



LEGEND	
	ADA SPACE
	ADA ACCESS PATH
	BLDG NUMBER REFER TO ARCH PLANS
	PEDESTRIAN CROSS WALK
	PARKING ROW COUNT
	BIKE RACK

  

PARKING DATA	
<b>PARKING CALCULATIONS:</b>	
C/SF 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	= 232
Surface ADA spaces	= 11 (11 ADA Van)
EVSE Spaces	= 9
EVSE ADA Spaces	= 1 (1 ADA Van)
EV Capable Spaces	= 30
Total = 283 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 LUMINAIRES 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.

**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).

KEYED NOTES	
1. PROPERTY LINE	14. PERIMETER FENCE/WALL
2. VEHICLE ENTRANCE	15. EMERGENCY ACCESS GATE WITH KNOX BOX
3. DRAINAGE POND	16. OPEN SPACE
4. FIRE HYDRANT	17. BIKE RACK
5. FIRE LANE	18. WALL SIGN & ADDRESS
6. 5-FT CONCRETE WALK	19. EV CHARGING STATION W/ EV PARKING
7. CONCRETE CURB & GUTTER	20. POOL
8. ASPHALT PAVEMENT	21. EXISTING PERIMETER WALL TO REMAIN
9. ADA COMPLIANT PARKING SPACES WITH ADA COMPLIANT ACCESS AISLE	22. FUTURE EV PARKING (EV CAPABLE)
10. ADA COMPLIANT RAMP	23. PROPOSED MEDIAN CURB ISLAND
11. ADA CROSSWALK / ACCESSIBLE PATH	24. SITE WALL
12. NOT USED	
13. REFUSE ENCLOSURE	

SITE DATA & BUILDING INFO	
<b>ZONING:</b>	Lot 5A / Lot B1, Lot M-2 = Zone C-2 Lot A-2 = Zone R-3
<b>PROPOSED LEGAL DESCRIPTION:</b>	Lot 5A-B1, S5 T16N R9E Lot A-2, S5 T16N R9E Lot M-2, S5 T16N R9E
<b>GROSS FLOOR AREAS:</b>	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
<b>SITE AREA:</b>	8.10 Acres (353,009.10 SF)
<b>DENSITY:</b>	Maximum Allowable: None Provided: 194 Dwelling Units 26 dwellings per acre
<b>LOT COVERAGE:</b>	Maximum allowed: 60.0% / 195,555 SF Provided: 17.7% / 57,703 SF
<b>BUILDING HEIGHT:</b>	Max. Allowable Height: 45' Proposed Building Height: 45'
<b>BUILDING SETBACKS:</b>	Required: Street= 15'-0" Side= 0'-0" Rear= 15'-0"
<b>Provided:</b>	Street= 45' Side= 5' Rear= 15'

OPEN SPACE	
Site Area: 8.10 ACRES (353,009.10 SF)	
Required Common Open Space (C-2 Zoning) = 250-SF / Dwelling Unit 250 SF * 194 Ground Floor Units = 48,500 SF	
Provided Common Open Space	= 93,681.44 SF
Required Usable Open Space = 50% of Common Open Space Required:	50% * 48,500 SF = 24,250 SF
Provided Usable Open Space	= 70,552.19 SF

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Engineer

**ENGINEER**  
**CKSS-CERRILLOS MULTI-FAMILY DEVELOPMENT PLAN**

**SANTA FE, NM**

ISSUE	DATE	DESCRIPTION
ISSUE: DEVELOPMENT PLAN		
PROJECT NUMBER: IA 2596		
FILE: 2596 DP-101		
DRAWN BY: ALTERNATEDWG		
CHECKED BY: IMNA		
DATE: 01/16/2024		

**DEVELOPMENT PLAN**

**SHEET NUMBER**

**DP-101**