGE.
7. 6" HIGH CURB (ONSITE) TYPICAL UNLESS NOTED. NOTE: TO ENSURE READABILITY, NOT ALL CURBS ARE LABELED WITH BOTH FLOWLINE AND TOP OF CURB ELEVATION. ALL SPOT ELEVATIONS SHOWN WITHIN GUTTER ARE FLOWLINE ELEVATION. ADD 6" FOR ADJACENT TOP OF CURB ELEVATION. SEE PAVING PLAN AND DETAILS FOR CURB TYPES AND ADDITIONAL INFORMATION
8. HIGH POINT / GRADE BREAK.
9. 0.5' DESIGN CONTOURS SHOWN DASHED WHERE NECESSARY TO CLARIFY GRADING CONCEPT. SEE LEGEND.
10. CONCENTRATED ROOF DISCHARGE VIA DOWNSPOUT. PRECAST SPLASHPAD OR EQUAL WHERE DISCHARGE TO LANDSCAPE AREAS.
11. CONCENTRATED ROOF DISCHARGE TO BE PIPED DIRECTLY TO STORM DRAIN.
12. 24" (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL THROUGH PARKING ISLAND. SEE CG-501 FOR DETAIL.
13. 18" (BOTTOM WIDTH) CURB OPENING. SEE CG-501 FOR DETAIL.
14. CONSTRUCT 18" (BOTTOM WIDTH) COVERED CONCRETE SIDEWALK CULVERT. SEE CG-501 FOR DETAIL.
15. 1' DEEP DESILTATION POND.
16. STORMWATER RETENTION POND. TYPICAL SIDESLOPE = 5:1 UNLESS NOTED. ALL STORMWATER PONDING VOLUMES WILL BE VERIFIED AS PART OF AS-BUILT CERTIFICATION. PONDS WHICH DO NOT PROVIDE THE REQUIRED VOLUME WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.
17. DEPRESS LANDSCAPING 6" TYPICAL FOR WATER HARVESTING. NOTE: NO WATER HARVESTING SHALL OCCUR WITHIN 10' OF ANY BUILDING.
18. CLEAN AND FLUSH EXISTING STORM DRAIN INLET.
19. PRIVATE STORM DRAIN SYSTEM. SEE SHEET CSD-100-103 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
20. TWO 3" DIA. PVC PIPES THROUGH WALK. MATCH CURB FLOWLINE. SLOPE @ 1.5%.
21. EROSION PROTECTION SHALL BE PLACED TO PERMIT STORMWATER TO PASS SMOOTHLY. HAND PLACE AT CURB OPENINGS AND SWALES TO ENSURE RUNOFF CAN BE CAPTURED AND CONVEYED PROPERLY.
22. INSTALL ANGULAR ROCK EROSION PROTECTION TO LIMITS HATCHED.:
23. GARDEN RETAINING WALL(S) (RETAINING < 30") TO ACHIEVE GRADE DIFFERENCE SHOWN. FINISH GRADE PROVIDED BOTH SIDES. SEE ARCH/STRUCTURAL SHEETS FOR DETAILS INCLUDING TOTAL COLOR, MATERIAL, ADDITIONAL HEIGHT, FOOTING, GUARDRAIL, REINFORCING, ETC.
24. SITE RETAINING WALL(S) (RETAINING >30") TO ACHIEVE GRADE DIFFERENCE SHOWN. TRW = GRADE ON HIGH SIDE OF WALL; BRW = GRADE ON LOW SIDE OF WALL. SEE ARCH/STRUCTURAL SHEETS FOR DETAILS INCLUDING COLOR, MATERIAL, TOTAL HEIGHT. STRUCTURAL DETAILS TO BE PROVIDED BY WALL CONTRACTOR OR STRUCTURAL ENGINEER.
25. BUILDING RETAINING STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
26. BUILDING EXTENDED STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
27. DRAINAGE POND POST & STAFF RAIN GAUGE, SEE DETAIL ON SHEET CG-501.

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Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

No	Description	Date

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CG-102.DWG
DRAWN BY: DC
CHECKED BY: INNA
DATE: 10/15/2024

SHEET TITLE

GRADING PLAN 1

SHEET NUMBER

CG-101

M:\PROJECTS\2500s\2596\DWGS\ - BUILDING PERMIT PLANS\2596 CG-102.dwg IAN 10/15/2024 11:48 AM

0 10 20 40 60

SCALE 1"=20'

LEGEND

— 4965 —	EXISTING CONTOUR
G=4965.21	EXISTING SPOT ELEVATION
65	PROPOSED 1.0' CONTOUR
65.5	PROPOSED 0.5' CONTOUR
65.4	PROPOSED SPOT ELEVATION
	FLOW DIRECTION
FF = 4966.00	FINISH FLOOR ELEVATION
	EXISTING STORM DRAIN / MANHOLE
	PROPOSED STORM DRAIN / INLET

KEYED NOTES

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20. TWO 3" DIA. PVC PIPES THROUGH WALK. MATCH CURB FLOWLINE. SLOPE @ 1.5%.
21. EROSION PROTECTION SHALL BE PLACED TO PERMIT STORMWATER TO PASS SMOOTHLY. HAND PLACE AT CURB OPENINGS AND SWALES TO ENSURE RUNOFF CAN BE CAPTURED AND CONVEYED PROPERLY.
22. INSTALL ANGULAR ROCK EROSION PROTECTION TO LIMITS HATCHED.:
23. GARDEN RETAINING WALL(S) (RETAINING < 30") TO ACHIEVE GRADE DIFFERENCE SHOWN. FINISH GRADE PROVIDED BOTH SIDES. SEE ARCH/STRUCTURAL SHEETS FOR DETAILS INCLUDING TOTAL COLOR, MATERIAL, ADDITIONAL HEIGHT, FOOTING, GUARDRAIL, REINFORCING, ETC.
24. SITE RETAINING WALL(S) (RETAINING >30") TO ACHIEVE GRADE DIFFERENCE SHOWN. TRW = GRADE ON HIGH SIDE OF WALL; BRW = GRADE ON LOW SIDE OF WALL. SEE ARCH/STRUCTURAL SHEETS FOR DETAILS INCLUDING COLOR, MATERIAL, TOTAL HEIGHT. STRUCTURAL DETAILS TO BE PROVIDED BY WALL CONTRACTOR OR STRUCTURAL ENGINEER.
25. BUILDING RETAINING STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
26. BUILDING EXTENDED STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
27. DRAINAGE POND POST & STAFF RAIN GAUGE, SEE DETAIL ON SHEET CG-501.

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IAN M. N. ANDERSON NEW MEXICO 26441 LICENSED PROFESSIONAL ENGINEER 10/15/24

Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

ISSUE: DEVELOPMENT PLAN

PROJECT NUMBER:	IA 2596
FILE:	2596 CG-102.DWG
DRAWN BY:	DC
CHECKED BY:	IMNA
DATE:	10/15/2024

No	Date	Description

SHEET TITLE

GRADING PLAN 2

SHEET NUMBER

CG-102

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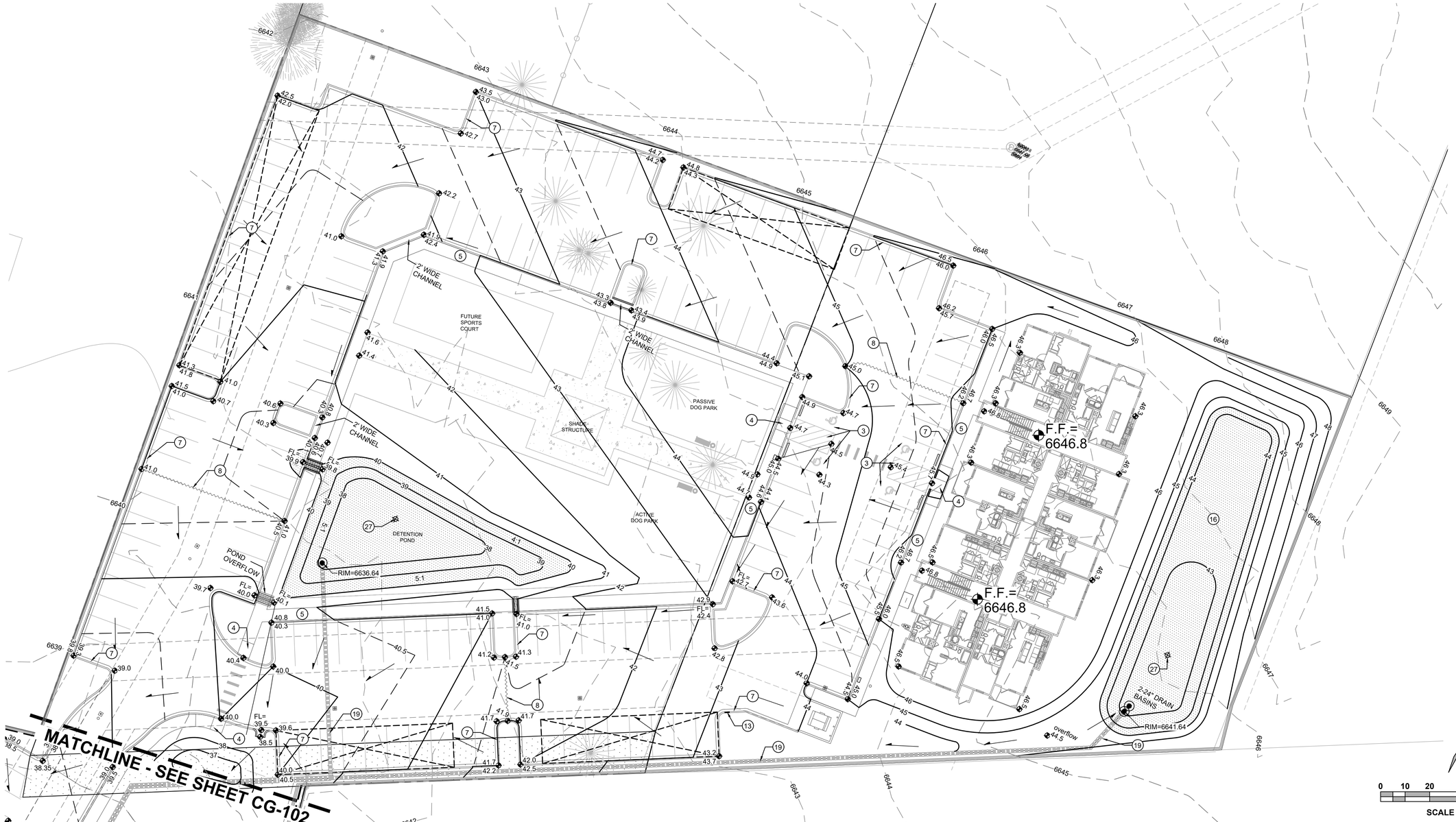

LEGEND

— 4965 —	EXISTING CONTOUR
G=4965.21	EXISTING SPOT ELEVATION
65	PROPOSED 1.0' CONTOUR
65.5	PROPOSED 0.5' CONTOUR
65.4	PROPOSED SPOT ELEVATION
	FLOW DIRECTION
FF = 4966.00	FINISH FLOOR ELEVATION
	EXISTING STORM DRAIN / MANHOLE
	PROPOSED STORM DRAIN / INLET

KEYED NOTES

THESE NOTES ARE REFERENCED ON SHEETS CG-101, CG-102, AND CG-103. NOT ALL NOTES ARE USED ON EACH SHEET. SEE ADA COMPLIANCE NOTES THIS SHEET FOR TARGET SLOPES AND MAXIMUM SLOPES.

1. SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION WITHIN R/W. PROPOSED GRADES WITHIN R/W ARE SHOWN FOR INFORMATION ONLY. NO WORK SHALL BE PERFORMED IN THE PUBLIC R/W WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
2. SMOOTH TRANSITION TO EXISTING PAVEMENT.
3. ADA COMPLIANT PARKING SPACES AND ACCESS AISLES.
4. ADA COMPLIANT CURB RAMP.
5. ADA COMPLIANT PEDESTRIAN ACCESS WALK.
6. CONTRACTOR TO VERIFY EXISTING SIDEWALK MEETS CURRENT ADA STANDARDS ALONG CERRILLOS RD FRONTAGE.
7. 6" HIGH CURB (ONSITE) TYPICAL UNLESS NOTED. NOTE: TO ENSURE READABILITY, NOT ALL CURBS ARE LABELED WITH BOTH FLOWLINE AND TOP OF CURB ELEVATION. ALL SPOT ELEVATIONS SHOWN WITHIN GUTTER ARE FLOWLINE ELEVATION. ADD 6" FOR ADJACENT TOP OF CURB ELEVATION. SEE PAVING PLAN AND DETAILS FOR CURB TYPES AND ADDITIONAL INFORMATION
8. HIGH POINT / GRADE BREAK.
9. 0.5' DESIGN CONTOURS SHOWN DASHED WHERE NECESSARY TO CLARIFY GRADING CONCEPT. SEE LEGEND.
10. CONCENTRATED ROOF DISCHARGE VIA DOWNSPOUT. PRECAST SPLASHPAD OR EQUAL WHERE DISCHARGE TO LANDSCAPE AREAS.
11. CONCENTRATED ROOF DISCHARGE TO BE PIPED DIRECTLY TO STORM DRAIN.
12. 24" (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL THROUGH PARKING ISLAND. SEE CG-501 FOR DETAIL.
13. 18" (BOTTOM WIDTH) CURB OPENING. SEE CG-501 FOR DETAIL.
14. CONSTRUCT 18" (BOTTOM WIDTH) COVERED CONCRETE SIDEWALK CULVERT. SEE CG-501 FOR DETAIL.
15. 1' DEEP DESILTATION POND.
16. STORMWATER RETENTION POND. TYPICAL SIDESLOPE = 5:1 UNLESS NOTED. ALL STORMWATER PONDING VOLUMES WILL BE VERIFIED AS PART OF AS-BUILT CERTIFICATION. PONDS WHICH DO NOT PROVIDE THE REQUIRED VOLUME WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.
17. DEPRESS LANDSCAPING 6" TYPICAL FOR WATER HARVESTING. NOTE: NO WATER HARVESTING SHALL OCCUR WITHIN 10' OF ANY BUILDING.
18. CLEAN AND FLUSH EXISTING STORM DRAIN INLET.
19. PRIVATE STORM DRAIN SYSTEM. SEE SHEET CSD-100-103 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
20. TWO 3" DIA. PVC PIPES THROUGH WALK. MATCH CURB FLOWLINE. SLOPE @ 1.5%.
21. EROSION PROTECTION SHALL BE PLACED TO PERMIT STORMWATER TO PASS SMOOTHLY. HAND PLACE AT CURB OPENINGS AND SWALES TO ENSURE RUNOFF CAN BE CAPTURED AND CONVEYED PROPERLY.
22. INSTALL ANGULAR ROCK EROSION PROTECTION TO LIMITS HATCHED.:
23. GARDEN RETAINING WALL(S) (RETAINING < 30") TO ACHIEVE GRADE DIFFERENCE SHOWN. FINISH GRADE PROVIDED BOTH SIDES. SEE ARCH/STRUCTURAL SHEETS FOR DETAILS INCLUDING TOTAL COLOR, MATERIAL, ADDITIONAL HEIGHT, FOOTING, GUARDRAIL, REINFORCING, ETC.
24. SITE RETAINING WALL(S) (RETAINING >30") TO ACHIEVE GRADE DIFFERENCE SHOWN. TRW = GRADE ON HIGH SIDE OF WALL; BRW = GRADE ON LOW SIDE OF WALL. SEE ARCH/STRUCTURAL SHEETS FOR DETAILS INCLUDING COLOR, MATERIAL, TOTAL HEIGHT. STRUCTURAL DETAILS TO BE PROVIDED BY WALL CONTRACTOR OR STRUCTURAL ENGINEER.
25. BUILDING RETAINING STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
26. BUILDING EXTENDED STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
27. DRAINAGE POND POST & STAFF RAIN GAUGE, SEE DETAIL ON SHEET CG-501.

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IAN M. N. ANDERSON NEW MEXICO 26441 LICENSED PROFESSIONAL ENGINEER 10/15/24

Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

No	Date	Description

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CG-102.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

SHEET TITLE

GRADING PLAN 3

SHEET NUMBER

CG-103

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GENERAL NOTES

A. INSTALL ALL STORM DRAIN INLETS AND PIPE PER MANUFACTURER'S SPECIFICATIONS.

B. ALL STORM DRAIN LINES AND FITTINGS TO BE ADS N–12WT WATERTIGHT.

DRAINAGE MAINTENANCE NOTES

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

- ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1–INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE INSPECTOR AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.
- REFER TO THE LOT OWNER ASSOCIATION MAINTENANCE DOCUMENT FOR DRAINAGE SYSTEM OPERATIONS / MAINTENANCE REQUIREMENTS AND PROCEDURES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE INSPECTOR'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

A. FLUSH ALL CULVERTS, DROP INLETS, AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).

B. REMOVE SEDIMENT IN PONDS THAT ARE GREATER THAN 6–INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES, AND INSTALL FILTER FABRIC AND 3–INCH TO 4–INCH COBBLE AS DIRECTED BY THE INSPECTOR.

C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINAGE PONDS, AND REMOVE AND STABILIZE AS NECESSARY.

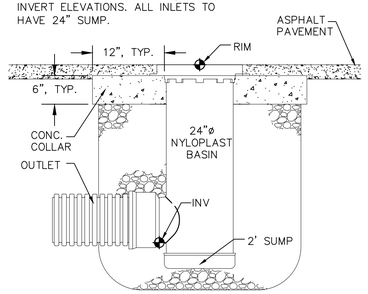
D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.

E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, CUT AND FILL SLOPES, RIP–RAP, DROP INLETS, CULVERTS, AND RETAINING WALLS, AND REPAIR OR STABILIZE ACCORDINGLY.

F. VOLUMES OF PONDS AND DRAINAGE STRUCTURES SHALL BE CONFIRMED BY A NM REGISTERED PROFESSIONAL ENGINEER.

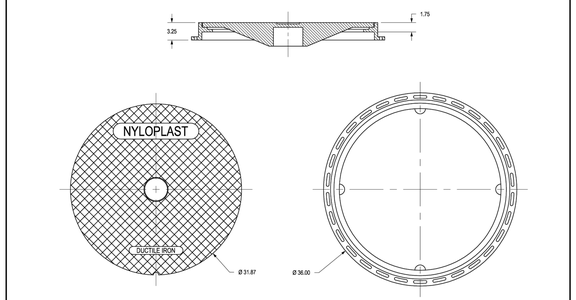
TRAFFIC RATED INLET

ADS TRAFFIC RATED (H–20) INLET 2'x3' GRATE. SEE PLAN FOR, RIM & INVERT ELEVATIONS. ALL INLETS TO HAVE 24" SUMP.



3099CGC

APPROX. WEIGHT WITH FRAME = 262.50 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-026

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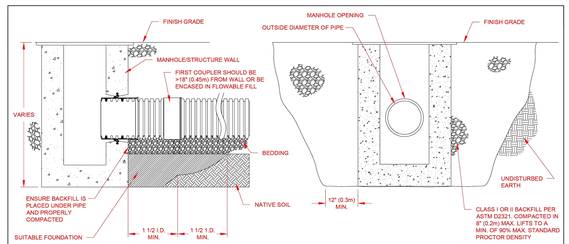
DRAWN BY	EBC	MATERIAL	DUCTILE IRON
DATE	3-8-06		
REVISED BY	EBC	PROJECT NO./NAME	
DATE	3-13-18		
DWG SIZE	A	SCALE 1:10 SHEET 1 OF 1	DWG NO. 7001-110-222 REV C

Nyloplast — 3126 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: 30 IN SOLID COVER ASSEMBLY - TYPE B



NOTES:

1. MAXIMUM INSERTION ANGLE SHALL NOT EXCEED REQUIREMENTS AS SPECIFIED BY THE MANUFACTURER.

2. SEE STANDARD DETAILS 200 SERIES FOR STRUCTURE CONNECTIONS, PRODUCT INFORMATION AND DIMENSIONAL PIPE DATA. INSTALLATION RECOMMENDATIONS ARE ALSO SPECIFIED IN TECHNICAL NOTE 5.04: CONNECTIONS TO MANHOLES AND STRUCTURES.

3. PERFORMANCE HIGHLY DEPENDENT ON INSTALLATION. CONTRACTOR MUST ENSURE MANHOLE GASKET IS UNIFORMLY SEATED AROUND STRUCTURE ADAPTER. EXTRA PRECAUTIONS MUST BE TAKEN TO PREVENT DIFFERENTIAL SETTLEMENT BETWEEN THE PIPE AND MANHOLE.

4. PIPE AT AND AROUND STRUCTURE CONNECTION TO BE INSTALLED PER ASTM 2321.

5. CARE SHOULD BE TAKEN TO KNIFE, OR SHOVEL BACKFILL MATERIAL UNDER AND AROUND HAUNCH AREA OF PIPE

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REV	DESCRIPTION	BY	DATE
3	ADDED NOTES	AAT	05/10/19

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN FOR THIS PROJECT. ADS DOES NOT REVIEW SITE CONDITIONS FOR SUITABILITY OF INSTALLATION. THE DETAILS AND NOTES PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

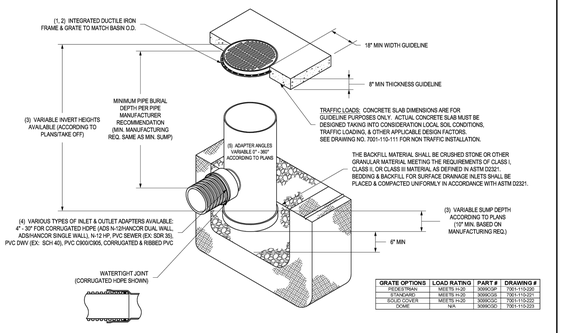
STRUCTURE CONNECTION INSTALLATION DETAIL

DRAWING NUMBER: STD-201

ADS — ADVANCED DRAINAGE SYSTEMS, INC. — 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

DRAWN BY	CMS
DATE	10/10/06
REVISED BY	
DATE	
DWG SIZE	NTS
SHEET	1 OF 1

NYLOPLAST 30" DRAIN BASIN: 2830AG _ _X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
INTEGRAL GRATE	MEETS H-20	3099CGC	7001-110-222
STANDARD	MEETS H-20	3099CGS	7001-110-221
SOLID COVER	MEETS H-20	3099CGC	7001-110-222
DOME	N/A	3099CGD	7001-110-223

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - GRAB HOLES TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE (0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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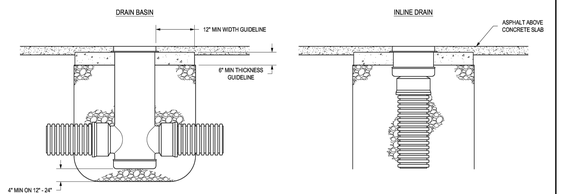
DRAWN BY	EBC	MATERIAL	
DATE	04-03-06		
REVISED BY	MMH	PROJECT NO./NAME	
DATE	03-14-16		
DWG SIZE	A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7001-110-103 REV G

Nyloplast — 3126 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: 30 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

ASPHALT INSTALLATION



STRUCTURE SIZE	H-10 GRATE OPTIONS
12"	PEDESTRIAN
15"	PEDESTRIAN
18"	PEDESTRIAN
24"	PEDESTRIAN

1 - THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.
2 - MEDIUM DUTY TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS.

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DRAWN BY	EBC	MATERIAL	
DATE	03-14-16		
REVISED BY	MMH	PROJECT NO./NAME	
DATE	03-14-16		
DWG SIZE	A	SCALE 1:25 SHEET 1 OF 1	DWG NO. 7001-110-392 REV D

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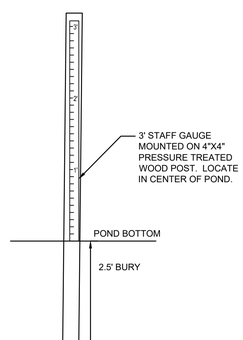
TITLE: DRAIN BASIN & INLINE DRAIN (H-10 TRAFFIC LOAD) ASPHALT INSTALLATION DETAIL

NYLOPLAST BASIN INFORMATION

SCALE: N.T.S.



DRAINAGE POND POST & STAFF RAIN GAUGE

SCALE: N.T.S.

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IAN M. N. ANDERSON — NEW MEXICO — 26441 — LICENSED PROFESSIONAL ENGINEER — 10/15/24

Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

No	Date	Description

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CG-100.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

SHEET TITLE

GRADING DETAILS

SHEET NUMBER

CG-501

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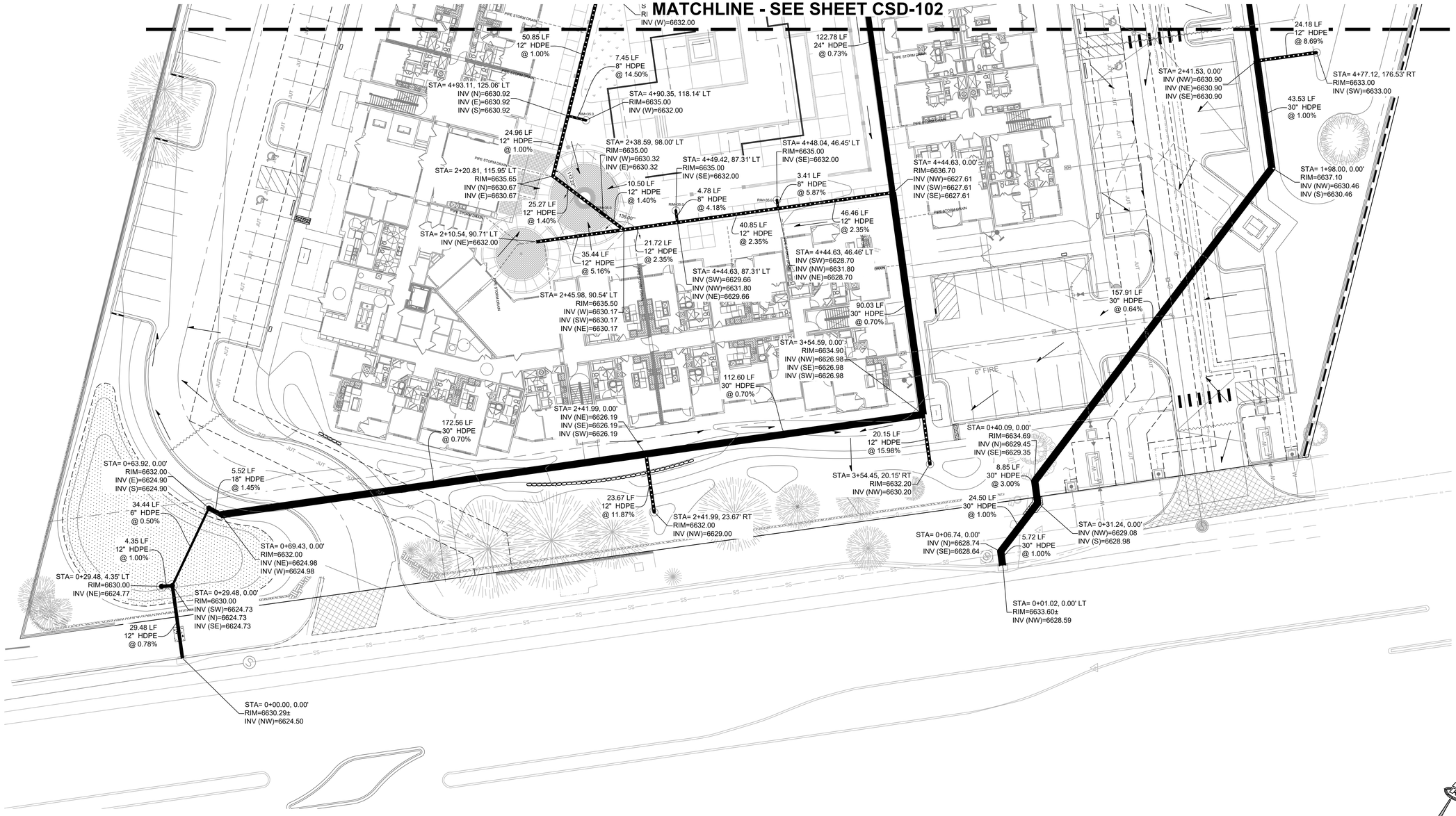

LEGEND

- PROPOSED DRAINAGE PIPE
- PROPOSED TRAFFIC RATED INLET
- PROPOSED LANDSCAPE AREA DRAIN W/ DOME GRATE
- PROPOSED DRAIN BASIN WITH SOLID GRATE

STORM DRAIN NOTES

A. ALL PRIVATE STORM DRAIN LINES AND FITTINGS SHALL BE THE FOLLOWING MATERIAL:
- < 12" DIA. SHALL BE ADS N-12 WT PIPE
- = 12" DIA. SHALL BE EITHER ADS N-12 WT PIPE OR ADS MEGA GREEN WT PIPE
- > 12" DIA. SHALL BE ADS N-12 WT PIPE OR ADS MEGA GREEN WT PIPE

B. INSTALL ALL STORM DRAIN INLETS AND PIPE PER MANUFACTURER'S SPECIFICATIONS

C. STORM DRAIN SYSTEM WILL REQUIRE REGULAR MAINTENANCE TO ENSURE PROPER FUNCTIONING DURING STORM EVENTS. ENGINEER RECOMMENDS THAT OWNER PUT IN PLACE INSPECTION AND MAINTENANCE REQUIREMENTS SCHEDULED TO OCCUR YEARLY AND AFTER MAJOR STORM EVENTS

D. ALL INLETS, MANHOLES AND CONNECTOR PIPES IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED UNDER PUBLIC WORK ORDER.

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10/15/24

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SANTA FE, NM
DEVELOPMENT PLAN

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CSD-101.DWG
DRAWN BY: DC
CHECKED BY: INNA
DATE: 10/15/2024

No	Date	Description

SHEET TITLE

STORM DRAIN PLAN 1

SHEET NUMBER

CSD-101

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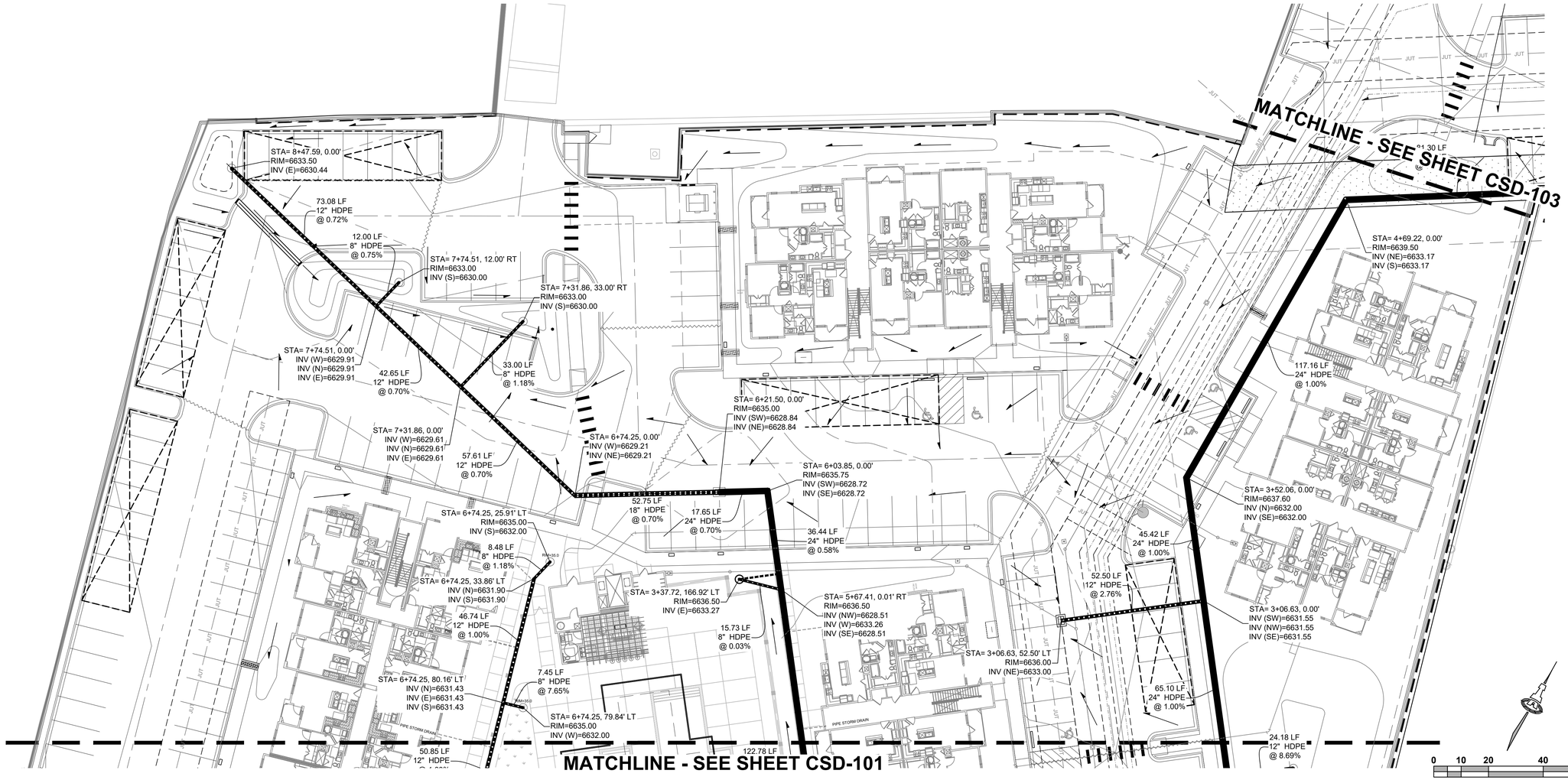

LEGEND

- PROPOSED DRAINAGE PIPE
- PROPOSED TRAFFIC RATED INLET
- PROPOSED LANDSCAPE AREA DRAIN W/ DOME GRATE
- PROPOSED DRAIN BASIN WITH SOLID GRATE

STORM DRAIN NOTES

A. ALL PRIVATE STORM DRAIN LINES AND FITTINGS SHALL BE THE FOLLOWING MATERIAL:
- < 12" DIA. SHALL BE ADS N-12 WT PIPE
- = 12" DIA. SHALL BE EITHER ADS N-12 WT PIPE OR ADS MEGA GREEN WT PIPE
- > 12" DIA. SHALL BE ADS N-12 WT PIPE OR ADS MEGA GREEN WT PIPE

B. INSTALL ALL STORM DRAIN INLETS AND PIPE PER MANUFACTURER'S SPECIFICATIONS

C. STORM DRAIN SYSTEM WILL REQUIRE REGULAR MAINTENANCE TO ENSURE PROPER FUNCTIONING DURING STORM EVENTS. ENGINEER RECOMMENDS THAT OWNER PUT IN PLACE INSPECTION AND MAINTENANCE REQUIREMENTS SCHEDULED TO OCCUR YEARLY AND AFTER MAJOR STORM EVENTS

D. ALL INLETS, MANHOLES AND CONNECTOR PIPES IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED UNDER PUBLIC WORK ORDER.

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IAN M. N. ANDERSON
NEW MEXICO
26441
LICENSED PROFESSIONAL ENGINEER
10/15/24

Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

No	Description	Date

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CSD-101.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

SHEET TITLE

STORM DRAIN PLAN 2

SHEET NUMBER

CSD-102

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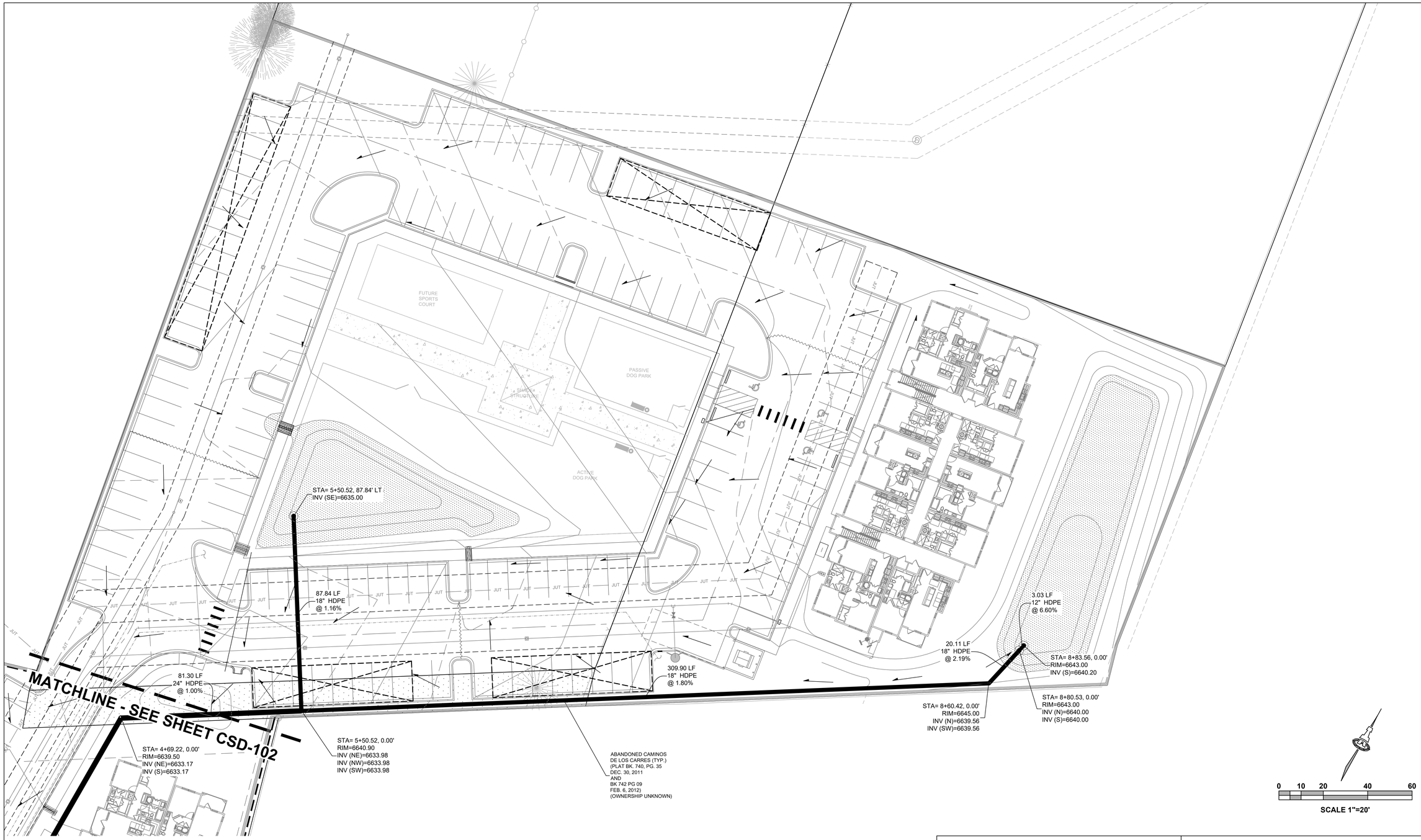

LEGEND

- PROPOSED DRAINAGE PIPE
- PROPOSED TRAFFIC RATED INLET
- PROPOSED LANDSCAPE AREA DRAIN W/ DOME GRATE
- PROPOSED DRAIN BASIN WITH SOLID GRATE

STORM DRAIN NOTES

A. ALL PRIVATE STORM DRAIN LINES AND FITTINGS SHALL BE THE FOLLOWING MATERIAL:
- < 12" DIA. SHALL BE ADS N-12 WT PIPE
- = 12" DIA. SHALL BE EITHER ADS N-12 WT PIPE OR ADS MEGA GREEN WT PIPE
- > 12" DIA. SHALL BE ADS N-12 WT PIPE OR ADS MEGA GREEN WT PIPE

B. INSTALL ALL STORM DRAIN INLETS AND PIPE PER MANUFACTURER'S SPECIFICATIONS

C. STORM DRAIN SYSTEM WILL REQUIRE REGULAR MAINTENANCE TO ENSURE PROPER FUNCTIONING DURING STORM EVENTS. ENGINEER RECOMMENDS THAT OWNER PUT IN PLACE INSPECTION AND MAINTENANCE REQUIREMENTS SCHEDULED TO OCCUR YEARLY AND AFTER MAJOR STORM EVENTS

D. ALL INLETS, MANHOLES AND CONNECTOR PIPES IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED UNDER PUBLIC WORK ORDER.

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SANTA FE, NM
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SHEET TITLE

STORM DRAIN PLAN 3

SHEET NUMBER

CSD-103

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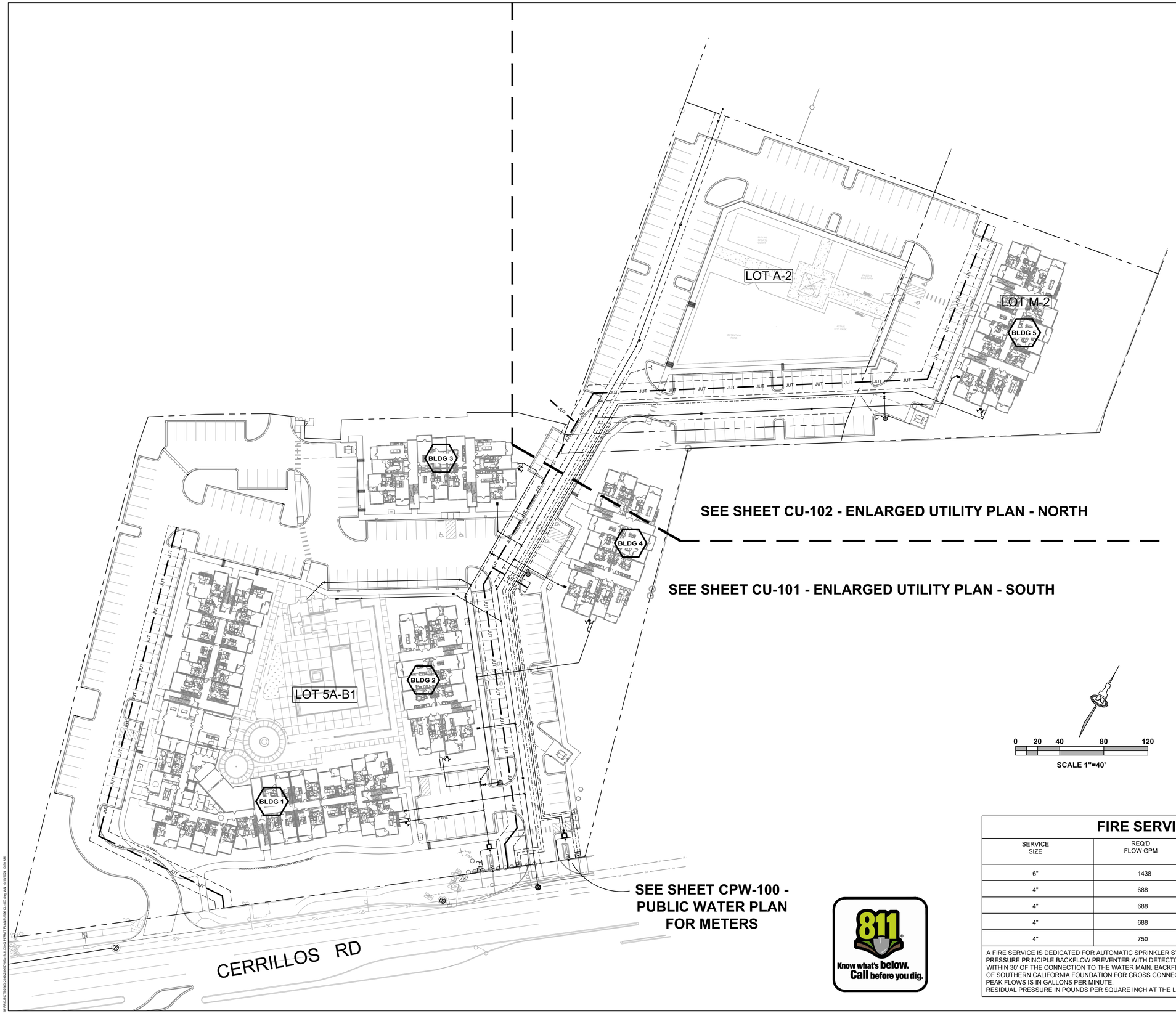

GENERAL NOTES

1. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
2. CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
3. SITE STORM DRAIN, ELECTRIC LINES & TRANSFORMERS AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
4. ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (LT). SEE RESTRAINED JOINT CRITERIA NOTES THIS SHEET. (LT) LENGTH SHOWN ON KEYED NOTES.
5. ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.
6. ALL WATER PIPE SHALL BE C-900.
7. ALL SANITARY SEWER PIPE SHALL BE SCH-40.

RESTRAINED JOINT CRITERIA FOR WATERLINE FITTINGS

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTINGs PER KEYED NOTES THIS SHEET.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE KEYED NOTES.
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

DEPTH OF BURY:	4.0 FT. MINIMUM
FACTOR OF SAFETY:	1.5
MATERIAL:	PVC
SOIL TYPE:	GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
TEST PRESSURE:	150 PSI
TRENCH TYPE 4:	PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY THE CITY OF SANTA FE WATER DEPARTMENT.

LEGEND

- –WL– EXISTING WATERLINE
- –SAS– EXISTING SEWER LINE
- NEW WATERLINE
- NEW SEWER LINE
- NEW WATER METER

0 20 40 80 120

SCALE 1"=40'

FIRE SERVICE DESIGN TABLE

SERVICE SIZE	REQ'D FLOW GPM	RESIDUAL PRESSURE PSI	BUILDING(S) SERVED
6"	1438	85	1
4"	688	106	2
4"	688	106	3
4"	688	106	4
4"	750	107	5

A FIRE SERVICE IS DEDICATED FOR AUTOMATIC SPRINKLER SYSTEMS. ALL FIRE SERVICES MUST BE EQUIPED WITH A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER WITH DETECTOR ASSEMBLY (RPDA). THE BACKFLOW PREVENTER MUST BE LOCATED WITHIN 30' OF THE CONNECTION TO THE WATER MAIN. BACKFLOW PREVENTERS MUST BE LISTED AS APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
PEAK FLOWS IS IN GALLONS PER MINUTE.
RESIDUAL PRESSURE IN POUNDS PER SQUARE INCH AT THE LISTED FIRE FLOW AT POINT OF CONNECTION TO MAIN.

811 Know what's below. Call before you dig.

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IAN M. N. ANDERSON NEW MEXICO 26441 10/15/24 LICENSED PROFESSIONAL ENGINEER

Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

No	Date	Description

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CU-100.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

SHEET TITLE

OVERALL UTILITY PLAN

SHEET NUMBER

CU-100

M:\PROJECTS\2500-2599\2596\DRAWINGS\CU-100.dwg, ANSI B (17.00 x 11.00), 10/15/2024, 9:50 AM

KEYED NOTES

WATER KEYED NOTES

1. CONNECT TO PUBLIC MASTER METER 8" STUB TO PRIVATE WATER SYSTEM
2. PRIVATE 8" FEBCO MODEL LF880V REDUCED PRESSURE BACK FLOW PREVENTER W/ DETECTOR ASSEMBLY IN SAFE-T-COVER MODEL 600TLU880-AL HOT BOX OR EQUAL
3. PRIVATE FIRE HYDRANT ASSEMBLY PER COSFWD STD DWG 07
4. __" STUB FOR POOL SERVICE. REFER TO LANDSCAPE / PLUMBING PLANS FOR CONTINUATION.
5. WATERLINE DIP UNDER CROSSING UTILITY PER WATER LINE RELOCATION DETAIL ON SHEET _____.
6. POST INDICATOR VALVE (PIV).
7. WALL MOUNTED FIRE DEPARTMENT CONNECTION (FDC), SEE PLUMBING PLANS FOR DETAILS.
8. 8" WATERLINE.
9. 6" FIRE LINE.
10. 2 ½" DOMESTIC SERVICE WATERLINE.
11. 3" DOMESTIC SERVICE WATERLINE.
12. 8" 90° BEND
13. 8" 45° BEND
14. 8" 22.5° BEND
15. 8" 11.25° BEND
16. 8" X 6" TEE.
17. 8" X 8" TEE.
18. 8" GATE VALVE.
19. 8"x6" REDUCER.
20. 6" GATE VALVE.
21. 8" X 2 ½" TEE.
22. 8" X 3" TEE.
23. XX" IRRIGATION LINE.
24. IRRIGATION STUB, SEE LANDSCAPE PLAN FOR CONTINUATION.

SEWER KEYED NOTES

NOTE: ALL 8" AND 6" SANITARY SEWER LINES SHALL HAVE A 1.0% MIN SLOPE UNLESS OTHERWISE NOTED

A. NEW SAS MANHOLE PER COSFWWD STD DWG. SAS-02 WITH PUBLIC COVER.
B. SINGLE CLEAN OUT PER DETAIL ON SHEET CU-501.
C. DOUBLE CLEAN OUT AT BUILDING CONNECTION PER DETAIL ON SHEET CU-501. REFER TO MEP PLAN SHEETS FOR CONTINUATION.
D. 6" BACKWATER VALVE PER DETAIL ON SHEET CU-501.
E. REMOVE EXISTING ASPHALT PAVEMENT AS NECESSARY TO CONNECT NEW SEWER SERVICE TO EXISTING MANHOLE. REPLACE PAVEMENT AT TIME OF STREET IMPROVEMENTS
F. 6" STUB FOR POOL SERVICE. REFER TO LANDSCAPE / PLUMBING PLANS FOR CONTINUATION.
G. 8" X 8" WYE/TEE.
H. 8" - 45° BEND.
I. 8" X 6" REDUCER.
J. 6"X 6" WYE/TEE.
K. 6" - 45° BEND.
L. 6" - 11.25° BEND.
M. 6" CAP.

0 10 20 40 60

SCALE 1"=20'

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DRAWN BY: DC
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SHEET TITLE

ENLARGED UTILITY PLAN - SOUTH

SHEET NUMBER

CU-101

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KEYED NOTES

◯ WATER KEYED NOTES

1. CONNECT TO PUBLIC MASTER METER 8" STUB TO PRIVATE WATER SYSTEM
2. PRIVATE 8" FEBCO MODEL LF880V REDUCED PRESSURE BACK FLOW PREVENTER W/ DETECTOR ASSEMBLY IN SAFE-T-COVER MODEL 600TLU880-AL HOT BOX OR EQUAL
3. PRIVATE FIRE HYDRANT ASSEMBLY PER COSFWD STD DWG 07
4. __" STUB FOR POOL SERVICE. REFER TO LANDSCAPE / PLUMBING PLANS FOR CONTINUATION.
5. WATERLINE DIP UNDER CROSSING UTILITY PER WATER LINE RELOCATION DETAIL ON SHEET _____.
6. POST INDICATOR VALVE (PIV).
7. WALL MOUNTED FIRE DEPARTMENT CONNECTION (FDC), SEE PLUMBING PLANS FOR DETAILS.
8. 8" WATERLINE.
9. 6" FIRE LINE.
10. 2 ½" DOMESTIC SERVICE WATERLINE.
11. 3" DOMESTIC SERVICE WATERLINE.
12. 8" 90° BEND
13. 8" 45° BEND
14. 8" 22.5° BEND
15. 8" 11.25° BEND
16. 8" X 6" TEE.
17. 8" X 8" TEE.
18. 8" GATE VALVE.
19. 8"x6" REDUCER.
20. 6" GATE VALVE.
21. 8" X 2 ½" TEE.
22. 8" X 3" TEE.
23. XX" IRRIGATION LINE.
24. IRRIGATION STUB, SEE LANDSCAPE PLAN FOR CONTINUATION.

☐ SEWER KEYED NOTES

NOTE: ALL 8" AND 6" SANITARY SEWER LINES SHALL HAVE A 1.0% MIN SLOPE UNLESS OTHERWISE NOTED

A. NEW SAS MANHOLE PER COSFWWD STD DWG. SAS-02 WITH PUBLIC COVER.
B. SINGLE CLEAN OUT PER DETAIL ON SHEET CU-501.
C. DOUBLE CLEAN OUT AT BUILDING CONNECTION PER DETAIL ON SHEET CU-501. REFER TO MEP PLAN SHEETS FOR CONTINUATION.
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E. REMOVE EXISTING ASPHALT PAVEMENT AS NECESSARY TO CONNECT NEW SEWER SERVICE TO EXISTING MANHOLE. REPLACE PAVEMENT AT TIME OF STREET IMPROVEMENTS
F. 6" STUB FOR POOL SERVICE. REFER TO LANDSCAPE / PLUMBING PLANS FOR CONTINUATION.
G. 8" X 8" WYE/TEE.
H. 8" - 45° BEND.
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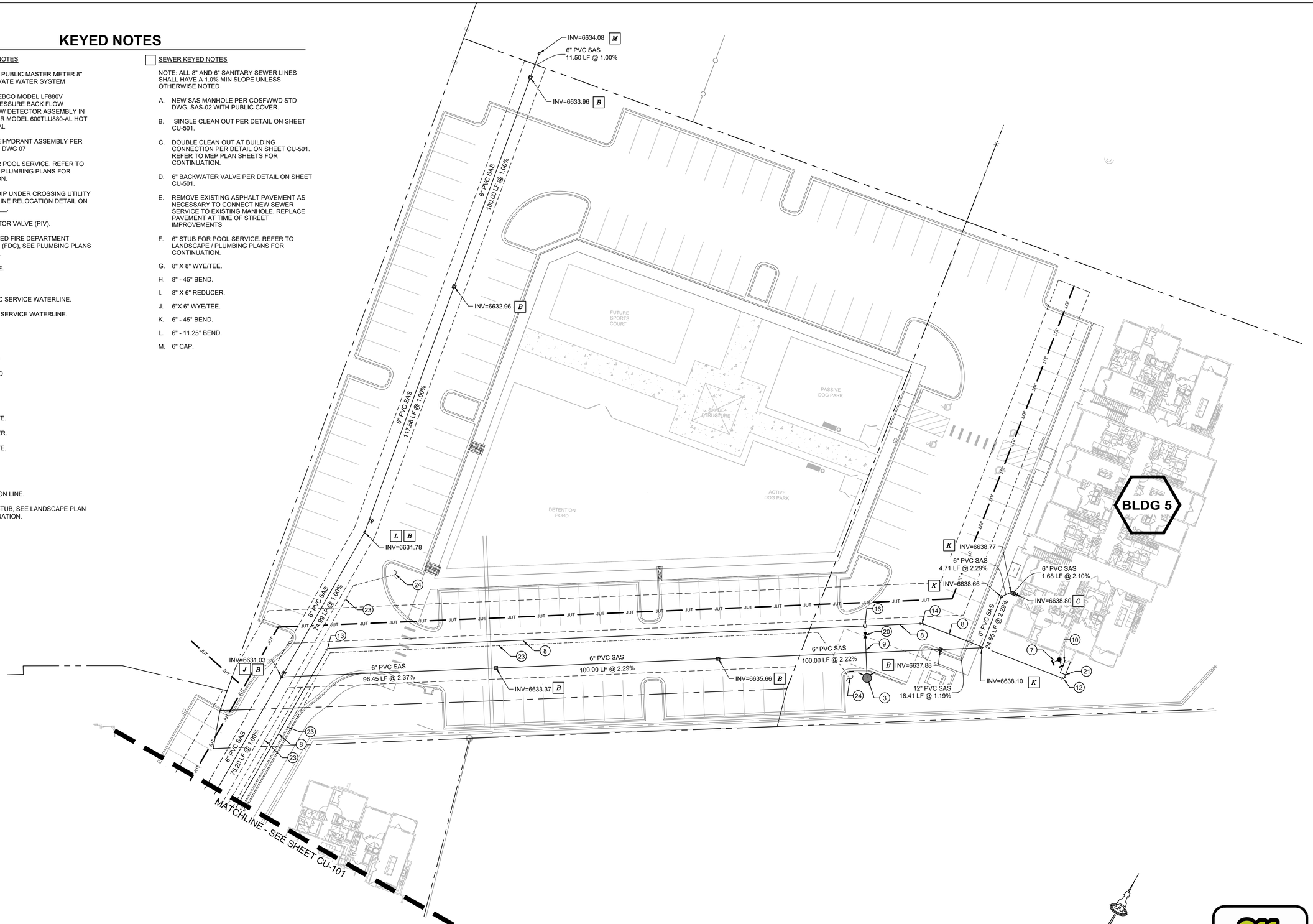
K. 6" - 45° BEND.
L. 6" - 11.25° BEND.
M. 6" CAP.



0 10 20 40 60

SCALE 1"=20'

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Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

No	Date	Description

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DATE: 10/15/2024

SHEET TITLE

ENLARGED UTILITY PLAN - NORTH

SHEET NUMBER

CU-102

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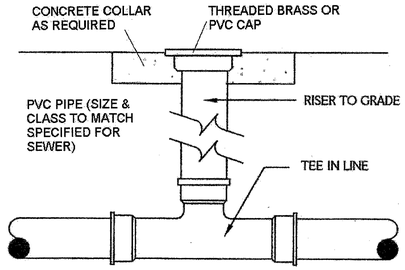
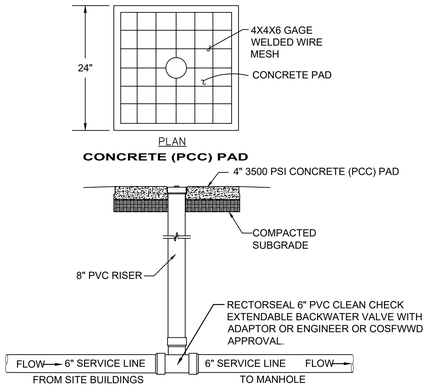
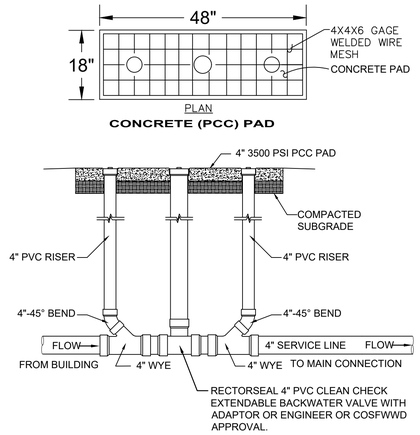


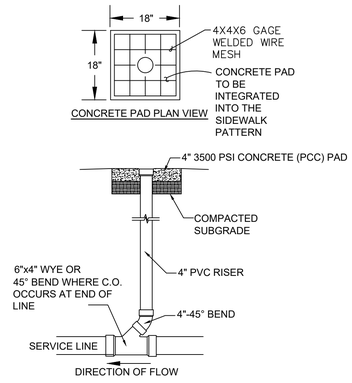
INDUSTRIAL PRE-TREATMENT SAMPLE POINT
(IPSP)



BACKWATER VALVE DETAIL
NTS



DOUBLE CLEANOUT W/BACKWATER VALVE DETAIL



SINGLE CLEANOUT DETAIL
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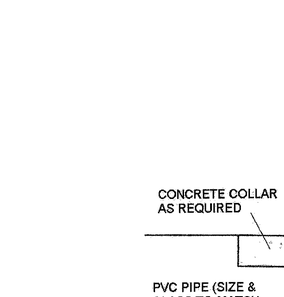
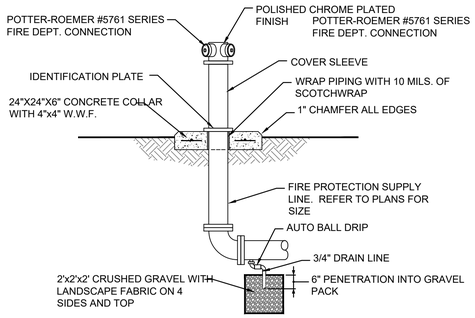
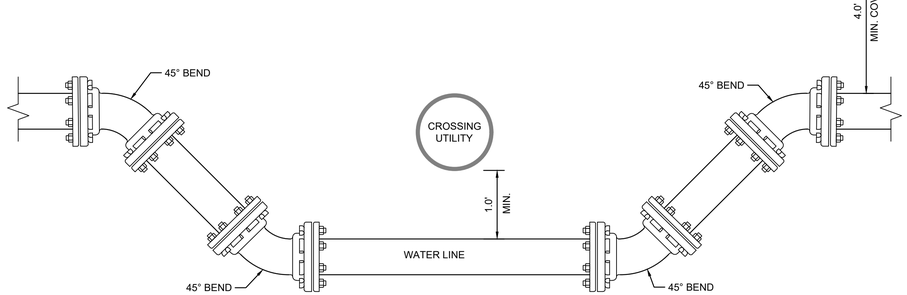


POST INDICATOR VALVE



FREE-STANDING FIRE DEPARTMENT CONNECTION DETAIL
NTS



WATER LINE RELOCATION AT UTILITY CROSSING
NTS

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SANTA FE, NM
DEVELOPMENT PLAN

No	Date	Description

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CU-100.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

SHEET TITLE

UTILITY DETAILS 1

SHEET NUMBER

CU-501

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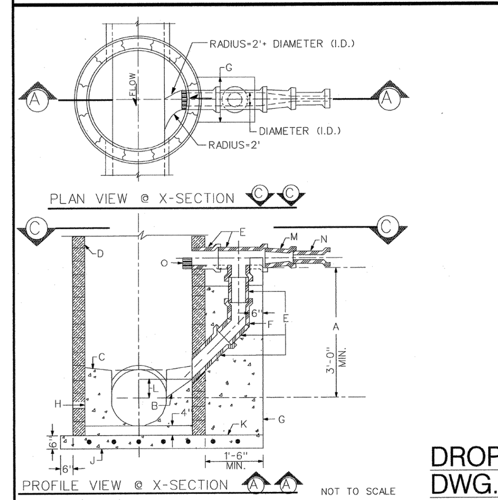
LEGEND

ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg. No. SAS-4
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg. No. SAS-5
3	CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS-6
4	PRECAST REINFORCED CONCRETE RISER, CONE or FLAT TOP, with 5"(in) wall thickness, refer to general note CM-2
5	PRECAST REINFORCED CONCRETE BASE RISER, with suitable sized openings, refer to general note CM-2A
6	CONCRETE BASE, refer to concrete base detail Dwg. No. SAS-7
7	SEWER PIPE, refer to general note CM-1
8	6"(in) GROUT FILLET, on upper half of pipe and around base
9	ADAPTER, MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
10	PIPE PENETRATION INTO MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
11	PIPE SUPPORT, CONCRETE, shall extend out-side of manhole a maximum of 18"(in) to bell of first joint and shall cradle pipe half pipe
12	CONCRETE FILL, 3000 p.s.i., refer to general note CR-6
13	SHELF, to be 9"(in) minimum width with 1"(in) per 1'-0" slope, from crown of pipe
14	CUT UPPER HALF OF PIPE, after manhole has been completed and inspected by engineer
15	HAND FORMED CHANNELS, shall be on a uniform radius and shall not hold water
16	INVERT ELEVATIONS OF LATERAL LINES, shall be the same as the springline elevation of the sewer main, where possible
17	CHANGE SLOPE OF PIPE, at center of manhole
18	APPROVED WATER STOP, to be with type of pipe

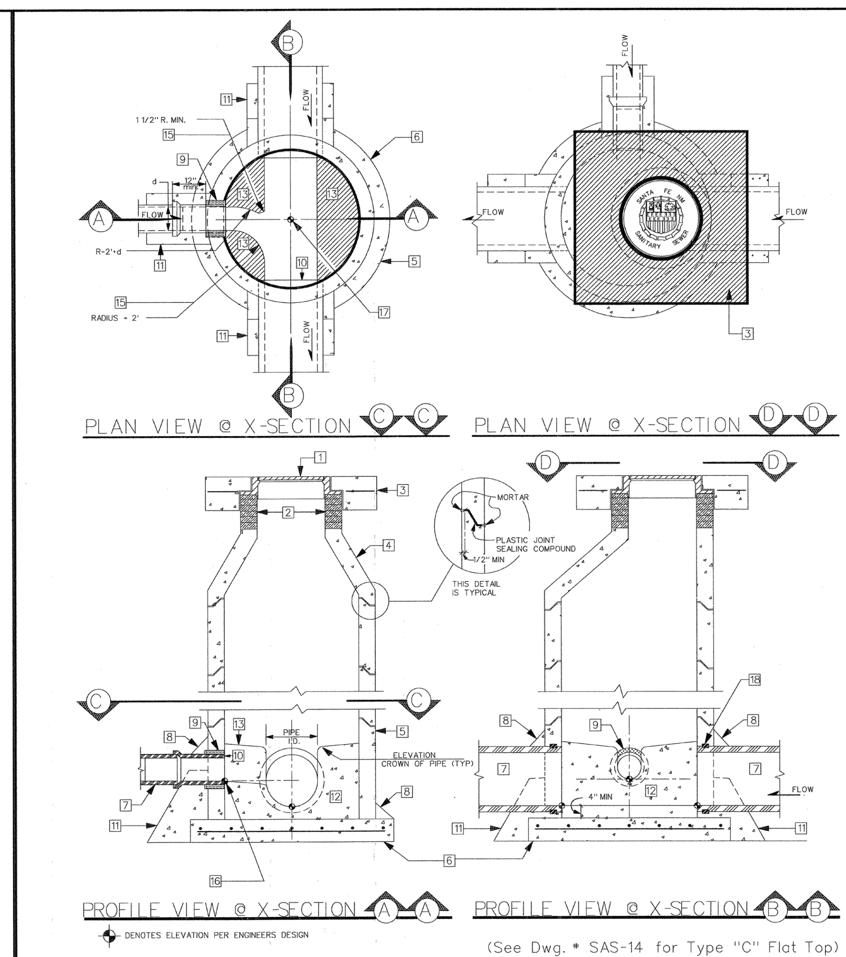


CONSTRUCTION NOTES

A. 3'(FT) MINIMUM DISTANCE OF VERTICAL DROP. LESS THAN 3'(FT) DISALLOWS DROP MANHOLE.
B. FORM PIPE INVERT IN SHELF. INVERT TO SPRINGLINE.
C. SHELF SLOPE, 1"(IN) PER FT.
D. MANHOLE TYPE FOR UPPER PORTION IS SPECIFIED IN MANHOLE TYPE "E" DETAIL DWG NO. SAS-2.
E. USE D.I. OR P.V.C.(SDR 35) PIPE THROUGHOUT DROP. ALL PIPING IN DROP STRUCTURE FROM THE TEE IS INCREASED ONE PIPE SIZE FROM THE SERVICE LINE. (SERVICE=8" DROP=10")
F. USE BELL AND SPIGOT 45° LONG RADIUS BEND.
G. CONCRETE SUPPORT WIDTH EQUALS PIPE O.D. PLUS 6"(IN) MINIMUM EACH SIDE.
H. CONCRETE FILL.
J. CAST IN PLACE REINFORCED CONCRETE BASE REQUIRED. CONCRETE BASE TO BE POURED IN PLACE USING NO.4 BARS AT 6"(IN) O.C. EACH WAY FOR MANHOLE DEPTH OF 16'(FT) OR GREATER. NO4 BARS AT 12"(IN) O.C. EACH WAY FOR MANHOLE DEPTH LESS THAN 16'(FT) IN DEPTH.
K. FOR NEW DROP ON EXISTING MANHOLE CONSTRUCT 3X3 REINFORCED CONCRETE BASE BEFORE CONSTRUCTING DROP SUPPORT.
L. MINIMUM 2"(IN) ABOVE SPRINGLINE OR AS SHOWN ON PLAN.
M. REDUCER
N. SERVICE LINE
O. EXTEND PIPE 3"(IN) MINIMUM 6"(IN) MAXIMUM INTO MANHOLE TOP. 1/2 PIPE REMOVED.

NOT TO SCALE

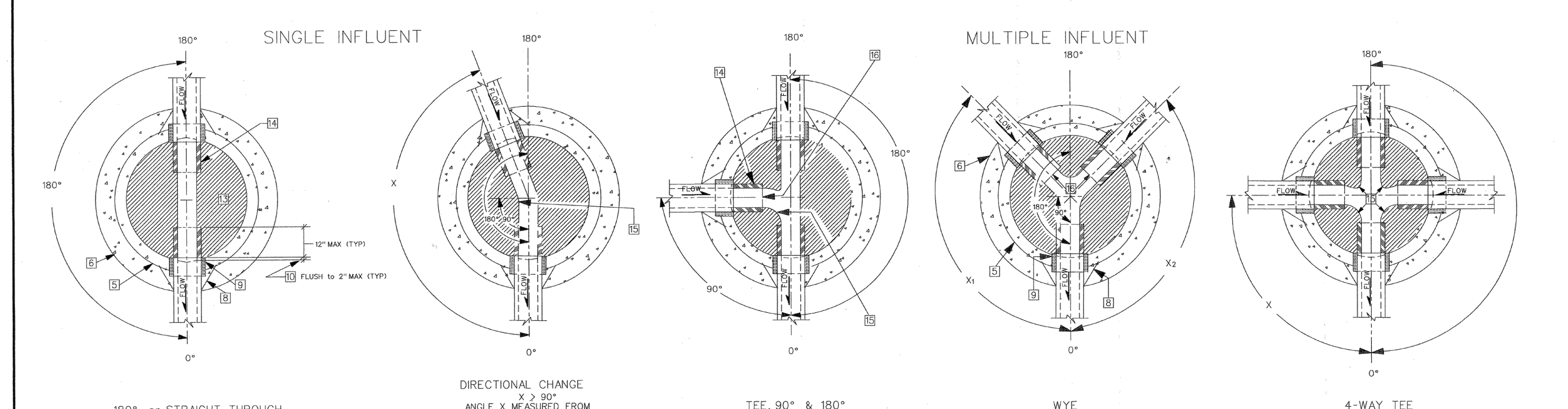
DROP MANHOLE DETAIL DWG. #: SAS-1



(See Dwg. # SAS-14 for Type "C" Flat Top)

MANHOLE TYPE "E" DETAIL DWG # SAS-2

NOT TO SCALE



PLAN VIEW OF MANHOLE BASE CONNECTION/DWG. # SAS-3

NOT TO SCALE

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

CR-1 MATERIALS AND WORK:
CURRENT NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (referred to as NM APWA) WITH MODIFICATIONS NOTED BY THE CITY OF SANTA FE.

CR-2 APPROVED PLANS:
USE PLANS BEARING THE OFFICIAL STAMP OF THE DESIGN ENGINEER AND BEARING THE APPROVAL SIGNATURE OF THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. CONSTRUCTION PERFORMED WITHOUT APPROVED PLANS WILL BE REJECTED.

CR-3 SEWER HOOK-UP PERMIT:
OBTAIN PERMITS FOR THE PROJECT BEFORE COMMENCING ANY SEWER CONSTRUCTION. CONSTRUCTION PERFORMED WITHOUT OBTAINING PERMITS SHALL BE REJECTED.
A. CONSTRUCTION PLANS SHALL INDICATE THE CLASS OF BEDDING TO BE USED. CHANGE OF BEDDING MAY REQUIRE A CHANGE IN PIPE CLASSIFICATION OR WALL THICKNESS.

CR-4 SUBSTITUTIONS OR CHANGES:
ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY APPROVED REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS OR CHANGES MUST BE SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. WHERE APPROPRIATE, SUBMITTAL MUST INCLUDE FABRICATION DRAWINGS, WORKING DRAWINGS AND MATERIAL SPECIFICATIONS OR TEST DATA TO JUSTIFY SUBSTITUTIONS OR CHANGES. DESIGN ENGINEER SHALL AUTHORIZE ANY DRAWINGS FOR SUBSTITUTIONS AND CHANGES AND SUBMIT THEM TO THE CITY WATER QUALITY DIVISION FOR APPROVAL. UNAUTHORIZED SUBMITTALS WILL BE REJECTED.

CR-5 MANUFACTURER'S CERTIFICATES:
WHEN CERTIFICATES OF COMPLIANCE AND TEST REPORTS ARE REQUIRED FOR MATERIALS, DOCUMENTS SHALL BE SUBMITTED TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE AT THE TIME OF MATERIALS DELIVERY TO THE JOBSITE.

CR-6 CONTRACTOR REQUIREMENTS:
CONTRACTOR PERFORMING WORK ON PUBLIC SEWER LINES SHALL BE A LICENSED UTILITY CONTRACTOR.

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 900, NM APWA; PIPE SHALL BE PLACED AND BEDDED IN A FROST FREE TRENCH; GASKET SHALL BE FULLY SEATED AND NOT SLIPPED; PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. IF PIPE TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF NM APWA STANDARDS, SECTION 700, OR AS DEFINED ON THE CONSTRUCTION PLANS, THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT.) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 9'(FT.) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE: ON UNDISTURBED FROST FREE SUBGRADE
2. PRECAST UNIT: ON PEA GRAVEL WITH COMPLETE EVEN BEARING
B. PRECAST BARREL:
1. JOINTS: FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL
2. MANHOLE ADAPTOR: INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE BASES: SHALL ACHIEVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

I-3 EXCAVATION AND BACKFILL:
AS PER SECTION 700, NM APWA; SATURATION BY FLOODING OR JETTING METHODS IS NOT PERMITTED WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS. MECHANICAL OR VIBRATORY COMPACTORS SHALL NOT BE USED ON THE BEDDING AND 12"(IN.) OF INITIAL BACKFILL. COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 125, NM APWA FOR EXTRA STRENGTH VCP.
B. PLASTIC (PVC): REFER TO SECTION 121, NM APWA, AS MODIFIED BY THE CITY.
1. 4" THRU 15" (inch) DIAMETER, ASTM D-3034 OR ASTM F-789 PIPE, MINIMUM PS-46 STRENGTH. SDR-35 OR EQUAL
2. LARGER THAN 15" (IN.) DIAMETER: ASTM F 679 VOL. 08.04.
C. HDPE PIPE PER ASTM D-1248 CLASS III WHEN APPROVED BY WATER QUALITY DIVISION ENGINEER.
D. PVC RESTRAINED JOINTS: SERIES 1350 OR SERIES 1390 FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOCKING COUPLINGS WITH NYLON SPLINE, MARKETED AS "YELLOWMINE" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR AC/PVC ADAPTER COUPLINGS.
F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SCH. 40 DWV.
G. SERVICE CONNECTIONS:
1. VCP PIPE: FACTORY TEE FITTINGS: SECTION 125 NM APWA.
2. PVC PIPE: CAST IRON BODIES TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS: FOWLER "QUICKWAY", GENECO, HERSEY "PIONEER", OR APPROVED EQUAL.
H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 701.3.5 NM APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 VOL. 04.05. BASES MAY BE FIELD PLACED CONCRETE OR PRECAST CONCRETE PER ASTM C 478 VOL. 04.05 (CERTIFICATES REQUIRED). CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARREL AT PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
C. MANHOLE STEPS: REFER TO SECTION 920.4.7 NM APWA POLYPROPYLENE ENCASED GRADE 60 STEEL BY M.A. INC. OR APPROVED EQUAL: 14"(IN.) WIDE, 16"(IN.) MAXIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING: SHALL CONFORM TO SECTION 160, 161 & 162, NM, APWA CLASS 30B. (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 165 POUNDS
3. MINIMUM COMBINED WEIGHT: 365 POUNDS +/- 5%
4. BEARING SURFACES: SHALL BE MATCHED FOR A FIRM NON ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH: 7/8"(IN.)
5. COATING: NONE
6. COVER LETTERINGS: SANTA FE, N.M. SANITARY SEWER
7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTINGS TOLERANCE: +/- 1/16"(IN.) PER FOOT OF OVERALL DIMENSION. OUT OF ROUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED IN THE FIELD.

CM-3 CONCRETE ENCASEMENT:
A. REQUIREMENTS:
1. WHEN THE PIPE COVER IS 36" (IN.) OR LESS.
2. WHEN VITRIFIED CLAY CROSSES AN ARROYO.
3. WHEN A WATER LINE PASSES BELOW OR LESS THAN 18" (IN.) ABOVE THE EXISTING SEWER LINE.
4. WHEN A PARALLEL WATER LINE IS LESS THAN 10'(FT.) HORIZONTALLY AND LESS THAN 2'(FT.) ABOVE THE SEWER LINE.
5. THE SEWER LINE SHALL BE ENCASED IN CONCRETE 6"(IN.) THICK AS DETAILED, AND EXTEND AT LEAST 10'(FT.) ON EACH SIDE OF THE WATER LINE.

FIELD QUALITY CONTROL

FQC-1 TESTING AND INSPECTION:
A. SUPERVISION: CONDUCTED BY DESIGN ENGINEER.
B. CERTIFICATION: DESIGN ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED IN ACCORDANCE TO PLANS & SPECIFICATIONS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE STATEMENT WITH STAMP AND SIGNATURE.
C. EQUIPMENT AND ASSISTANCE: PROVIDED BY CONTRACTOR.

FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDES REHABILITATION THE TIE IN MANHOLE TO MEET THESE STANDARD CONSTRUCTION DETAILS.

NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.

CONTRACT NO. DACA47-03-D-0012 TASK ORDER NO.3

CITY OF SANTA FE
WATER QUALITY DIVISION

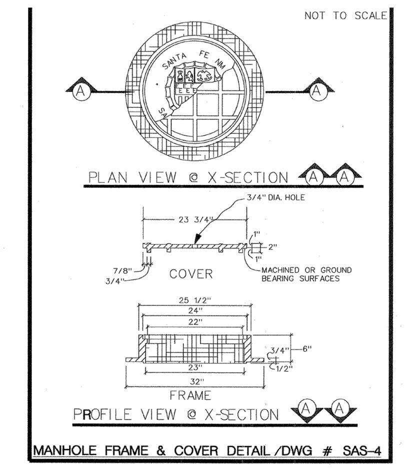
TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS - A

DATE: JULY 1992	REVISIONS			FILE #: E:\AUTO\DWG\SCDT1-4
DRAWN BY: G. CHAVEZ	8-3-92			
CADD RENDITION BY: G. CHAVEZ	12-14-92			SHEET 3 OF 12
APPROVED BY: E. BROWN	11-16-94			

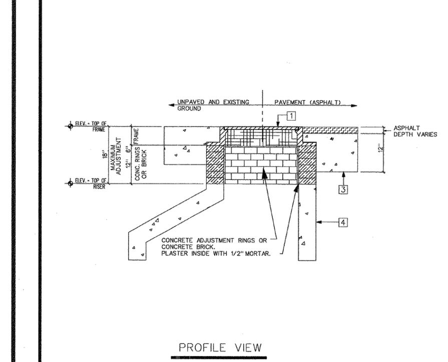
LEGEND

ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg. No. SAS-4
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg. No. SAS-5
3	CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS-6
4	PRECAST REINFORCED CONCRETE RISER, CONE or FLAT TOP, with 5"(in) wall thickness, refer to general note CM-2
5	PRECAST REINFORCED CONCRETE BASE RISER, with suitable sized openings, refer to general note CM-2A
6	CONCRETE BASE, refer to concrete base detail Dwg. No. SAS-7
7	SEWER PIPE, refer to general note CM-1
8	6"(in) GROUT FILLET, on upper half of pipe and around base
9	ADAPTER, MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
10	PIPE PENETRATION INTO MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
11	PIPE SUPPORT, CONCRETE, shall extend out-side of manhole a maximum of 18"(in) to bell of first joint and shall cradle pipe half pipe
12	CONCRETE FILL, 3000 p.s.i., refer to general note CR-6
13	SHELF, to be 9"(in) minimum width with 1"(in) per 1'-0" slope, from crown of pipe
14	CUT UPPER HALF OF PIPE, after manhole has been completed and inspected by engineer
15	HAND FORMED CHANNELS, shall be on a uniform radius and shall not hold water
16	INVERT ELEVATIONS OF LATERAL LINES, shall be the same as the springline elevation of the sewer main, where possible
17	CHANGE SLOPE OF PIPE, at center of manhole
18	APPROVED WATER STOP, to be with type of pipe

NOT TO SCALE



MANHOLE FRAME & COVER DETAIL /DWG # SAS-4



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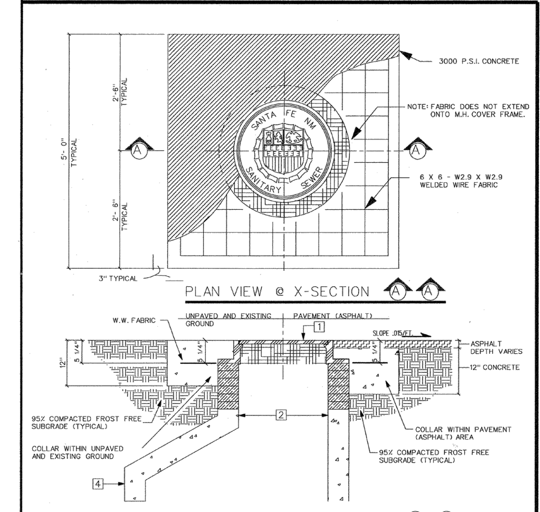
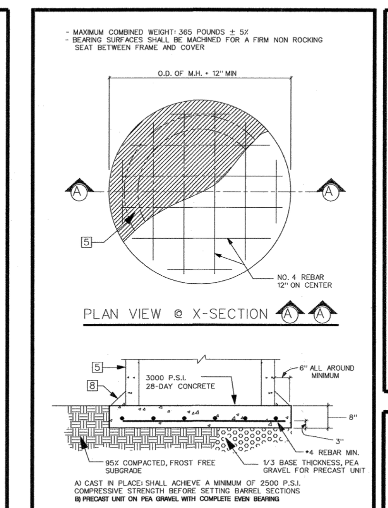
MANHOLE ADJUSTMENT DETAIL /DWG # SAS-5



CONCRETE COLLAR DETAIL /DWG. # SAS-6

NOT TO SCALE



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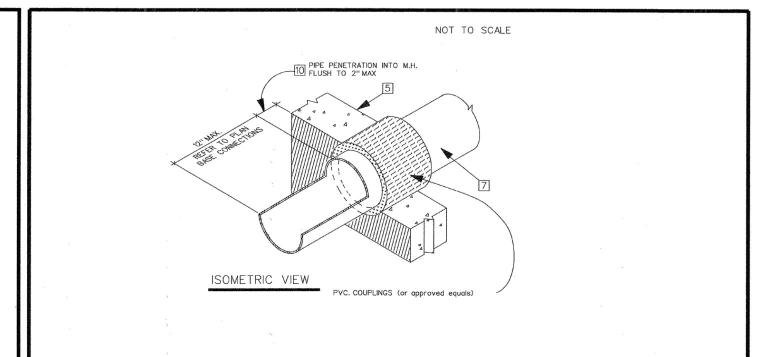
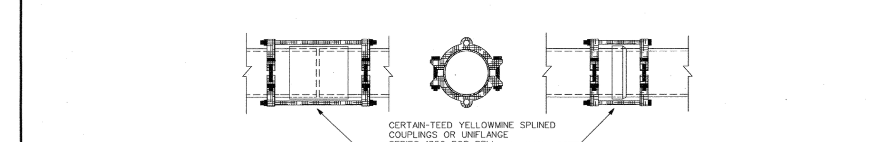
CONCRETE BASE DETAIL /DWG. # SAS-7

NOT TO SCALE



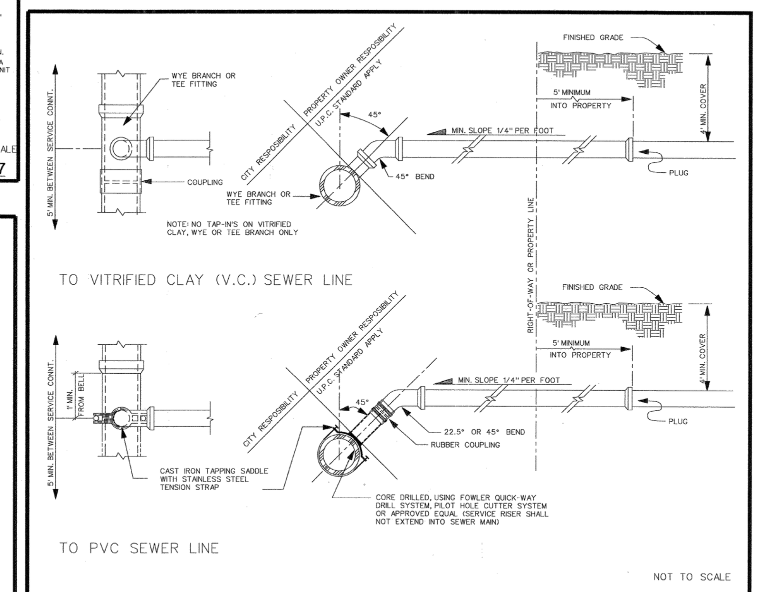
MANHOLE ADAPTER DETAIL /DWG. # SAS-8



NOTE: AT RIVER AND ARROYO CROSSINGS

RESTRAINED JOINT DETAIL /DWG. # SAS-9

NOT TO SCALE



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SERVICE CONNECTION DETAILS /DWG. # SAS-10

GENERAL NOTES

(General notes CR-1 through CR-6, I-1 through I-3, CM-1 through CM-3 and FQC-1 through FQC-5 as above.)

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CONTRACT NO. DACA47-03-D-0012 TASK ORDER NO.3

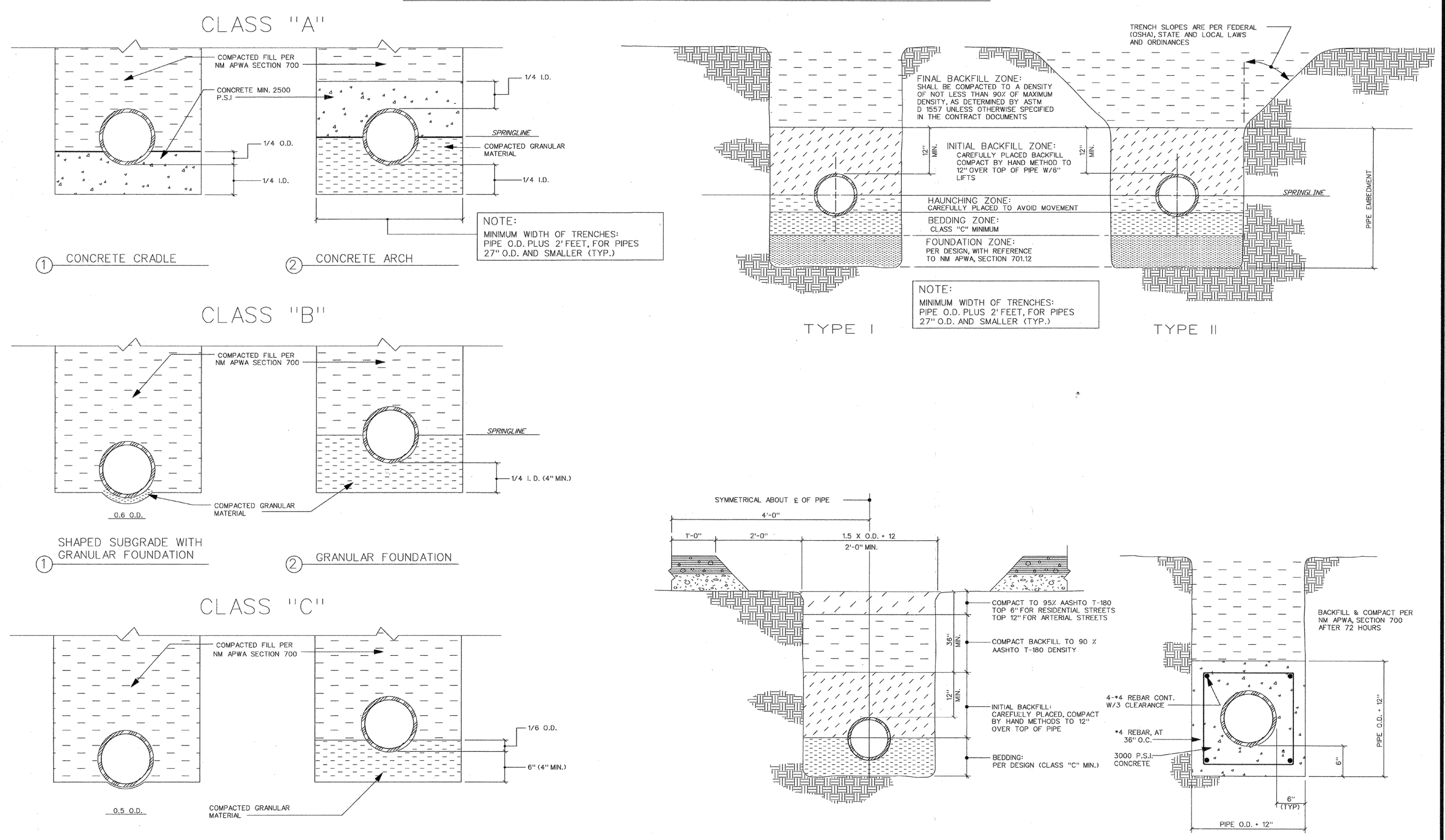
CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS - B

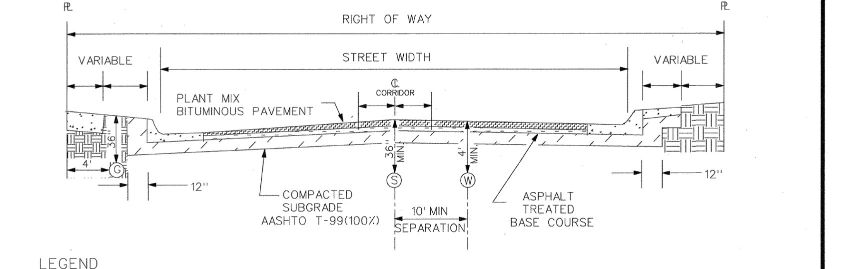
DATE: JULY 1992	REVISIONS			FILE #: E:\AUTO\DWG\SCDT2-4
DRAWN BY: G. CHAVEZ	8-3-92			
CADD RENDITION BY: G. CHAVEZ	12-10-92			SHEET 4 OF 12
APPROVED BY: E. BROWN	11-16-94			

TRENCH BEDDING AND INSTALLATION DETAILS /DWG. # SAS-11

NOT TO SCALE

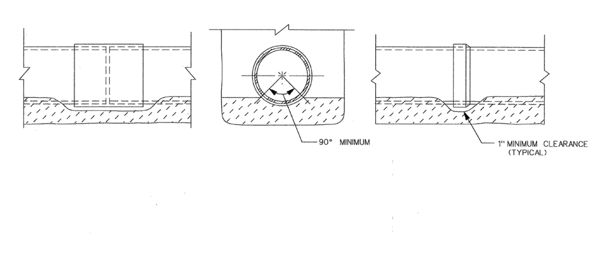


TYPICAL UTILITIES SEPARATION DETAIL /DWG. # SAS-12



NOT TO SCALE

BELL OR COUPLING INSTALLATION DETAIL /DWG. # SAS-13



NOT TO SCALE

GENERAL NOTES

(General notes CR-1 through CR-6, I-1 through I-3, CM-1 through CM-3 and FQC-1 through FQC-5 as above.)

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CONTRACT NO. DACA47-03-D-0012 TASK ORDER NO.3

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS - C

DATE: JULY 1992	REVISIONS			FILE #: E:\AUTO\DWG\SCDT3-4
DRAWN BY: G. CHAVEZ	8-4-92			
CADD RENDITION BY: G. CHAVEZ	12-14-92			SHEET 5 OF 12
APPROVED BY: E. BROWN	11-16-94			

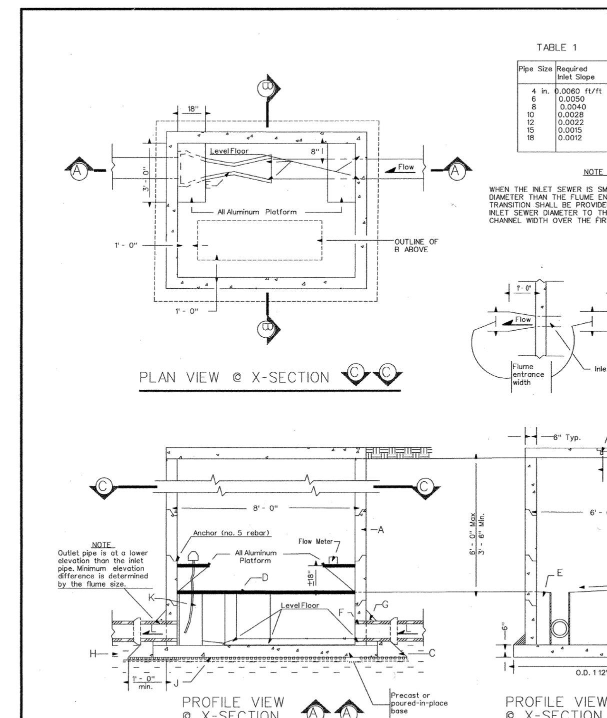

TABLE 1

Pipe Size	Required Inlet Slope
4 in.	0.0060 ft/ft
6	0.0050
8	0.0040
10	0.0028
12	0.0022
15	0.0015
18	0.0012

NOTE

WHEN THE INLET SEWER IS SMALLER OR LARGER, IN DIAMETER THAN THE FLUME ENTRANCE WIDTH, A SMOOTH TRANSITION SHALL BE PROVIDED CHANGING FROM THE INLET SEWER DIAMETER TO THE FLUME ENTRANCE CHANNEL WIDTH OVER THE FIRST FOOT INSIDE THE MH.

GENERAL NOTES

1. THIS DESIGN IS APPLICABLE FOR MANHOLES 6.0 FT. & LESS IN DEPTH MEASURED FROM FLOOR TO CONCRETE COVER. DEPTHS GREATER THAN 6.0 FT. WILL REQUIRE THE 8' DIAMETER, ROUND MANHOLE PER DWG NO. IP-1.
2. INDUSTRIAL MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF CITY RIGHT-OF-WAY. CITY PERSONNEL SHALL HAVE ACCESS TO THE MANHOLE AT ALL TIMES OF THE DAY OR NIGHT.
3. NOT ALL INSTALLATIONS WILL REQUIRE THE ALUMINUM PLATFORMS. SAMPLER AND FLOW METERING APPARATUS TO BE PROVIDED BY THE INDUSTRIAL USER. FINAL DECISIONS RELATIVE TO THE REQUIREMENT FOR MONITORING EQUIPMENT AND THE SPECIFIC TYPE OF FLUME WILL BE MADE BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION FOR EACH INDIVIDUAL CASE.
4. A PARSHALL FLUME OR PALMER BOWLUS FLUME SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THIS DETAIL. THE FLUME MUST BE SIZED TO ACCURATELY MEASURE ALL ANTICIPATED FLOW LEVELS. PRIOR TO INSTALLATION THE FLUME SIZE, AND TYPE MUST BE APPROVED BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION.
5. IN ORDER TO CONTROL VELOCITIES AT A LEVEL THAT ALLOWS FOR ACCURATE FLOW MEASUREMENT, SLOPES ON THE INLET SEWER LINES FOR 20 FT. OUTSIDE THE MANHOLE MUST BE AS SPECIFIED IN TABLE 1 FOR THE VARIOUS SIZE LINES. OUTLET SEWER LINES MUST BE DESIGNED TO CONVEY THE MAXIMUM DESIGN FLOWS WITHOUT CREATING A SURCHARGE CONDITION IN THE FLUME.

CONSTRUCTION NOTES

A. ALL MANHOLE BASES, RISER SECTIONS AND FLAT SLAB TOP SECTIONS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH CITY SPECIFICATIONS.
B. FRAME & COVER FOR NON-TRAFFIC AREAS SHALL BE NEENAH R-6661-VIH OR EQ. FOR TRAFFIC OR PARKING AREAS, IT SHALL BE NEENAH R-6663-OH OR EQUAL.
C. CONCRETE PIPE SUPPORTS SHALL EXTEND OUTSIDE THE MANHOLE TO BELL OF FIRST JOINT AND SHALL CRADLE PIPE TO THE SPRING LINE.
D. PREFABRICATED MONITORING FLUME TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND SHALL BE MANUFACTURED BY MANNING. PLASTI-FAB OR APPROVED EQUAL. A PARSHALL FLUME OR A PALMER BOWLUS FLUME SHALL BE INSTALLED AS DIRECTED BY THE PRETREATMENT SECTION, WATER QUALITY CONTROL DIVISION.
E. CONCRETE FILLETS, USE 3000 PSI CONC. WITH TYPE II CEMENT. FILLETS TO MATCH TOP OF FLUME AND SLOPE ONE INCH FER FOOT.
F. MANHOLE PIPE CONNECTIONS TO BE PER ASTM C-923; STANDARD SPEC. FOR RESILIENT CONNECTORS BETWEEN REINFORCED CONCRETE MANHOLE STRUCTURES AND PIPES. RESILIENT CONNECTORS TO BE A-LOK OR APPROVED EQUAL.
G. 6 IN. GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.
H. 6" SUBGRADE AND BACKFILL COMPACTED TO 95% MODIFIED PROCTOR.
J 2 IN. GRAVEL CRUSHED STONE LEVELING COURSE.
K FLUME OUTLET END ADAPTER, PLASTI-FAB OR APPROVED EQUAK
L SLOPE PER TABLE 1.

NOT TO SCALE

SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (6x8 RECTANGULAR) /DWG # IP-2

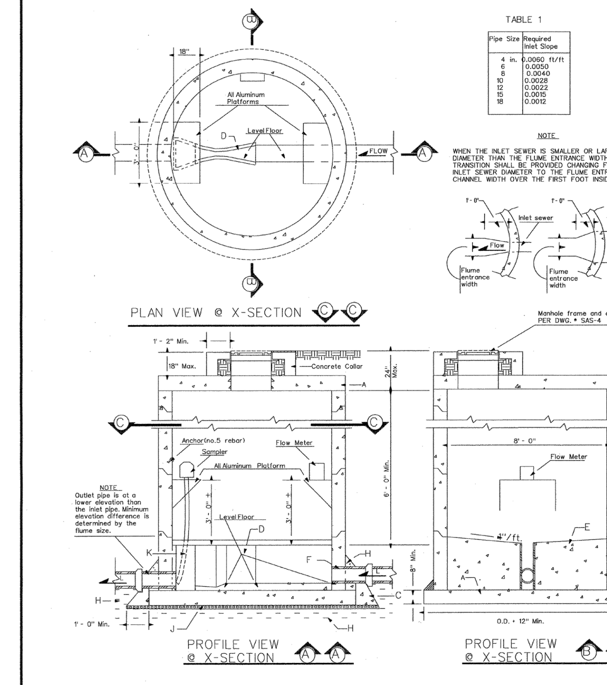

TABLE 1

Pipe Size	Required Inlet Slope
4 in.	0.0060 ft/ft
6	0.0050
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10	0.0028
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18	0.0012

NOTE

WHEN THE INLET SEWER IS SMALLER OR LARGER, IN DIAMETER THAN THE FLUME ENTRANCE WIDTH, A SMOOTH TRANSITION SHALL BE PROVIDED CHANGING FROM THE INLET SEWER DIAMETER TO THE FLUME ENTRANCE CHANNEL WIDTH OVER THE FIRST FOOT INSIDE THE MH.

GENERAL NOTES

1. THIS DESIGN IS APPLICABLE FOR MANHOLES 6.0 FT. & GREATER IN DEPTH MEASURED FROM FLOOR TO CONCRETE COVER. DEPTHS LESS THAN 6.0 FT. WILL REQUIRE THE 6x8 RECTANGULAR MANHOLE PER DWG. # IP-2.
2. INDUSTRIAL MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF CITY RIGHT-OF-WAY. CITY PERSONNEL SHALL HAVE ACCESS TO THE MANHOLE AT ALL TIMES OF THE DAY OR NIGHT.
3. NOT ALL INSTALLATIONS WILL REQUIRE THE ALUMINUM PLATFORMS. SAMPLER AND FLOW METERING APPARATUS TO BE PROVIDED BY THE INDUSTRIAL USER. FINAL DECISIONS RELATIVE TO THE REQUIREMENT FOR MONITORING EQUIPMENT AND THE SPECIFIC TYPE OF FLUME WILL BE MADE BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION FOR EACH INDIVIDUAL CASE.
4. A PARSHALL FLUME OR PALMER BOWLUS FLUME SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THIS DETAIL. THE FLUME MUST BE SIZED TO ACCURATELY MEASURE ALL ANTICIPATED FLOW LEVELS. PRIOR TO INSTALLATION THE FLUME SIZE, AND TYPE MUST BE APPROVED BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION.
5. IN ORDER TO CONTROL VELOCITIES AT A LEVEL THAT ALLOWS FOR ACCURATE FLOW MEASUREMENT, SLOPES ON THE INLET SEWER LINES FOR 20 FT. OUTSIDE THE MANHOLE MUST BE AS SPECIFIED IN TABLE 1 FOR THE VARIOUS SIZE LINES. OUTLET SEWER LINES MUST BE DESIGNED TO CONVEY THE MAXIMUM DESIGN FLOWS WITHOUT CREATING A SURCHARGE CONDITION IN THE FLUME.

CONSTRUCTION NOTES

A. ALL MANHOLE BASES, RISER SECTIONS AND FLAT SLAB TOP SECTIONS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH CITY SPECIFICATIONS.
B. FRAME & COVER FOR NON-TRAFFIC AREAS SHALL BE NEENAH R-6661-VIH OR EQ. FOR TRAFFIC OR PARKING AREAS, IT SHALL BE NEENAH R-6663-OH OR EQUAL.
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H 6" SUBGRADE AND BACKFILL COMPACTED TO 95% MODIFIED PROCTOR.
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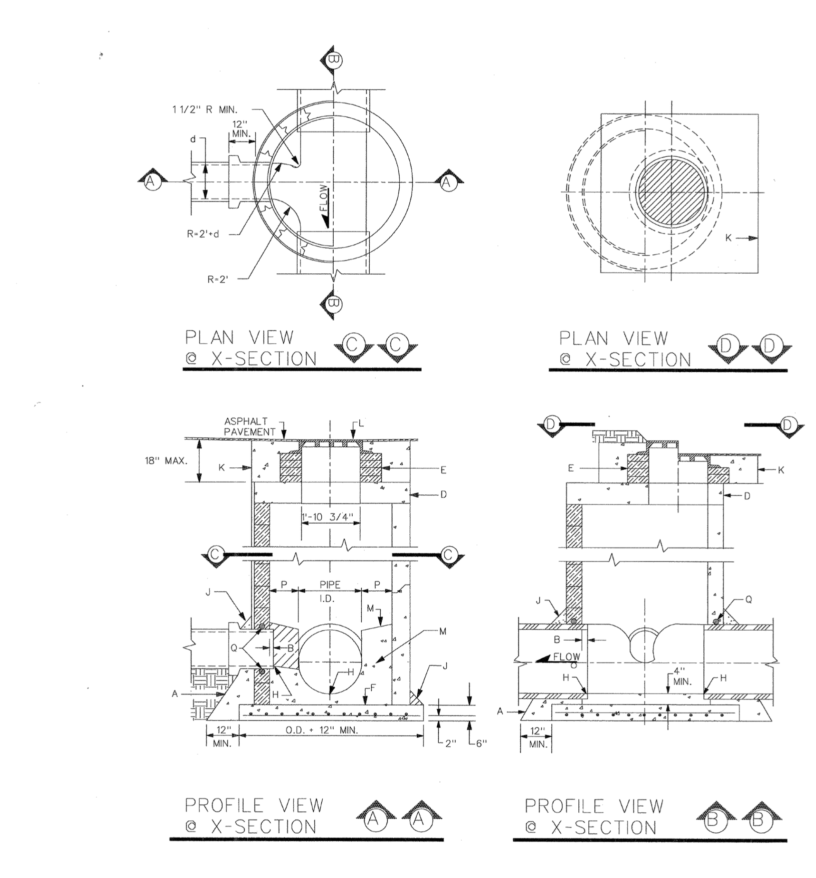
K. FLUME OUTLET END ADAPTER, PLASTI-FAB OR APPROVED EQUAK.
L. SLOPE PER TABLE 1.

NOT TO SCALE

SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (8 FT. DIA.) /DWG. # IP-1



GENERAL NOTES

1. USE APPROVED MASTIC JOINT MATERIAL FOR ALL JOINTS.
2. CONTRACTOR HAS OPTION TO CONSTRUCT TYPE "C" M.H. IN LIEU OF TYPE "E" M.H. FOR DEPTHS OF 6' OR MORE.
3. DESIGN APPLIES TO 4', 6' & 8' MANHOLES.
4. M.H. GREATER THAN 18' IN DEPTH SHALL ONLY BE CONSTRUCTED OF PRECAST CONCRETE SECTION.
5. USE NON-SHRINK GROUT FOR FILLETS AND PENETRATIONS.
6. POSITION M.H. OPENING OVER THE UPSTREAM SIDE OF MAIN LINE.

CONSTRUCTION NOTES

A. CONCRETE PIPE SUPPORT SHALL EXTEND OUTSIDE OF M.H. TO BELL OF FIRST JOINT & SHALL CRADLE PIPE TO SPRING LINE. NOT APPLICABLE FLEXIBLE PIPE.
B. PIPE PENETRATION INTO MANHOLE SHALL BE FLUSH TO 2" MAX., MEASURED AT SPRING LINE OF PIPE.
D. PRECAST CONCRETE COVER
E. USE MAX. 4 COURSES GR. MS BRICK ON UNPAVED STREET FOR FUTURE ADJ. OF M.H. FRAME TO PAVEMENT GRADE. PLASTER INSIDE WITH 1/2" MORTAR.
F. CONCRETE BASE TO BE POURED IN PLACE USING NO. 4 BARS AT 6" O.C. EA. WAY FOR M.H. DEPTH OF 16' OR GREATER. NO. 4 BARS AT 12" O.C. EA. WAY FOR M.H. LESS THAN 16' IN DEPTH.
H. INV. ELEV. OF STUB OR LATERAL AS SHOWN ON PLANS.
J. 6" GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.
K. USE A 5'x 5' CONCRETE PAD IN ALL AREAS SLOPE FOR GRADER USE UNPAVED AREAS.
L. FRAME AND COVER, SEE DWG. # SAS-4
M. CONCRETE FILL, 3000 PSI
N. SLOPE 1" PER FT. FROM PIPE CROWN
P. SHELF TO BE 9" WIDE MIN.
Q. APPROVED WATERSTOP TO BE COMPATIBLE WITH TYPE OF PIPE.

MANHOLE TYPE "C" DETAIL /DWG. # SAS-14

NOT TO SCALE

CONTRACT NO. DACA47-03-D-0012 TASK ORDER NO.3

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS - D

DATE: JULY 1992	REVISIONS			FILE #: E:\AUTO\DWG\SCDT4-4
DRAWN BY: G. CHAVEZ	8-4-92			
CADD RENDITION BY: G. CHAVEZ				SHEET 6 OF 12
APPROVED BY: E. BROWN				

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Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM DEVELOPMENT PLAN

No	Date	Description

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CU-100.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

SHEET TITLE

UTILITY DETAILS 2

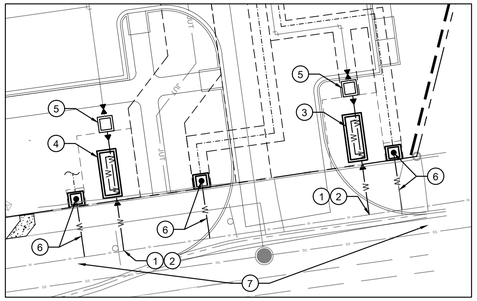
SHEET NUMBER

CU-502

RKSS-CERRILLOS MULTI-FAMILY

3471 CERRILLOS ROAD
SANTA FE, NEW MEXICO, 87507
OCTOBER 2024

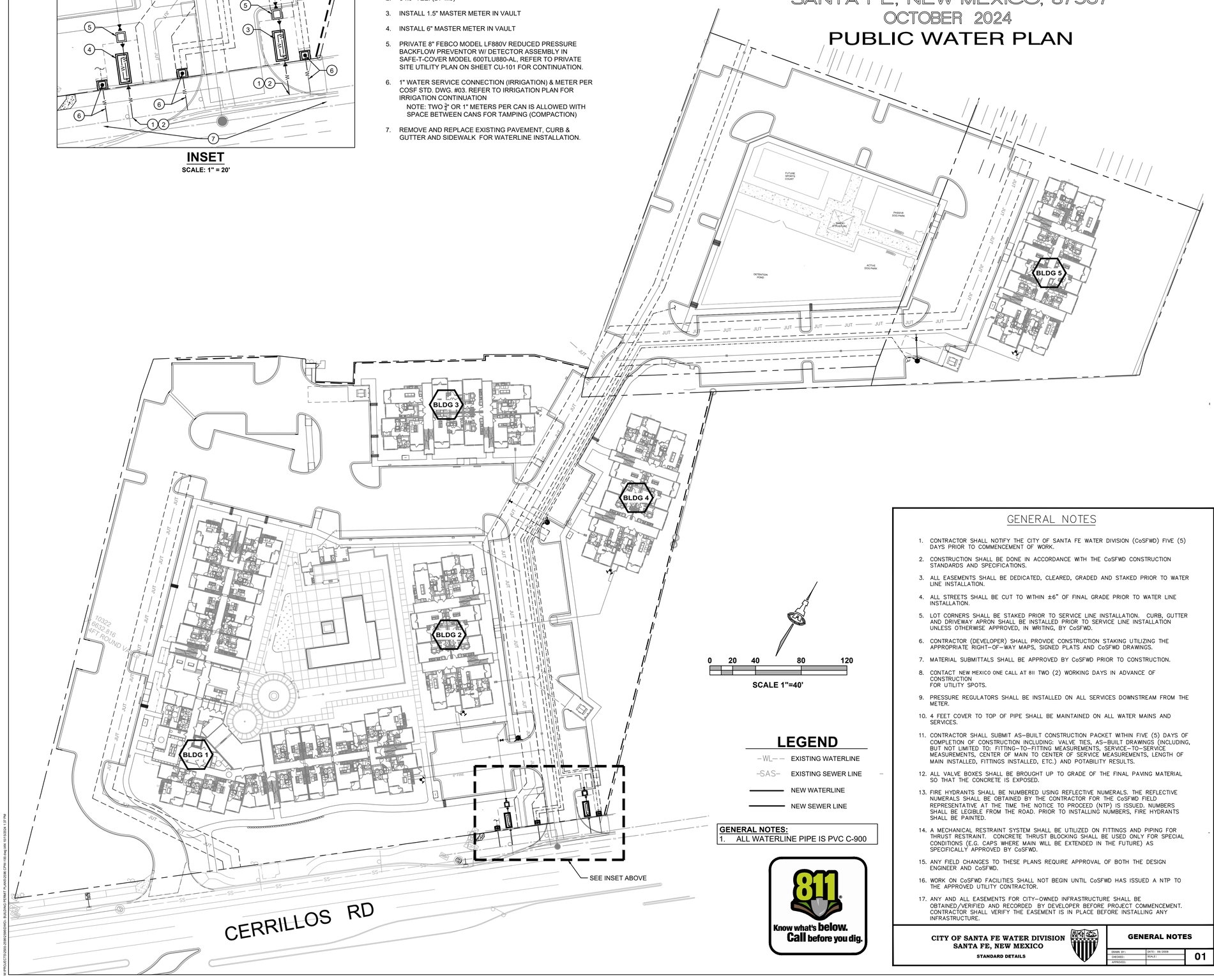
PUBLIC WATER PLAN



INSET
SCALE: 1" = 20'

KEYED NOTES

1. CONNECT SERVICE LINES TO EXISTING 12" WATERLINE.
2. 8"x6" TEE. (DI -MJ)
3. INSTALL 1.5" MASTER METER IN VAULT
4. INSTALL 6" MASTER METER IN VAULT
5. PRIVATE 8" FEBCO MODEL LF880V REDUCED PRESSURE BACKFLOW PREVENTOR W/ DETECTOR ASSEMBLY IN SAFE-T-COVER MODEL 600TLU880-AL, REFER TO PRIVATE SITE UTILITY PLAN ON SHEET CU-101 FOR CONTINUATION.
6. 1" WATER SERVICE CONNECTION (IRRIGATION) & METER PER COSF STD. DWG. #03. REFER TO IRRIGATION PLAN FOR IRRIGATION CONTINUATION
   NOTE: TWO ¾" OR 1" METERS PER CAN IS ALLOWED WITH SPACE BETWEEN CANS FOR TAMPING (COMPACTION)
7. REMOVE AND REPLACE EXISTING PAVEMENT, CURB & GUTTER AND SIDEWALK FOR WATERLINE INSTALLATION.



0 20 40 80 120
SCALE 1"=40'

LEGEND

–WL–	EXISTING WATERLINE
–SAS–	EXISTING SEWER LINE
	NEW WATERLINE
	NEW SEWER LINE

GENERAL NOTES:
1. ALL WATERLINE PIPE IS PVC C-900

Know what's below. Call before you dig. 811

GENERAL NOTES

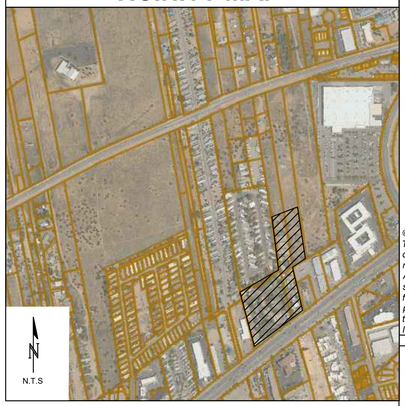
1. CONTRACTOR SHALL NOTIFY THE CITY OF SANTA FE WATER DIVISION (CoSFWD) FIVE (5) DAYS PRIOR TO COMMENCEMENT OF WORK.
2. CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CoSFWD CONSTRUCTION STANDARDS AND SPECIFICATIONS.
3. ALL EASEMENTS SHALL BE DEDICATED, CLEARED, GRADED AND STAKED PRIOR TO WATER LINE INSTALLATION.
4. ALL STREETS SHALL BE CUT TO WITHIN ±6" OF FINAL GRADE PRIOR TO WATER LINE INSTALLATION.
5. LOT CORNERS SHALL BE STAKED PRIOR TO SERVICE LINE INSTALLATION. CURB, GUTTER AND DRIVEWAY APRON SHALL BE INSTALLED PRIOR TO SERVICE LINE INSTALLATION UNLESS OTHERWISE APPROVED, IN WRITING, BY CoSFWD.
6. CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING UTILIZING THE APPROPRIATE RIGHT-OF-WAY MAPS, SIGNED PLATS AND CoSFWD DRAWINGS.
7. MATERIAL SUBMITTALS SHALL BE APPROVED BY CoSFWD PRIOR TO CONSTRUCTION.
8. CONTACT NEW MEXICO ONE CALL AT 811 TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION FOR UTILITY SPOTS.
9. PRESSURE REGULATORS SHALL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
10. 4 FEET COVER TO TOP OF PIPE SHALL BE MAINTAINED ON ALL WATER MAINS AND SERVICES.
11. CONTRACTOR SHALL SUBMIT AS-BUILT CONSTRUCTION PACKET WITHIN FIVE (5) DAYS OF COMPLETION OF CONSTRUCTION INCLUDING: VALVE TIES, AS-BUILT DRAWINGS (INCLUDING, BUT NOT LIMITED TO: FITTING-TO-FITTING MEASUREMENTS, SERVICE-TO-SERVICE MEASUREMENTS, CENTER OF MAIN TO CENTER OF SERVICE MEASUREMENTS, LENGTH OF MAIN INSTALLED, FITTINGS INSTALLED, ETC.) AND POTABILITY RESULTS.
12. ALL VALVE BOXES SHALL BE BROUGHT UP TO GRADE OF THE FINAL PAVING MATERIAL SO THAT THE CONCRETE IS EXPOSED.
13. FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE CoSFWD FIELD REPRESENTATIVE AT THE TIME THE NOTICE TO PROCEED (NTP) IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE ROAD. PRIOR TO INSTALLING NUMBERS, FIRE HYDRANTS SHALL BE PAINTED.
14. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING SHALL BE USED ONLY FOR SPECIAL CONDITIONS (E.G. CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) AS SPECIFICALLY APPROVED BY CoSFWD.
15. ANY FIELD CHANGES TO THESE PLANS REQUIRE APPROVAL OF BOTH THE DESIGN ENGINEER AND CoSFWD.
16. WORK ON CoSFWD FACILITIES SHALL NOT BEGIN UNTIL CoSFWD HAS ISSUED A NTP TO THE APPROVED UTILITY CONTRACTOR.
17. ANY AND ALL EASEMENTS FOR CITY-OWNED INFRASTRUCTURE SHALL BE OBTAINED/VERIFIED AND RECORDED BY DEVELOPER BEFORE PROJECT COMMENCEMENT. CONTRACTOR SHALL VERIFY THE EASEMENT IS IN PLACE BEFORE INSTALLING ANY INFRASTRUCTURE.

CITY OF SANTA FE WATER DIVISION
SANTA FE, NEW MEXICO
STANDARD DETAILS

GENERAL NOTES — 01

DRAWN BY: | DATE: 09/2024
CHECKED: | SCALE:
APPROVED:

VICINITY MAP



DOMESTIC & IRRIGATION WATER SERVICE TABLE

SERVICE ADDRESS	STREET NAME	SERVICE SIZE & TYPE (DS OR IR)	METER SIZE
3471	CERRILLOS RD.	8" DS & FIRE FLOW	6"
3471	CERRILLOS RD.	1" IR	1"
3435	CERRILLOS RD.	8" DS & FIRE FLOW	1.5"
	CERRILLOS RD.	1" IR	1"
	CERRILLOS RD.	1" IR	1"

FIRE SERVICE DESIGN TABLE

SERVICE SIZE	REQ'D FLOW GPM	RESIDUAL PRESSURE PSI	BUILDING(S) SERVED
6"	1,437.5	113	4 - BLDGS 1-4 ON LOT 5A-B1
6"	750	113	1 - BLDG 5 ON LOT M-2

A FIRE SERVICE IS DEDICATED FOR AUTOMATIC SPRINKLER SYSTEMS. ALL FIRE SERVICES MUST BE EQUIPED WITH A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER WITH DETECTOR ASSEMBLY (RPDA). THE BACKFLOW PREVENTER MUST BE LOCATED WITHIN 30' OF THE CONNECTION TO THE WATER MAIN. BACKFLOW PREVENTERS MUST BE LISTED AS APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
PEAK FLOWS IS IN GALLONS PER MINUTE.
RESIDUAL PRESSURE IN POUNDS PER SQUARE INCH AT THE LISTED FIRE FLOW AT POINT OF CONNECTION TO MAIN.

CITY OF SANTA FE WATER DIVISION _____ DATE _____

SANTA FE FIRE DEPARTMENT _____ DATE _____

RECORD MAPPING

	INITIALS	DATE
AS BUILT		/ /
VALVE MAPS		/ /
GIS (MAPPING)		/ /
INSPECTOR APPROVED		/ /

RECORD DRAWINGS

THIS RECORD DOCUMENT HAS BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION AS PROVIDED BY OTHERS. _____ CERTIFIES THAT THE INFORMATION SHOWN IS A REASONABLE DOCUMENTATION OF THE FINAL CONSTRUCTION.

ENGINEER _____ PE _____ DATE _____

AEREAL	TOWNSHIP, RANGE, SECTION
M-14	T16N R9E SEC 07

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IAN M. N. ANDERSON — NEW MEXICO — 26441 — 10/15/24 — LICENSED PROFESSIONAL ENGINEER

Engineer

RKSS-CERRILLOS MULTI-FAMILY
SANTA FE, NM
DEVELOPMENT PLAN

No	Date	Description

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CPW-100.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

SHEET TITLE
PUBLIC WATER PLAN

SHEET NUMBER
2024 XX
1 OF 2

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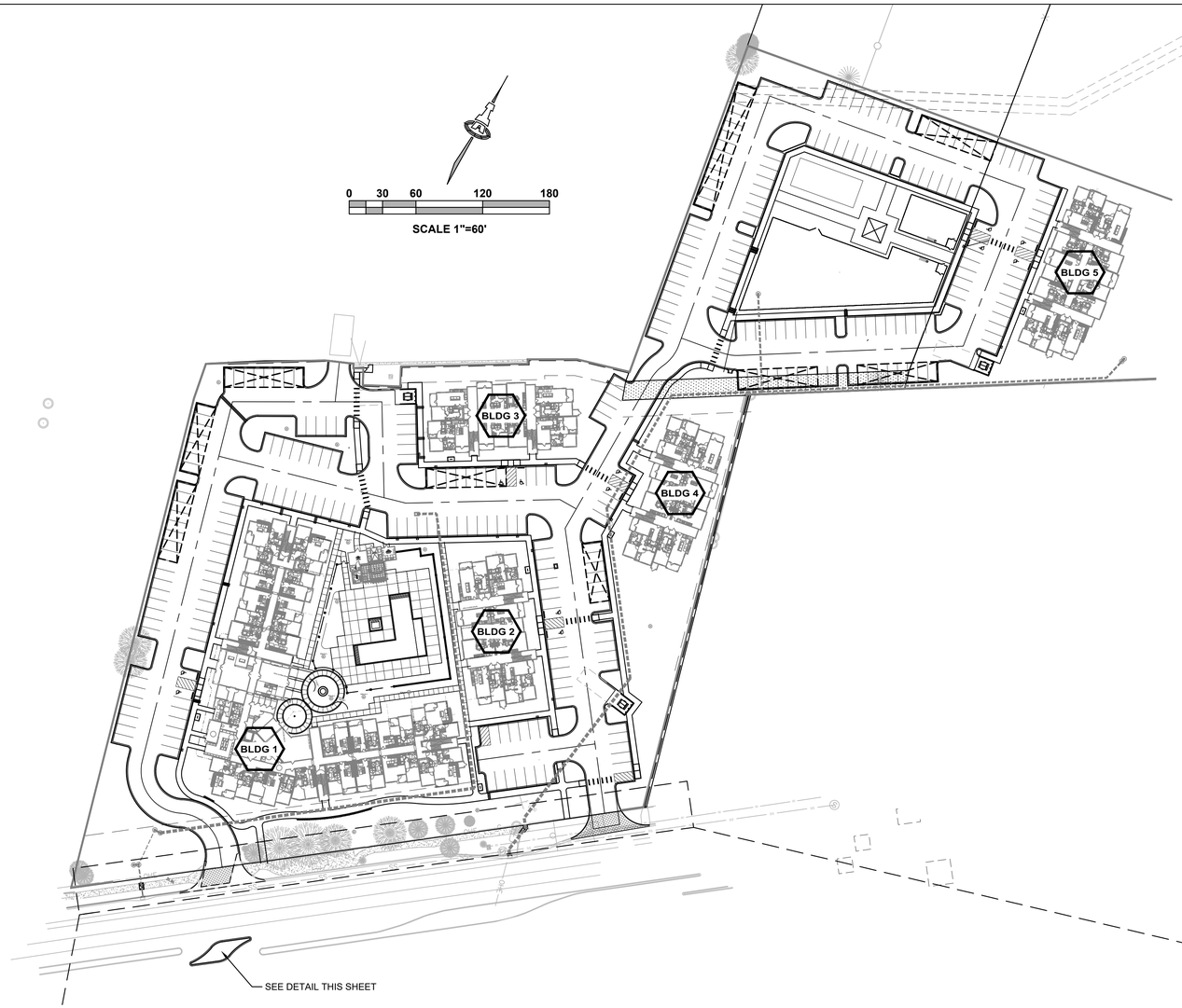
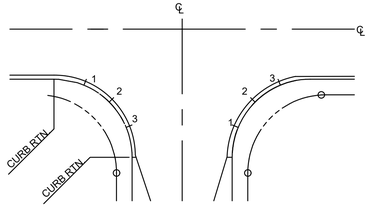
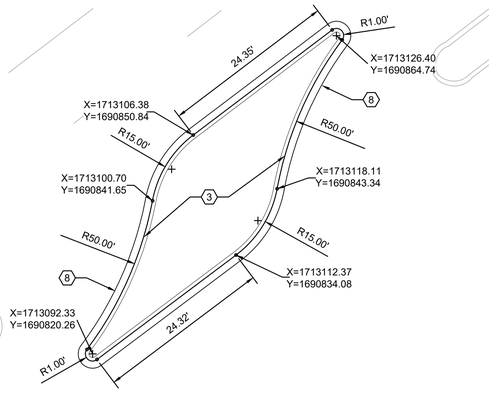


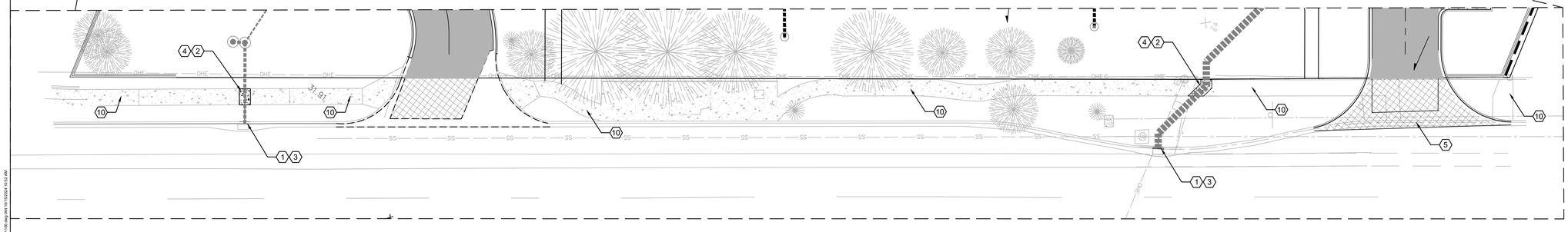


NOTE:
QUARTER POINT GRADES ARE REFERENCED AS 1, 2 & 3 ALONG THE FACE OF CURB IN A CLOCKWISE DIRECTION.

QUARTER POINT DETAIL
NTS



ISLAND GEOMETRY
SCALE: 1"=10'



CERRILLOS RD ENLARGED PLAN
SCALE: 1"=20'

	FL	TC
1	35.39	35.89
2	35.08	36.58
3	34.77	35.27

	FL	TC
1	35.57	36.07
2	35.72	36.22
3	35.86	36.36

GENERAL NOTES

A. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (505-260-1990) FOR LOCATION OF EXISTING UTILITIES.

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

C. ADJUST VALVE BOXES, CLEAN-OUTS AND STORM INLETS TO FINISHED GRADES.

D. SEE ARCHITECTURAL PLANS/DEVELOPMENT PLANS FOR DIMENSIONS.

LEGEND

- EXISTING STREET IMPROVEMENTS
- NEW CRUB THIS CONTRACT
- STOP SIGN & STREET NAME SIGN
- PUBLIC ROADWAY ASPHALT PAVING SEE SECTION, THIS SHEET, FOR DETAIL

PAVEMENT KEYED NOTES

1. REMOVE EXISTING CURB & GUTTER.
2. REMOVE EXISTING SIDEWALK TO NEARES JOINT.
3. INSTALL NEW PCC CURB & GUTTER PER NMDOT DETAIL 609-01-1/1.
4. NEW 5' PCC SIDEWALK PER NMDOT DETAIL 609-01-1/1.
5. CONSTRUCT NEW VALLEY GUTTER PER NMAPWA STD DWG 2420.
7. 4" SOLID YELLOW THERMOPLASTIC STRIP.
8. SAWCUT, REMOVE AND DISPOSE EXISTING ASPHALT FOR ISLAND CONSTRUCTION.
9. EXISTING DRIVEWAY TO REMAIN.
10. EXISTING SIDEWALK TO REMAIN.

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26441
LICENSED PROFESSIONAL ENGINEER
10/15/24

Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

No	Date	Description

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CP-100.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

SHEET TITLE

PUBLIC PAVING PLAN

SHEET NUMBER

CP-100

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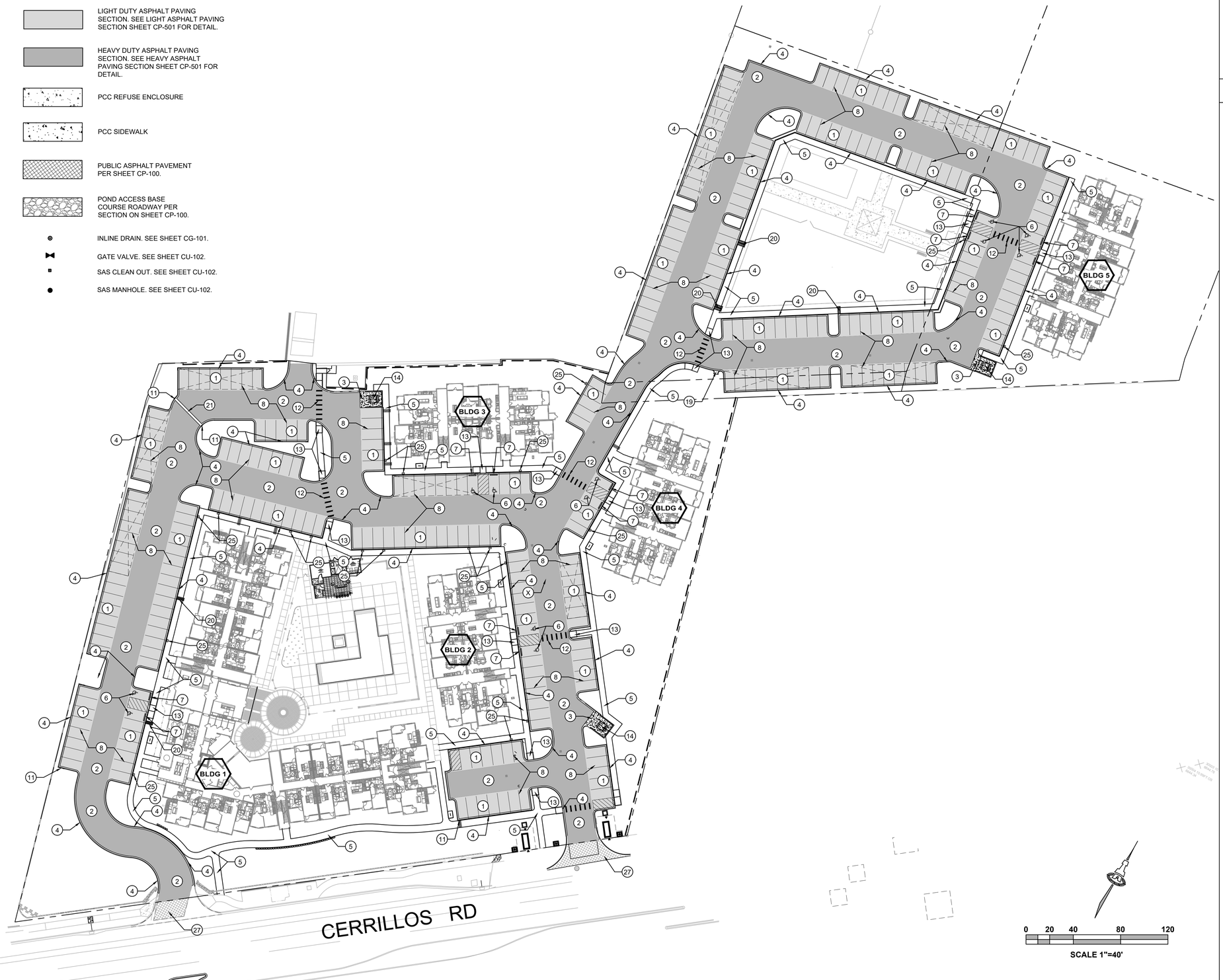
LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- LIGHT DUTY ASPHALT PAVING SECTION. SEE LIGHT ASPHALT PAVING SECTION SHEET CP-501 FOR DETAIL.
- HEAVY DUTY ASPHALT PAVING SECTION. SEE HEAVY ASPHALT PAVING SECTION SHEET CP-501 FOR DETAIL.
- PCC REFUSE ENCLOSURE
- PCC SIDEWALK
- PUBLIC ASPHALT PAVEMENT PER SHEET CP-100.
- POND ACCESS BASE COURSE ROADWAY PER SECTION ON SHEET CP-100.
- INLINE DRAIN. SEE SHEET CG-101.
- GATE VALVE. SEE SHEET CU-102.
- SAS CLEAN OUT. SEE SHEET CU-102.
- SAS MANHOLE. SEE SHEET CU-102.



GENERAL NOTES

A. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (505-260-1990) FOR LOCATION OF EXISTING UTILITIES.

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

C. ADJUST VALVE BOXES, CLEAN-OUTS AND STORM INLETS TO FINISHED GRADES.

D. SEE ARCHITECTURAL PLANS/DEVELOPMENT PLANS FOR DIMENSIONS.

E. REFER TO PUBLIC PAVING & ACCESS PLAN, SHEET CP-100, FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.

KEYED NOTES

1. LIGHT ASPHALT PAVING, SEE SECTION SHEET CP-501.
2. HEAVY ASPHALT PAVING, SEE SECTION SHEET CP-501.
3. PCC PAVING; SEE SECTION SHEET CP-501.
4. PCC CURB AND GUTTER; SEE DETAIL SHEET CP-501.
5. PCC SIDEWALK; SEE DETAIL SHEET CP-501.
6. REFLECTORIZED PAVEMENT MARKING ACCESSIBILITY SYMBOL; SEE DETAIL SHEET CP-501.
7. ADA ACCESSIBLE PARKING SIGN; SEE DETAIL SHEET CP-501.
8. REFLECTORIZED PAVEMENT MARKING 4" SOLID WHITE STRIPE.
9. CURB PAINTED RED WITH SAFETY WHITE LETTERING "FIRE LANE-NO PARKING" AT 12'-0" O.C.
10. BICYCLE PARKING; SEE DETAIL SHEET CP-501.
11. CURB OPENING; SEE DETAIL SHEET CP-501.
12. CROSS WALK PAVEMENT MARKINGS; SEE DETAIL SHEET CP-501.
13. ADA ACCESS RAMP, SEE SHEET CP-501.
14. REFUSE ENCLOSURE; SEE ARCHITECTURE SHEETS.
15. ELECTRICAL TRANSFORMER WITH 4-4" PCC FILLED BOLLARDS LOCATED PER PNM SERVICE GUIDE DETAIL.
16. 12" CONCRETE APRON, SEE DETAIL SHEET CP-501.
17. INSTALL 24" STOP BAR.
18. INSTALL STOP SIGN.
19. CONCRETE RUNDOWN, SEE DETAIL ON SHEET CP-501.
20. SIDEWALK CULVERT, SEE DETAIL ON SHEET CP-501.
21. 2' WIDE ALLEY GUTTER, SEE DETAIL ON SHEET CP-501.
22. SITE PERIMETER FENCE; SEE LANDSCAPE PLANS FOR DETAILS.
23. SITE PERIMETER WALL; SEE LANDSCAPE PLANS FOR DETAILS.
24. SITE ACCESS GATE WITH KNOX BOX FOR EMERGENCY ACCESS; SEE ARCHITECTURAL PLANS FOR DETAILS.
25. ELECTRIC VEHICLE CHARGING STATION AND PARKING STALLS. EV CHARGING STATION LOCATIONS ARE SHOWN FOR REFERENCE AND FINAL LOCATION TO BE DETERMINED UNDER FINAL CONSTRUCTION DRAWINGS AND PER CHARGING STATION MANUFACTURER RECOMMENDATIONS.
26. MOUNTABLE CURB, SEE DETAIL ON SHEET CP-501.
27. PUBLIC PAVEMENT TO REMAIN, SEE SHEET CP-100.
28. SITE VISIBILITY TRIANGLES.
29. POND ACCESS BASE COURSE ROADWAY, SEE SECTION ON SHEET CP-501
30. "NO PARKING" SIGN, SEE DETAIL SHEET CP-501.
31. "PEDESTRIAN CROSSING" SIGN, SEE DETAIL SHEET CP-501.

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10/15/24

Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

No	Description	Date

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CP-101.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

SHEET TITLE

SITE PAVING PLAN

SHEET NUMBER

CP-101

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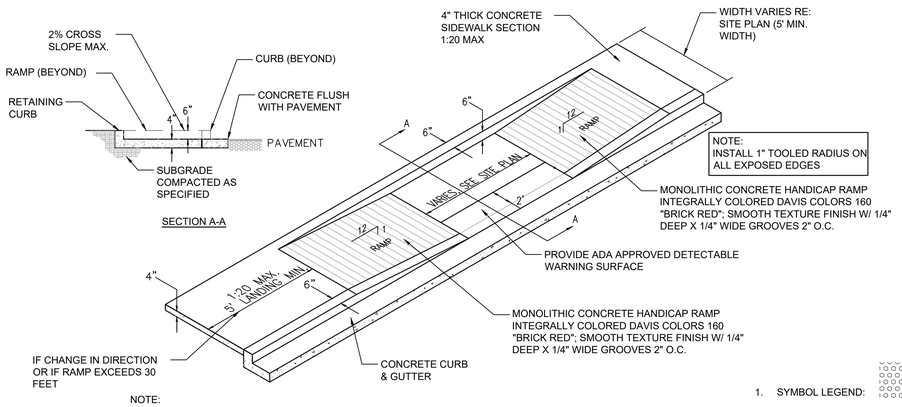
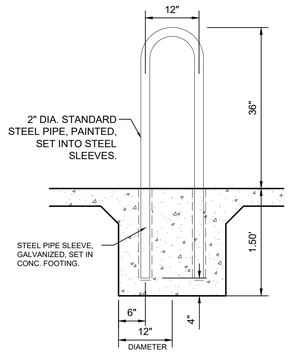


NOTE:
H.C RAMP SHALL NOT EXCEED 6', OR 8% SLOPE IN ANY DIRECTION, AND SHALL CONFORM W/ ALL APPLICABLE ANSI REQ'S. G.C SHALL VERIFY CONFORMANCE W/ ALL APPLICABLE ANSI REQ'S

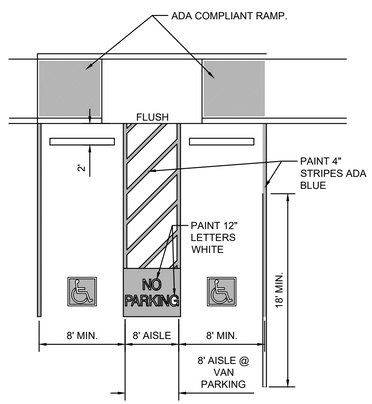
TAPERED RAMP DETAIL

SCALE: N.T.S.



BIKE RACK (2 SPACE)

SCALE: N.T.S.



NOTE: ADA PARKING STALLS SHALL BE MAX 2% SLOPE IN ALL DIRECTIONS

ADA PARKING DETAIL

SCALE: NTS

1. SYMBOL LEGEND:
2. INSTALL PER ADA ACCESSIBILITY GUIDELINES (ADAAG).
3. PAYMENT FOR DETECTABLE WARNING SURFACE IS INCIDENTAL TO ADA ACCESSIBLE RAMP PAYMENT ITEM.
4. SUBMIT SPECS TO CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.
5. DETECTABLE WARNING SURFACE TO BE A PRODUCT THAT IS CAST-IN-PLACE AND REPLACEABLE.
6. SEGMENTED DETECTABLE WARNING SURFACE AT BACK OF CURB TO BE CUT AND FIT PER MANUFACTURER'S INSTRUCTIONS. THE DETECTABLE WARNING SURFACE SHALL BE NO MORE THAN 5" FROM BACK OF CURB.

DETECTABLE WARNING SURFACE

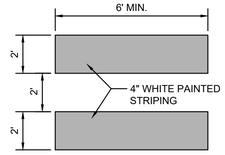
SCALE: NTS

GENERAL NOTES

1. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE SHAPED WITH A 3/8" EDGING TOOL.

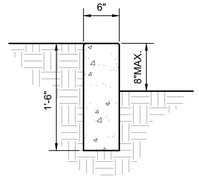
18" CURB OPENING

SCALE: N.T.S.



CROSSWALK PAVEMENT MARKINGS

SCALE: N.T.S.

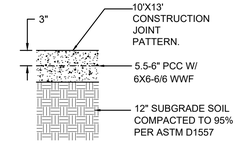


GENERAL NOTES

1. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
2. REQUIRES FULL FORM ON ALL FACES.
3. CONSTRUCTION CONTROL JOINTS AT 6' O.C. MAX.
4. 1/2" EXPANSION JOINTS 24' O.C.

HEADER CURB

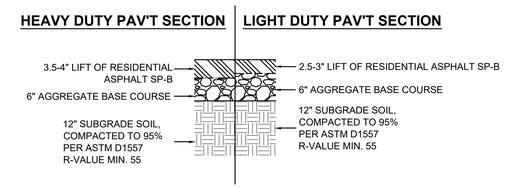
SCALE: N.T.S.



1. CONSTRUCTION JOINT: TROWELLED ¼" RADII EDGES ¼" DEEP
2. 4000 PSI MIN. STRENGTH PCC

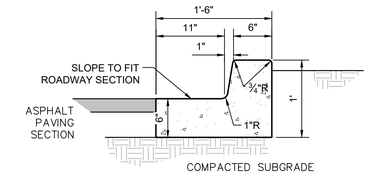
PCC PAVING SECTION

SCALE: N.T.S.



ASPHALT PAVING SECTION

SCALE: N.T.S.

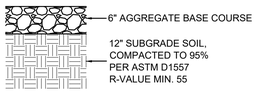


GENERAL NOTES

1. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
2. REQUIRES FULL FORM ON ALL FACES.
3. CONSTRUCTION CONTROL JOINTS AT 6' O.C. MAX.
4. 1/2" EXPANSION JOINTS 48' O.C., CURB RETURNS AND EACH SIDE OF DRIVES

MEDIAN CURB AND GUTTER

SCALE: N.T.S.



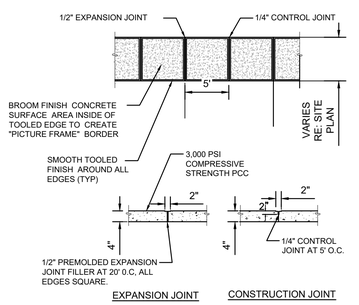
TEMPORARY EMERGENCY ACCESS ROADWAY / POND ACCESS ROAD SECTION

SCALE: N.T.S.

NOTE:
H.C RAMP SHALL NOT EXCEED 6', OR 8% SLOPE IN ANY DIRECTION, AND SHALL CONFORM W/ ALL APPLICABLE ANSI REQ'S. G.C SHALL VERIFY CONFORMANCE W/ ALL APPLICABLE ANSI REQ'S

CURBED RAMP DETAIL

SCALE: N.T.S.



PCC SIDEWALK

SCALE: N.T.S.

ACCESSIBILITY SYMBOL DETAIL

SCALE: N.T.S.

SIGNS

SCALE: N.T.S.

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Civil Engineering Consultants
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IAN M. N. ANDERSON NEW MEXICO 26441 10/15/24 LICENSED PROFESSIONAL ENGINEER

Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

No	Date	Description

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CP-501.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

SHEET TITLE

PAVING DETAILS

SHEET NUMBER

CP-501

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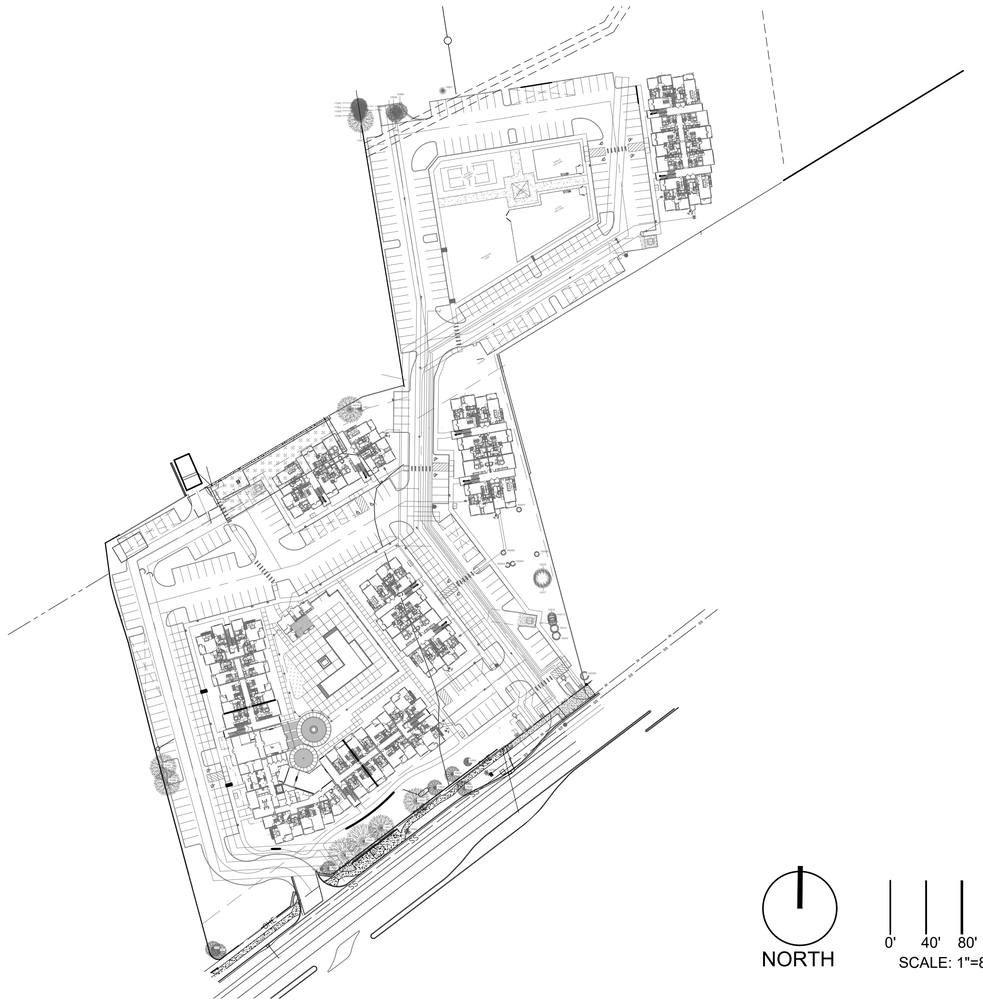
RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NEW MEXICO

LANDSCAPE IMPROVEMENT PRODUCTION PLANS



NORTH

0' 40' 80' 160'

SCALE: 1"=80'-0"

SHEET INDEX

L.0.0	TITLE SHEET
L.0.1	TREE MITIGATION PLAN
L.0.2	TREE MITIGATION LEGEND
L.1.1	PLANTING PLAN - BASE A
L.1.2	PLANTING PLAN - BASE B
L.1.3	PLANTING PLAN - BASE C
L.1.4	PLANTING LEGEND
L.1.5	PLANTING SPECIFICATIONS AND DETAILS
L.2.1	IRRIGATION PLAN - BASE A
L.2.2	IRRIGATION PLAN - BASE B
L.2.3	IRRIGATION PLAN - BASE C
L.2.4	IRRIGATION LEGEND
L.3.1	FENCING PLAN - BASE A
L.3.2	FENCING PLAN - BASE B
L.4.1	CONSTRUCTION DETAILS - FENCING

STATE OF NEW MEXICO
MICHAEL E. PIERING
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REGISTERED LANDSCAPE ARCHITECT

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RKSS-CERRILLOS MULTI-FAMILY
SANTA FE, NEW MEXICO
DEVELOPMENT PLAN

DATE:
10/07/2024

PROJECT NUMBER:

REVISIONS

NO	DATE

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER

L.0.0

TITLE SHEET

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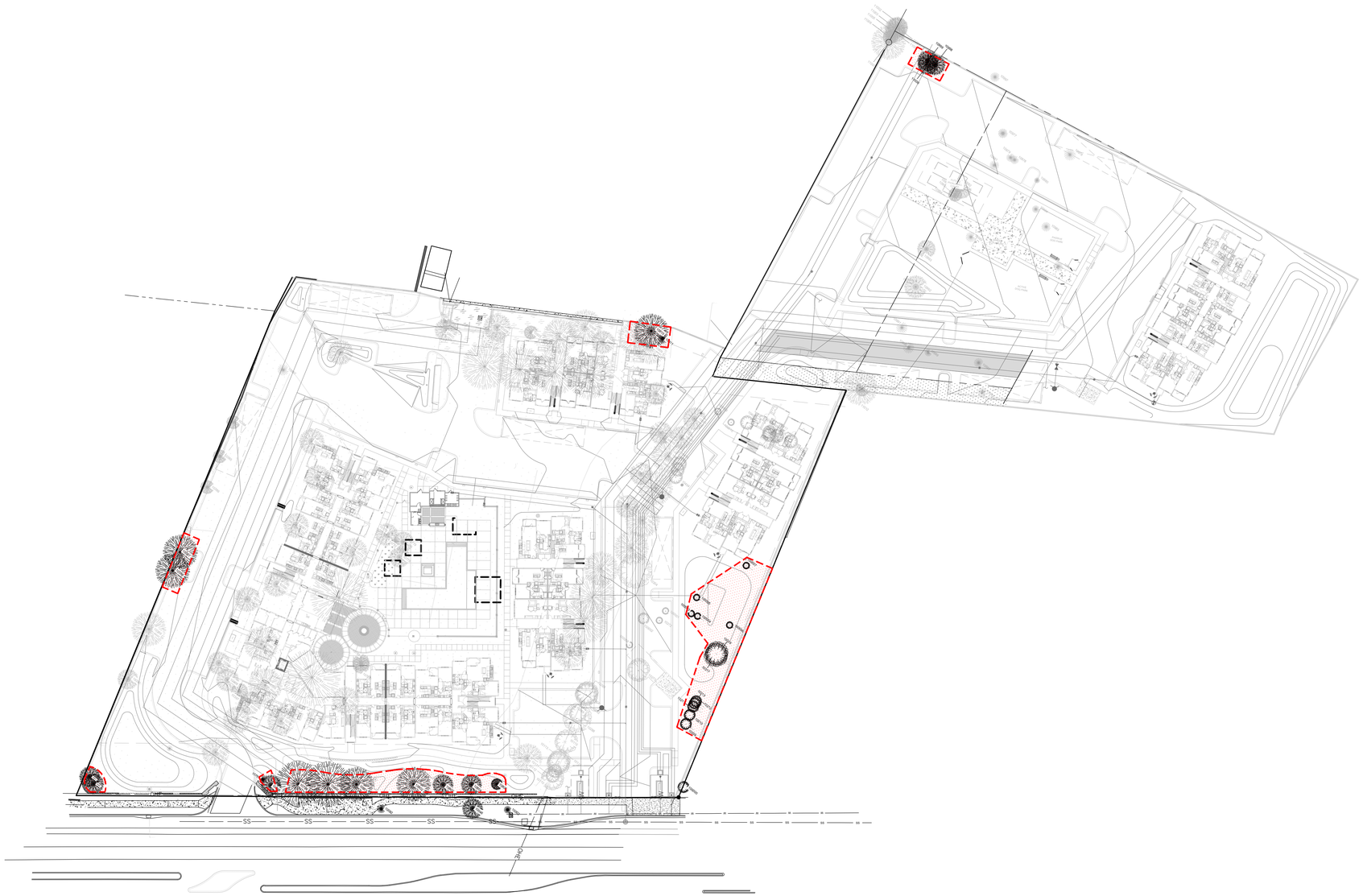

DO NOT DISTURB PLAN LEGEND

NATIVE AREA TO REMAIN UNDISTURBED

NATIVE AREA NOTES

1. GENERAL CONTRACTOR TO GRIND ALL NATIVE TREES DESIGNATED "TO BE REMOVED" ON SITE. ALL GRINDINGS/MULCH WILL BE PLACED IN ALL SIGNIFICANT PRESERVATION AREAS IN 3" LIFTS. NO MORE THAN 6" OF NATIVE MULCH WILL BE PLACED IN THESE AREAS AT ONE TIME.
2. NATIVE VEGETATIVE AREAS THAT REMAIN AFTER REVIEW BY OWNER AND L.A. SHALL RECEIVE NATIVE MULCH
3. EXCESS GRINDINGS/MULCH WILL BE STOCKPILED ON SITE AND USED TO REPLENISH THE MULCH IN THE "DO NOT REMOVE" AS DIRECTED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
4. ALL STOCKPILED MULCH WILL BE DISTRIBUTED THROUGHOUT THE SITE AS DIRECTED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT BEFORE THE CLOSE OF THE PROJECT.
5. ALL DISTURBED AREAS WILL BE SEEDED AND/OR SODDED AS NOTED ON THE PLAN(S) AND AS DIRECTED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
6. ALL AREAS DESIGNATED "ORNAMENTAL TURF" WILL BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM AS SHOWN ON THE IRRIGATION DRAWINGS AND WILL BE SEEDED AND/OR SODDED WITH COMMON BERMUDA UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. ALL AREAS DESIGNATED "NATIVE" AND/OR "NATURAL" WILL BE SEEDED WITH A SEASONALLY APPROPRIATE SEED AS SPECIFIED ON THE DRAWING(S). COOL SEASON SEEDING WILL BE "ANNUAL RYE GRASS" AND WARM SEASON SEEDING WILL BE "WEEPING LOVE GRASS".
8. TEMPORARY IRRIGATION WILL BE INSTALLED AND MANAGED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED AS DETERMINED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT. AT NO TIME WILL COVERAGE OF LESS THAN 70% BE ACCEPTABLE BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT. THIS ACCEPTANCE DOES NOT SUPERSEDE ANY REGULATORY REQUIREMENTS OF THE GOVERNING AGENCY WITHIN WHICH THE PROJECT OCCURS.

TREE MITIGATION PLAN LEGEND

TREES TO BE SAVED

TREES TO BE REMOVED

NOTE: EXISTING TREES LOCATED OUTSIDE OF PROPERTY LINE NOT INCLUDED IN TREE MITIGATION REQUIREMENTS.

SEE L.0.2 FOR TREE MITIGATION LEGENDS AND REQUIREMENTS.

NOTE:

ALL REMOVED TREES ARE TO BE PROCESSED INTO WOOD MULCH AND SET ASIDE ON SITE FOR FUTURE INSTALLATION. LARGE PILES OF MULCH CAN SPONTANEOUSLY COMBUST FROM ALL OF THE HEAT THAT THEY GENERATE, SO IT IS IMPORTANT TO BE VIGILANT AND EMPLOY GOOD HOUSEKEEPING. THE DISTANCE BETWEEN MULCH PILES KEEPS A FIRE FROM SPREADING FROM ONE PILE TO ANOTHER, OR TO A BUILDING.

NORTH

0' 25' 50' 100'

SCALE: 1"=50'-0"

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RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NEW MEXICO

DEVELOPMENT PLAN

DATE:
10/07/2024

PROJECT NUMBER:

REVISIONS

NO	DATE

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER

L.0.1

TREE MITIGATION & DO NOT DISTURB PLAN

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NUMBER	CAL	SPECIES	STATUS	SAVE DECIDUOUS TREE "	SAVE CONIFEROUS TREE "	REMOVED DECIDUOUS TREE "	REMOVED CONIFEROUS TREE "	REQ REPLACEMENT DECIDUOUS TREE	REQ REPLACEMENT CONIFEROUS TREE	PINON TREES SAVED	PINON TREES REMOVED
10002	**10**	**Pinon**	**Save**		**10**				**0**	**1**	
10046	8	Golden Rain	Save	8				0			
10082	**8**	**Pinon**	**Save**		**8**				**0**	**1**	
10110	10	Elm	Remove			10		1			
10111	6	Elm	Remove			6		1			
10112	6	Elm	Remove			6		1			
10113	12	Elm	Remove			12		1			
10014	12	Elm	Remove			12		1			
10115	12	Elm	Remove			12		1			
10209	6	Elm	Remove			6		1			
10210	6	Elm	Remove			6		1			
10211	6	Elm	Remove			6		1			
10212	6	Elm	Remove			6		1			
10213	6	Elm	Remove			6		1			
10272	6	Arba Vitae	Remove				6		1		
10273	**8**	**Elm**	**Remove**			**8**		**0**			
10288	12	Elm	Remove			12		1			
10289	8	Elm	Remove			8		1			
10292	8	Elm	Remove			8		1			
10293	8	Elm	Remove			8		1			
10304	24	Elm	Remove			24		1			
10316	8	Elm	Remove			8		1			
10317	8	Elm	Remove			8		1			
10379	14	Locust	Remove			14		1			
10380	14	Locust	Remove			14		1			
10381	14	Locust	Remove			14		1			
10382	16	Locust	Remove			16		1			
10383	16	Locust	Remove			16		1			
10384	6	Locust	Remove			6		1			
10385	6	Locust	Remove			6		1			
10386	6	Locust	Remove			6		1			
10387	30	Elm	Save	30					0		
10388	24	Elm	Save	24					0		
10389	24	Elm	Remove			24		1			
10390	12	Locust	Remove			12		1			
10391	12	Locust	Save	12					0		
10392	12	Elm	Save	12					0		
10393	20	Elm	Save	20					0		
10394	20	Elm	Remove			20		1			
10395	18	Elm	Remove			18		1			
10396	24	Elm	Remove			24		1			
10397	10	Locust	Remove			10		1			
10398	18	Elm	Remove			18		1			
10399	18	Locust	Remove			18		1			
10400	36	Elm	Remove			36		1			
10408	6	Elm	Remove			6		1			
Sub-Total	**554**										
Save Deciduous Tree				**98**							
Save Coniferous Tree					**0**						
Removed Deciduous Tree						**450**					
Removed Coniferous Tree							**6**				
Required Replacement Deciduous Trees								**36**			
Require Replacement Coniferous Trees									**1**		
Pinon Trees Saved										**2**	
Pinon Trees Removed											**0**

NUMBER	CAL	SPECIES	STATUS	SAVE DECIDUOUS TREE "	SAVE CONIFEROUS TREE "	REMOVED DECIDUOUS TREE "	REMOVED CONIFEROUS TREE "	REQ REPLACEMENT DECIDUOUS TREE	REQ REPLACEMENT CONIFEROUS TREE	PINON TREES SAVED	PINON TREES REMOVED
10409	6	Elm	Remove			6		1			
10410	6	Elm	Remove			6		1			
10411	6	Elm	Remove			6		1			
10412	6	Elm	Remove			6		1			
10454	6	Elm	Remove			6		1			
10455	6	Elm	Remove			6		1			
10456	6	Elm	Remove			6		1			
10775	12	Locust	Remove			12		1			
10776	10	Locust	Remove			10		1			
10777	12	Arba Vitae	Remove			12			1		
10778	10	Locust	Remove			10		1			
10779	8	Elm	Remove			8		1			
10780	32	Elm	Remove			32		1			
10781	32	Elm	Remove			32		1			
10782	24	Mountain Ash	Remove			24		1			
10783	24	Elm	Remove			24		1			
10787	6	Aspen	Remove			6			1		
10788	8	Aspen	Remove			8			1		
10797	8	Blue Spruce	Remove				8		1		
10798	18	Elm	Remove			18		1			
10799	32	Elm	Remove			32		1			
10800	32	Elm	Remove			32		1			
10801	24	Elm	Remove			24		1			
10802	24	Elm	Remove			24		1			
10803	18	Elm	Remove			18		1			
10804	24	Elm	Remove			24		1			
10805	8	Locust	Remove			8		1			
10806	12	Locust	Remove			12		1			
10807	16	Hacklberry	Remove			16		1			
10808	32	Elm	Remove			32		1			
10809	14	Hacklberry	Remove			14		1			
10811	24	Elm	Remove			24		1			
10812	16	Hacklberry	Remove			16		1			
10813	32	Elm	Remove			32		1			
10814	8	Locust	Remove			8		1			
10815	14	Locust	Remove			14		1			
10816	18	Elm	Remove			18		1			
10817	30	Elm	Remove			30		1			
10818	12	Elm	Remove			12		1			
10819	14	Elm	Remove			14		1			
10820	12	Elm	Remove			12		1			
10821	10	Locust	Remove			10		1			
10822	12	Locust	Remove			12		1			
10823	30	Elm	Remove			30		1			
10888	14	Hacklberry	Remove			14		1			
10897	18	Juniper	Remove				18		1		
10902	36	Elm	Remove			36		1			
10903	36	Elm	Remove			36		1			
Sub-Total	**800**										
Save Deciduous Tree				**0**							
Save Coniferous Tree					**0**						
Removed Deciduous Tree						**774**					
Removed Coniferous Tree							**26**				
Required Replacement Deciduous Trees								**43**			
Require Replacement Coniferous Trees									**5**		
Pinon Trees Saved										**0**	
Pinon Trees Removed											**1**

NUMBER	CAL	SPECIES	HEIGHT +8'	STATUS	SAVE DECIDUOUS TREE "	SAVE CONIFEROUS TREE "	REMOVED DECIDUOUS TREE "	REMOVED CONIFEROUS TREE "	REQ REPLACEMENT DECIDUOUS TREE	REQ REPLACEMENT CONIFEROUS TREE	PINON TREES SAVED	PINON TREES REMOVED
10904	28	Elm		Remove			28		1			
10905	24	Elm		Remove			24		1			
10906	24	Elm		Remove			24		1			
10907	10	Locust		Remove			10		1			
10908	26	Elm		Remove			26		1			
10909	26	Elm		Remove			26		1			
10910	26	Elm		Save	26			0				
10911	12	Juniper		Save		12				0		
10933	8	Locust		Remove			8		1			
10935	18	Locust		Remove			18		1			
10937	14	Russian Olive		Remove			14		1			
10938	**10**	**Pinon**		**Remove**				**10**				**1**
10976	18	Juniper		Save		18				0		
10977	18	Juniper		Save		18				0		
10978	10	Juniper		Save		10				0		
10979	10	Juniper		Save		10				0		
10980	8	Juniper		Save		8				0		
10981	14	Juniper		Save		14				0		
10982	8	Elm		Remove					1			
10983	20	Aspen		Remove				20		1		
10984	10	Juniper		Remove				10		1		
10985	14	Juniper		Remove				14		1		
10986	14	Juniper		Save		14				0		
10988	14	Juniper	8'+	Save		14				0		
10989	12	Juniper	8'+	Remove				12		1		
10990	18	Juniper	8'+	Remove				18		1		
10991	18	Juniper	8'+	Remove				18		1		
10992	16	Elm		Remove			16		1			
10993	8	Elm		Remove			8		1			
10994	8	Juniper		Remove						1		
10995	6	Juniper		Remove						1		
10996	12	Juniper		Remove						1		
*10997		N/A										
10998	10	Juniper		Remove				10				
10999	10	Juniper		Remove				10				
11000	10	Juniper		Remove				10				
*11001		N/A										
*11002		N/A										
*11003		N/A										
*11004		N/A										
*11005		N/A										
*11006		N/A										
*11007		N/A										
11012	30	Elm		Remove			30		1			
11013	10	Elm		Remove			10		1			
100000	6	Plum Tree		Save	6			0				
100001	6	Elm		Remove			6		1			
100002	6	Elm		Remove			6		1			
Sub-Total	**494**											
Save Deciduous Tree					**44**							
Save Coniferous Tree						**32**						
Removed Deciduous Tree							**118**					
Removed Coniferous Tree								**178**				
Required Replacement Deciduous Trees									**132**			
Require Replacement Coniferous Trees										**16**		
Pinon Trees Saved											**9**	
Pinon Trees Removed												**1**

NUMBER	CAL	SPECIES	HEIGHT +8'	STATUS	SAVE DECIDUOUS TREE "	SAVE CONIFEROUS TREE "	REMOVED DECIDUOUS TREE "	REMOVED CONIFEROUS TREE "	REQ REPLACEMENT DECIDUOUS TREE	REQ REPLACEMENT CONIFEROUS TREE
100003	6	Elm		Remove			6		1	
100004	6	Elm		Remove			6		1	
100005	6	Elm		Remove			6		1	
100006	6	Elm		Remove			6		1	
100007	6	Elm		Remove			6		1	
100008	6	Elm		Remove			6		1	
100009	6	Elm		Remove			6		1	
100010	6	Elm		Remove			6		1	
10987	14	Juniper	8'+	Save		14				0
Sub-Total	**44**									
Save Deciduous Tree					**0**					
Save Coniferous Tree						**14**				
Removed Deciduous Tree							**30**			
Removed Coniferous Tree								**0**		
Required Replacement Deciduous Trees									**8**	
Require Replacement Coniferous Trees										**0**

A minimum of 40% of pinon significant trees shall be preserved, relocated on site or replaced. Pinon trees that are preserved or relocated on site and are a minimum of 8' tall shall substitute for two trees required elsewhere.
-No Existing deciduous tree with a 6" caliper or greater or evergreen tree over 8' tall shall be removed without approval of the city.
-Trees classified as noxious weeds that are smaller than 12" caliper are exempt from review. The preservation of noxious species is discouraged (Siberian Elm, Russian Olive, Tree of Heaven, Salt Cedar)
-Replacement evergreen trees shall be 6' height minimum and replacement deciduous trees shall be 2" caliper or greater

LEGEND

7166	12	Oak	Deciduous or Coniferous Trees
10002	**10**	**Pinon**	Pinon Trees
4277	**21**	**Oak**	Trees deemed dead by arborist
*12035			Tree outside of proprty line, N/A

Mitigation Requirements:
(103) 2" min. cal. Deciduous Trees
(14) 6' height min. Evergreen Trees

STATE OF NEW MEXICO
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RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NEW MEXICO

DEVELOPMENT PLAN

DATE:
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L.0.2

TREE MITIGATION LEGEND

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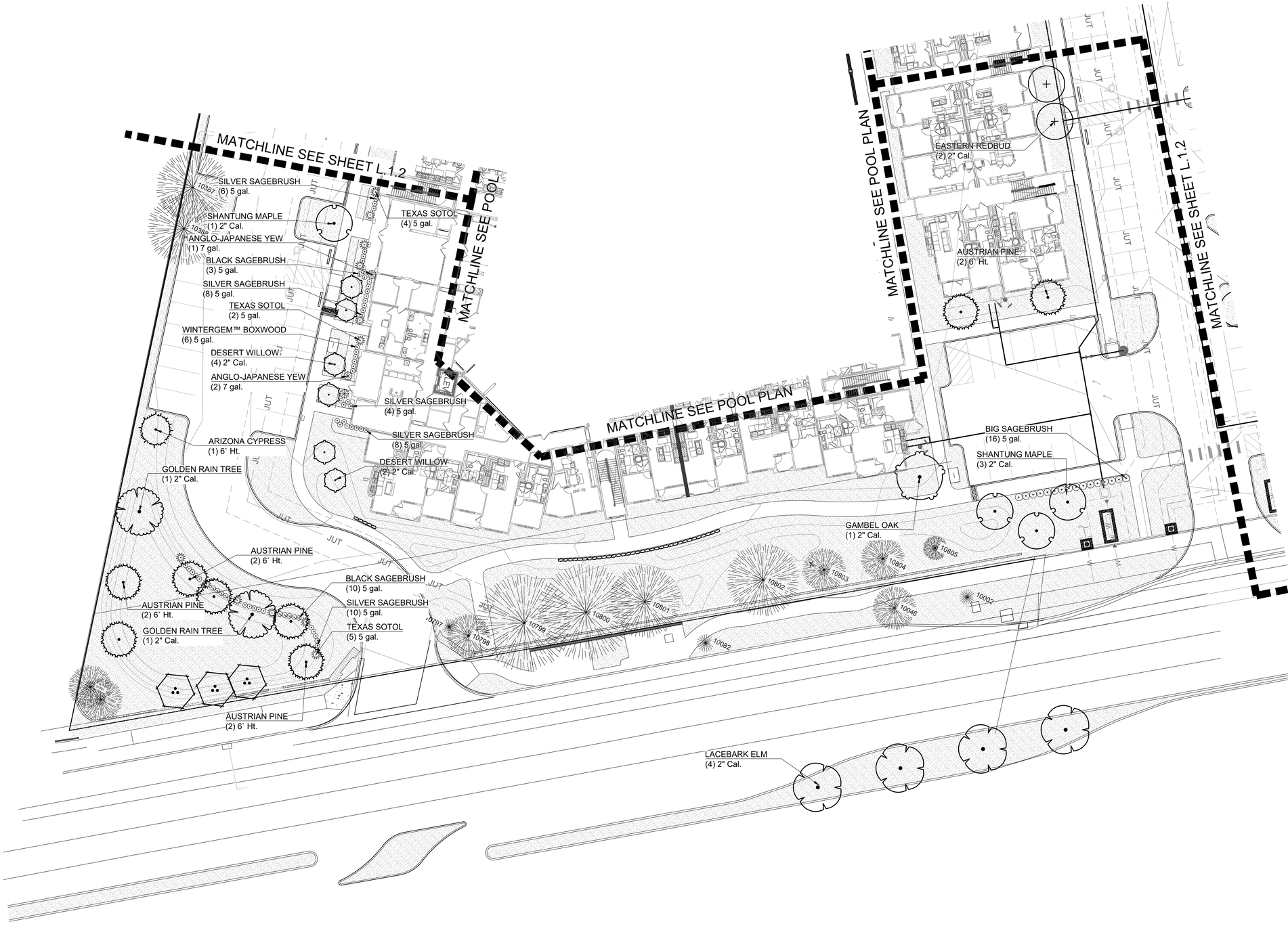

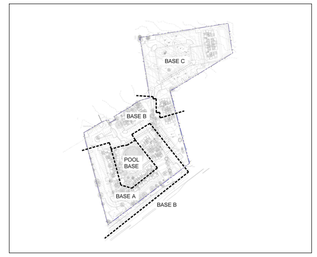

KEY MAP

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE
TREES			
	AT	Acer truncatum Shantung Maple	2" Cal.
	CC	Cercis canadensis Eastern Redbud	2" Cal.
	CL	Chilopsis linearis Desert Willow	2" Cal.
	CA	Cupressus arizonica Arizona Cypress	6` Ht.
	KE	Koelreuteria elegans Golden Rain Tree	2" Cal.
	PP3	Pinus edulis Pinon Pine	6` Ht.
	PN	Pinus nigra Austrian Pine	6` Ht.
	PC	Pistacia chinensis Chinese Pistache	2" Cal.
	QG	Quercus gambelii Gambel Oak	2" Cal.
	UP2	Ulmus parvifolia Lacebark Elm	2" Cal.
SHRUBS			
	AC	Artemisia cana Silver Sagebrush	5 gal.
	AN	Artemisia nova Black Sagebrush	5 gal.
	AT2	Artemisia tridentata Big Sagebrush	5 gal.
	BM	Buxus microphylla 'wintergem' Wintergem™ Boxwood	5 gal.
	DT	Dasylirion texanum Texas Sotol	5 gal.
	NT	Nolina texana Texas Sacahuista	5 gal.
	OE	Opuntia ellisiana Thornless Prickly Pear	5 gal.
	TM	Taxus x media 'hicksii' Anglo-Japanese Yew	7 gal.
GROUND COVERS			
	BM2	Bark Mulch Bark Mulch	---
	DG	Decomposed Granite Decomposed Granite	---
	GM2	Gravel Mulch Gravel Mulch	---
	PZ	Palisades Zoysia Zoysia Grass	sod
	RR	River Rock River Rock	---

NOTE: REFER TO L.1.4 FOR FULL PLANT SCHEDULE

NORTH

0' 10' 20' 40'

SCALE: 1"=20'

STATE OF NEW MEXICO
MICHAEL E. PIERING
LA646
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RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NEW MEXICO

DEVELOPMENT PLAN

DATE:
10/07/2024

PROJECT NUMBER:

REVISIONS

NO	DATE

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER

L.1.1

PLANTING PLAN
BASE A

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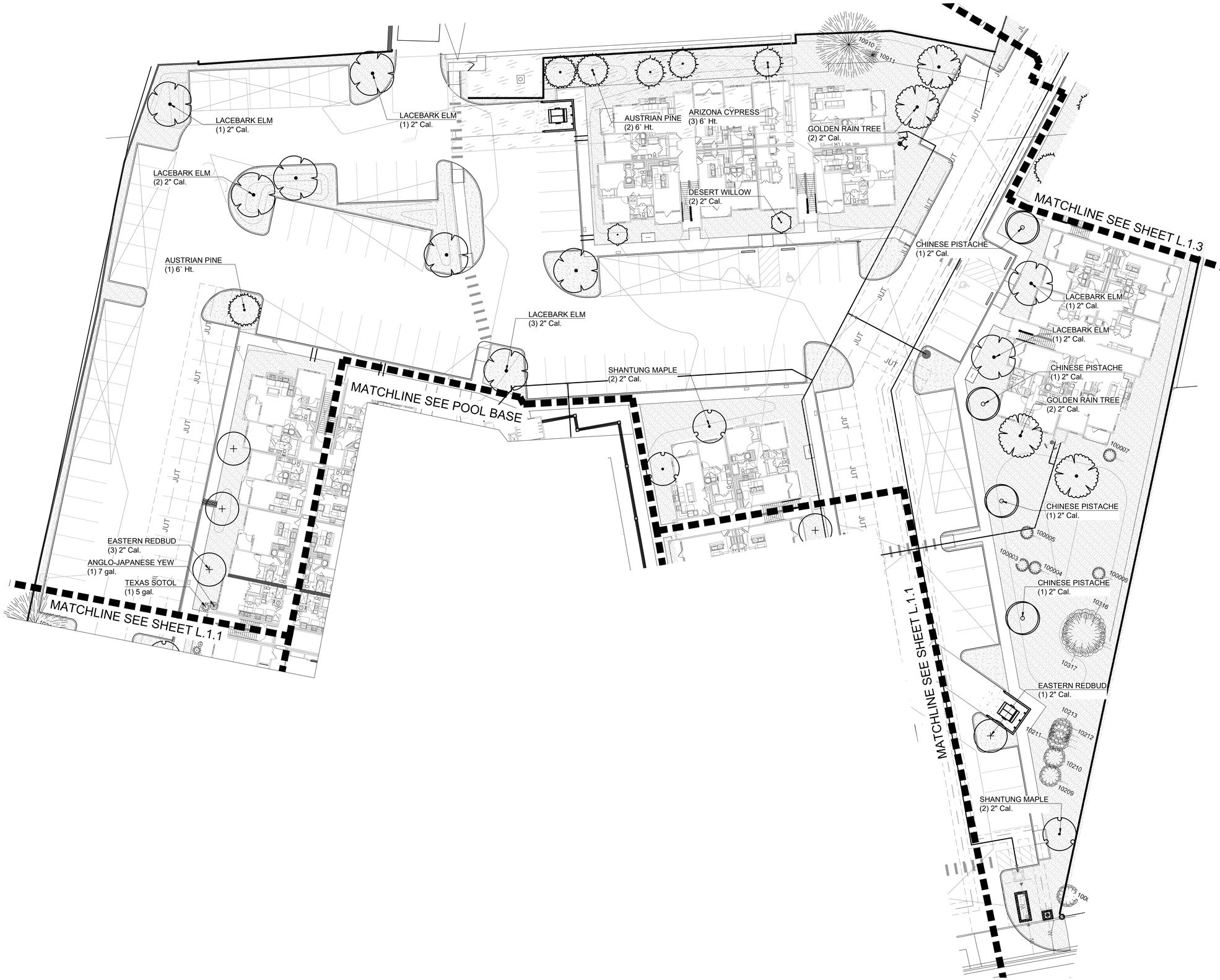

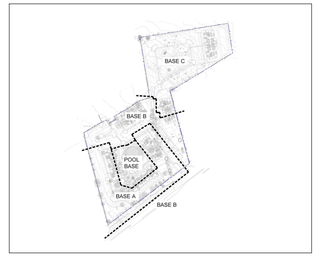

KEY MAP

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE
TREES			
	AT	Acer truncatum Shantung Maple	2" Cal.
	CC	Cercis canadensis Eastern Redbud	2" Cal.
	CL	Chilopsis linearis Desert Willow	2" Cal.
	CA	Cupressus arizonica Arizona Cypress	6` Ht.
	KE	Koelreuteria elegans Golden Rain Tree	2" Cal.
	PP3	Pinus edulis Pinon Pine	6` Ht.
	PN	Pinus nigra Austrian Pine	6` Ht.
	PC	Pistacia chinensis Chinese Pistache	2" Cal.
	QG	Quercus gambelii Gambel Oak	2" Cal.
	UP2	Ulmus parvifolia Lacebark Elm	2" Cal.
SHRUBS			
	AC	Artemisia cana Silver Sagebrush	5 gal.
	AN	Artemisia nova Black Sagebrush	5 gal.
	AT2	Artemisia tridentata Big Sagebrush	5 gal.
	BM	Buxus microphylla 'wintergem' Wintergem™ Boxwood	5 gal.
	DT	Dasylirion texanum Texas Sotol	5 gal.
	NT	Nolina texana Texas Sacahuista	5 gal.
	OE	Opuntia ellisiana Thornless Prickly Pear	5 gal.
	TM	Taxus x media 'hicksii' Anglo-Japanese Yew	7 gal.
GROUND COVERS			
	BM2	Bark Mulch Bark Mulch	---
	DG	Decomposed Granite Decomposed Granite	---
	GM2	Gravel Mulch Gravel Mulch	---
	PZ	Palisades Zoysia Zoysia Grass	sod
	RR	River Rock River Rock	---

NOTE: REFER TO L.1.4 FOR FULL PLANT SCHEDULE

NORTH

0' 10' 20' 40'

SCALE: 1"=20'

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SHEET NUMBER

L.1.2

PLANTING PLAN
BASE B

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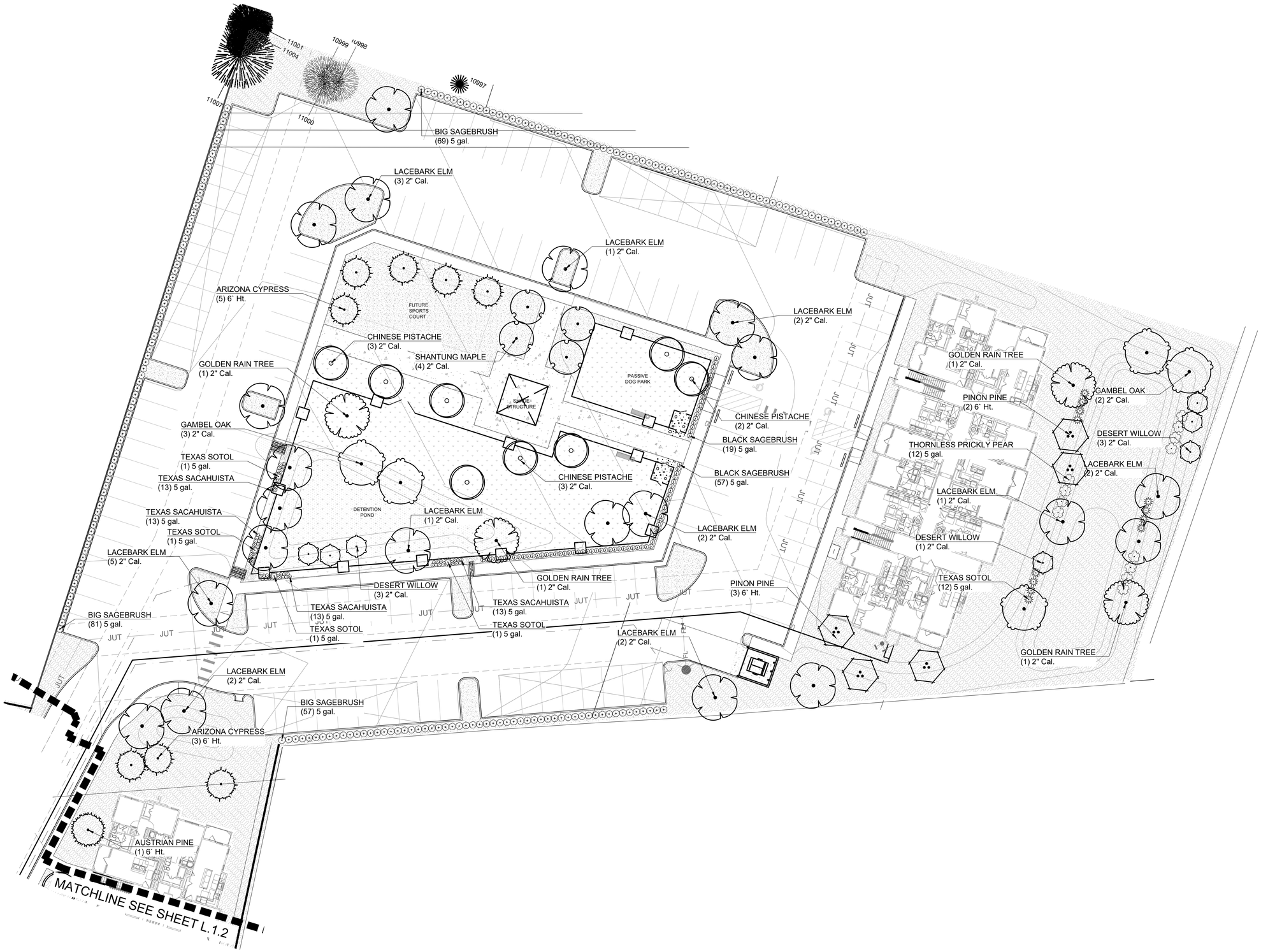

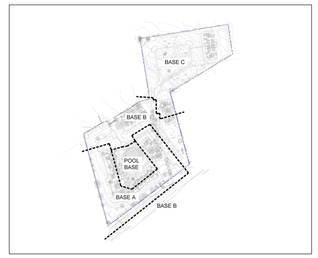

KEY MAP

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE
TREES			
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	CC	Cercis canadensis Eastern Redbud	2" Cal.
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	CA	Cupressus arizonica Arizona Cypress	6` Ht.
	KE	Koelreuteria elegans Golden Rain Tree	2" Cal.
	PP3	Pinus edulis Pinon Pine	6` Ht.
	PN	Pinus nigra Austrian Pine	6` Ht.
	PC	Pistacia chinensis Chinese Pistache	2" Cal.
	QG	Quercus gambelii Gambel Oak	2" Cal.
	UP2	Ulmus parvifolia Lacebark Elm	2" Cal.
SHRUBS			
	AC	Artemisia cana Silver Sagebrush	5 gal.
	AN	Artemisia nova Black Sagebrush	5 gal.
	AT2	Artemisia tridentata Big Sagebrush	5 gal.
	BM	Buxus microphylla 'wintergem' Wintergem™ Boxwood	5 gal.
	DT	Dasylirion texanum Texas Sotol	5 gal.
	NT	Nolina texana Texas Sacahuista	5 gal.
	OE	Opuntia ellisiana Thornless Prickly Pear	5 gal.
	TM	Taxus x media 'hicksii' Anglo-Japanese Yew	7 gal.
GROUND COVERS			
	BM2	Bark Mulch Bark Mulch	---
	DG	Decomposed Granite Decomposed Granite	---
	GM2	Gravel Mulch Gravel Mulch	---
	PZ	Palisades Zoysia Zoysia Grass	sod
	RR	River Rock River Rock	---

NOTE: REFER TO L.1.4 FOR FULL PLANT SCHEDULE

NORTH

0' 10' 20' 40'

SCALE: 1"=20'

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RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NEW MEXICO

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10/07/2024

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REVISIONS

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ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER

L.1.3

PLANTING PLAN
BASE C

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
TREES					
	AT	Acer truncatum Shantung Maple	2" Cal.	11	
	CC	Cercis canadensis Eastern Redbud	2" Cal.	6	
	CL	Chilopsis linearis Desert Willow	2" Cal.	15	
	CA	Cupressus arizonica Arizona Cypress	6` Ht.	12	
	KE	Koelreuteria elegans Golden Rain Tree	2" Cal.	10	
	PP3	Pinus edulis Pinon Pine	6` Ht.	8	
	PN	Pinus nigra Austrian Pine	6` Ht.	12	
	PC	Pistacia chinensis Chinese Pistache	2" Cal.	12	
	QG	Quercus gambelii Gambel Oak	2" Cal.	6	
	UP2	Ulmus parvifolia Lacebark Elm	2" Cal.	34	
SHRUBS					
	AC	Artemisia cana Silver Sagebrush	5 gal.	41	
	AN	Artemisia nova Black Sagebrush	5 gal.	89	
	AT2	Artemisia tridentata Big Sagebrush	5 gal.	223	
	BM	Buxus microphylla 'wintergem' Wintergem™ Boxwood	5 gal.	6	
	DT	Dasylirion texanum Texas Sotol	5 gal.	29	
	NT	Nolina texana Texas Sacahuista	5 gal.	52	
	OE	Opuntia ellisiana Thornless Prickly Pear	5 gal.	12	
	TM	Taxus x media 'hicksii' Anglo-Japanese Yew	7 gal.	4	
GROUND COVERS					
	BM2	Bark Mulch Bark Mulch	---	15,559 sf	All shrub beds to receive 2" of bark mulch. All shrub beds to be lined with steel edging
	DG	Decomposed Granite Decomposed Granite	---	176 sf	
	GM2	Gravel Mulch Gravel Mulch	---	82,941 sf	
	PZ	Palisades Zoysia Zoysia Grass	sod	13,289 sf	
	RR	River Rock River Rock	---	232 sf	

NOTE: CONTRACTOR RESPONSIBLE FOR OWN QUANTITY TAKE OFFS. PLANT QUANTITIES IN LEGEND PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

01 PLANT SCHEDULE

LANDSCAPE CALCULATION TABLE
*Based on the City of Santa Fe Requirements

	REQUIRED	PROVIDED
OPEN SPACE REQUIREMENT		
Total Ground Floor Units = 53 Required Open Space = 250 SF per Unit 53 Units x 250 SF = 13,250 SF) AREA	13,250 SF	51,475 SF
Provide Open Space Pool Area = 22,682 SF Dog Park Area = 21,097 SF Remain Detention Ponds = 7,696 SF		
REQUIRED OPEN SPACE PLANTING		
Shrubs (2/500 SF) 13,250 SF / 500 = 26.5 * 2 = 53 Shrubs Trees (1/500 SF) 13,250 SF/500 = 26.5 Trees	53 Shrubs 27 Trees	53 Shrubs 27 Trees
*Street trees & landscaping required for parking lots may be counted toward meeting minimum planting requirements for open space.		
STREET TREE REQUIREMENTS		
Street Trees (1/30 ft or 1/40 ft of arterial street frontage) 468 LF/40 = 11.7 Trees	12	12
PARKING REQUIREMENTS		
10 SF Landscaped Area per parking space (10 SF x 320 parking spaces = 3,200 SF required	3,200 sf	3,200 sf
1 Deciduous Tree per 90 SF of Landscaped Area (3,200 SF/90 SF = 35.56 Trees	36 Trees	36 Trees
Parking shall be screened with a 4' high hedge		
POND REQUIREMENTS		
Pond (Southwest Corner) SF = 3,885 SF Shrubs (3/500 SF) 3,885 SF = 23.31 Shrubs Trees (1/500 SF) 3,885 SF = 7.8 Trees	24 Shrubs 8 Trees	24 Shrubs 8 Trees
Pond (Dogpark) SF = 3,859 SF Shrubs (3/500 SF) 3,859 SF = 23.15 Shrubs Trees (1/500 SF) 3,859 SF = 7.7 Trees	24 Shrubs 8 Trees	24 Shrubs 8 Trees
Pond (Northeast Corner) SF = 3,811 SF Shrubs (3/500 SF) 3,811 SF = 22.87 Shrubs Trees (1/500 SF) 3,811 SF = 7.6 Trees	23 Shrubs 8 Trees	23 Shrubs 8 Trees
TREE MITIGATION REQUIREMENTS *Refer to Tree Mitigation Plan L.01 & L.02 for detail		

02 LANDSCAPE REQUIREMENTS TABLE

14-8.4

(F) PLANT MATERIAL STANDARDS
(1) Plant Material Selection
Plant material selection shall emphasize drought tolerant plant species and shall limit the use of high water use plant species. All required plant material shall be cold hardy to USDA Classification Zone 5 , which is minus fifteen degrees Fahrenheit, or colder.
(2) Installation
(a) all required deciduous trees shall be two (2) inch caliper minimum;
(b) all required shrubs shall be five gallon minimum except as noted on the City of Santa Fe Recommended Plant List;
(c) all required evergreen trees shall be a minimum of six (6) feet in height.
(d) when more than ten trees are required by this Section 14-8.4, more than one species shall be provided unless otherwise approved by the land use director ;
(e) stormwater detention ponds and retention ponds shall be planted with appropriate trees, shrubs and grasses ,with a minimum of one tree and three shrubs per five hundred (500) square feet of required ponding area. Plants located in the bottom third of the detention pond or retention pond must be adaptable to periods of submersion and may require replacement during periodic maintenance to remove silt;
(3) Preservation of Existing Vegetation
(a) The land use director may require the preservation, relocation or replacement of existing significant trees as provided in Subsection 14-8.4(B), except that the public works director may determine the requirements for significant trees located within public right-of-way , within city parks or on other land owned by the city .
Determinations shall be made in accordance with the following criteria:
(v) if relocation of existing significant trees is not possible within these guidelines, then equivalent plant material shall be provided. Replacement evergreen trees shall be six (6) feet tall or taller, replacement deciduous trees shall be two (2) inches caliper or greater
(c) No existing deciduous tree with a six (6) inch caliper or greater or evergreen tree over eight (8) feet tall shall be removed without the approval of the land use director or public works director as provided in Subsection (F)(5)(a) above. Trees classified by the New Mexico department of agriculture as noxious weeds that are smaller than a twelve (12) inch caliper are exempt from this review, including Russian olive (Elaeagnus angustifolia), Siberian elm (Ulmus pumila), tree of heaven (Ailanthus altissisima) and salt cedar (Tamarix species).

(G) STREET TREE STANDARDS
(2) Required street trees do not substitute for required landscape material in parking lots , except as provided in Subsection 14-8.4(I)(2) (Parking Lots - Perimeter Screening). Street trees shall be located as follows:
(a) on major and secondary arterials, one tree an average of every thirty (30) to forty (40) feet;

(H) OPEN SPACE PLANTING REQUIREMENTS
(1) Required open space shall be planted with a minimum of one tree and two shrubs every five hundred (500) square feet, exclusive of areas developed with patios, game courts, swimming pools or similar hardscape recreational features.

(I) PARKING LOTS
(2) PERIMETER SCREENING
(c) The parking lot shall be screened from all public streets and adjacent properties by a continuous wall or bermfour (4) feet or more in height, a hedge a minimum four (4) feet high at maturity, other vegetative screening appropriate to the landscape design intent or any combination of these so long as the screening objective is achieved. Topography and adjacent uses shall be taken into account to determine the most effective means of screening .
(3) INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS
(d) A minimum of ten (10) square feet of permeable landscaped area shall be provided per parking space. A minimum of one deciduous tree shall be planted per ninety (90) square feet of landscaped area.

(J) SCREENING AND BUFFERING
(2) RESIDENTIAL DEVELOPMENTS
(a) (Ord. No. 2014-31 § 36) Residential development on residentially zoned property that abuts major or secondary arterials shall be screened from those streets to mitigate noise and to promote residential privacy as follows:
(iii) An alternative to screening shall be a twenty-five (25) foot setback of undisturbed trees, shrubs, grasses or landscape treatment consisting of appropriate vegetative cover.

03 CODE REQUIREMENTS

STATE OF NEW MEXICO
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RKSS-CERRILLOS MULTI-FAMILY
SANTA FE, NEW MEXICO
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L.1.4
PLANTING LEGEND

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LANDSCAPE SPECIFICATIONS

A. Planting Requirements:
1. All work to be performed in accordance with all applicable laws, codes and regulations by authorities having jurisdiction over such work. Landscape contractor to provide all required permits and inspections as required under the scope of this work.
2. Landscape Contractor is reponsible for contacting all utility companies or other such agencies for the location and type of underground utility which may be within the scope of work to be performed by the contractor.
3. Damage to any or all underground utilities is the responsibility of the Landscape Contractor.

B. Plants
1. Plants are to be nursery grown in accordance with sound and proven horticultural practices under climatic condtions similar to those to be found in the project area.
2. Plants are to be true to species form in growth characteristics.
3. Plants shall be sound, healthy, vigorous, well-branched and densely foliated when in leaf.
4. Plants shall be free from all diseases, pests, eggs, and/or larvae.
5. Plants shall meet or exceed the requirements in terms of caliper size, height, spread and all other requirements set forth on the plans.
6. Container grown plants are to have been in the container for a minimum of six months and no more than 24 months and shall not exhibit any signs of distress.

D. TOP SOIL
1. Top soil shall be from locally available sources and delivered to the site in a dry condition. Wet soils will not be acceptable.
2. Top soil is to be fertile, friable, loamy soil containing a minimum of 10% organic matter and is to be free from all stones, sticks, clods and other such materials greater than 1" in diameter.
3. Top soil shall be free from weeds, weed seeds and other such deleterious materials.

E. COMPOST
1. Compost is to be of a vegetative compostion and is to have been processed by a local producer of composted materials. Animal composted materials are not acceptable.
2. Compost is to be delivered to the site in a dry condition.

F. FERTILIZER
1. Fertilizers are to be "complete" in make up and commercial grade. All fertilizers are to be pelletized and free flowing.
2. Deliver fertilizers to site in unopened containers with chemical make-up and manufacturer clearly stamped on container.
3. All trees and shrubs greater than 1 gallon in size are to be fertilzed with Agri-Form 21 gram slow release fertilizer talbets (20-10-5) as manufactured by Sierra Chemical Co.

G. MULCH
1. All mulch is to be shredded hardwood mulch.
2. All mulch is to be free from stones, sticks and other such debris.

H. PLANTING MIX
1. Soils for tree and shrub backfill shall be composed of 50% native soils and 50% compost.
2. Soils for planting beds shall be 50% native soils and 50% compost as shall achieve a uniform depth of 6" when cultivated.

i. Excavations.
1. Dig test holes for tree pits at locations approved by the Landscape Architect of the Owner's Representative.
2. Fill hole with water and if it fails to percolate out within a 24 hour period notify the Landscape Architect and/or Owner's Representative.

J. Drainage
1. It shall be the responsibility of the Landscape Contractor to notify the Landscape Architect and/or Owner's Representaive of any drainage and/or grading problems prior to the commencement of any landscape work.
2. Failure of the Landscape Contractor to notify said parties of any grading and/or drainage irregularities prior to the commencement of any landscape work places the burden of site drainage, ponding and other such actions on the Landscape Contractor.

K. Tree/Shrub (pit planted) Installation
1. Excavate tree pits 24" greater in diameter than the width of the root ball and no deeper than the depth of the ball. Scarify all sides and bottom of the pit.
2. Excavate all shrub pits twice the diameter of the container and/or root ball and no deeper than the depth of the container.
3. Set the tree/shrub in the pit with the top of the root ball 2" above finish grade.
4. Plumb and face the tree/shrub in the pit and backfill 50% of the pit with the approved planting mix as noted herein. Thoroughly compact the mix and eliminate all air pockets and voids. Once this base is thoroughly compacted, then remove any burlap or other such planting aids from the top of the root ball and place in the pit.
5. Backfill the remainder of the pit with the approved backfill materials to within 2" of the top of the ball. Place the agri-form fertilizer tablets around the pits as per the manufacturer's recommended rates of application.
6. Finish backfilling operations and water the backfill thoroughly to eliminate any and all air pockets.
7. Form a 3"-4" watering saucer around the perimeter of the pit with the remainder of the excavated materials to aid in the watering of the plant.
8. Top dress all pit planted materials with a 2" layer of the approved top dressing mulch as noted herein.

L. BED PLANTED MATERIALS
1. Stake outline of bed for approval by Landscape Architect and/or Owner's Represen-tative.
2. Rotovate the native soil to a depth of 6"-8" and remove any stones, clods, sticks, etc. greater than 1" in diameter.
3. Add 3" of approved compost to the bed area and cultivate into the existing soil to a depth of 6". Crown all beds for positive drainage and rake out as described previously.
4. Apply fertilizers and pre-emergent herbicides as per manufacturer's recommended rates of application. Incorporate into the top 2" of the planting mixture.
5. Plant all shrubs and ground covers as described herein elsewhere and top dress all planting beds with a 2" layer of approved mulch.

M. BED EDGING
1. All beds not formed by a concrete sidewalk, curb or other such hard edge will be edged with Steel Edging (1/8" x 4" painted green) .
2. Stake all bed lines for approval by Landscape Architect and/or Owner's Representative.
3. Trench the bed line so that the edging is placed in that trench and the top of the edging is 1"-1.5" above proposed finish grade. Do not place edging directly on the top of ground and hammer into place.
4. Place edging with all stakes towards the inside of the bed.

N. PRUNING
1. Prune all plant materials at time of planting to remove dead wood, suckers, cross branching, etc.
2. Prune in accordance with sound horticultural practices.
3. Do not overprune or prune the terminal leader in any tree.

O. CLEAN UP
1. Clean work area daily to a broom finish quality.
2. Do not stockpile materials on site unless approved by Owner in writing.

P. MAINTENANCE
1. Maintenance for all plant materials shall be for a period of sixty (60) days after substantial completion.
2. Maintenance of new plantings consists of watering, pruning, fertilization, weeding, and any other such activity designed to improve the overall appearance of the planting and keep them in a growing, thriving condition.

Q. WARRANTY.
1. The warranty period begins at the time of substantial completion and acceptance of the work by the Owner's Representative and/or Landscape Architect.
2. Warranty period for all plantings shall be for one (1) year from date of acceptance. Warranty of plantings does not include Owner neglect, Acts of God or Vandalism.
3. Landscape Contractor is to make replacement of warranty items within ten (10) days of date of notification unless weather conditions prohibit such activity.
4. Replacement trees are to be warranted for a period of six (6) months after date of installation.

TURF/GRADE REQUIREMENTS

A. HYDROMULCH
1. All lawn areas to be hydromulch bermudagrass, unless noted otherwise on the drawings.

B. SURFACE PREPARATION
1. All turf areas will be received from the general contractor within .1' of proposed finish grade and free from all trash and debris.
2. Lightly scarify the proposed turf areas either mechanically or by hand to loosen the top 1" of soil.
3. Fine grade the area to eliminate high spots and/or low spots in the turf areas.

C. HYDROMULCHING
1. Bermudagrass seed shall be extra hulled and treated lawn type and delivered to the site in its original, unopened container, and shall meet Texas state law requirements.
2. Fiber: Shall be one hundred (100%) percent wood Cellulose Fiber delivered to the site in its original, unopened container.
3. Fiber Tack: Shall be 'Terro-Tack One' as manufactured by Growers, Inc., or equal.
4. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Hydromulch Buffalograss seed at a rate of three (3) three pounds per one thousand (1,000) square feet.
5. Use a 4' x 8' batter board against all bed areas.
6. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass, at a rate of four (4) pounds per one thousand (1,000) square feet. Contractor shall be required to re-hydromulch with bermudagrass the following spring.

D. SOD
1. All bermuda sod is to be Common bermuda at 95% purity.
2. All sod is to be dense with a mowed height of 1" at the time of delivery.
3. All sod is to be free from all diseases and insect infestations.
4. All sod is to be a 1" root mat at time of delivery.

E. SODDING
1. Deliver sod to site within 24 hours of cutting.
2. Lay sod in strips parallel to contour of turf area.
3. Lay sod with adjacent strips tightly abutted to one another and with all joints staggered.
4. Rake top soil into all joints if so directed by Owner's Represenative or the Landscape Architect.

F. WATERING/ROLLING/FERTILIZING
1. Water all sod immediately after installation to a minimum depth of four inches.
2. Roll all sod with a water ballast lawn roller immediately after watering has occurred. Rolling sod is to insure good root contact with the soil and is not intended as a means of "leveling" the ground. If unsatisfactory grade condtions persist, then the Landscape Contractor will remove the sod from that area, regrade the area to produce a uniform grade, and sod the area with new sod.
3. Fertilize all turf with a complete fertilizer within ten (10) days of installation at the rates recommended by the manufacturer of the fertilizer

D. ACCEPTANCE
4. The turf will be accepted when a lush green lawn is achieved and there are no brown spots in the turf.
5. Warranty of the turf will be for a period of six (6) months and will begin upon acceptance of the turf.

E. MAINTENANCE
1. Begin maintenance of the turf immediately upon installation of the sod. Maintenance to consist of mowing, weeding, watering, edging, fertilizing and any other such acitivity designed to promote a healthy, thriving turf.
2. Maintain the turf for a period of ninety (90) days after acceptance.

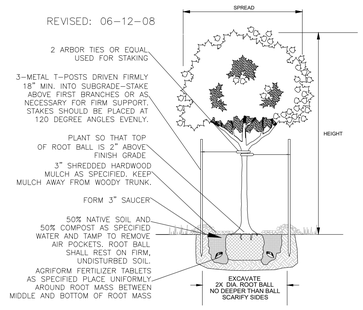
01 PLANTING SPECIFICATIONS

1. GENERAL CONTRACTOR TO GRIND ALL NATIVE TREES DESIGNATED "TO BE REMOVED" ON SITE. ALL GRINDINGS/MULCH WILL BE PLACED IN ALL SIGNIFICANT PRESERVATION AREAS IN 3" LIFTS. NO MORE THAN 6" OF NATIVE MULCH WILL BE PLACED IN THESE AREAS AT ONE TIME.
2. NATIVE VEGETATIVE AREAS THAT REMAIN AFTER REVIEW BY OWNER AND L.A. SHALL RECEIVE NATIVE MULCH
3. EXCESS GRINDINGS/MULCH WILL BE STOCKPILED ON SITE AND USED TO REPLENISH THE MULCH IN THE "DO NOT REMOVE" AS DIRECTED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
4. ALL STOCKPILED MULCH WILL BE DISTRIBUTED THROUGHOUT THE SITE AS DIRECTED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT BEFORE THE CLOSE OF THE PROJECT.
5. ALL DISTURBED AREAS WILL BE SEEDED AND/OR SODDED AS NOTED ON THE PLAN(S) AND AS DIRECTED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT. ALL DISTURBED AREAS NOT SHOWN ON LANDSCAPE PLAN SHALL BE REVEGETATED AND IRRIGATED. GRASS SEED MIX SHALL BE DRYLAND BLEND NATIVE GRASS MIXTURE FROM PLANTS OF THE SOUTHWEST OR EQUAL.
6. ALL AREAS DESIGNATED "ORNAMENTAL TURF" WILL BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM AS SHOWN ON THE IRRIGATION DRAWINGS AND WILL BE SEEDED AND/OR SODDED WITH COMMON BERMUDA UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. ALL AREAS DESIGNATED "NATIVE" AND/OR "NATURAL" WILL BE SEEDED WITH A SEASONALLY APPROPRIATE SEED AS SPECIFIED ON THE DRAWING(S). COOL SEASON SEEDING WILL BE "ANNUAL RYE GRASS" AND WARM SEASON SEEDING WILL BE "WEEPING LOVE GRASS".
8. TEMPORARY IRRIGATION WILL BE INSTALLED AND MANAGED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED AS DETERMINED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT. AT NO TIME WILL COVERAGE OF LESS THAN 70% BE ACCEPTABLE BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT. THIS ACCEPTANCE DOES NOT SUPERSEDE ANY REGULATORY REQUIREMENTS OF THE GOVERNING AGENCY WITHIN WHICH THE PROJECT OCCURS.

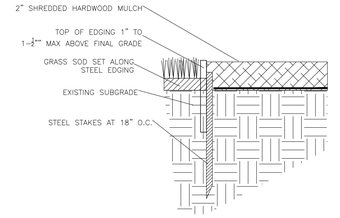
08 SITE AREA NOTES

NOTES:
- DO NOT PRUNE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
- DO NOT REMOVE LOWER LIMBS AND SPROUTS FOR AT LEAST TWO GROWING SEASONS.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACKFILL SHALL BE 50% NATIVE SOIL AND 50% COMPOST.

REVISED: 06-12-08



02 TREE PLANTING DETAIL
NOT TO SCALE



05 STEEL EDGING DETAIL
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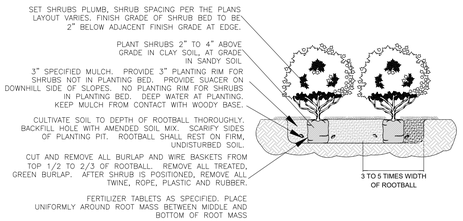
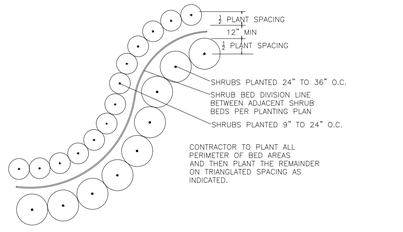
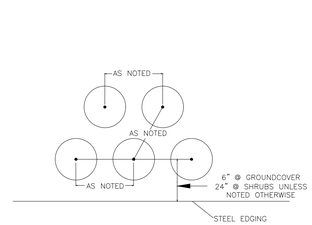


03 SHRUB PLANTING DETAIL
NOT TO SCALE



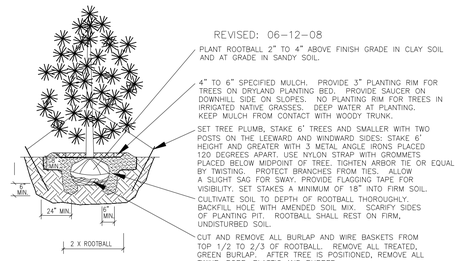
06 SHRUB/GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

NOTES:
- DO NOT PRUNE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY AFTER PLANTING.
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACKFILL SHALL BE 70% SOIL FROM PIT AND 30% ORGANIC MATERIAL , PREFERABLY CANADIAN PEAT MOSS.



04 PLANT SPACING DETAIL
NOT TO SCALE

REVISED: 06-12-08



07 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

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RKSS-CERRILLOS MULTI-FAMILY
SANTA FE, NEW MEXICO
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10/07/2024

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L.1.5

PLANTING SPECIFICATIONS

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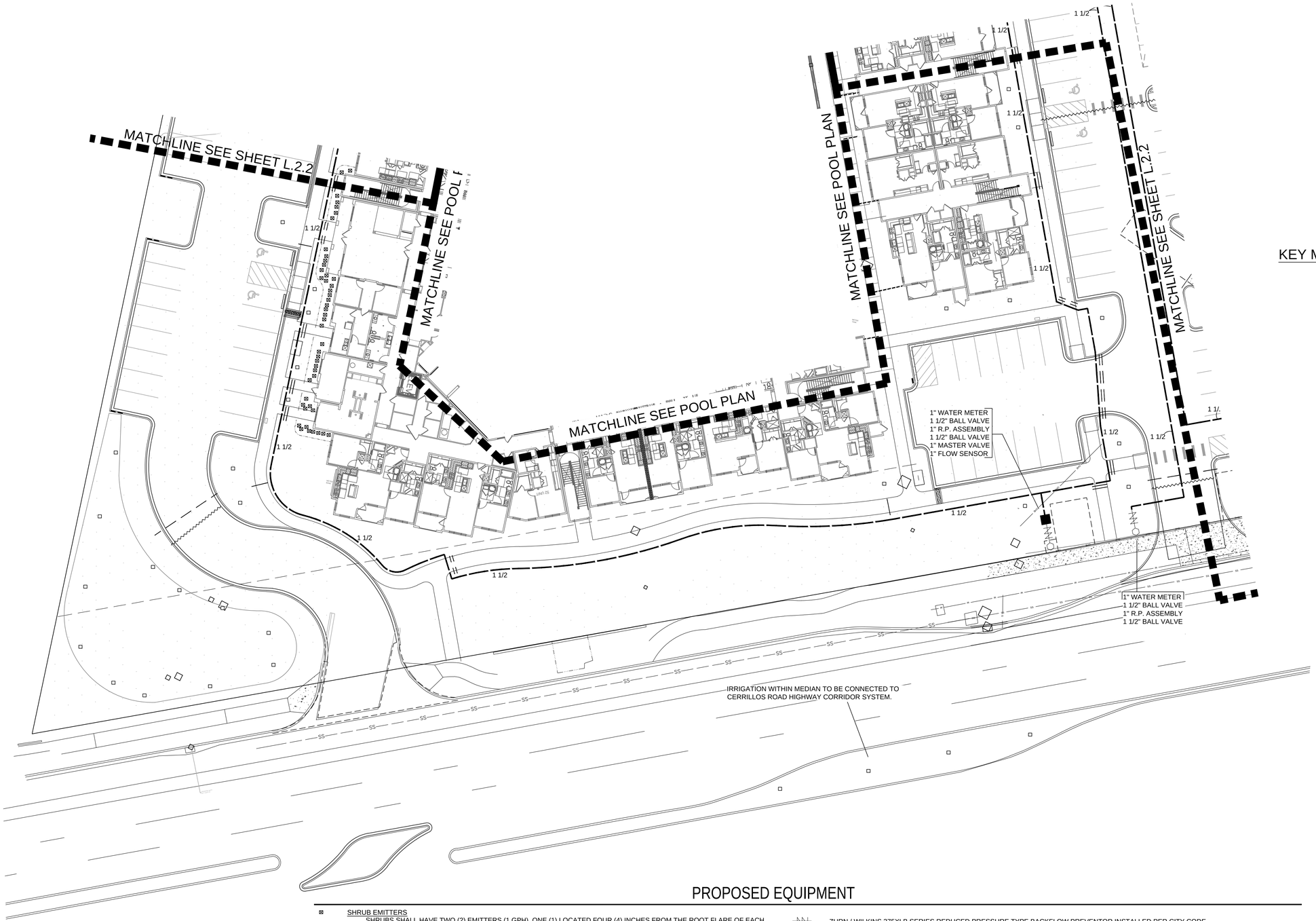

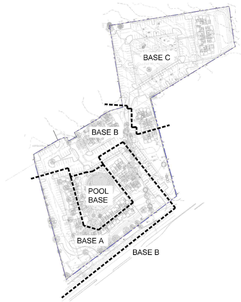

KEY MAP

PROPOSED EQUIPMENT

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  SHRUBS SHALL HAVE TWO (2) EMITTERS (1 GPH), ONE (1) LOCATED FOUR (4) INCHES FROM THE ROOT FLARE OF EACH SHRUB AND ANOTHER AT THE DRIP EDGE. REF. 5.6 LANDSCAPE IRRIGATION DESIGN STANDARDS.
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- RAINBIRD 33-DNP QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE

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chris@jamespoleirrigation.com

NORTH

0' 10' 20' 40'
SCALE: 1"=20'

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MICHAEL E. PIERING
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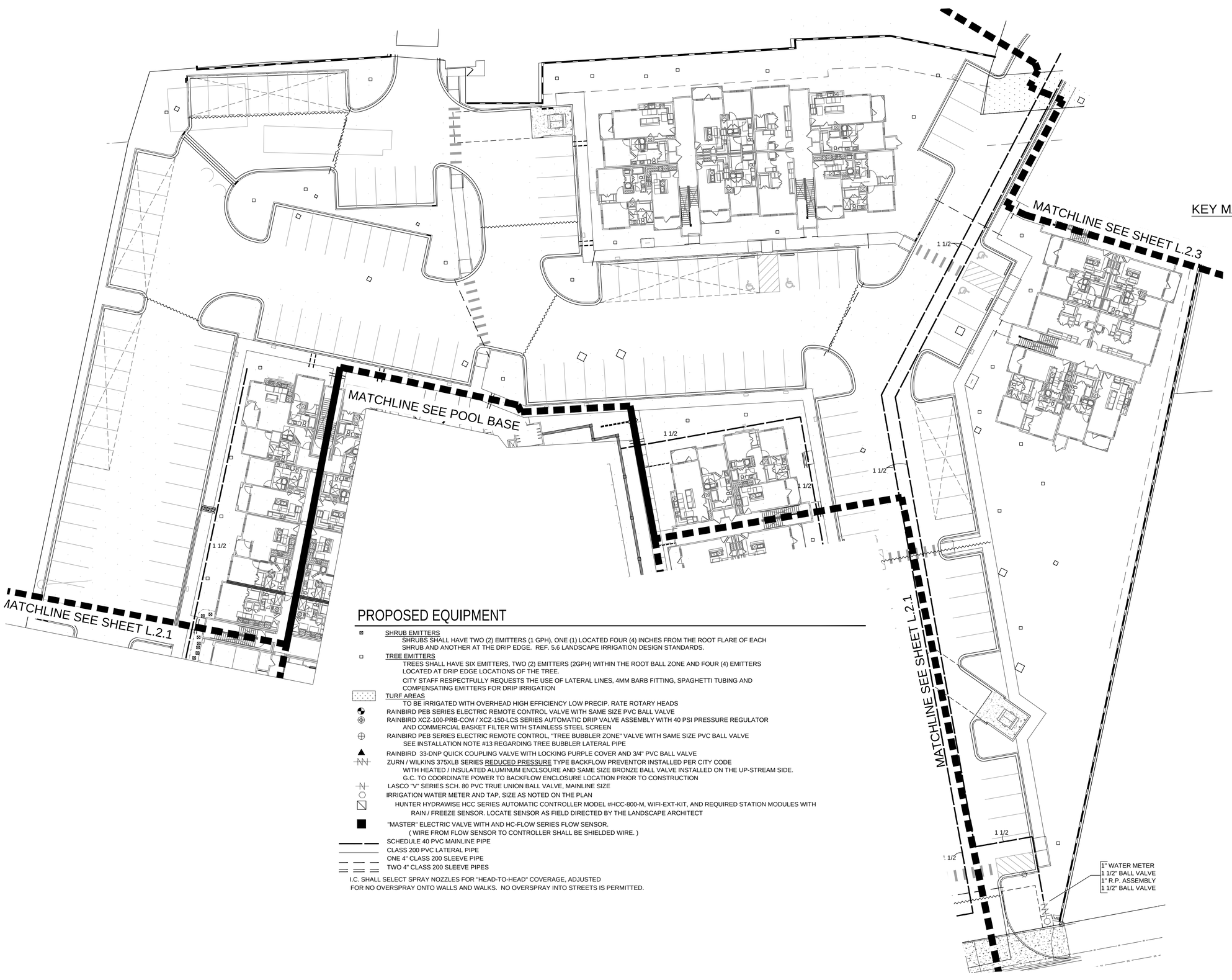

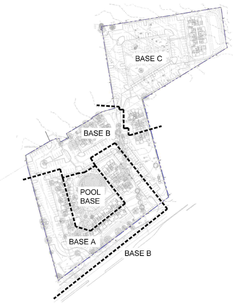

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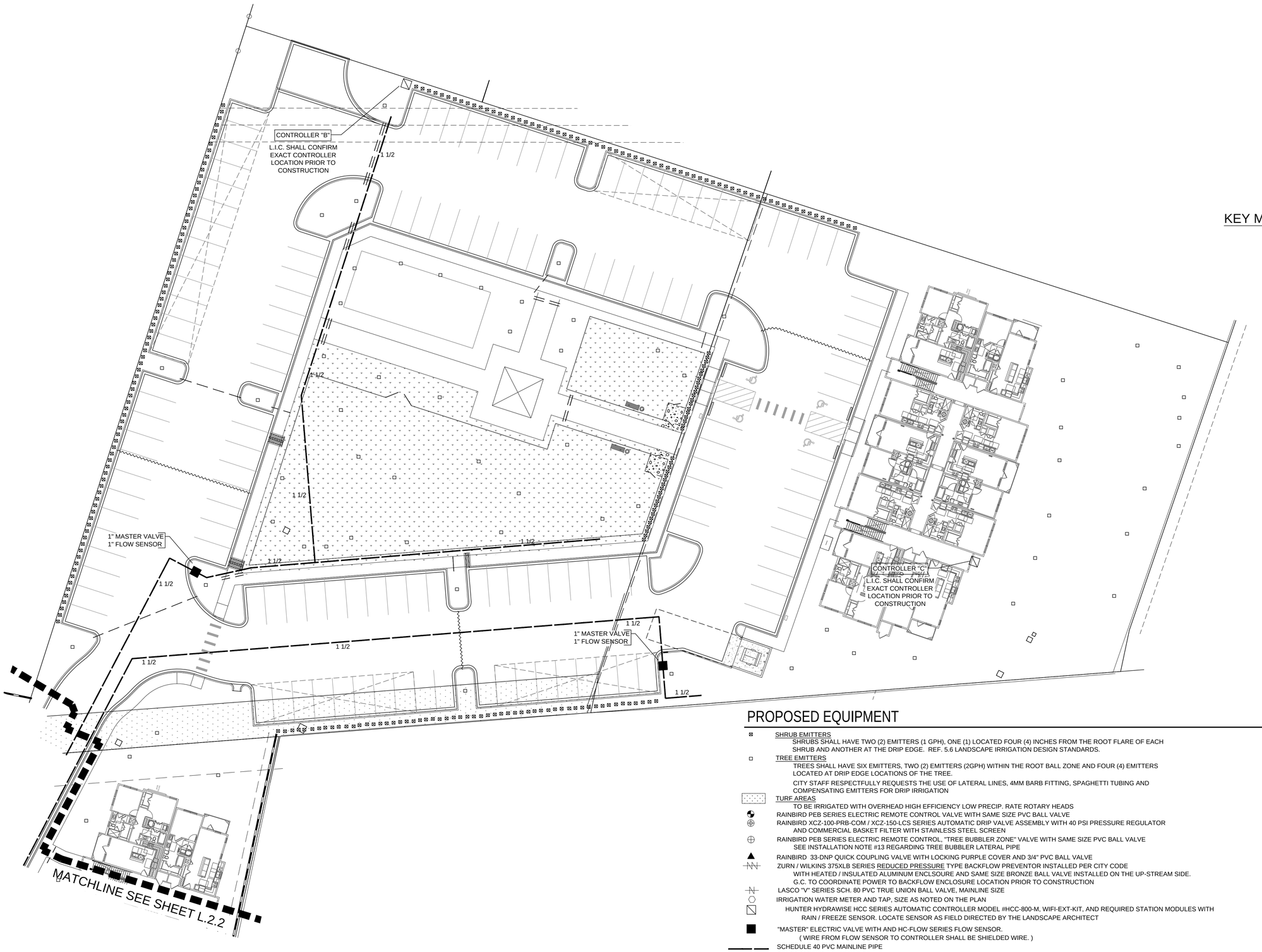

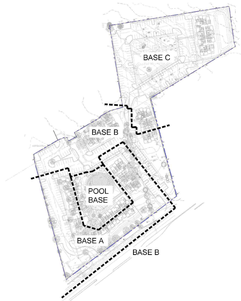

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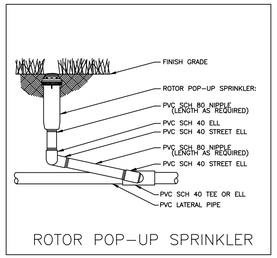
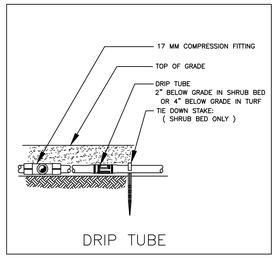
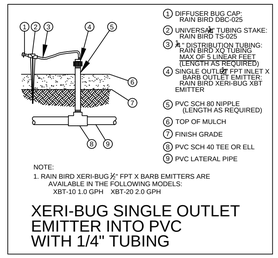


ROTOR POP-UP SPRINKLER

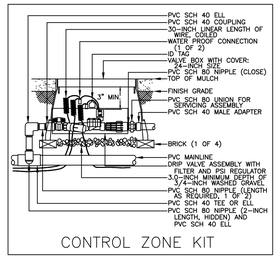


DRIP TUBE

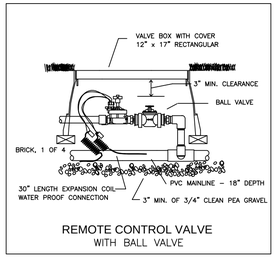


NOTE:
1. RAIN BIRD XERI-BUG 1/2" FPT X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
XBT-10 1.0 GPH XBT-20 2.0 GPH

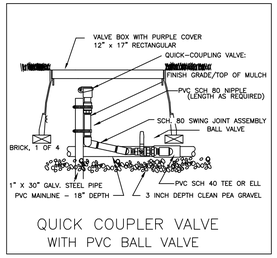
XERI-BUG SINGLE OUTLET EMITTER INTO PVC WITH 1/4" TUBING



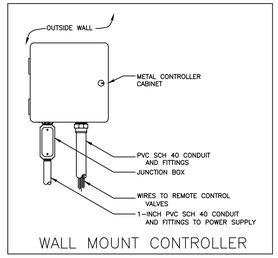
CONTROL ZONE KIT



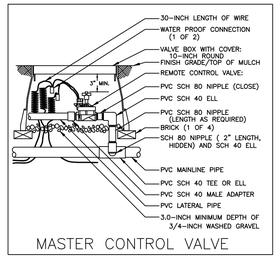
REMOTE CONTROL VALVE
WITH BALL VALVE



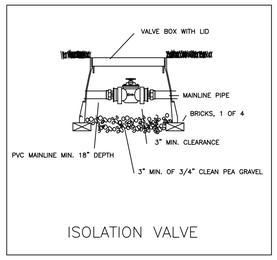
QUICK COUPLER VALVE
WITH PVC BALL VALVE



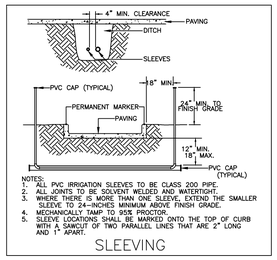
WALL MOUNT CONTROLLER



MASTER CONTROL VALVE

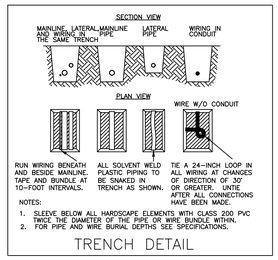


ISOLATION VALVE



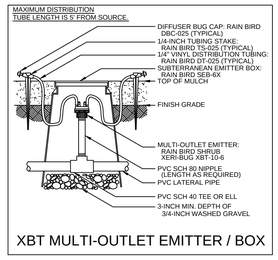
NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.
5. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE TOP OF CURB WITH A SAWCUT OF TWO PARALLEL LINES THAT ARE 2" LONG AND 1" APART.

SLEEVING

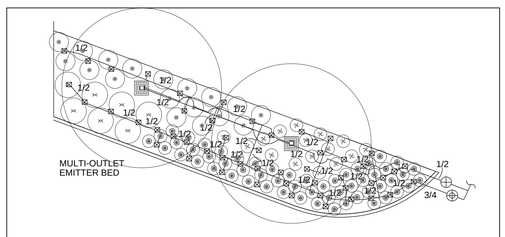


NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

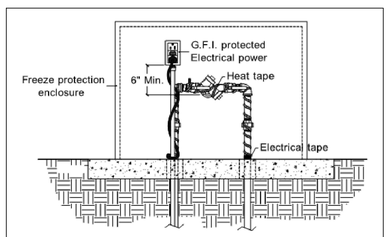
TRENCH DETAIL



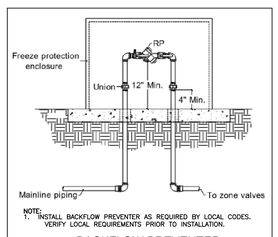
XBT MULTI-OUTLET EMITTER / BOX



EMITTER / TREE BUBBLER IRRIGATION
EXAMPLE DIAGRAM



BACKFLOW PREVENTER
WITH HEAT TAPE OR HEATING ELEMENT AND ENCLOSURE



NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

BACKFLOW PREVENTER
WITH HEAT TAPE OR HEATING ELEMENT AND ENCLOSURE

INSTALLATION NOTES

1. COORDINATE IRRIGATION INSTALLATION WITH IRRIGATION PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE MANDATED IRRIGATION ORDINANCES AND CODES, AND WILL SECURE ALL REQUIRED PERMITS. I.C. SHALL PAY ANY ASSOCIATED FEES UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES HEREIN AND SHALL BE ADDRESSED BEFORE ANY CONSTRUCTION BEGINS.
2. NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONE OF EXISTING TREES. HAND-DIG ONLY, WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.
3. CONFIRM MINIMUM STATIC WATER PRESSURE OF 65 PSI AT THE HIGHEST ELEVATION OF THE SYSTEM LIMITS, AND MAXIMUM STATIC WATER PRESSURE OF 90 P.S.I. AT THE LOWEST ELEVATION OF THE SYSTEM LIMITS AT LEAST 7 DAYS BEFORE BEGINNING WORK. IF STATIC WATER PRESSURE IS OUTSIDE THE RANGE STATED ABOVE, DO NOT PROCEED UNTIL DIRECTED BY THE LANDSCAPE ARCHITECT.
4. LATERAL PIPE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12 INCHES. MAINLINE PIPE AND WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES. NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN EXISTING TREE ROOT ZONES. WHEN HAND - TRENCHING WITHIN EXISTING TREE ROOT ZONES, NO ROOTS LARGER THAN 1" DIAMETER SHALL BE CUT.
5. IRRIGATION PLANS ARE DIAGRAMMATIC ONLY. IRRIGATION EQUIPMENT MAY BE SHOWN IN IMPERVIOUS SURFACES FOR GRAPHIC CLARITY PURPOSES. I.C. SHALL MAKE MINOR ADJUSTMENTS, AT NO ADDITIONAL COST TO THE OWNER, OF THE LOCATIONS OF THE IRRIGATION EQUIPMENT IN ORDER TO AVOID UTILITIES OR IMPERVIOUS SURFACES. R.F.I.S MAY BE SUBMITTED FOR APPROVAL OF CHANGES. UNSLEEVED PIPES MAY BE SHOWN UNDER PAVEMENT FOR GRAPHIC CLARITY ONLY. INSTALL THESE PIPES IN ADJACENT LANDSCAPED AREAS.
6. ELECTRIC POWER SHALL BE PROVIDED WITHIN FIVE FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR. I.C. TO PROVIDE FINAL HARD-WIRE TO CONTROLLER.
7. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR "IRRIGATION WIRE". WIRE SPLICES SHALL INCLUDE DBY CONNECTORS AS MANUFACTURED BY 3M COMPANY. ALL FIELD SPLICES SHALL BE LOCATED IN A ROUND VALVE BOX OF SUFFICIENT SIZE TO ALLOW INSPECTION.
8. VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, SUPPORTED BY BRICKS IF NEEDED, WITH 3 INCHES OF CLEAN PEA GRAVEL LOCATED BELOW THE VALVE. USE 12" x 17" RECTANGULAR VALVE BOXES WITH PURPLE LID FOR QUICK COUPLING VALVES, AND 12" x 17" RECTANGULAR FOR ELECTRIC VALVES UNLESS NOTED OTHERWISE.
9. USE RIGID SCH. 80 PVC SWING JOINT ASSEMBLIES TO CONNECT ALL QUICK COUPLERS.
10. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12" MINIMUM LENGTH OF 1/2" FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER.
11. PROVIDE ONE QUICK COUPLER KEY WITH SWIVEL HOSE ELL FOR EVERY SIX Q.C. VALVES. (MINIMUM ONE SET).
12. CONTRACTOR IS TO CONTACT APPROPRIATE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
13. LATERAL PIPE TO TREE STREAM BUBBLER HEADS IS OMITTED FOR GRAPHIC CLARITY. CONNECT TREE BUBBLER HEADS TO VALVES AS SHOWN WITH CLASS 200 PVC PIPE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND
14. THE PROPOSED LOCATIONS OF ALL ABOVE- GROUND EQUIPMENT INCLUDING BACKFLOW PREVENTORS, CONTROLLERS AND WEATHER SENSORS SHALL BE STAKED BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE THESE ITEMS ARE INSTALLED.
15. ALL HEADS SHALL BE INSTALLED A MINIMUM OF 4" FROM PAVEMENT EDGES. (6" OR GREATER WHERE REQUIRED BY LOCAL CODE) FINAL HEAD ADJUSTMENTS BY THE CONTRACTOR SHALL INCLUDE THE ADDITION OF CHECK VALVES WHERE NEEDED TO PREVENT EXCESSIVE LOW HEAD DRAINAGE. THE CONTRACTOR SHALL BUDGET FOR, AND INSTALL CHECK VALVES FOR UP 10 % OF THE TOTAL NUMBER OF HEADS WHEN NEEDED, WITH NO ADDITIONAL COST TO THE OWNER.

PROPOSED EQUIPMENT

⊠ SHRUB EMITTERS
SHRUBS SHALL HAVE TWO (2) EMITTERS (1 GPH), ONE (1) LOCATED FOUR (4) INCHES FROM THE ROOT FLARE OF EACH SHRUB AND ANOTHER AT THE DRIP EDGE. REF. 5.6 LANDSCAPE IRRIGATION DESIGN STANDARDS.

□ TREE EMITTERS
TREES SHALL HAVE SIX EMITTERS, TWO (2) EMITTERS (2GPH) WITHIN THE ROOT BALL ZONE AND FOUR (4) EMITTERS LOCATED AT DRIP EDGE LOCATIONS OF THE TREE.
CITY STAFF RESPECTFULLY REQUESTS THE USE OF LATERAL LINES, 4MM BARB FITTING, SPAGHETTI TUBING AND COMPENSATING EMITTERS FOR DRIP IRRIGATION

TURF AREAS
TO BE IRRIGATED WITH OVERHEAD HIGH EFFICIENCY LOW PRECIP. RATE ROTARY HEADS

RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL VALVE WITH SAME SIZE PVC BALL VALVE

RAINBIRD XCZ-100-PRB-COM / XCZ-150-LCS SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR AND COMMERCIAL BASKET FILTER WITH STAINLESS STEEL SCREEN

RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE WITH SAME SIZE PVC BALL VALVE
SEE INSTALLATION NOTE #13 REGARDING TREE BUBBLER LATERAL PIPE

RAINBIRD 33-DNP QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE

ZURN / WILKINS 375XLB SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE
WITH HEATED / INSULATED ALUMINUM ENCLSOURE AND SAME SIZE BRONZE BALL VALVE INSTALLED ON THE UP-STREAM SIDE.
G.C. TO COORDINATE POWER TO BACKFLOW ENCLOSURE LOCATION PRIOR TO CONSTRUCTION

LASCO "V" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE

IRRIGATION WATER METER AND TAP, SIZE AS NOTED ON THE PLAN

HUNTER HYDRAWISE HCC SERIES AUTOMATIC CONTROLLER MODEL #HCC-800-M, WIFI-EXT-KIT, AND REQUIRED STATION MODULES WITH RAIN / FREEZE SENSOR. LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT

"MASTER" ELECTRIC VALVE WITH AND HC-FLOW SERIES FLOW SENSOR.
(WIRE FROM FLOW SENSOR TO CONTROLLER SHALL BE SHIELDED WIRE.)

SCHEDULE 40 PVC MAINLINE PIPE

CLASS 200 PVC LATERAL PIPE

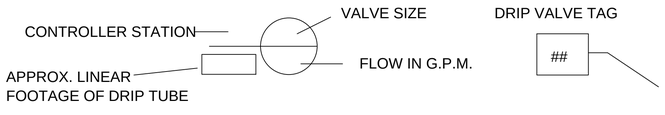
ONE 4" CLASS 200 SLEEVE PIPE

TWO 4" CLASS 200 SLEEVE PIPES

I.C. SHALL SELECT SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.

UNIONS TO BE INSTALLED ON THE DOWN STREAM SIDE OF ALL ELECTRIC VALVES.
AUTOMATIC DRAIN VALVES, STOP AND WASTE VALVES OR NOT PERMITTED PER COSF.
MANUAL FLUSH VALVES TO BE INSTALLED AT THE ENDS OF ALL LATERAL LINES.
ALL EMITTERS SHALL BE PRESSURE COMPENSATING.
LATERAL LINES, 4MM BARB FITTING, SPAGHETTI TUBING TO BE UTILIZED FOR INSTALLATION OF ALL DRIP / MICRO IRRIGATION.

ALL DISTURBED AREAS DUE TO CONSTRUCTION AND NOT PART OF THE LANDSCAPE PLAN SHALL BE REVEGETATED AND IRRIGATED.



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RKSS-CERRILLOS MULTI-FAMILY
SANTA FE, NEW MEXICO
DEVELOPMENT PLAN

DATE:
10/07/2024

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L.2.4
IRRIGATION LEGEND

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PROPOSED EQUIPMENT

⊠	SHRUB EMITTERS SHRUBS SHALL HAVE TWO (2) EMITTERS (1 GPH) ONE (1) LOCATED FOUR (4) INCHES FROM THE ROOT FLARE OF EACH SHRUB AND ANOTHER AT THE DRIP EDGE. REF. 5.6 LANDSCAPE IRRIGATION DESIGN STANDARDS.
◻	TREE EMITTERS TREES SHALL HAVE SI) EMITTERS) TWO (2) EMITTERS (2GPH) WITHIN THE ROOT BALL) ONE AND FOUR (4) EMITTERS LOCATED AT DRIP EDGE LOCATIONS OF THE TREE. CITY STAFF RESPECTFULLY REQUESTS THE USE OF LATERAL LINES) 4MM BARB FITTING) SPAGHETTI TUBING AND COMPENSATING EMITTERS FOR DRIP IRRIGATION
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	TWO 4" CLASS 200 SLEEVE PIPES

I.C. SHALL SELECT SPRAY NO)) LES FOR "HEAD-TO-HEAD" COVERAGE) ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.

01 IRRIGATION SPECIFICATIONS

1. GENERAL CONTRACTOR TO GRIND ALL NATIVE TREES DESIGNATED "TO BE REMOVED" ON SITE. ALL GRINDINGS/MULCH WILL BE PLACED IN ALL SIGNIFICANT PRESERVATION AREAS IN 3" LIFTS. NO MORE THAN 6" OF NATIVE MULCH WILL BE PLACED IN THESE AREAS AT ONE TIME.
2. NATIVE VEGETATIVE AREAS THAT REMAIN AFTER REVIEW BY OWNER AND L.A. SHALL RECEIVE NATIVE MULCH
3. E)CESS GRINDINGS/MULCH WILL BE STOCKPILED ON SITE AND USED TO REPLENISH THE MULCH IN THE "DO NOT REMOVE" AS DIRECTED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
4. ALL STOCKPILED MULCH WILL BE DISTRIBUTED THROUGHOUT THE SITE AS DIRECTED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT BEFORE THE CLOSE OF THE PROJECT.
5. ALL DISTURBED AREAS WILL BE SEEDED AND/OR SODDED AS NOTED ON THE PLAN.S)AND AS DIRECTED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT. ALL DISTURBED AREAS NOT SHOWN ON LANDSCAPE PLAN SHALL BE REVEGETATED AND IRRIGATED. GRASS SEED MI) SHALL BE DRYLAND BLEND NATIVE GRASS MI)TURE FROM PLANTS OF THE SOUTHWEST OR EQUAL.
6. ALL AREAS DESIGNATED "ORNAMENTAL TURF" WILL BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM AS SHOWN ON THE IRRIGATION DRAWINGS AND WILL BE SEEDED AND/OR SODDED WITH COMMON BERMUDA UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. ALL AREAS DESIGNATED "NATIVE" AND/OR "NATURAL" WILL BE SEEDED WITH A SEASONALLY APPROPRIATE SEED AS SPECIFIED ON THE DRAWING.S)COOL SEASON SEEDING WILL BE "ANNUAL RYE GRASS" AND WARM SEASON SEEDING WILL BE "WEEPING LOVE GRASS".
8. TEMPORARY IRRIGATION WILL BE INSTALLED AND MANAGED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED AS DETERMINED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT. AT NO TIME WILL COVERAGE OF LESS THAN 70) BE ACCEPTABLE BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT. THIS ACCEPTANCE DOES NOT SUPERSEDE ANY REGULATORY REQUIREMENTS OF THE GOVERNING AGENCY WITHIN WHICH THE PROJECT OCCURS.

0) SITE AREA NOTES

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RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NEW MEXICO

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L.2.5

IRRIGATION SPECIFICATIONS

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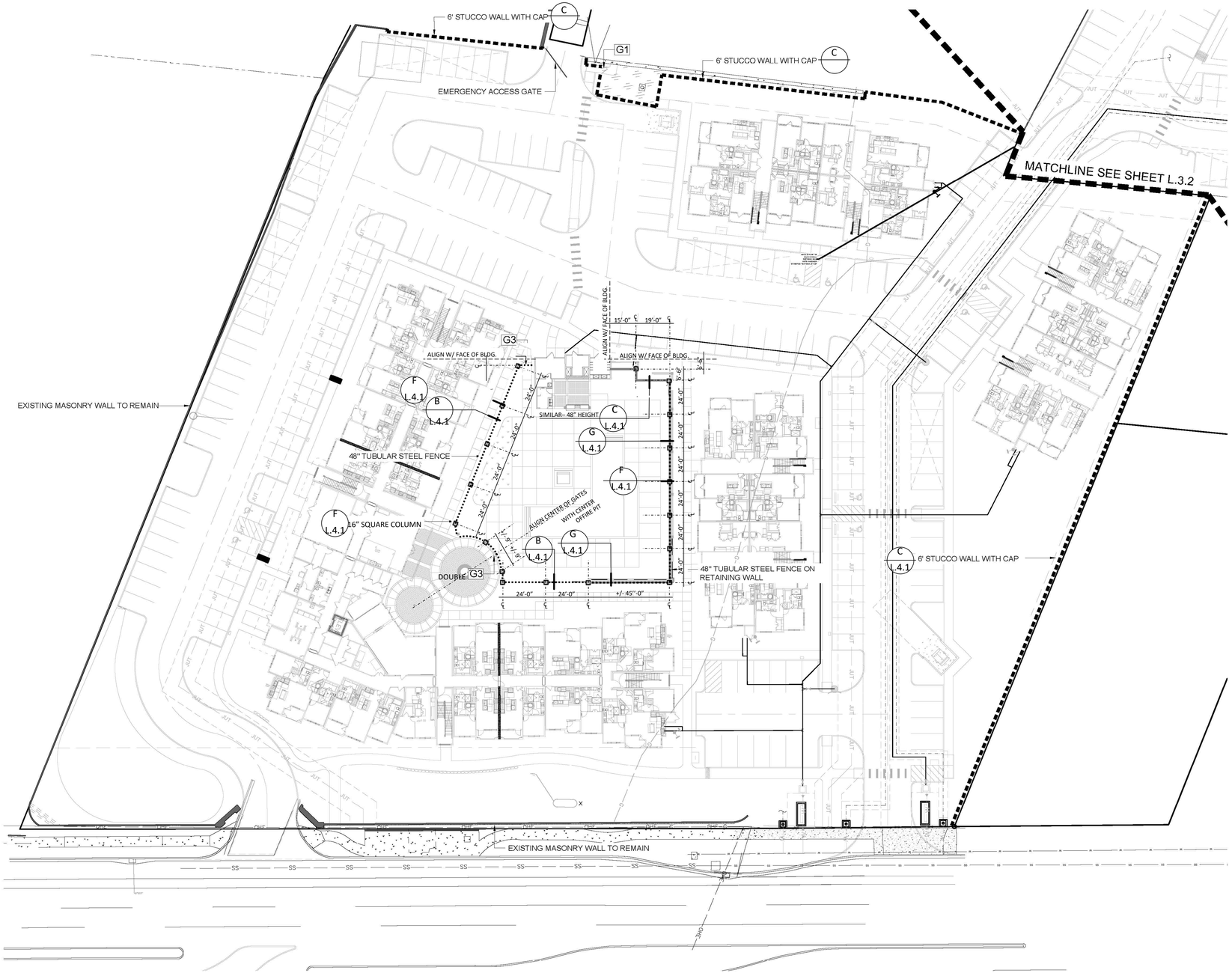

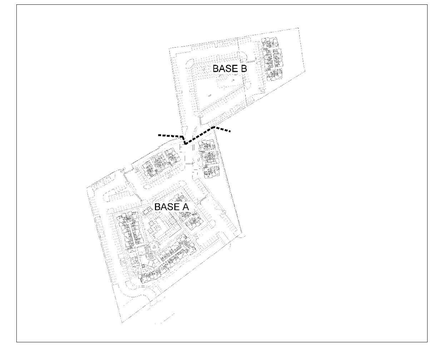

KEY MAP

GENERAL NOTE:
CONTRACTOR TO PROVIDE ADDITIONAL NUMBER TO COVER REPAIRS AND REPAINTING OF THE EXISTING WALLS.

LEGEND

- 48" HEIGHT TUBULAR STEEL ENCLOSURE FENCE
  REFER TO DETAIL B/SHEET L.4.1
- 48" HEIGHT TUBULAR STEEL ENCLOSURE FENCE ON RETAINING WALL
  SEE G/SHEET L.4.1
- 6' HEIGHT STUCCO WALL WITH CAP.
  SEE C/SHEET L.4.1
- EXISTING MASONRY WALL TO REMAIN
- 16" SQUARE COLUMN DETAIL F/SHEET L.4.1
  REFER TO POOL GRADING PLAN FOR HEIGHTS
- G2 48" HEIGHT DOG PARK SELF-CLOSING/ LATCHING GATES. DETAIL D/SHEET L.4.1
- G3 48" HEIGHT POOL SECURE ACCESS GATES. REFER TO DETAIL A/SHEET L.4.1

NORTH

0' 15' 30' 60'
SCALE: 1"=30'-0"

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L.3.1

FENCING PLAN
BASE A

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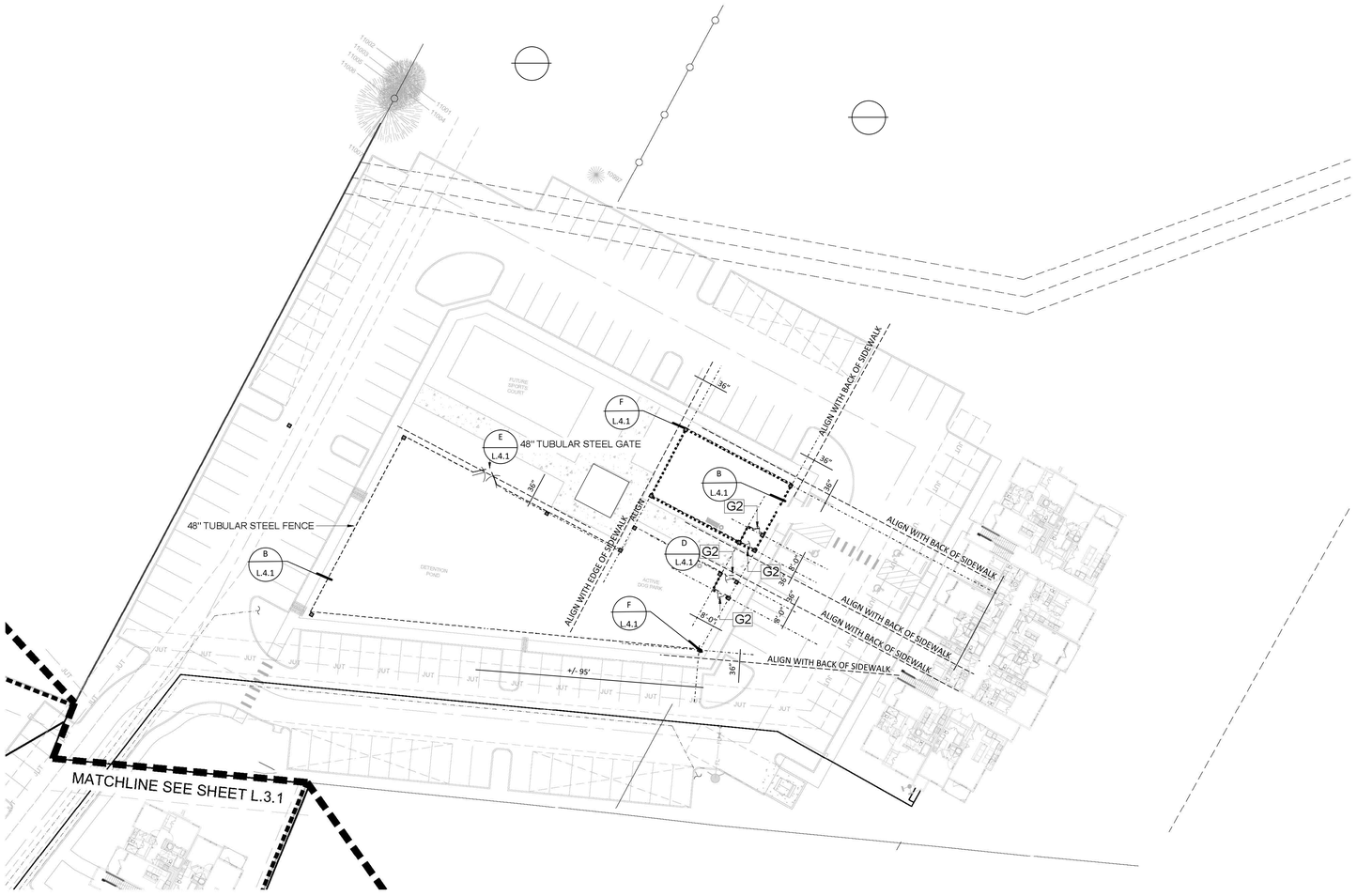

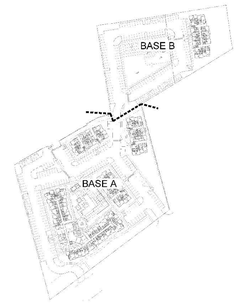

KEY MAP

LEGEND

- 48" HEIGHT TUBULAR STEEL ENCLOSURE FENCE
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- G3 — 48" HEIGHT POOL SECURE ACCESS GATES. REFER TO DETAIL A/SHEET L.4.1

NORTH

0' 15' 30' 60'
SCALE: 1"=30'-0"

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FENCING PLAN
BASE B

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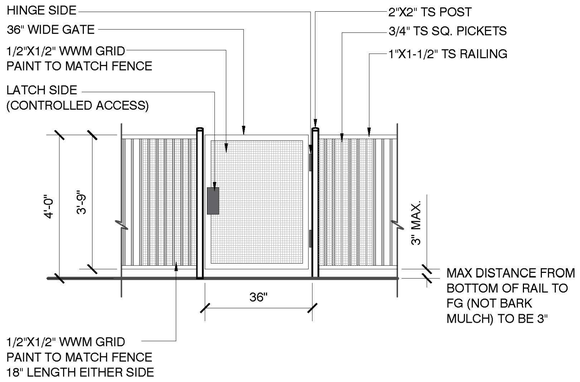
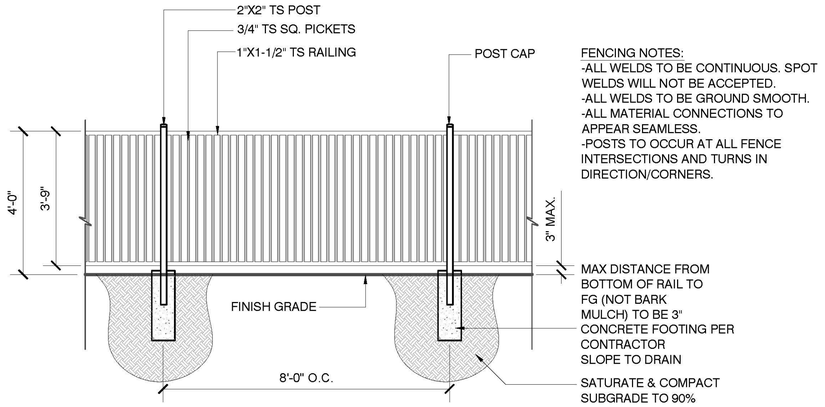
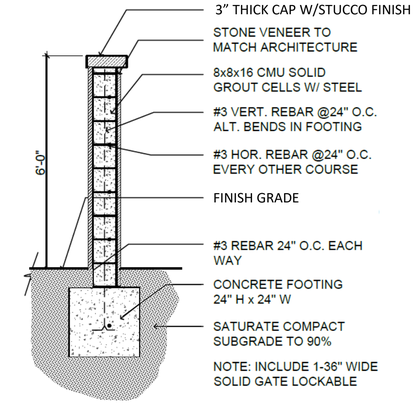


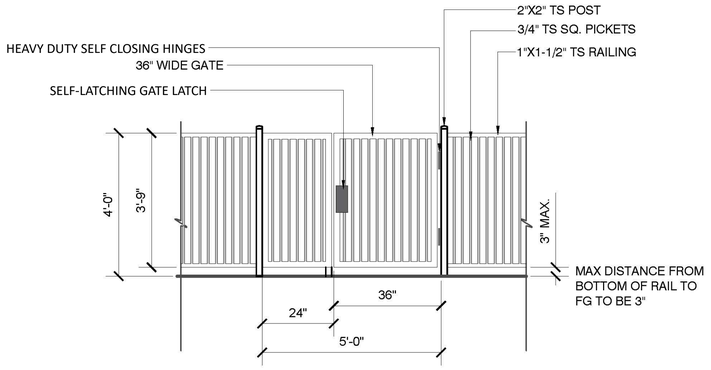
A POOL GATE
SCALE: 1/2"=1'-0"



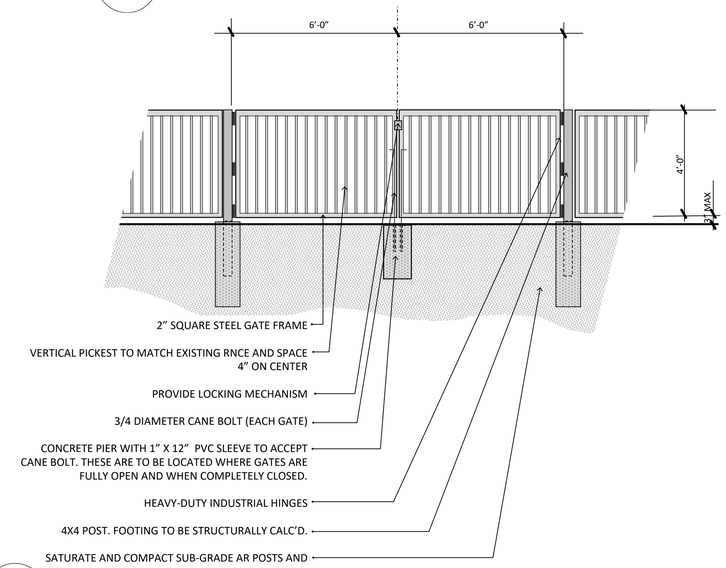
B POOL & DOG YARD FENCE
SCALE: 1/2"=1'-0"



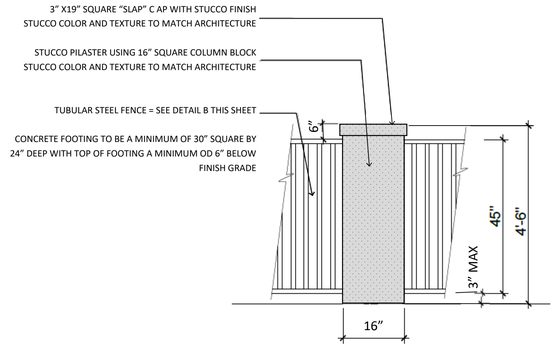
C 6' HEIGHT PERIMETER STUCCO WALL
SCALE: 1/2" =1'-0"



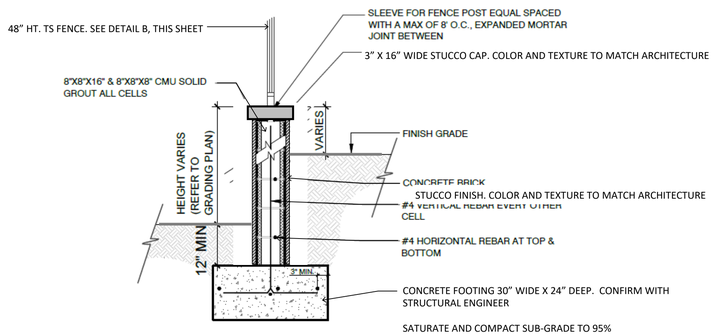
D DOG YARD GATE
SCALE: 1/2"=1'-0"



E POND MAINTENANCE ACCESS GATES ELEVATION
SCALE: 3/8" = 1'-0"



F STUCCO PILASTER @ POOL AND DOG PARK
SCALE: 3/8" = 1'-0"



G TUBULAR STEEL FENCE ON LOW STUCCO RETAINING WALL
NOT TO SCALE

STATE OF NEW MEXICO
MICHAEL E. PIERING
LA846
REGISTERED LANDSCAPE ARCHITECT

LANDPATTERNS, INC.
landscape architects

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1804 WEST COMMERCE ST.
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RKSS-CERRILLOS MULTI-FAMILY
SANTA FE, NEW MEXICO
DEVELOPMENT PLAN

DATE:
10/07/2024

PROJECT NUMBER:

REVISIONS

NO	DATE

ISSUED FOR:

SHEET NUMBER

L.4.1

CONSTRUCTION DETAILS
FENCING

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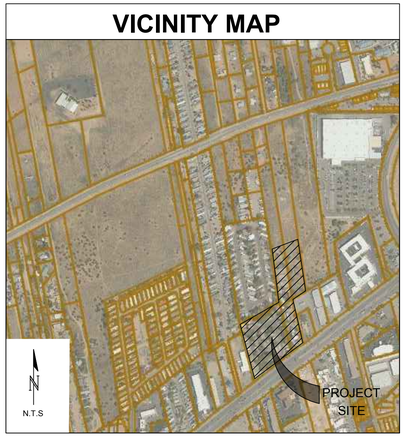
RKSS-CERRILLOS MULTI-FAMILY

DEVELOPMENT PLAN

VICINITY MAP



INDE

SHEET #	DESCRIPTION
C-100	CIVIL COVER SHEET
C-101	CONDITIONS OF APPROVAL
CEC-100	E ISTING CONDITIONS AND SLOPE ANALYSIS
DP-101	DEVELOPMENT PLAN
C-200	CIVIL GENERAL NOTES
CEC-101	EROSION SEDIMENT CONTROL PLAN
CEC-501	EROSION SEDIMENT CONTROL DETAILS
CF-100	FIRE ONE
CG-100	OVERALL GRADING PLAN
CG-101	GRADING PLAN 1
CG-102	GRADING PLAN 2
CG-103	GRADING PLAN 3
CG-501	GRADING DETAILS
CSD-101	STORM DRAIN PLAN 1
CSD-102	STORM DRAIN PLAN 2
CSD-103	STORM DRAIN PLAN 3
CU-100	OVERALL UTILITY PLAN
CU-101	ENLARGED UTILITY PLAN - SOUTH
CU-102	ENLARGED UTILITY PLAN - NORTH
CU-501	UTILITY DETAILS 1
CU-502	UTILITY DETAILS 2
CPW-100	PUBLIC WATER PLAN
CPW-101	PUBLIC WATER PLAN CONT.
CP-100	PUBLIC PAVING PLAN
CP-101	SITE PAVING PLAN
CP-501	PAVING DETAILS
L.0.0	TITLE SHEET
L.0.1	TREE MITIGATION PLAN
L.0.2	TREE MITIGATION LEGEND
L.1.1	PLANTING PLAN - BASE A
L.1.2	PLANTING PLAN - BASE B
L.1.3	PLANTING PLAN - BASE C
L.1.4	PLANTING LEGEND
L.1.5	PLANTING SPECIFICATIONS AND DETAILS
L.2.1	IRRIGATION PLAN - BASE A
L.2.2	IRRIGATION PLAN - BASE B
L.2.3	IRRIGATION PLAN - BASE C
L.2.4	IRRIGATION LEGEND
L.3.1	FENCING PLAN - BASE A
L.3.2	FENCING PLAN - BASE B
L.4.1	CONSTRUCTION DETAILS - FENCING

INDE

SHEET #	DESCRIPTION
A1.1	SITE PLAN - GRADING E HIBIT
A2.0	CODE DATA SHEET
A4.1	BUILDING A - FIRST FLOOR PLAN
A4.2	BUILDING A - SECOND FLOOR PLAN
A4.3	BUILDING A - THIRD FLOOR PLAN
A4.4	BUILDING A - FOURTH FLOOR PLAN
A4.5	BUILDING A - ROOF PLAN
A4.6	BUILDING A - E TERIOR ELEVATIONS
A4.7	BUILDING A - E TERIOR ELEVATIONS
A4.	BUILDING B - FIRST FLOOR PLAN
A4.9	BUILDING B - SECOND FLOOR PLAN
A4.10	BUILDING B - THIRD FLOOR PLAN
A4.11	BUILDING B - ROOF PLAN
A4.12	BUILDING B - E TERIOR ELEVATIONS
A4.13	BUILDING B - E TERIOR ELEVATIONS
A4.14	BUILDING C - FIRST FLOOR PLAN
A4.15	BUILDING C - SECOND FLOOR PLAN
A4.16	BUILDING C - THIRD FLOOR PLAN
A4.17	BUILDING C - ROOF PLAN
A4.1	BUILDING C - E TERIOR ELEVATIONS
A4.19	BUILDING C - E TERIOR ELEVATIONS
A4.20	E TERIOR ELEVATIONS - COLOR RENDERINGS
A4.21	AMENITY BUILDING FLOOR PLANS
A4.22	TRASH ENCLOSURE
E1.01	ELECTRICAL - SITE PLAN
E1.02	ELECTRICAL - SITE PLAN - LIGHTING
E1.03	ELECTRICAL - SITE PLAN - PHOTOMETRIC
P1.01	PLUMBING - SITE PLAN

PLANNER
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130 GRANT AVENUE SUITE 101
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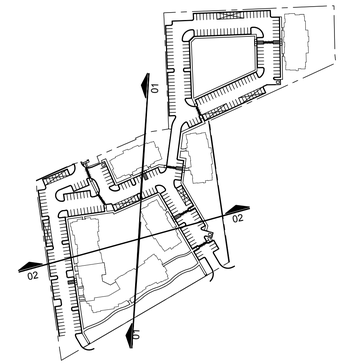
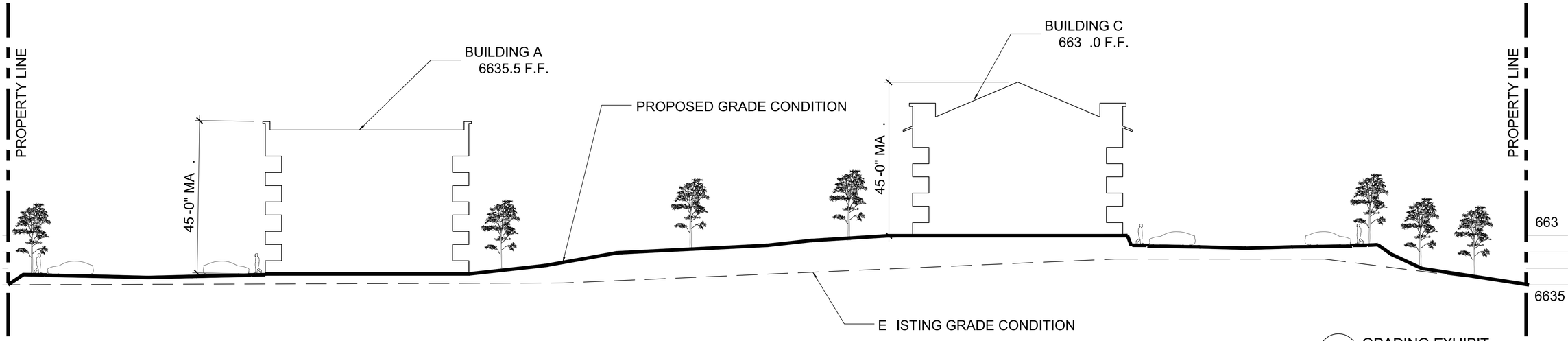
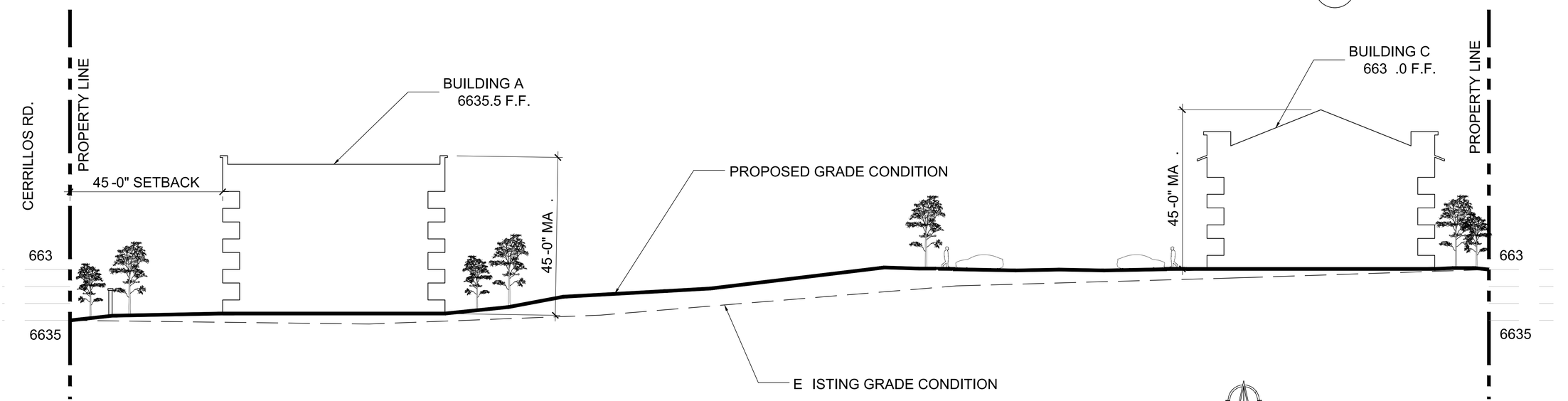
PROJECT
CERRILLOS RD. APARTMENTS
DEVELOPMENT PLAN
CERRILLOS RD.
SANTA FE NM

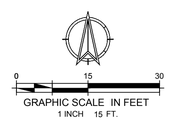


SITE KEY
N.T.S



02 GRADING EXHIBIT
SCALE: 1" = 15'





01 GRADING EXHIBIT
SCALE: 1" = 15'

08.23.2024

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RKSS-CERRILLOS MULTIFAMILY
SANTA FE, NM

DATE:
0 .23.2024

PROJECT NUMBER:
24064

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DEVELOPMENT PLAN

SHEET NUMBER
A1.1

GRADING EXHIBIT

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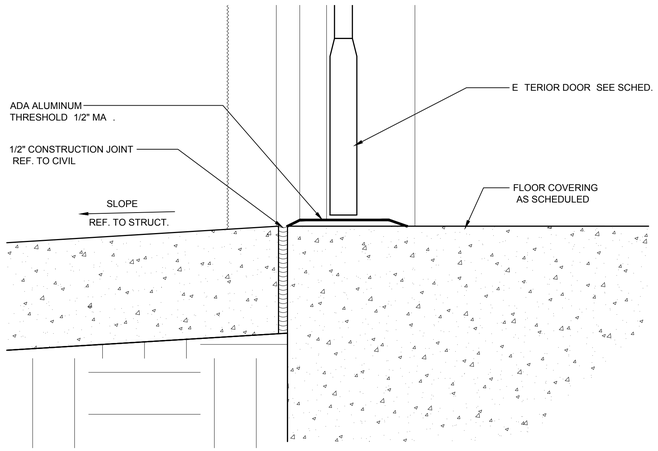
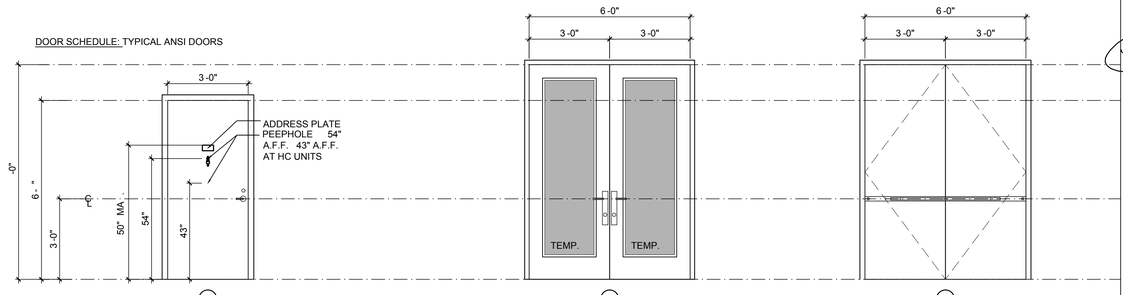


03 DETAIL @ FOUNDATION - DOOR THRESHOLD
3" = 1'-0"



306 E TERIOR METAL
- RAISED MULTI-PANEL DOOR AS SPECIFIED BY I.D.
- PAINTED
- INSULATED
- KNOCK DOWN METAL FRAME
- 1/2" MA . THRESHOLD
- WEATHER STRIPPING SWEEP
- SMOKE SEAL
- SELF CLOSING
- 20 MIN. FIRE-RATED TYPICAL
- 45 MIN. FIRE-RATED IF WITHIN 4 -0" OF A 2-HR FIREWALL OR WITHIN 10 -0" OF A STAIR LANDING
- 90 MIN. FIRE-RATED IF PENETRATING A 2-HR FIREWALL

60 0 E TERIOR ALUMINUM
- TEMPERED LOW E GLASS
- ANODI ED ALUMINUM STOREFRONT SYSTEM
- ADA COMPLIANT THRESHOLD
- ADA COMPLIANT HARDWARE
- WEATHER STRIPPING SWEEP
- CONTROL ACCESS W/ ELECTRONIC STRIKE
- PANIC HARDWARE
- CLOSER

PR 30 0 INTERIOR METAL
- 90 MIN. FIRE RATED HOSE STREAM TESTED GLA ING
- HEAT TRANSFER RATED PER ASTM E119
- IMPACT SAFETY RATED PER ANSI 97.1 CPSC 16CFR 1201
- SMOKE SEAL
- PAINTED
- PUSH/PULL W/ ASTRAGAL
- PANIC HARDWARE INSTALLED ON RATED FIRE DOORS SHALL BE LISTED FIRE E IT HARDWARE

02 TYPICAL DOOR ELEVATIONS
3/8" = 1'-0"

PROJECT DATA

BUILDING	2015 INTERNATIONAL BUILDING CODE
FIRE	2021 INTERNATIONAL FIRE CODE
GAS	2020 INTERNATIONAL FUEL GAS CODE
MECHANICAL	2021 INTERNATIONAL MECHANICAL CODE
PLUMBING	2021 INTERNATIONAL PLUMBING CODE
ELECTRICAL	2020 NATIONAL ELECTRICAL CODE
ENERGY	201 INTERNATIONAL ENERGY CONSERVATION CODE

BUILDING CODE INFORMATION TABLE

BUILDING TYPE	FLOOR	OCCUPANCY/ CONSTRUCTION TYPE	MA IMUM ALLOWABLE GROSS SQ. FT. PER FLOOR TABLE 506.2	ACTUAL GROSS S.F. PER FLOOR PLAN	HEIGHT INCREASE AS PER SECTION 504.2	ALLOWABLE BLDG. AREA PER SECT 506.1 REFER TO SHEET CS-3	SMOKE DETECTORS PROVIDED	MONITORED AUTOMATIC SPRINKLER SYSTEM PROVIDED	FIRE ALARM SYSTEM PROVIDED	FIRE SPRINKLER ATTIC
BUILDING A - SECTION I	1ST FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	6 245 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING A - SECTION I	2ND FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	6 141 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING A - SECTION I	3RD FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	6 141 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING A - SECTION I	4TH FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	6 003 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING A /CLUB - SECTION II	1ST FLOOR	A-3/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	14 22 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING A /CLUB - SECTION II	2ND FLOOR	A-3/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	11 999 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING A - SECTION II	3RD FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	13 161 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING A - SECTION II	4TH FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	12 915 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING A - SECTION III	1ST FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	6 245 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING A - SECTION III	2ND FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	6 142 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING A - SECTION III	3RD FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	6 139 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING A - SECTION III	4TH FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	6 002 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING B	1ST FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	73 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING B	2ND FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	637 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING B	3RD FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	394 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING C	1ST FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	7 499 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING C	2ND FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	7 114 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING C	3RD FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	6 9 S.F.	N/A	N/A	YES	NFPA-13	YES	YES

NOTES:
1. PER SECTION 907.2.1 OF THE 2021 IFC ASSEMBLY OCCUPANCY TYPES WITH LESS THAN 300 OCCUPANT LOAD ARE NOT REQUIRED TO BE EQUIPPED WITH A MANUAL FIRE ALARM SYSTEM.
2. PER SECTION 907.2.9.1 OF THE 2021 IFC WE WILL BE UTILI ING E CEPTION #2 AND #3 FOR ALL R-2 TYPE OCCUPANCIES.
3. THE FIRE SPRINKLER SYSTEM IS TO BE INSTALLED BY A LICENSED INSTALLER. CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
4. FIRE SPRINKLER SYSTEMS ARE REQUIRED TO BE MONITORED BY A FIRE ALARM SYSTEM TO DETECT WATER FLOW.
5. FIRE DEPARTMENT CONNECTIONS FDC SHALL MEET CITY REQUIREMENTS WITH LOCKING KNO CAPS.
6. SIGNAGE INDICATING THE FDC SHALL BE 6" WHITE LETTERS ON RED BACKGROUND AND AN E TERIOR AUDIO/VISUAL DEVICE SHALL BE LOCATED ABOVE THE FDC.
7. FIRE SPRINKLER UNDERGROUND PIPING SHALL BE DUCTILE IRON FROM THE WATER MAIN LINE TO THE SPRINKLER RISER. UNDERGROUND PIPING SHALL BE PROPERLY BEDDED.
. THE FIRE DEPARTMENT IS TO INSPECT AND APPROVE THE BUILDING FOR FIRE SAFETY PRIOR TO CERTIFICATE OF OCCUPANCY. THIS WILL INCLUDE BUT NOT LIMITED TO E IT SIGN LOCATIONS EMERGENCY LIGHT LOCATIONS AND FIRE E TINGUISHER LOCATIONS.
9. PER SECTION 71 .4.2 OF THE 2021 IBC DRAFTSTOPPING SHALL BE PROVIDED IN ATTICS...OR OTHER CONCEALED ROOF SPACES OF GROUPS R-2 BUILDINGS WITH THREE OR MORE DWELLING UNITS. DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT E TEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE. WE WILL UTILI E E CEPTION #3 FOR ALL BUILDINGS EQUIPPED WITH A NFPA 13R SPRINKLER SYSTEM. WE WILL NOT UTILI E E CEPTION #4 WHICH REQUIRES AUTOMATIC SPRINKLERS TO BE INSTALLED IN THE COMBUSTIBLE CONCEALED SPACE WHERE DRAFTSTOPPING IS BEING OMITTED.

01 BUILDING CODE DATA
1'-0" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRIAN C. RUMSEY
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RKSS-CERRILLOS MULTIFAMILY
SANTA FE, NM

DATE:
0 .23.2024

PROJECT NUMBER:
24064

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ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER
A2.0

CODE DATA SHEET

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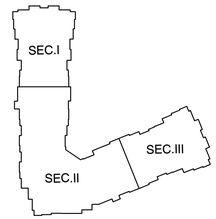
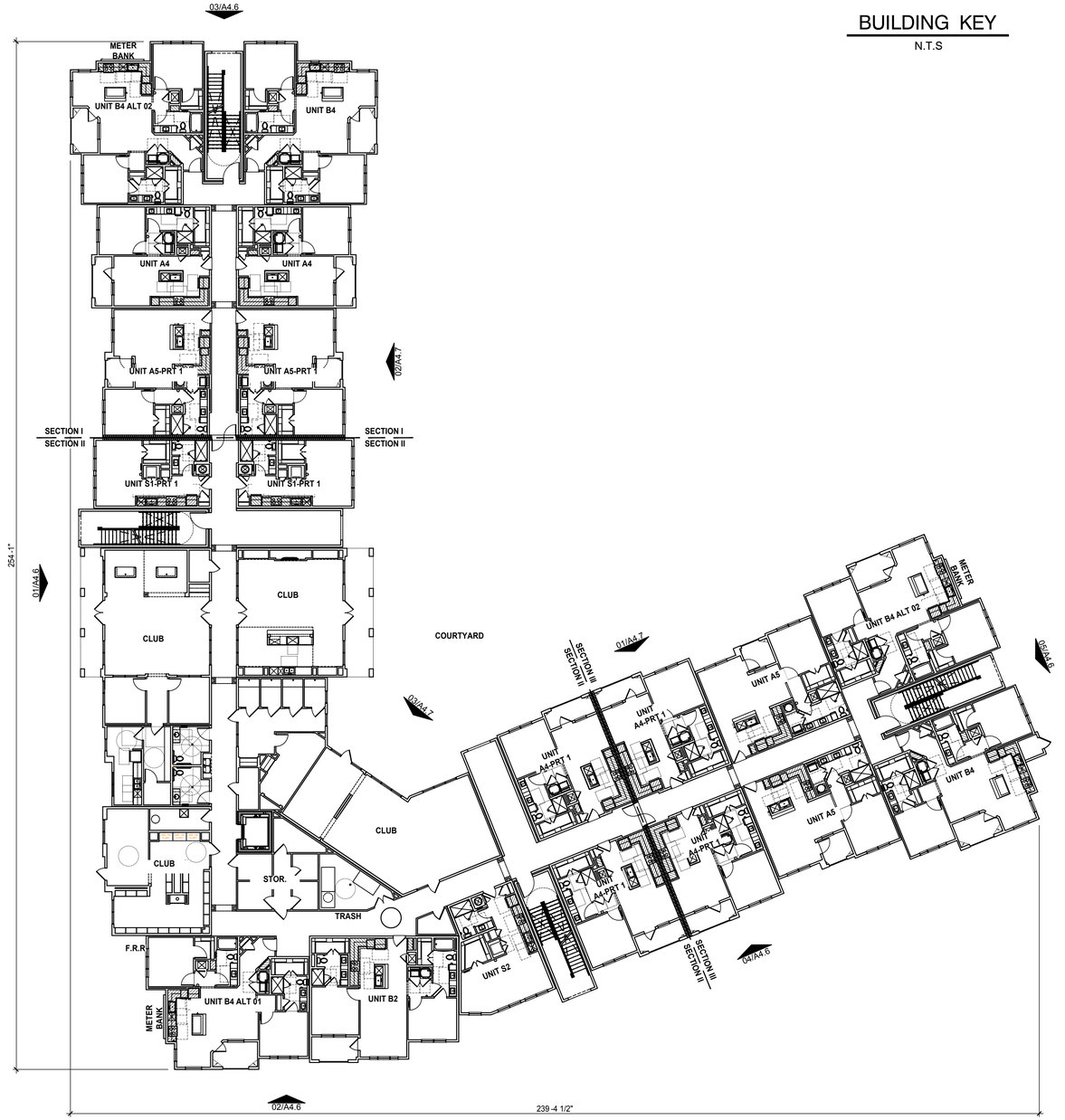


BUILDING KEY

N.T.S



01 BUILDING A FIRST FLOOR

SCALE: 1/16" = 1'-0"

08.23.2024

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BRANDY CRUMSEY
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RKSS-CERRILLOS MULTIFAMILY
SANTA FE, NM

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0 .23.2024

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24064

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DEVELOPMENT PLAN

SHEET NUMBER
A4.1

BLDG. A
FIRST FLOOR

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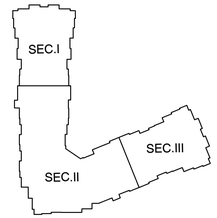
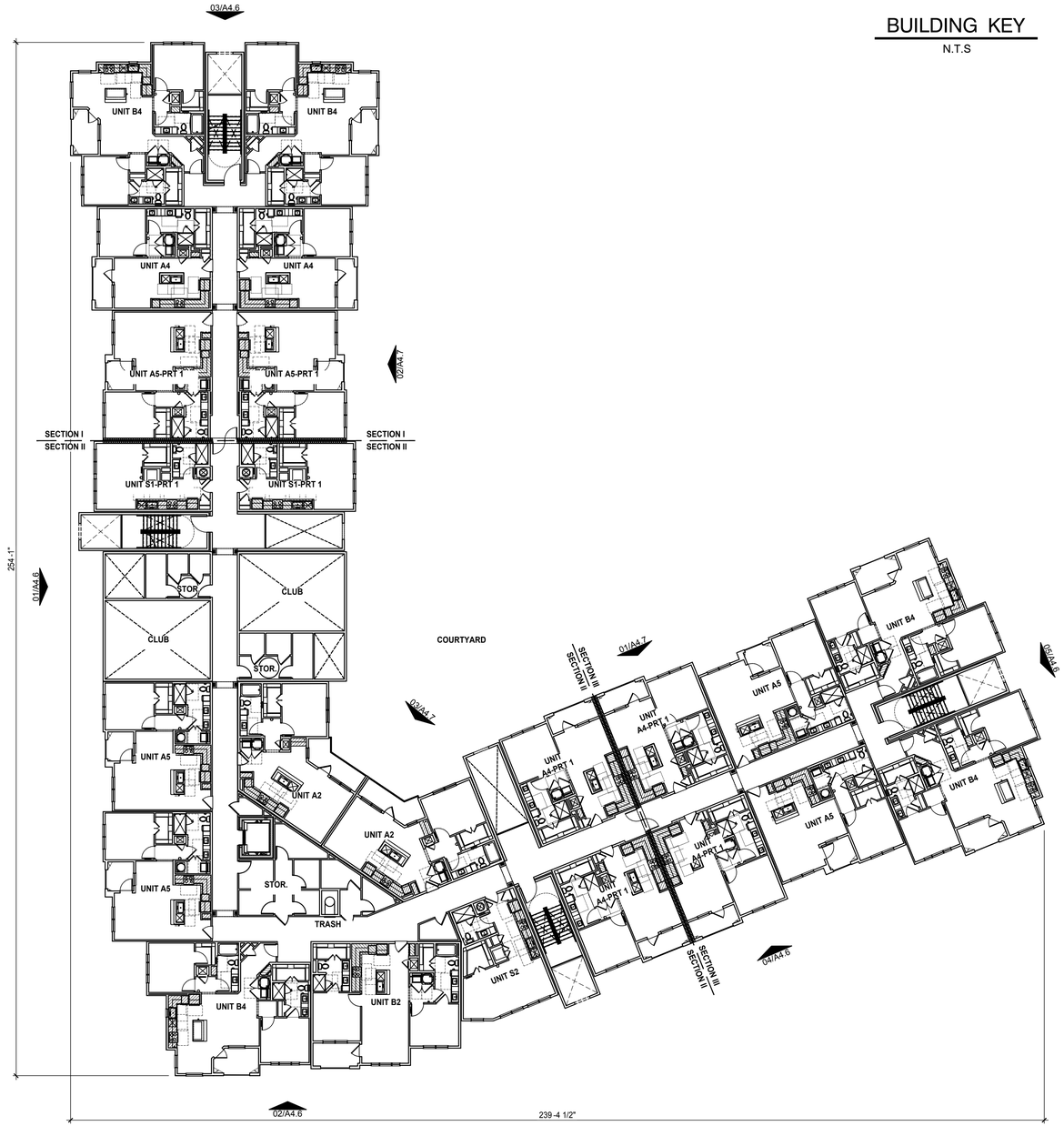


BUILDING KEY

N.T.S



01 BUILDING A SECOND FLOOR

SCALE: 1/16" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRENT CRUMSEY
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RKSS-CERRILLOS MULTIFAMILY
SANTA FE, NM

DATE:
0 .23.2024

PROJECT NUMBER:
24064

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DEVELOPMENT PLAN

SHEET NUMBER
A4.2

BLDG. A
SECOND FLOOR

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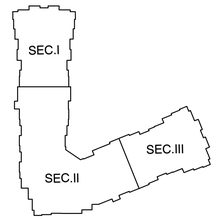
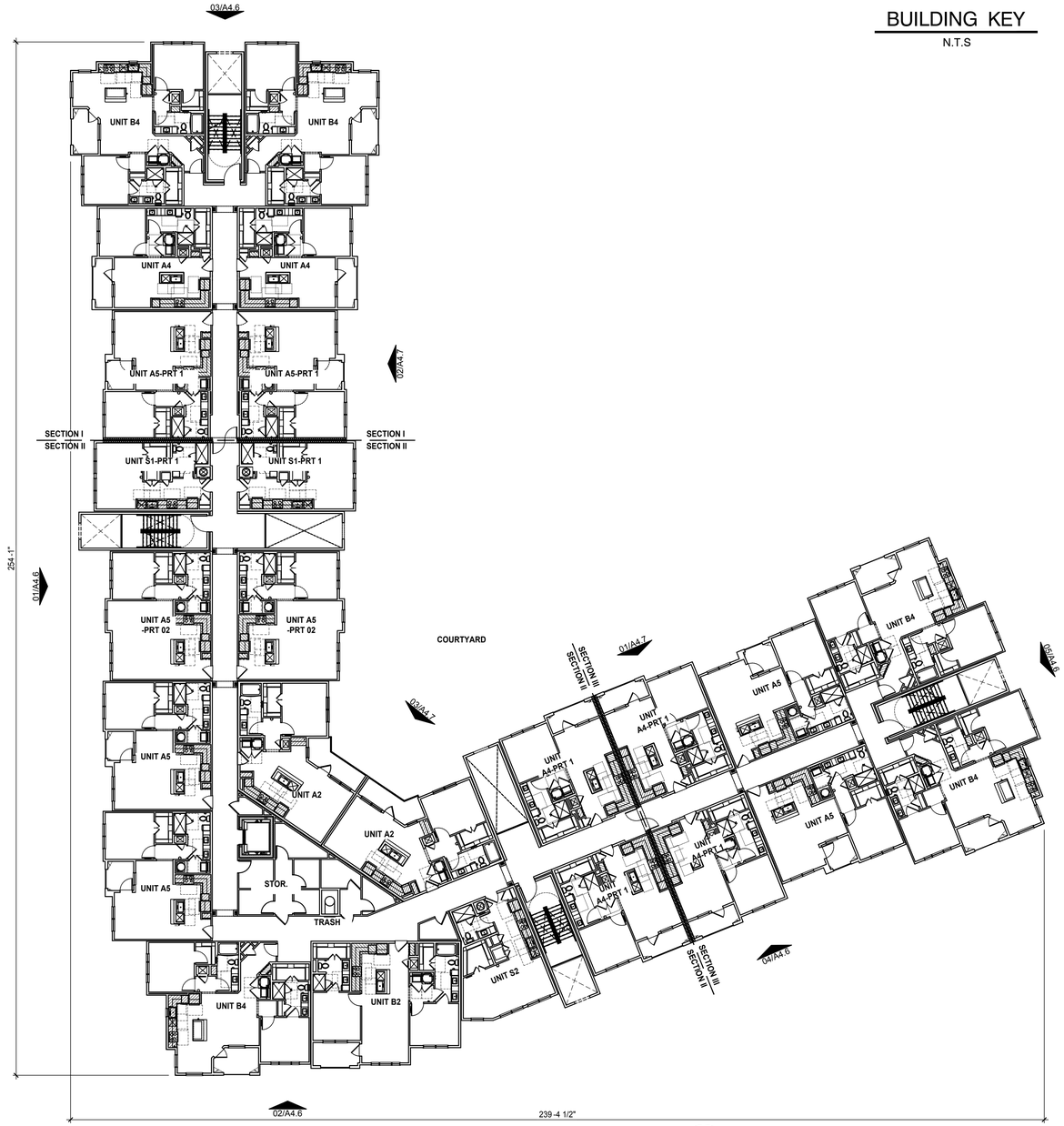


BUILDING KEY

N.T.S



01 BUILDING A THIRD FLOOR

SCALE: 1/16" = 1'-0"

08.23.2024

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RKSS-CERRILLOS MULTIFAMILY
SANTA FE, NM

DATE:

0 .23.2024

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24064

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DEVELOPMENT PLAN

SHEET NUMBER

A4.3

BLDG. A
THIRD FLOOR

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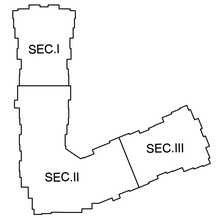

BUILDING KEY

N.T.S

01 BUILDING A FOURTH FLOOR

SCALE: 1/16" = 1'-0"

08.23.2024

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SHEET NUMBER
A4.4

BLDG. A
FOURTH FLOOR

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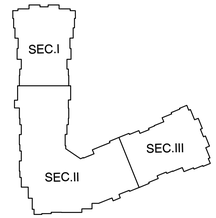
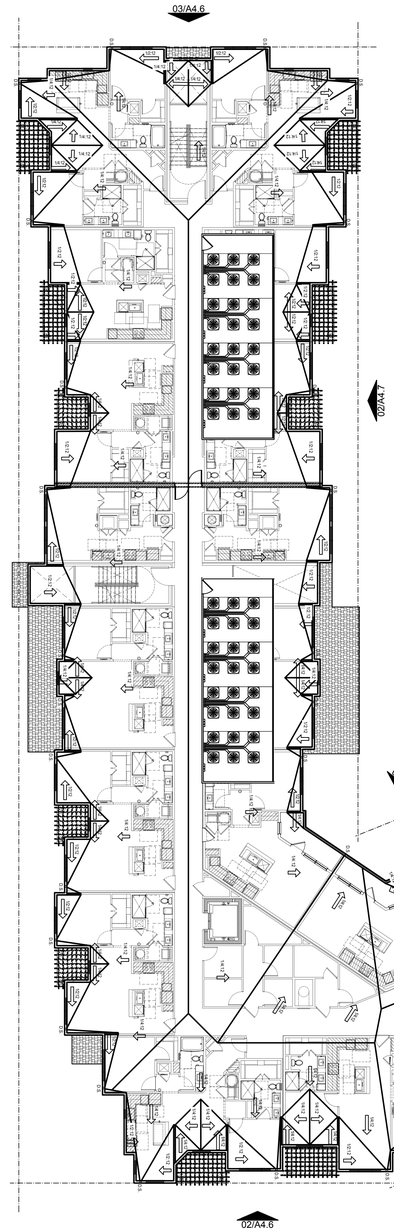


BUILDING KEY

N.T.S



01 BUILDING A ROOF PLAN

SCALE: 1/16" = 1'-0"

08.23.2024

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NO.	DATE

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER
A4.5

BLDG. A
ROOF PLAN

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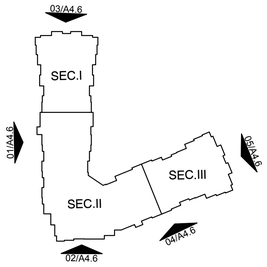
MATERIALS TABULATION:			
STUCCO 92 20 011 S.F.	STONE 1 552 S.F.	REFER TO TABLE 14- .7-2 IN THE CITY OF SANTA FE CODE OF ORDINANCES FOR ARCHITECTURAL CHECKLIST FOR DESIGN CRITERIA	



BUILDING KEY

N.T.S

05 BUILDING A- EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

03 BUILDING A- EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

04 BUILDING A- EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

02 BUILDING A- EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

01 BUILDING A- EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRANDE SUMSEY
NO. 004051
REGISTERED ARCHITECT

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

RKSS-CERRILLOS MULTIFAMILY
SANTA FE, NM

DATE:
0 .23.2024

PROJECT NUMBER:
24064

REVISIONS

NO.	DATE

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER
A4.6
EXTERIOR ELEVATIONS - BLDG. A

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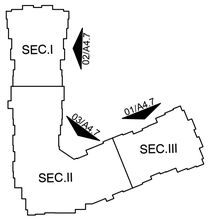
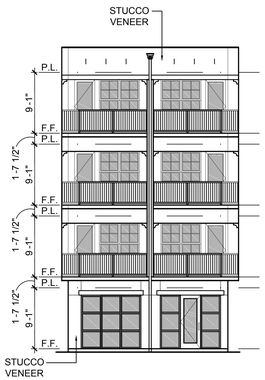


BUILDING KEY

N.T.S

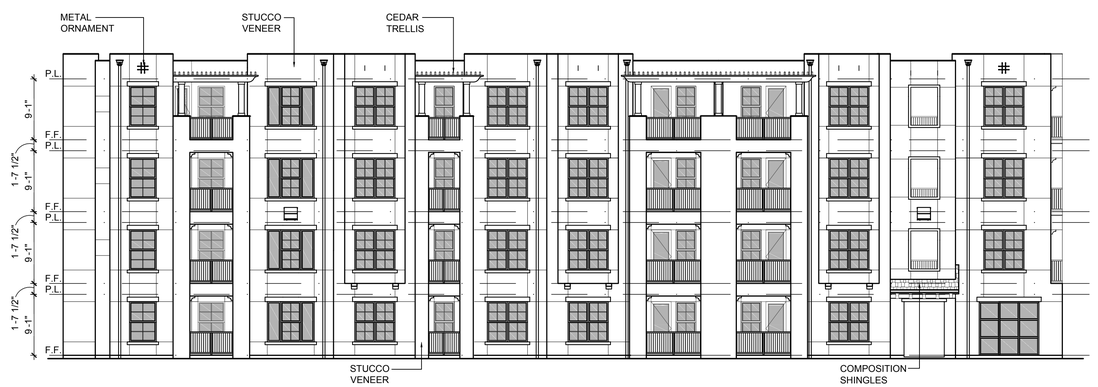


03 BUILDING A- EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

02 BUILDING A- EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"



01 BUILDING A- EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRANDON SUMSEY
NO. 004051
REGISTERED ARCHITECT

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SANTA FE, NM

DATE:

0 .23.2024

PROJECT NUMBER:

24064

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ISSUED FOR:

DEVELOPMENT PLAN

SHEET NUMBER

A4.7

EXTERIOR ELEVATIONS - BLDG. A

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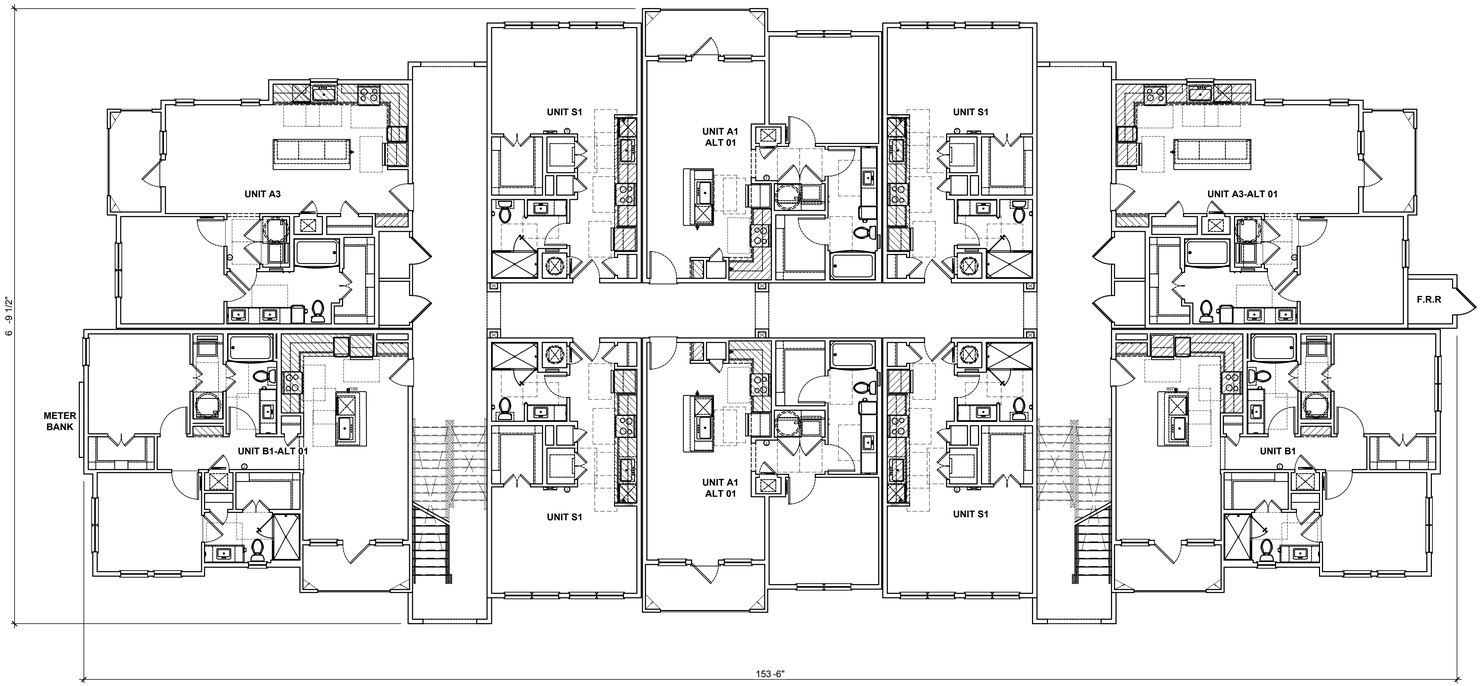

01 BUILDING B FIRST FLOOR
SCALE: 1/8" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRANDY CRUMSEY
NO. 004054
REGISTERED ARCHITECT

ARCHITECT:
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RKSS-CERRILLOS MULTIFAMILY
SANTA FE, NM

DATE:
0 .23.2024

PROJECT NUMBER:
24064

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ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER
A4.

BLDG. B
FIRST FLOOR

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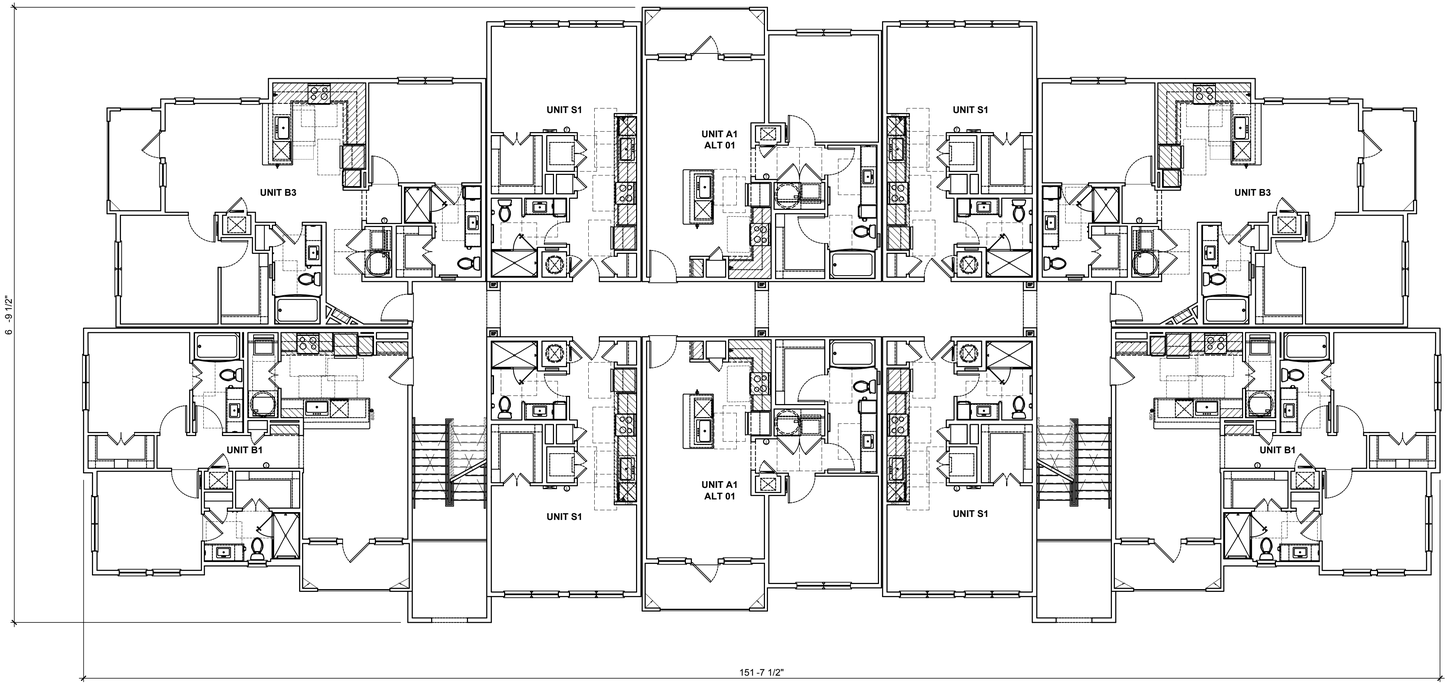

01 BUILDING B SECOND FLOOR
SCALE: 1/8" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRANDY CRUMSEY
NO. 004054
REGISTERED ARCHITECT

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RKSS-CERRILLOS MULTIFAMILY
SANTA FE, NM

DATE:
0 .23.2024

PROJECT NUMBER:
24064

REVISIONS

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ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER
A4.9

BLDG. B
SECOND FLOOR

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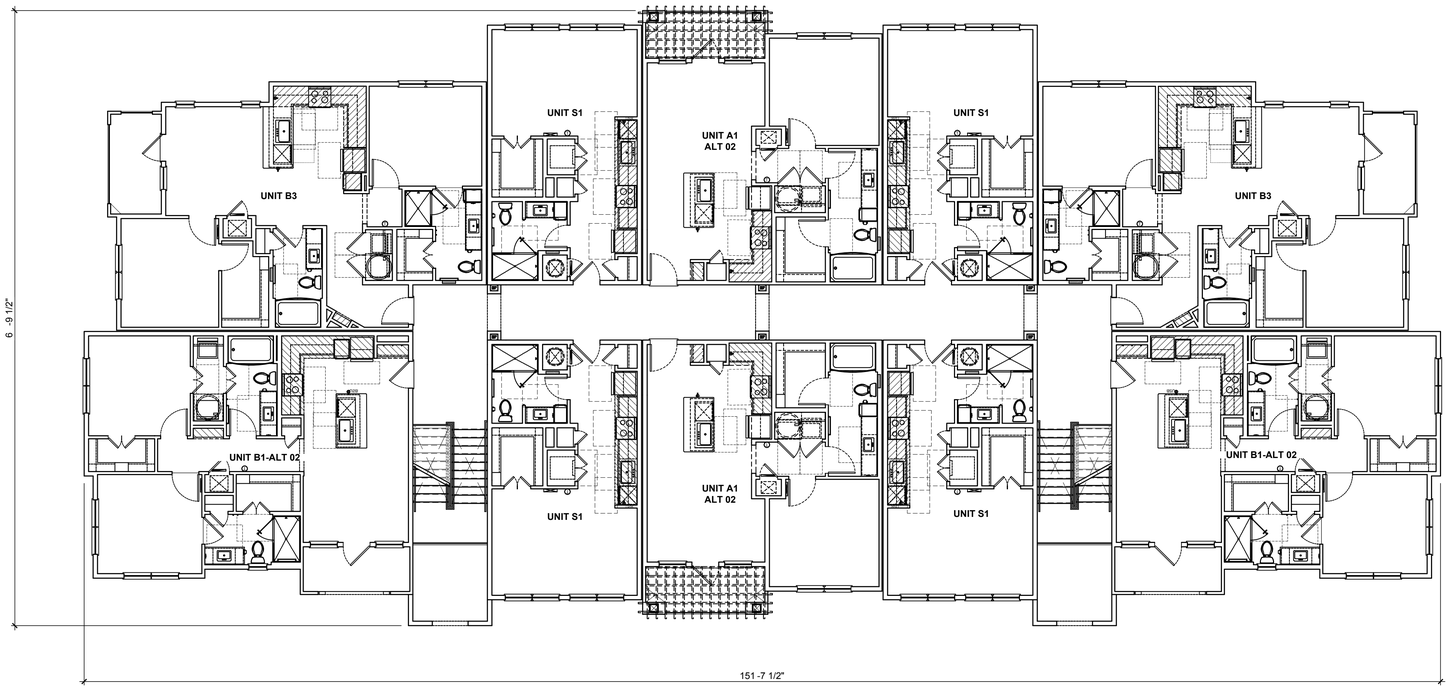

01 BUILDING B THIRD FLOOR
SCALE: 1/8" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRANDY CRUMSEY
NO. 004054
REGISTERED ARCHITECT

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RKSS-CERRILLOS MULTIFAMILY
SANTA FE, NM

DATE:
0 .23.2024

PROJECT NUMBER:
24064

REVISIONS

NO.	DATE

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER
A4.10

BLDG. B
THIRD FLOOR

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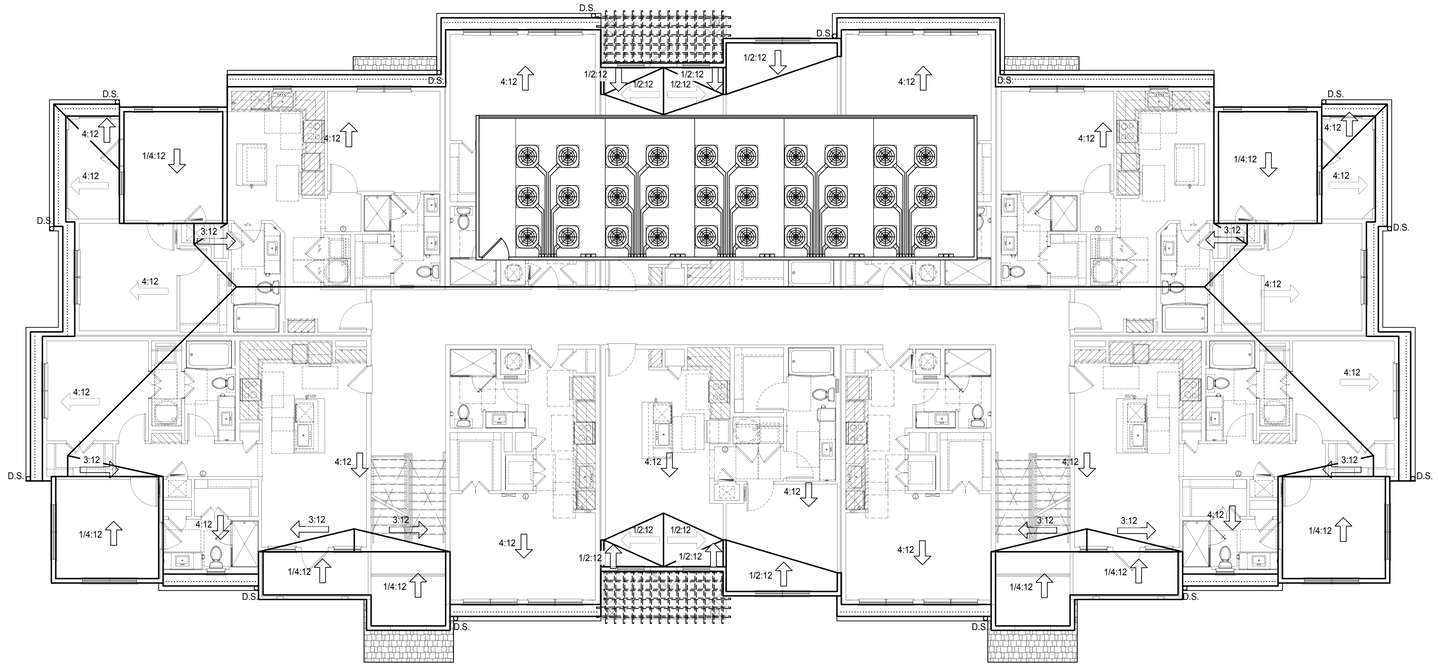

01 BUILDING B ROOF PLAN
SCALE: 1/8" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRANDY CRUMSEY
NO. 004054
REGISTERED ARCHITECT

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879 JUNCTION DRIVE
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RKSS-CERRILLOS MULTIFAMILY
SANTA FE, NM

DATE:
0 .23.2024

PROJECT NUMBER:
24064

REVISIONS

NO.	DATE

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER
A4.11

BLDG. B
ROOF PLAN

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MATERIALS TABULATION:	
STUCCO 100 004 S.F. STONE 0 0 S.F.	REFER TO TABLE 14- .7-2 IN THE CITY OF SANTA FE CODE OF ORDINANCES FOR ARCHITECTURAL CHECKLIST FOR DESIGN CRITERIA

02 BUILDING B- EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

01 BUILDING B- EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRADLEY SUMSEY
NO. 004051
REGISTERED ARCHITECT

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879 JUNCTION DRIVE
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RKSS-CERRILLOS MULTIFAMILY
SANTA FE, NM

DATE:
0 .23.2024

PROJECT NUMBER:
24064

REVISIONS

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ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER
A4.12

EXTERIOR ELEVATIONS - BLDG. B

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02 BUILDING B- EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

01 BUILDING B- EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRADLEY SUMSEY
NO. 004051
REGISTERED ARCHITECT

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879 JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.398.6644
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RKSS-CERRILLOS MULTIFAMILY
SANTA FE, NM

DATE:
0 .23.2024

PROJECT NUMBER:
24064

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DEVELOPMENT PLAN

SHEET NUMBER
A4.13

EXTERIOR ELEVATIONS - BLDG. B

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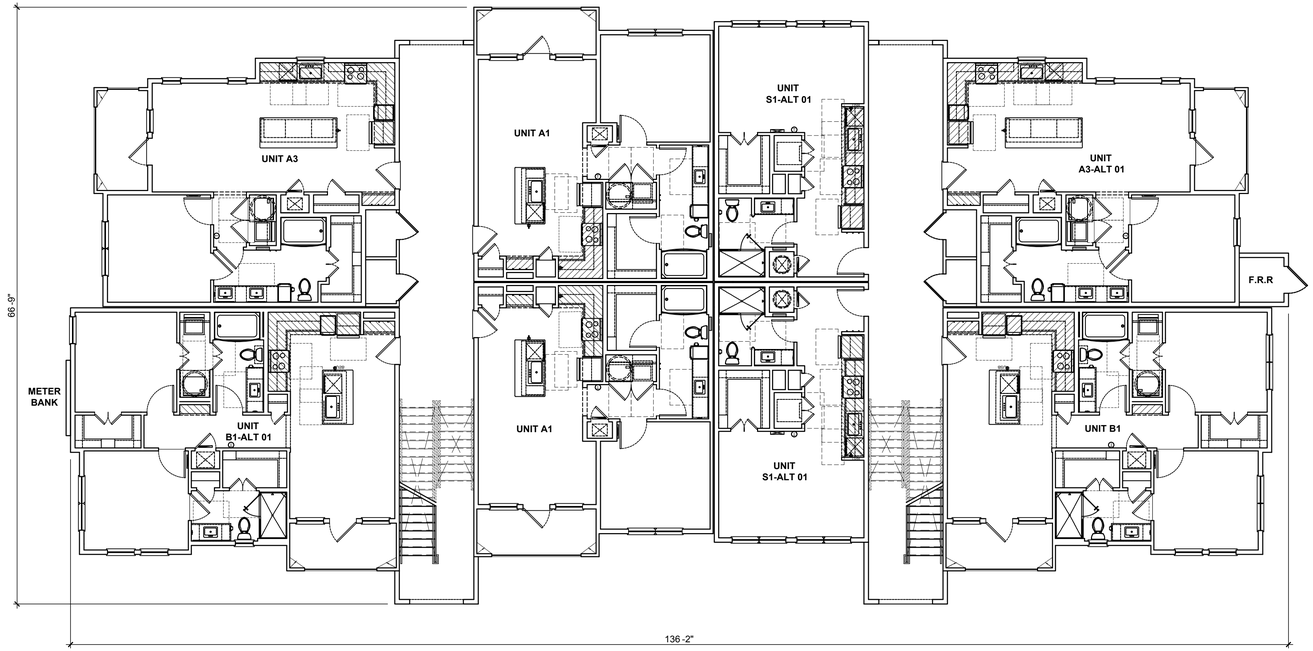

01 BUILDING C FIRST FLOOR
SCALE: 1/8" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRANDY CRUMSEY
NO. 004054
REGISTERED ARCHITECT

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879 JUNCTION DRIVE
ALLEN, TEXAS 75013
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SANTA FE, NM

DATE:
0 .23.2024

PROJECT NUMBER:
24064

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ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER
A4.14

BLDG. C
FIRST FLOOR

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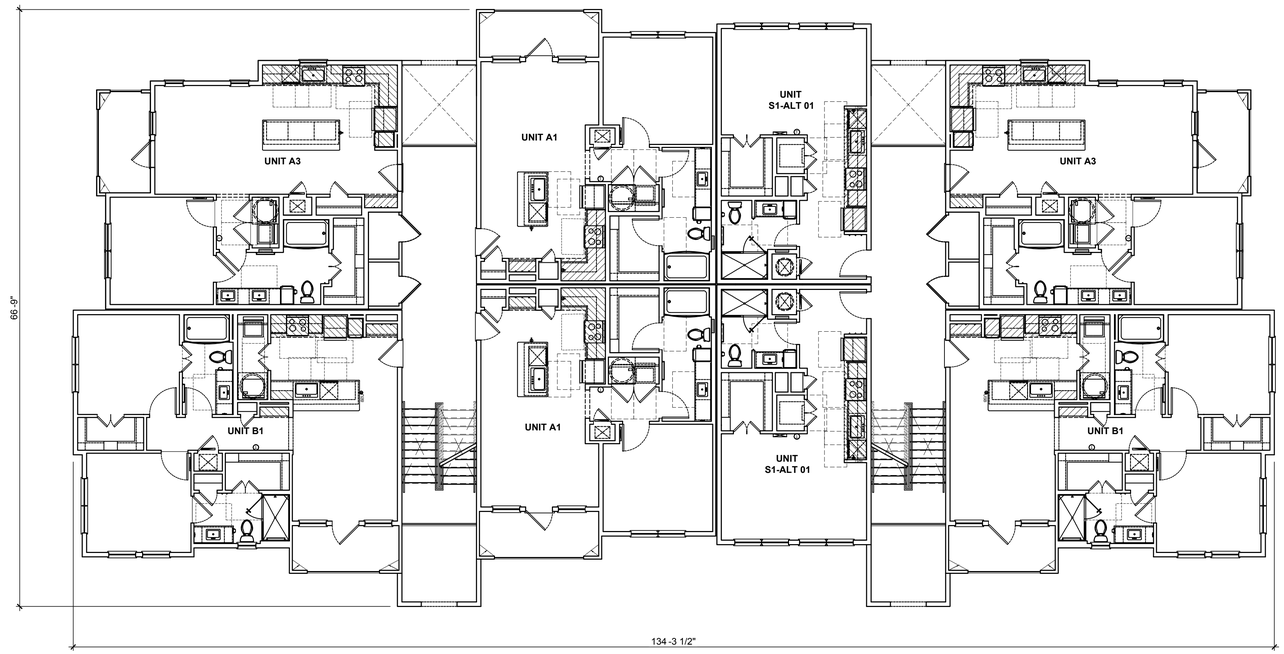

01 BUILDING C SECOND FLOOR
SCALE: 1/8" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRANDY CRUMSEY
NO. 004054
REGISTERED ARCHITECT

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TEXAS 75013
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RKSS-CERRILLOS MULTIFAMILY
SANTA FE, NM

DATE:
0 .23.2024

PROJECT NUMBER:
24064

REVISIONS

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ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER
A4.15

BLDG. C
SECOND FLOOR

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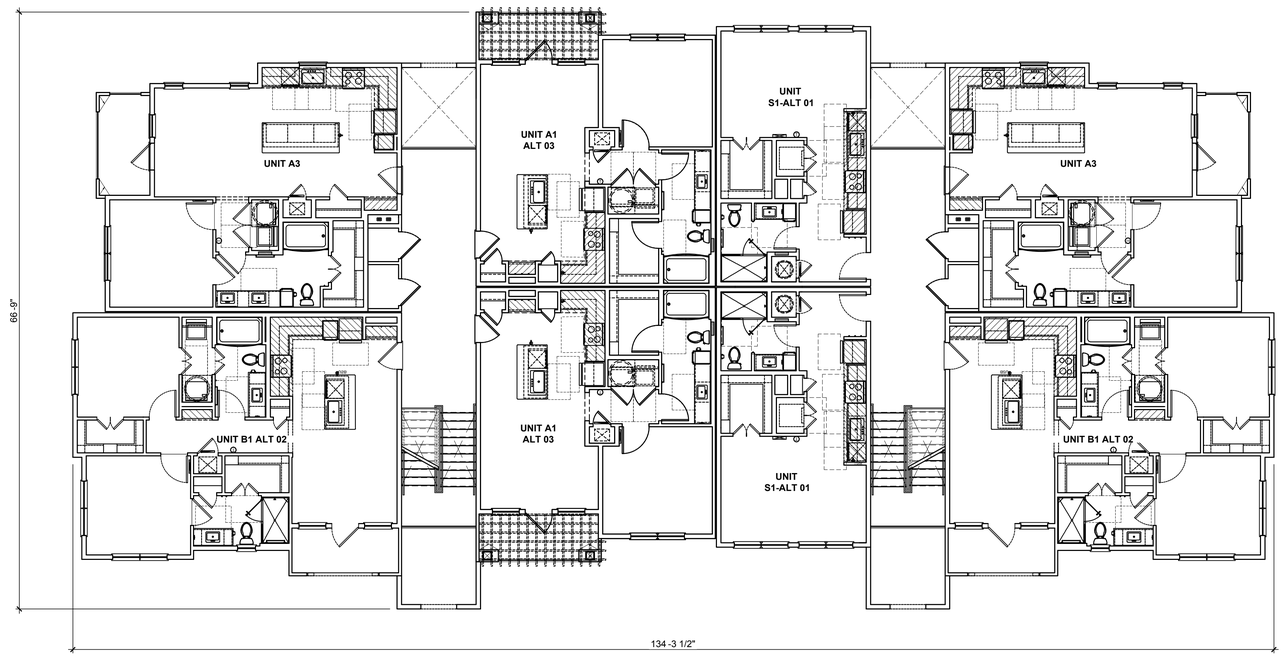

01 BUILDING C THIRD FLOOR
SCALE: 1/8" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRANDY CRUMSEY
NO. 004054
REGISTERED ARCHITECT

ARCHITECT:
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RKSS-CERRILLOS MULTIFAMILY
SANTA FE, NM

DATE:
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PROJECT NUMBER:
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SHEET NUMBER
A4.16

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THIRD FLOOR

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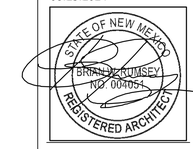

ARCHITECT:
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879 JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.398.6644
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RKSS-CERRILLOS MULTIFAMILY
SANTA FE, NM

DATE:
0 .23.2024

PROJECT NUMBER:
24064

REVISIONS

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ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER
A4.17

BLDG. C
ROOF PLAN

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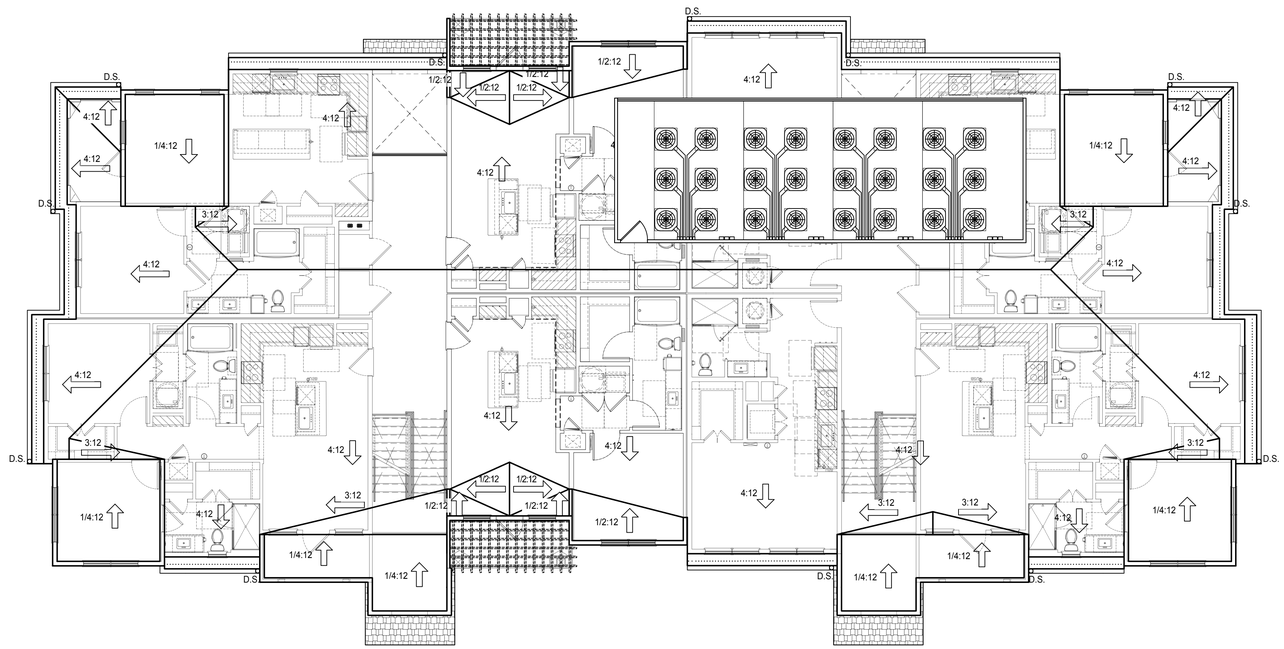

01 BUILDING C ROOF PLAN
SCALE: 1/8" = 1'-0"

MATERIALS TABULATION:			
STUCCO 100 7 317 S.F.	STONE 0 0 S.F.	REFER TO TABLE 14- .7-2 IN THE CITY OF SANTA FE CODE OF ORDINANCES FOR ARCHITECTURAL CHECKLIST FOR DESIGN CRITERIA	

02 BUILDING C- EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

01 BUILDING C- EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRADLEY SUMSEY
NO. 004051
REGISTERED ARCHITECT

ARCHITECT:
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879 JUNCTION DRIVE
ALLEN, TEXAS 75013
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RKSS-CERRILLOS MULTIFAMILY
SANTA FE, NM

DATE:
0 .23.2024

PROJECT NUMBER:
24064

REVISIONS

NO.	DATE

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER
A4.18

EXTERIOR ELEVATIONS - BLDG. C

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02 BUILDING C- EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

01 BUILDING C- EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRADLEY SUMSEY
NO. 004051
REGISTERED ARCHITECT

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ALLEN, TEXAS 75013
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RKSS-CERRILLOS MULTIFAMILY
SANTA FE, NM

DATE:
0 .23.2024

PROJECT NUMBER:
24064

REVISIONS

NO.	DATE

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER
A4.19
EXTERIOR ELEVATIONS - BLDG. C

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ALL MATERIAL TYPES AND PAINT COLORS TO TERMINATE AT INSIDE CORNERS ONLY. NEVER TO TERMINATE AT OUTSIDE CORNERS U.N.O.

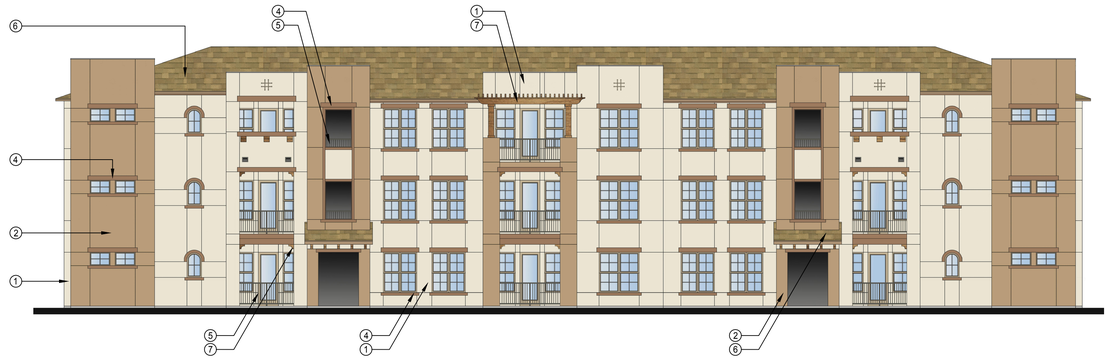
ALL E POSED E TERIOR BEAMS TRELLIS AND T G TO BE CEDAR U.N.O.

MATERIALS:

STUCCO (1) EL REY 105 BAMBOO	STUCCO (2) EL REY 106 BUCKSKIN	STONE (3) LIMESTONE - ASHLAR
STUCCO TRIM (4) EL REY 116 ADOBE	GUARDRAIL (5) SW 704 URBAN BRON E	SHINGLES (6) GAF SHAKEWOOD
CEDAR (7) SW 3540 MOUNTAIN ASH	ROOF FASCIA ( ) SW 9104 WOVEN WICKER	VINYL WINDOWS (9) SAND
DOORS (10) SW 6157 FAVORITE TAN	STOREFRONT (11) DARK BRON E	

MATERIALS TABULATION:

STUCCO 92 20 011 S.F.	STONE 1 552 S.F.	REFER TO TABLE 14- .7-2 IN THE CITY OF SANTA FE CODE OF ORDINANCES FOR ARCHITECTURAL CHECKLIST FOR DESIGN CRITERIA



02 TYPICAL 3-STORY ELEVATION
SCALE: 3/32" = 1'-0" (BUILDINGS B & C)

01 TYPICAL 4-STORY ELEVATION
SCALE: 3/32" = 1'-0" (BUILDING A)

08.23.2024

STATE OF NEW MEXICO
BRADLEY SUMSEY
NO. 004051
REGISTERED ARCHITECT

ARCHITECT:
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RKSS-CERRILLOS MULTIFAMILY
SANTA FE, NM

DATE:
0 .23.2024

PROJECT NUMBER:
24064

REVISIONS

NO.	DATE

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER
A4.20
EXT. ELEVATIONS -COLOR RENDERINGS

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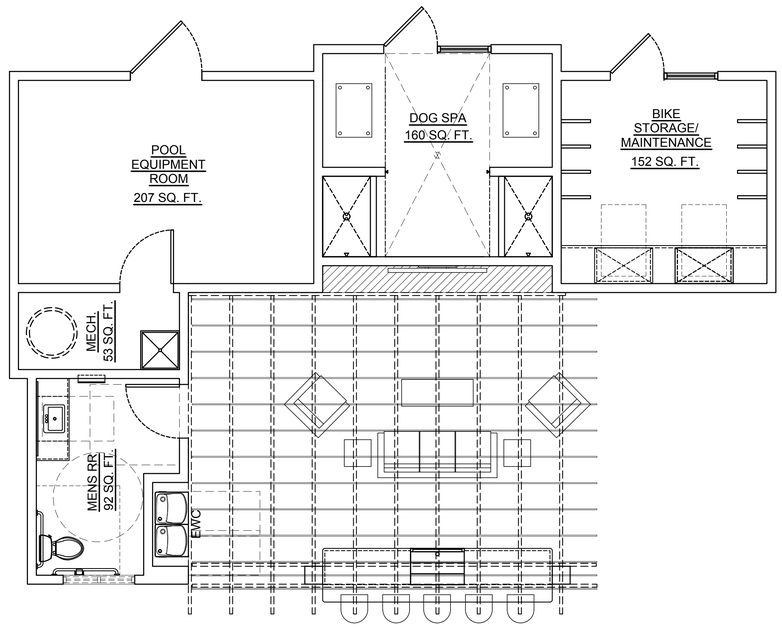

01 POOL AMENITY BUILDING
SCALE: 1/4" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRANDY CRUMSEY
NO. 004054
REGISTERED ARCHITECT

ARCHITECT:
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RKSS-CERRILLOS MULTIFAMILY
SANTA FE, NM

DATE:
0 .23.2024

PROJECT NUMBER:
24064

REVISIONS

NO.	DATE

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER
A4.21

AMENITY BLDG.
FLOOR PLAN

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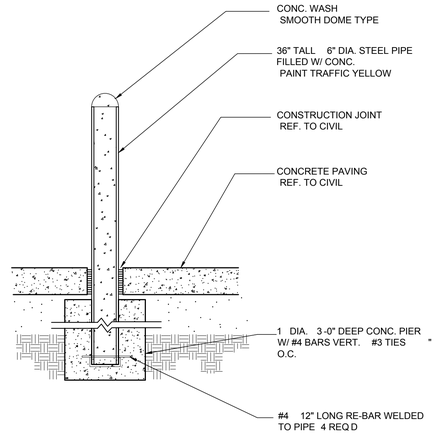
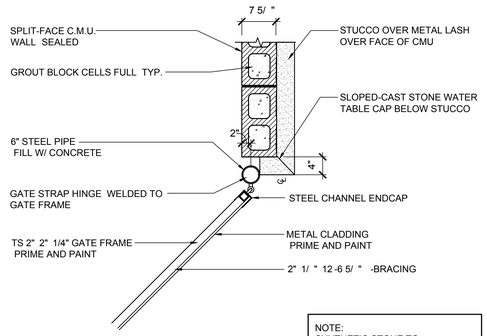


08 DETAIL @ BOLLARD

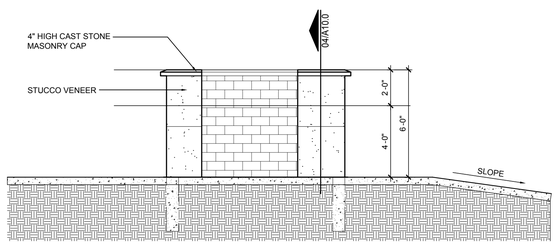
SCALE: 3/4" = 1'-0"



NOTE:
SYNTHETIC STONE TO
BE LOCATED BELOW LAST
STONE WATER TABLE

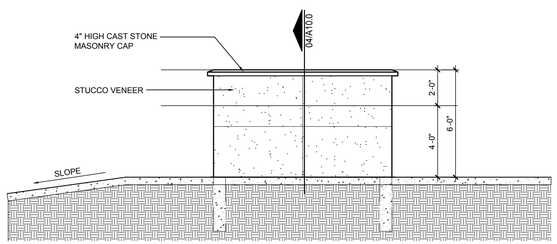
07 DETAIL @ GATE DOOR

SCALE: 3/4" = 1'-0"



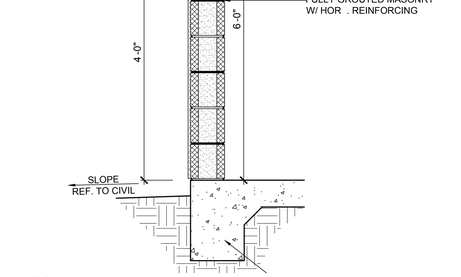
06 TRASH ENCLOSURE - SIDE ELEVATION

SCALE: 1/4" = 1'-0"



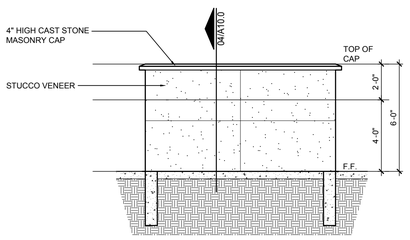
05 TRASH ENCLOSURE - SIDE ELEVATION

SCALE: 1/4" = 1'-0"



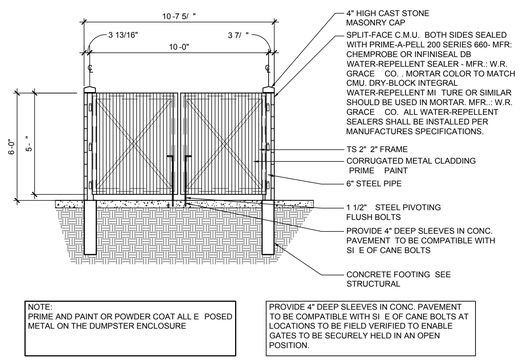
04 TRASH ENCLOSURE - WALL SECTION

SCALE: 3/4" = 1'-0"



03 TRASH ENCLOSURE - REAR ELEVATION

SCALE: 1/4" = 1'-0"

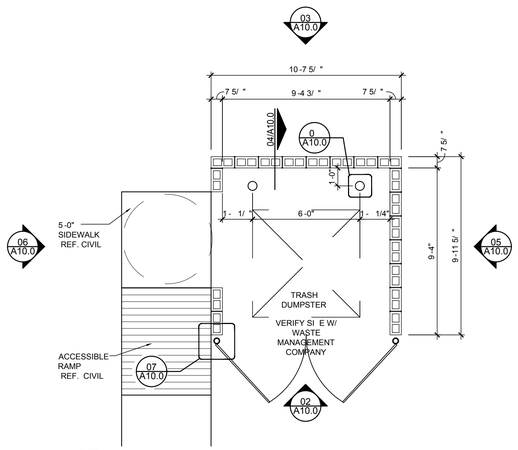


NOTE:
PRIME AND PAINT OR POWDER COAT ALL E POSED
METAL ON THE DUMPSTER ENCLOSURE

PROVIDE 4" DEEP SLEEVES IN CONC. PAVEMENT
TO BE COMPATIBLE WITH SI E OF CANE BOLTS AT
LOCATIONS TO BE FIELD VERIFIED TO ENABLE
GATES TO BE SECURELY HELD IN AN OPEN
POSITION.

02 TRASH ENCLOSURE - FRONT ELEVATION

SCALE: 1/4" = 1'-0"



01 TRASH ENCLOSURE - PLAN

SCALE: 1/4" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRIAN D. CUMASEY
NO. 004051
REGISTERED ARCHITECT

ARCHITECT:
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RKSS-CERRILLOS MULTIFAMILY
SANTA FE, NM

DATE:
0 .23.2024

PROJECT NUMBER:
24064

REVISIONS

NO.	DATE

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER
A4.22

TRASH
ENCLOSURE

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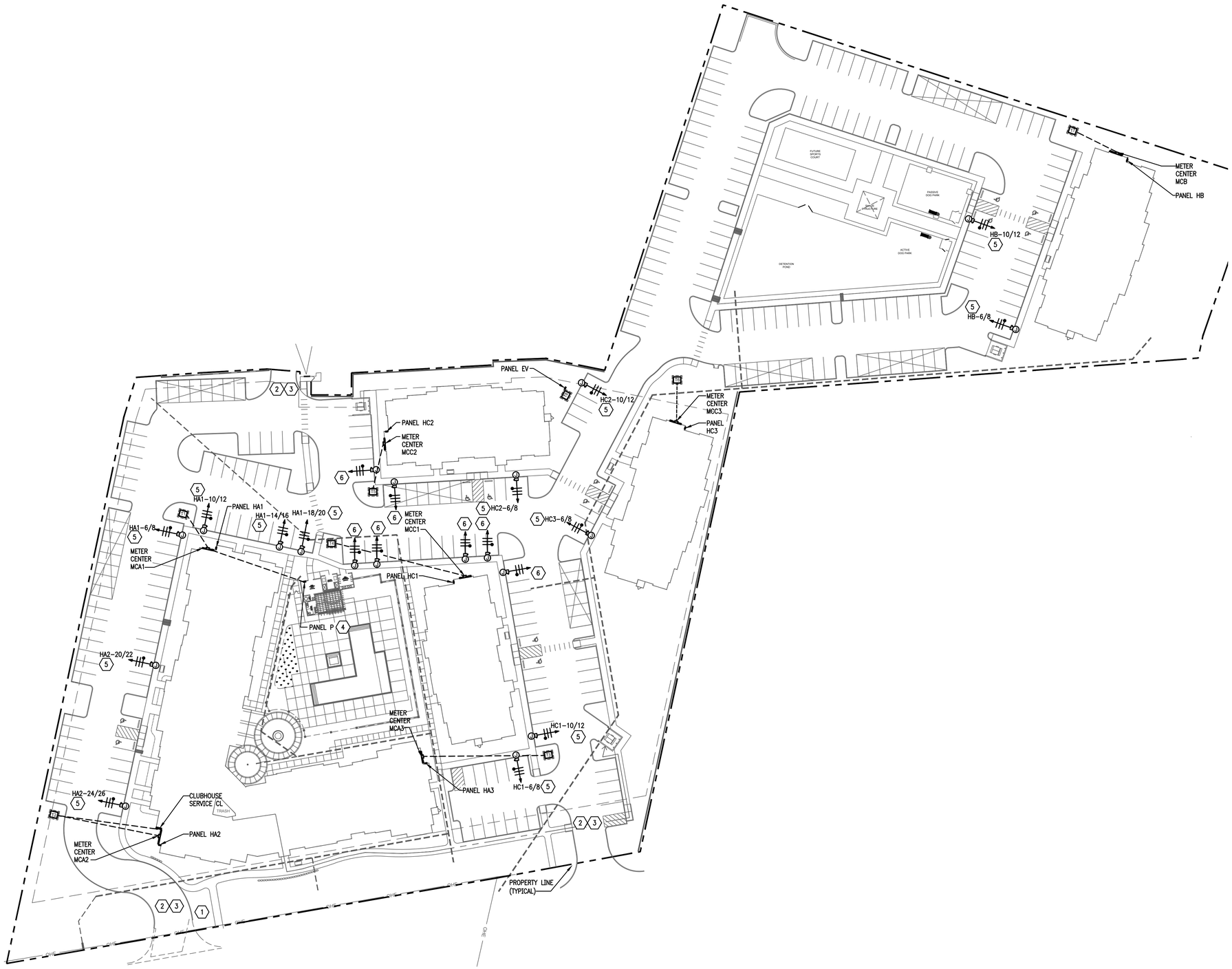

1 SITE PLAN - ELECTRICAL
SCALE: 1" = 40'-0"

ELECTRICAL GENERAL NOTES:

A. CONTRACTOR TO COORDINATE INSTALLATION OF ALL SITE CONDUITS WITH THE INSTALLATION OF ALL PAVING AND/OR CONCRETE SLABS.

B. USE #10 WIRE FOR ALL SITE LIGHTING CIRCUITS LESS THAN 200FT AND #8 WIRE FOR ALL SITE LIGHTING CIRCUITS GREATER THAN 200FT. ELECTRICAL CONTRACTOR SHALL COMPENSATE FOR VOLTAGE DROP FOR ALL BRANCH CIRCUITS AND SERVICE PER N.E.C.

C. COORDINATE WITH UTILITY COMPANY FOR EXACT LOCATIONS AND QUANTITIES OF TRANSFORMERS. CONTRACTOR TO PREPARE TRANSFORMER BED AND PROVIDE CONCRETE PADS PER PEC SPECIFICATION FOR UTILITY PROVIDED TRANSFORMER.

D. VERIFY EXACT LOCATIONS OF SITE LIGHTING WITH ARCHITECT AND/OR OWNER PRIOR TO ROUGH-IN.

E. PROVIDE ENERGY STAR OR EQUIVALENT RATED LIGHTING FIXTURES.

F. ALL SECONDARY SERVICE SHALL BE ALUMINUM UNLESS NOTED OTHERWISE.

G. METER CENTERS LOCATED INSIDE STAIRWELLS. CONTRACTOR TO ENSURE ALL CONDUIT ENTRANCES/EXITS ARE PROPERLY CAULKED AND SEALED TO MAINTAIN THE FIRE RATING OF THE AREA.

KEY NOTES:

1. COORDINATE EXACT LOCATION AND REQUIREMENTS OF MONUMENT SIGN IN FIELD WITH ALL TRADES PRIOR TO INSTALLATION. ROUTE CIRCUIT THROUGH TIME CLOCK PRIOR TO ROUTING TO MONUMENT SIGN. PROVIDE 1" CONDUIT AND #10AWG WIRE TO MONUMENT SIGN.
2. PROVIDE 1" CONDUIT WITH #10AWG WIRE FOR ACCESS GATE CONTROL. COORDINATE EXACT LOCATION WITH OWNER/ARCH PRIOR TO INSTALLATION.
3. WEATHERPROOF JBOX TO BE INSTALLED FOR ACCESS GATE CONTROL CONNECTIONS. COORDINATE EXACT LOCATION WITH ARCH/OWNER PRIOR TO INSTALLATION.
4. POOL PANEL "P" TO BE LOCATED IN POOL ROOM. PROVIDE 3" CONDUIT TO METER CENTER "MCA1". CONTRACTOR TO COORDINATE EXACT LOCATION. PANEL SHALL BE NEMA 3R FOR EXTERIOR USE AND NEMA 4R FOR PANEL LOCATED IN ROOM CONTAINING CHEMICALS.
5. ELECTRICAL INFRASTRUCTURE FOR EV READY. PROVIDE WP RATED J-BOX AND 100/2/3R DISCONNECT SWITCH. CONNECT TO CIRCUIT SHOWN WITH 2#4, 1#4N, 1#10G IN 1-1/4" CONDUIT.
6. ELECTRICAL INFRASTRUCTURE FOR FUTURE EV (EV CAPABLE). PROVIDE WP RATED J-BOX AND 100/2/3R DISCONNECT SWITCH. PROVIDE 1-1/4" EMPTY CONDUIT WITH PULL-STRING TO PANEL 'EV'

ELECTRIC COMPANY:

PNM | PUBLIC SERVICE COMPANY OF NEW MEXICO

CONTRACTOR SHALL VERIFY UTILITY REQUIREMENTS, POINTS OF CONNECTION AND MAKE ARRANGEMENTS FOR SERVICE.

10/04/2024

NICOLE VOGT NEW MEXICO 29992 PROFESSIONAL ENGINEER 10.4.24

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SHEET NUMBER
E1.01

ELECTRICAL - SITE PLAN

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Texas Registered Engineering Firm F-9218
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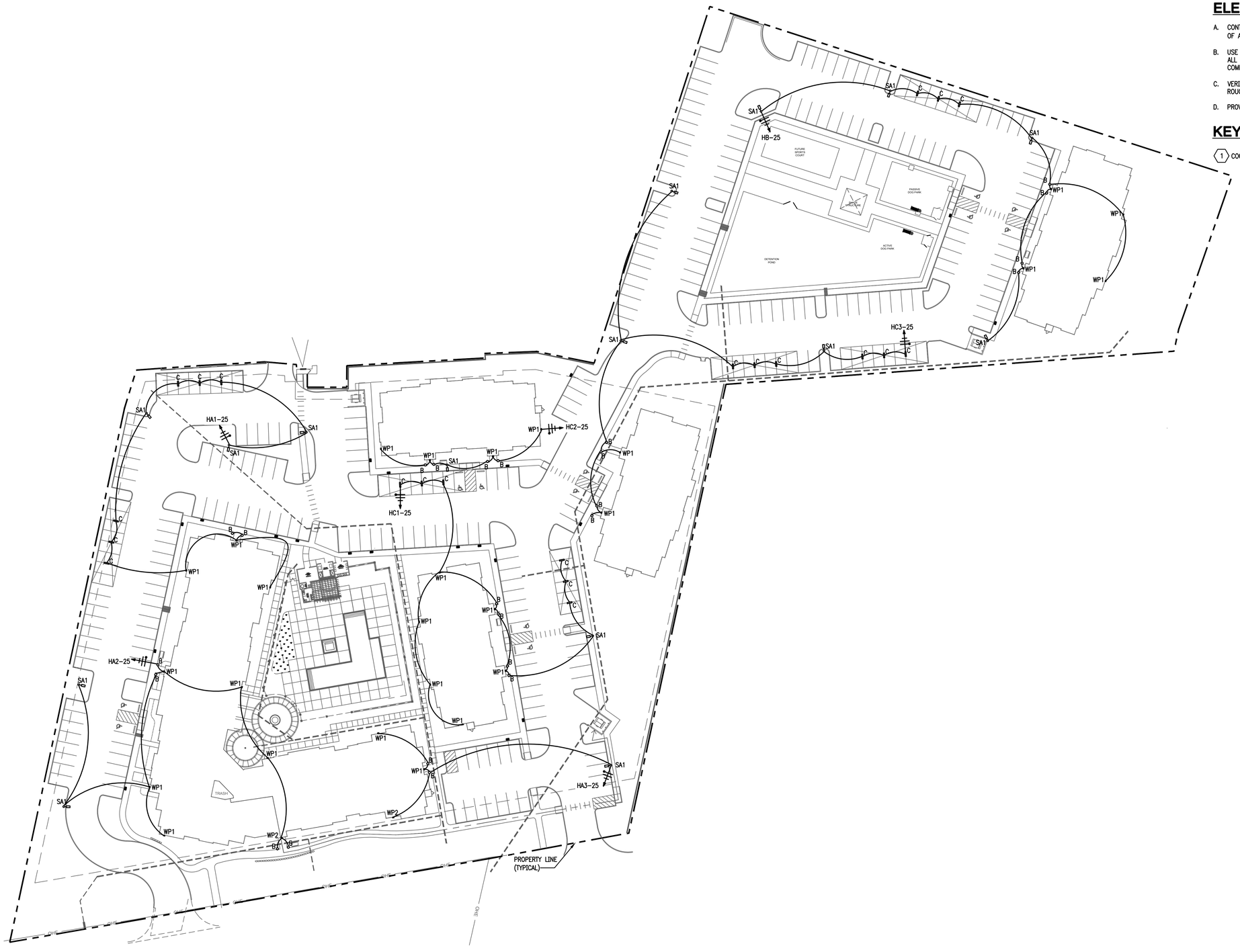
Houston 832.532.2007

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

AOS JOB #: 4257-001-2023



1 **SITE PLAN - LIGHTING**
SCALE: 1" = 40'-0"

ELECTRICAL GENERAL NOTES:

A. CONTRACTOR TO COORDINATE INSTALLATION OF ALL SITE CONDUITS WITH THE INSTALLATION OF ALL PAVING AND/OR CONCRETE SLABS.

B. USE #10 WIRE FOR ALL SITE LIGHTING CIRCUITS LESS THAN 200FT AND #8 WIRE FOR ALL SITE LIGHTING CIRCUITS GREATER THAN 200FT. ELECTRICAL CONTRACTOR SHALL COMPENSATE FOR VOLTAGE DROP FOR ALL BRANCH CIRCUITS AND SERVICE PER N.E.C.

C. VERIFY EXACT LOCATIONS OF SITE LIGHTING WITH ARCHITECT AND/OR OWNER PRIOR TO ROUGH-IN.

D. PROVIDE ENERGY STAR OR EQUIVALENT RATED LIGHTING FIXTURES.

KEY NOTES: (NOT ALL MAY BE USED)

1 COORDINATE EXACT LIGHTING LOCATIONS AND REQUIREMENTS WITH LANDSCAPE DESIGNER.

10/04/2024

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NEW MEXICO
29882
PROFESSIONAL ENGINEER
10.4.24

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SANTA FE, NM

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E1.02

ELECTRICAL - SITE PLAN - LIGHTING

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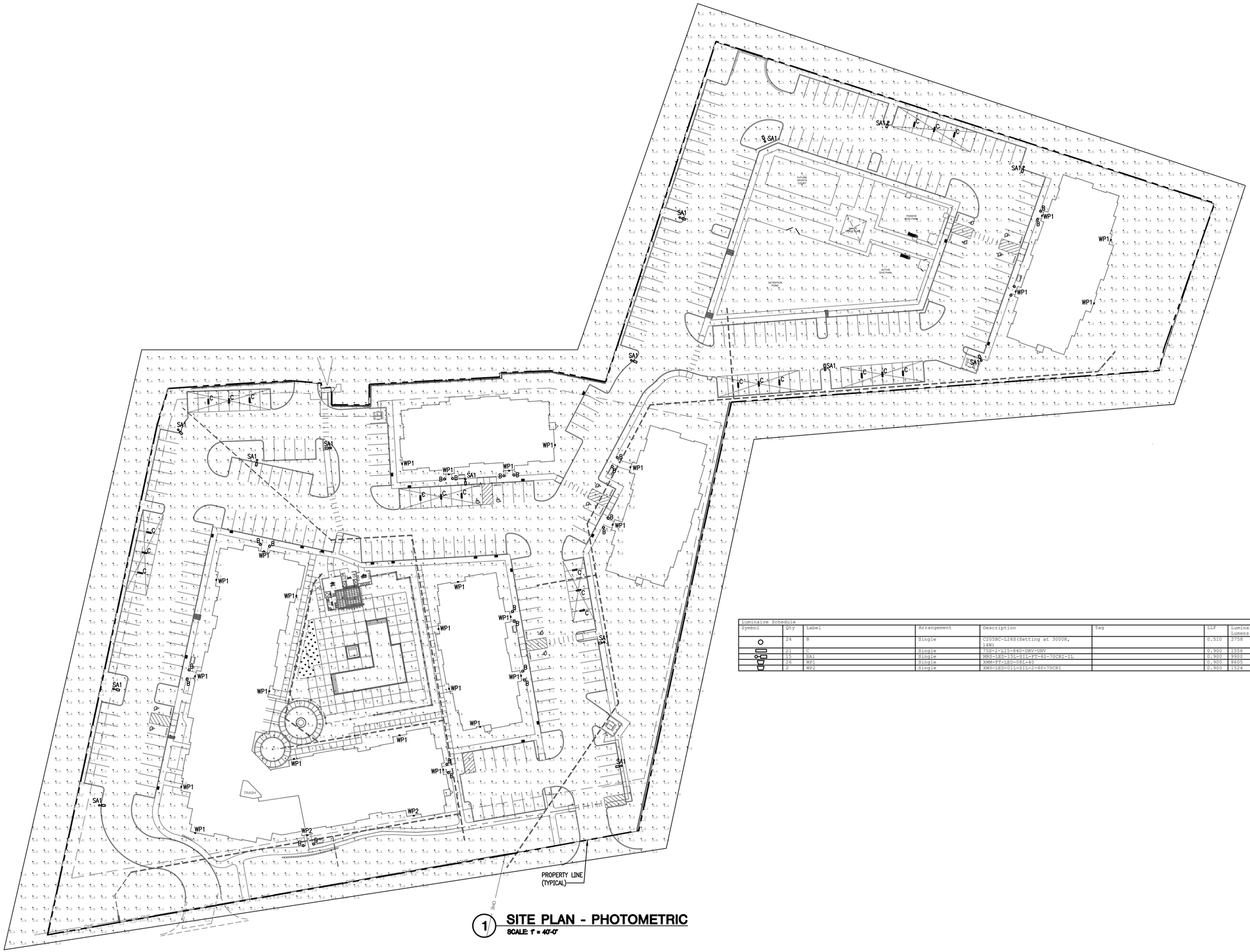

1 **SITE PLAN - PHOTOMETRIC**
SCALE: 1" = 40'-0"

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	24	B	Single	C205BC-L26S(Setting at 3000K, 14W)		0.510	2758	22.36	536.64	8.991
	21	C	Single	7SB-2-L15-840-DRV-UNV		0.900	1556	10.8	226.8	9
	15	SA1	Single	MRS-LED-15L-SIL-FT-40-70CRI-IL		0.900	9900	111	1665	25
	26	WP1	Single	XWM-FT-LED-08L-40		0.900	8625	64	1664	18
	2	WP2	Single	XWS-LED-01L-SIL-2-40-70CRI		0.900	1524	10	20	10

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ELECTRICAL - SITE PLAN - PHOTOMETRIC

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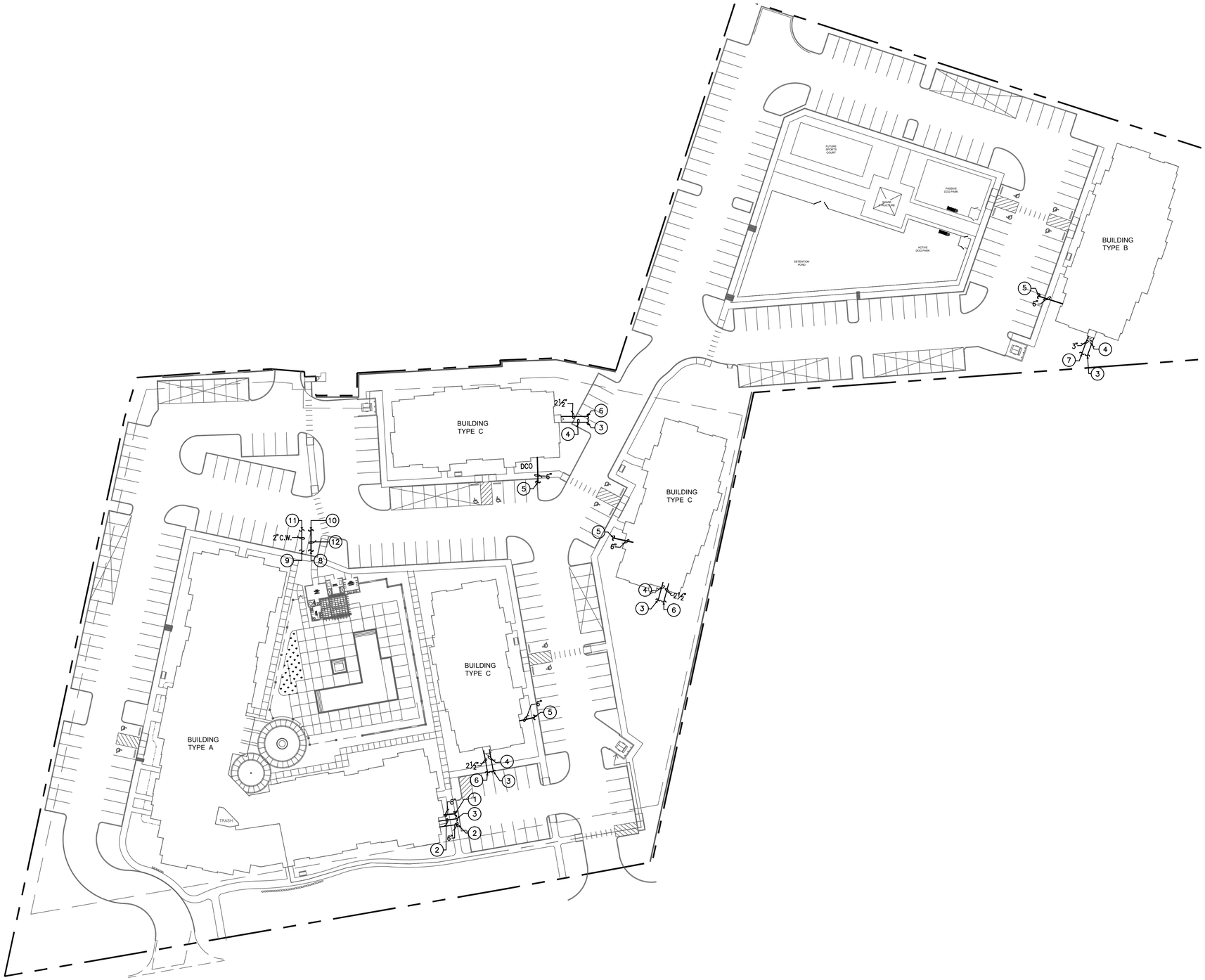

1 **SITE PLAN - PLUMBING**
SCALE: 1" = 40'-0"

PLUMBING GENERAL NOTES

A. COORDINATE ALL SANITARY SEWER, DOMESTIC WATER AND FIRE CONNECTIONS WITH CIVIL DRAWINGS.

B. PROVIDE A BACKWATER VALVE AS REQUIRED ON THE SANITARY SEWER LINE WHERE FINISHED FLOOR ELEVATION IS BELOW THE ELEVATION OF THE MANHOLE COVER. WHERE REQUIRED ON THE MULTI-STORY BUILDINGS, THE SECOND, THIRD AND FOURTH FLOORS SEWER LINE SHALL DISCHARGE DOWNSTREAM ON THE BACKWATER VALVE.

PLUMBING KEYED NOTES:

1. 8" SANITARY SEWER LINE. TERMINATE 5'-0" OUTSIDE OF BUILDING. REFER TO CIVIL DRAWINGS FOR CONTINUATION. FLOWLINE ELEVATION APPROXIMATELY 8.0' B.F.F. AT 1/4" PER FOOT SLOPE.
2. 6" C.W. LINE. TERMINATE 5'-0" OUTSIDE OF BUILDING. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
3. FIRE LINE. TERMINATE 5'-0" OUTSIDE OF BUILDING. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
4. FIRE LINE TO BE SIZED BY LICENSED FIRE SPRINKLER CONTRACTOR BASED ON HYDRAULIC CALCULATIONS.
5. 6" SANITARY SEWER LINE. TERMINATE 5'-0" OUTSIDE OF BUILDING. REFER TO CIVIL DRAWINGS FOR CONTINUATION. FLOWLINE ELEVATION APPROXIMATELY 8.0' B.F.F. AT 1/4" PER FOOT SLOPE.
6. 2-1/2" C.W. LINE. TERMINATE 5'-0" OUTSIDE OF BUILDING. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
7. 3" C.W. LINE. TERMINATE 5'-0" OUTSIDE OF BUILDING. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
8. 6" SANITARY SEWER LINE TO POOL. VERIFY EXACT LOCATION OF POOL SERVICE WITH POOL INSTALLER PRIOR TO INSTALLATION.
9. 2" C.W. LINE TO POOL. VERIFY EXACT LOCATION OF POOL SERVICE WITH POOL INSTALLER PRIOR TO INSTALLATION.
10. 6" SANITARY SEWER LINE. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
11. 2" C.W. LINE. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
12. 6" SANITARY SEWER LINE

PIPING DESIGNATIONS

— - —	DOMESTIC COLD WATER PIPING
— - —	DOMESTIC HOT WATER PIPING
—○	PIPING UP
—⊙	PIPING DOWN
—F—	FIRE PROTECTION PIPING
—SS—	SANITARY SEWER PIPING
— — —	SANITARY VENT PIPING
—6—	BALL VALVE
—□	FLOOR DRAIN WITH P-TRAP
—▨—	DOUBLE CLEANOUT
—□ FCO/ GCO	FLOOR CLEANOUT OR GRADE CLEANOUT
—‖ CO/ WCO	CLEANOUT OR WALL CLEANOUT
WC	WATER CLOSET
L	LAVATORY
S	SINK
EWC	ELECTRIC WATER COOLER
MS	MOP SINK
BT	BATHTUB
SH	SHOWER
WCB	WASHER CONNECTION BOX
REF	REFRIGERATOR

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PLUMBING - SITE PLAN

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