City of Santa Fe, New Mexico

Caja del Oro Phase 2
Planning Commission
Attachment E

Applicant Submittals

1. **Final Plat Development Report**
2. **Phase 2 Landscape Drawing Set**
3. **Phase 2 Infrastructure Drawing Set**
4. **Phase 2 TIA**

CAJA DEL ORO PHASE II

(AKA PRADO SUBDIVISION)

FINAL PLAT

DEVELOPMENT REPORT

PREPARED FOR

PULTE GROUP OF NEW MEXICO

PREPARED BY

NM LAND SOLUTIONS LLC., D/B/A SIEBERT & ASSOCIATES INC.

OCTOBER 2024

TABLE OF CONTENTS

Project Location	2
Development Request	2
Figure 1: Vicinity Map	3
Figure2: Phasing Plan	4
History of Approvals	5
Project Ownership	6
Legal Lot of Record	6
Existing Conditions	6
Environmental Review	6-7
Archaeology	
Flood Plain	
Slopes and Terrain Conditions	
Drainage	
Traffic and Pedestrian Circulation	7-8
Fire Protection	8
Utilities	8-9
Water	
Sewer	
Natural Gas	
Electric	
Telephone	
Comcast	
Water Budget	9-10
Open Space, Park Land & Trails	10
Terrain Management & Erosion Control	10
Public Schools	10-11
Subdivision Covenants	11
Santa Affordable Homes Proposal	11
Response to Subdivision Criteria	11-13

APPENDICES

Appendix A	Proposed Phase-2 Final Plat
Appendix B	December 1, 2022, Findings of Fact & Conclusion of Law (Phase-2 Grading Approval)
Appendix C	Warranty Deeds
Appendix D	Legal Lot of Record Plats
Appendix E	Archaeological and Historic Clearance
Appendix F	SFPS Letter
Appendix G	Santa Fe Home Proposal

PROJECT DESCRIPTION & LOCATION

The subject Final Plat request is submitted on behalf of the Pulte Group of New Mexico and pertains to *Phase 2* of the approved Caja del Oro (Prado) Subdivision.

The development encompasses approximately 16.2 acres consisting of two phases. It is strategically located south of Caja del Oro Grant Road and east of the NM599 Frontage Road.

A vicinity map detailing the two-phase development is provided as *Figure 1* of this report.

DEVELOPMENT REQUEST

The Pulte Group of New Mexico has obtained prior Final Development Plan approval for a comprehensive two-phase development that includes a total of eighty (80) townhome lots

Specifically, Phase 1 consists of thirty-six (36) lots, while *Phase 2* will incorporate *forty-four (44) lots.*

A graphic representation of the approved Final Development Plan, illustrating both phases of development, is included as Figure 2 of this report.

The proposed Final Plat for Phase 2 aligns with the previously approved Final Development Plan, the Final Plat for Phase 1, and the Preliminary Plat approval for both Phase 1 & Phase 2.

The prior approvals also considered various factors such as ***grading both phases 1 & 2 simultaneously***, minimum and maximum lot sizes, building setbacks, overall density, parking requirements, and enhancements to open space and trail systems near and within the Caja del Oro aka Prado subdivision. (See ***Appendix A***)

Phase-2 Site Data:

The proposed Phase-2 of the development will consist of forty-four (44) platted lots, including open space / playground and trail improvements as depicted on the proposed Phase-2 Final Plat as depicted in ***Appendix A*** (Proposed Phase-2 Final Plat).

Phase-2 data is provided below:

- Approximate Phase-2 Acreage: 9.07 (±) acres
- Total number of lots: 44
- Market rate lots: 34
- Affordable housing lots: 10
- Overall Average density: 3.9 dwellings per acre
- Phase 1 & 2 Open Space/Park Land/Pond: .85 acre

Furthermore, all proposed lots are larger than 3,000 square feet, therefore, no offsetting common open space is required to satisfy minimum lot size requirements.

Figure 1

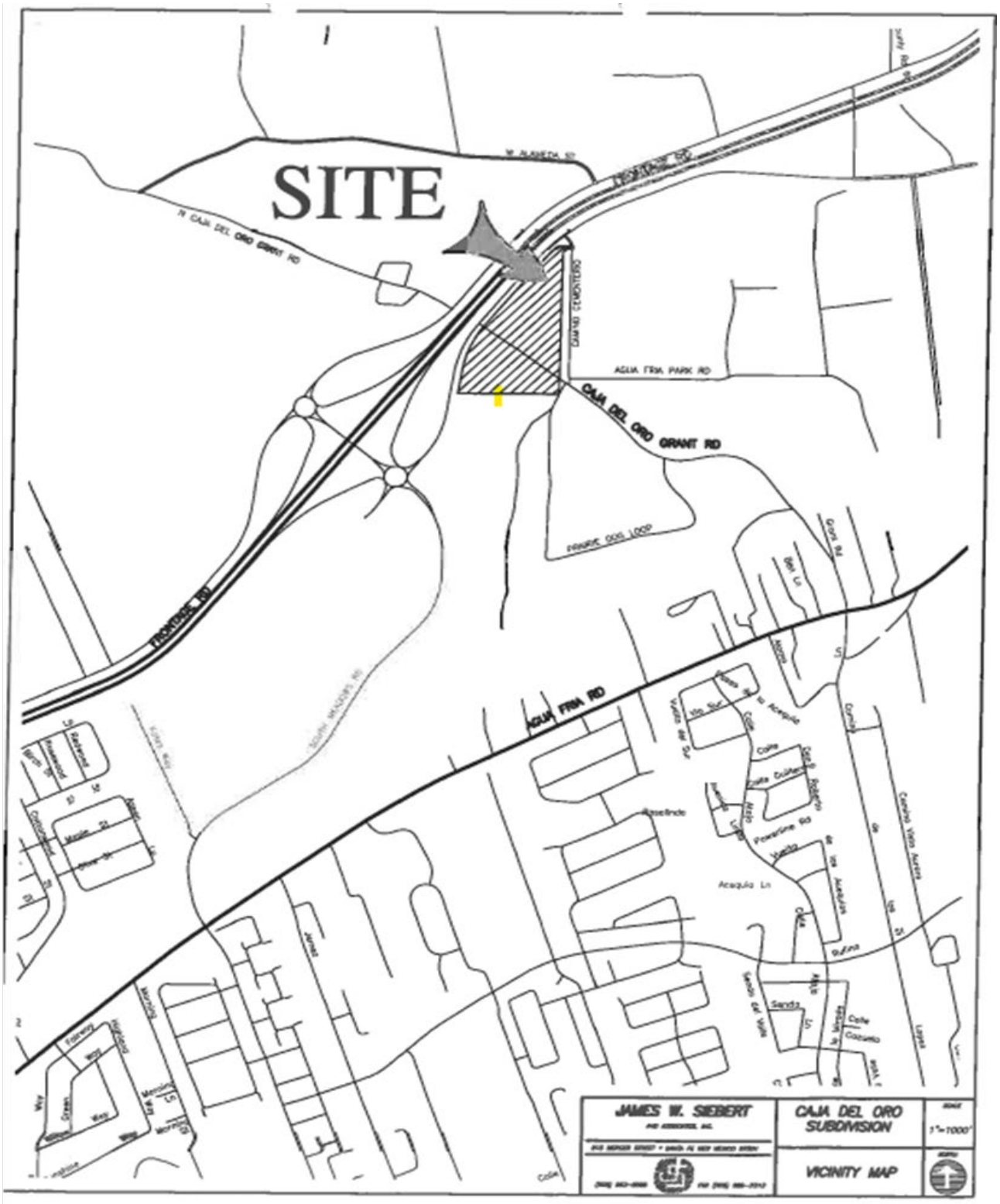
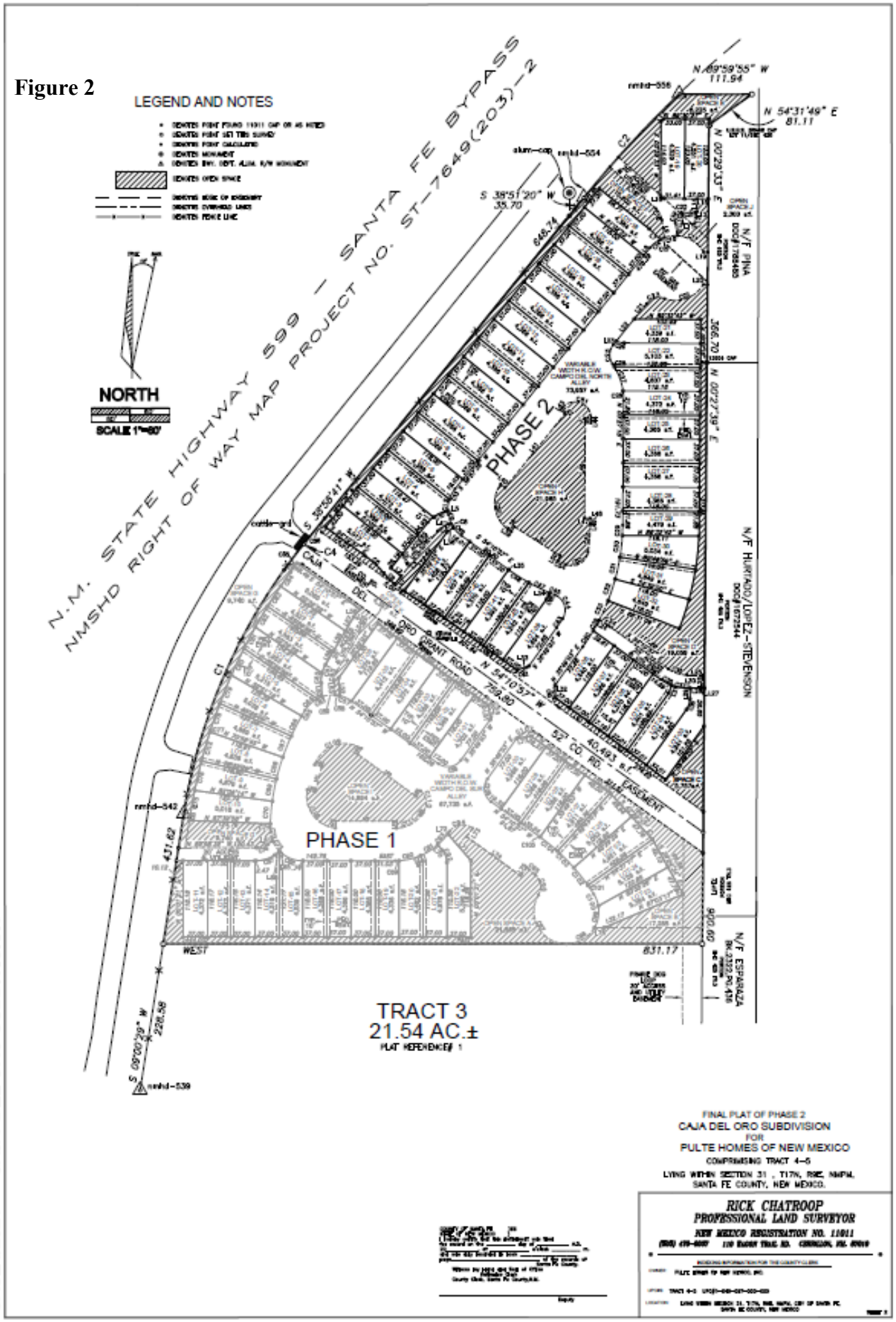

SITE
CAJA DEL ORO GRANT RD
AGUA FRIA PARK RD
AGUA FRIA RD
FRONTAGE RD
PARK OOL LOOP
JAMES W. SIEBERT
CAJA DEL ORO SUBDIVISION
VICINITY MAP

Figure 2


LEGEND AND NOTES
NORTH
SCALE 1"=60'
N.M. STATE HIGHWAY 599 – SANTA FE BYPASS
NMSHD RIGHT OF WAY MAP PROJECT NO. ST-7649(203)-2
PHASE 1
PHASE 2
TRACT 3
21.54 AC.±
CAJA DEL ORO GRANT ROAD
EASEMENT
WEST
N/F PNA
N/F HURTADO/LOPEZ-STEVENSON
N/F ESPARAZA
FINAL PLAT OF PHASE 2
CAJA DEL ORO SUBDIVISION
FOR
PULTE HOMES OF NEW MEXICO
COMPRISING TRACT 4-5
RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011

HISTORY OF APPROVALS

The proposed Caja del Oro subdivision consists of various approvals that have been obtained prior to the submittal of the subject request for Final Development Plan and Final Subdivision Plat approval, to create eighty (80) single-family attached townhome units / lots.

Below is the history and background information for the Caja del Oro Subdivision:

On February 17, 2022 - The City of Santa Fe Planning Commission recommended approval to the Governing Body for General Plan Amendment to amend the Future Land Use designation from Community Commercial to Medium-Density Residential (7-12/du/acre) and from Low-Density Residential (1 du/ acre) to Medium-Density Residential (7-12 du/acre) as well as recommending approval of a Rezoning from C-2 – R-10 and R-1 to R-10.

In addition, due to design issues, the Planning Commission postponed taking any action on the accompanying Preliminary Development Plan and Preliminary Plat requests for an eighty-eight (88) lot subdivision in order to allow the developer to redesign the project related to concerns from the commission regarding pedestrian circulation within the proposed development as well as proposed setbacks between each home.

On June 2, 2022 - The Planning Commission reheard the postponed Preliminary Development Plan and Preliminary Subdivision Plat request from February 17, 2022 and approved the redesigned Preliminary Development Plan and Preliminary Subdivision Plat, which took prior redesign comments / recommendations from the commission into consideration, which lead to the number of lots being reduced from eighty-eight (88) to eighty (80) lots in order to provide better pedestrian circulation as well as increase setbacks between units / lots. In addition, it was unanimously agreed upon by the commission that the redesign addressed all prior Planning Commission concerns by increasing the separation between homes providing for better pedestrian circulation to houses and proposed trails.

Furthermore, the interior roadways remained as described / proposed as part of the preliminary plat approval. The same applies to the management of storm water and terrain management.

Lastly, with the number of homes being reduced from eighty-eight (88) homes to eighty (80) homes, the gross density of the project went from 5.4 dwellings per acre to 4.9 dwellings per acre.

On September 28, 2022 - The Governing Body (City Council) unanimously approved a request for General Plan Amendment and Rezoning of the subject property in accordance with the Planning Commission's recommendation to amend the Future Land Use designation from Community Commercial to Medium-Density Residential (7-12/du/acre) and from Low-Density Residential (1 du/ acre) to Medium-Density Residential (7-12 du/acre) as well as approval of Rezoning from C-2 – R-10 and R-1 to R-10.

On December 1, 2022 – The Planning Commission approved Preliminary and Final Development Plan including Final Plat for Phase-1 and Preliminary Plat for Phase 2, requiring Planning Commission approval for the final plat of phase 2. The Planning Commission also granted the approval for grading to take place on both Phases 1 & 2, so long as a financial guarantee was done for the entire project (i.e. both phases). Please see ***Appendix B*** for more information / approved Findings of Fact and Conclusion of Law associated with the December 1, 2022, approvals.

PROJECT OWNERSHIP

The subject site is owned by Pulte Homes of New Mexico Inc. an Incorporated Company registered in New Mexico. The recorded warranty deeds are included in the report as ***Appendix C.***

LEGAL LOT OF RECORD

The Legal Lot of Record for the entire 16.21 acres was established by a Lot Line Adjustment and Lot Consolidation Plat recorded in the office of the County Clerk in Book 901, Page(s) 18-19 and is included as ***Appendix D.***

EXISTING CONDITIONS

Caja del Oro Grant Road is an existing / established easement between the two (2) parcels and is part of the total 16.2 (±) acre area / site under consideration. Also, Caja del Oro Grant Road was part of the settlement agreement between the City of Santa Fe and Santa Fe County as part of the City of Santa Fe initiated annexation of the subject area.

Additionally, there is an existing cemetery to the east, which is owned and maintained by the Catholic Church / Archdiocese. The existing cemetery is one (1) parcel to the east from the eastern boundary of Caja de Oro with a separation of approximately one-hundred-feet (100') between Caja del Oro and the cemetery boundary.

There are also two (2) undeveloped roadways on the southside of Caja del Oro Grant Road. The first of which is Prairie Dog Loop that crosses the southeast corner of the southern parcel. The second existing roadway within the vicinity of the subject site is Hernandez Lane, which intersects with Prairie Dog Loop south of the proposed Caja del Oro development. An easement has been preserved across the subject site / property for Prairie Dog Loop.

ENVIRONMENTAL REVIEW

Archaeology

Mr. Ron Winter Archologist has conducted an archaeological survey of the property. No historical material found on the property is considered to be significant per archaeological survey standards. The archaeological clearance issued by the City Archaeological Committee is found in ***Appendix E.***

Flood Plain

There is no FEMA designated flood plain designation(s) on the subject property. The closest drainage that is described as having a 100-year floodplain is the Santa Fe River which is approximately 1.5 miles from the eastern boundary of the subject property / proposed development.

Existing Slope and Terrain Conditions

There are no natural slopes on the property that exceed thirty percent (30%) or slopes of twenty-to-thirty percent (20-30%) that require terrain management standards for placement of homes on

steep slopes. The land can be classified as gentle with an average slope of less than five percent (5%) grade throughout. Additionally, the property generally slopes from north to the south as the south and north parcels drain southward.

There are currently two (2) drop inlets in Caja del Oro Grant Road that serve as an equalizing basin for ponding that occurs in the area during rains / storms. Stormwater is carried across from the low point at the north end of the southern parcel into the south parcel to a pond at the southeast corner of the property.

The collected stormwater from this pond is released at historic rates calculated for both parcels.

A detailed Engineered drainage report has been submitted under a separate cover and has been included in the overall application submittal documents.

TRAFFIC AND PEDESTRIAN CIRCULATION

Traffic Circulation

Both the north and south parcels (i.e., Phases 1 & 2) will utilize Caja del Oro Grant Road for primary access. In addition, the proposed two (2) access points for each parcel will align with each other.

Both access points exiting Caja del Oro Grant Road will have a stop condition. No stop condition is proposed on Caja del Oro Grant Road at the intersections to both parcels / phase lines.

Emergency access is offered from each parcel to the Alameda Frontage Road. Eric Wrage, PE, traffic engineer with Bohannan Huston Inc., has prepared a Traffic Impact Analysis Study (TIA) for full buildout of both phases of the proposed development.

The conclusion of the traffic study is that traffic generated by the project will have a minimal impact on adjacent roadway systems, with one (1) exception for a westbound left turn lane at Caja del Oro Grant Road and Alameda Frontage Road. All intersections that were evaluated will operate at acceptable levels of service.

The one exception is the PM Peak, left turn on Caja del Oro to Alameda where the peak traffic occurs. Additional right-of-way has been provided on Caja del Oro Grant Road to accommodate a right turn lane. The engineering for the additional lane at the Alameda Road intersection is provided in the engineering plans. This modification to the intersection brings the intersection into compliance with the City traffic engineering requirements for an acceptable level of service.

The engineered traffic study and supplemental traffic information which was reviewed and approved as part of the Preliminary Development Plan and Preliminary Subdivision Plat requests has been submitted under a separate cover and has been included in the overall application submittal documents.

Pedestrian Circulation and Public Transportation
There are currently no sidewalks on Caja del Oro Grant Road, nor along the Alameda Frontage Road. There is limited pedestrian access in this area of the city including along Agua Fria, which is the closest connecting road to Caja del Oro Grant Road.

Metropolitan Transportation Organization (MPO) mapping does not show any planned trails for this area that was recently annexed by the city.

The applicant had successfully worked with the Metropolitan Transportation Organization (MPO) to provide for a City trail on Alameda adjacent to the subject Caja del Oro aka Prado development.

At the moment there is no public bus route that serves the immediate area, and it appears none are planned for the future at this time.

However, there is an existing bus route located on Agua Fria and Caja del Oro Grant Road approximately 0.8 of a mile from the development. The need for additional bus routes / bus stops may change in the future With the completion of the Madera apartment which are currently under construction.

FIRE PROTECTION

There is an existing twelve-inch (12") water line on South Meadows Road that terminates before the roundabout at NM 599 Frontage Road. This existing water line will be extended to the south boundary of the project and brought through the south parcel to Caja de Oro Grant Road and then extended to the eastern boundary of the subject property.

Furthermore, eight-inch (8") lines will be extended from the existing twelve-inch (12") line to serve fire protection purposes.

The location for existing and preliminary proposed locations fire hydrants are shown on the provided engineering plans, new fire hydrant locations / placements will need to be confirmed by the City of Santa Fe Fire Department / City Fire Marshal.

UTILITIES

Water
As mentioned under Fire Protection a twelve-inch (12") city water line will be extended from South Meadows Road up to Caja de Oro Grant Road. The City Water Division has modeled the water demand for this project and surrounding area and has recommended the proper size and alignment for water service to the proposed development. Also, the twelve-inch (12") line will be available to serve future Santa Fe County properties along Caja de Oro Grant Road mentioned in the report that are currently served by on-site private wells.

Sewer
There is an existing city sewer line on Caja de Oro Grant Road east of the development. The development will connect to the existing eight-inch (8") sewer line located in Caja de Oro Grant

Road. Discussions have occurred with the City Wastewater Division, and they do not foresee any issues with the proposed connection to the existing sewer line on Caja de Oro Grant Road.

Natural Gas
There is an existing supply natural gas line in Caja de Oro Grant Road that currently serves the Agua Fria Fire & Rescue Station and Nancy Rodriguez Community Center. Final design for the gas line via the New Mexico Gas Company does not take place until the final subdivision plat is approved. It is assumed that a two-inch (2") line will be connected to the mainline in Caja de Oro Grant Road and will be extended as a new two-inch (2") gas line throughout the entire development for both phases.

There is an existing ten-inch (10") gas line that crosses the north end of the north parcel. This line has a fifty-foot (50') easement and all prosed residential dwellings are located outside said easement.

Electric
PNM overhead electric service is available on Caja de Oro Grant Road. Information on the capacity of this line and ability to serve the Subdivision cannot be determined at this time. However, there appears to be sufficient existing infrastructure available to serve the projected build-out of the subdivision. The final design of the electric system by PNM does not commence until the final plat is approved.

Telephone
Existing telephone cables are available on Caja del Oro Grant Road. Because the existing telephone cables are located within the urban service area of the City Santa Fe it is the responsibility of Century Link to bring in additional service lines at no cost to the development. Furthermore, Century Link is dependent on PNM Electric to establish the design for the communication system once a final plat has been approved.

Comcast Cable
Preliminary research concludes that fiber optics cabled are in the process of being installed for the length of Caja del Oro Grant Road. The design for cable from the fiber optics to the house is also dependent on the electric design from PNM to serve the project upon approval of a final plat.

WATER BUDGET

Of the forty-four (44) lots / townhome units proposed Phase-2 of the project, thirty-four (34) of the units are market rate and subject to the transfer of approved water rights into the city's water bank.

All proposed lots in the development are less than 6,000 square feet in area. The water demand requirement is .15 acre-feet per dwelling unit, plus the first three years of landscape requirement and the .098 percent required for system line loss.

Total Water Usage Required for Phase-2 is as follows:

Usage per 34 dwellings x .15 ac. ft = 5.10 ac. ft.

Landscape Water Usage: 1.02 ac. ft.

Annual Water Usage: = 6.12 ac. ft. x 1.098 = 6.71 ac. ft.

Water rights instead of water credits are required since water demand for both phases of the project exceeds the city's 10-acre-foot maximum, where water credits can be used to offset the water requirements of the City Code.

OPEN SPACE, PARK LAND & TRAILS

In addition to centralized ponding there are common areas in each of the two (2) parcels that are designed as landscape areas with trees, grass, and benches to meet the common open space requirements for each phase. These areas also serve to provide additional (more than required) off-street parking spaces for the development.

The requirement for neighborhood parks is .006 acre per dwelling. Eighty (80) dwellings requires 0.48 acres of park land. A total of 0.85 acres of park land is provided for this development via both phases 1 & 2.

The city does not accept park areas of less than one (1) acre in size for maintenance. The homeowner's association, therefore, will be responsible for maintenance of the park land and common open space area.

The development is proposing a significant number of interior trails for pedestrian circulation throughout the development. In addition, connection points are also proposed to the city trail system within the vicinity of the site. Easements for said trails / connections are shown and noted on the provided Final Plat for Phase-1 and Phase-2.

TERRAIN MANAGEMENT AND EROSION CONTROL

A Storm Water Pollution Protection Plan (SWPPP) has been prepared and approved as part of the Phase-1 application / entitlement materials for the overall project.

A Notice of Intent (NOI) has also been submitted and approved by the Environmental Protection Agency (EPA) to authorize the commencement of the current grading taking place on-site.

The contractor for the project will be required to implement various Better Management Practice (BMP) measures to manage dust control throughout construction. Such mitigation measures to control dust will include, at a minimum, on-site water-truck watering disturbed areas during the grading of the site for infrastructure and building pad construction.

PUBLIC SCHOOLS

The public schools that serve the district in which this project is located are listed below:

- El Camino Real Academy – 2500 South Meadows Road, Santa Fe NM 87507

- Capital High School – 4851 Paseo del Sol, Santa Fe NM 87507

Public Schools Report

A report was submitted to the Santa Fe Public Schools as provided for in the City Code. The response from Santa Fe Public Schools is enclosed in ***Appendix F*** of this report indicating capacity to absorb the students from this project into the public school system.

SUBDIVISION COVENANTS

Section 14-8.2(K)(1) of the City Code requires that covenants and homeowners' association (HOA) documents be submitted for review to assure that each lot-owner understands the requirement to maintain landscape easements and storm water ponds, which remain under the ownership of the homeowner's association and are not required to be maintained by the City of Santa Fe.

Both Restrictive Covenants and HOA documents which includes the provisions to maintain commonly have been provided as part of the project application.

COMPLIANCE WITH SANTA FE AFFORDABLE HOMES ORDINANCE

The Santa Fe Affordable Homes Ordinance requires that twenty-percent (20%) of the homes within a development must be constructed and made available to qualifying families based on mandated standards set forth in the Ordinance. A total of sixteen (16) affordable homes are required to satisfy city requirements. Therefore, sixteen (16) affordable homes will be provided per the breakdown below:

- Phase-1 = Six (6) Affordable Homes
- Phase-2 = Ten (10) Affordable Homes

Total Affordable Units for Development = Sixteen (16) Affordable Homes

The location of the proposed affordable units is depicted on the provided Final Development Plan. Also, the Santa Fe Affordable Homes Proposal can be found in ***Appendix G.***

RESPONSE TO SUBDIVISION CRITERIA

Below are responses to the five (5) subdivision criteria set forth in 14-3.7(C) of the Santa Fe City Code.

Criteria:

1. *In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.*

Response:

An archaeological report prepared by Ron Winters, Archaeologist, indicates that no historically significant sites exist within the tracts designated for consolidation within the development boundaries. The property contains only a few significant trees, with the predominant vegetation being native grasses and one-seed juniper trees. Additionally, there are no well-defined drainage ways on the property.

Criteria:

2. *The Planning Commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, or for other uses that may increase danger to health, safety or welfare or aggravate erosion or endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection overlay District) and Section 14-8.3 (Flood Regulations.)*

Response:

This land presents minimal constraints to development. Various city review agencies will provide comments on the construction plans submitted as part of the development review process following final plat approval. All conditions of approval and technical review comments must be addressed by city staff.

Dry utilities are available along Caja del Oro Grant Road, and the land is exceptionally flat, facilitating effective drainage management. With the exception of a gas easement at the northern end of the northern parcel, there are very few limitations to development. Access is provided via NM 599 Frontage Road, Alameda Frontage Road, and Caja del Oro Grant Road.

Sewer infrastructure is located nearby on Caja del Oro Grant Road and is capable of serving the development. A major water line will be constructed from off-site, meeting city requirements, and will become part of the city infrastructure upon completion and acceptance by city staff.

Criteria:

3. *All Plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements, and Dedications Standards).*

Response:

Every effort has been made to ensure that the proposed subdivision complies with Chapter 14, Article 9. The interior roadways are designed as public roads, and the city utility infrastructure is developed to meet the standards outlined in Article 9.

The City Water Division has modeled the domestic demand and fire-flow requirements for the subdivision. The main line serving the project is designed according to city specifications.

Preliminary discussions with city staff regarding wastewater services indicate that no issues or concerns are anticipated with connecting to the city's wastewater lines.

Criteria:

4. *A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat*

Response:

The proposed development is situated on vacant land with no existing nonconformities. The previously approved General Plan Amendment and Rezoning request to change the zoning from R-1 to R-10 aligns the density and design of the subdivision with Chapter 14 provisions. Additionally, no variances have been requested for this property to facilitate the proposed development.

Criteria:

5. *A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.*

Response:

The property has been successfully rezoned from R-1 to R-10, and C-2 to R-10, with approvals from the Governing Body, along with a General Plan Amendment. These changes ensure compliance with the procedures outlined in Chapter 14 of the city code and were done in conjunction with prior Final Development Plan and Preliminary and Final Plat Approvals associated with the subject Caja del Oro aka Prado two-phase development.

WATER BUDGET CALCULATIONS

PHASE 2 LANDSCAPING

YEAR 1 AND YEAR 2
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 4 RUN TIMES PER WEEK
APPROX. 90 RUN CYCLES PER YEAR
223 TREES = 1338 GALLONS PER RUN CYCLE
334 SHRUBS = 668 GALLONS PER RUN CYCLE
2006 GALLONS PER RUN CYCLE X 90 RUN TIMES = 180540 GPY / 0.55 ACRE FT.
TOTAL WATER USE PER YEAR = 180540.00 GPY / 0.55 ACRE FT.

YEAR 3 AND BEYOND
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 3 RUN TIMES PER WEEK
APPROX. 77 RUN CYCLES PER YEAR
223 TREES = 1338 GALLONS PER RUN CYCLE
334 SHRUBS = 668 GALLONS PER RUN CYCLE
2006 GALLONS PER RUN CYCLE X .77 RUN TIMES = 154462 GPY / 0.47 ACRE FT.
TOTAL WATER USE PER YEAR = 154462.00 GPY / 0.47 ACRE FT.

NOTE: THIS WATER BUDGET IS APPROXIMATE AND IS TO BE USED AS A GUIDELINE AND ADJUSTED ACCORDING TO SITE CONDITIONS

IRRIGATION SCHEDULE PH2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP CONTROL VALVE - SHRUB RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.
	DRIP CONTROL VALVE - TREE RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.
	TRANSITION FITTING PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.
F	FLUSH CAP NDS CEP900
	DRIP EMITTER - SHRUB (2) RAINBIRD XB-20PC DRIP EMITTERS
	DRIP EMITTER - TREE (6) RAINBIRD XB-20PC DRIP EMITTERS

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	MAIN SHUT OFF VALVE SPEARS SCH80 PVC COMPACT BALL VALVE
MV	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
MV2	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
MV3	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
BF	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
BF2	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
BF3	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
C	CONRTOLLER - RAIN BIRD ESP-LXD 50-200 STATION, 2-WIRE DECODER BASED CONTROLLER. (1) ESP-LXD 50-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION LATERAL LINE: A940 DRIP POLYLINE
	IRRIGATION LATERAL LINE: A940RDS DRIP POLYLINE
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 SDR 21

VALVE SCHEDULE PH2

NUMBER	MODEL	SIZE	TYPE	GPM	WATER USE
1	DRIP CONTROL VALVE - SHRUB	1"	DRIP EMITTER	4.8	VL-L
2	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	6.4	L-M
3	DRIP CONTROL VALVE - SHRUB	1"	DRIP EMITTER	3.34	VL-L
4	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	6.6	L-M
5	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	3.8	L-M
6	DRIP CONTROL VALVE - SHRUB	1"	DRIP EMITTER	4.94	VL-L
7	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	5.6	L-M
8	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	5	L-M
9	DRIP CONTROL VALVE - SHRUB	1"	DRIP EMITTER	4.74	VL-L
10	DRIP CONTROL VALVE - SHRUB	1"	DRIP EMITTER	2.8	VL-L
11	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	4.6	L-M
12	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	4.4	L-M
13	DRIP CONTROL VALVE - SHRUB	1"	DRIP EMITTER	1.67	VL-L

IRRIGATION NOTES

1. IRRIGATION SYSTEM STANDARDS OUTLINED IN SECTION 14-8.4(E) OF THE SFCC WATER HARVESTING AND IRRIGATION STANDARDS AND THE CITY OF SANTA FE LANDSCAPE IRRIGATION DESIGN STANDARDS SHALL BE STRICTLY ADHERED TO.
2. IRRIGATION SYSTEM HAS BEEN DESIGNED TO A MINIMUM DYNAMIC PRESSURE OF 75 PSI AT 50 GPM. IF THE PSI/GPM ARE LOWER THAN 75/50 THE LANDSCAPE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.
3. TREES IN TURF AREA TO BE WATERED BY TURF SPRAY IRRIGATION. ALL OTHER NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
4. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
5. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTOR, AND MASTER VALVE.
6. USE SIX 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.
7. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
8. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
9. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASEMENTS.
10. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.
11. BACKFILL FOR TRENCHES SHALL BE CLEANED OF ALL ROCK AND DEBRIS.
12. MAINLINE & IRRIGATION EQUIPMENT IS SHOWN SCHEMATICALLY AS PLACED IN THE ROAD OR OUTSIDE OF THE LANDSCAPED AREAS FOR CLARITY ONLY. ALL MAINLINE, & IRRIGATION EQUIPMENT IS TO BE PLACED IN THE LANDSCAPE BEDS.

YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McNALLEN
850
REGISTERED LANDSCAPE ARCHITECT
9/3/24

Date: 08.19.2024
Revisions:
09.03.2024

Drawn by: PL
Reviewed by: CM

CAJA DEL ORO Ph2

Santa Fe, NM

NORTH

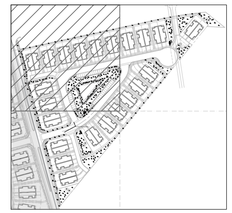
Scale: 1" = 60'

30 0 60 120

Sheet Title:
Irrigation Plan

Sheet Number:
LI-00

Z:\Drawings\PROJECTS\2024\ - ACTIVE JOBS\Caja del Oro\Ph 2\Caja del Oro Ph 2_Irrigation Plan_2024.09.03.dwg, 9/3/2024 4:29:13 PM, CWC To PDF.pc3



IRRIGATION SCHEDULE PH2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP CONTROL VALVE - SHRUB RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.
	DRIP CONTROL VALVE - TREE RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.
	TRANSITION FITTING PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.
F	FLUSH CAP NDS CEP900
	DRIP EMITTER - SHRUB (2) RAINBIRD XB-20PC DRIP EMITTERS
	DRIP EMITTER - TREE (6) RAINBIRD XB-20PC DRIP EMITTERS

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	MAIN SHUT OFF VALVE SPEARS SCH80 PVC COMPACT BALL VALVE
MV	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
MV2	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
MV3	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
BF	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
BF2	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
BF3	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
C	CONRTOLLER - RAIN BIRD ESP-LXD 50-200 STATION, 2-WIRE DECODER BASED CONTROLLER. (1) ESP-LXD 50-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION LATERAL LINE: A940 DRIP POLYLINE
	IRRIGATION LATERAL LINE: A940RDS DRIP POLYLINE
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 SDR 21

YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McNALLEN
850
REGISTERED LANDSCAPE ARCHITECT
9/3/24

Date: 08.19.2024
Revisions:
09.03.2024

Drawn by: PL
Reviewed by: CM

CAJA DEL ORO Ph2

Santa Fe, NM

NORTH

Scale: 1" = 20'

10 0 20 40

Sheet Title:
Irrigation Plan

Sheet Number:
LI-01

Z:\Shared\PROJECTS\2024\...\Irrigation Plan_(24.08.19).dwg 9/3/2024 4:29:00 PM, DWG To PDF.pc3

IRRIGATION SCHEDULE PH2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP CONTROL VALVE - SHRUB RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.
	DRIP CONTROL VALVE - TREE RAIN BIRD XCZ-100-PRF. MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.
	TRANSITION FITTING PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.
F	FLUSH CAP NDS CEP900
	DRIP EMITTER - SHRUB (2) RAINBIRD XB-20PC DRIP EMITTERS
	DRIP EMITTER - TREE (6) RAINBIRD XB-20PC DRIP EMITTERS

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	MAIN SHUT OFF VALVE SPEARS SCH80 PVC COMPACT BALL VALVE
MV	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
MV2	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
MV3	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
BF	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
BF2	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
BF3	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
C	CONRTOLLER - RAIN BIRD ESP-LXD 50-200 STATION, 2-WIRE DECODER BASED CONTROLLER. (1) ESP-LXD 50-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION LATERAL LINE: A940 DRIP POLYLINE
	IRRIGATION LATERAL LINE: A940RDS DRIP POLYLINE
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 SDR 21

YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McNALLEN
850
REGISTERED LANDSCAPE ARCHITECT
9/3/24

Date: 08.19.2024
Revisions:
09.03.2024

Drawn by: PL
Reviewed by: CM

CAJA DEL ORO Ph2

Santa Fe, NM

NORTH

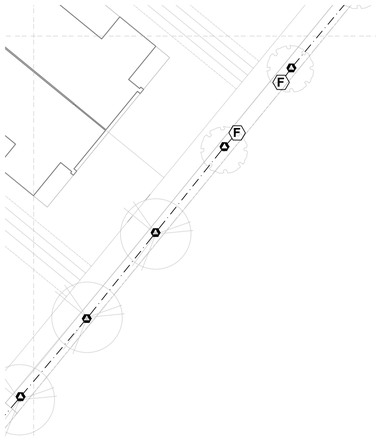
Scale: 1" = 20'

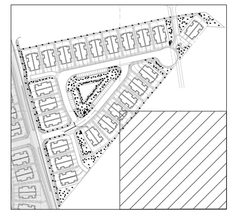
10 0 20 40

Sheet Title:
Irrigation Plan

Sheet Number:
LI-02

Z:\Drawn\PROJECTS\SIGN - TRANSFER\1 - ACTIVE JOBS\Caja del Oro\Ph 2\CAJA DEL ORO Ph2 Irrigation Plan_20240819.dwg, 9/3/2024 4:19:23 PM, CMC To PDF.pc3

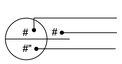




IRRIGATION SCHEDULE PH2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP CONTROL VALVE - SHRUB RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.
	DRIP CONTROL VALVE - TREE RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.
	TRANSITION FITTING PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.
F	FLUSH CAP NDS CEP900
	DRIP EMITTER - SHRUB (2) RAINBIRD XB-20PC DRIP EMITTERS
	DRIP EMITTER - TREE (6) RAINBIRD XB-20PC DRIP EMITTERS

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	MAIN SHUT OFF VALVE SPEARS SCH80 PVC COMPACT BALL VALVE
MV	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
MV2	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
MV3	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
BF	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
BF2	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
BF3	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
C	CONRTOLLER - RAIN BIRD ESP-LXD 50-200 STATION, 2-WIRE DECODER BASED CONTROLLER. (1) ESP-LXD 50-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION LATERAL LINE: A940 DRIP POLYLINE
	IRRIGATION LATERAL LINE: A940RDS DRIP POLYLINE
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 SDR 21



YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McNALLEN
850
REGISTERED LANDSCAPE ARCHITECT
9/3/24

Date: 08.19.2024
Revisions:
09.03.2024

Drawn by: PL
Reviewed by: CM

CAJA DEL ORO Ph2

Santa Fe, NM

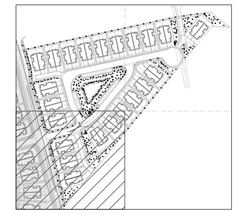
Scale: 1" = 20'

10 0 20 40

Sheet Title:
Irrigation Plan

Sheet Number:
LI-03

Z:\Shared\PROJECTS\2024\... - ACTIVE JOBS\Caja del Oro\Ph 1 - CAD\Caja Del Oro_Irrigation Plan_2024.08.15.dwg 9/3/2024 4:03:05 PM, DWG To PDF.pc3



IRRIGATION SCHEDULE PH2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP CONTROL VALVE - SHRUB RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.
	DRIP CONTROL VALVE - TREE RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.
	TRANSITION FITTING PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.
F	FLUSH CAP NDS CEP900
	DRIP EMITTER - SHRUB (2) RAINBIRD XB-20PC DRIP EMITTERS
	DRIP EMITTER - TREE (6) RAINBIRD XB-20PC DRIP EMITTERS

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	MAIN SHUT OFF VALVE SPEARS SCH80 PVC COMPACT BALL VALVE
MV	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
MV2	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
MV3	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
BF	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
BF2	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
BF3	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
C	CONRTOLLER - RAIN BIRD ESP-LXD 50-200 STATION, 2-WIRE DECODER BASED CONTROLLER. (1) ESP-LXD 50-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION LATERAL LINE: A940 DRIP POLYLINE
	IRRIGATION LATERAL LINE: A940RDS DRIP POLYLINE
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 SDR 21

YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McNALLEN
850
REGISTERED LANDSCAPE ARCHITECT
9/3/24

Date: 08.19.2024
Revisions:
09.03.2024

Drawn by: PL
Reviewed by: CM

CAJA DEL ORO Ph2

Santa Fe, NM

NORTH

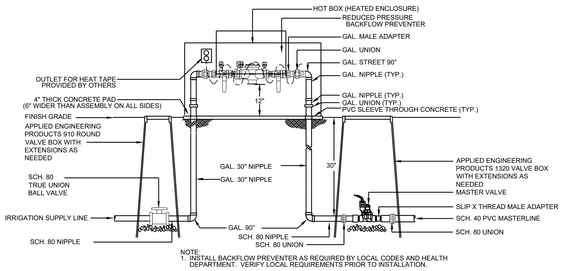
Scale: 1" = 20'

10 0 20 40

Sheet Title:
Irrigation Plan

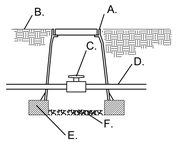
Sheet Number:
LI-04

Z:\Drawing\PROJECTS\2024_TRANSFER\1 - ACTIVE JOBS\Caja del Oro\1 - CAD\Caja Del Oro_Irrigation Plan_(2024.08.15).dwg 9/3/2024 4:51:19 PM, DWG To PDF.pc3



1 RP BACKFLOW/MASTER VALVE DETAIL

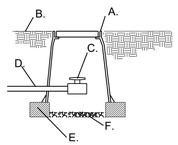
N.T.S.



A. APPLIED ENGINEERING PRODUCTS 910 ROUND VALVE BOX WITH EXTENSIONS AS NEEDED
B. FINISH GRADE
C. SCH. 80 UTILITY BALL VALVE
D. MAINLINE/24" BURY
E. 8" X 8" X 16" CMU CONCRETE BLOCK
F. 4" LAYER OF 3/4" GRAVEL

2 MAINLINE ISOLATION VALVE DETAIL

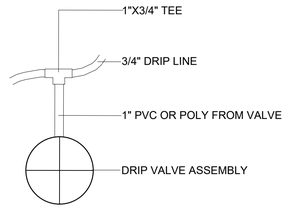
N.T.S.



A. APPLIED ENGINEERING PRODUCTS 910 ROUND VALVE BOX WITH EXTENSIONS AS NEEDED
B. FINISH GRADE
C. SCH. 80 UTILITY BALL VALVE
D. MAINLINE/24" BURY
E. 8" X 8" X 16" CMU CONCRETE BLOCK
F. 3/4" GRAVEL SUMP UNDER MANUAL DRAIN TO BE A MINIMUM OF 12" DEEP

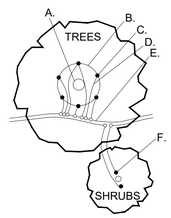
3 MANUAL DRAIN VALVE DETAIL

N.T.S.



4 DRIP VALVE DETAIL

N.T.S.

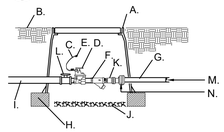


A. TREE TRUNK/ ROOT CROWN
B. 24" CIRCLE FROM TRUNK
C. EMITTERS
D. 1/4" DISTRIBUTION LINE
E. 3/4" POLYETHYLENE DRIPLINE
F. EMITTER PLACED AT THE EDGE OF THE ROOT BALL

NOTE: INSTALL EMITTERS ABOVE THE ROOT BALL IF PLANT IS INSTALLED ON A SLOPE.

5 EMITTER PLACEMENT DETAIL

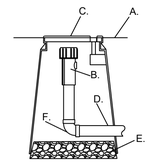
N.T.S.



A. APPLIED ENGINEERING PRODUCTS 1320 VALVE BOX WITH EXTENSIONS AS NEEDED
B. FINISH GRADE
C. 24" WIRE LOOP
D. AUTOMATIC VALVE SEE IRRIGATION LEGEND.
E. DRY SPLICE CONNECTOR OR EQUAL
F. "WYE" STRAINER STRAINER SHALL BE INSTALLED TO PROVIDE ACCESS FOR MAINTENANCE AND REPLACEMENT OF FILTER
G. LATERAL LINE/24" BURY
H. 8" X 8" X 16" CMU CONCRETE BLOCK
I. MASTERLINE/24" BURY
J. 4" LAYER OF 3/4" GRAVEL
K. PRESSURE REGULATOR
L. SCH. 80 TRUE UNION BALL VALVE
M. SCH. 40 PVC LATERAL LINE
N. SCH. 80 UNION

6 DRIP VALVE WITH FILTER & PRESSURE REGULATOR

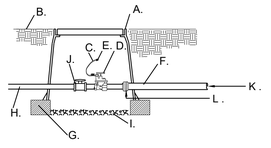
N.T.S.



A. FINISH GRADE
B. END FLUSH CAP
C. 6" ROUND BOX WITH LID
D. 3/4" POLY DRIP PIPE
E. 2" DEPTH OF GRAVEL
F. 90° FITTING

7 END FLUSH CAP

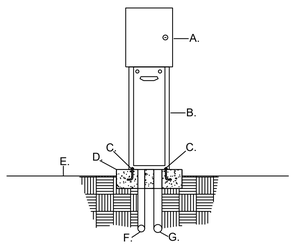
N.T.S.



A. APPLIED ENGINEERING PRODUCTS 1320 VALVE BOX WITH EXTENSIONS AS NEEDED
B. FINISH GRADE
C. 24" WIRE LOOP
D. AUTOMATIC VALVE- SEE IRRIGATION LEGEND.
E. DRY SPLICE CONNECTOR OR EQUAL
F. LATERAL LINE/24" BURY
G. 8" X 8" X 16" CMU CONCRETE BLOCK
H. MASTERLINE/24" BURY
I. 4" LAYER OF 3/4" GRAVEL
J. SCH. 80 TRUE UNION BALL VALVE
K. SCH. 40 PVC LATERAL LINE
L. SCH. 80 UNION

8 AUTOMATIC VALVE

N.T.S.



A. AUTOMATIC CONTROLLER, SEE IRRIGATION LEGEND
B. PEDESTAL (SAME AS CONTROLLER MANUFACTURER)
C. 1/2' X 6" ANCHOR BOLTS, FOUR PER PEDESTAL
D. 3000 PSI CONCRETE PAD - 18" X 24" X 8" THICK
E. FINISH GRADE
F. 3/4" RIGID PVC SWEEP ELL (120 VOLT WIRE)
G. 2" RIGID PVC SWEEP ELL (24 VOLT WIRE)

9 AUTOMATIC CONTROLLER

N.T.S.

IRRIGATION NOTES

1. IRRIGATION SYSTEM STANDARDS OUTLINED IN SECTION 14-8.4(E) OF THE SFCC WATER HARVESTING AND IRRIGATION STANDARDS AND THE CITY OF SANTA FE LANDSCAPE IRRIGATION DESIGN STANDARDS SHALL BE STRICTLY ADHERED TO.
2. IRRIGATION SYSTEM HAS BEEN DESIGNED TO A MINIMUM DYNAMIC PRESSURE OF 75 PSI AT 50 GPM. IF THE PSI/GPM ARE LOWER THAN 75/50 THE LANDSCAPE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.
3. TREES IN TURF AREA TO BE WATERED BY TURF SPRAY IRRIGATION. ALL OTHER NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
4. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
5. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTOR, AND MASTER VALVE.
6. USE SIX 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.
7. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
8. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
9. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASEMENTS.
10. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.
11. BACKFILL FOR TRENCHES SHALL BE CLEANED OF ALL ROCK AND DEBRIS.
12. MAINLINE & IRRIGATION EQUIPMENT IS SHOWN SCHEMATICALLY AS PLACED IN THE ROAD OR OUTSIDE OF THE LANDSCAPED AREAS FOR CLARITY ONLY. ALL MAINLINE, & IRRIGATION EQUIPMENT IS TO BE PLACED IN THE LANDSCAPE BEDS.

WATER BUDGET CALCULATIONS

PHASE 2 LANDSCAPING

YEAR 1 AND YEAR 2
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 4 RUN TIMES PER WEEK
APPROX. 90 RUN CYCLES PER YEAR

223	TREES	=	1338	GALLONS PER RUN CYCLE				
334	SHRUBS	=	668	GALLONS PER RUN CYCLE				
2006	GALLONS PER RUN CYCLE X 90 RUN TIMES	=	180540	GPY	/	0.55	ACRE FT.	
TOTAL WATER USE PER YEAR		=	180540.00	GPY	/	0.55	ACRE FT.	

YEAR 3 AND BEYOND
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 3 RUN TIMES PER WEEK
APPROX. 77 RUN CYCLES PER YEAR

223	TREES	=	1338	GALLONS PER RUN CYCLE				
334	SHRUBS	=	668	GALLONS PER RUN CYCLE				
2006	GALLONS PER RUN CYCLE X .77 RUN TIMES	=	154462	GPY	/	0.47	ACRE FT.	
TOTAL WATER USE PER YEAR		=	154462.00	GPY	/	0.47	ACRE FT.	

NOTE: THIS WATER BUDGET IS APPROXIMATE AND IS TO BE USED AS A GUIDELINE AND ADJUSTED ACCORDING TO SITE CONDITIONS

VALVE SCHEDULE PH2

NUMBER	MODEL	SIZE	TYPE	GPM	WATER USE
1	DRIP CONTROL VALVE - SHRUB	1"	DRIP EMITTER	4.8	VL-L
2	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	6.4	L-M
3	DRIP CONTROL VALVE - SHRUB	1"	DRIP EMITTER	3.34	VL-L
4	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	6.6	L-M
5	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	3.8	L-M
6	DRIP CONTROL VALVE - SHRUB	1"	DRIP EMITTER	4.94	VL-L
7	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	5.6	L-M
8	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	5	L-M
9	DRIP CONTROL VALVE - SHRUB	1"	DRIP EMITTER	4.74	VL-L
10	DRIP CONTROL VALVE - SHRUB	1"	DRIP EMITTER	2.8	VL-L
11	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	4.6	L-M
12	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	4.4	L-M
13	DRIP CONTROL VALVE - SHRUB	1"	DRIP EMITTER	1.67	VL-L

YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McNALLEN
850
REGISTERED LANDSCAPE ARCHITECT
9/3/24

Date: 08.19.2024
Revisions:
09.03.2024

Drawn by: PL
Reviewed by: CM

CAJA DEL ORO
Ph2
Santa Fe, NM

NORTH

Scale:
0

Sheet Title:
Irrigation Details

Sheet Number:
LI-05

Z:\Drawn\PROJECTS\2024 - 114\XREFS\ - ACTIVE XREFS\Caja del Oro\Ph - CADD\Caja Del Oro_Irrigation Plan_2024\09.03.dwg, 9/3/2024 4:43:39 PM, CWC To PDF.pc3

WATER BUDGET CALCULATIONS

PHASE 2 LANDSCAPING

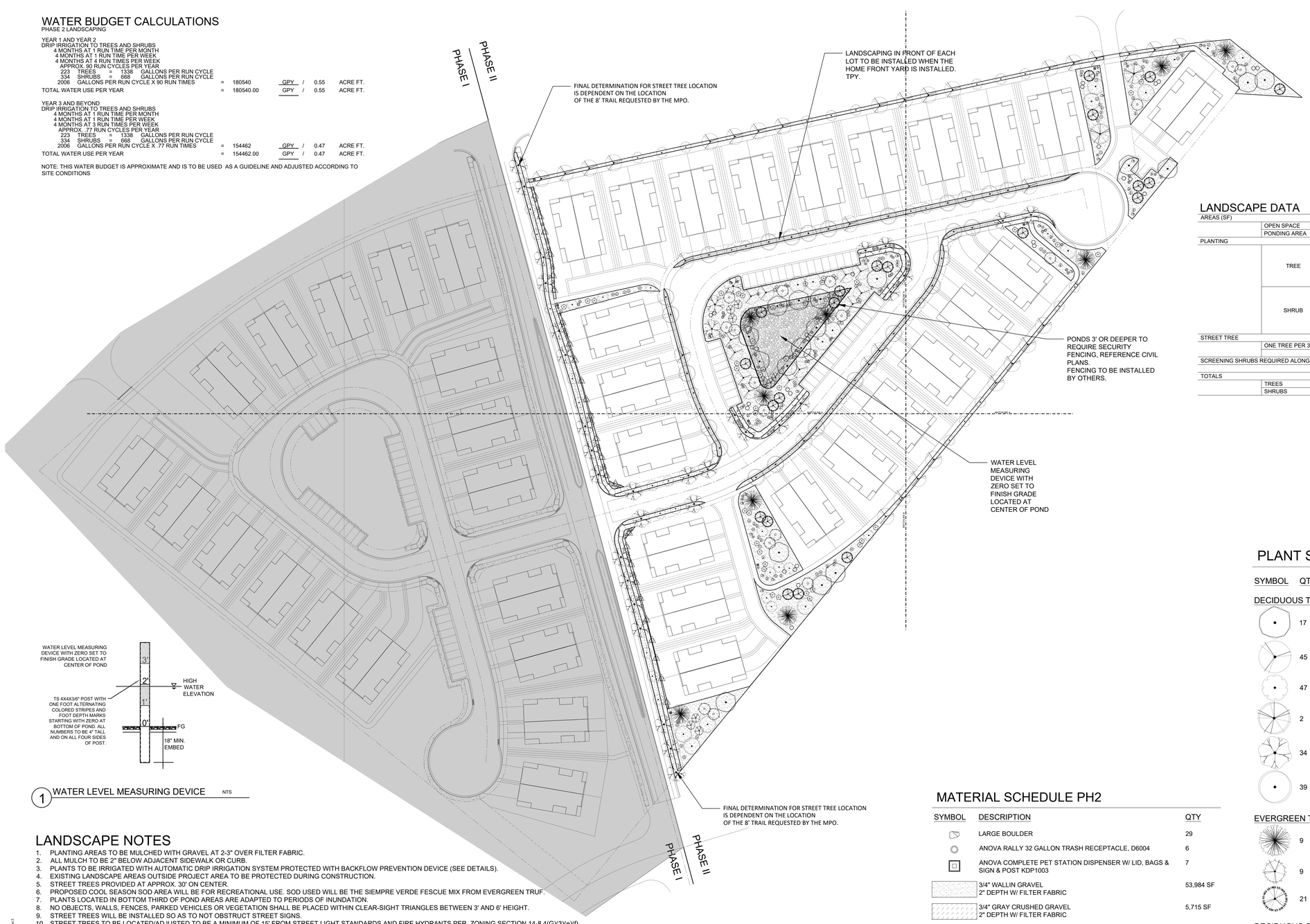
YEAR 1 AND YEAR 2
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 4 RUN TIMES PER WEEK
APPROX. 90 RUN CYCLES PER YEAR

223	TREES	=	1338	GALLONS PER RUN CYCLE			
334	SHRUBS	=	668	GALLONS PER RUN CYCLE			
2006	GALLONS PER RUN CYCLE X 90 RUN TIMES	=	180540	GPY	/	0.55	ACRE FT.
TOTAL WATER USE PER YEAR		=	180540.00	GPY	/	0.55	ACRE FT.

YEAR 3 AND BEYOND
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 3 RUN TIMES PER WEEK
APPROX. 77 RUN CYCLES PER YEAR

223	TREES	=	1338	GALLONS PER RUN CYCLE			
334	SHRUBS	=	668	GALLONS PER RUN CYCLE			
2006	GALLONS PER RUN CYCLE X .77 RUN TIMES	=	154462	GPY	/	0.47	ACRE FT.
TOTAL WATER USE PER YEAR		=	154462.00	GPY	/	0.47	ACRE FT.

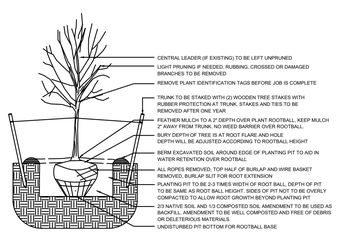
NOTE: THIS WATER BUDGET IS APPROXIMATE AND IS TO BE USED AS A GUIDELINE AND ADJUSTED ACCORDING TO SITE CONDITIONS



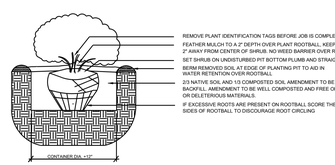
1 WATER LEVEL MEASURING DEVICE NTS

LANDSCAPE NOTES

1. PLANTING AREAS TO BE MULCHED WITH GRAVEL AT 2-3" OVER FILTER FABRIC.
2. ALL MULCH TO BE 2" BELOW ADJACENT SIDEWALK OR CURB.
3. PLANTS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM PROTECTED WITH BACKFLOW PREVENTION DEVICE (SEE DETAILS).
4. EXISTING LANDSCAPE AREAS OUTSIDE PROJECT AREA TO BE PROTECTED DURING CONSTRUCTION.
5. STREET TREES PROVIDED AT APPROX. 30' ON CENTER.
6. PROPOSED COOL SEASON SOD AREA WILL BE FOR RECREATIONAL USE. SOD USED WILL BE THE SIEMPRE VERDE FESCUE MIX FROM EVERGREEN TRUF.
7. PLANTS LOCATED IN BOTTOM THIRD OF POND AREAS ARE ADAPTED TO PERIODS OF INUNDATION.
8. NO OBJECTS, WALLS, FENCES, PARKED VEHICLES OR VEGETATION SHALL BE PLACED WITHIN CLEAR-SIGHT TRIANGLES BETWEEN 3' AND 6' HEIGHT.
9. STREET TREES WILL BE INSTALLED SO AS TO NOT OBSTRUCT STREET SIGNS.
10. STREET TREES TO BE LOCATED/ADJUSTED TO BE A MINIMUM OF 15' FROM STREET LIGHT STANDARDS AND FIRE HYDRANTS PER ZONING SECTION 14-8.4(G)(3)(e)(f).
11. ALL PROJECT STREET TREES SHALL BE IRRIGATED AND MAINTAINED BY THE DEVELOPER.
12. THIS LANDSCAPE PLAN COMPLIES WITH CITY OF SANTA FE ORDINANCE 14-8.4 LANDSCAPE AND SITE DESIGN.
13. THIS PLAN INCORPORATES PASSIVE WATER HARVESTING TECHNIQUES FOR LANDSCAPE IRRIGATION WHEREVER MADE POSSIBLE BY THE GRADING AND DRAINAGE PLAN. DETENTION AND RETENTION PONDS ARE INTENDED AS INTEGRATED LANDSCAPE FEATURES RATHER THAN SINGLE USE FLOOD CONTROL FEATURES.
14. TURF GRASS SOD OR TURF GRASS SEED MIXES CONTAIN NO MORE THAN TWENTY-FIVE PERCENT KENTUCKY BLUEGRASS PER 14-8.4(F)(3)(A) .
15. TRANSITION LINE BETWEEN EXCAVATION AND NATIVE SOIL SHALL BE SMOOTHLY RAKED, CREATING A CLEAN CONSISTENT GRADE.
16. ALL PLANTS SHALL BE COVERED BY A 1-YEAR WARRANTY FROM POINT OF SUBSTANTIAL COMPLETION, PROVIDED THAT PROPER MAINTENANCE HAS BEEN PERFORMED ON LANDSCAPE.
17. ALL DISTURBED AREAS DUE TO CONSTRUCTION AND NOT PART OF THE LANDSCAPE PLAN SHALL BE REVEGETATED AND IRRIGATED INCLUDING SPOIL PILES AND STOCK PILES OF ANY MATERIAL. GRASS SEED MIX SHALL BE DRYLAND BLEND NATIVE GRASS MIXTURE FROM PLANTS OF THE SOUTHWEST OR EQUAL. SEED RATE WILL BE 2 LBS. PER 1,000 SF.
18. EXISTING GRADE BELOW NATIVE TREES AND SHRUBS SHALL REMAIN UNDISTURBED THROUGHOUT THE DRIPLINE OF THE PLANT MATERIAL. NO MOUNDING OF SOIL, FILL DIRT, ORGANIC OR INORGANIC DEBRIS SHALL BE ABANDONED UNDER NATIVE PLANT MATERIAL CANOPIES.
19. AREAS OF NATURAL GRAVEL, COBBLE, FRACTURED STONE, AND/OR BOULDER FIELDS SHALL BE RESTORED TO THE NATURAL STATE THAT EXISTED PRIOR TO CONSTRUCTION. GRADE OUT ANY DAMAGE TO THE NATURAL TERRAIN PRIOR TO THE RE-APPLICATION OF NATIVE STONE MATERIAL.
20. PER 14-8.4(E)(4)(g) PLANTING BEDS SHALL BE SWALED, SLOPED OR RECESSED BELOW GRADE TO PREVENT FUGITIVE WATER BY GRADING CONTRACTOR.
21. A SECURITY FENCE AROUND PONDS THREE FEET AND DEEPER WITH A MAINTENANCE GATE WILL BE INSTALLED.
22. THE GRAVEL MULCH IS WASHED & SCREENED PRIOR TO INSTALLATION.
23. 14-8.4(J)(1) WALL AND FENCES: FOR ANY PROJECT TO WHICH THIS SUBSECTION 14-8.4(J) APPLIES, PUBLICLY VISIBLE WALLS AND FENCES SHALL BE WROUGHT IRON OR SIMULATED WROUGHT IRON, WOOD OR SIMULATED WOOD, CEDAR POLE, ADOBE, SPLIT-FACED CONCRETE BLOCK, STONE, STUCCOED OR RECTANGULAR MESH WIRE ON WOODEN POSTS IN COMBINATION WITH VINES OR OTHER CLIMBING PLANT MATERIAL.
24. RETAINING WALL / FENCE: 14-8.4(J)(2)(b)(i) ANY WALL OR FENCE THAT IS MORE THAN THREE(3) FEET INHEIGHT ABOVE FINISHED GRADE ON THE SIDE FACING THE STREET, SHALL BE SET BACK FROM THE STREET RIGHT OF WAY LINE A DISTANCE EQUAL TO OR GREATER THAT THE HEIGHT.
25. 14-8.4(J)(2)(b)(ii) THE SETBACK AREA REQUIRED BY SUBSECTION (b)(ii) SHALL BE LANDSCAPED WITH PLANT MATERIAL THAT CONSISTS OF PREDOMINANTLY THORNY OR OTHER BARRIER PLANTINGS THAT WILL COVER A MINIMUM OF SEVENTY-FIVE PERCENT OF THE GROUND AREA OF THE PLANTER AND THAT WILL SCREEN A MINIMUM OF SEVENTY-FIVE PERCENT OF THE FACE OF THE FENCE OR WALL AT MATURITY.
26. AN IRRIGATION PLAN WILL BE PROVIDED PRIOR TO PERMIT REVIEW.
27. A SAFETY INSPECTION BY AN INDEPENDENT CONTRACTOR IS REQUIRED FOR THE PLAY EQUIPMENT.
28. LANDSCAPING IN FRONT OF EACH LOT TO BE INSTALLED WHEN THE HOME FRONT YARD IS INSTALLED.
29. STREET TREE IRRIGATION WILL BE PROVIDED AT EACH LOT.



1 TREE PLANTING DETAIL N.T.S.



2 SHRUB PLANTING DETAIL N.T.S.

SIGNIFICANT TREES

58 SIGNIFICANT TREES EXISTING ON SITE (DECIDUOUS TREES 6"+ DBH OR 8' OR TALLER FOR EVERGREEN TREES)

00 SIGNIFICANT TREES TO REMAIN
58 SIGNIFICANT TREES TO BE REMOVED

58 TOTAL MINIMUM NUMBER OF TREES REQUIRED ON SITE (EQUAL TO TOTAL SIGNIFICANT TREES EXISTING ON SITE)
226 TOTAL NUMBER OF TREES PROVIDED ON SITE

* TREES CLASSIFIED BY NMDA AS NOXIOUS WEEDS THAT ARE SMALLER THAN 12" CALIPER ARE EXEMPT FROM THIS REVIEW INCLUDING RUSSIAN OLIVE, SIBERIAN ELM, TREE OF HEAVEN AND SALT CEDAR.
* DURING CONSTRUCTION, EXISTING PLANT MATERIAL TO BE PRESERVED SHALL BE ENCLOSED BY A TEMPORARY FENCE AT LEAST (5) FEET OUTSIDE THE DRIPLINE. NO VEHICLE PARKING, MATERIAL STORAGE OR STOCKPILING SHALL OCCUR WITHIN THE ENCLOSED AREA AT ANY TIME, FOR ANY REASON.
* DESTROYED VEGETATION SHALL BE REMOVED PROMPTLY TO PREVENT INSECT INFESTATION OF HEALTHY VEGETATION.
* THE PRESERVATION OF PLANT SPECIES CLASSIFIED AS NOXIOUS WEEDS IS DISCOURAGED.

LANDSCAPE DATA

				REQUIRED	PROVIDED
AREAS (SF)					
	OPEN SPACE			-	59,699
	PONDING AREA			-	7,646
PLANTING				REQUIRED	PROVIDED
	TREE	OPEN SPACE	ONE TREE PER 500 SF OF REQUIRED OPEN SPACE	120	120
			MINIMUM 25% EVERGREEN	31	31
		PONDING AREA	ONE TREE PER 500 SF OF PONDING AREA	16	16
			MINIMUM 25% EVERGREEN REQUIRED/PROVIDED	5	8
	SHRUB	OPEN SPACE	TWO SHRUBS PER 500 SF OF REQUIRED OPEN SPACE	239	239
			MINIMUM 25% EVERGREEN	60	108
		PONDING AREA	THREE SHRUBS PER 500 SF OF PONDING AREA	46	46
			MINIMUM 25% EVERGREEN REQUIRED/PROVIDED	12	27
STREET TREE				REQUIRED	PROVIDED
	ONE TREE PER 30 LF ON AVERAGE			-	-
		2,601	LF	87	87
SCREENING SHRUBS REQUIRED ALONG THE MAIN STREET				REQUIRED	PROVIDED
				49	49
TOTALS				REQUIRED	PROVIDED
	TREES		2" CAL OR 6' HT.	223	223
	SHRUBS		5 GAL	334	334

MATERIAL SCHEDULE PH2

SYMBOL	DESCRIPTION	QTY
	LARGE BOULDER	29
	ANOVA RALLY 32 GALLON TRASH RECEPTACLE, D6004	6
	ANOVA COMPLETE PET STATION DISPENSER W/ LID, BAGS & SIGN & POST KDP1003	7
	3/4" WALLIN GRAVEL 2" DEPTH W/ FILTER FABRIC	53,984 SF
	3/4" GRAY CRUSHED GRAVEL 2" DEPTH W/ FILTER FABRIC	5,715 SF
	2" - 4" WALLIN ANGULAR COBBLE GRAVEL 4" DEPTH W/ FILTER FABRIC	7,646 SF

PLANT SCHEDULE PH2

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	WATER
DECIDUOUS TREES				
	17	ACER NEGUNDO `SENSATION` SENSATION BOX ELDER MAPLE	2" B&B	L-M
	45	MALUS X `SPRING SNOW` SPRING SNOW CRABAPPLE	2" B&B	L-M
	47	PYRUS CALLERYANA `CLEVELAND SELECT` CLEVELAND SELECT PEAR	2" B&B	L-M
	2	QUERCUS BUCKLEYI BUCKLEY OAK	2" B&B	L-M
	34	ULMUS PROPINQUA `EMERALD SUNSHINE` EMERALD SUNSHINE ELM	2" B&B	L-M
	39	ULMUS X `FRONTIER` FRONTIER ELM	2" B&B	L-M
EVERGREEN TREES				
	9	CEDRUS ATLANTICA ATLAS CEDAR	6`	L-M
	9	PINUS LEUCODERMIS BOSNIAN PINE	6`	L-M
	21	PINUS NIGRA AUSTRIAN BLACK PINE	6`	L-M
DECIDUOUS SHRUBS				
	24	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	5 GAL	VL-L
	31	FALLUGIA PARADOXA APACHE PLUME	5 GAL	VL-L
	48	RHUS TRILOBATA THREE LEAF SUMAC	5 GAL	VL-L
	51	ROSA WOODSII MOUNTAIN ROSE	5 GAL	VL-L
EVERGREEN SHRUBS				
	30	AGAVE PARRYI PARRY`S AGAVE	5 GAL	VL-L
	18	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	5 GAL	VL-L
	51	ERICAMERIA LARICIFOLIA AGUIRRE AGUIRRE TURPENTINE BUSH	5 GAL	VL-L
	55	MAHONIA REPENS CREEPING MAHONIA	5 GAL	VL-L
VINE/ESPALIER				
	26	PARTHENOCISSUS QUINQUEFOLIA VIRGINA CREEPER	5 GAL	VL-L

YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McNALLEN
850
REGISTERED LANDSCAPE ARCHITECT
9/3/24

Date: 08.19.2024
Revisions:
1 09.03.2024
2
3
4
5

Drawn by: PL
Reviewed by: CM

CAJA DEL ORO Ph2

Santa Fe, NM

NORTH

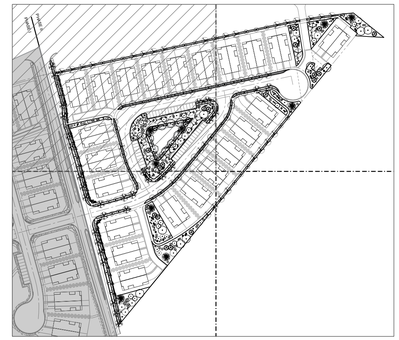
Scale: 1" = 60'

30 0 60 120

Sheet Title:
Landscape Plan

Sheet Number:
LP-00

Z:\Drawn\PROJECTS\2024\25 - TRANCHER\1 - ACTIVE JOBS\Caja del Oro\Ph 2 - CAD\Cajja Del Oro_Landscape Plan_(20241018).dwg 9/3/2024 3:36:03 PM, DWG To PDF.pc3



PLANT SCHEDULE PH2

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	WATER
DECIDUOUS TREES				
	17	ACER NEGUNDO `SENSATION` SENSATION BOX ELDER MAPLE	2" B&B	L-M
	45	MALUS X `SPRING SNOW` SPRING SNOW CRABAPPLE	2" B&B	L-M
	47	PYRUS CALLERYANA `CLEVELAND SELECT` CLEVELAND SELECT PEAR	2" B&B	L-M
	2	QUERCUS BUCKLEYI BUCKLEY OAK	2" B&B	L-M
	34	ULMUS PROPINQUA `EMERALD SUNSHINE` EMERALD SUNSHINE ELM	2" B&B	L-M
	39	ULMUS X `FRONTIER` FRONTIER ELM	2" B&B	L-M
EVERGREEN TREES				
	9	CEDRUS ATLANTICA ATLAS CEDAR	6`	L-M
	9	PINUS LEUCODERMIS BOSNIAN PINE	6`	L-M
	21	PINUS NIGRA AUSTRIAN BLACK PINE	6`	L-M
DECIDUOUS SHRUBS				
	24	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	5 GAL	VL-L
	31	FALLUGIA PARADOXA APACHE PLUME	5 GAL	VL-L
	48	RHUS TRILOBATA THREE LEAF SUMAC	5 GAL	VL-L
	51	ROSA WOODSII MOUNTAIN ROSE	5 GAL	VL-L
EVERGREEN SHRUBS				
	30	AGAVE PARRYI PARRY`S AGAVE	5 GAL	VL-L
	18	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	5 GAL	VL-L
	51	ERICAMERIA LARICIFOLIA AGUIRRE AGUIRRE TURPENTINE BUSH	5 GAL	VL-L
	55	MAHONIA REPENS CREEPING MAHONIA	5 GAL	VL-L
VINE/ESPALIER				
	26	PARTHENOCISSUS QUINQUEFOLIA VIRGINA CREEPER	5 GAL	VL-L

MATERIAL SCHEDULE PH2

SYMBOL	DESCRIPTION	QTY
	LARGE BOULDER	29
	ANOVA RALLY 32 GALLON TRASH RECEPTACLE, D6004	6
	ANOVA COMPLETE PET STATION DISPENSER W/ LID, BAGS & SIGN & POST KDP1003	7
	3/4" WALLIN GRAVEL 2" DEPTH W/ FILTER FABRIC	53,984 SF
	3/4" GRAY CRUSHED GRAVEL 2" DEPTH W/ FILTER FABRIC	5,715 SF
	2" - 4" WALLIN ANGULAR COBBLE GRAVEL 4" DEPTH W/ FILTER FABRIC	7,646 SF

YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McNALLEN
850
REGISTERED LANDSCAPE ARCHITECT
9/3/24

Date: 08.19.2024
Revisions:
- 09.03.2024
-
-
-
-

Drawn by: PL
Reviewed by: CM

CAJA DEL ORO Ph2

Santa Fe, NM

NORTH

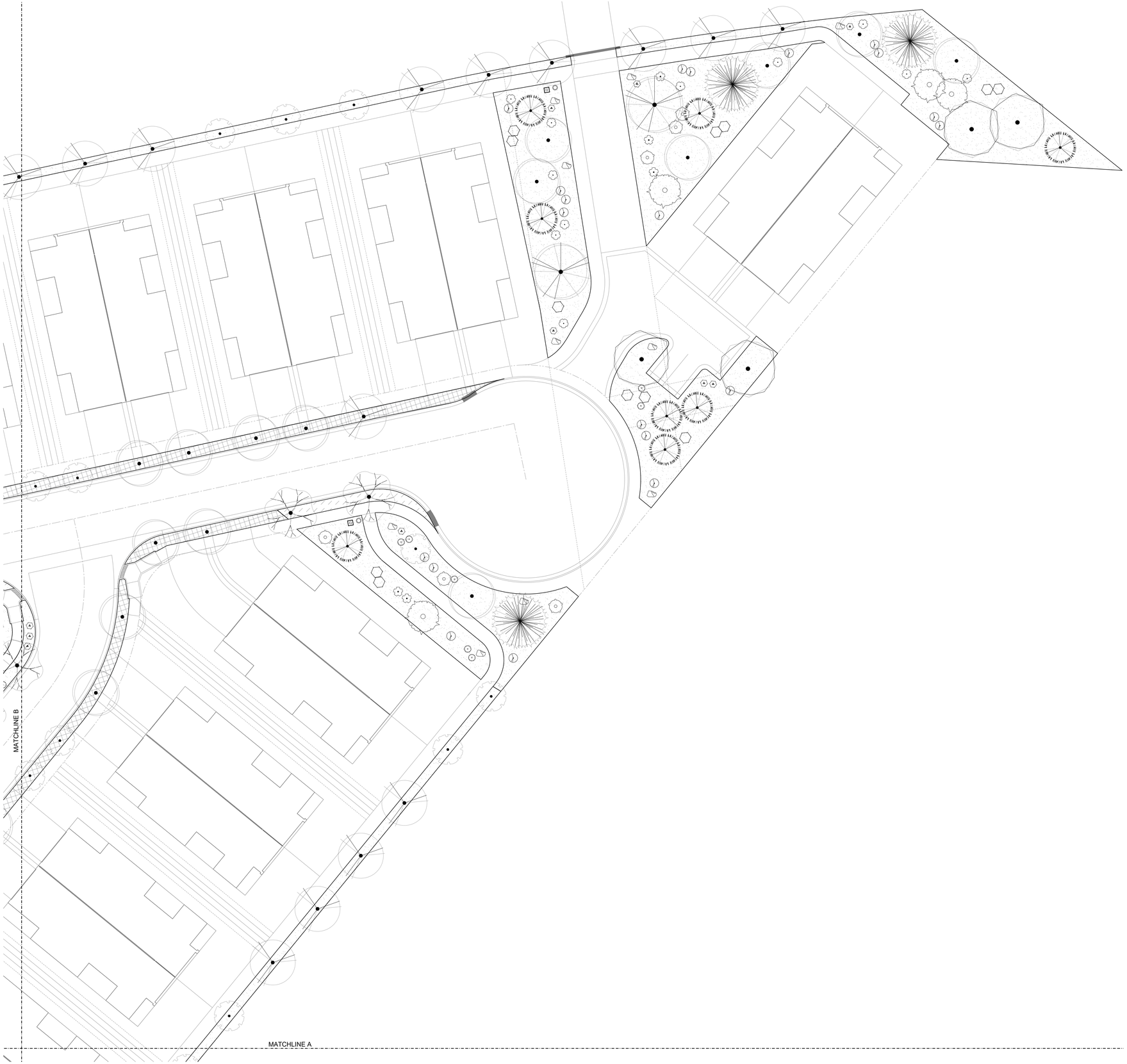
Scale: 1" = 20'

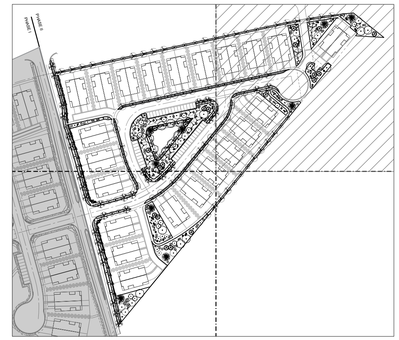
10 0 20 40

Sheet Title:
Landscape Plan

Sheet Number:
LP-01

Z:\Drawings\ALL DESIGNS - TRADITIONAL\ - ACTIVE DESIGNS\Caja del Oro\1 - CAD\Caja Del Oro Landscape Plan_20241003.dwg, 9/3/2024 4:08:07 PM, DWG To PDF.pc3





PLANT SCHEDULE PH2

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	WATER
DECIDUOUS TREES				
	17	ACER NEGUNDO `SENSATION` SENSATION BOX ELDER MAPLE	2" B&B	L-M
	45	MALUS X `SPRING SNOW` SPRING SNOW CRABAPPLE	2" B&B	L-M
	47	PYRUS CALLERYANA `CLEVELAND SELECT` CLEVELAND SELECT PEAR	2" B&B	L-M
	2	QUERCUS BUCKLEYI BUCKLEY OAK	2" B&B	L-M
	34	ULMUS PROPINQUA `EMERALD SUNSHINE` EMERALD SUNSHINE ELM	2" B&B	L-M
	39	ULMUS X `FRONTIER` FRONTIER ELM	2" B&B	L-M
EVERGREEN TREES				
	9	CEDRUS ATLANTICA ATLAS CEDAR	6`	L-M
	9	PINUS LEUCODERMIS BOSNIAN PINE	6`	L-M
	21	PINUS NIGRA AUSTRIAN BLACK PINE	6`	L-M
DECIDUOUS SHRUBS				
	24	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	5 GAL	VL-L
	31	FALLUGIA PARADOXA APACHE PLUME	5 GAL	VL-L
	48	RHUS TRILOBATA THREE LEAF SUMAC	5 GAL	VL-L
	51	ROSA WOODSII MOUNTAIN ROSE	5 GAL	VL-L
EVERGREEN SHRUBS				
	30	AGAVE PARRYI PARRY`S AGAVE	5 GAL	VL-L
	18	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	5 GAL	VL-L
	51	ERICAMERIA LARICIFOLIA AGUIRRE AGUIRRE TURPENTINE BUSH	5 GAL	VL-L
	55	MAHONIA REPENS CREEPING MAHONIA	5 GAL	VL-L
VINE/ESPALIER				
	26	PARTHENOCISSUS QUINQUEFOLIA VIRGINA CREEPER	5 GAL	VL-L

MATERIAL SCHEDULE PH2

SYMBOL	DESCRIPTION	QTY
	LARGE BOULDER	29
	ANOVA RALLY 32 GALLON TRASH RECEPTACLE, D6004	6
	ANOVA COMPLETE PET STATION DISPENSER W/ LID, BAGS & SIGN & POST KDP1003	7
	3/4" WALLIN GRAVEL 2" DEPTH W/ FILTER FABRIC	53,984 SF
	3/4" GRAY CRUSHED GRAVEL 2" DEPTH W/ FILTER FABRIC	5,715 SF
	2" - 4" WALLIN ANGULAR COBBLE GRAVEL 4" DEPTH W/ FILTER FABRIC	7,646 SF

YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
P O Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McNALLEN
850
REGISTERED LANDSCAPE ARCHITECT
9/3/24

Date: 08.19.2024
Revisions:
1. 09.03.2024
2.
3.
4.
5.

Drawn by: PL
Reviewed by: CM

CAJA DEL ORO Ph2

Santa Fe, NM

NORTH

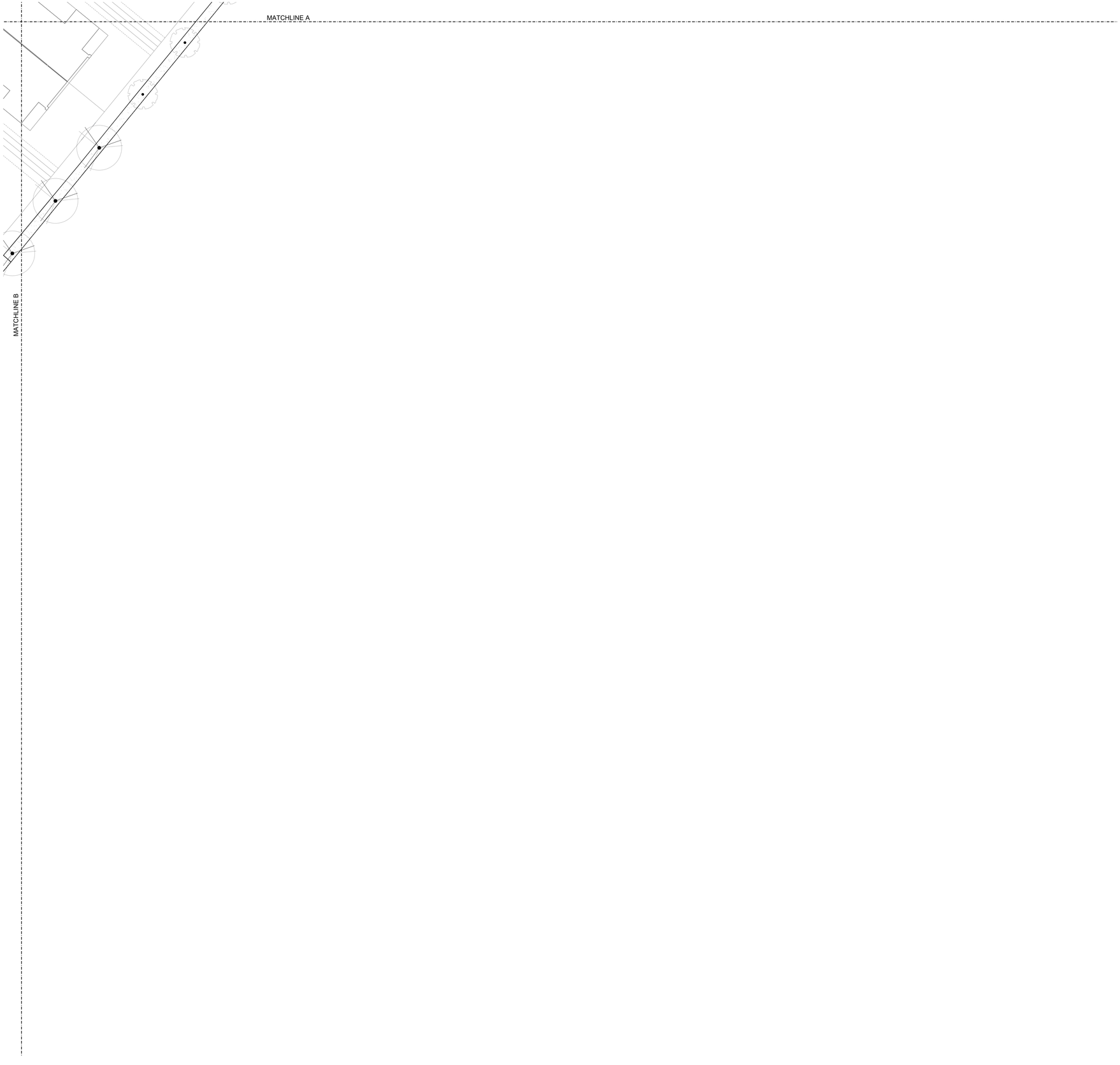
Scale: 1" = 20'

10 0 20 40

Sheet Title:
Landscape Plan

Sheet Number:
LP-02

Z:\Drawings\ALL DESIGNS - TRANSFER\ - ACTIVE DESIGN\Caja del Oro\01 - CAD\Caja Del Oro Landscape Plan_20241003.dwg, 9/3/2024 4:09:54 PM, DWG To PDF.pc3



PLANT SCHEDULE PH2

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	WATER
DECIDUOUS TREES				
	17	ACER NEGUNDO `SENSATION` SENSATION BOX ELDER MAPLE	2" B&B	L-M
	45	MALUS X `SPRING SNOW` SPRING SNOW CRABAPPLE	2" B&B	L-M
	47	PYRUS CALLERYANA `CLEVELAND SELECT` CLEVELAND SELECT PEAR	2" B&B	L-M
	2	QUERCUS BUCKLEYI BUCKLEY OAK	2" B&B	L-M
	34	ULMUS PROPINQUA `EMERALD SUNSHINE` EMERALD SUNSHINE ELM	2" B&B	L-M
	39	ULMUS X `FRONTIER` FRONTIER ELM	2" B&B	L-M
EVERGREEN TREES				
	9	CEDRUS ATLANTICA ATLAS CEDAR	6`	L-M
	9	PINUS LEUCODERMIS BOSNIAN PINE	6`	L-M
	21	PINUS NIGRA AUSTRIAN BLACK PINE	6`	L-M
DECIDUOUS SHRUBS				
	24	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	5 GAL	VL-L
	31	FALLUGIA PARADOXA APACHE PLUME	5 GAL	VL-L
	48	RHUS TRILOBATA THREE LEAF SUMAC	5 GAL	VL-L
	51	ROSA WOODSII MOUNTAIN ROSE	5 GAL	VL-L
EVERGREEN SHRUBS				
	30	AGAVE PARRYI PARRY`S AGAVE	5 GAL	VL-L
	18	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	5 GAL	VL-L
	51	ERICAMERIA LARICIFOLIA AGUIRRE AGUIRRE TURPENTINE BUSH	5 GAL	VL-L
	55	MAHONIA REPENS CREEPING MAHONIA	5 GAL	VL-L
VINE/ESPALIER				
	26	PARTHENOCISSUS QUINQUEFOLIA VIRGINA CREEPER	5 GAL	VL-L

MATERIAL SCHEDULE PH2

SYMBOL	DESCRIPTION	QTY
	LARGE BOULDER	29
	ANOVA RALLY 32 GALLON TRASH RECEPTACLE, D6004	6
	ANOVA COMPLETE PET STATION DISPENSER W/ LID, BAGS & SIGN & POST KDP1003	7
	3/4" WALLIN GRAVEL 2" DEPTH W/ FILTER FABRIC	53,984 SF
	3/4" GRAY CRUSHED GRAVEL 2" DEPTH W/ FILTER FABRIC	5,715 SF
	2" - 4" WALLIN ANGULAR COBBLE GRAVEL 4" DEPTH W/ FILTER FABRIC	7,646 SF

YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McNALLEN
850
REGISTERED LANDSCAPE ARCHITECT
9/3/24

Date: 08.19.2024
Revisions:
- 09.03.2024
-
-
-
-

Drawn by: PL
Reviewed by: CM

CAJA DEL ORO Ph2

Santa Fe, NM

NORTH

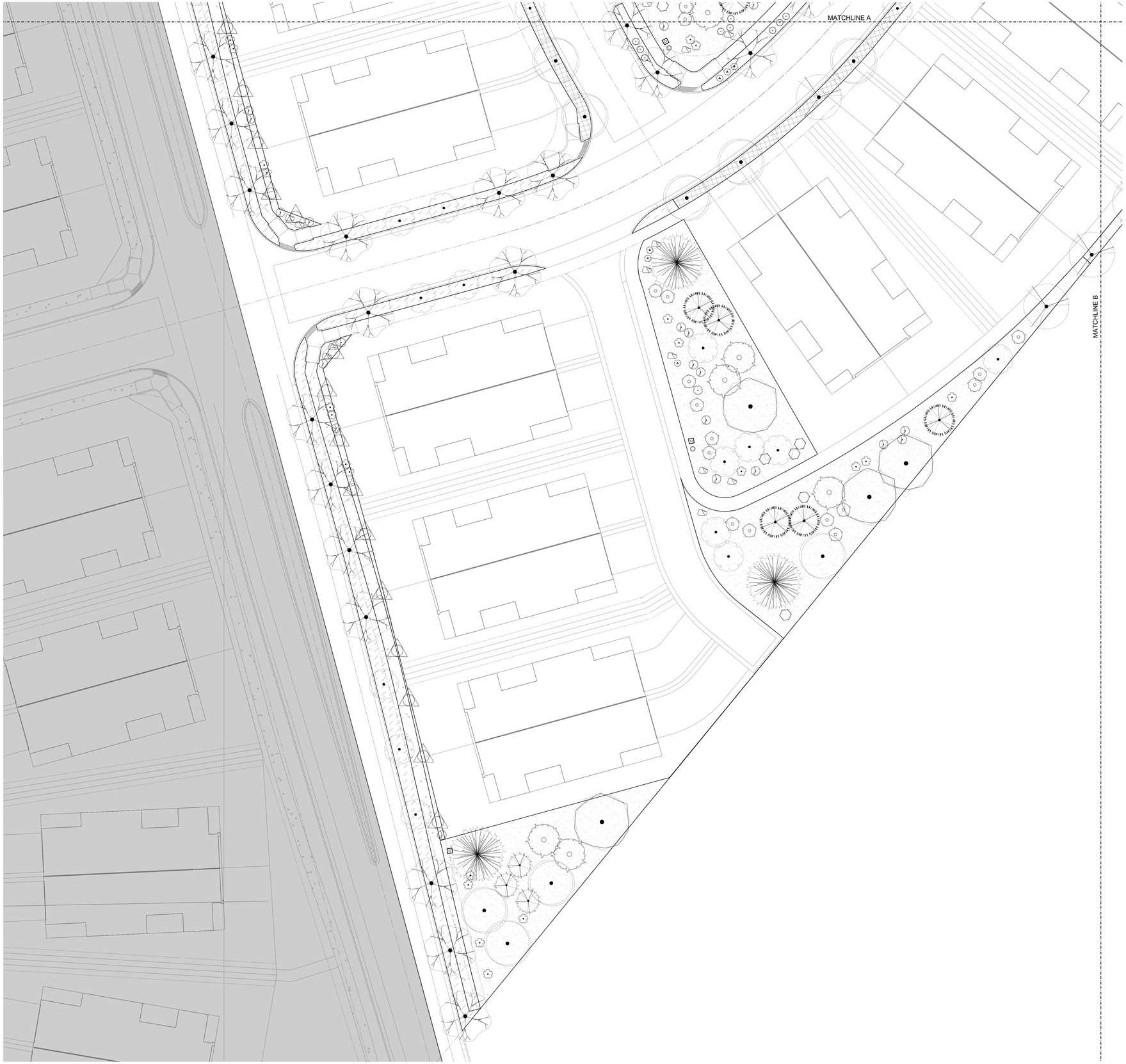
Scale: 1" = 20'

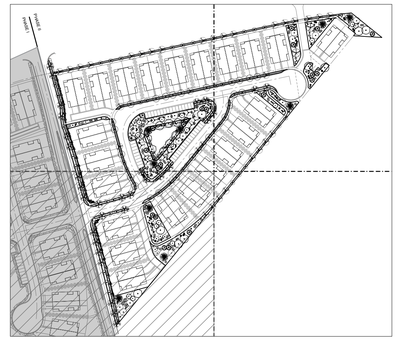
10 0 20 40

Sheet Title:
Landscape Plan

Sheet Number:
LP-03

Z:\Drawing\PLOTDESIGN - TRANSFER\ - ACTIVE DBS\Caja del Oro\01 - CADCaja Del Oro_Landscape Plan_20240903.dwg, 9/3/2024 4:10:04 PM, DWG To PDF.pc3





PLANT SCHEDULE PH2

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	WATER
DECIDUOUS TREES				
	17	ACER NEGUNDO `SENSATION` SENSATION BOX ELDER MAPLE	2" B&B	L-M
	45	MALUS X `SPRING SNOW` SPRING SNOW CRABAPPLE	2" B&B	L-M
	47	PYRUS CALLERYANA `CLEVELAND SELECT` CLEVELAND SELECT PEAR	2" B&B	L-M
	2	QUERCUS BUCKLEYI BUCKLEY OAK	2" B&B	L-M
	34	ULMUS PROPINQUA `EMERALD SUNSHINE` EMERALD SUNSHINE ELM	2" B&B	L-M
	39	ULMUS X `FRONTIER` FRONTIER ELM	2" B&B	L-M
EVERGREEN TREES				
	9	CEDRUS ATLANTICA ATLAS CEDAR	6`	L-M
	9	PINUS LEUCODERMIS BOSNIAN PINE	6`	L-M
	21	PINUS NIGRA AUSTRIAN BLACK PINE	6`	L-M
DECIDUOUS SHRUBS				
	24	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	5 GAL	VL-L
	31	FALLUGIA PARADOXA APACHE PLUME	5 GAL	VL-L
	48	RHUS TRILOBATA THREE LEAF SUMAC	5 GAL	VL-L
	51	ROSA WOODSII MOUNTAIN ROSE	5 GAL	VL-L
EVERGREEN SHRUBS				
	30	AGAVE PARRYI PARRY`S AGAVE	5 GAL	VL-L
	18	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	5 GAL	VL-L
	51	ERICAMERIA LARICIFOLIA AGUIRRE AGUIRRE TURPENTINE BUSH	5 GAL	VL-L
	55	MAHONIA REPENS CREEPING MAHONIA	5 GAL	VL-L
VINE/ESPALIER				
	26	PARTHENOCISSUS QUINQUEFOLIA VIRGINA CREEPER	5 GAL	VL-L

MATERIAL SCHEDULE PH2

SYMBOL	DESCRIPTION	QTY
	LARGE BOULDER	29
	ANOVA RALLY 32 GALLON TRASH RECEPTACLE, D6004	6
	ANOVA COMPLETE PET STATION DISPENSER W/ LID, BAGS & SIGN & POST KDP1003	7
	3/4" WALLIN GRAVEL 2" DEPTH W/ FILTER FABRIC	53,984 SF
	3/4" GRAY CRUSHED GRAVEL 2" DEPTH W/ FILTER FABRIC	5,715 SF
	2" - 4" WALLIN ANGULAR COBBLE GRAVEL 4" DEPTH W/ FILTER FABRIC	7,646 SF

YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McNALLEN
850
REGISTERED LANDSCAPE ARCHITECT
9/3/24

Date: 08.19.2024
Revisions:
- 09.03.2024

Drawn by: PL
Reviewed by: CM

CAJA DEL ORO Ph2

Santa Fe, NM

NORTH

Scale: 1" = 20'

10 0 20 40

Sheet Title:
Landscape Plan

Sheet Number:
LP-04

Z:\Drawings\PROJECTS\2024 - ACTIVE PROJECTS\24-081 Caja del Oro\01 - CAD\Caja Del Oro_Landscape Plan_20240903.dwg, 9/3/2024 4:03:28 PM, DWG To PDF.pc3

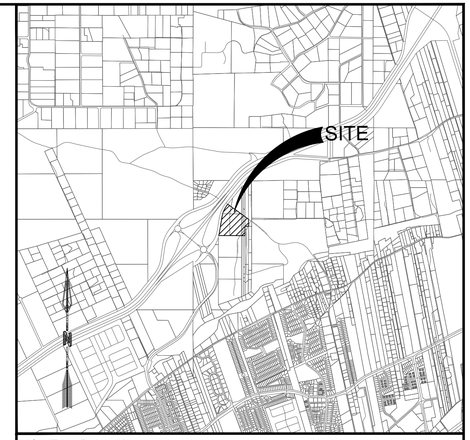
PULTE CAJA DEL ORO PHASE 2

CONSTRUCTION PLANS

SANTA FE, NEW MEXICO

GRADING, PAVING, AND CITY UTILITIES

DECEMBER 2024



VICINITY MAP: J-14, K-14

Sheet List Table

Sheet Number	Sheet Title
	GENERAL
G-100	Cover
G-101	General Notes
G-102	Survey 1
G-103	Survey 2
G-104	Plat 1
G-105	Plat 2
G-106	Plat 3
C-107	Topo Survey
G-108	Overall Site Plan
	CIVIL
C-100	Grading Plan
C-101	North Detailed Grading Plan
C-102	South Detailed Grading Plan
C-103	North Pond Grading Plan
C-104	Structural Retaining Wall Detail
C-105	Perimeter Wall & Fence Plan
C-106	Typical Stair Detail
C-107	Overall Paving Plan
C-108	Road Cross Section 1
C-109	Road Cross Section 2
C-110	Typical Lot Grading
C-111	Typical Alley Grading
C-112	Campo Del Norte Loop Paving P&P 1
C-113	Campo del Norte Loop Paving P&P 2
C-114	Campo del Norte Alley & Court Paving P&P 3
C-115	Campo del Norte Way & Culdesac Paving P&P 4
C-116	Campo Del Norte Loop Intersection Detail 1
C-117	Campo Del Norte Loop Intersection Detail 2
C-118	NMDOT Emergency Exit
C-119	Traffic Control
C-120	Sign, Sign Face, and Striping Details
C-121	Overall Signing and Striping Plan
C-122	Overall Utility Plan
C-123	Campo del Norte Loop Sanitary Sewer P&P 1
C-124	Campo del Norte Loop Sanitary Sewer P&P 2
C-125	Campo del Norte Court Sanitary Sewer P&P
C-126	Campo del Norte Alley Sanitary Sewe P&P
C-127	Onsite Storm Drain Plan & Profile
C-128	Temporary Erosion and Sediment Control Measures
C-129	Slope Analysis Plan
WATER	
C-130	
C-131	Overall Water Plan
C-132	Campo del Norte Loop Waterline P&P 1
C-133	Campo del Norte Loop Waterline P&P 2
C-134	Campo del Norte Alley Waterline P&P
DETAILS	
C-500	Utilities & Miscellaneous Details
C-501	Sewer Details
C-502	Sewer Details
C-503	Sewer Details
C-504	Sewer Details
C-505	Sewer Details
C-506	Street & Inlet Details
C-507	Street & Inlet Details

OWNER CONTACT

PULTE GROUP OF NEW MEXICO, INC.
Kevin Patton
Vice President - Land Development
7601 Jefferson St NE
Albuquerque, NM 87109
(505)-473-2090

PLANNING CONSULTANT

JAMES W SIEBERT & ASSOCIATES, INC.
915 Mercer St
Santa Fe, NM, 87505
(505)-983-5588

CIVIL ENGINEER

RESPEC
SHELDON GREER, PE
7770 Jefferson St NE, #200
Albuquerque, NM, 87109
(505)-264-0472

LANDSCAPE ARCHITECT

YELLOWSTONE LANDSCAPE
John Braly, PLA
PO Box 10597
Albuquerque, NM, 87107
(505)-480-3452
Email: jbraly@yellowstonelandscape.com

SHELDON E. GREER NEW MEXICO 17154 10/10/2024 LICENSED PROFESSIONAL ENGINEER

COMMUNITY DESIGN SOLUTIONS
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
505.366.4187

P:\04197 Pulte\04197.006 Pulte Cajia del Oro\3. DWG\Sheets\Phase II\04197.6 Cover.dwg Thu, 12.12.24 - 1227, LSB John Stapleton

GENERAL NOTES

1. ALL NEW CONSTRUCTION SHOWN ON THE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2020 CITY OF SANTA FE CONSTRUCTION STANDARDS AND SPECIFICATIONS. WHERE THESE STANDARDS ARE SILENT, THE APWA NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION SHALL APPLY.
2. THIS DEVELOPMENT SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) AND THE PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
3. THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISION'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8.12).
4. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ENGINEER AND OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER OR OWNER.
5. ALL GAS, ELECTRIC, TELEPHONE LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY RELOCATIONS AND ADJUSTMENTS TO GRADE.
6. THE CONTRACTOR SHALL PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ADEQUATELY SUPPORT AND PROTECT EXISTING UTILITIES AFFECTED BY THE CONTRACTOR'S TRENCHING ACTIVITY. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS, THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE PROMPT REPAIR BY THE RESPECTIVE UTILITY OWNER AND SHALL BEAR THE COST OF REPAIRS.
7. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
8. THE CONTRACTOR SHALL EXERCISE REASONABLE CARE DURING CONSTRUCTION TO PREVENT THE MOVEMENT OF SEDIMENT FROM THE SITE ONTO EXISTING STREETS OR ABUTTING PROPERTY. LOOSE SOIL STOCKPILED DURING CONSTRUCTION ACTIVITIES SHALL BE PROMPTLY CLEANED UP OR PROTECTED FROM BEING CARRIED DOWNSTREAM BY FLOWING WATER.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL REMOVE AND REPLACE ALL SECTIONS OF EXISTING PAVING, CURB, GUTTER, SIDEWALK, SIGNS, AND/OR STRIPING DAMAGED DURING CONSTRUCTION OF THE PROJECT WHICH ARE OUTSIDE OF THE AREAS DESIGNATED IN THE PLANS TO BE REMOVED AND REPLACED. THIS WORK SHALL BE PERFORMED AT NO COST TO THE OWNER.
11. CONTRACTOR TO VERIFY LOCATION, ELEVATION, SIZE, AND TYPE OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND WILL NOTIFY ENGINEER OF ANY CONFLICTS.
12. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO ANY CONSTRUCTION.

DUST CONTROL NOTES

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.

SOME BMPS SHALL INCLUDE:

- THE REDUCTION OF VEHICLE SPEEDS: ESTABLISH A MAXIMUM SPEED LIMIT OR INSTALL TRAFFIC CALMING DEVICES TO REDUCE SPEEDS TO A RATE TO MITIGATE OFF-PROPERTY TRANSPORT OF DUST ENTRAINED BY VEHICLES.
- THE MINIMIZATION OF DROP HEIGHT: DRIVERS AND OPERATORS SHALL UNLOAD TRUCK BEDS AND LOADER OR EXCAVATOR BUCKETS SLOWLY, AND MINIMIZE DROP HEIGHT OF MATERIALS TO THE LOWEST HEIGHT POSSIBLE, INCLUDING SCREENING OPERATIONS.
- HIGH WINDS RESTRICTION: TEMPORARILY HALT WORK ACTIVITIES DURING HIGH WIND EVENTS GREATER THAN 30 MPH IF OPERATIONS WOULD RESULT IN OFF-PROPERTY TRANSPORT.
- RESTRICT ACCESS: RESTRICT ACCESS TO THE WORK AREA TO ONLY AUTHORIZED VEHICLES AND PERSONNEL.

IN THE EVENT THE ABOVE PRACTICES ARE INEFFECTIVE TO PREVENT OFF PROPERTY TRANSPORT, THE OWNER OR OPERATOR SHALL USE AT ONE OR MORE OF THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPS):

- WET SUPPRESSION: APPLY WATER TO DISTURBED SOIL SURFACES, BACKFILL MATERIALS, SCREENINGS, AND OTHER DUST GENERATING OPERATIONS AS NECESSARY AND APPROPRIATE CONSIDERING CURRENT WEATHER CONDITIONS, AND PREVENT WATER USED FOR DUST CONTROL FROM ENTERING ANY PUBLIC RIGHT-OF-WAY, STORM WATER DRAINAGE FACILITY, OR WATERCOURSE.
- WIND BARRIER: CONSTRUCT A FENCE OR OTHER TYPE OF WIND BARRIER TO PREVENT WIND EROSION OF THE GRADED OR DISTURBED SURFACE.
- VEGETATION: PLANT VEGETATION APPROPRIATE FOR RETAINING SOILS OR CREATING A WIND BREAK.
- SURFACE ROUGHENING: STABILIZE AN ACTIVE CONSTRUCTION AREA DURING PERIODS OF INACTIVITY OR WHEN VEGETATION CANNOT BE IMMEDIATELY ESTABLISHED.
- COVER: INSTALL COVER MATERIALS SUCH AS TACKIFIERS, EROSION CONTROL BLANKETS, GRAVEL, VEGETATION (WHEN APPROPRIATE), COLD-MILLINGS, ETC. DURING PERIODS OF INACTIVITY AND PROPERLY ANCHOR THE COVER.
- SOIL RETENTION: STABILIZE DISTURBED OR EXPOSED SOIL SURFACE AREAS THAT WILL BE INACTIVE FOR MORE THAN 30 DAYS OR WHILE VEGETATION IS BEING ESTABLISHED.

GRADING GENERAL NOTES

1. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENTS OF TOPSOIL.
2. GRADE ADJACENT AREAS AT SITE PERIMETER SHALL MATCH GRADE OF ADJACENT PARCELS.
3. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS, AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
4. REFER TO GEOTECHNICAL EVALUATIONS REPORT FOR THE SITE.
5. COMPOSITE SLOPE IN HANDICAP PARKING SHALL NOT EXCEED 2% IN ANY DIRECTION.
6. CROSS SLOPE ON ADA CROSSWALKS SHALL NOT EXCEED 2%. LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
7. LONGITUDINAL SLOPE ON CURB RAMP SHALL NOT EXCEED 8.33%. CROSS SLOPE SHALL NOT EXCEED 2%.
8. COMPOSITE SLOPE ON RAMP LANDINGS SHALL NOT EXCEED 2%.
9. CROSS SLOPES ON SIDEWALKS SHALL NOT EXCEED 2%. LONGITUDINAL SLOPES ON ONSITE SIDEWALKS SHALL NOT EXCEED 5%.
10. SLOPE LABELS SHOW APPROXIMATE SLOPES ONLY. WHERE SLOPE LABELS AND SPOT ELEVATION LABELS CONFLICT, SPOT ELEVATION LABELS SHALL GOVERN AND THE SURVEYOR RESPONSIBLE FOR CONSTRUCTION STAKING SHALL CONTACT THE ENGINEER.
11. LONGITUDINAL SLOPES ON SIDEWALKS ADJACENT TO PUBLIC ROADS SHALL NOT EXCEED THE SLOPE OF THE PUBLIC ROAD.
12. WHERE THIS PLAN IS SILENT REGARDING SURFACE TREATMENT, REFER TO THE LANDSCAPING PLAN. DISTURBED AREAS WITHOUT SURFACE IMPROVEMENTS SPECIFIED IN THE LANDSCAPING OR GRADING PLAN SHALL BE RESEEDED WITH A NATIVE SEEDING MIX. IF THE LANDSCAPING AND GRADING PLAN CONFLICT REGARDING SURFACE TREATMENTS, THE GRADING PLAN SHALL GOVERN.
13. WHERE A PROPOSED RETAINING WALL IS LOCATED ALONG A PROPERTY BOUNDARY WITH AN ADJACENT PROPERTY THAT IS NOT OWNED BY THE DEVELOPER, THEN THE CONTRACTOR SHALL OBTAIN PERMISSION FROM THAT PROPERTY OWNER PRIOR TO INSTALLING A RETAINING WALL FOOTING THAT ENCROACHES INTO THE ADJACENT PROPERTY.

LEGEND

	NEW	EXISTING
CURB & GUTTER	═══	═══
PAVEMENT EDGE	———	———
STREET LIGHT	■—☀	□—☀
STOP SIGN	●	
TYPE III BARRICADE	⊥⊥	
CURB TRANSITION	▬	
MATCHLINE OF NEW TO EXISTING ASPHALT PAVEMENT.	//////	
TRANSITION CROWN PER NM APWA STD DWG 2401	▨	

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

DESIGNED	SEG
DRAWN	SEG
CHECKED	JL
DATE	12.12.2024

REVISION

STAMP

SHELDON E. GREER
NEW MEXICO
17154
REGISTERED PROFESSIONAL ENGINEER
12/12/2024

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

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

PROJ. #: 04197.006

PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

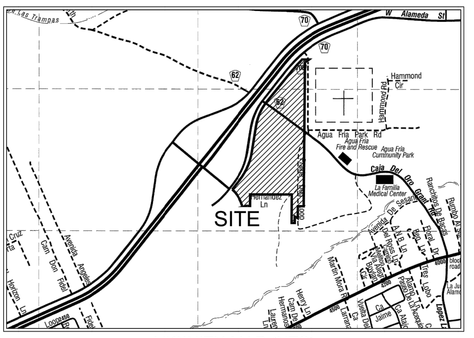
SHEET TITLE: GENERAL NOTES

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: G-101

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\04197.6 General Notes.dwg PLOT DATE: Dec 12, 2024 12:27pm

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\04197.6 Survey 1.dwg PLOT DATE: Dec 12, 2024 12:28pm


W Alameda St
Rio Grande Blvd
Hammond Arroyo Dr.
Agua Fria Park Rd
Agua Fria Fire and Rescue
Agua Fria Community Park
Caja Del Oro Grant Rd
La Farmacia Medical Center
SITE
Agua Fria Village Rd
Agua Fria Village
Agua Fria Elementary School
Agua Fria Rd
Agua Fria Rd
Agua Fria Rd

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\04197.6 Survey 1.dwg PLOT DATE: Dec 12, 2024 12:28pm

CASE #2021-00 LOT LINE ADJUSTMENT & LOT CONSOLIDATION

FOR INFORMATION ONLY

Project No. 04197.006

Zone Map No. J-14, K-14

Sheet G-103

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.70	S38°51'20"W
L2	50.65	S89°56'39"E
L3	106.06	N00°03'56"E
L4	57.78	S60°54'51"E

CURVE TABLE					
CURVE	ARC	RADIUS	CHORD	LENGTH	DELTA
C1	366.57	680.00	N32°13'59"W	362.15	30°53'13"
C2	536.49	1024.93	N24°00'12"E	530.39	29°59'27"
C3	463.12	884.93	S24°01'10"W	457.85	29°59'06"
C4	217.22	1709.86	S42°37'51"W	217.08	7°16'44"
C5	460.38	884.93	S23°55'51"W	455.20	29°48'27"
C6	2.74	884.93	S38°55'24"W	2.74	0°10'38"
C7	32.07	605.00	N23°41'22"W	32.07	3°02'13"
C8	324.71	600.00	N31°42'20"W	320.96	31°00'26"

LEGEND AND NOTES

- DENOTES POINT FOUND 11011 CAP OR AS NOTED
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES MONUMENT
- DENOTES HWY. DEPT. ALUM. R/W MONUMENT
- DENOTES EDGE OF EASEMENT
- DENOTES OVERHEAD LINES
- DENOTES FENCE LINE

N.M. STATE HIGHWAY 599 – SANTA FE BYPASS
NMSHD RIGHT OF WAY MAP PROJECT NO. ST-7649(203)-2

NORTH
SCALE 1"=100'

TRACT 4-5
16.21 AC.±

TRACT 3
21.54 AC.±
PLAT REFERENCE# 1

TRACT 2
6.99 AC.±
N/F DON JUANS LAND LLC
DOC#1706797

TRACT 1A
12.45 AC.±
N/F MADERA APPTS. LLC
DOC#1906693

LOT 12 TR. 2
PLAT REFERENCE# 3 & 8

LOT 12 TR. 3
1.40 AC.±
N/F BREWER OIL CO.
DOC#1706801
PLAT REFERENCE# 9 & 7

LOT 11A
0.48 AC.±

FORMER TR. 5 LOT B
PLAT REFERENCE# 4

FORMER TR. 5 LOT A
PLAT REFERENCE# 4

FORMER TR. 4 LOT C
PLAT REFERENCE# 4

FORMER TR. 4 LOT D
PLAT REFERENCE# 4

FORMER LOT 12 TR. 4
PLAT REFERENCE# 3,8,9 & 7

MADERA RD. 45' R.O.W.
& 7.5' UTILITY ESMTS.
CROSSHATCHED AREA
GRANTED THIS DOCUMENT
PORTION UP TO CROSSHATCHED AREA
GRANTED PLAT REFERENCE# 12

REALIGNED PRAIRIE DOG LOOP 30' ACCESS AND UTILITY EASEMENT GRANTED THIS DOCUMENT

50' CR. RD. REALIGNED EASEMENT

50' CO. RD. EASEMENT

38' ACCESS AND UTILITY EASEMENT TO BE VACATED

CENTERED 38' ACCESS AND UTILITY EASEMENT TO BE VACATED

7.5' DRY UTILITY EASEMENT PLAT REFERENCE# 12

25' ACCESS AND UTILITY EASEMENT PLAT REFERENCE# 12

80' R/W ESMT SOUTH MEADOWS RD. 0.66 AC.± INSTR.#1597980

HERNANDEZ LANE

BLM
GOV. LOT 20
1992
GOV. LOT 29
2007

GOV. LOT 19
N/F FOREST SERVICE LAND

N/F HURTADO LOPEZ-STEVENSON DOC#1925414

N/F PINAL DOC#1798495

N/F SANDOVAL BK.1332,PG.434

N/F SALAZAR DOC#1781749

N/F MARTINEZ BK.1080,PG.19

N/F ROMERO BK.1027,PG.947

N/F GOV. LOT 19 BK.544,PG.428

N/F DON JUANS LAND LLC DOC#1706797

N/F BREWER OIL CO. DOC#1706801

N/F MADERA APPTS. LLC DOC#1906693

45' MADERA ROW CENTERLINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	41.07	N69°08'28"E

45' MADERA ROW CENTERLINE

CURVE TABLE					
CURVE	ARC	RADIUS	CHORD	LENGTH	DELTA
C1	98.85	620.64	S73°42'14"W	98.74	9°07'31"
C2	47.87	620.64	S80°28'34"W	47.86	4°25'09"
C3	47.87	620.64	S80°22'33"W	79.89	7°22'48"

LOTLINE ADJUSTMENT AND
LOT CONSOLIDATION FOR
DON JUANS LAND, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY,
ELOYSA LUZ HERNANDEZ & ISAIAS VAZQUEZ
OF
TRACT 3, LOT 12 TRACTS 2 & 4,
TRACT 4 LOTS C & D, TRACT 5 LOTS A & B,
REMAINDER OF GOVERNMENT LOT 11,
TRACT 4 SHC 544 WEST HALF & LOTS WITHIN
TRACT 4 SHC 544 EAST HALF

LYING WITHIN SECTION 31 , T17N, R9E, NMPM,
SANTA FE COUNTY, NEW MEXICO.

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 20__ at _____ o'clock _____ m. and was duly recorded in book _____ page _____ of the records of Santa Fe County.
Witness my Hand and Seal of Office
Katherine Clark
County Clerk, Santa Fe County,N.M.
_____ Deputy

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

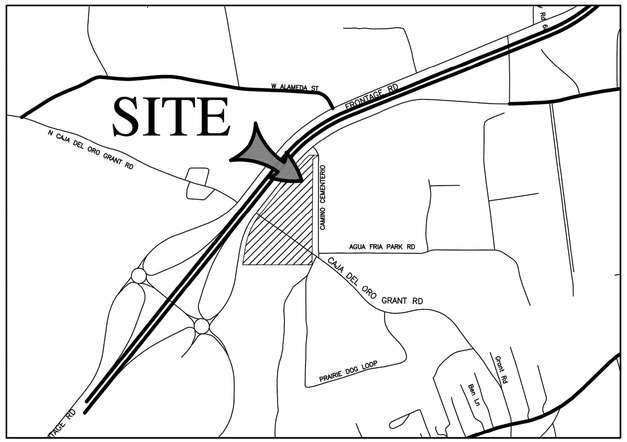
INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: DON JUANS LAND, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY

UPC#S: TRACT 1 1-049-097-110-060, TRACT 2 1-049-097-106-122

LOCATION: LYING WITHIN SECTION 31, T17N, R9E, NMPM

SHEET 2



VICINITY MAP
Not To Scale

GENERAL NOTES

1. BEARINGS ARE GRID AND BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83).
2. DISTANCES ARE GROUND. TO CONVERT TO GRID DISTANCES, MUITIPLY BY COMBINED FACTOR OF 0.99958460.
3. DISTANCES ALONG CURVED LINES ARE ARC LENGTHS.
4. RECORD PLAT OR DEED BEARINGS AND DISTANCES, WHERE THEY DIFFER FROM THOSE ESTABLISHED BY THIS FIELD SURVEY, ARE SHOWN IN PARENTHESIS ( ).
5. ALL CORNERS FOUND IN PLACE AND HELD WERE TAGGED WITH A BRASS DISK STAMPED "HUGG L.S. 9750" UNLESS OTHERWISE INDICATED HEREON.
6. ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH CAP STAMPED "HUGG L.S. 9750" OR A CONCRETE NAIL WITH BRASS DISK STAMPED "HUGG L.S. 9750" UNLESS OTHERWISE INDICATED HEREON.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. QWEST CORPORATION D/B/A CENTURYLINLK QC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

CITY OF SANTA FE NOTES AND CONDITIONS

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. EACH LOT SHALL BE SERVED WITH A SEPARATE SEWER AND WATER SERVICE.
4. THESE LOTS SHALL COMPLY WITH INTERNATIONAL FIRE CODE (IFC) 2009 EDITION
5. WASTEWATER USE CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.
6. NO FENCES, WALLS OR OTHER STRUCTURES SHALL BE CONSTRUCTED WITHIN OR ACROSS SANITARY SEWER EASEMENTS.
7. NO WALLS/FENCES OR OTHER STRUCTURES THAT WOULD IMPEDE DRAINAGE FLOW SHALL BE PLACED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.
8. AN ADA INSPECTION SHALL BE CONDUCTED PRIOR TO APPROVAL OF THE SUBDIVISION INFRASTRUCTURE. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE INSPECTION.
9. ON LOT PONDING IS NOT REQUIRED.
10. ALL PROVISIONS OF THE INFRASTRUCTURE COMPLETION POLICY OF 1-1-2008 MUST BE FOLLOWED. NO BUILDING PERMITS WILL BE ISSUED UNTIL PARTIAL COMPLETION OF THE INFRASTRUCTURE IS OBTAINED. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL SUBSTANTIAL COMPLETION OF THE INFRASTRUCTURE.

REVIEWED BY CITY OF SANTA FE

CITY ENGINEER FOR LAND USE — DATE

CITY PLANNER — DATE

PUBLIC WORKS — DATE

COUNTY REVIEW

COUNTY TREASURER — DATE

APPROVED BY THE CITY PLANNING COMMISSION

CASE # _____

AT THEIR MEETING OF _____, 2021

PLANNING DIVISION CHAIR — DATE

PLANNING COMMISSION SECRETARY — DATE

UTILITY COMPANIES

CITY OF SANTA FE WASTEWATER — DATE

CITY OF SANTA FE WATER DIVISION — DATE

COMCAST — DATE

PUBLIC SERVICE COMPANY OF N.M. — DATE

NM GAS COMPANY — DATE

Qwest Corporation, d/b/a CenturyLink QC DISCLAIMER.

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

Qwest Corporation, d/b/a CenturyLink QC — DATE

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTIONS 31, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO BEING AND COMPRISING ALL OF TRACT 13, LAS SOLERAS SUBDIVISION, AS SHOWN ON PLAT ENTITLED "LAS SOLERAS ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS" FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON MARCH 4, 2010 IN PLAT BOOK 714, PAGES 014-026, AS INSTRUMENT NO. 1592455.

SAID PARCEL CONTAINS 16.41 ACRES, MORE OR LESS.

DEDICATION AND AFFIDAVIT:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATTED THOSE LANDS SHOWN HEREON. THIS SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 16.41 ACRES, MORE OR LESS. THIS SUBDIVISION LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

UTILITY COMPANIES ARE HEREBY GRANTED EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES INCLUDING BUT NOT LIMITED TO THE RIGHT TO INGRESS & EGRESS, (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID EASEMENT.

NON MOTORIZED MULTI USE BICYCLE AND PEDESTRIAN TRAIL EASEMENTS CREATED BY THIS PLAT AND SHOWN HEREON ARE HEREBY GRANTED FOR PUBLIC USE. CITY TRAIL EASEMENTS ARE MAINTAINED BY THE CITY.

STORMWATER AGREEMENT

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE HOMEOWNERS ASSOCIATION (TO BE FORMED) (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 FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE 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.

PUBLIC ROADWAYS SHOWN HEREON, NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE.

EASEMENTS SHALL BE BINDING UPON THE UNDERSIGNED AND THEIR SUCCESSORS AND ASSIGNS

OPEN SPACE PARCELS TO BE MAINTAINED BY THE CAJA DEL ORO HOME OWVERS' ASSOCIATION.

OWNER(S)

TRACT_____
PULTE HOMES OF NEW MEXICO, INC.
A MONTANA LIMITED LIABILITY COMPANY

KEVIN PATTON, DIRECTOR OF LAND DEVELOPMENT & ENTITLEMENT

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNAULLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEVIN PATTON, DIRECTOR OF LAND DEVELOPMENT & ENTITLEMENT THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES

PRELIMINARY PLAT OF
CAJA DEL ORO SUBDIVISION

PREPARED FOR

PULTE HOMES OF NEW MEXICO, INC.

COMPRISING TRACT 3, LOT 12 TRACTS 2 & 4, TRACT 4 LOTS C & D, TRACT 5 LOTS A & B, REMAINDER OF GOVERNMENT LOT 11, TRACT 4 SHC 544 WEST HALF & LOTS WITHIN TRACT 4 SHC 544 EAST HALF

SITUATE WITHIN

SECTIONS 31, TOWNSHIP 17 NORTH, RANGE 9 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO

OCTOBER, 2021

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO:

A. CREATE A RESIDENTIAL SUBDIVISION CONTAINING 88 RESIDENTIAL LOTS.

CURRENT ZONING

CURRENT ZONING: C-2 & R-1

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON _____, 2021, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

RICHARD A. CHATROOP N.M.P.S. #11011

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the_____day of _____, 2021 A.D. at_____ o'clock_____, and was duly recorded in book_____, page(s)_____of the records of Santa Fe County.

Witness my Hand and Seal of office
Katharine E. Clark
County Clerk, Santa Fe county, N.M.

Deputy

SANTA FE COUNTY TREASURER DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

UPC:
LOT A: 1-049-097-093-306
LOT B: 1-049-097-127-311
LOT C: 1-049-097-089-243
LOT D: 1-049-097-124-244
TRACT 4 SHC 544: 1-049-097-144-213
TRACT 4 E ½ SHC 544: 1-049-097-150-316
LOT 11 SHC 5874: 1-049-097-125-630

PLSS LOCATION: LYING WITHIN SECTIONS 31, T.17.N, R9E, N.M.P.M.

CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

210021_PRELIM PLAT. DWG

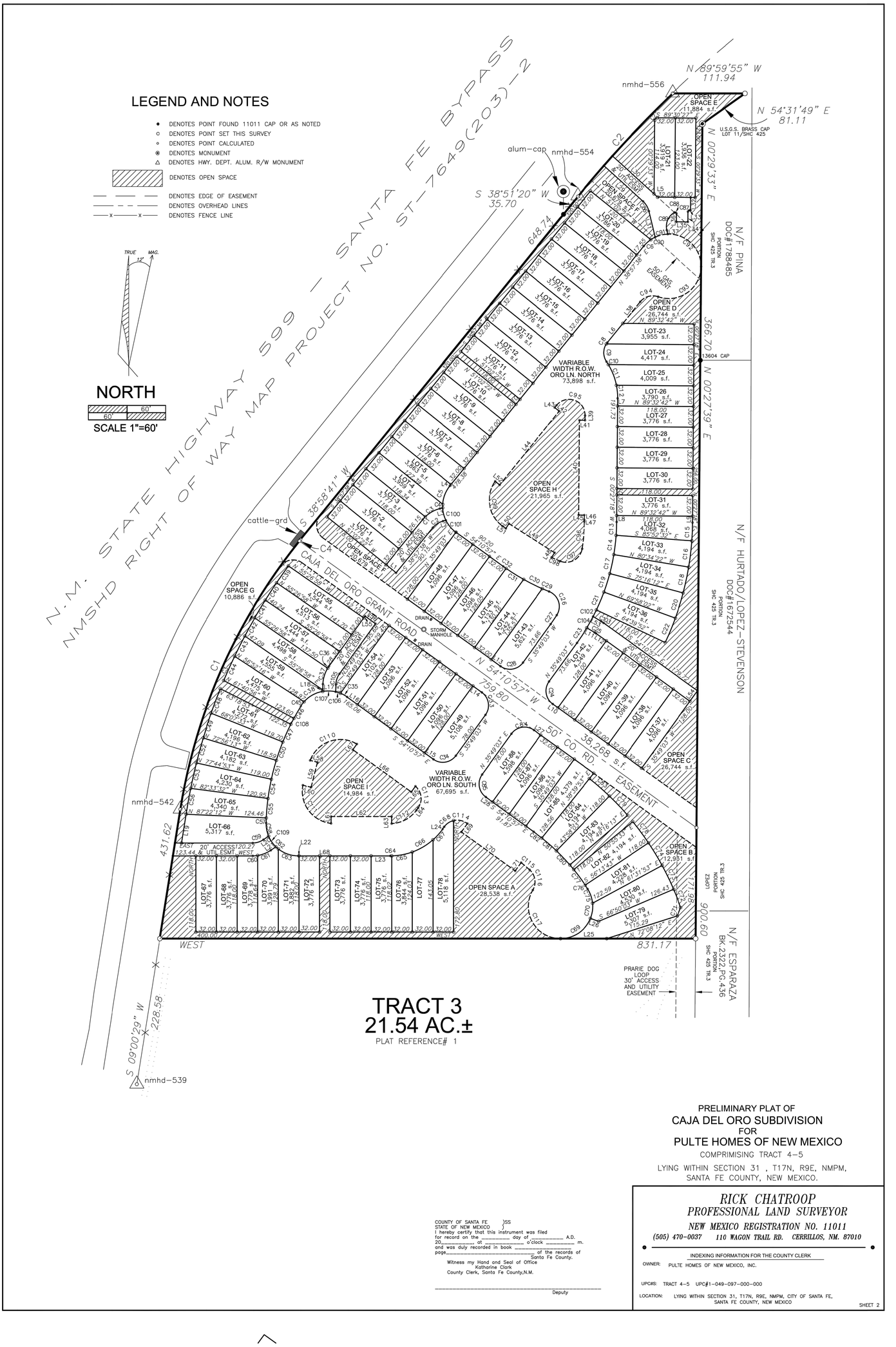
SHEET 1

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\04197.6 Plat 1.dwg PLOT DATE: Dec 12, 2024 12:28pm

FOR INFORMATION ONLY

Project No.	Zone Map No.	Sheet
04197.006	J-14, K-14	G-104

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\04197.6 Plat 1.dwg PLOT DATE: Dec 12, 2024 12:28pm



PRELIMINARY PLAT OF
CAJA DEL ORO SUBDIVISION
FOR
PULTE HOMES OF NEW MEXICO
COMPRIMISING TRACT 4-5
LYING WITHIN SECTION 31 , T17N, R9E, NMPM,
SANTA FE COUNTY, NEW MEXICO.

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 20_____ at _____ o'clock _____ m. and was duly recorded in book _____ page _____ of the records of Santa Fe County.
Witness my Hand and Seal of Office
Katharine Clark
County Clerk, Santa Fe County,N.M.
_____ Deputy

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: PULTE HOMES OF NEW MEXICO, INC.
UPC#S: TRACT 4-5 UPC#1-049-097-000-000
LOCATION: LYING WITHIN SECTION 31, T17N, R9E, NMPM, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

SHEET 2

CASE #2021-00 CAJA DEL ORO SUBDIVISION

FOR INFORMATION ONLY

Project No. 04197.006

Zone Map No. J-14, K-14

Sheet G-105

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\04197.6 Plat 1.dwg PLOT DATE: Dec 12, 2024 12:28pm

CURVE TABLE					
CURVE	ARC	RADIUS	CHORD	LENGTH	DELTA
C1	5.87	50.00	S42°19'16"W	5.86	6°43'17"
C2	19.19	30.00	S57°16'59"W	18.86	36°38'42"
C3	26.11	50.00	S60°38'37"W	25.82	29°55'25"
C4	5.35	50.00	S00°12'34"W	5.35	6°08'02"
C5	31.14	50.00	S21°07'06"W	30.64	35°41'03"
C6	14.66	50.00	S47°21'32"W	14.61	16°47'49"
C7	6.28	4.00	S45°29'33"W	5.66	90°00'00"
C8	2.73	25.00	S35°49'36"W	2.73	6°16'04"
C9	29.12	25.00	S00°40'53"E	27.51	66°44'54"
C10	5.36	100.00	N32°31'07"W	5.36	3°04'26"
C11	34.57	100.00	N21°04'39"W	34.40	19°48'31"
C12	20.29	100.00	N05°21'32"W	20.26	11°37'41"
C13	20.81	325.00	N02°17'23"E	20.81	3°40'10"
C14	30.08	325.00	N06°46'33"E	30.07	5°18'10"
C15	28.37	443.00	N02°17'23"E	28.37	3°40'10"
C16	41.00	443.00	N06°46'33"E	40.99	5°18'10"
C17	30.08	325.00	N12°04'43"E	30.07	5°18'10"
C18	41.00	443.00	N12°04'43"E	40.99	5°18'10"
C19	30.08	325.00	N17°22'53"E	30.07	5°18'10"
C20	41.00	443.00	N17°22'53"E	40.99	5°18'10"
C21	30.08	325.00	N22°41'03"E	30.07	5°18'10"
C22	41.00	443.00	N22°41'03"E	40.99	5°18'10"
C23	28.06	325.00	N33°20'39"E	28.05	4°56'48"
C24	39.27	25.00	S09°10'57"E	35.36	90°00'00"
C25	2.59	30.00	N56°39'21"W	2.59	4°56'48"
C26	44.00	25.00	N18°05'48"W	38.54	100°50'26"
C27	16.77	275.00	N34°04'14"E	16.77	3°29'37"
C28	39.27	25.00	N80°49'03"E	35.36	90°00'00"
C29	11.33	325.00	S67°31'07"E	11.33	1°59'49"
C30	32.46	325.00	S63°39'33"E	32.44	5°43'19"
C31	32.08	325.00	S57°58'13"E	32.07	5°39'22"
C32	5.44	325.00	S54°39'44"E	5.44	0°57'34"
C33	39.27	25.00	N09°10'57"W	35.36	90°00'00"
C34	39.27	25.00	N80°49'03"E	35.36	90°00'00"
C35	12.06	50.00	N61°05'36"W	12.03	13°49'17"
C36	3.71	50.00	S33°41'24"W	3.71	4°15'17"
C37	26.12	50.00	S16°35'49"W	25.82	29°55'54"
C38	33.64	50.00	S60°49'03"W	33.01	38°33'10"
C39	32.00	874.93	S35°06'25"W	32.00	2°05'45"
C40	32.01	874.93	S33°00'39"W	32.01	2°05'47"
C41	32.07	874.93	S30°54'46"W	32.06	2°06'00"
C42	32.16	874.93	S28°48'35"W	32.16	2°06'22"
C43	35.17	874.93	S26°36'18"W	35.17	2°18'11"
C44	41.11	874.93	S24°06'27"W	41.10	2°41'31"
C45	8.52	50.00	S36°39'36"W	8.51	9°45'45"
C46	21.77	360.41	S30°02'54"W	21.77	3°27'39"
C47	30.26	360.41	S24°16'47"W	30.25	4°48'40"
C48	40.50	874.93	S20°31'47"W	40.50	2°39'09"
C49	40.27	874.93	S17°53'05"W	40.27	2°38'15"
C50	30.26	360.41	S19°28'07"W	30.25	4°48'40"
C51	30.26	360.41	S14°39'27"W	30.25	4°48'40"
C52	40.23	874.93	S15°14'55"W	40.23	2°38'05"
C53	40.38	874.93	S12°36'34"W	40.37	2°38'39"
C54	30.26	360.41	S09°50'47"W	30.25	4°48'40"
C55	30.26	360.41	S05°02'08"W	30.25	4°48'40"
C56	34.52	874.93	S10°09'26"W	34.51	2°15'37"
C57	7.70	360.41	S02°01'05"W	7.70	1°13'26"
C58	21.08	50.00	S10°40'16"E	20.92	24°09'15"
C59	18.01	30.00	N72°48'19"E	17.74	34°23'22"
C60	7.98	50.00	N85°25'38"E	7.97	9°08'45"
C61	22.03	50.00	N68°13'57"E	21.85	25°14'37"
C62	5.08	50.00	S48°43'51"E	5.07	5°49'04"
C63	33.48	50.00	S70°49'12"E	32.85	38°21'37"
C64	2.21	100.00	N89°22'05"E	2.21	1°15'50"
C65	32.70	100.00	N79°22'01"E	32.56	18°44'18"
C66	37.45	100.00	N59°16'14"E	37.23	21°27'17"
C67	22.21	100.00	N42°10'49"E	22.16	12°43'32"
C68	17.82	25.00	S56°14'15"W	17.44	40°50'24"
C69	59.42	50.00	N55°57'27"E	55.98	68°05'05"
C70	24.08	50.00	N08°07'07"E	23.85	27°35'36"
C71	13.77	431.00	S21°50'16"W	13.77	1°49'51"
C72	30.40	443.00	N21°12'00"W	30.40	3°55'56"
C73	41.00	443.00	N25°49'02"W	40.99	5°18'10"
C74	41.00	443.00	N31°07'12"W	40.99	5°18'10"
C75	23.41	50.00	N19°05'34"W	23.20	26°49'45"
C76	7.17	325.00	N33°08'22"W	7.17	1°15'51"
C77	30.08	325.00	N36°25'22"W	30.07	5°18'10"
C78	41.00	443.00	N36°25'22"W	40.99	5°18'10"
C79	41.00	443.00	N43°22'52"W	40.99	5°18'10"
C80	30.08	325.00	N43°22'52"W	30.07	5°18'10"
C81	30.08	325.00	N48°41'02"W	30.07	5°18'10"
C82	16.15	325.00	N52°45'32"W	16.15	2°50'51"
C83	41.00	443.00	N48°41'02"W	40.99	5°18'10"
C84	39.27	25.00	S80°49'03"W	35.36	90°00'00"
C85	39.27	25.00	S09°10'57"E	35.36	90°00'00"
C86	17.85	30.00	N30°39'32"W	17.58	34°05'04"
C87	3.14	2.00	S45°29'33"W	2.83	90°00'00"
C88	4.19	2.00	N59°28'22"W	3.46	119°55'50"
C89	32.37	25.00	S23°28'21"W	30.15	74°10'43"
C90	7.93	50.00	S60°18'07"W	7.92	9°05'21"
C91	20.14	50.00	S76°23'08"W	20.00	23°04'26"
C92	80.78	50.00	N45°47'37"W	72.28	92°34'20"
C93	95.12	50.00	N54°59'27"E	81.41	108°59'48"
C94	30.77	25.00	S74°13'29"W	28.87	70°31'44"
C95	61.74	25.00	N70°17'32"W	47.20	141°29'41"
C96	42.20	275.00	N04°51'04"E	42.16	8°47'32"
C97	44.73	25.00	N60°30'17"E	39.00	102°30'53"
C98	14.45	275.00	S66°43'59"E	14.44	3°00'35"
C99	78.25	50.00	S09°21'02"E	70.50	89°39'51"
C100	20.14	50.00	S14°23'40"E	20.00	23°04'26"
C101	24.30	50.00	S39°51'17"E	24.06	27°50'48"
C102	11.39	325.00	N26°20'21"E	11.38	2°00'26"
C103	4.32	50.00	N56°39'21"W	4.32	4°56'48"
C104	20.01	325.00	N29°06'25"E	20.01	3°31'41"
C105	17.90	30.00	S18°43'27"W	17.64	34°11'11"
C106	7.70	50.00	N72°25'05"W	7.70	8°49'41"
C107	20.14	50.00	N88°22'08"W	20.00	23°04'26"
C108	10.27	360.41	S27°30'06"W	10.27	1°37'57"
C109	20.14	50.00	S34°17'07"E	20.00	23°04'26"
C110	87.59	50.00	S70°42'59"W	76.81	100°22'19"
C111	82.58	50.00	S36°15'23"E	73.51	94°37'59"
C112	45.30	50.00	N61°46'25"E	43.77	51°54'45"
C113	37.27	25.00	N06°53'18"W	33.91	85°24'41"
C114	22.61	25.00	N77°26'17"W	21.84	51°48'33"
C115	17.35	275.00	N49°48'49"W	17.35	3°36'54"
C116	34.24	25.00	N08°46'29"W	31.62	78°27'47"
C117	105.12	50.00	S29°46'18"E	86.80	120°27'25"

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	S51°02'22"E
L2	4.78	S75°36'20"W
L3	4.78	S75°36'20"W
L4	2.83	S38°57'38"W
L5	7.50	S47°42'04"E
L6	38.04	S38°57'38"W
L7	11.84	N00°27'18"E
L8	9.88	S00°25'42"W
L9	9.88	N00°27'18"E
L10	10.00	S54°10'57"E
L11	13.95	S59°07'45"E
L12	19.72	N54°10'57"W
L13	17.68	S54°10'57"E
L14	17.00	S54°10'57"E
L15	17.00	S54°10'57"E
L16	20.06	S54°10'57"E
L17	8.86	N01°37'52"E
L18	2.41	N01°37'52"E
L19	45.19	N09°00'29"E
L20	9.60	S55°36'38"W
L21	9.56	S55°36'38"W
L22	0.97	S90°00'00"E
L23	29.79	S90°00'00"E
L24	4.47	N35°49'03"E
L25	71.51	N90°00'00"W
L26	13.54	N70°11'32"W
L27	13.02	N54°10'57"W
L28	13.02	N54°10'57"W
L29	82.37	S47°42'04"E
L30	87.39	S47°42'04"E
L31	41.48	N13°37'00"W
L32	20.00	S00°29'33"W
L33	2.00	N89°30'27"W
L34	16.00	N00°29'33"E
L35	18.00	N89°30'27"W
L36	12.93	N00°29'33"E
L37	6.26	N13°37'00"W
L38	43.17	S38°57'38"W
L39	7.25	N00°27'18"E
L40	147.00	N00°27'18"E
L41	9.00	S89°32'42"E
L42	9.00	N51°02'22"W
L43	4.39	S38°57'38"W
L44	147.00	S38°57'38"W
L45	9.00	S89°32'42"E
L46	7.50	N00°27'18"E
L47	2.75	N00°27'18"E
L48	8.77	S32°28'03"W
L49	84.00	S57°31'57"E
L50	8.95	S32°28'03"W
L51	6.23	S54°10'57"E
L52	8.91	N51°02'22"W
L53	14.57	S59°07'45"E
L54	20.00	N35°49'03"E
L55	3.37	N35°49'03"E
L56	20.00	S54°10'57"E
L57	11.27	N01°37'52"E
L58	11.60	N75°53'12"W
L59	40.00	N14°06'48"E
L60	13.06	S75°53'12"E
L61	10.69	S00°01'21"W
L62	94.00	N89°58'39"W
L63	10.96	N00°01'21"E
L64	4.40	N35°49'03"E
L65	10.92	N35°49'03"E
L66	112.00	S54°10'57"E
L67	10.82	S35°49'03"W
L68	16.00	N90°00'00"E
L69	16.00	N35°49'03"E
L70	103.00	N54°10'57"W
L71	15.73	S35°49'03"W

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 20____ at _____ o'clock _____ m. and was duly recorded in book _____ page_____ of the records of Santa Fe County.

Witness my Hand and Seal of Office
Katharine Clark
County Clerk, Santa Fe County,N.M.

_____
Deputy

PRELIMINARY PLAT OF
CAJA DEL ORO SUBDIVISION
FOR
PULTE HOMES OF NEW MEXICO
COMPRIMISING TRACT 4-5

LYING WITHIN SECTION 31 , T17N, R9E, NMPM,
SANTA FE COUNTY, NEW MEXICO.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: PULTE HOMES OF NEW MEXICO, INC.

UPC#S: TRACT 4-5 UPC#1-049-097-000-000

LOCATION: LYING WITHIN SECTION 31, T17N, R9E, NMPM, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

SHEET 3

CASE #2021-00 CAJA DEL ORO SUBDIVISION

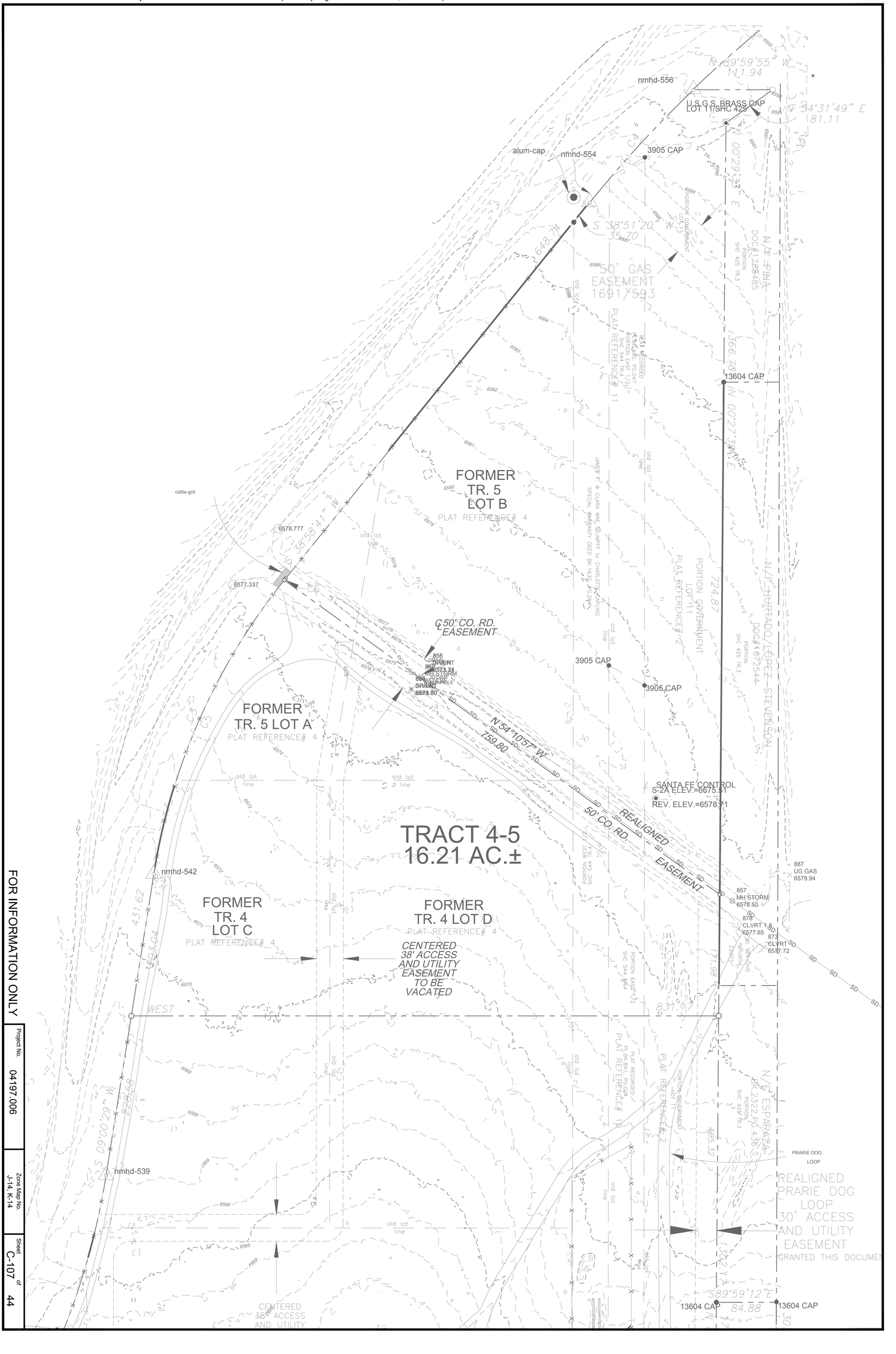
FOR INFORMATION ONLY

Project No. 04197.006

Zone Map No. J-14, K-14

Sheet G-106

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-107 Topo Survey.dwg PLOT DATE: Dec 12, 2024 12:28pm



FOR INFORMATION ONLY

Project No.	Zone Map No.	Sheet	of
04197.006	J-14, K-14	C-107	44

25+00 TO 31+00

LINE TABLE: ALIGNMENTS		
LINE #	BEARING	LENGTH
L9	S89°58'39"E	86.42
L10	N35°49'03"E	356.06
L11	N0°27'18"E	191.73
L12	N51°02'22"W	68.49

CURVE TABLE: ALIGNMENTS					
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C8	73.78	75.00	S61°47'49"E	70.84	56°21'40"
C9	70.95	75.00	N62°55'12"E	68.34	54°12'18"
C10	185.16	300.00	N18°08'10"E	182.23	35°21'45"
C11	67.41	75.00	N25°17'32"W	65.16	51°29'41"

40+00 TO 49+00

LINE TABLE: ALIGNMENTS		
LINE #	BEARING	LENGTH
L21	N69°12'26"W	79.23
L22	N54°10'57"W	37.38
L23	N38°57'38"E	582.79

CURVE TABLE: ALIGNMENTS					
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C12	78.67	300.00	N61°41'42"W	78.44	15°01'29"
C13	121.92	75.00	N7°36'40"W	108.93	93°08'35"

80+00 TO 82+25

LINE TABLE: ALIGNMENTS		
LINE #	BEARING	LENGTH
L26	N38°57'38"E	172.82
L27	N75°36'20"E	66.60

CURVE TABLE: ALIGNMENTS					
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C15	25.58	40.09	N57°16'59"E	25.15	36°33'43"

104+00 TO 108+00

LINE TABLE: ALIGNMENTS		
LINE #	BEARING	LENGTH
L13	S3°20'39"E	62.70
L14	S54°10'05"E	391.76
L15	S35°49'03"W	81.38
L16	S38°53'00"W	148.21
L17	S32°53'26"W	139.52
L18	S74°19'18"W	134.59
L19	S81°10'11"W	71.79

70+00 TO 73+50

LINE TABLE: ALIGNMENTS		
LINE #	BEARING	LENGTH
L24	S54°10'57"E	204.56
L25	S89°32'21"E	107.96

CURVE TABLE: ALIGNMENTS					
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C14	37.03	60.00	S71°51'39"E	36.44	35°21'24"

109+00 TO 111+63

LINE TABLE: ALIGNMENTS		
LINE #	BEARING	LENGTH
L28	N8°16'16"W	79.89
L29	N47°42'04"W	162.19

CURVE TABLE: ALIGNMENTS					
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C16	20.65	30.00	N27°59'10"W	20.24	39°25'48"

PREVIOUS PHASE I

PHASE 2

ALAMEDA FRONTAGE RD

CAMINO DEL ORO GRANT RD

ALLEY 2.1
N:7320.49
E:4987.22

ALLEY 3.1
N:7316.04
E:5062.26

STORM DRAIN ALIGN
N:7473.50
E:5084.72

END OF CAMPO DEL NORTE LOOP ALIGN 1
N:7720.24
E:5059.04

CAMPO DEL NORTE LOOP ALIGN 3
N:7312.34
E:5145.63

NORTH ALLEY ALIGN
N:7622.71
E:5244.78

STA: 28+67.46, 17.40° R
P.C.
P.T.

0 60 120
SCALE: 1" = 60'

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\G-108 Overall Site Plan.dwg PLOT DATE: Dec 12, 2024 12:30pm

REVISION

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER
NEW MEXICO
17154
REGISTERED PROFESSIONAL ENGINEER
12/12/2024

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

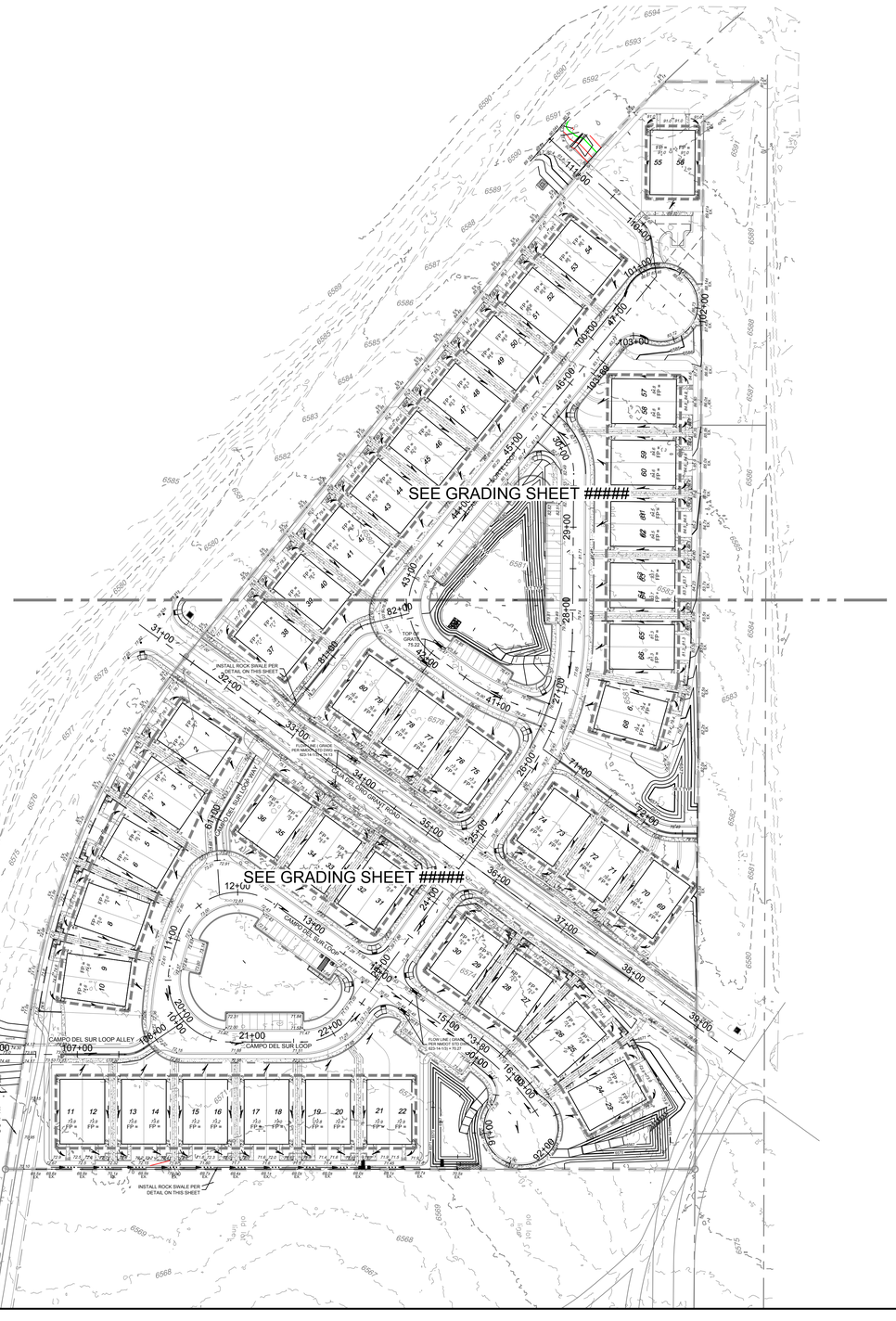
PROJ. #: 04197.006

PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: OVERALL SITE PLAN

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: G-108



NOTE:

RETAINING WALLS RETAINING LESS THAN 2FT ARE NOT SHOWN, EXCEPT IN SOME CASES WHERE HOLDING UP STAIRS.

ROADWAY ELEVATIONS ON THE GRADING SHEETS ARE FOR MASS GRADING ONLY. DO NO CONSTRUCT CURB AND GUTTER USING ELEVATIONS FROM THE GRADING SHEETS. INSTEAD, REFER TO THE ROADWAY PLAN AND PROFILE SHEETS.

LEGEND

- BACKYARD SLOPE (3:1 TYP. U.N.O.)
- DIRECTION OF FLOW
- PROPOSED SPOT ELEVATION — XX.XX
- TOP OF CURB OR FINISHED GROUND ELEVATION — XX.XX
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- RIGHT OF WAY (ROW)
- PROPERTY LINE
- ROADWAY CENTERLINE
- LIMITS OF GRADING
- RETAINING WALL
- RETAINING WALL POINT — X-X
- LIMITS OF OVER EXCAVATION

0 80 160
SCALE: 1" = 80'

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

REVISION

STAMP

SHELDON E. GREER — NEW MEXICO — 17154 — 10/10/2024 — LICENSED PROFESSIONAL ENGINEER

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

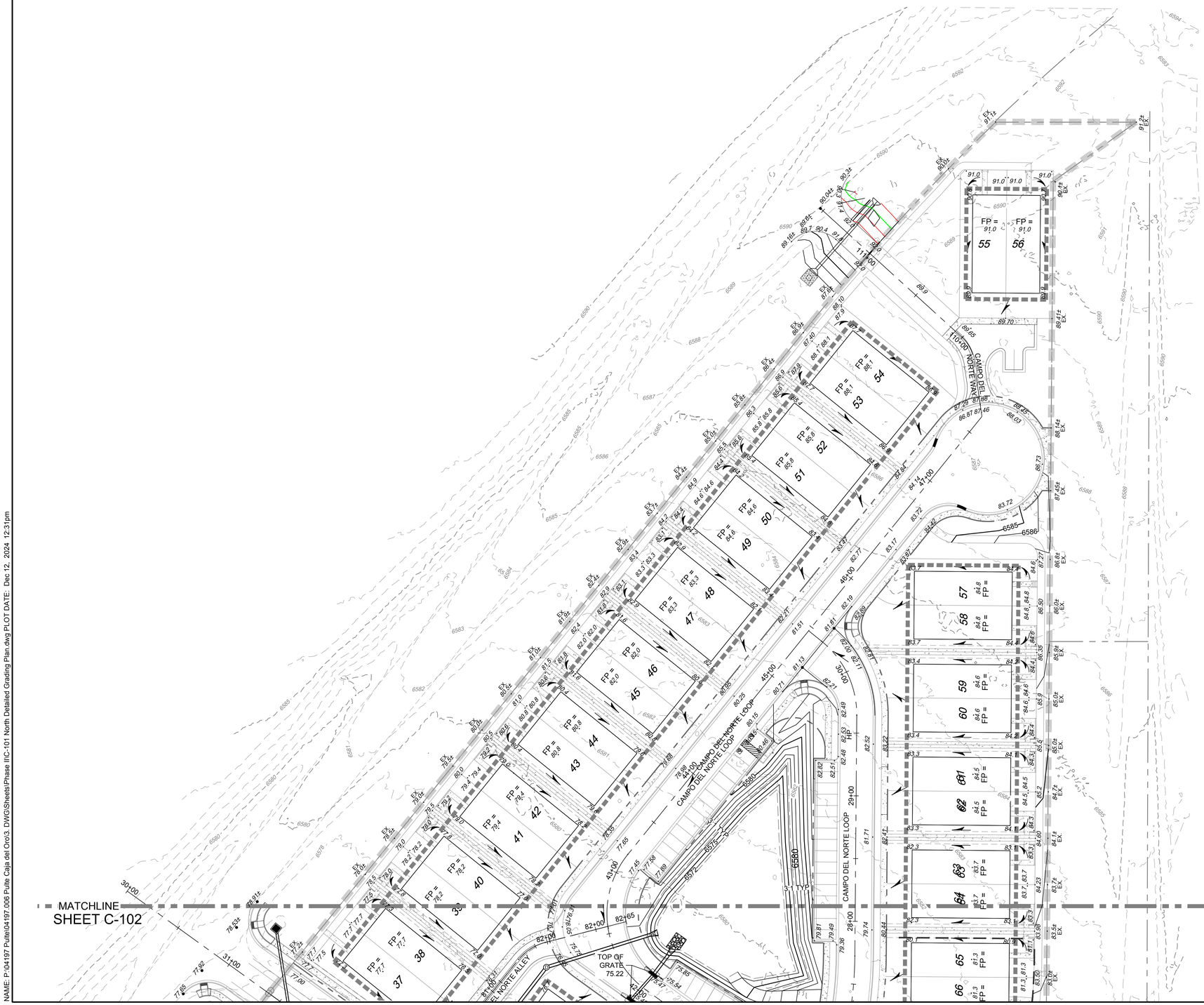
PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: GRADING PLAN

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-100

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\04197.6 Grading Plan.dwg PLOT DATE: Dec 12, 2024 12:30pm



LEGEND

- BACKYARD SLOPE (3:1 TYP. U.N.O.)
- DIRECTION OF FLOW
- PROPOSED SPOT ELEVATION — XX.XX
- TOP OF CURB OR FINISHED GROUND ELEVATION — XX.XX
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- RIGHT OF WAY (ROW)
- PROPERTY LINE
- ROADWAY CENTERLINE
- LIMITS OF GRADING
- RETAINING WALL
- LIMITS OF OVER EXCAVATION
- PROPOSED SWALE

NOTE:

RETAINING WALLS RETAINING LESS THAN 2FT ARE NOT SHOWN, EXCEPT IN SOME CASES WHERE HOLDING UP STAIRS.

ROADWAY ELEVATIONS ON THE GRADING SHEETS ARE FOR MASS GRADING ONLY. DO NO CONSTRUCT CURB AND GUTTER USING ELEVATIONS FROM THE GRADING SHEETS. INSTEAD, REFER TO THE ROADWAY PLAN AND PROFILE SHEETS.

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

REVISION

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER — NEW MEXICO — 17154 — CIVIL — PROFESSIONAL ENGINEER — 10/10/2024

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: NORTH DETAILED GRADING PLAN

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-101

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-101 North Detailed Grading Plan.dwg PLOT DATE: Dec 12, 2024 12:31pm

SHEET C-101
MATCHLINE

INSTALL ROCK SWALE PER DETAIL ON THIS SHEET

TOP OF GRATE 75.22

FLOW LINE (GRADE PER NMDOT STD DWG 623-14-1/3) = 74.13

FLOW LINE (GRADE PER NMDOT STD DWG 623-14-1/3) = 70.27

CAJA DEL ORO GRANT ROAD

CAMPO DEL SUR LOOP WAY

CAMPO DEL NORTE ALLEY

CAMPO DEL NORTE COURT

CAMPO DEL SUR LOOP

CAMPO DEL SUR LOOP ALLEY

INSTALL 3:1 FILL SLOPE (CONTOURS NOT SHOWN) FROM EDGE OF ACCESS ROAD TO EXISTING GROUND

INSTALL ROCK SWALE PER DETAIL ON THIS SHEET

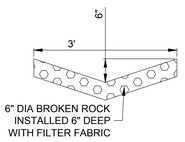
LEGEND

- BACKYARD SLOPE (3:1 TYP. U.N.O.)
- DIRECTION OF FLOW
- PROPOSED SPOT ELEVATION — XX.XX
- TOP OF CURB OR FINISHED GROUND ELEVATION — XX.XX
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- RIGHT OF WAY (ROW)
- PROPERTY LINE
- ROADWAY CENTERLINE
- LIMITS OF GRADING
- RETAINING WALL
- LIMITS OF OVER EXCAVATION
- FLOWLINE OF SWALE

NOTE:

RETAINING WALLS RETAINING LESS THAN 2FT ARE NOT SHOWN, EXCEPT IN SOME CASES WHERE HOLDING UP STAIRS.

ROADWAY ELEVATIONS ON THE GRADING SHEETS ARE FOR MASS GRADING ONLY. DO NO CONSTRUCT CURB AND GUTTER USING ELEVATIONS FROM THE GRADING SHEETS. INSTEAD, REFER TO THE ROADWAY PLAN AND PROFILE SHEETS.



ROCK SWALE DETAIL

0 40 80
SCALE: 1" = 40'

DESIGNED	SEG
DRAWN	SEG
CHECKED	JL
DATE	12.12.2024

REVISION

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER — NEW MEXICO — 17154 — 10/10/2024 — PROFESSIONAL ENGINEER

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

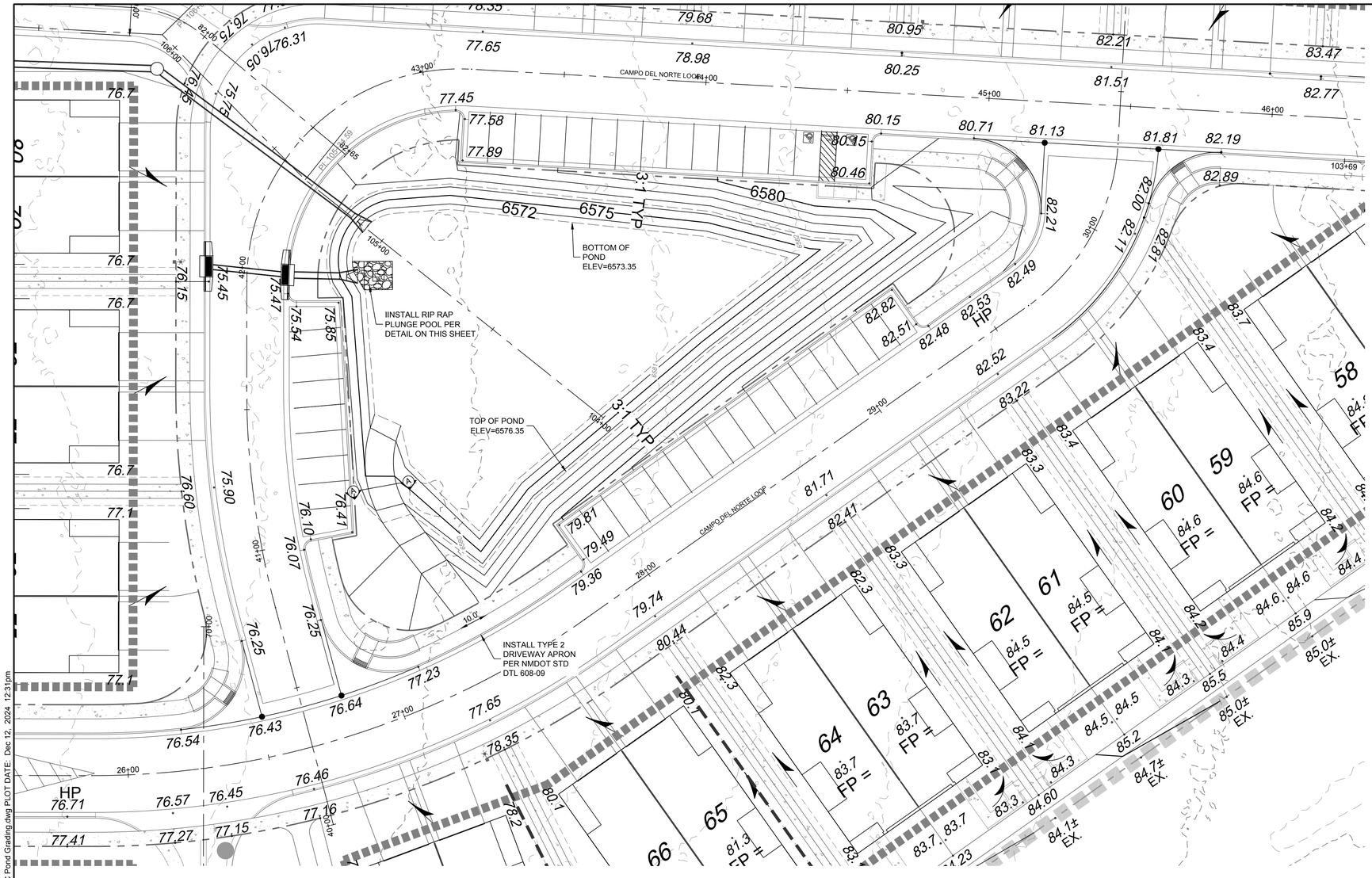
PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: SOUTH DETAILED GRADING PLAN

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-102

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-102 South Detailed Grading Plan.dwg PLOT DATE: Dec 12, 2024 12:31pm



LEGEND

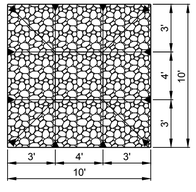
- BACKYARD SLOPE (3:1 TYP. U.N.O.)
- DIRECTION OF FLOW
- PROPOSED SPOT ELEVATION — XX.XX
- TOP OF CURB OR FINISHED GROUND ELEVATION — XX.XX
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- RIGHT OF WAY (ROW)
- PROPERTY LINE
- ROADWAY CENTERLINE
- LIMITS OF GRADING
- RETAINING WALL
- LIMITS OF OVER EXCAVATION
- 2" - 4" CRUSHED STONE

NOTE:

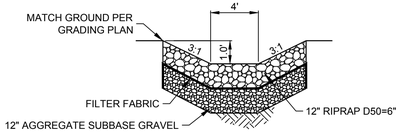
RETAINING WALLS RETAINING LESS THAN 2FT ARE NOT SHOWN, EXCEPT IN SOME CASES WHERE HOLDING UP STAIRS.

ROADWAY ELEVATIONS ON THE GRADING SHEETS ARE FOR MASS GRADING ONLY. DO NO CONSTRUCT CURB AND GUTTER USING ELEVATIONS FROM THE GRADING SHEETS. INSTEAD, REFER TO THE ROADWAY PLAN AND PROFILE SHEETS.

POND INFORMATION
DESIGN POND VOLUME: 0.806 AC-FT
POND DEPTH: 3'
TOP OF POND ELEVATION: 6576.35
100-YR 24-HR MAX WSEL: 1.87' ABOVE POND BOTTOM
100-YR 24-HR FREEBOARD: 1.13'



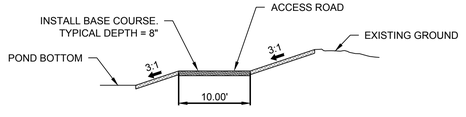
PLAN VIEW



SECTION VIEW

RIPRAP PLUNGE POOL DETAIL

Scale: NTS



SECTION A-A: TYPICAL ACCESS ROAD SECTION

Scale: NTS

0 20 40
SCALE: 1" = 20'

DESIGNED	SEG
DRAWN	SEG
CHECKED	JL
DATE	12.12.2024

REVISION

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER — NEW MEXICO — 17154 — LICENSED PROFESSIONAL ENGINEER — 06/06/2025

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

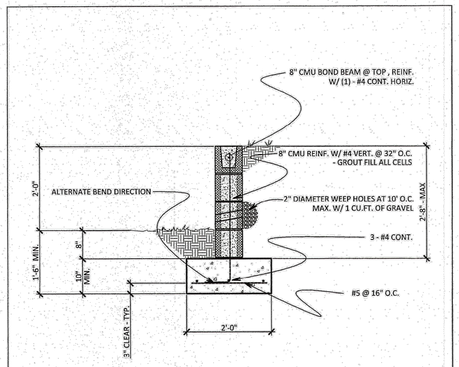
PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: NORTH POND GRADING PLAN

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: #####

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-103C Pond Grading.dwg PLOT DATE: Dec 12, 2024 12:31pm

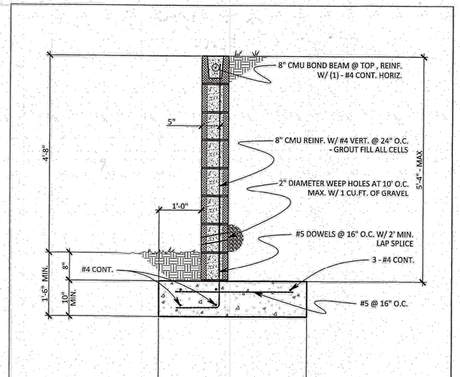


1 2'-0" CMU RETAINING WALL
3/4" = 1' - 0"

DANTE ANGELINI NEW MEXICO 20353 PROFESSIONAL ENGINEER
01.08.2024

©Angelini, LLC
All rights reserved. All designs, drawings, plans & specifications are the property of Angelini, LLC. Purchaser's rights are conditional & limited to a one-time use to construct a single project on the site & use is limited specifically to such property. The use or reproduction of these plans concerning any other construction is strictly prohibited without the written permission of Angelini, LLC

Angelini Engineers	CAJA DEL ORO SUBDIVISION RETAINING WALLS SANTA FE, NM
255 YORKS XING DRIFTWOOD, TEXAS 78619 PH: (512) 565-2396	

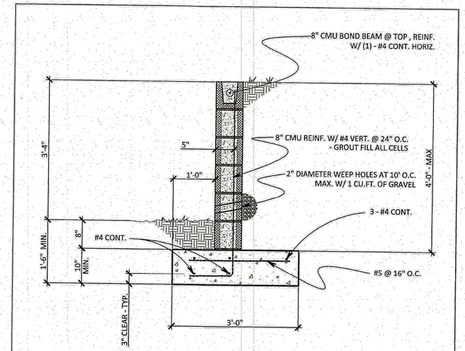


1 4'-8" CMU RETAINING WALL
3/4" = 1' - 0"

DANTE ANGELINI NEW MEXICO 20353 PROFESSIONAL ENGINEER
01.08.2024

©Angelini, LLC
All rights reserved. All designs, drawings, plans & specifications are the property of Angelini, LLC. Purchaser's rights are conditional & limited to a one-time use to construct a single project on the site & use is limited specifically to such property. The use or reproduction of these plans concerning any other construction is strictly prohibited without the written permission of Angelini, LLC

Angelini Engineers	CAJA DEL ORO SUBDIVISION RETAINING WALLS SANTA FE, NM
255 YORKS XING DRIFTWOOD, TEXAS 78619 PH: (512) 565-2396	

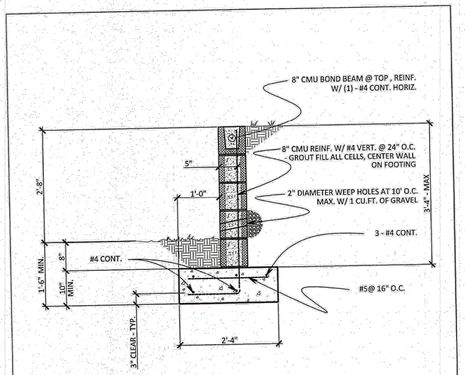


1 3'-4" CMU RETAINING WALL
3/4" = 1' - 0"

DANTE ANGELINI NEW MEXICO 20353 PROFESSIONAL ENGINEER
01.08.2024

©Angelini, LLC
All rights reserved. All designs, drawings, plans & specifications are the property of Angelini, LLC. Purchaser's rights are conditional & limited to a one-time use to construct a single project on the site & use is limited specifically to such property. The use or reproduction of these plans concerning any other construction is strictly prohibited without the written permission of Angelini, LLC

Angelini Engineers	CAJA DEL ORO SUBDIVISION RETAINING WALLS SANTA FE, NM
255 YORKS XING DRIFTWOOD, TEXAS 78619 PH: (512) 565-2396	



1 2'-8" CMU RETAINING WALL
3/4" = 1' - 0"

DANTE ANGELINI NEW MEXICO 20353 PROFESSIONAL ENGINEER
01.08.2024

©Angelini, LLC
All rights reserved. All designs, drawings, plans & specifications are the property of Angelini, LLC. Purchaser's rights are conditional & limited to a one-time use to construct a single project on the site & use is limited specifically to such property. The use or reproduction of these plans concerning any other construction is strictly prohibited without the written permission of Angelini, LLC

Angelini Engineers	CAJA DEL ORO SUBDIVISION RETAINING WALLS SANTA FE, NM
255 YORKS XING DRIFTWOOD, TEXAS 78619 PH: (512) 565-2396	

STRUCTURAL NOTES

DESIGN CRITERIA
1. THE WALLS AND FOOTINGS SHOWN IN THESE DRAWINGS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS LISTED IN THE 2021 INTERNATIONAL BUILDING CODE WITH REQUIRED AMENDMENTS.
2. RETAINING WALLS HAVE EEEN DESIGNED TO SUPPORT UP TO A 6'-0" TALL GARDEN WALL. WHERE GARDEN WALLS OCCUR, DOWEL VERTICAL WALL STEEL 24" MINIMUM INTO THE GARDEN WALL. THE GARDEN WALL IS ASSUMED TO BE COMPRISED OF 8" NOMINAL CMU REINFORCED WITH #4 @ 32" ON CENTER. EXTEND VERTICAL BARS TO SECOND TO TOP COURSE.
3. THE RETAINING WALLS AND FOUNDATION DESIGN ARE BASED ON THE GEOTECHNICAL INFORMATION PROVIDED BY NV5, INC., PROJECT NO. 444321-8320000.00, DATED MAY 17, 2021 WITH THE FOLLOWING DESIGN BASIS:
   3.1. ALLOWABLE BEARING PRESSURE = 2000 PSF BEARING 18 INCHES INTO COMPACTED SELECT FILL
   3.2. EQUIVALENT FLUID PRESSURE = 40 PSF (HYDROSTATIC PRESSURE NOT INCLUDED)
   3.3. PASSIVE PRESSURE = 400 PSF (STRUCTURAL FILL)
   3.4. COEFFICIENT OF FRICTION = 0.4

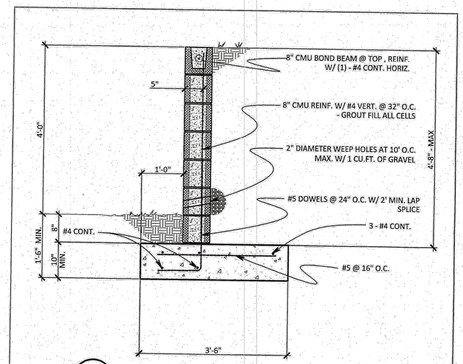
CONCRETE
1. PORTLAND CEMENT ASTM C 150, TYPE I/II
2. 28 DAY COMPRESSIVE STRENGTH OF CONCRETE F'c = 3000 PSI
3. 3-5 INCH SLUMP
4. MAXIMUM WATER TO CEMENT RATIO = 0.5
5. MAXIMUM AGGREGATE SIZE = 1 INCH
6. WATER SHALL CONFORM TO ASTM C 94 AND BE POTABLE

CONCRETE MASONRY UNITS (CMU)
1. THE NET AREA COMPRISSIVE STRENGTH FO MASONRY, F'M, SHALL BE A MINIMUM OF 1500 PSI AS DETERMINED BY THE UNIT STRENGTH METHOD.
2. MASONRY UNITS SHALL CONFORM TO ASTM C90 AND SHALL BE MEDIUM WEIGHT.
3. MORTAR SHALL BE TYPE S or M AND SHALL CONFORM TO ASTM C270 AND THE PROPORTION TABLE OF THE 2021 IBC.
4. 28 DAY COMPRESSIVE STRENGTH OF GROUT SHALL BE 2500 PSI
5. GROUT SHALL BE COURSE AND CONFORM TO ASTM C476 BY VOLUMETRIC PROPORTION. SLUMP SHALL BE WITHIN THE RANGE OF 8" to 11".
6. REINFORCING SHALL COMPLY WITH ASTM A615, GRADE 40
7. INSTALL CONTROL JOINTS WITH ONE VERTICAL BAR EACH SIDE OF JOINT AT A MAXIMUM SPACING OF 12'-0". AT BOND BEAMS DEBOND HORIZONTAL BARS.

DANTE ANGELINI NEW MEXICO 20353 PROFESSIONAL ENGINEER
01.08.2024

©Angelini, LLC
All rights reserved. All designs, drawings, plans & specifications are the property of Angelini, LLC. Purchaser's rights are conditional & limited to a one-time use to construct a single project on the site & use is limited specifically to such property. The use or reproduction of these plans concerning any other construction is strictly prohibited without the written permission of Angelini, LLC

Angelini Engineers	CAJA DEL ORO SUBDIVISION RETAINING WALLS SANTA FE, NM
255 YORKS XING DRIFTWOOD, TEXAS 78619 PH: (512) 565-2396	



1 4'-0" CMU RETAINING WALL
3/4" = 1' - 0"

DANTE ANGELINI NEW MEXICO 20353 PROFESSIONAL ENGINEER
01.08.2024

©Angelini, LLC
All rights reserved. All designs, drawings, plans & specifications are the property of Angelini, LLC. Purchaser's rights are conditional & limited to a one-time use to construct a single project on the site & use is limited specifically to such property. The use or reproduction of these plans concerning any other construction is strictly prohibited without the written permission of Angelini, LLC

Angelini Engineers	CAJA DEL ORO SUBDIVISION RETAINING WALLS SANTA FE, NM
255 YORKS XING DRIFTWOOD, TEXAS 78619 PH: (512) 565-2396	

REVISION

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER NEW MEXICO 17154 REGISTERED PROFESSIONAL ENGINEER 12/09/2023

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

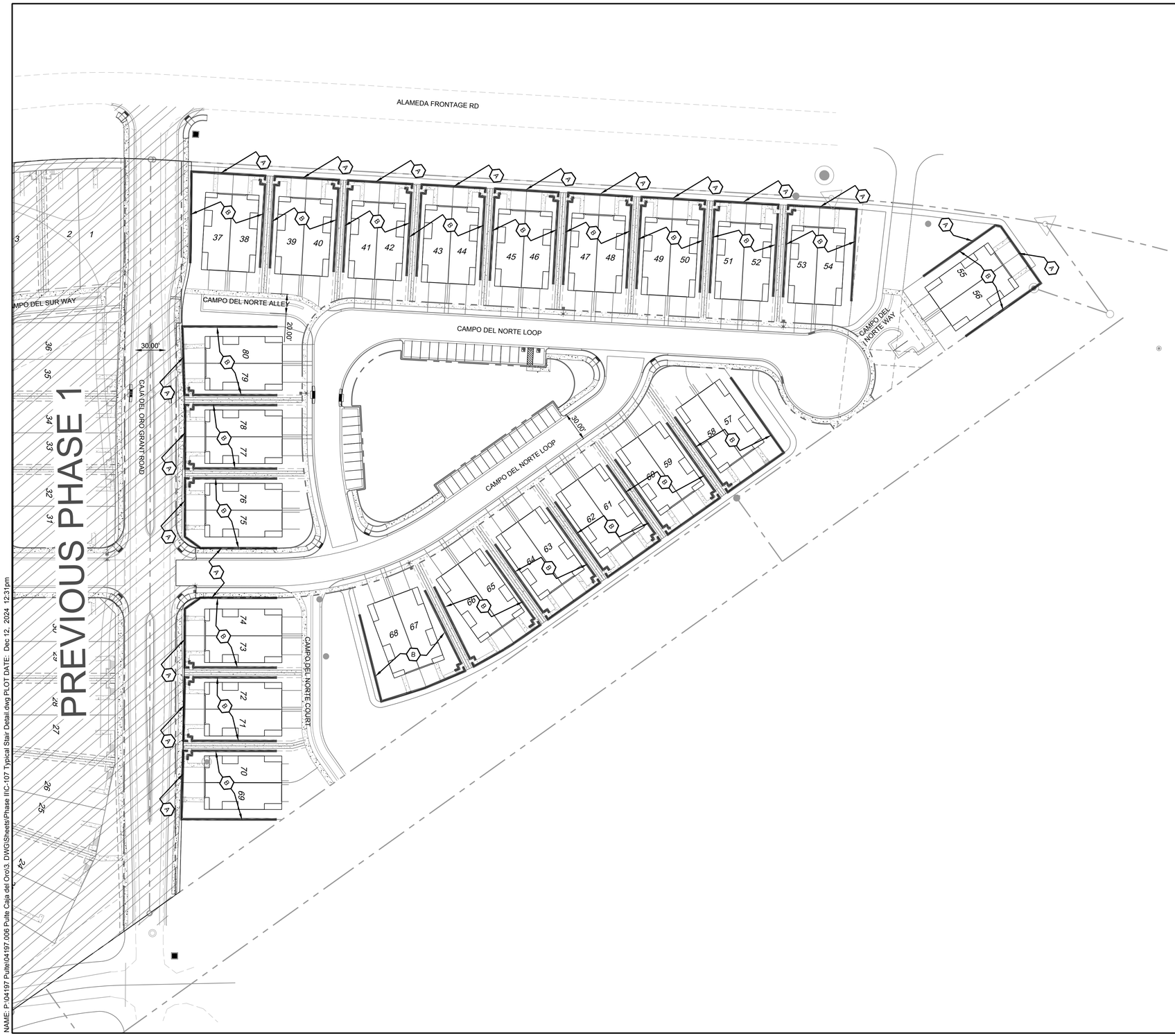
PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: STRUCTURAL RETAINING WALL DETAIL

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-104

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-105 Structural Retaining Wall Detail.dwg PLOT DATE: Dec 12, 2024 12:31pm



NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-107 Typical Stair Detail.dwg PLOT DATE: Dec 12, 2024 12:31pm

NOTES

- WALL AND FENCES: FOR ANY PROJECT TO WHICH THIS SUBSECTION 14-8.4(J) APPLIES, PUBLICLY VISIBLE WALLS AND FENCES SHALL BE WROUGHT IRON OR SIMULATED WROUGHT IRON, WOOD OR SIMULATED WOOD, CEDAR POLE, ADOBE, SPLIT-FACED CONCRETE BLOCK, STONE, STUCCO OR RECTANGULAR MESH WIRE ON WOODEN POSTS IN COMBINATION WITH VINES OR OTHER CLIMBING PLANT MATERIAL.

- RETAINING WALL / FENCE: ANY WALL OR FENCE THAT IS MORE THAN THREE (3) FEET IN HEIGHT ABOVE FINISH GRADE ON THE SIDE FACING THE STREET, SHALL BE SET BACK FROM THE STREET RIGHT OF WAY LINE A DISTANCE EQUAL TO OR GREATER THAT THE HEIGHT.

LEGEND

- WALL(TYPE PER KEYED NOTE)
- RETAINING WALL, REFER TO GRADING PLAN
- POND PERIMETER FENCE, REFER TO LANDSCAPE PLAN
- SIDEWALK TO BE BUILT AT TIME OF HOUSE CONSTRUCTION
- SIDEWALK TO BE BUILT WITH ROADWAY CONSTRUCTION

KEYED NOTES

- (A) TAN 6' MAX HEIGHT SPLIT FACE CMU WALL
- (B) TAN 6' MAX HEIGHT SMOOTH CMU WALL

0 50 100
SCALE: 1" = 50'

DESIGNED	SEG
DRAWN	SEG
CHECKED	JL
DATE	12.12.2024

REVISION

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER
NEW MEXICO
17154
PROFESSIONAL ENGINEER
12/12/2024

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

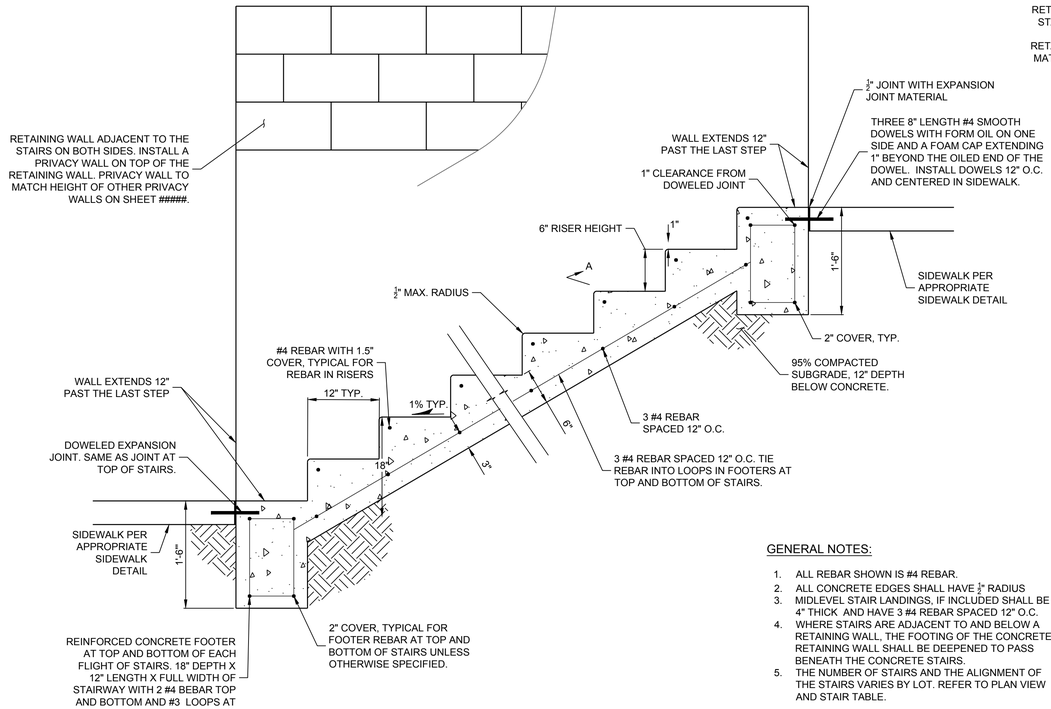
PROJ. #: 04197.006

PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: PERIMETER WALL & FENCE PLAN

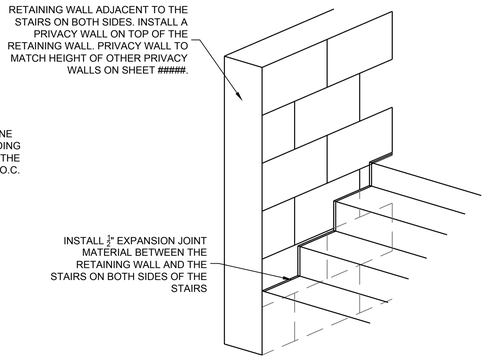
SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-105



STAIR ON GRADE DETAIL

Scale: NTS



SECTION A:
CONCRETE STAIRS PARTIAL ISOMETRIC VIEW

GENERAL NOTES:

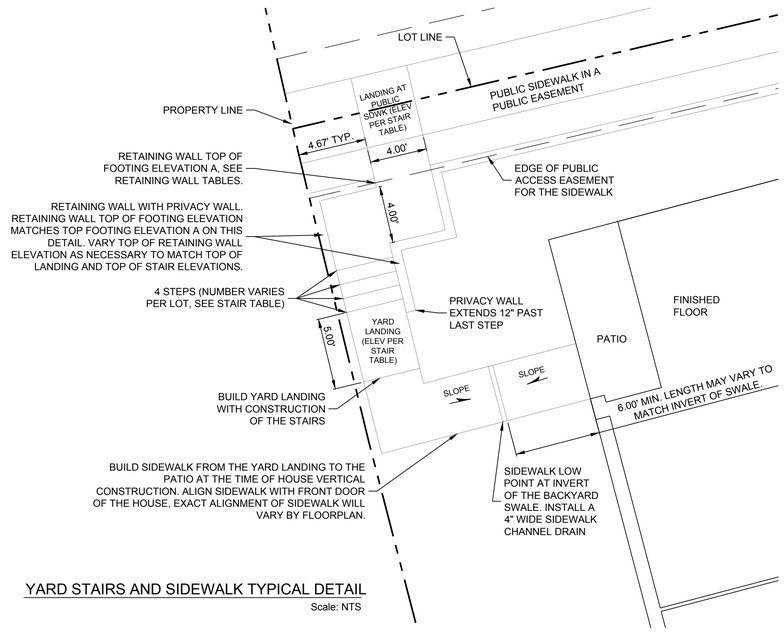
1. ALL REBAR SHOWN IS #4 REBAR.
2. ALL CONCRETE EDGES SHALL HAVE ½" RADIUS
3. MIDLEVEL STAIR LANDINGS, IF INCLUDED SHALL BE 4" THICK AND HAVE 3 #4 REBAR SPACED 12" O.C.
4. WHERE STAIRS ARE ADJACENT TO AND BELOW A RETAINING WALL, THE FOOTING OF THE CONCRETE RETAINING WALL SHALL BE DEEPENED TO PASS BENEATH THE CONCRETE STAIRS.
5. THE NUMBER OF STAIRS AND THE ALIGNMENT OF THE STAIRS VARIES BY LOT. REFER TO PLAN VIEW AND STAIR TABLE.

STAIR TABLE

Southern Meadows (Caja del Oro) - Phase 2

Lot Number	Yard Landing Elev	Landing Elev at Public Sidewalk	Number of Steps
37	77.8	78.0	0
38	77.8	78.4	1
39	78.3	78.4	0
40	78.3	79.4	2
41	79.5	79.4	0
42	79.5	80.4	2
43	80.9	80.4	1
44	80.9	81.4	1
45	82.1	81.4	1
46	82.1	82.8	4
47	83.4	82.8	1
48	83.4	84.1	1
49	84.7	84.1	1
50	84.7	85.4	1
51	85.9	85.4	1
52	85.9	86.8	2
53	88.2	86.8	3
54	88.2	87.8	1
55	91.1	91.5	1
56	91.1	92.0	2
57	84.9	86.9	4
58	84.9	86.3	3
59	84.7	86.3	3
60	84.7	85.4	1
61	84.6	85.4	2
62	84.6	84.5	1
63	83.8	84.5	1
64	83.8	83.9	1
65	81.4	83.9	5
66	81.4	81.4	0
67	79.5	81.4	4
68	79.5	79.0	1
69	79.5	77.9	3
70	79.5	77.6	4
71	78.7	77.6	2
72	78.7	77.1	3
73	78.1	77.1	2
74	78.1	76.6	3
75	77.4	75.9	3
76	77.4	75.6	4
77	77.0	75.6	3
78	77.0	75.3	3
79	77.0	75.3	3
80	77.0	75.4	3

NOTE:
THE ELEVATION OF THE YARD LANDING IN THE STAIR TABLE ASSUMES THAT THE TOP OF FINISHED PATIO IS 2" BELOW THE TOP OF FINISHED FLOOR AND THAT THAT THE TOP OF FINISHED FLOOR IS 6" ABOVE FINISHED PAD. CONTACT THE ENGINEER IF THIS IS NOT THE CASE.



YARD STAIRS AND SIDEWALK TYPICAL DETAIL

Scale: NTS

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

REVISION

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER NEW MEXICO 17154 REGISTERED PROFESSIONAL ENGINEER 12/12/2024

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

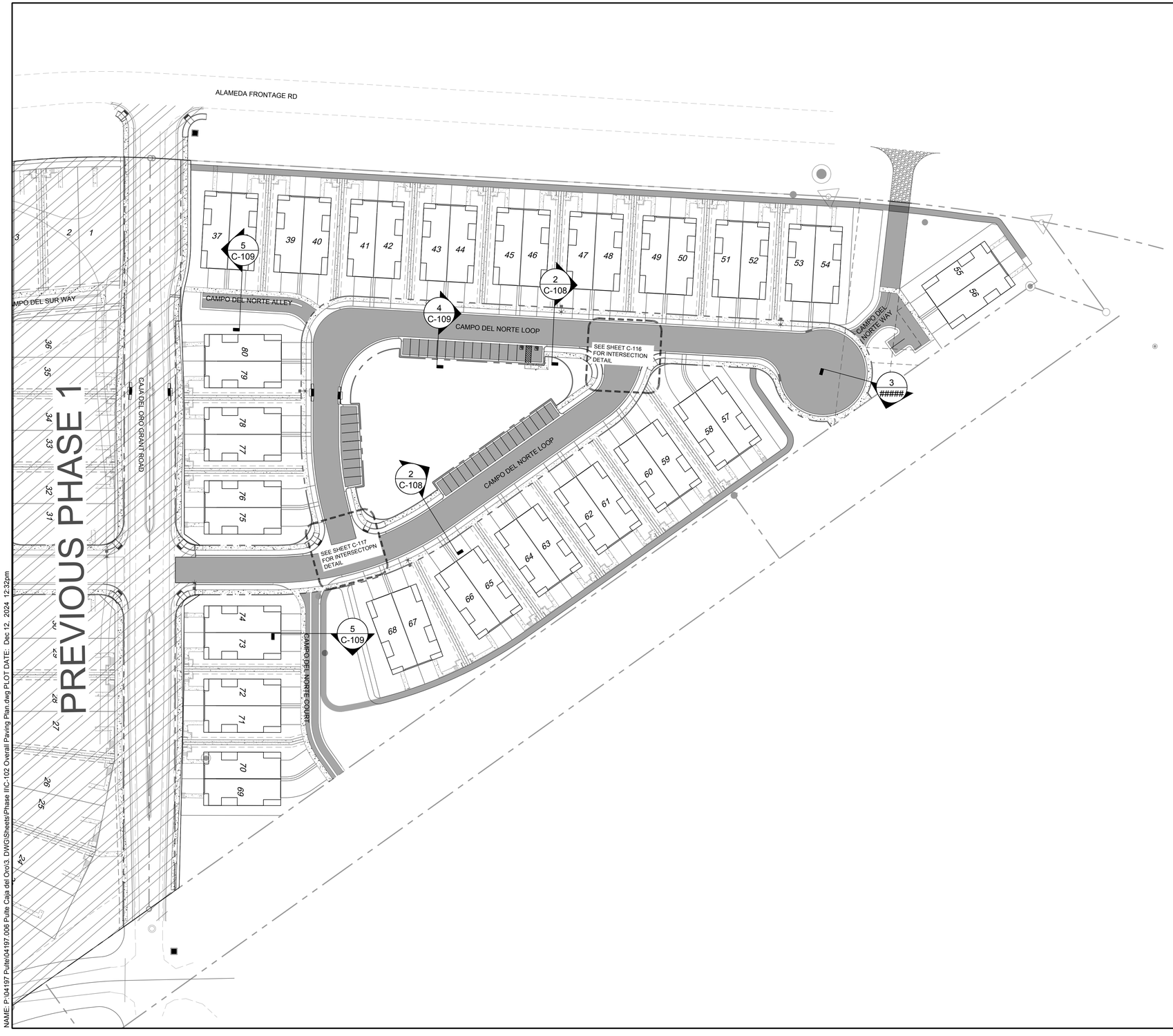
PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: TYPICAL STAIR DETAIL

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-106

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-107 Typical Stair Detail.dwg PLOT DATE: Dec 12, 2024 12:31pm



NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-102 Overall Paving Plan.dwg PLOT DATE: Dec 12, 2024 12:32pm

GENERAL NOTES:

1. ALL CURVE DATA ON THE ROAD PLAN AND PROFILES REFERS TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RETURNS HAVE A 25' RADIUS AT THEORETICAL FACE OF CURB (FLOWLINE), UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO FIELD VERIFY DRIVEWAY LOCATIONS PRIOR TO CONSTRUCTION.
4. CENTERLINE MONUMENTATION TO BE INSTALLED PER V.O.L.L. STANDARDS AS SHOWN ON THE SUBDIVISION PLAT.
5. SITE ACCESSIBILTY SHALL CONFORM TO NM DOT SERIAL PAD-001, SHEETS 1-10 AND N.M.A.D.A. SPECIFICATIONS.
6. ALL FUTURE SIDEWALKS (BY OTHERS) TO BE ADA COMPLIANT.

STREET LIGHTING NOTES:

1. THIS DRAWING SHOWS THE DESIRED STREET LIGHT LAYOUT ONLY. DESIGN OF THE ELECTRICAL WIRING AND APPURTENANCES REQUIRED TO COMPLETE THE SYSTEM WILL BE PROVIDED BY OTHERS.
2. STREET LIGHTS IN THE INTERIOR OF THE SUBDIVISION SHALL BE 100W HPS LIGHTS WITH 25' MOUNTING HEIGHT. THE STREET LIGHTS SHALL BE BRONZE SHOE BOX STYLE WITH CUTOFF FIXTURES.
3. ALL STREET LIGHTING MUST COMPLY WITH THE "NIGHT SKY PROTECTION ACT".

PHASE 2 PARKING COUNT:

STANDARD PARKING STALLS:	40
HANDICAP/VAN ACCESSIBLE PARKING STALLS	2
TOTAL	42

LEGEND

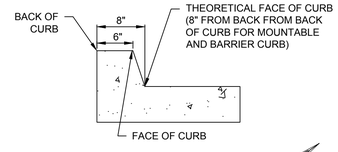
	NEW	EXISTING
CURB & GUTTER		
PAVEMENT EDGE		
STREET LIGHT		
STOP SIGN		
TYPE III BARRICADE		
CURB TRANSITION		
NEW PAVEMENT AREA		
SIDEWALK TO BE BUILT AT TIME OF HOUSE CONSTRUCTION		
SIDEWALK TO BE BUILT WITH ROADWAY CONSTRUCTION		

CROSS SECTION NUMBER

X-XXX

SHEET NUMBER CONTAINING THE CROSS SECTION

CURB STATIONING DETAIL



0 50 100

SCALE: 1" = 50'

DESIGNED	SEG
DRAWN	SEG
CHECKED	JL
DATE	12.12.2024

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

REVISION

STAMP

SHELDON E. GREER NEW MEXICO 17154 REGISTERED PROFESSIONAL ENGINEER 12/12/2024

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

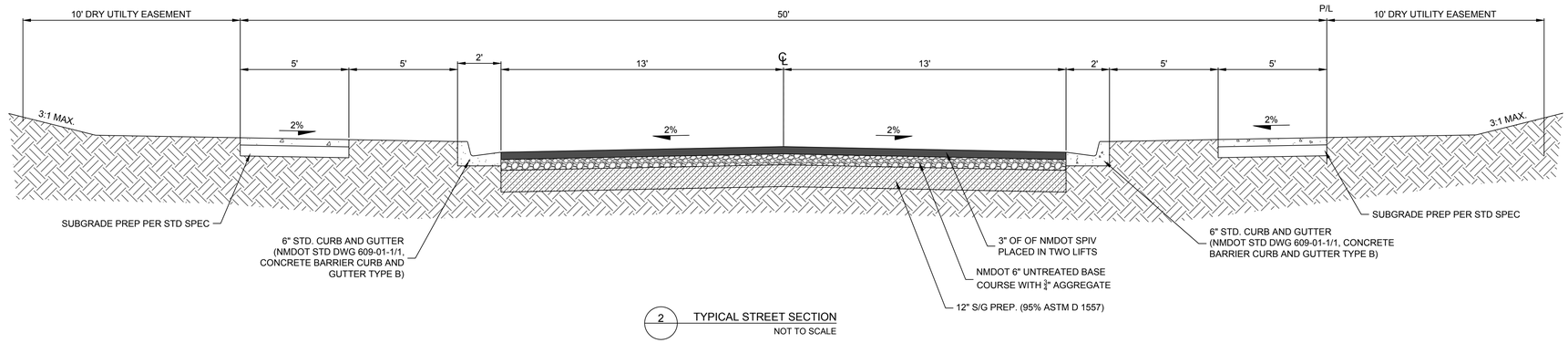
PROJ. #: 04197.006

PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

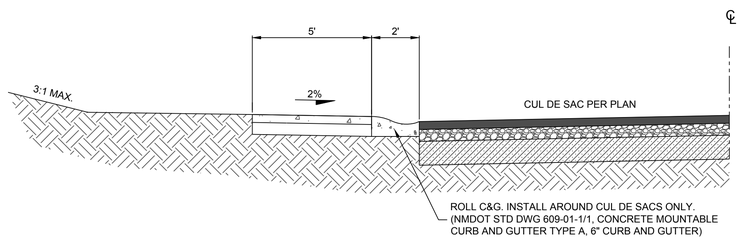
SHEET TITLE: OVERALL PAVING PLAN

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-107



2 TYPICAL STREET SECTION
NOT TO SCALE



3 TYPICAL CUL DE SAC SECTION
NOT TO SCALE

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-111 Typical Alley and Lot Grading.dwg PLOT DATE: Dec 12, 2024 12:32pm

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

REVISION

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER
NEW MEXICO
17154
REGISTERED PROFESSIONAL ENGINEER
10/10/2024

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

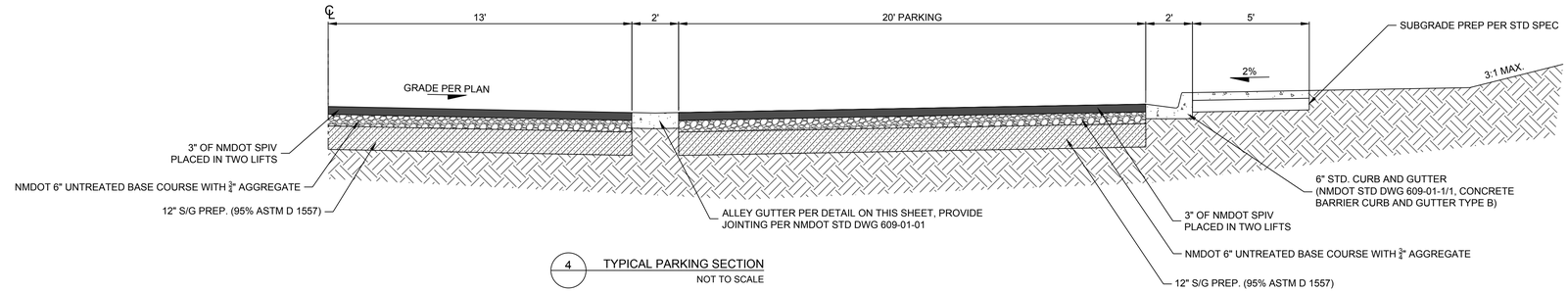
PROJ. #: 04197.006

PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

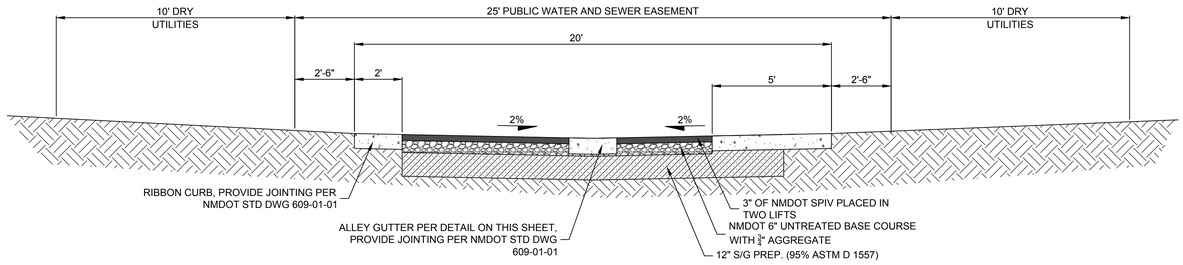
SHEET TITLE: ROAD CROSS SECTION 1

SUBMITTED FOR: CONSTRUCTION

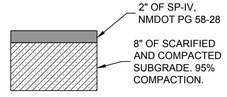
SHEET NUMBER: C-108



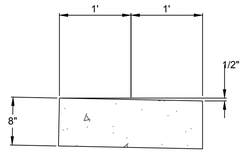
4 TYPICAL PARKING SECTION
NOT TO SCALE



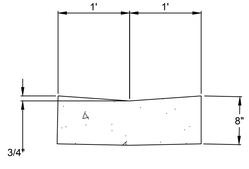
5 ALLEY CROSS SECTION
NOT TO SCALE



MULTIUSE TRAIL PAVEMENT SECTION
Scale: NTS



RIBBON CURB
Scale: NTS



ALLEY GUTTER
Scale: NTS

DESIGNED	SEG
DRAWN	SEG
CHECKED	JL
DATE	12.12.2024

REVISION

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

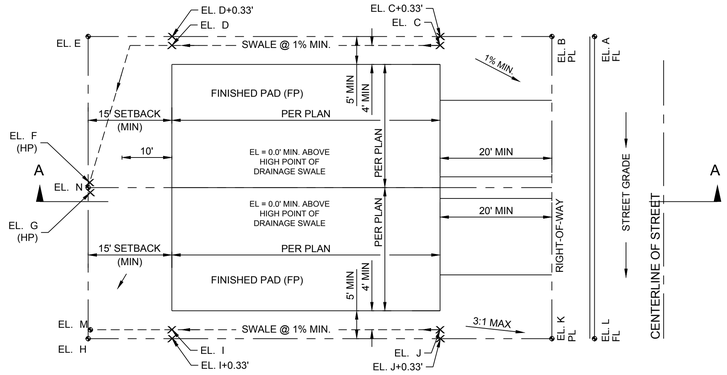
PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: ROAD CROSS SECTION 2

SUBMITTED FOR: CONSTRUCTION

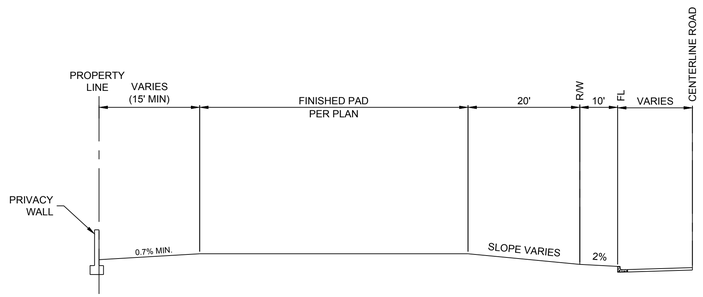
SHEET NUMBER: C-109

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-111 Typical Alley and Lot Grading.dwg PLOT DATE: Dec 12, 2024 12:32pm



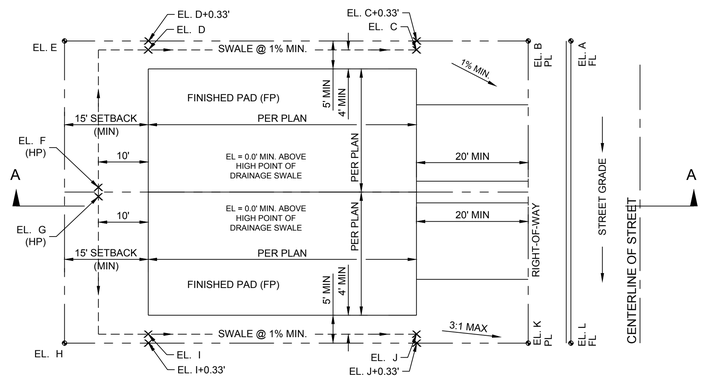
POINTS A, B, C, D, E, F, G, H, I, J, K, L, M, & N CORRESPOND TO ELEVATIONS DISPLAYED ON THE GRADING PLAN

A, L = FL C&G
B, K = PL/BACK OF SIDEWALK
C,D,F,I,J,M = FL SWALE
E,N,H = TOG @ EDGE OF SIDEWALK



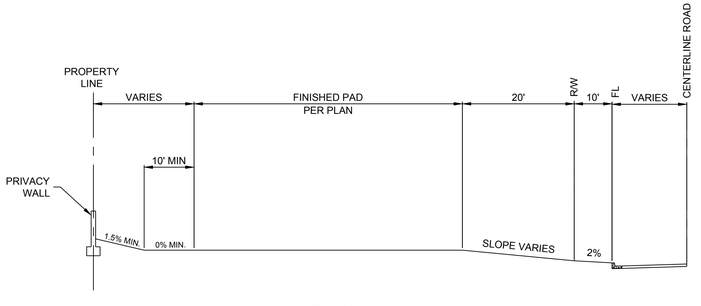
SECTION A-A
N.T.S.

TYPICAL LOT GRADING - DRAIN TO BACK
NOT TO SCALE



POINTS A, B, C, D, E, F, G, H, I, J, K, & L CORRESPOND TO ELEVATIONS DISPLAYED ON THE GRADING PLAN

A, L = FL C&G
B, K = PL/BACK OF SIDEWALK
C,D,F,G,J = FL SWALE
E,H = TOG @ PL



SECTION A-A
N.T.S.

TYPICAL LOT GRADING - DRAIN TO FRONT
NOT TO SCALE

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-111 Typical Alley and Lot Grading.dwg PLOT DATE: Dec 12, 2024 12:32pm

REVISION

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

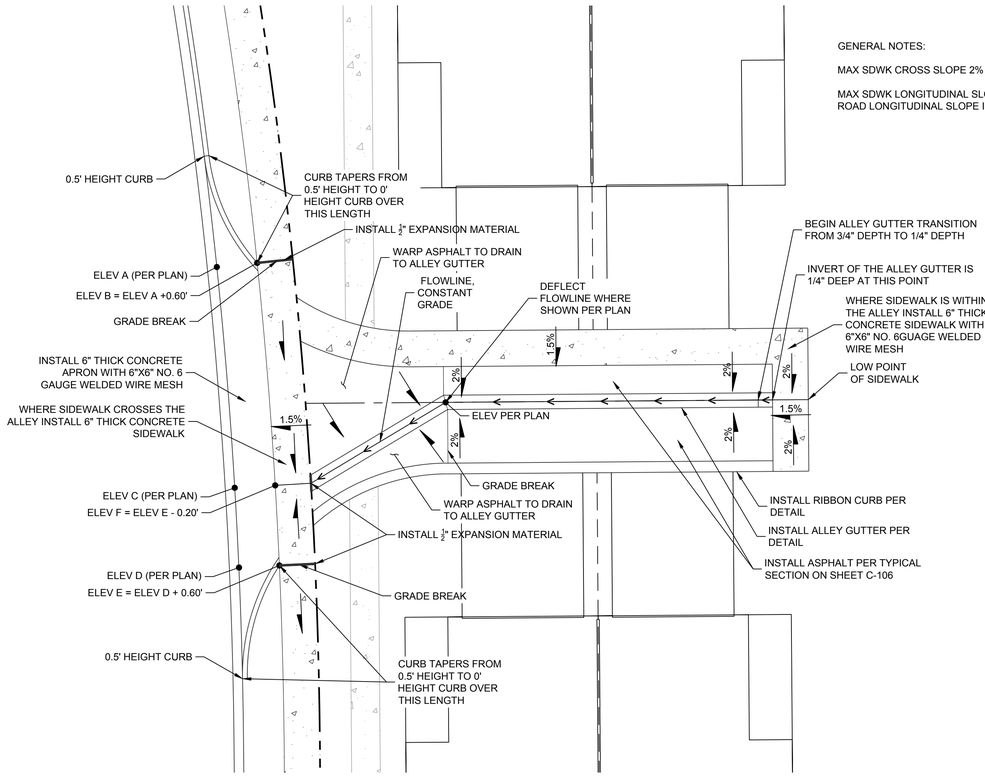
PROJ. #: 04197.006

PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: TYPICAL LOT GRADING

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-110



ALLEY CONNECTION DETAIL (USE WHERE SPECIFIED PER PLAN)

Scale: NTS

GENERAL NOTES:

MAX SDWK CROSS SLOPE 2% (1.5% PERFERRED)

MAX SDWK LONGITUDINAL SLOPE 5% UNLESS THE ROAD LONGITUDINAL SLOPE IS GREATER THAN 5%.

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

REVISION

STAMP

SHELDON E. GREER
NEW MEXICO
17154
REGISTERED PROFESSIONAL ENGINEER
10/10/2024

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

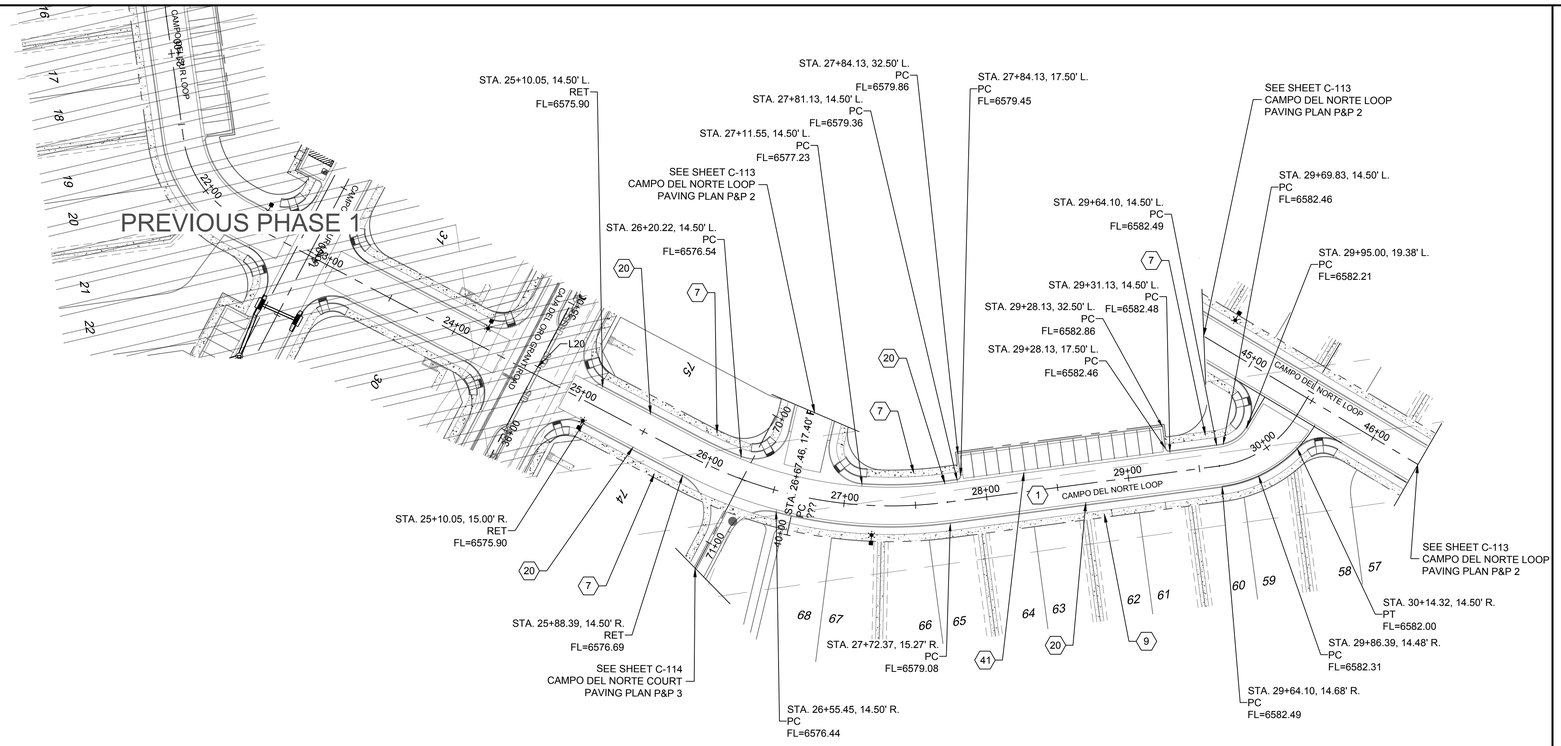
PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

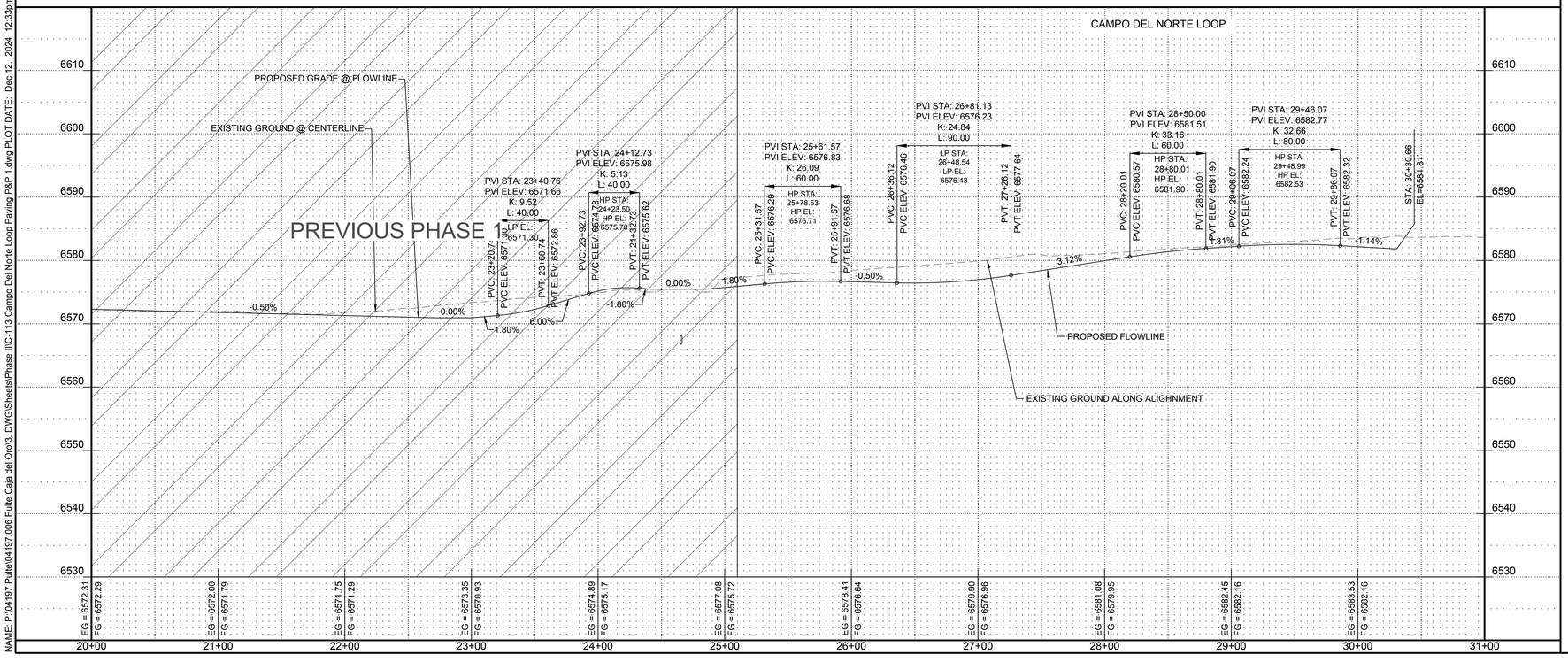
SHEET TITLE: TYPICAL ALLEY GRADING

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-111

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-111 Typical Alley and Lot Grading.dwg PLOT DATE: Dec 12, 2024 12:32pm





PAVING CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	BUILD RESIDENTIAL ASPHALT PAVING PER TYPICAL SECTION PER SHEET C-109
7	BUILD 5' PCC SIDEWALK PER NM APWA STANDARD DETAIL 2430
9	BUILD 5' PCC SIDEWALK PER NM APWA STANDARD DETAIL 2430 (DEFERRED)
20	BUILD CONCRETE BARRIER CURB AND GUTTER TYPE B PER NMDOT STD DWG 609-01-1/1
14	BUILD PCC VALLEY GUTTER PER NM APWA STANDARD DETAIL 2420
41	BUILD ALLEY GUTTER PER DETAIL ON SHEET C-109

GENERAL NOTES

1. ALL CURB RETURNS HAVE 25' RADIUS AT THEORETICAL FACE OF CURB (FLOWLINE) PER NMDOT STD DWG 623-14, UNLESS OTHER-WISE INDICATED
2. ALL STATIONS AND OFFSETS ARE TO FACE OF CURB (FLOWLINE) PER DETAIL ON SHEET C-107, UNLESS OTHER-WISE INDICATED
3. INSTALL ALL PRIVATE DRIVEWAY APRONS PER MODIFIED NMDOT STD DWG 608-09, TYPE 2, SEE SHEET C-510. ALSO, REFERENCE TYPICAL ALLEY APRON DETAIL ON SHEET #####.
4. SIDEWALKS INSTALLED IN THE ALLEYS SHALL BE 6" THICK WITH 6"X6" 6 GAUGE WELDED WIRE MESH.
5. FLOWLINE LABELS AT INLETS AND PROFILE ELEVATIONS AT INLETS REPRESENT NORMAL FLOWLINE GRADES, SEE THE APPROPRIATE INLET STANDARD DRAWING FOR THE FLOWLINE WRAP DOWN TO THE GRATE ELEVATION

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'
0 50 100
5 4 3 2 1

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

REVISION

STAMP

SHELDON E. GREER
NEW MEXICO
17154
REGISTERED PROFESSIONAL ENGINEER
10/10/2024

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

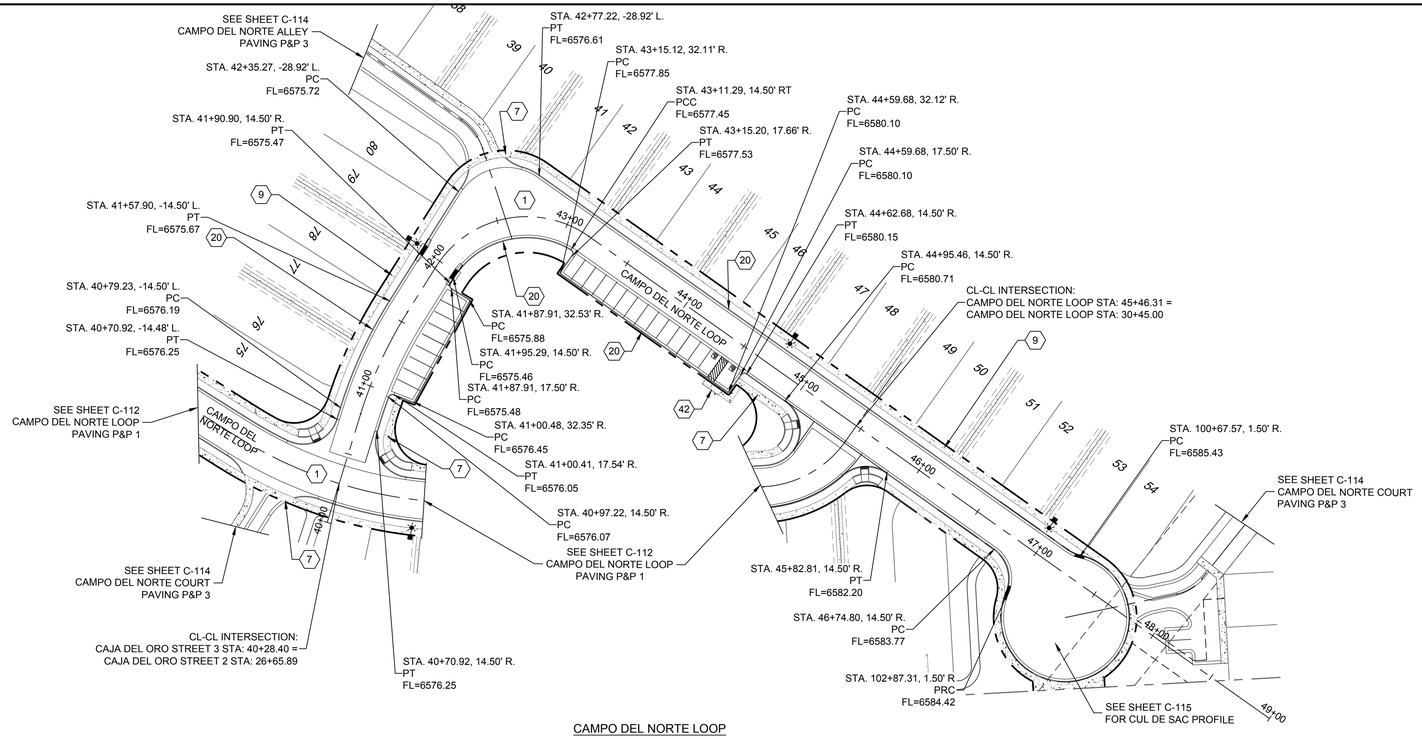
PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: CAMPO DEL NORTE LOOP PAVING P&P 1

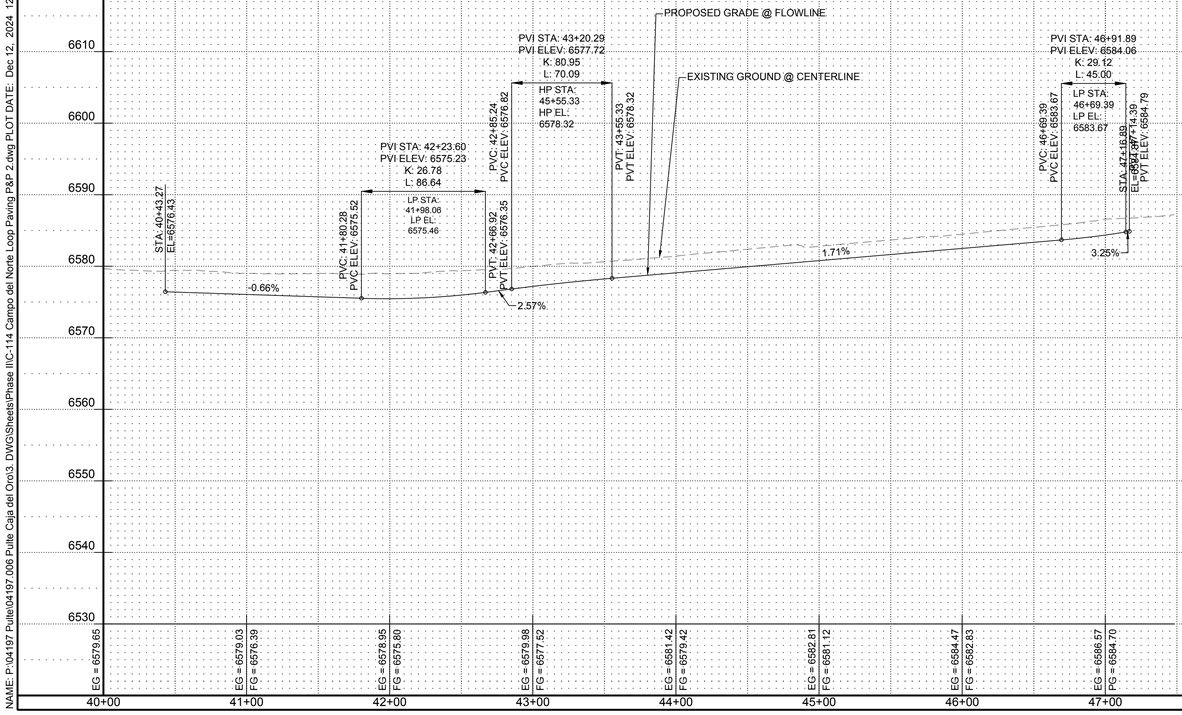
SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-112

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-113 Campo Del Norte Loop Paving P&P 1.dwg PLOT DATE: Dec 12, 2024 12:33pm



CAMPO DEL NORTE LOOP



PAVING CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	BUILD RESIDENTIAL ASPHALT PAVING PER TYPICAL SECTION
7	BUILD 5' PCC SIDEWALK PER NM APWA STANDARD DETAIL 2430
9	BUILD 5' PCC SIDEWALK PER NM APWA STANDARD DETAIL 2430 (DEFERRED)
20	BUILD CONCRETE BARRIER CURB AND GUTTER TYPE B PER NMDOT STD DWG 609-01-1/1
41	BUILD ALLEY GUTTER PER DETAIL ON SHEET C-109
42	BUILD PARALLEL CURB RAMP PER NMDOT STD DWG 608-001-3

GENERAL NOTES

1. ALL CURB RETURNS HAVE 25' RADIUS AT THEORETICAL FACE OF CURB (FLOWLINE) PER NMDOT STD DWG 623-14, UNLESS OTHER-WISE INDICATED
2. ALL STATIONS AND OFFSETS ARE TO FACE OF CURB (FLOWLINE) PER DETAIL ON SHEET C-107, UNLESS OTHER-WISE INDICATED
3. INSTALL ALL PRIVATE DRIVEWAY APRONS PER MODIFIED NMDOT STD DWG 608-09, TYPE 2, SEE SHEET C-510. ALSO, REFERENCE TYPICAL ALLEY APRON DETAIL ON SHEET #####.
4. SIDEWALKS INSTALLED IN THE ALLEYS SHALL BE 6" THICK WITH 6"X6" 6 GAUGE WELDED WIRE MESH.
5. FLOWLINE LABELS AT INLETS AND PROFILE ELEVATIONS AT INLETS REPRESENT NORMAL FLOWLINE GRADES. SEE THE APPROPRIATE INLET STANDARD DRAWING FOR THE FLOWLINE WRAP DOWN TO THE GRATE ELEVATION

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

10 8 6 4 2
0 50 100

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

REVISION

STAMP

SHELDON E. GREER
NEW MEXICO
17154
REGISTERED PROFESSIONAL ENGINEER
10/10/2024

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

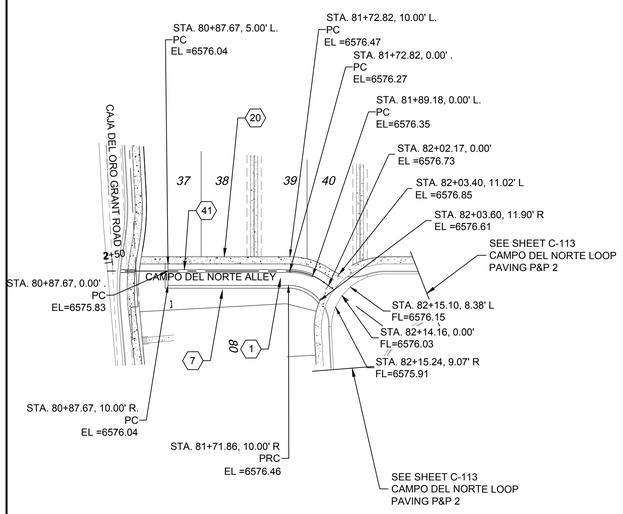
PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

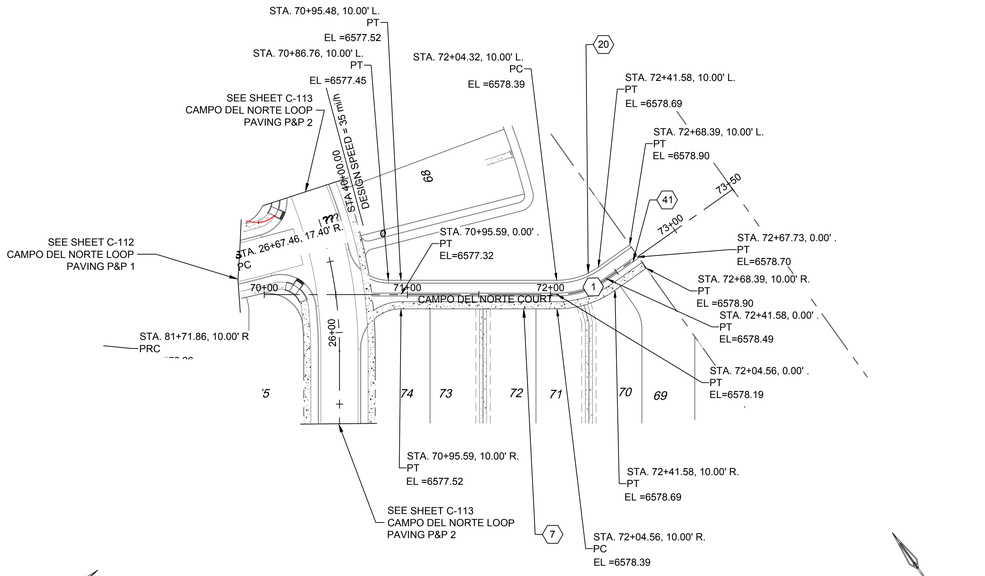
SHEET TITLE: CAMPO DEL NORTE LOOP PAVING P&P 2

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-113

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-114 Campo del Norte Loop Paving P&P 2.dwg PLOT DATE: Dec 12, 2024 12:33pm





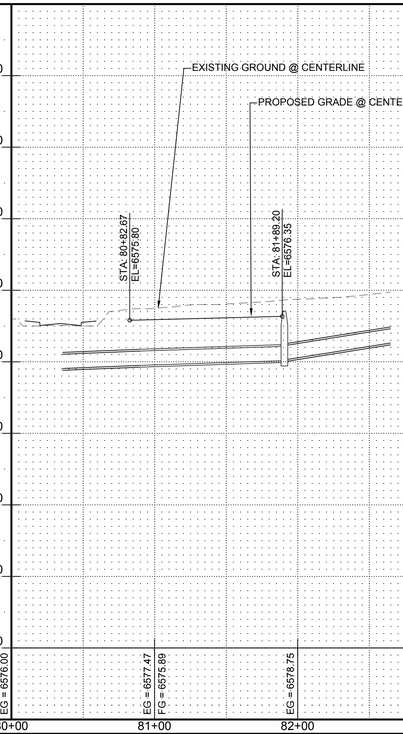
PAVING CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	BUILD RESIDENTIAL ASPHALT PAVING PER TYPICAL SECTION
7	BUILD 6' PCC SIDEWALK PER NM APWA STANDARD DETAIL 2430
9	BUILD 5' PCC SIDEWALK PER NM APWA STANDARD DETAIL 2430 (DEFERRED)
20	BUILD CONCRETE BARRIER CURB AND GUTTER TYPE B PER NMDOT STD DWG 609-01-1/1
41	BUILD ALLEY GUTTER PER DETAIL ON SHEET C-109

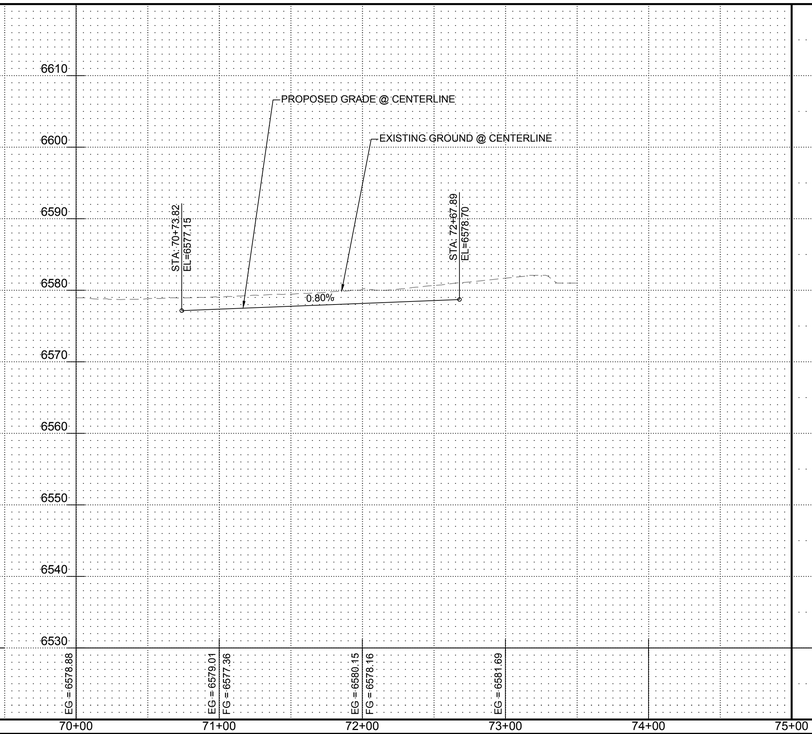
GENERAL NOTES

1. ALL CURB RETURNS HAVE 25' RADIUS AT THEORETICAL FACE OF CURB (FLOWLINE) PER NMDOT STD DWG 623-14, UNLESS OTHER-WISE INDICATED
2. ALL STATIONS AND OFFSETS ARE TO FACE OF CURB (FLOWLINE) PER DETAIL ON SHEET C-107, UNLESS OTHER-WISE INDICATED
3. INSTALL ALL PRIVATE DRIVEWAY APRONS PER MODIFIED NMDOT STD DWG 608-09, TYPE 2, SEE SHEET C-510. ALSO, REFERENCE TYPICAL ALLEY APRON DETAIL ON SHEET #####.
4. SIDEWALKS INSTALLED IN THE ALLEYS SHALL BE 6" THICK WITH 6"X6" 6 GAUGE WELDED WIRE MESH.
5. FLOWLINE LABELS AT INLETS AND PROFILE ELEVATIONS AT INLETS REPRESENT NORMAL FLOWLINE GRADES, SEE THE APPROPRIATE INLET STANDARD DRAWING FOR THE FLOWLINE WRAP DOWN TO THE GRATE ELEVATION

CAMPO DEL NORTE ALLEY



CAMPO DEL NORTE COURT



SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

REVISION

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER
NEW MEXICO
17154
REGISTERED PROFESSIONAL ENGINEER
10/10/2024

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

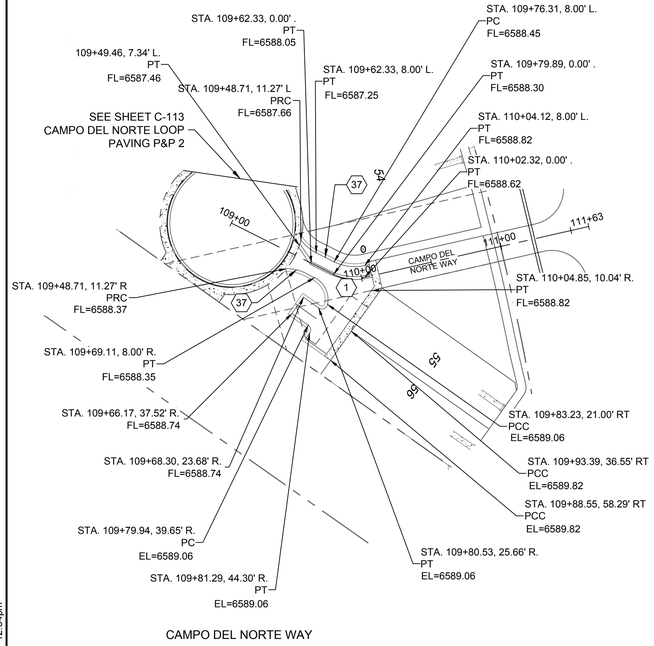
PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: CAMPO DEL NORTE ALLEY & COURT PAVING P&P 3

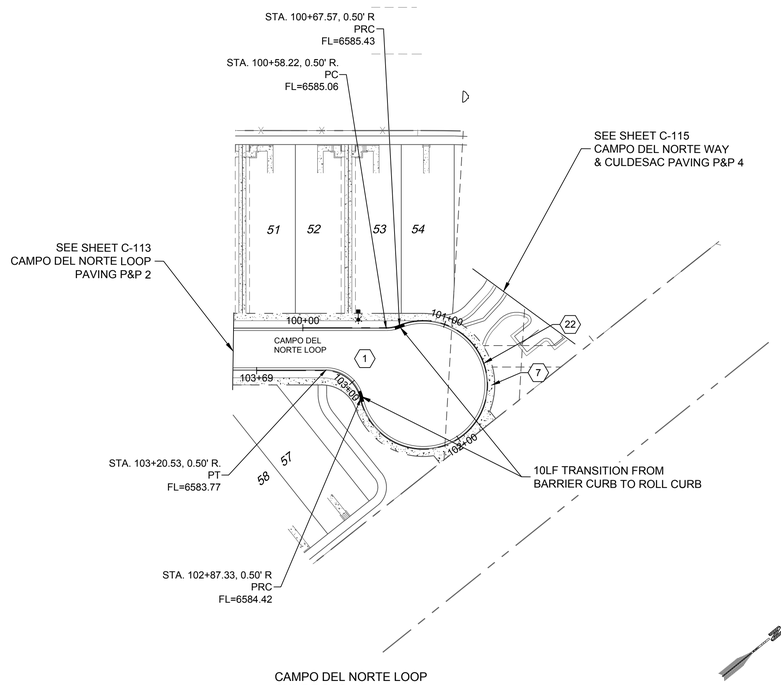
SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-114

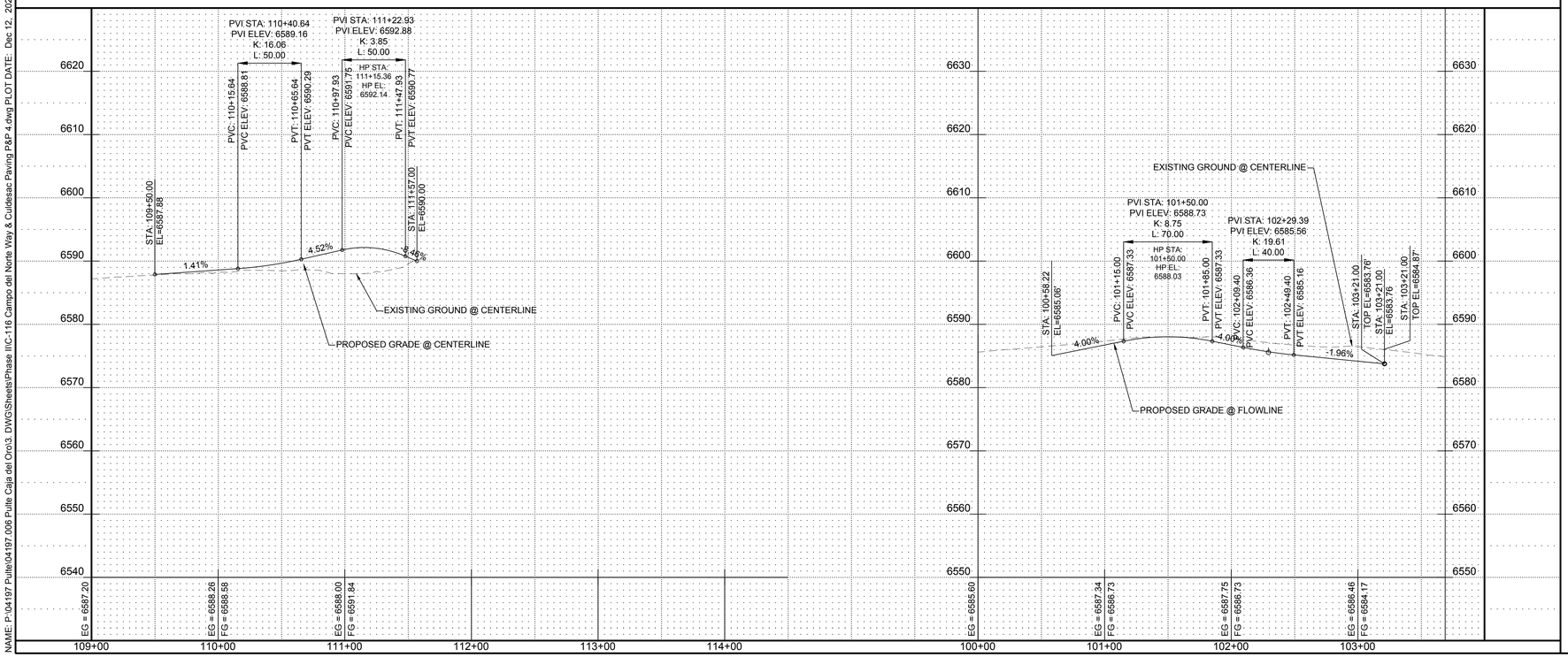
NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-115 Campo del Norte Alley & Court Paving P&P 3.dwg PLOT DATE: Dec 12, 2024 12:34pm

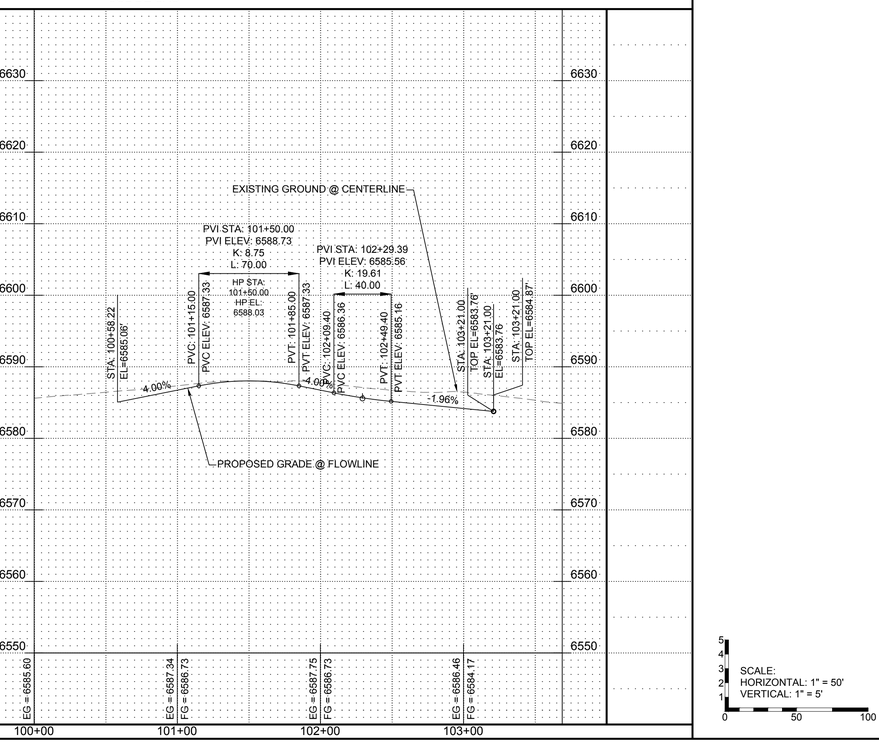


CAMPO DEL NORTE WAY



CAMPO DEL NORTE LOOP
CUL DE SAC





PAVING CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	BUILD RESIDENTIAL ASPHALT PAVING PER TYPICAL SECTION
9	BUILD 5' PCC SIDEWALK PER NM APWA STANDARD DETAIL 2430 (DEFERRED)
22	BUILD PCC ROLL TYPE CURB & GUTTER PER NM APWA STANDARD DETAIL 2415
37	BUILD RIBBON CURB PER DETAIL ON SHEET C-109

GENERAL NOTES

1. ALL CURB RETURNS HAVE 25' RADIUS AT THEORETICAL FACE OF CURB (FLOWLINE) PER NMDOT STD DWG 623-14, UNLESS OTHER-WISE INDICATED
2. ALL STATIONS AND OFFSETS ARE TO FACE OF CURB (FLOWLINE) PER DETAIL ON SHEET C-107, UNLESS OTHER-WISE INDICATED
3. INSTALL ALL PRIVATE DRIVEWAY APRONS PER MODIFIED NMDOT STD DWG 608-09, TYPE 2, SEE SHEET C-510. ALSO, REFERENCE TYPICAL ALLEY APRON DETAIL ON SHEET #####.
4. SIDEWALKS INSTALLED IN THE ALLEYS SHALL BE 6" THICK WITH 6"X6" 6 GAUGE WELDED WIRE MESH.
5. FLOWLINE LABELS AT INLETS AND PROFILE ELEVATIONS AT INLETS REPRESENT NORMAL FLOWLINE GRADES, SEE THE APPROPRIATE INLET STANDARD DRAWING FOR THE FLOWLINE WRAP DOWN TO THE GRATE ELEVATION

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

DESIGNED	SEG
DRAWN	SEG
CHECKED	JL
DATE	12.12.2024

REVISION

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER — NEW MEXICO — 17154 — 10/10/2024 — PROFESSIONAL ENGINEER

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

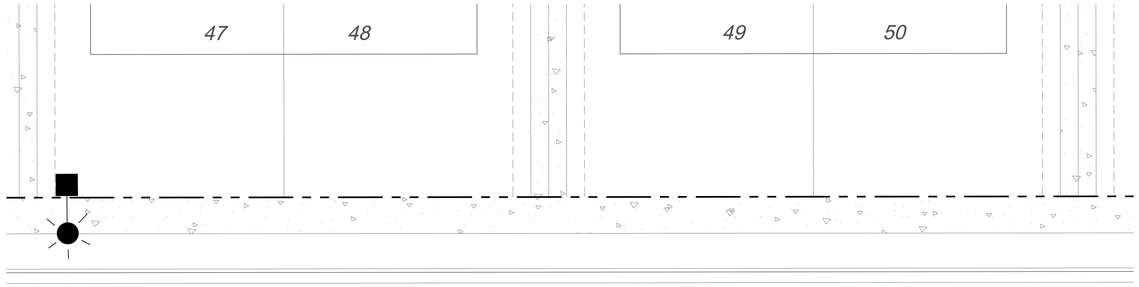
SHEET TITLE: CAMPO DEL NORTE WAY & CULDESAC PAVING P&P 4

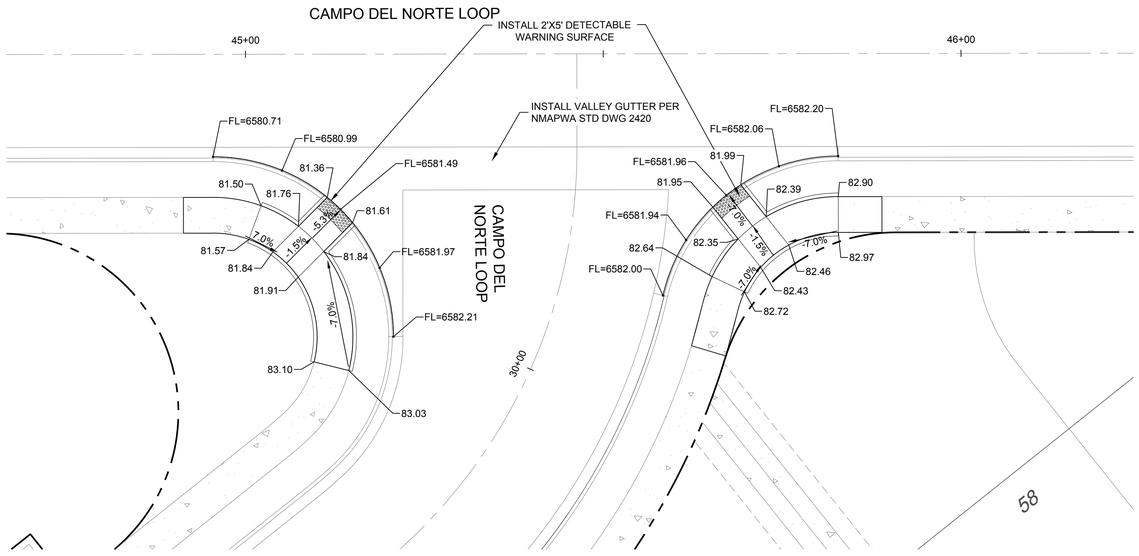
SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-115

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-116 Campo del Norte Way & Culdesac Paving P&P 4.dwg PLOT DATE: Dec 12, 2024 12:34pm

ALL CURB RAMPS ON THIS SHEET SHALL BE INSTALLED PER NMDOT STD DWG 608-05 COMBINATION CURB RAMP (A).





0 10 20
SCALE: 1" = 10'

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

REVISION

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER
NEW MEXICO
17154
PROFESSIONAL ENGINEER

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

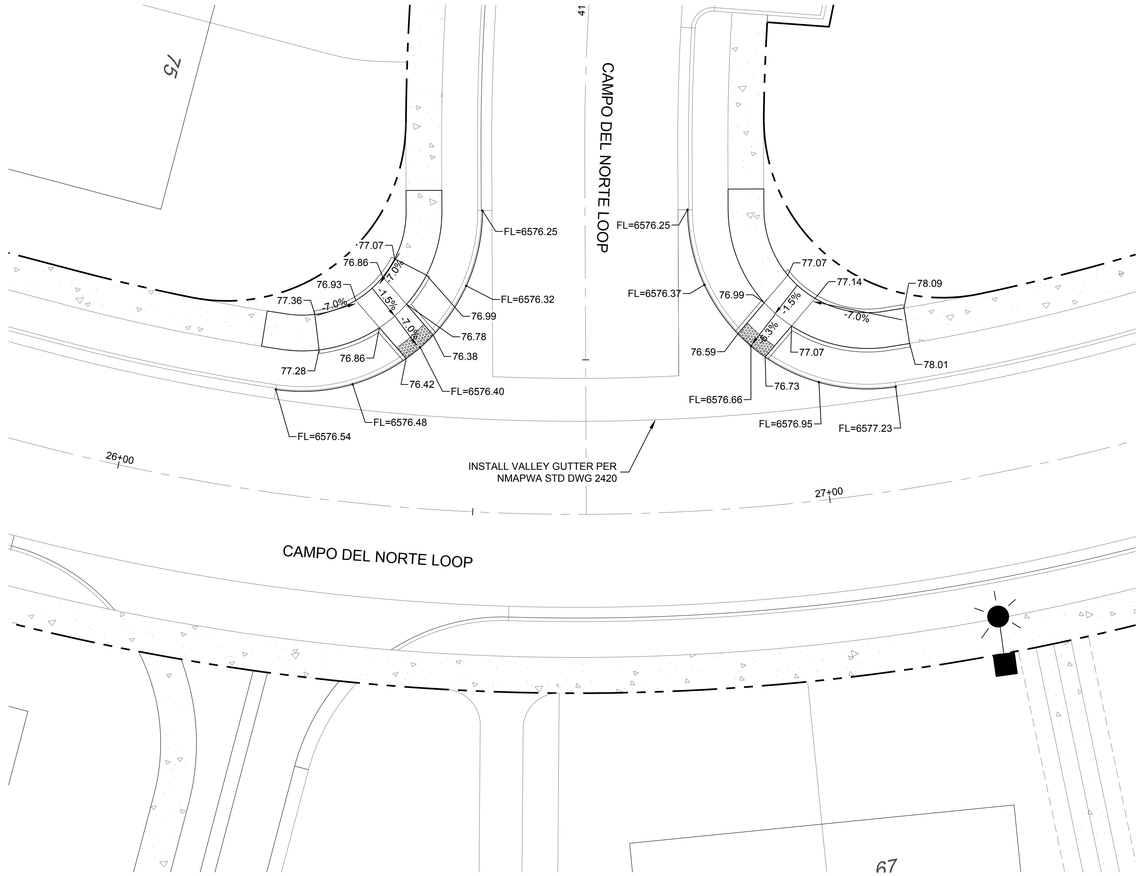
SHEET TITLE: CAMPO DEL NORTE LOOP INTERSECTION DETAIL 1

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-116

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-117 Campo Del Norte Loop Intersection Detail 1.dwg PLOT DATE: Dec 12, 2024 12:35pm

ALL CURB RAMPS ON THIS SHEET SHALL BE INSTALLED PER NMDOT STD DWG 608-05 COMBINATION CURB RAMP (A).



0 10 20
SCALE: 1" = 10'

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-118 Campo Del Norte Loop Intersection Detail 2.dwg PLOT DATE: Dec 12, 2024 12:35pm

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

REVISION

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER
NEW MEXICO
17154
PROFESSIONAL ENGINEER

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

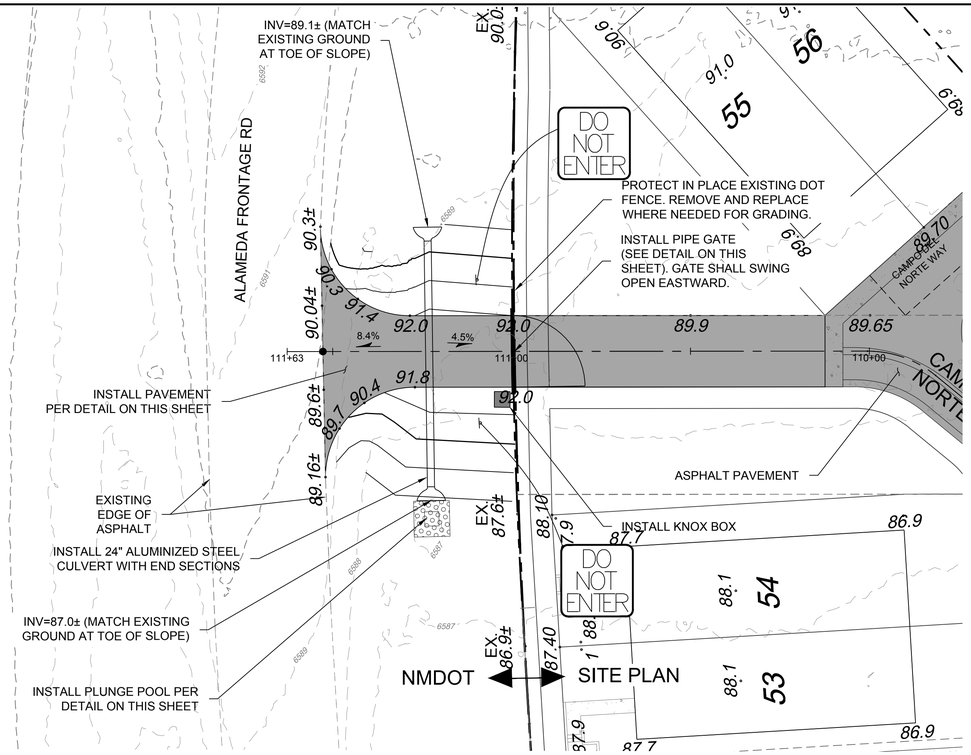
PROJ. #: 04197.006

PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

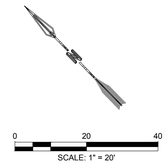
SHEET TITLE: CAMPO DEL NORTE LOOP INTERSECTION DETAIL 2

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-117



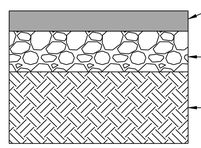
NORTH EMERGENCY EXIT PLAN VIEW



LEGEND

ASPHALT PAVEMENT

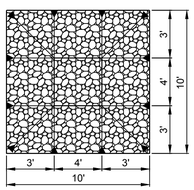
CONCRETE

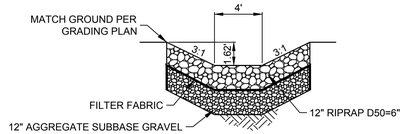


PAVEMENT SECTION

NTS

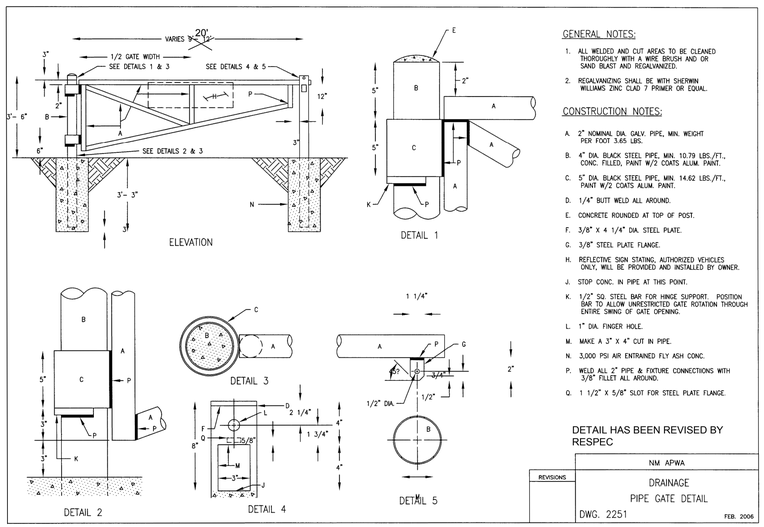
NOTE:
EMERGENCY ACCESS SURFACE CAN BEAR A 75,000 LB FIRE APPARATUS.





RIPRAP PLUNGE POOL DETAIL

Scale: NTS



GENERAL NOTES:

1. ALL WELDED AND CUT AREAS TO BE CLEANED THOROUGHLY WITH A WIRE BRUSH AND OR SAND BLAST AND REGALVANIZED.
2. REGALVANIZING SHALL BE WITH SHERWIN WILLIAMS ZINC CLAD 7 PRIMER OR EQUAL.

CONSTRUCTION NOTES:

A. 2" NOMINAL DIA. GALV. PIPE, MIN. WEIGHT PER FOOT 3.65 LBS.
B. 4" DIA. BLACK STEEL PIPE, MIN. 10.79 LBS./FT., CONC. FILLED, PAINT W/2 COATS ALUM. PAINT.
C. 5" DIA. BLACK STEEL PIPE, MIN. 14.62 LBS./FT., PAINT W/2 COATS ALUM. PAINT.
D. 1/4" BUTT WELD ALL AROUND.
E. CONCRETE ROUNDED AT TOP OF POST.
F. 3/8" X 4 1/4" DIA. STEEL PLATE.
G. 3/8" STEEL PLATE FLANGE.
H. REFLECTIVE SIGN STATING, AUTHORIZED VEHICLES ONLY, WILL BE PROVIDED AND INSTALLED BY OWNER.
J. STOP CONC. IN PIPE AT THIS POINT.
K. 1/2" SQ. STEEL BAR FOR HINGE SUPPORT. POSITION BAR TO ALLOW UNRESTRICTED GATE ROTATION THROUGH ENTIRE SWING OF GATE OPENING.
L. 1" DIA. FINGER HOLE.
M. MAKE A 3" X 4" CUT IN PIPE.
N. 3,000 PSI AIR ENTRAINED FLY ASH CONC.
P. WELD ALL 2" PIPE & FIXTURE CONNECTIONS WITH 3/8" FILLET ALL AROUND.
Q. 1 1/2" X 5/8" SLOT FOR STEEL PLATE FLANGE.

DETAIL HAS BEEN REVISED BY RESPEC

REVISIONS	NM APWA
	DRAINAGE
	PIPE GATE DETAIL
	DWG. 2251 FEB. 2006

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

REVISION

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER
NEW MEXICO
17154
REGISTERED PROFESSIONAL ENGINEER
12/12/2024

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

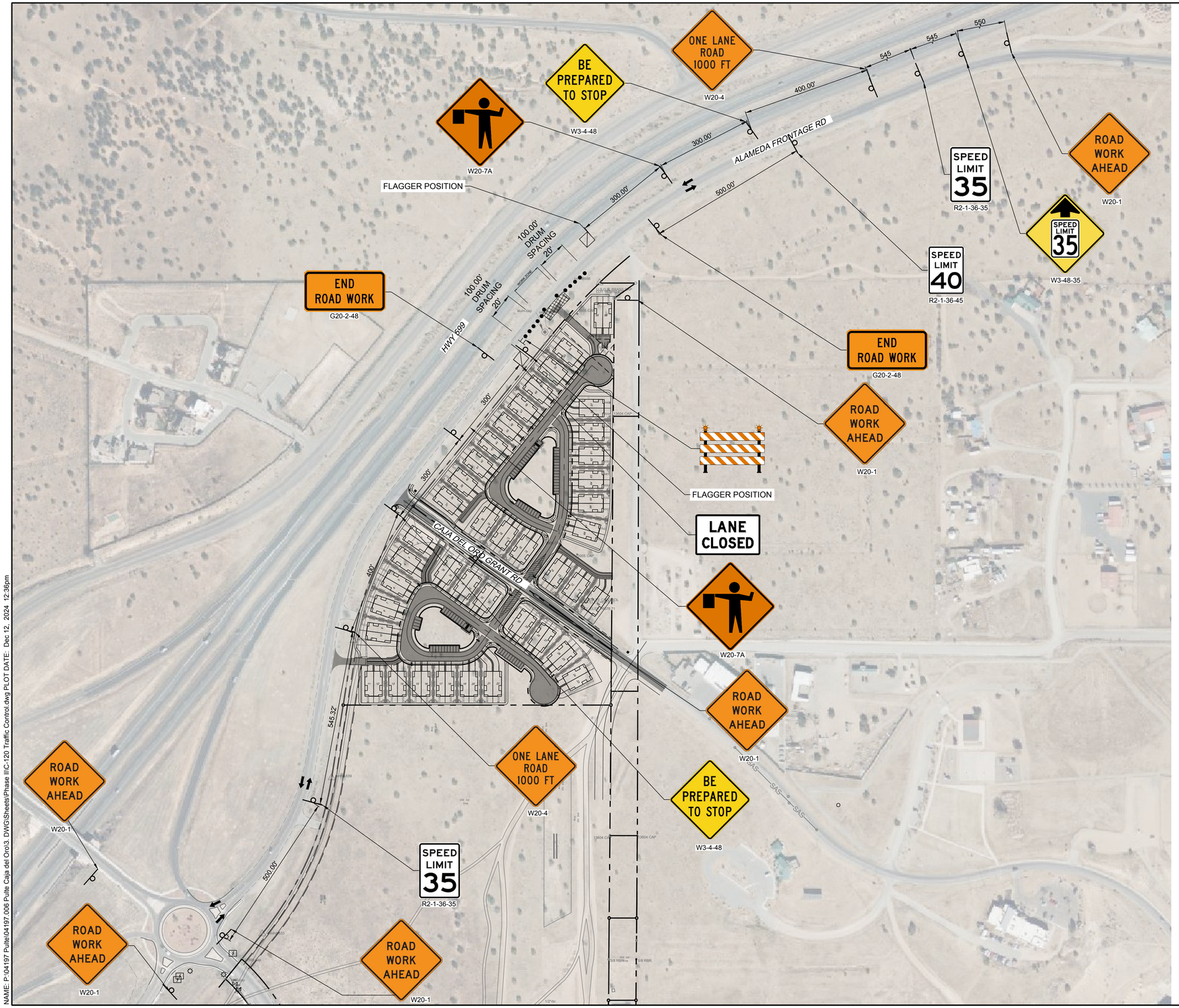
PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: NMDOT Emergency Exit

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-118

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-119 NMDOT Emergency Exit.dwg PLOT DATE: Dec 12, 2024 12:35pm



GENERAL NOTES:

1. CONTRACTOR WILL OBTAIN A TEMPORARY TRAFFIC CONTROL PERMIT FROM THE NMDOT DISTRICT 5, PRIOR TO CONSTRUCTION.
2. FORWARD ALL SIGN SUBMITTALS TO NMDOT DISTRICT 5 FOR APPROVAL PRIOR TO SIGN FABRICATION.
3. BOTH TEMPORARY AND PERMANENT SIGNS WILL BE PLACED AT A MINIMUM 3' OFFSET FROM TRAVEL LANES.
4. SIGN SPACING AND CHANNELIZATION DEVICES, FOR VERTICAL AND HORIZONTAL CURVES, SIDE ROADS, AND DRIVEWAYS WILL BE MAINTAINED IN THE FIELD.
5. ALL ADVANCED WARNING SIGNS SHOULD BE DOUBLE INDICATED WHEN FEASIBLE.
6. VMS BOARD SHALL BE SET 48 HOURS IN ADVANCED FOR PUBLIC AWARENESS.
7. ALL PERMANENT SIGNS WILL BE INSTALLED PER NMDOT STD DWG 701-02-1/3 THRU 701-02-2/3.
8. FORWARD ALL SIGN SUBMITTALS TO NMDOT DISTRICT 5 FOR APPROVAL PRIOR TO SIGN FABRICATION.
9. BOTH TEMPORARY AND PERMANENT SIGNS WILL BE PLACED AT A MINIMUM 3' OFFSET FROM TRAVEL LANES.
10. ALL PERMANENT STRIPPING WILL BE THERMO-PLASTIC.

LEGEND

CONSTRUCTION ZONE	
TTC DEVICE - TYPE III BARRICADE	
TTC - PANEL SIGN	
TTC DEVICE - DRUM	
TRAFFIC FLOW ARROW	

0 150 300
SCALE: 1" = 150'

DESIGNED	SEG
DRAWN	SEG
CHECKED	JL
DATE	12.12.2024

REVISION

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER
NEW MEXICO
17154
REGISTERED PROFESSIONAL ENGINEER
12/12/2024

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

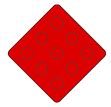
PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: Traffic Control

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-119

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-120 Traffic Control.dwg PLOT DATE: Dec 12, 2024 12:36pm



OM4-1
R/R/R
18"x18"

R1-1-36
W/R
36"x36"

B/W
X"xX"

D3-1
GR/W

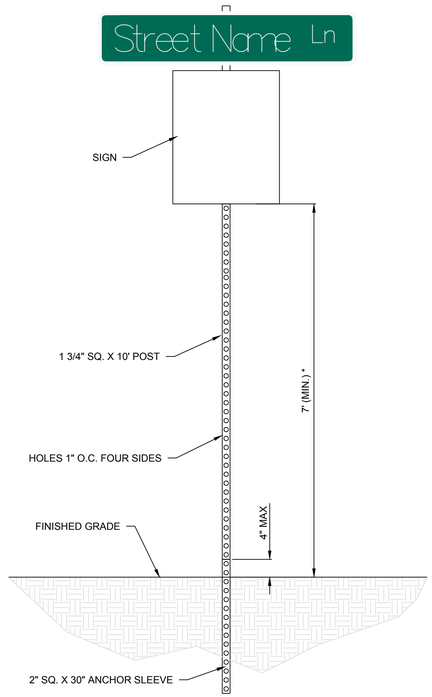
D3-1
GR/W

D3-1
GR/W

D3-1
GR/W

D3-1
GR/W

D3-1
GR/W



* SEE MUTCD FOR MINIMUM MOUNTING HEIGHT FOR EACH SIGN TYPE IN RURAL AREAS

SIGN POST DETAIL

SIGN LEGEND

W6-2-36 — MUTCD SIGN CODE
B/Y — SIGN COLOR
36"x36" — SIGN DIMENSION

SIGN ABBREVIATIONS

B - BLACK

BL - BLUE

BR - BROWN

FO - FLUORESCENT ORANGE

FY - FLUORESCENT YELLOW

FYG - FLUORESCENT YELLOW GREEN

G - GREEN

O - ORANGE

R - RED

S - SILVER

W - WHITE

Y - YELLOW

GENERAL SIGN NOTES

1. ALL STREET NAME SIGNS WILL BE PER MUTCD.

REVISION

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

PROJ. #: 04197.006

PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: SIGN, SIGN FACE, AND STRIPING DETAILS

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-120

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-121 Sign, Sign Face, and Striping Details.dwg PLOT DATE: Dec 12, 2024 12:36pm

STRIPING KEYED NOTES:

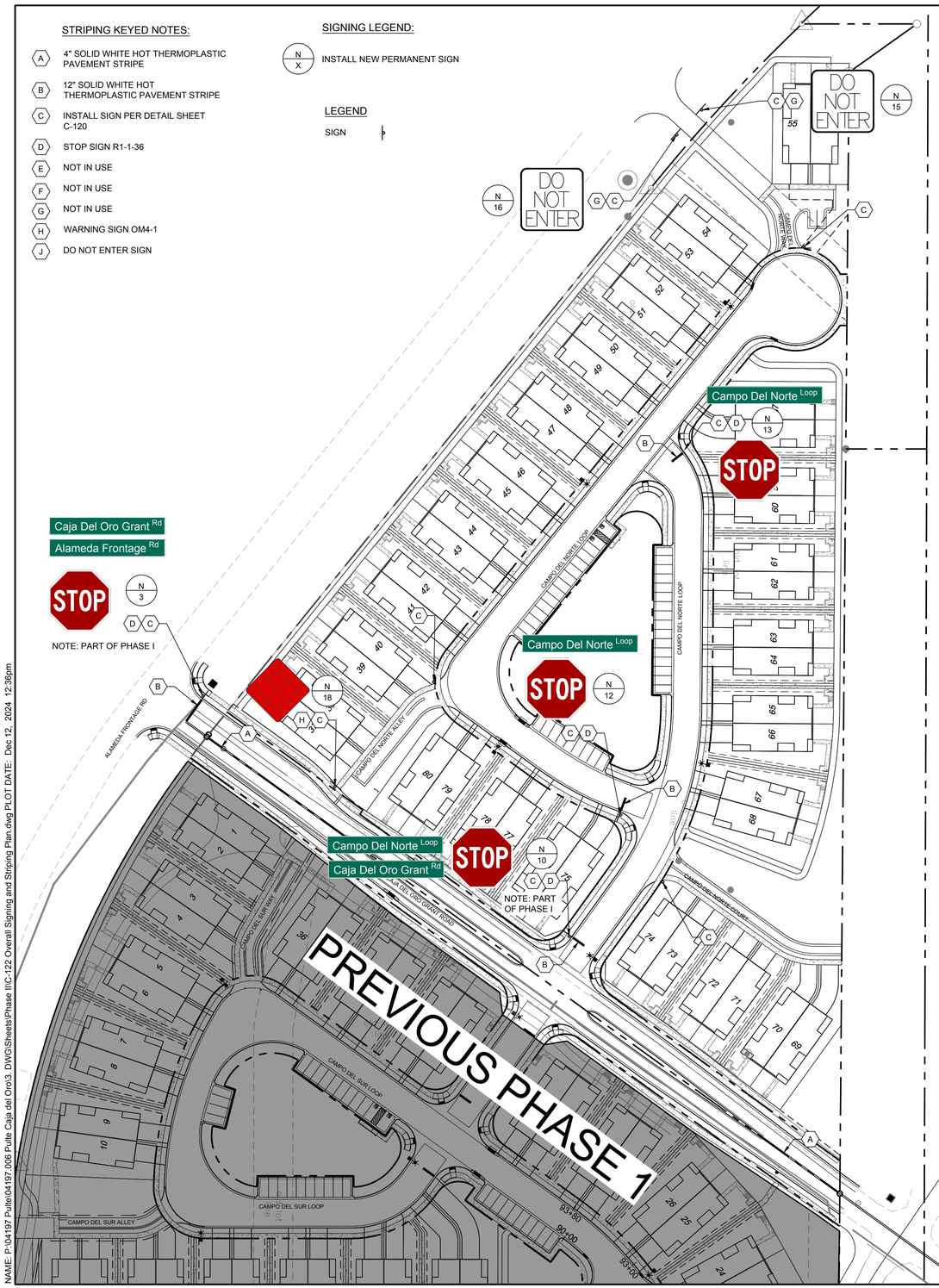
- A — 4" SOLID WHITE HOT THERMOPLASTIC PAVEMENT STRIPE
- B — 12" SOLID WHITE HOT THERMOPLASTIC PAVEMENT STRIPE
- C — INSTALL SIGN PER DETAIL SHEET C-120
- D — STOP SIGN R1-1-36
- E — NOT IN USE
- F — NOT IN USE
- G — NOT IN USE
- H — WARNING SIGN OM4-1
- J — DO NOT ENTER SIGN

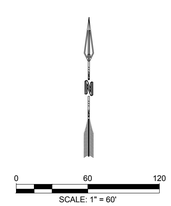
SIGNING LEGEND:

N / X — INSTALL NEW PERMANENT SIGN

LEGEND

SIGN





SIGNS

SIGN	SIGN DESIGNATION	SIZE	HEIGHT	LOCATION	COLOR
Caja Del Oro Grant Rd / Alameda Frontage Rd / STOP	D3-1 D3-1 R1-1	30 X 30	7' MIN	N 3	GR/W GR/W R/W
Campo Del Norte Loop / Caja Del Oro Grant Rd / STOP	D3-1 D3-1 R1-1	30 X 30	7' MIN	N 10	GR/W GR/W R/W
NOT IN USE					
Campo Del Norte Loop / STOP	D3-1 R1-1	30 X 30	7' MIN	N 12	GR/W R/W
Campo Del Norte Loop / STOP	D3-1 R1-1	30 X 30	7' MIN	N 13	GR/W R/W
Campo Del Norte Way / NO PARKING ANY TIME TOW AWAY ZONE	R7-1	24 X 30	7' MIN	N 14	R/W
DO NOT ENTER			7' MIN	N 15	B/W
DO NOT ENTER			7' MIN	N 16	B/W
NOT IN USE					
OM4-1	OM4-1	18 X 18	7' MIN	N 18	R/R/R

PREVIOUS PHASE 1

CITY OF SANTA FE SIGNING AND STRIPING NOTES:

SIGN AND POST REQUIREMENTS:

1. ALL ALUMINUM PANEL SIGNING AND STEEL POSTS SHALL COMPLY WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT); CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (SSHBC).
2. ALL SIGNING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - CURRENT EDITION.
3. SIGNPOSTS WITH APPROVED BREAKAWAY DEVICE SHALL BE "MARION" BRAND 4LB. / FT. U CHANNEL - BLACK; NO SUBSTITUTES ALLOWED.
4. SIGN SHEETING SHALL BE "3M" BRAND HIGH INTENSITY; NO SUBSTITUTIONS ALLOWED.
5. SIGN HEIGHT SHALL BE A MINIMUM OF 7' HIGH FROM THE BOTTOM OF THE LOWEST SIGN ABOVE THE TOP OF THE CURB, UNLESS OTHERWISE NOTED; AND SHALL BE PLACED IN ACCORDANCE WITH NMDOT STANDARD DRAWINGS AND SPECIFICATIONS.
6. STREET NAME LETTERING SHALL COMPLY WITH THE STANDARDS IN THE CURRENT EDITION OF THE MUTCD; THAT IS THE LETTERING SHALL BE LOWER CASE LETTERS WITH UPPERCASE INITIAL LETTERS.

STRIPING AND PAINT NOTES:

1. ALL RETROREFLECTIVE PREFORMED PATTERED PAVEMENT STRIPE SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS .
2. STOP BARS SHALL BE A MINIMUM 12" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE ; AND SHALL BE 380 IES BY "3M" NO SUBSTITUTIONS.
3. CROSSWALK STRIPE SHALL BE 24" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE , ARRANGED IN A CONTINENTAL PATTEREN, THAT IS, LONGITUDINAL LINES PARALLEL TO THE FLOW OF TRAFFIC AND ARRANGED TO AVOID WHEEL PATHS, (MUTCD P.384, SECTION 3B.18); AND SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
4. ALL RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT MARKINGS (WORD OR SYMBOL) SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
5. RETRO-REFLECTORIZED PAINT PAVEMENT MARKINGS STRIPES - FOR HIGH-BUILT PAINT, USE TWO COATS AND FOR REGULAR PAINT USE THREE COATS. (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS.)
6. ALL STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) - CURRENT EDITION, AND THE NMDOT SSHBC

REVISION

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER — NEW MEXICO — 17154 — REGISTERED PROFESSIONAL ENGINEER — 12/12/2024

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

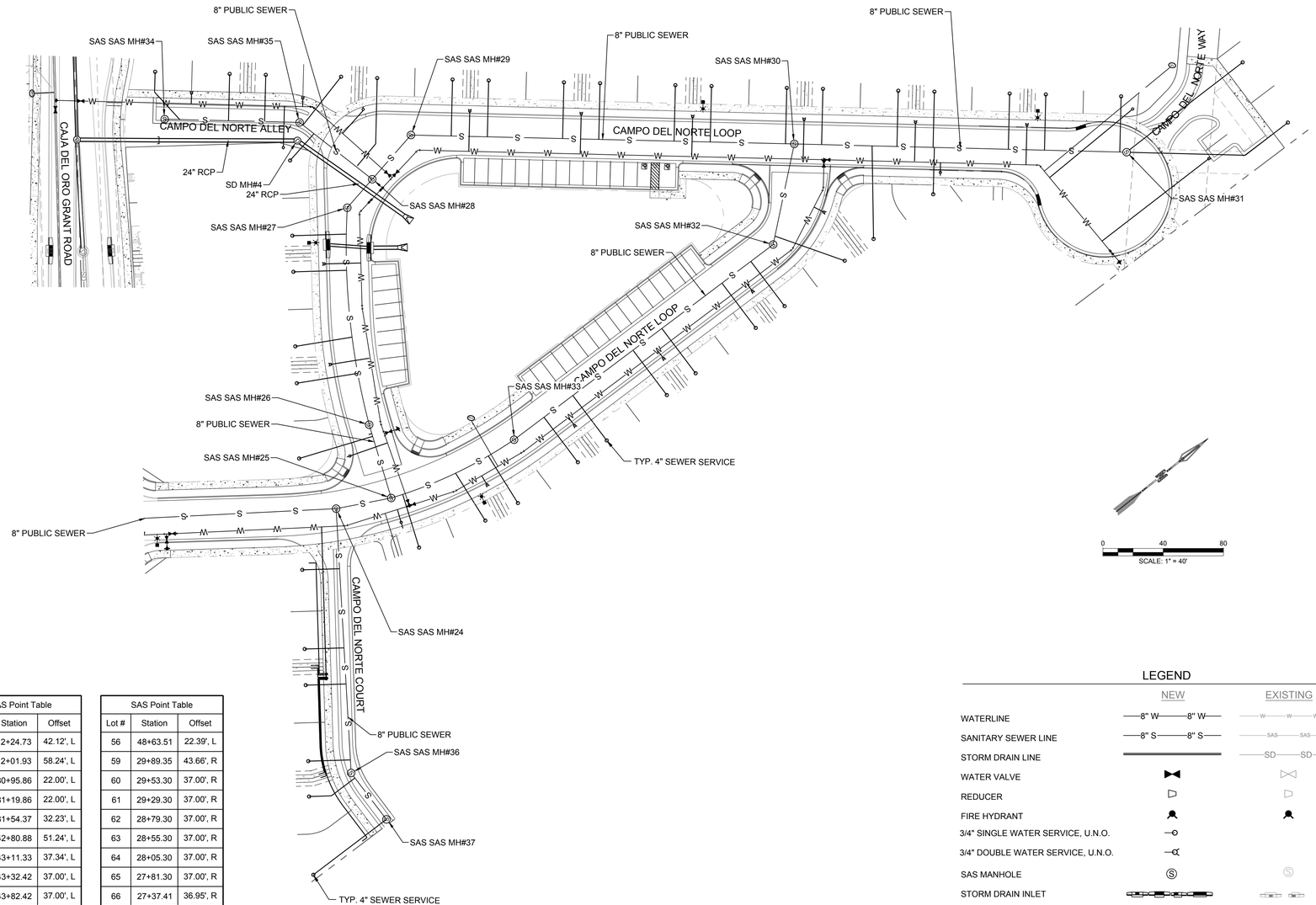
PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: OVERALL SIGNING AND STRIPING PLAN

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-121

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-122 Overall Signing and Striping Plan.dwg PLOT DATE: Dec 12, 2024 12:36pm



0 40 80
SCALE: 1" = 40'

SAS Point Table		
Lot #	Station	Offset
		0.00',
		0.00',
		0.00',
		0.00',
		0.00',
		0.00',
		0.00',
		0.00',
		0.00',
1	61+94.66	21.51', L
2	61+40.74	22.00', L
4	60+75.70	22.00', L
5	11+63.58	59.11', L
6	11+36.29	42.64', L
7	11+20.94	38.13', L
8	10+81.92	36.99', L
10	10+31.43	46.39', L
11	106+81.11	22.00', R
12	107+31.41	22.03', R
13	107+55.41	22.02', R

SAS Point Table		
Lot #	Station	Offset
14	20+27.19	61.24', R
15	20+39.06	48.81', R
16	20+70.24	37.13', R
17	20+92.49	37.00', R
18	21+42.49	37.00', R
19	21+64.41	37.17', R
20	21+95.12	50.38', R
21	22+06.84	62.82', R
22	22+29.61	88.07', R
23	16+96.88	36.58', L
24	16+53.72	36.99', L
25	16+32.35	37.00', L
26	15+88.62	36.99', L
27	15+67.25	37.00', L
28	15+21.03	37.00', L
29	14+97.03	37.00', L
30	14+53.42	35.94', L
31	13+60.71	37.00', L
32	13+10.73	37.00', L
33	12+86.73	37.00', L

SAS Point Table		
Lot #	Station	Offset
35	12+24.73	42.12', L
36	12+01.93	58.24', L
38	80+95.86	22.00', L
39	81+19.86	22.00', L
40	81+54.37	32.23', L
41	42+80.88	51.24', L
42	43+11.33	37.34', L
43	43+32.42	37.00', L
44	43+82.42	37.00', L
45	44+06.42	37.00', L
46	44+56.42	37.00', L
47	44+80.42	37.00', L
48	45+30.42	37.00', L
49	45+54.42	37.00', L
50	46+04.42	37.00', L
51	46+28.42	37.00', L
52	46+78.42	37.00', L
53	47+02.42	37.00', L
54	47+39.42	37.00', L
55	48+32.49	61.60', L

SAS Point Table		
Lot #	Station	Offset
56	48+63.51	22.39', L
59	29+89.35	43.66', R
60	29+53.30	37.00', R
61	29+29.30	37.00', R
62	28+79.30	37.00', R
63	28+55.30	37.00', R
64	28+05.30	37.00', R
65	27+81.30	37.00', R
66	27+37.41	36.95', R
67	27+15.54	36.93', R
68	26+73.22	36.93', R
70	72+28.34	28.89', R
71	72+12.44	22.50', R
73	71+40.87	22.00', R
74	70+88.26	22.00', R
75	40+71.15	51.03', L
76	41+14.75	40.45', L
77	41+36.32	38.08', L
78	41+83.10	37.00', L
79	42+03.17	37.62', L

LEGEND

	NEW	EXISTING
WATERLINE	8" W 8" W	W W W
SANITARY SEWER LINE	8" S 8" S	SAS SAS
STORM DRAIN LINE		SD SD
WATER VALVE		
REDUCER		
FIRE HYDRANT		
3/4" SINGLE WATER SERVICE, U.N.O.		
3/4" DOUBLE WATER SERVICE, U.N.O.		
SAS MANHOLE	Ⓢ	Ⓢ
STORM DRAIN INLET		
STORM DRAIN MANHOLE	Ⓓ	
SANITARY SEWER SERVICE		
LIGHT POLE		

GENERAL NOTES:

1. ALL SANITARY SEWER MANHOLES SHALL BE 48" DIA., TYPE E UNLESS OTHERWISE APPROVED BY THE ENGINEER.
2. ALL SANITARY SEWER SERVICES SHALL EXTEND UNDER THE FULL WIDTH OF THE PUBLIC UTILITY EASEMENTS.
3. UTILITY CONDUIT LOCATIONS TO BE DETERMINED BY OTHERS.
4. ALL SANITARY SEWER MAIN LINES TO BE SDR-35 PVC

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

REVISION

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER
NEW MEXICO
17154
REGISTERED PROFESSIONAL ENGINEER
12/12/2024

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

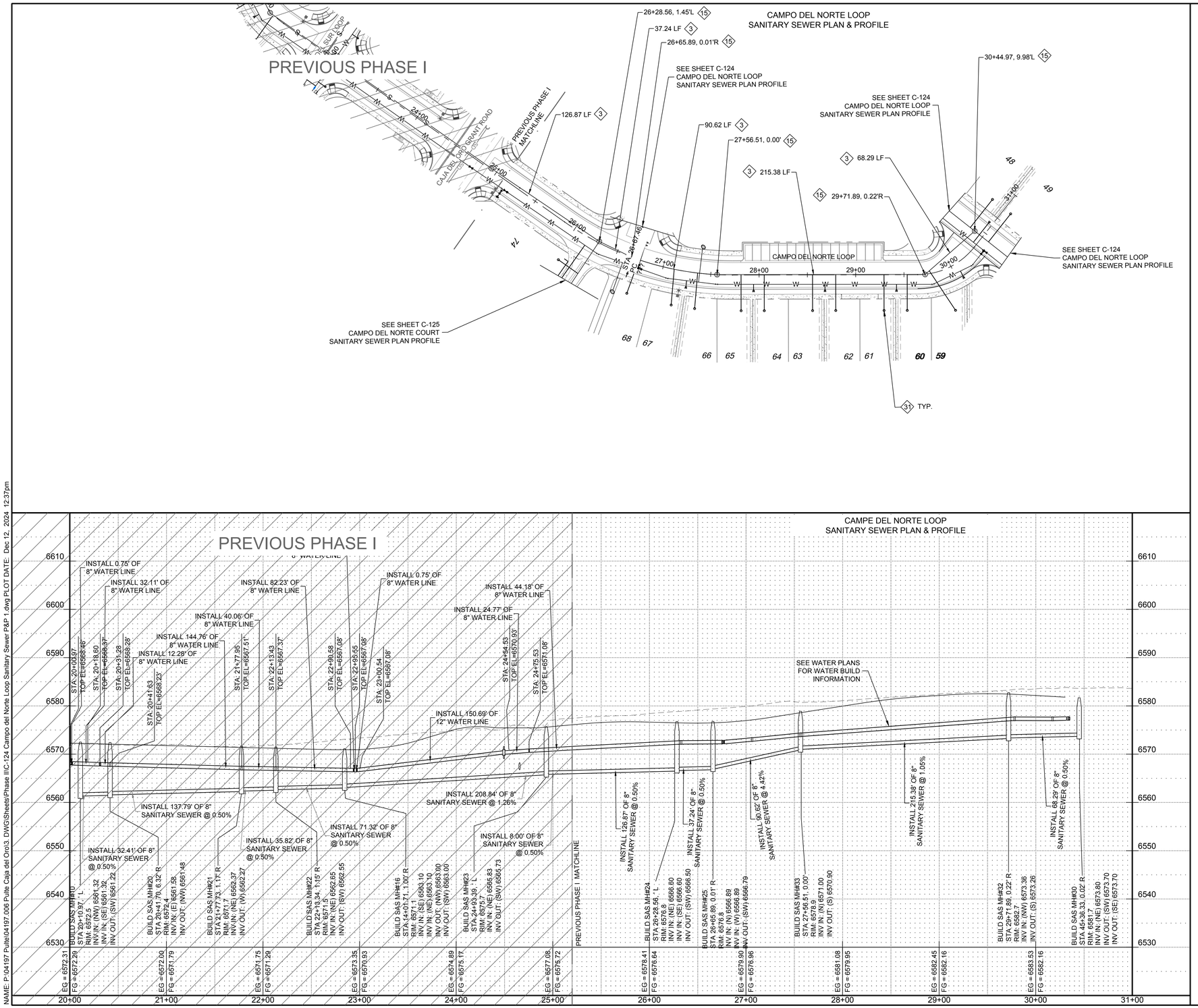
PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: OVERALL UTILITY PLAN

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-122

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-123 Overall Utility Plan.dwg PLOT DATE: Dec 12, 2024 12:36pm



SEWER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
3	INSTALL 8" SEWER PIPE PER STD. SPEC. SEC. 901
15	INSTALL 4' DIA. MANHOLE PER CoSF STD DWG #SAS-2
31	INSTALL 4" SEWER SERVICE PER CITY OF SANTA FE DRAWING #SAS-10

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

REVISION

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER
NEW MEXICO
17154
REGISTERED PROFESSIONAL ENGINEER
10/10/2024

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

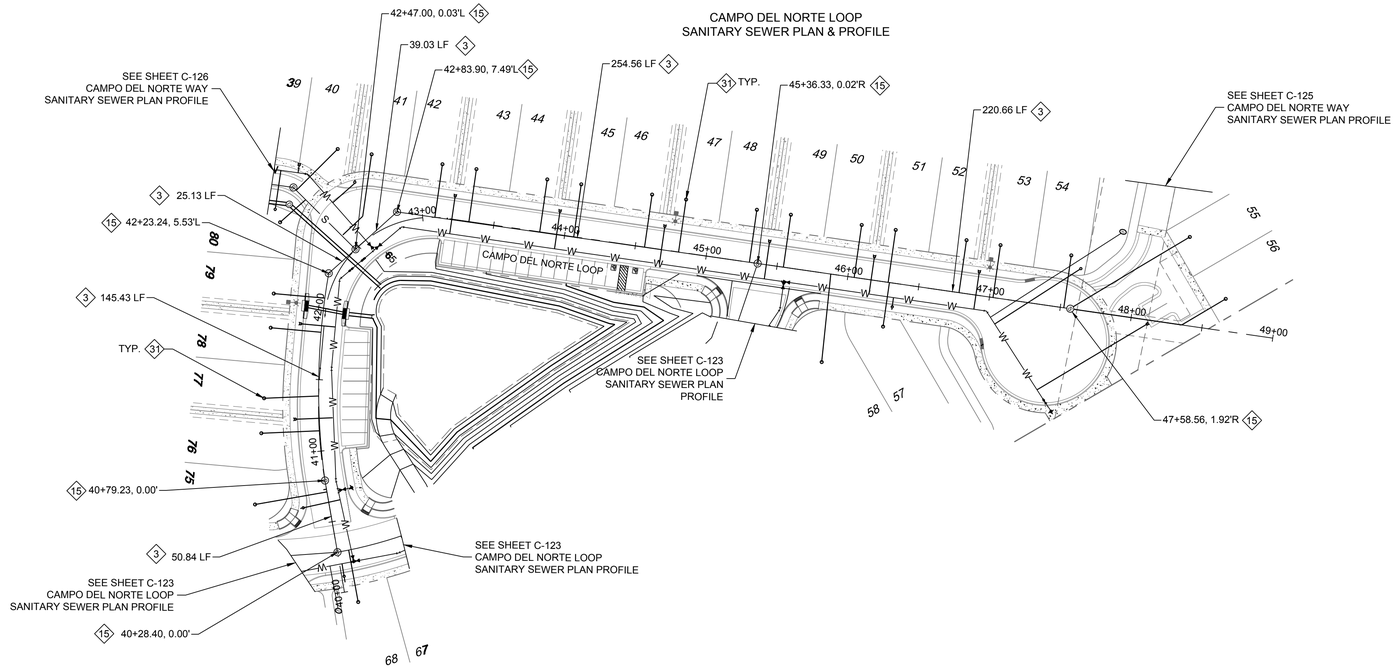
PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

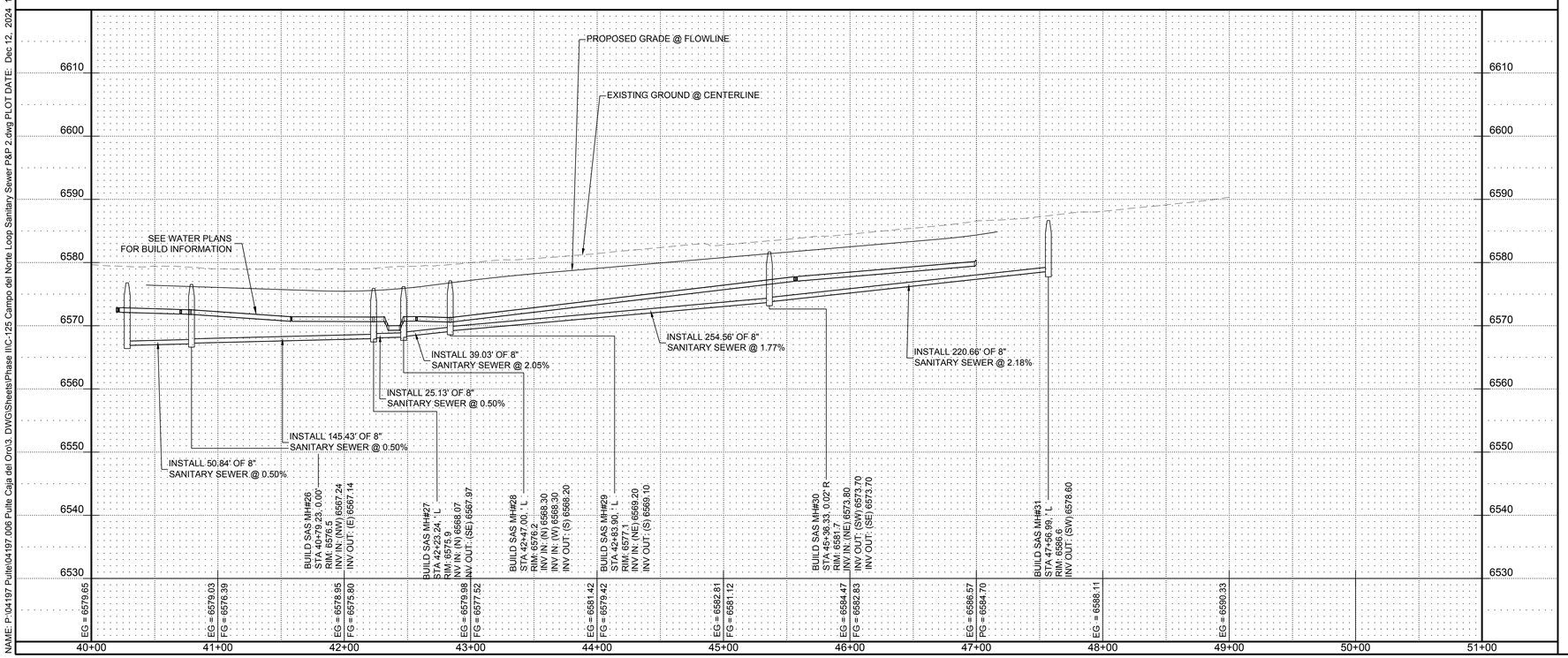
SHEET TITLE: CAMPO DEL NORTE LOOP SANITARY SEWER P&P 1

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-123

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-124 Campo del Norte Loop Sanitary Sewer P&P 1.dwg PLOT DATE: Dec 12, 2024 12:37pm





SEWER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
3	INSTALL 8" SEWER PIPE PER STD. SPEC. SEC. 901
15	INSTALL 4' DIA. MANHOLE PER CoSF STD DWG #SAS-2
31	INSTALL 4" SEWER SERVICE PER CITY OF SANTA FE DRAWING #SAS-10

LEGEND

- WATERLINE — W
- SANITARY SEWER LINE — S
- STORMDRAIN LINE — SD
- WATER VALVE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SAS MANHOLE
- SANITARY SEWER SERVICE

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

REVISION

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER
NEW MEXICO
17154
PROFESSIONAL ENGINEER
10/10/2024

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

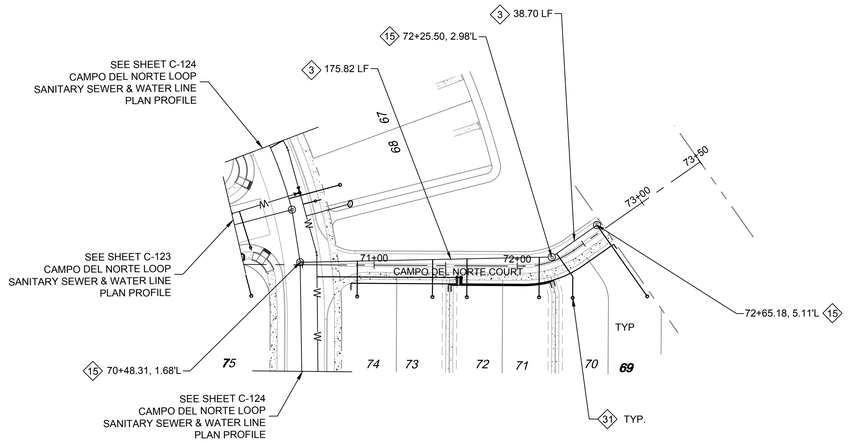
SHEET TITLE: CAMPO DEL NORTE LOOP SANITARY SEWER P&P 2

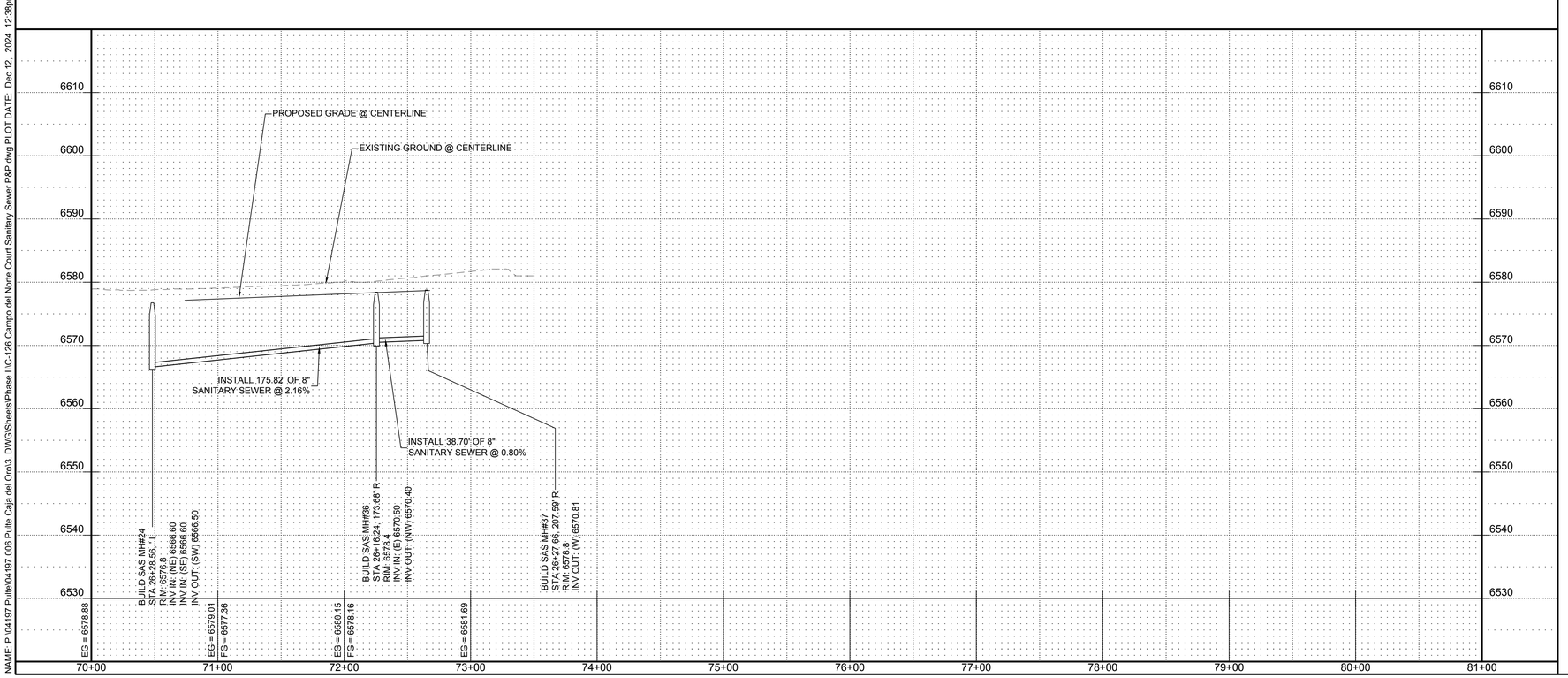
SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-124

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-125 Campo del Norte Loop Sanitary Sewer P&P 2.dwg PLOT DATE: Dec 12, 2024 12:37pm

CAMPO DEL NORTE COURT
SANITARY SEWER PLAN & PROFILE





SEWER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
3	INSTALL 8" SEWER PIPE PER STD. SPEC. SEC. 901
15	INSTALL 4' DIA. MANHOLE PER CoSF STD DWG #SAS-2
31	INSTALL 4" SEWER SERVICE PER CITY OF SANTA FE DRAWING #SAS-10

LEGEND

WATERLINE	W
SANITARY SEWER LINE	S
STORMDRAIN LINE	SD
WATER VALVE	W
STORM DRAIN MANHOLE	D
FIRE HYDRANT	
SINGLE WATER SERVICE	
DOUBLE WATER SERVICE	
SAS MANHOLE	S
SANITARY SEWER SERVICE	

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

REVISION

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER
NEW MEXICO
17154
REGISTERED PROFESSIONAL ENGINEER
10/10/2024

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

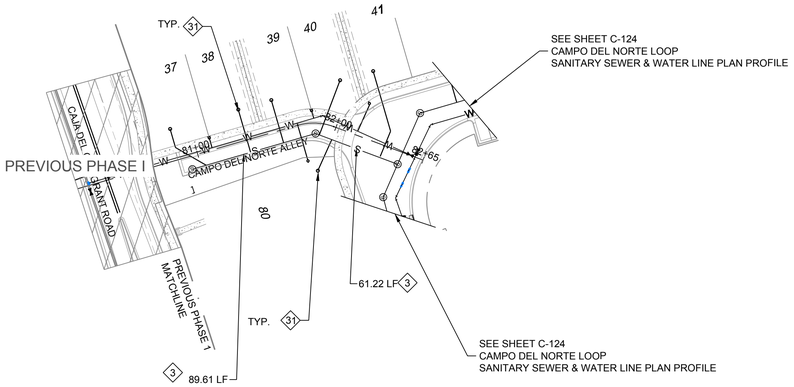
SHEET TITLE: CAMPO DEL NORTE COURT SANITARY SEWER P&P

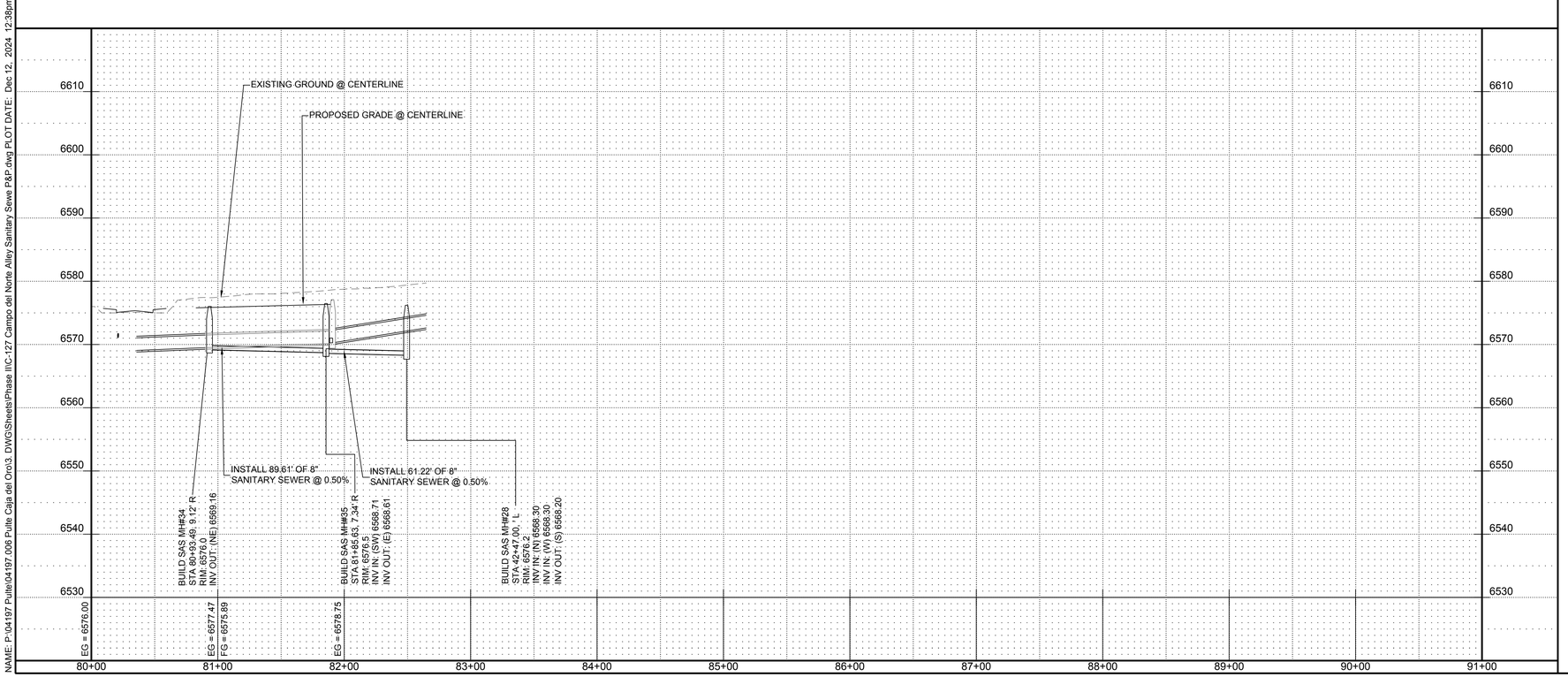
SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-125

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-126 Campo del Norte Court Sanitary Sewer P&P.dwg PLOT DATE: Dec 12, 2024 12:38pm

CAMPO DEL NORTE ALLEY
SANITARY SEWER PLAN & PROFILE





SEWER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
3	INSTALL 8" SEWER PIPE PER STD. SPEC. SEC. 901
15	INSTALL 4' DIA. MANHOLE PER CoSF STD DWG #SAS-2
31	INSTALL 4" SEWER SERVICE PER CITY OF SANTA FE DRAWING #SAS-10

LEGEND

WATERLINE	W
SANITARY SEWER LINE	S
STORMDRAIN LINE	SD
WATER VALVE	W
STORM DRAIN MANHOLE	D
FIRE HYDRANT	
SINGLE WATER SERVICE	
DOUBLE WATER SERVICE	
SAS MANHOLE	S
SANITARY SEWER SERVICE	

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

REVISION

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER NEW MEXICO 17154 REGISTERED PROFESSIONAL ENGINEER 10/10/2024

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

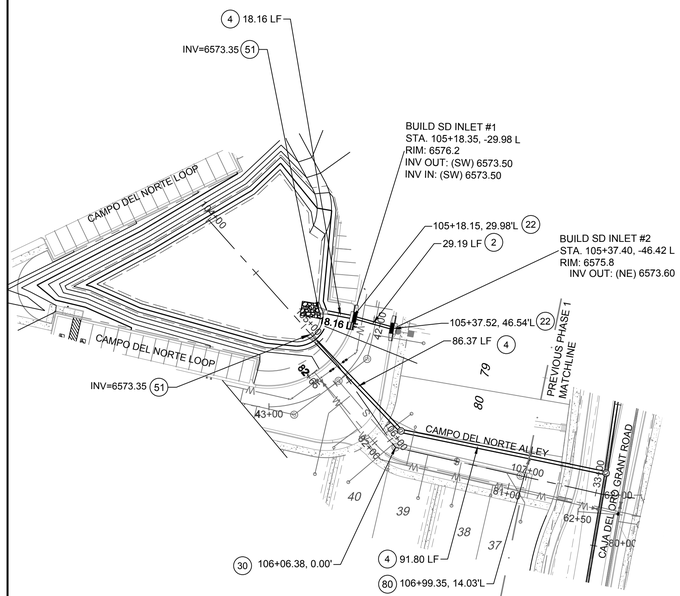
SHEET TITLE: CAMPO DEL NORTE ALLEY SANITARY SEWER P&P

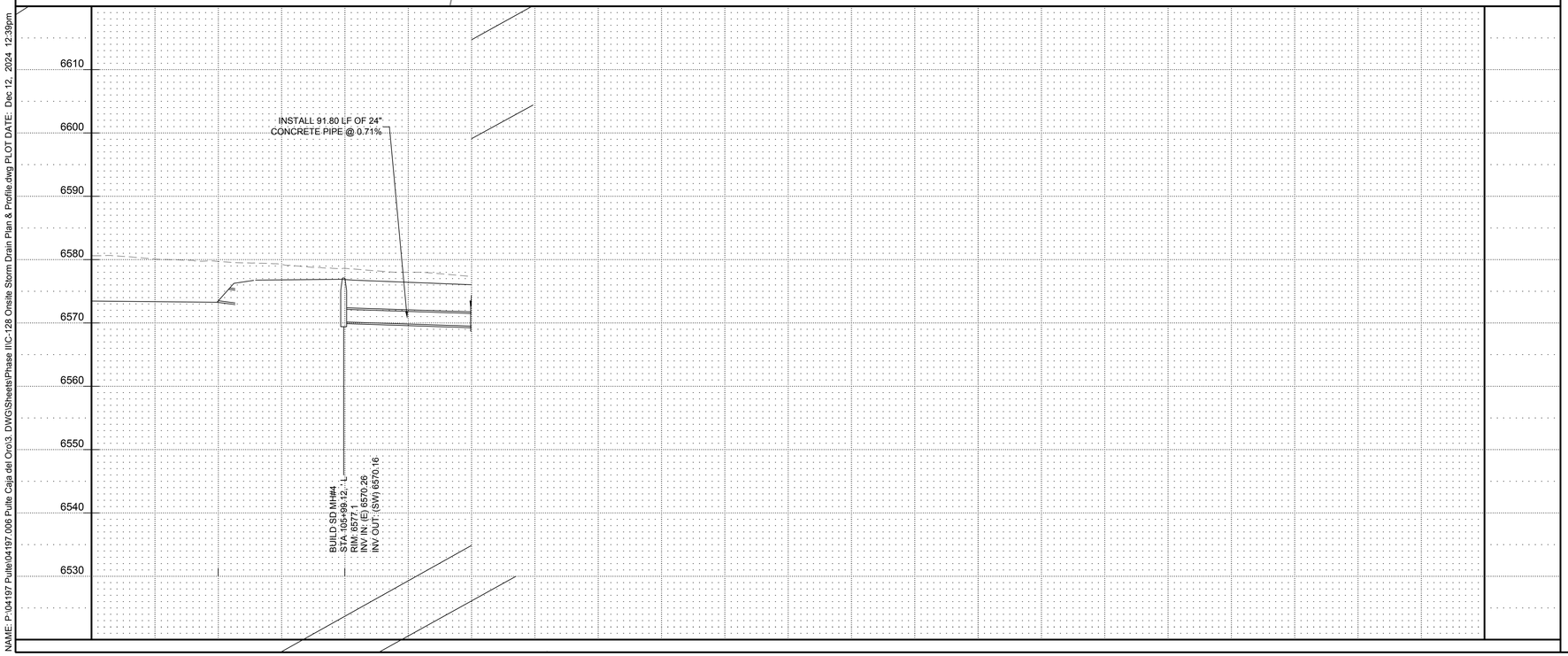
SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-126

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-127 Campo del Norte Alley Sanitary Sewe P&P.dwg PLOT DATE: Dec 12, 2024 12:38pm

ONSITE STORM DRAIN PLAN & PROFILE





STORM DRAIN CONSTRUCTION NOTES

I.D.#	DESCRIPTION
2	INSTALL CLASS IV 18" STORM DRAIN PIPE
4	INSTALL CLASS III 24" STORM DRAIN PIPE
22	INSTALL DOUBLE GRATE INLET PER NMDOT STD DWG 623 14-1/3
30	INSTALL 4' DIA. MANHOLE PER NM APWA STD. DTL. 2101
51	INSTALL 24" STORM DRAIN RCP END SECTION PER NMDOT STD DETAIL 570-02-2/2
58	CONNECT NEW STORM DRAIN LINE TO EXISTING STORM DRAIN MANHOLE
80	CONNECT TO EXISTING STORM STUB

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

REVISION

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER
NEW MEXICO
17154
PROFESSIONAL ENGINEER
10/10/2024

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: ONSITE STORM DRAIN PLAN & PROFILE

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-127

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-128 Onsite Storm Drain Plan & Profile.dwg PLOT DATE: Dec 12, 2024 12:39pm

STORM WATER POLLUTION PREVENTION PLAN:

CAJA DEL ORO
SANTA FE, NEW MEXICO

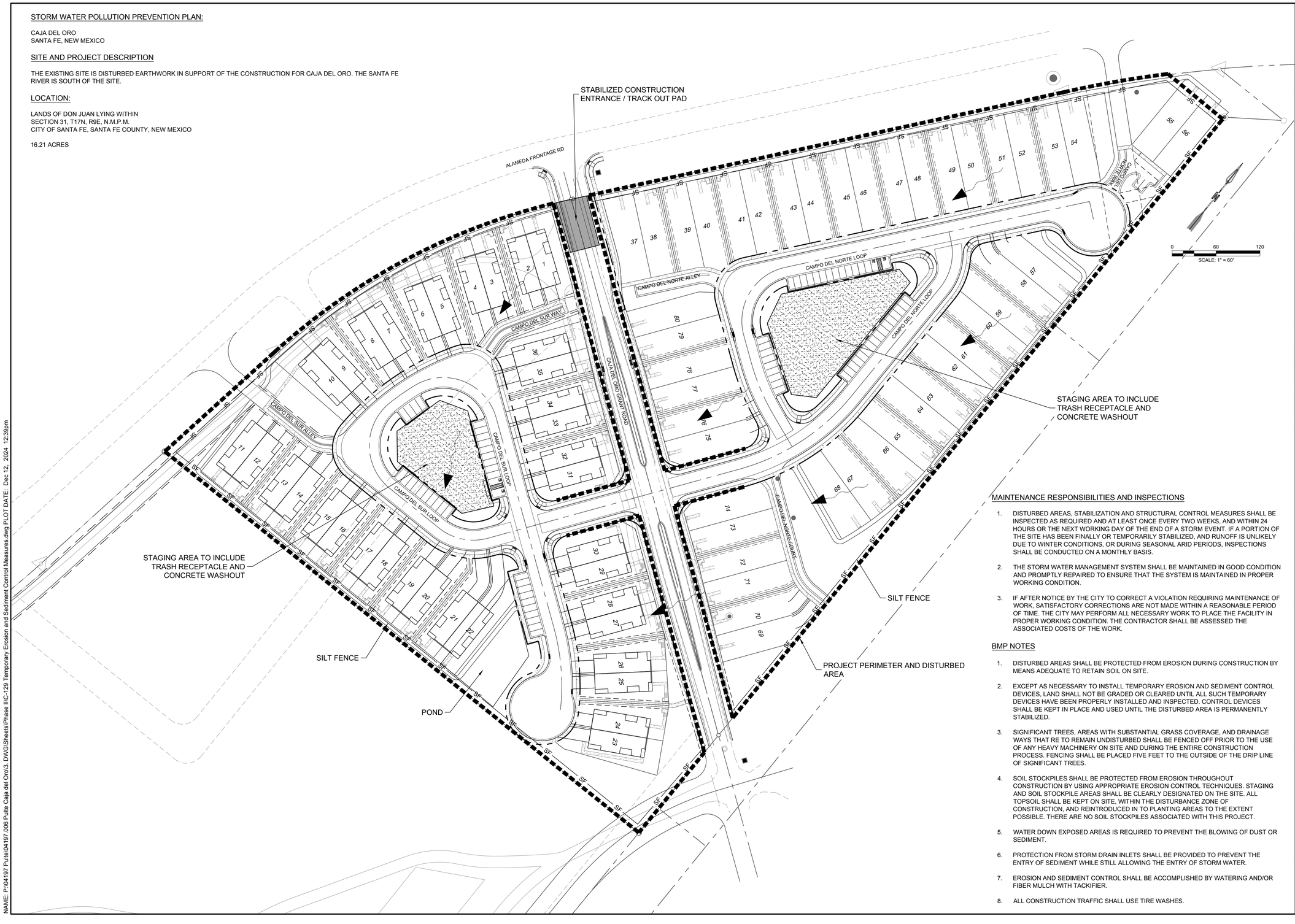
SITE AND PROJECT DESCRIPTION

THE EXISTING SITE IS DISTURBED EARTHWORK IN SUPPORT OF THE CONSTRUCTION FOR CAJA DEL ORO. THE SANTA FE RIVER IS SOUTH OF THE SITE.

LOCATION:

LANDS OF DON JUAN LYING WITHIN
SECTION 31, T17N, R9E, N.M.P.M.
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

16.21 ACRES



MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

1. DISTURBED AREAS, STABILIZATION AND STRUCTURAL CONTROL MEASURES SHALL BE INSPECTED AS REQUIRED AND AT LEAST ONCE EVERY TWO WEEKS, AND WITHIN 24 HOURS OR THE NEXT WORKING DAY OF THE END OF A STORM EVENT. IF A PORTION OF THE SITE HAS BEEN FINALLY OR TEMPORARILY STABILIZED, AND RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS, OR DURING SEASONAL ARID PERIODS, INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
2. THE STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.
3. IF AFTER NOTICE BY THE CITY TO CORRECT A VIOLATION REQUIRING MAINTENANCE OF WORK, SATISFACTORY CORRECTIONS ARE NOT MADE WITHIN A REASONABLE PERIOD OF TIME. THE CITY MAY PERFORM ALL NECESSARY WORK TO PLACE THE FACILITY IN PROPER WORKING CONDITION. THE CONTRACTOR SHALL BE ASSESSED THE ASSOCIATED COSTS OF THE WORK.

BMP NOTES

1. DISTURBED AREAS SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION BY MEANS ADEQUATE TO RETAIN SOIL ON SITE.
2. EXCEPT AS NECESSARY TO INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES, LAND SHALL NOT BE GRADED OR CLEARED UNTIL ALL SUCH TEMPORARY DEVICES HAVE BEEN PROPERLY INSTALLED AND INSPECTED. CONTROL DEVICES SHALL BE KEPT IN PLACE AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. SIGNIFICANT TREES, AREAS WITH SUBSTANTIAL GRASS COVERAGE, AND DRAINAGE WAYS THAT RE TO REMAIN UNDISTURBED SHALL BE FENCED OFF PRIOR TO THE USE OF ANY HEAVY MACHINERY ON SITE AND DURING THE ENTIRE CONSTRUCTION PROCESS. FENCING SHALL BE PLACED FIVE FEET TO THE OUTSIDE OF THE DRIP LINE OF SIGNIFICANT TREES.
4. SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION THROUGHOUT CONSTRUCTION BY USING APPROPRIATE EROSION CONTROL TECHNIQUES. STAGING AND SOIL STOCKPILE AREAS SHALL BE CLEARLY DESIGNATED ON THE SITE. ALL TOPSOIL SHALL BE KEPT ON SITE, WITHIN THE DISTURBANCE ZONE OF CONSTRUCTION, AND REINTRODUCED IN TO PLANTING AREAS TO THE EXTENT POSSIBLE. THERE ARE NO SOIL STOCKPILES ASSOCIATED WITH THIS PROJECT.
5. WATER DOWN EXPOSED AREAS IS REQUIRED TO PREVENT THE BLOWING OF DUST OR SEDIMENT.
6. PROTECTION FROM STORM DRAIN INLETS SHALL BE PROVIDED TO PREVENT THE ENTRY OF SEDIMENT WHILE STILL ALLOWING THE ENTRY OF STORM WATER.
7. EROSION AND SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY WATERING AND/OR FIBER MULCH WITH TACKIFIER.
8. ALL CONSTRUCTION TRAFFIC SHALL USE TIRE WASHES.

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

REVISION

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER
NEW MEXICO
17154
PROFESSIONAL ENGINEER
12/12/2023

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-128

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-129 Temporary Erosion and Sediment Control Measures.dwg PLOT DATE: Dec 12, 2024 12:39pm

0 120 240
SCALE: 1" = 120'

Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Remarks
1	0.00%	20.00%		
2	20.00%	30.00%		Man Made Slope
3	30.00%	99999900.00%		Man Made Slope

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

REVISION

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER
NEW MEXICO
17154
REGISTERED PROFESSIONAL ENGINEER
12/12/2024

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: SLOPE ANALYSIS PLAN

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-129

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-130 Slope Analysis Plan.dwg PLOT DATE: Dec 12, 2024 12:40pm

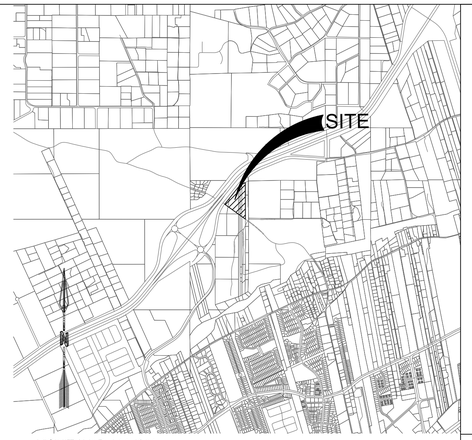
PUBLIC WATERLINE IMPROVEMENTS

FOR

PULTE CAJA DEL ORO PHASE 2

SANTA FE, NEW MEXICO

DECEMBER 2024



VICINITY MAP: J-14, K-14

PULTE CAJA DEL ORO - PHASE 2
SANTA FE, NEW MEXICO

SHELDON E. GREER
NEW MEXICO
17154
LICENSED PROFESSIONAL ENGINEER
12/6/2024

RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505) 253-9718

WATER SERVICE				
LOT NUMBER	ALIGNMENT NAME	STATION	OFFSET	SERVICE TYPE
37	CAMPO DEL NORTE LOOP ALGN 3	42+36.69	-131.82'	4-5/8" MULTI-SERVICE Y BRANCH CONNECTION FOR MULTIPLE SERVICES
38				
39	CAMPO DEL NORTE LOOP ALGN 3	42+54.42	-70.12'	
40				
41	CAMPO DEL NORTE LOOP ALGN 3	42+67.16	-38.72'	SINGLE
42	CAMPO DEL NORTE LOOP ALGN 3	43+20.42	-15.00'	DOUBLE
43				
44	CAMPO DEL NORTE LOOP ALGN 3	43+94.42	-15.00'	DOUBLE
45				
46	CAMPO DEL NORTE LOOP ALGN 3	44+68.42	-15.00'	DOUBLE
47				
48	CAMPO DEL NORTE LOOP ALGN 3	45+42.42	-15.00'	DOUBLE
49				
50	CAMPO DEL NORTE LOOP ALGN 3	46+16.42	-15.00'	DOUBLE
51				
52	CAMPO DEL NORTE LOOP ALGN 3	46+90.42	-15.01'	DOUBLE
53				
54	CAMPO DEL NORTE LOOP ALGN 3	47+55.28	-14.41'	SINGLE
55	CAMPO DEL NORTE LOOP ALGN 3	48+18.12	3.90'	DOUBLE
56				
57	CAMPO DEL NORTE LOOP ALGN 3	46+33.72	15.00'	SINGLE
58	CAMPO DEL NORTE LOOP ALGN 1	30+05.36	15.00'	DOUBLE
59				
60	CAMPO DEL NORTE LOOP ALGN 1	29+42.26	15.00'	DOUBLE
61				
62	CAMPO DEL NORTE LOOP ALGN 1	28+68.24	15.00'	DOUBLE
63				
64	CAMPO DEL NORTE LOOP ALGN 1	27+94.26	15.00'	DOUBLE
65				
66	CAMPO DEL NORTE LOOP ALGN 1	27+26.44	15.00'	DOUBLE
67				
68	CAMPO DEL NORTE LOOP ALGN 1	26+67.46	17.40'	SINGLE
69	ALLEY 3.1	71+59.30	8.27'	2 6-5/8 MULTI-SERVICE Y BRANCH CONNECTION FOR MULTIPLE SERVICES
70	ALLEY 3.1	71+59.30	8.27'	
71	ALLEY 3.1	71+59.30	8.27'	
72	ALLEY 3.1	71+59.30	8.27'	
73	ALLEY 3.1	71+59.30	8.27'	
74	ALLEY 3.1	71+59.30	8.27'	
75	CAMPO DEL NORTE LOOP ALGN 3	40+63.12	-16.27	SINGLE
76	CAMPO DEL NORTE LOOP ALGN 3	41+22.78	-15.00'	DOUBLE
77				
78	CAMPO DEL NORTE LOOP ALGN 3	41+87.74	-15.00'	DOUBLE
79				
80	CAMPO DEL NORTE LOOP ALGN 3	42+36.19	-60.96'	SINGLE

IRRIGATION SERVICE				
MASTER VALVE	ALIGNMENT NAME	STATION	OFFSET	SERVICE TYPE
MV	CAMPO DEL NORTE LOOP ALGN 3	47+85.82	-58.51'	SINGLE 1-1/2" METER
MV2	CAMPO DEL NORTE LOOP ALGN 1	27+39.31	-27.48'	SINGLE 1" METER
MV3	CAMPO DEL NORTE LOOP ALGN 1	26+60.28	40.50'	SINGLE 1" METER

TOTAL NUMBER OF DOMESTIC SERVICES: 36
ALL DOMESTIC SERVICES SHALL BE 5/8 INCH.

TOTAL NUMBER OF IRRIGATION SERVICES: 3
TWO IRRIGATION SERVICES SHALL BE 1 INCH.
ONE IRRIGATION SERVICE SHALL BE 1-1/2 INCH.

Sheet List Table

Sheet Number	Sheet Title
WATER	
C-130	Cover - Waterlines
C-131	Overall Water Plan
C-132	Road Cross Sections - Waterlines
C-133	Campo del Norte Loop Waterline P&P 1
C-134	Campo del Norte Loop Waterline P&P 2
C-135	Campo del Norte Alley Waterline P&P

INSTALL ALL:
SINGLE DOMESTIC SERVICES PER CoSFW DETAIL 02.
DOUBLE SERVICES PER CoSFW DETAIL 06.
4 5/8" MULTI-SERVICE Y BRANCH PER CoSFW DETAIL 27.
2 6x5/8" MULTI-Y PER CoSFW DETAIL 28.
SINGLE 1-1/2" IRRIGATION SERVICES PER CoSFW DETAIL 04.
SINGLE 1" IRRIGATION SERVICES PER DETAIL 03.

WATER SERVICE LENGTHS	
SERVICE LENGTH	SERVICE SIZE (DIA)
0 - 50'	5/8"
50' - 300'	1"
300' - 400'	1 1/2"

THE LENGTHS IN THIS TABLE ARE WATER SERVICE LINE LENGTHS MEASURED FROM THE METER TO THE BUILDING PAD. LONGER SERVICE LINES WILL REQUIRE A LARGER DIAMETER TO REDUCE FRICTION LOSSES. USE THE DIAMETERS SHOWN FOR SERVICE LINES OF THE LENGTH RANGES SHOWN IN THE TABLE.

ALL DOMESTIC WATER METERS WILL BE 5/8". ONLY THE PRIVATE SERVICE LINE SIZES WILL BE CHANGED WHERE NEEDED. A REDUCER WILL BE INSTALLED ON THE PRIVATE SIDE OF THE METER BOX, AND THE SERVICE LINE WILL BE UPSIZED AT THE REDUCER.

WHERE SERVICE LINES CROSS UNDER WALL FOOTINGS, A 3" DIAMETER CONDUIT WILL BE PROVIDED UNDER THE FOOTING TO CARRY THE SERVICE LINE.

Pulte Homes

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 _____

RECORD MAPPING

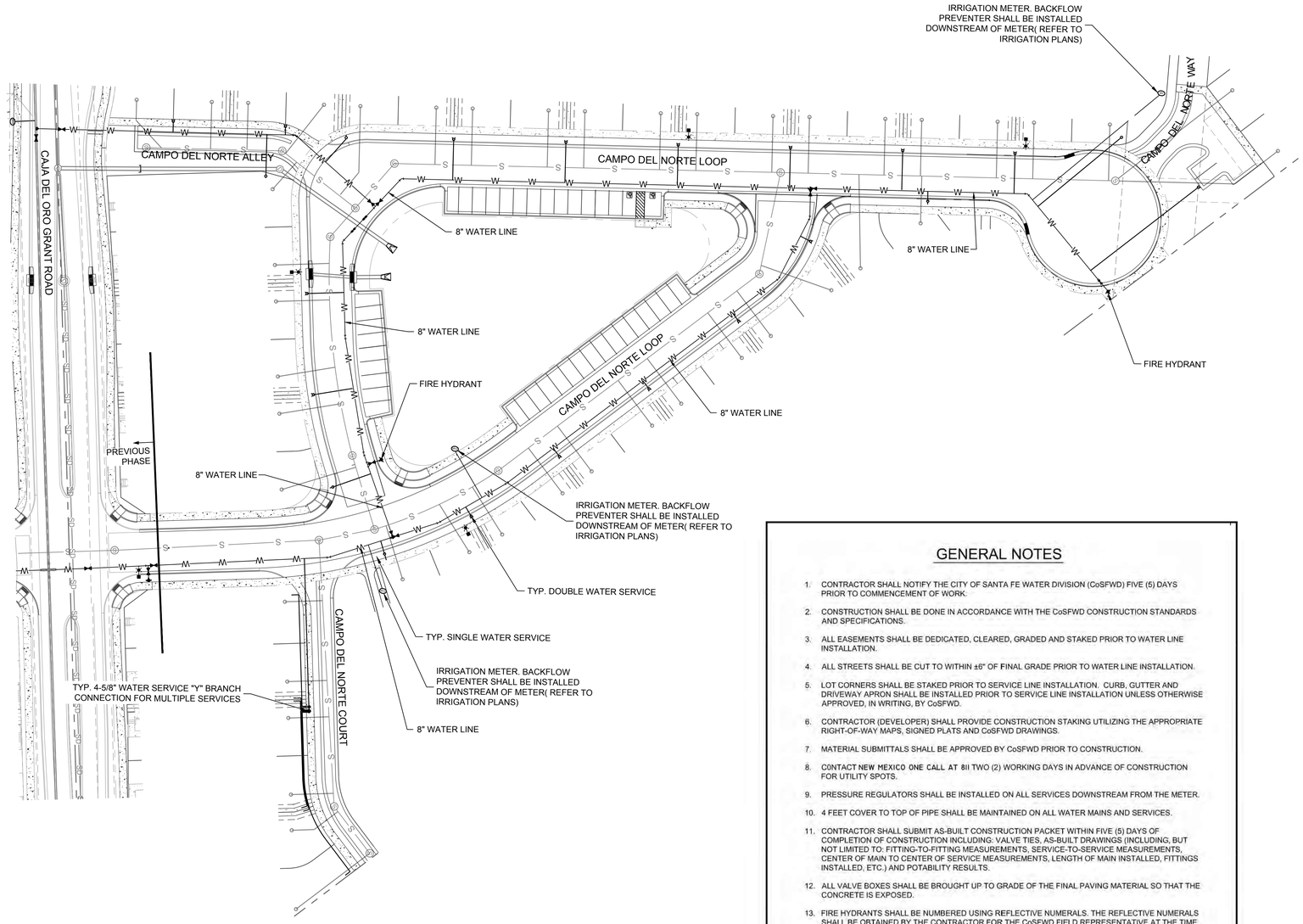
	INITIALS	DATE
AS BUILT		/ /
VALVE MAPS		/ /
GIS (MAPPING)		/ /
INSPECTOR APPROVED		/ /

PULTE CAJA DEL ORO - PHASE 2
SANTA FE, NEW MEXICO

RECORDING INFORMATION	APPROVED		INSPECTOR
	CITY OF SANTA FE WATER DIVISION DATE		DATE:
BOOK:	SANTA FE FIRE DEPARTMENT DATE		2024
PAGE:	AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
FILE DATE:	K - 14 J - 14	T17N, R9E, S31	-
INSTRUMENT NO:			10 C-130

COVER - WATERLINES

P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase IIIC-131 Cover - Waterlines.dwg Thu, 12.12.24 - 1240, LSB Jeremiah.Bell



LEGEND

	NEW	EXISTING
WATERLINE	W—W	
SANITARY SEWER LINE	S	SAS SAS
STORM DRAIN LINE		
WATER VALVE		
REDUCER		
FIRE HYDRANT		
SINGLE WATER SERVICE		
DOUBLE WATER SERVICE		
SAS MANHOLE	Ⓢ	Ⓢ
STORM DRAIN INLET		
STORM DRAIN MANHOLE	Ⓓ	
SANITARY SEWER SERVICE		
LIGHT POLE		

GENERAL NOTES:

1. ALL HYDRANT LEGS SHALL BE VALVED AND HAVE RESTRAINED JOINTS BETWEEN THE MAIN AND THE VALVE PER CoSFW CONSTRUCTION STANDARDS AND SPECIFICATIONS DETAIL 10A AND 10B.
2. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL WATER LINE MAIN TO BE C-900 DR-18 PVC.
4. ALL WATERLINE INSTALLATION SHALL INCORPORATE THRUST RESTRAINTS CONFORMING TO CoSFW CONSTRUCTION STANDARDS AND DETAILS 10A AND 10B
5. WATER METERS AND FIRE HYDRANTS SHALL HAVE 5' OF UNOBSTRUCTED CLEARANCE ON ALL SIDES.
6. MINIMUM HORIZONTAL SEPARATION OF SERVICE TAPS SHALL BE 5'.
7. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAIN AND SEWER SERVICES SHALL BE 18".

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

DRAWN BY: | DATE: 08/2008
CHECKED: | SCALE:
APPROVED:

01

0 40 80
SCALE: 1" = 40'

PULTE CAJA DEL ORO - PHASE 2
SANTA FE, NEW MEXICO

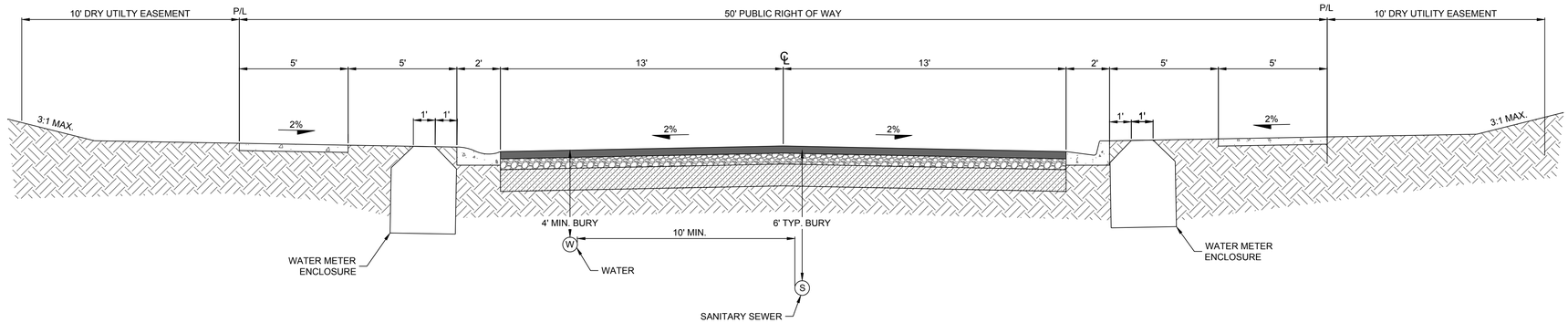
SHELDON E. GREER
NEW MEXICO
17154
LICENSED PROFESSIONAL ENGINEER
12/6/2024

RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505) 253-9718

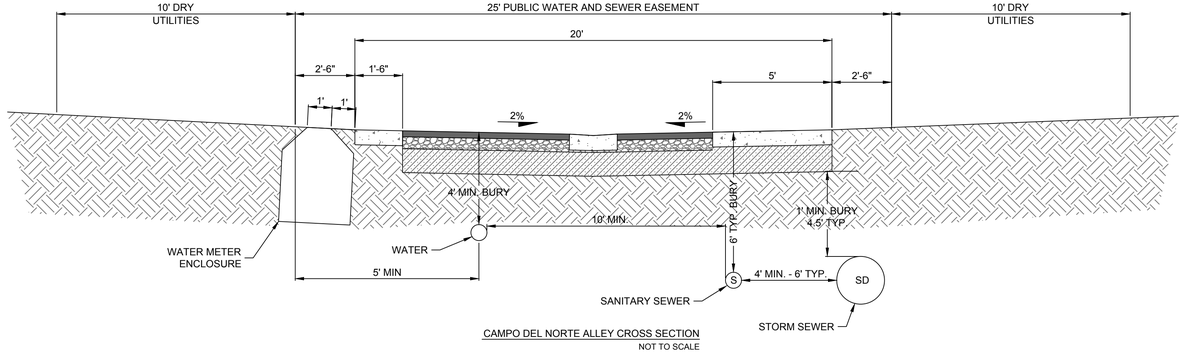
PULTE CAJA DEL ORO - PHASE 2
SANTA FE, NEW MEXICO

RECORDING INFORMATION	APPROVED		INSPECTOR
	CITY OF SANTA FE WATER DIVISION DATE		DATE:
BOOK:	SANTA FE FIRE DEPARTMENT DATE		2024
PAGE:	AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
FILE DATE:	K - 14 J - 14	T17N, R9E, S31	-
INSTRUMENT NO:			10 C-131

OVERALL WATER PLAN



CAMPO DEL NORTE LOOP CROSS SECTION
NOT TO SCALE



CAMPO DEL NORTE ALLEY CROSS SECTION
NOT TO SCALE

NOTE:
UTILITY LOCATIONS AND DEPTHS ON THE ROAD SECTIONS ARE GENERALLY TYPICAL. SEE UTILITY P&P SHEETS FOR UTILITY BUILD INFORMATION, INCLUDING EXACT UTILITY ALIGNMENT AND DEPTH IN EACH STREET.

PULTE CAJA DEL ORO - PHASE 2
SANTA FE, NEW MEXICO

SHELDON E. GREER
NEW MEXICO
17154
LICENSED PROFESSIONAL ENGINEER
12/6/2024

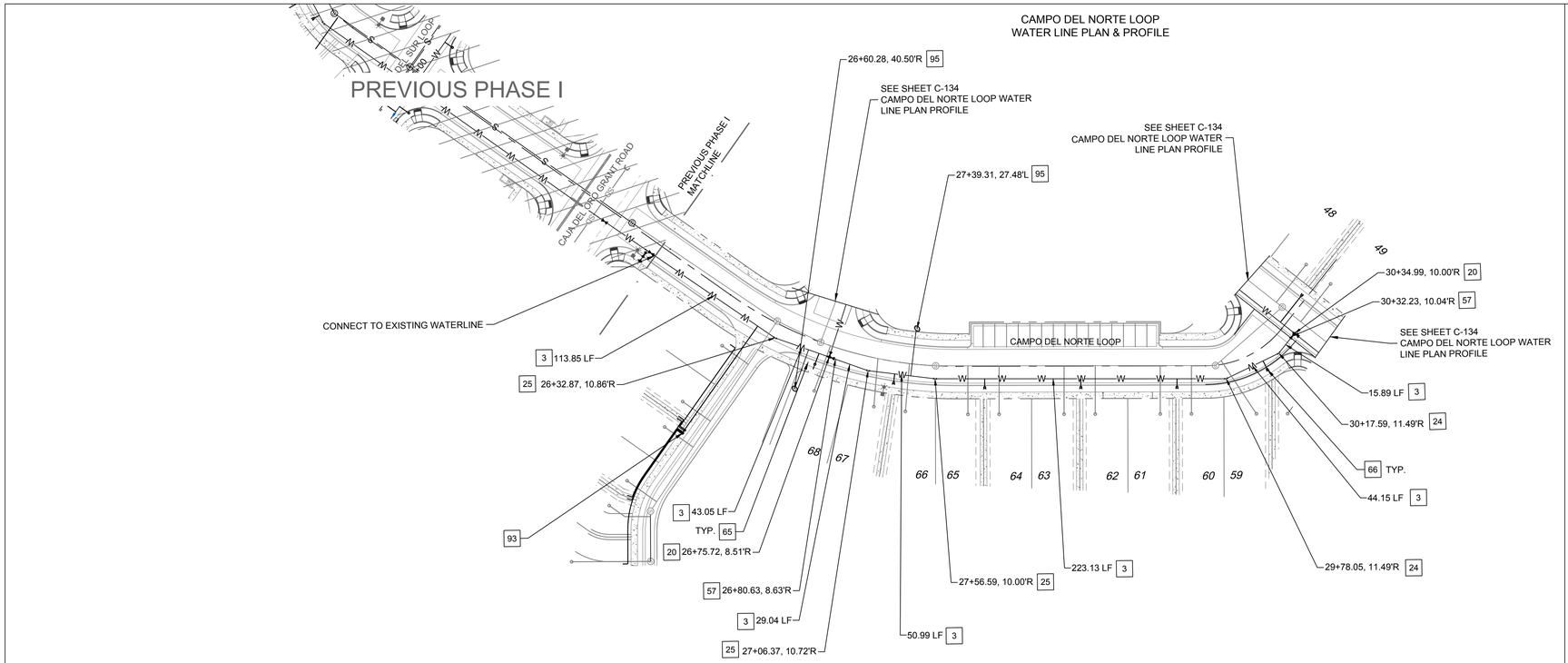
RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505) 253-9718

RESPEC

PULTE CAJA DEL ORO - PHASE 2
SANTA FE, NEW MEXICO

RECORDING INFORMATION	APPROVED			INSPECTOR
	CITY OF SANTA FE WATER DIVISION DATE			DATE:
BOOK:	SANTA FE FIRE DEPARTMENT DATE			2024
PAGE:	AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.	
FILE DATE:	K - 14 J - 14	T17N, R9E, S31	-	10 C-132
INSTRUMENT NO:				

ROAD CROSS SECTIONS - WATERLINES

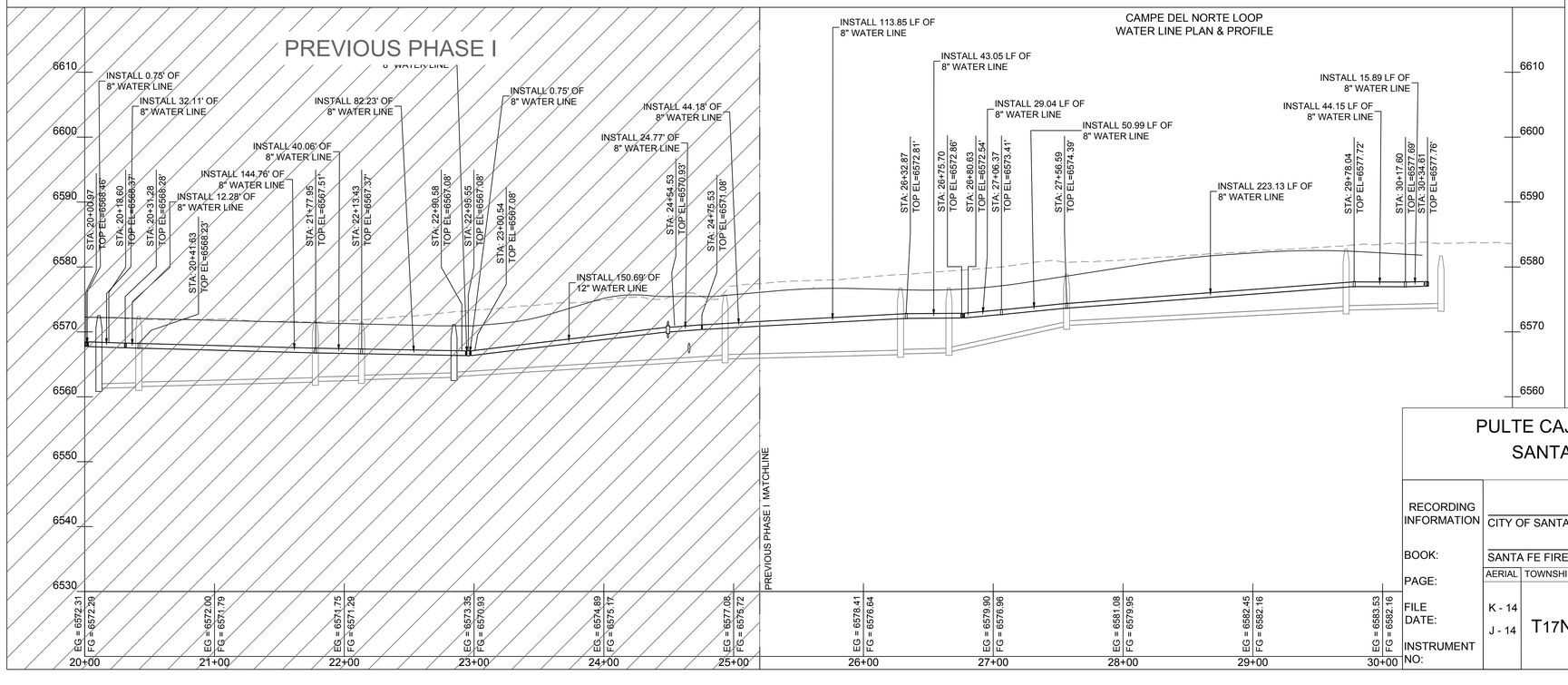


WATER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
3	INSTALL 8" WATERLINE PER APWA STD. SPEC. SEC. 801
20	INSTALL 8" TEE
24	INSTALL 8" 22½° BEND
25	INSTALL 8" 11¼° BEND
57	INSTALL 8" GATE VALVE AND VALVE BOX PER CoSFW STD DETAIL 08
65	INSTALL ⅝" SINGLE WATER SERVICE PER CoSFW STD DETAIL 02
66	INSTALL ⅝" DOUBLE WATER SERVICE PER CoSFW STD DETAIL 06
93	INSTALL 2 6-5/8" MULTI-SERVICE Y BRANCH METER PER CITY OF SANTA FE DETAIL. PER CoSFW STD DETAIL 28
95	INSTALL 1" SINGLE SERVICE PER CoSFW STD DETAIL 03 FOR IRRIGATION

PULTE CAJA DEL ORO - PHASE 2
SANTA FE, NEW MEXICO

SHELDON E. GREER
NEW MEXICO
17154
LICENSED PROFESSIONAL ENGINEER
12/6/2024



LEGEND

- WATERLINE — W
- SANITARY SEWER LINE — S
- WATER VALVE — ⋈
- FIRE HYDRANT
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SAS MANHOLE — Ⓢ
- SANITARY SEWER SERVICE

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

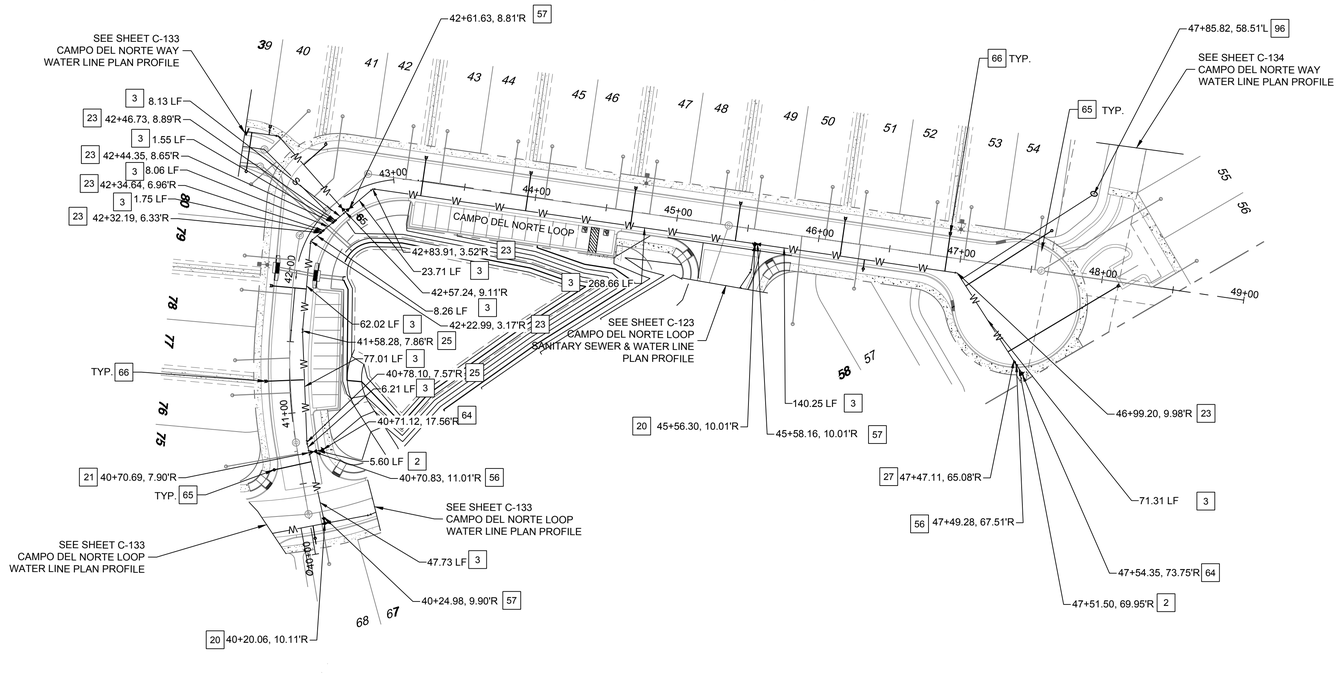
RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505) 253-9718

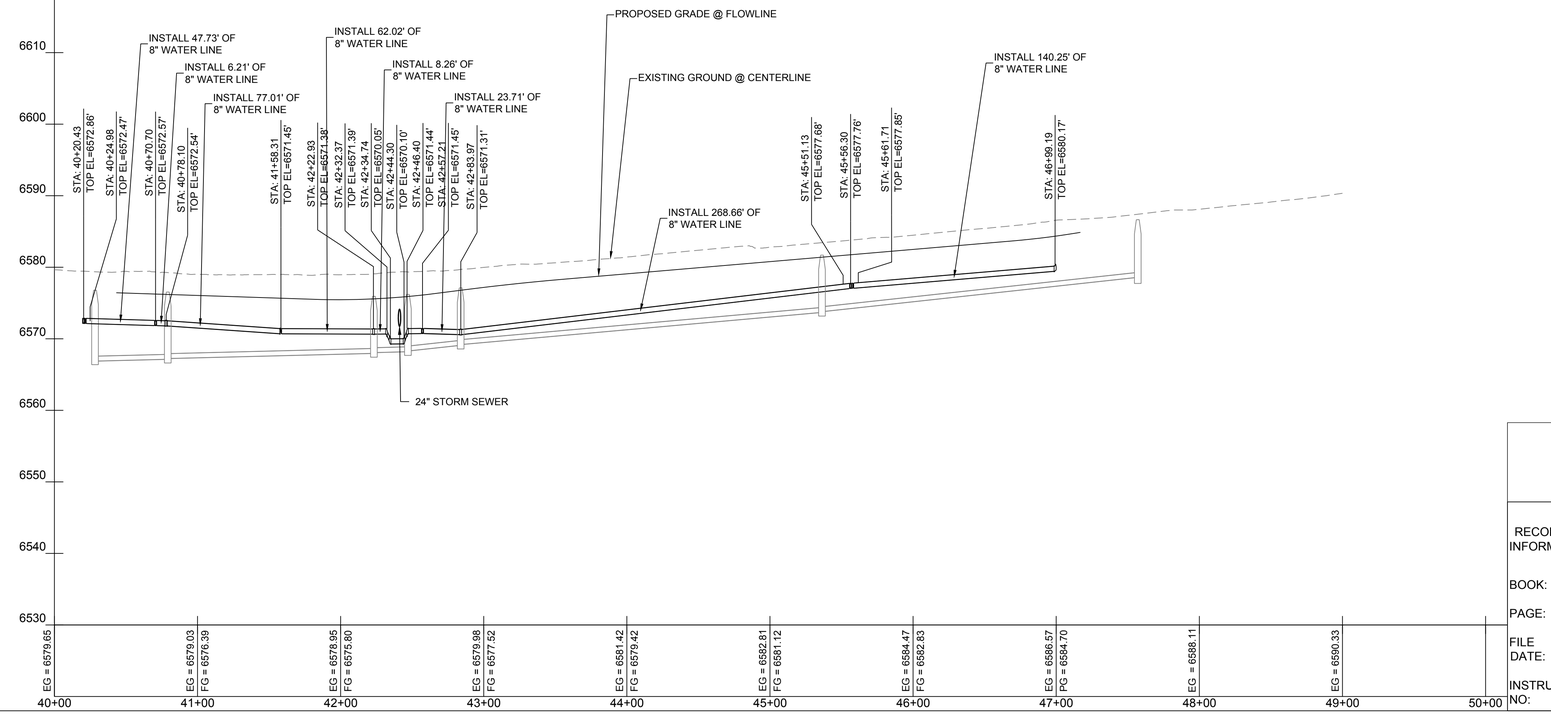
PULTE CAJA DEL ORO - PHASE 2
SANTA FE, NEW MEXICO

RECORDING INFORMATION	APPROVED		INSPECTOR
	CITY OF SANTA FE WATER DIVISION DATE		DATE:
BOOK:	SANTA FE FIRE DEPARTMENT DATE		2024
PAGE:	AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
FILE	K - 14	T17N, R9E, S31	-
DATE:	J - 14		10
INSTRUMENT NO:			C-133

CAMPO DEL NORTE LOOP WATERLINE P&P 1

CAMPO DEL NORTE LOOP
WATER LINE PLAN & PROFILE





WATER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
2	INSTALL 6" WATERLINE PER APWA STD. SPEC. SEC. 801
3	INSTALL 8" WATERLINE PER APWA STD. SPEC. SEC. 801
19	INSTALL 8" CROSS
20	INSTALL 8" TEE
21	INSTALL 8" x 6" TEE
23	INSTALL 8" 45° BEND
24	INSTALL 8" 22½° BEND
25	INSTALL 8" 11¼° BEND
27	INSTALL 8" X 6" REDUCER
56	INSTALL 6" GATE VALVE AND VALVE BOX PER CoSFW STD DETAIL 08
57	INSTALL 8" GATE VALVE AND VALVE BOX PER CoSFW STD DETAIL 08
64	INSTALL FIRE HYDRANT PER CoSFW STD DETAIL 07
65	INSTALL ⅝" SINGLE WATER SERVICE PER CoSFW STD DETAIL 02
66	INSTALL ⅝" DOUBLE WATER SERVICE PER CoSFW STD DETAIL 06
96	INSTALL 1½ " SINGLE SERVICE PER CoSFW STD DETAIL 04 FOR IRRIGATION

LEGEND

- WATERLINE — W
- SANITARY SEWER LINE — S
- WATER VALVE — ⋈
- FIRE HYDRANT
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SAS MANHOLE — Ⓢ
- SANITARY SEWER SERVICE

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

PULTE CAJA DEL ORO - PHASE 2
SANTA FE, NEW MEXICO

SHELDON E. GREER
NEW MEXICO
17154
LICENSED PROFESSIONAL ENGINEER
12/6/2024

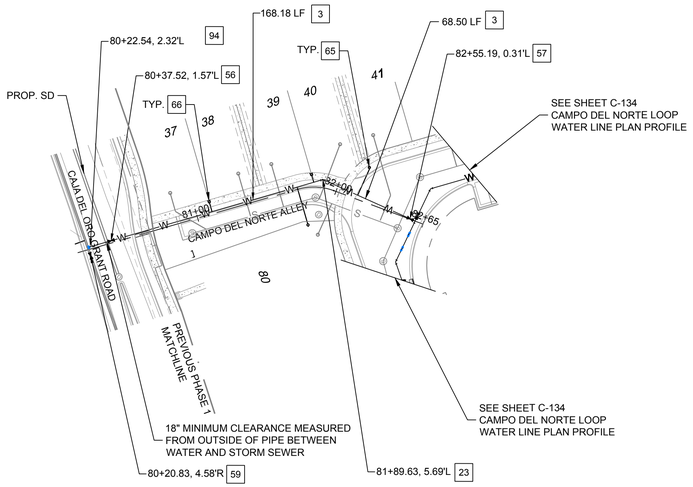
RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505) 253-9718

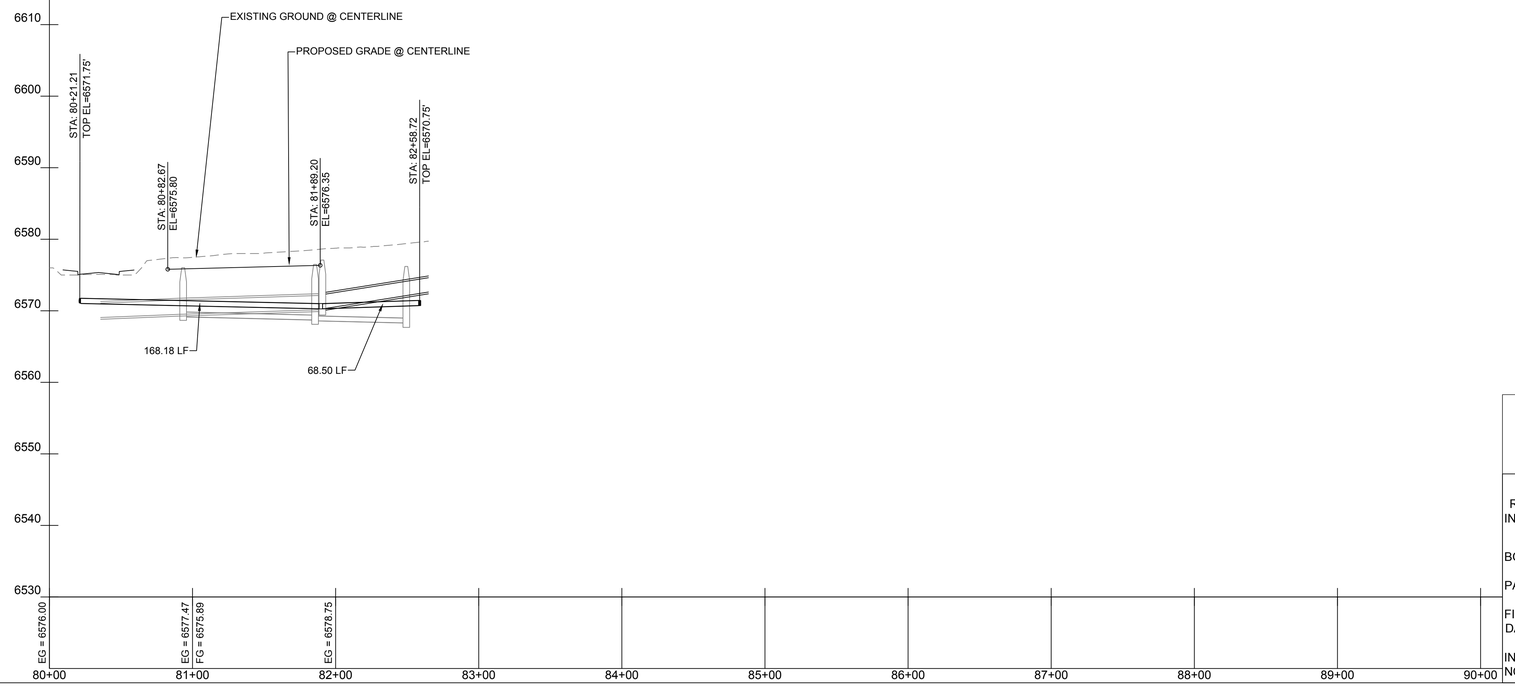
RECORDING INFORMATION	APPROVED		INSPECTOR
BOOK:	CITY OF SANTA FE WATER DIVISION	DATE	DATE:
PAGE:	SANTA FE FIRE DEPARTMENT	DATE	2024
FILE DATE:	AERIAL: K - 14, J - 14	TOWNSHIP, RANGE, SECTION: T17N, R9E, S31	WORK ORDER NO.: -
INSTRUMENT NO:			10 C-134

PULTE CAJA DEL ORO - PHASE 2
SANTA FE, NEW MEXICO

CAMPO DEL NORTE LOOP WATERLINE P&P 2

CAMPO DEL NORTE ALLEY
WATER LINE PLAN & PROFILE





WATER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
3	INSTALL 8" WATERLINE PER APWA STD. SPEC. SEC. 801
23	INSTALL 8" 45° BEND
56	INSTALL 6" GATE VALVE AND VALVE BOX PER CoSFW STD DETAIL 08
57	INSTALL 8" GATE VALVE AND VALVE BOX PER CoSFW STD DETAIL 08
59	INSTALL 12" GATE VALVE AND VALVE BOX PER C.O.S.F. STD. DETAIL
65	INSTALL ¾" SINGLE WATER SERVICE PER CoSFW STD DETAIL 02
66	INSTALL ¾" DOUBLE WATER SERVICE PER CoSFW STD DETAIL 06
94	INSTALL 12" X 6" TEE

LEGEND

- WATERLINE — W
- SANITARY SEWER LINE — S
- WATER VALVE — ⋈
- FIRE HYDRANT
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SAS MANHOLE — Ⓢ
- SANITARY SEWER SERVICE

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

10 8 6 4 2
0 50 100

PULTE CAJA DEL ORO - PHASE 2
SANTA FE, NEW MEXICO

SHELDON E. GREER
NEW MEXICO
17154
LICENSED PROFESSIONAL ENGINEER
12/6/2024

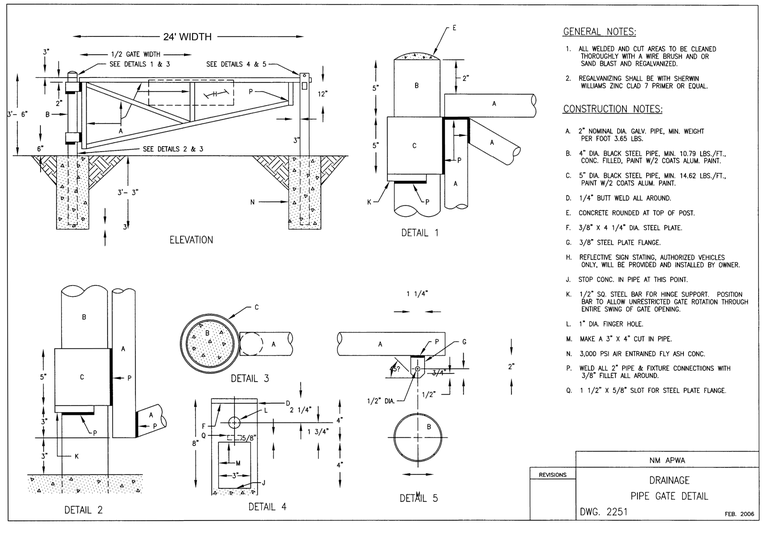
RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505) 253-9718

RESPEC

PULTE CAJA DEL ORO - PHASE 2
SANTA FE, NEW MEXICO

RECORDING INFORMATION	APPROVED		INSPECTOR
	CITY OF SANTA FE WATER DIVISION — DATE		DATE:
BOOK:	SANTA FE FIRE DEPARTMENT — DATE		2024
PAGE:	AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
FILE DATE:	K - 14 J - 14	T17N, R9E, S31	-
INSTRUMENT NO:			10 C-135

CAMPO DEL NORTE ALLEY WATERLINE P&P



GENERAL NOTES:

1. ALL WELDED AND CUT AREAS TO BE CLEANED THOROUGHLY WITH A WIRE BRUSH AND OR SAND BLAST AND REGALVANIZED.
2. REGALVANIZING SHALL BE WITH SHERWIN WILLIAMS ZINC CLAD 7 PRIMER OR EQUAL.

CONSTRUCTION NOTES:

A. 2" NOMINAL DIA. GALV. PIPE, MIN. WEIGHT PER FOOT 3.65 LBS.

B. 4" DIA. BLACK STEEL PIPE, MIN. 10.79 LBS./FT., CONC. FILLED, PAINT W/2 COATS ALUM. PAINT.

C. 5" DIA. BLACK STEEL PIPE, MIN. 14.62 LBS./FT., PAINT W/2 COATS ALUM. PAINT.

D. 1/4" BUTT WELD ALL AROUND.

E. CONCRETE ROUNDED AT TOP OF POST.

F. 3/8" X 4 1/4" DIA. STEEL PLATE.

G. 3/8" STEEL PLATE FLANGE.

H. REFLECTIVE SIGN STATING, AUTHORIZED VEHICLES ONLY, WILL BE PROVIDED AND INSTALLED BY OWNER.

J. STOP CONC. IN PIPE AT THIS POINT.

K. 1/2" SQ. STEEL BAR FOR HINGE SUPPORT. POSITION BAR TO ALLOW UNRESTRICTED GATE ROTATION THROUGH ENTIRE SWING OF GATE OPENING.

L. 1" DIA. FINGER HOLE.

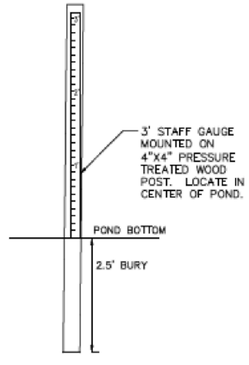
M. MAKE A 3" X 4" CUT IN PIPE.

N. 3,000 PSI AIR ENTRAINED FLY ASH CONC.

P. WELD ALL 2" PIPE & FIXTURE CONNECTIONS WITH 3/8" FILLET ALL AROUND.

Q. 1 1/2" X 5/8" SLOT FOR STEEL PLATE FLANGE.

REVISIONS	NM APWA
	DRAINAGE PIPE GATE DETAIL
	DWG. 2251 FEB. 2006



POST AND STAFF GAUGE DETAIL
NOT TO SCALE

REVISION

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER
NEW MEXICO
17154
LICENSED PROFESSIONAL ENGINEER
12/12/2024

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: UTILITIES & MISCELLANEOUS DETAILS

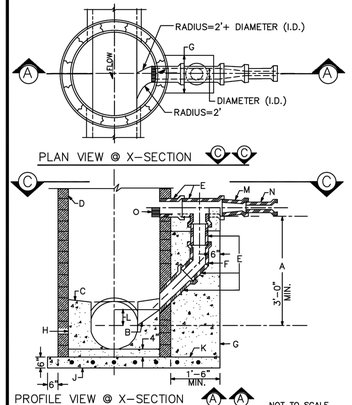
SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-503

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-509 Cattle Guard Detail.dwg PLOT DATE: Dec 12, 2024 12:42pm

LEGEND

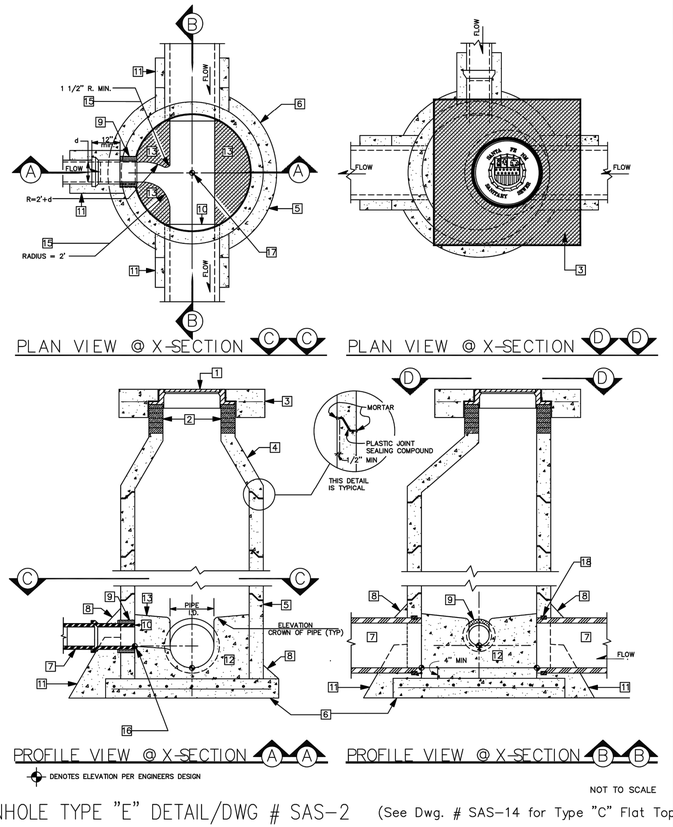
ITEM	DESCRIPTION
1	— MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg. No. SAS-4
2	— CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg. No. SAS-5
3	— CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS-6
4	— PRECAST REINFORCED CONCRETE RISER, 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



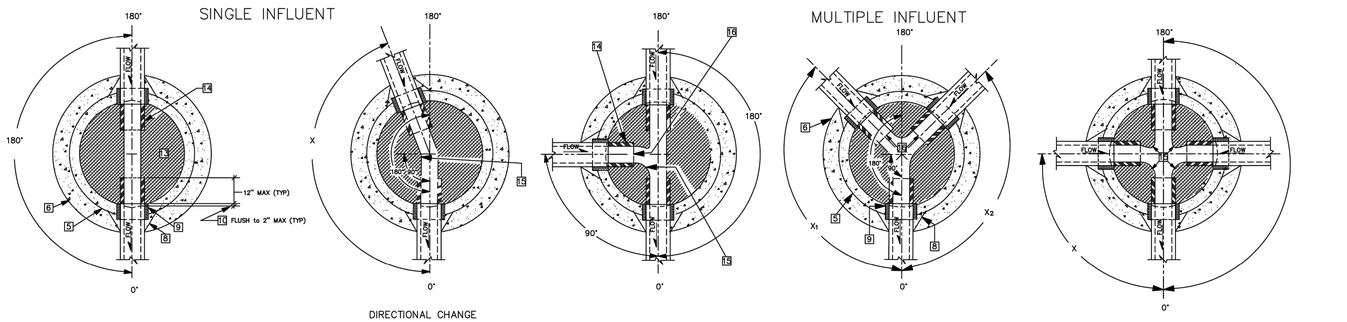
CONSTRUCTION NOTES

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 8"(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 12"(IN) O.C. EACH WAY FOR MANHOLE DEPTH OF 24'(FT) OR LESS. USE NO.4 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.

DROP MANHOLE DETAIL
DWG. #: SAS-1



MANHOLE TYPE "E" DETAIL/DWG # SAS-2 (See Dwg. # SAS-14 for Type "C" Flat Top)



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

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 8'(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 "PHONEIX", 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 820.4.7 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. CASTING 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 REHABILITATING 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.

WATER QUALITY DIVISION — UTILITY DEVELOPMENT

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

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

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

REVISION

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: SEWER DETAILS

SUBMITTED FOR: CONSTRUCTION

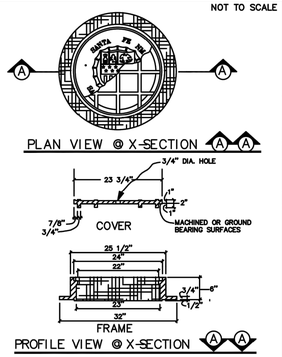
SHEET NUMBER: C-503

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-509 Cattle Guard Detail.dwg PLOT DATE: Dec 12, 2024 12:42pm

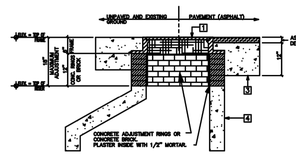
LEGEND

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



NOT TO SCALE

MANHOLE ADJUSTMENT DETAIL/DWG # SAS-5

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 8'(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 1350 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 PENETRATIONS AND 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: 185 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.

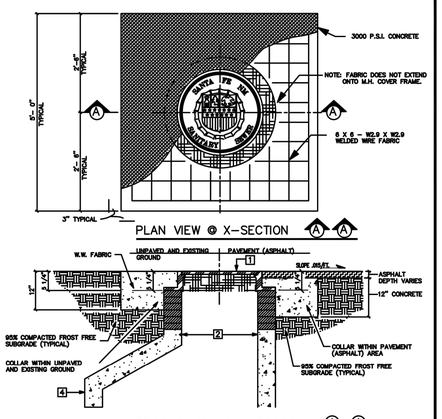
FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

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

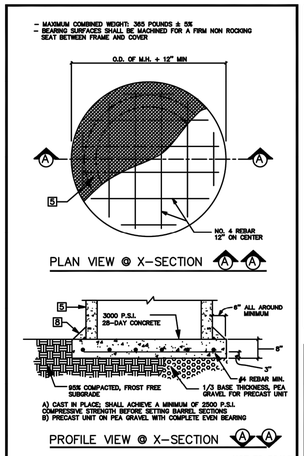
FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDES REHABILITATING 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.

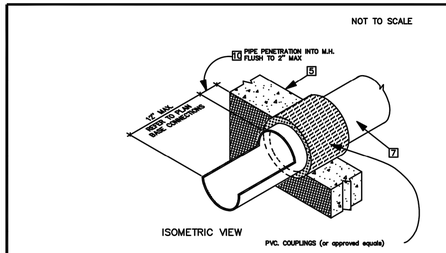


CONCRETE COLLAR DETAIL/DWG. # SAS-6 NOT TO SCALE

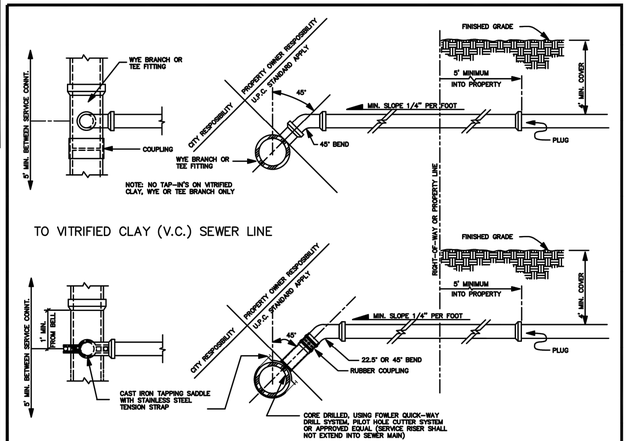


NOT TO SCALE

CONCRETE BASE DETAIL/DWG. # SAS-7

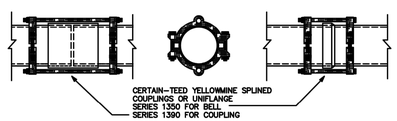


MANHOLE ADAPTER DETAIL/DWG. # SAS-8



NOT TO SCALE

SERVICE CONNECTION DETAILS/DWG. # SAS-10



NOTE: AT RIVER AND ARROYO CROSSINGS

RESTRAINED JOINT DETAIL/DWG. # SAS-9 NOT TO SCALE

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS		FILE # E:\AUTO\DWG\SCDT2-4
DRAWN BY: G. CHAVEZ	1 8-3-92	4	
CADD REVISION BY: G. CHAVEZ	2 12-10-92	5	SHEET OF
APPROVED BY: E. BROWN	3 11-16-94	6	

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

REVISION

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER
NEW MEXICO
17154
REGISTERED PROFESSIONAL ENGINEER
10/08/2025

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: SEWER DETAILS

SUBMITTED FOR: CONSTRUCTION

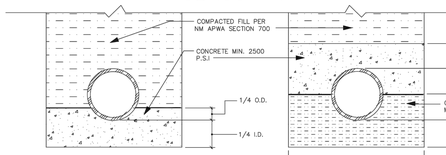
SHEET NUMBER: C-504

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-509 Cattle Guard Detail.dwg PLOT DATE: Dec 12, 2024 12:42pm

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

NOT TO SCALE

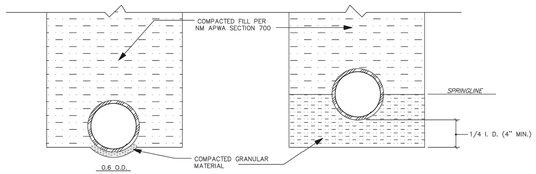
CLASS "A"



NOTE:
MINIMUM WIDTH OF TRENCHES:
PIPE O.D. PLUS 2' FEET, FOR PIPES 27" O.D. AND SMALLER (TYP.)

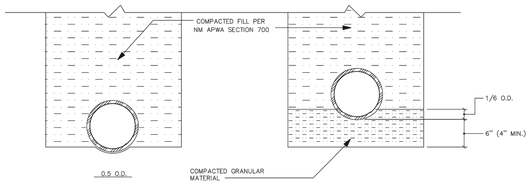
① CONCRETE CRADLE ② CONCRETE ARCH

CLASS "B"

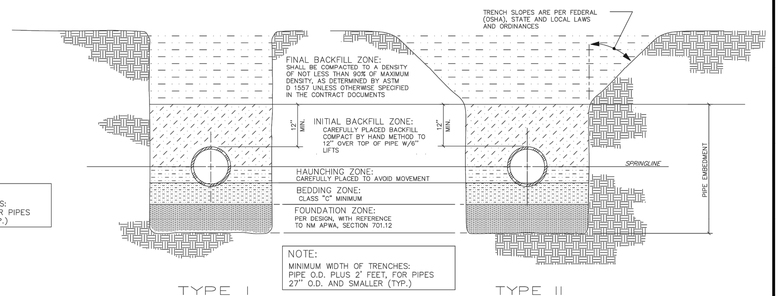


① SHAPED SUBGRADE WITH GRANULAR FOUNDATION ② GRANULAR FOUNDATION

CLASS "C"

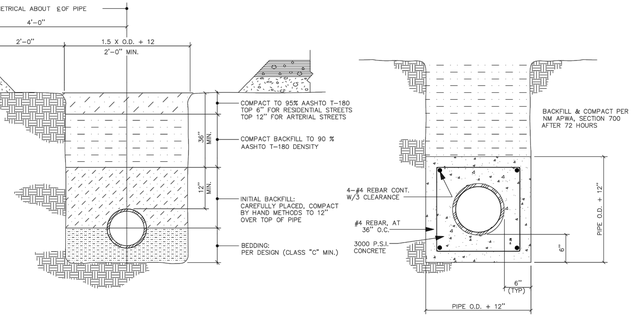


① SHAPED SUBGRADE ② GRANULAR FOUNDATION



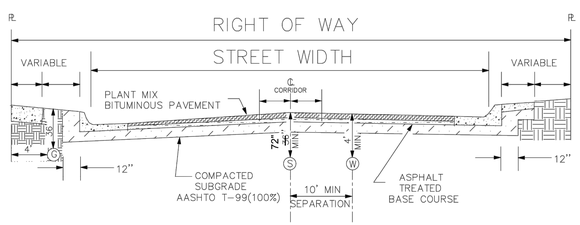
NOTE:
MINIMUM WIDTH OF TRENCHES:
PIPE O.D. PLUS 2' FEET, FOR PIPES 27" O.D. AND SMALLER (TYP.)

TYPE I TYPE II



PAVED AREAS CONCRETE ENCASEMENT

TYPICAL UTILITIES SEPARATION DETAIL/DWG. # SAS-12



LEGEND

Ⓢ SEWER
Ⓖ GAS
Ⓦ WATER
℞ PROPERTY LINE
℄ CENTER LINE

NOT TO SCALE

BEL[illegible]OR COUPLING INSTALLATION DETAIL/DWG. # SA[illegible]13

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 "YELLOWMINC" 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
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 REHABILITATING 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.

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS		FILE #: E:\AUTO\DWG\SCDT3-4
DRAWN BY: G. CHAVEZ	1 8-4-92	3	
CAD RENDITION BY: G. CHAVEZ	2 12-14-92	4	SHEET OF
APPROVED BY: E. BROWN	3 11-16-94	5	

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

REVISION

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER NEW MEXICO 17154 REGISTERED PROFESSIONAL ENGINEER 10/08/2025

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

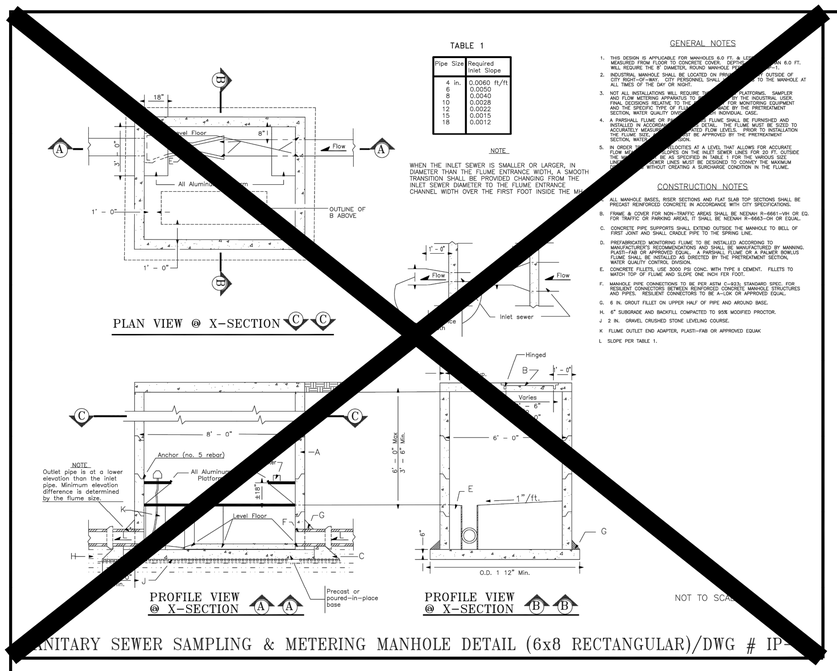
PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: SEWER DETAILS

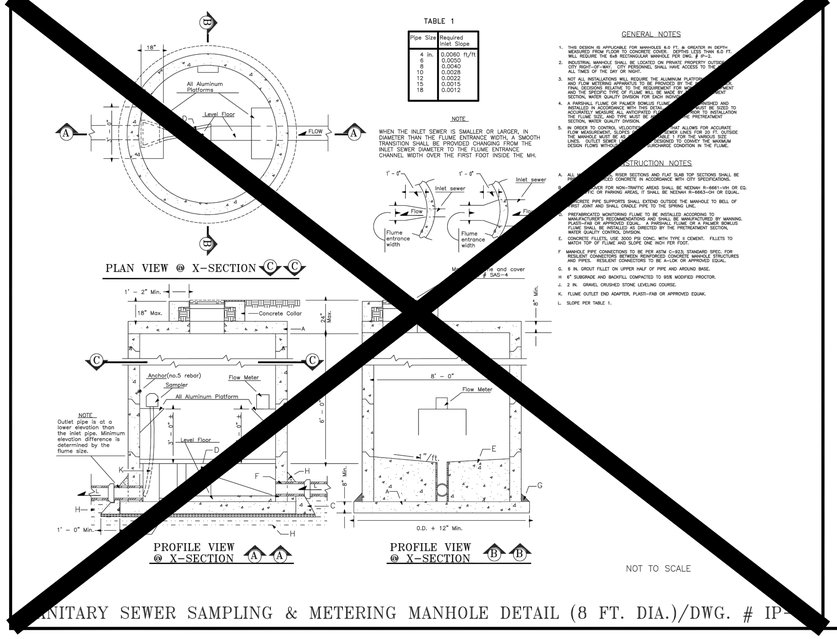
SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-505

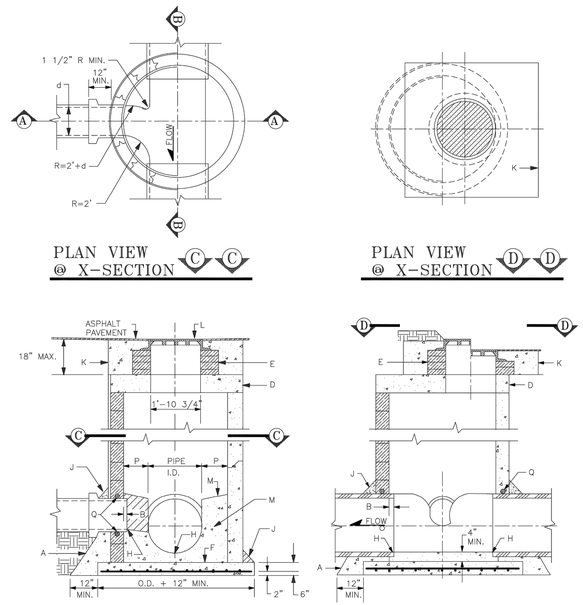
NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-509 Cattle Guard Detail.dwg PLOT DATE: Dec 12, 2024 12:42pm



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



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



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

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS	FILE #: E:\AUTO\DWG\SCDT4-4
DRAWN BY: G. CHAVEZ	1 8-4-92	
CADD RENDITION BY: G. CHAVEZ		SHEET OF
APPROVED BY: E. BROWN		

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

REVISION

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER NEW MEXICO 17154 REGISTERED PROFESSIONAL ENGINEER 10/08/2025

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

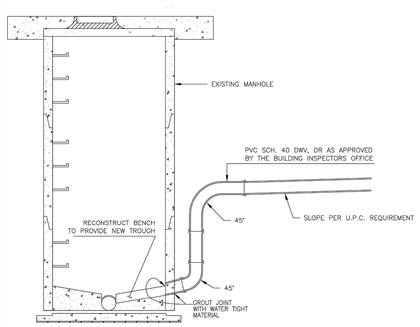
PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: SEWER DETAILS

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-506

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-509 Cattle Guard Detail.dwg PLOT DATE: Dec 12, 2024 12:42pm



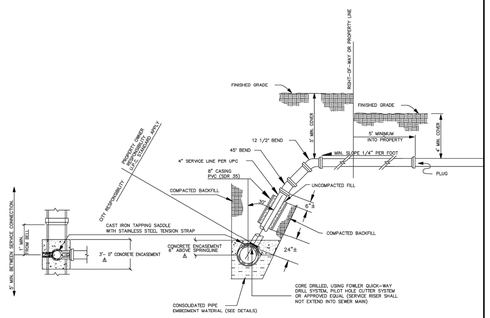
LATERAL CONNECTION TO MANHOLE
DWG. #SAS-15

NOT TO SCALE

CONSTRUCTION NOTES

- Concrete to be 3000 psi 28 day strength

For additional information refer to Sanitary Sewer Standard Construction Details Sheet #1, GENERAL NOTES



TO PVC SEWER LINE

SERVICE CONNECTION DETAIL FOR SEWER MAIN
DEPTHS GREATER THAN 10 FT.
DWG. #SAS-16

NOT TO SCALE

CITY OF SANTA FE
WATER QUALITY CONTROL DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS (SHEET 5 PRELIMINARY)

DATE: 1-24-94	REVISIONS		FILE #: SCDT5
DRAWN BY: G. CHAVEZ			
CADD RENDITION BY: G. CHAVEZ			SHEET OF
APPROVED BY: E. BROWN			

DESIGNED	SEG
DRAWN	SEG
CHECKED	JL
DATE	12.12.2024

REVISION

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

STAMP

SHELDON E. GREER NEW MEXICO 17154 LICENSED PROFESSIONAL ENGINEER 12/12/2024

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

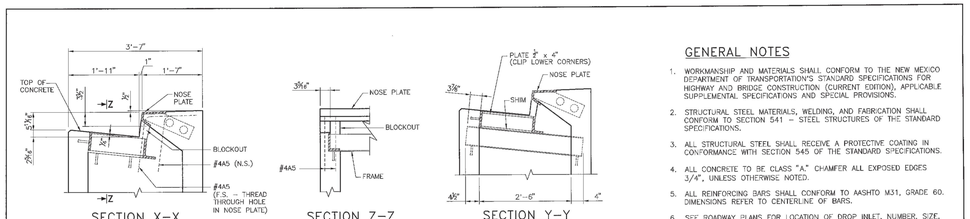
PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: SEWER DETAILS

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-507

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-509 Cattle Guard Detail.dwg PLOT DATE: Dec 12, 2024 12:42pm



SECTION X–X

(SEE SHEET 3 OF 3)
(GRATE NOT SHOWN)

SECTION Z–Z

(GRATE NOT SHOWN)

SECTION Y–Y

(SEE SHEET 3 OF 3)
(GRATE NOT SHOWN)

GENERAL NOTES

1. WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (CURRENT EDITION), APPLICABLE SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS.
2. STRUCTURAL STEEL MATERIALS, WELDING, AND FABRICATION SHALL CONFORM TO SECTION 541 – STEEL STRUCTURES OF THE STANDARD SPECIFICATIONS.
3. ALL STRUCTURAL STEEL SHALL RECEIVE A PROTECTIVE COATING IN CONFORMANCE WITH SECTION 545 OF THE STANDARD SPECIFICATIONS.
4. ALL CONCRETE TO BE CLASS "A" CHAMFER ALL EXPOSED EDGES 3/4", UNLESS OTHERWISE NOTED.
5. ALL REINFORCING BARS SHALL CONFORM TO AASHTO M31, GRADE 60. DIMENSIONS REFER TO CENTERLINE OF BARS.
6. SEE ROADWAY PLANS FOR LOCATION OF DROP INLET, NUMBER, SIZE, AND FLOW LINE ELEVATIONS OF PIPE DRAINS, AND "H" DIMENSION.
7. OUTLET PIPES SHALL NOT BE SET AT END OF DROP INLET.

DESIGN DATA:

DESIGN IS IN ACCORDANCE WITH AASHTO LRFD SPECIFICATIONS 2010 FIFTH EDITION AND CURRENT INTERIMS.

DESIGN STRESSES: STRUCTURAL STEEL: ASTM A-36 FY = 36 KSI

REINFORCED CONCRETE: F'c = 3,000 PSI @ 28 DAYS Fy = 60 ksi, GRADE 60

LIVE LOAD: HL-93

HORIZONTAL EARTH PRESSURE: 36 LBS./CU.FT. EQUIVILENT FLUID PRESSURE WITH 2' LIVE LOAD SURCHARGE

MAXIMUM: H = 11'-6"

ESTIMATED QUANTITIES

TYPE	N	L	CLASS "A" CONC. † CU. YDS.	REINFORCING BARS – LBS. H = 8'-0" OR LESS	H = 8'-1" TO 10'-0"	H = 10'-0" TO 11'-6"	STRUCTURAL STEEL – LBS.
I	1	5'-7"	0.324H+0.698	23.870 H + 94.779	25.205 H + 95.448	35.894 H + 100.790	570
II	2	10'-8"	0.528H+1.357	37.319 H + 180.150	41.327 H + 182.185	58.185 H + 190.838	1186
III	3	15'-9"	0.732H+2.017	50.768 H + 265.518	57.448 H + 268.858	81.496 H + 280.882	1796
IV	4	20'-10"	0.936H+2.676	64.217 H + 350.887	73.569 H + 354.563	104.297 H + 370.927	2412
V	5	25'-11"	1.140H+3.335	77.662 H + 436.258	89.690 H + 442.270	127.098 H + 460.974	3022
VI	6	31'-0"	1.344H+3.995	91.115 H + 521.716	105.811 H + 528.974	149.899 H + 551.018	3631

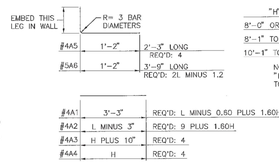
† SEE TABLE FOR PIPE DEDUCTION
N = NUMBER OF GRATINGS PLACED IN DROP INLET
H = NORMAL GUTTER ELEVATION TO FLOW LINE ELEVATION OF OUTLET PIPE. USE H IN FEET.

CLASS "A" CONCRETE DEDUCTIONS FOR ONE PIPE

SIZE	CONCRETE PIPE	METAL PIPE
18"	0.06 CU. YDS.	0.04 CU. YDS.
24"	0.10 CU. YDS.	0.06 CU. YDS.
30"	0.15 CU. YDS.	0.10 CU. YDS.
36"	0.21 CU. YDS.	0.14 CU. YDS.
42"	0.28 CU. YDS.	0.19 CU. YDS.

NOTE:
DEDUCTIONS NOTED ARE FOR PIPES NORMAL TO WALLS. FOR SKEWED PIPES, MULTIPLY DEDUCTIONS BY SECANT OF SKEW ANGLE. FOR SMALLER PIPES OTHER THAN THOSE SHOWN IN TABLE, ADJUST DEDUCTIONS ACCORDINGLY.

REINFORCING BAR SCHEDULE



"H"	SPACES	#4A7	REQUIRED
8'-0" OR LESS	10"	H PLUS 6"	12 N + 2
8'-1" TO 10'-0"	8"	H PLUS 6"	16 N
10'-1" TO 11'-6"	6½"	H PLUS 6"	26 N + 6

NOTE:
"H" AND "L" ARE IN FEET. FINISH BARS TO THE NEAREST WHOLE NUMBER OF BARS.

SERIALS 623-14-1/3 AND 623-14-3/3 MUST ACCOMPANY THIS SHEET.

DATE	BY	DESCRIPTION
1/33/12	YML	REVISED TO LRFD. REVISIONS (OR CHANGE NOTICES)

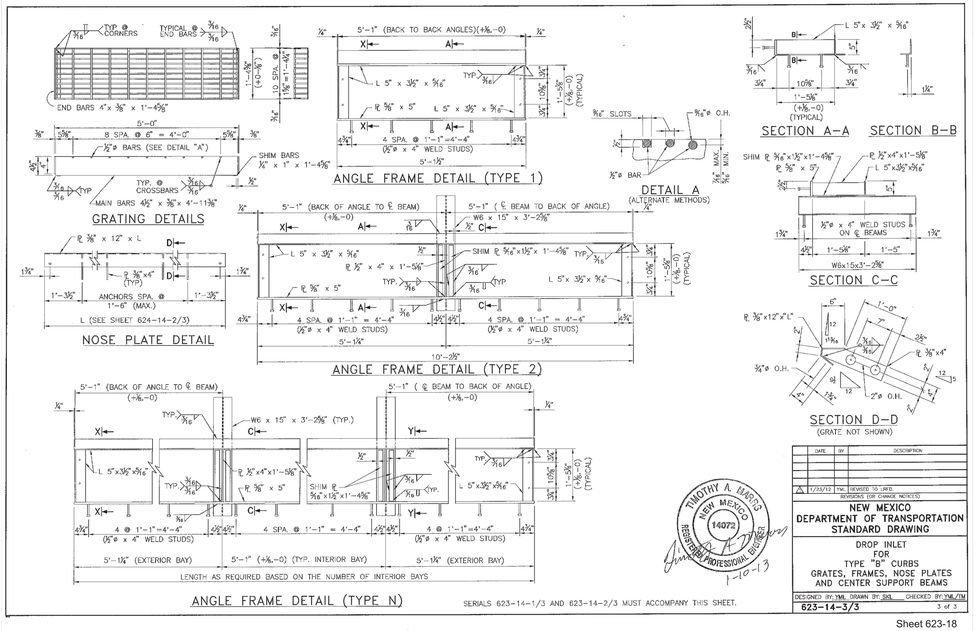
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DROP INLET
FOR
TYPE "B" CURBS
GRATES, FRAMES, NOSE PLATES
AND CENTER SUPPORT BEAMS

DESIGNED BY:YML DRAWN BY:SKL CHECKED BY:YML/TM

623-14-2/3 2 of 3

Sheet 623-17



SERIALS 623-14-1/3 AND 623-14-2/3 MUST ACCOMPANY THIS SHEET.

DATE	BY	DESCRIPTION
1/33/12	YML	REVISED TO LRFD. REVISIONS (OR CHANGE NOTICES)

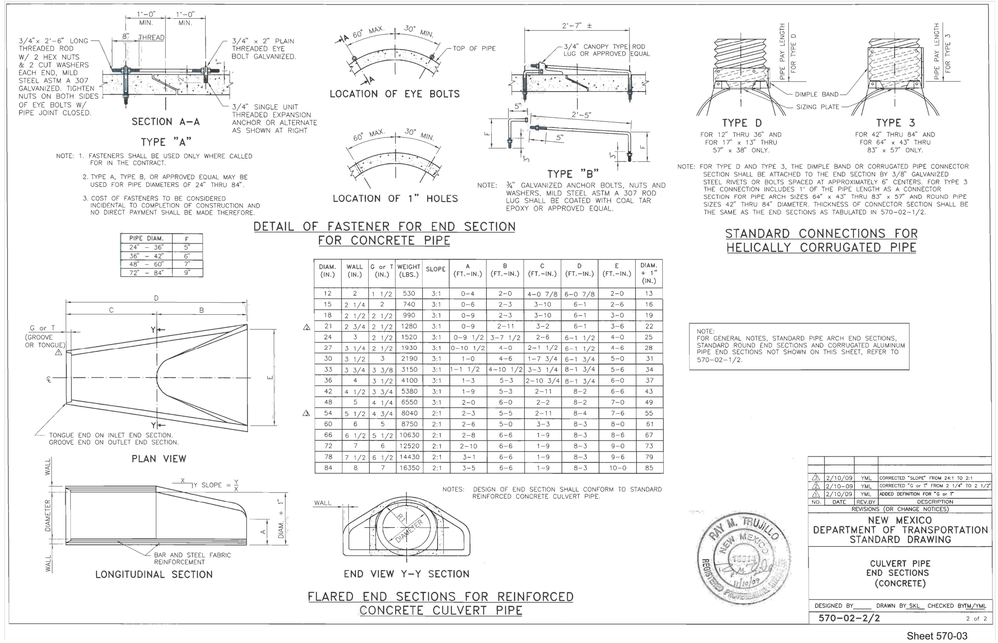
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DROP INLET
FOR
TYPE "B" CURBS
GRATES, FRAMES, NOSE PLATES
AND CENTER SUPPORT BEAMS

DESIGNED BY:YML DRAWN BY:SKL CHECKED BY:YML/TM

623-14-3/3 3 of 3

Sheet 623-18



DETAIL OF FASTENER FOR END SECTION FOR CONCRETE PIPE

PIPE DIAM.	F
24" – 36"	5"
36" – 42"	6"
48" – 60"	7"
72" – 84"	9"

STANDARD CONNECTIONS FOR HELICALLY CORRUGATED PIPE

DIAM. (IN.)	WALL (IN.)	G or T (IN.)	WEIGHT (LBS.)	SLOPE	A (FT.–IN.)	B (FT.–IN.)	C (FT.–IN.)	D (FT.–IN.)	E (FT.–IN.)	DIAM. + 1" (IN.)
12	2	1 1/2	530	3:1	0–4	2–0	4–0 7/8	6–0 7/8	2–0	13
15	2 1/4	2	740	3:1	0–6	2–3	3–10	6–1	2–6	16
18	2 1/2	2 1/2	990	3:1	0–9	2–3	3–10	6–1	3–0	19
21	2 3/4	2 1/2	1280	3:1	0–9	2–11	3–2	6–1	3–6	22
24	3	2 1/2	1520	3:1	0–9 1/2	3–7 1/2	2–6	6–1 1/2	4–0	25
27	3 1/4	2 1/2	1930	3:1	0–10 1/2	4–0	2–1 1/2	6–1 1/2	4–6	28
30	3 1/2	3	2190	3:1	1–0	4–6	1–7 3/4	6–1 3/4	5–0	31
33	3 3/4	3 3/8	3150	3:1	1–1 1/2	4–10 1/2	1–3 1/4	8–1 3/4	5–6	34
36	4	3 1/2	4100	3:1	1–3	5–3	2–10 3/4	8–1 3/4	6–0	37
42	4 1/2	3 3/4	5380	3:1	1–9	5–3	2–11	8–2	6–6	43
48	5	4 1/4	6550	3:1	2–0	6–0	2–2	8–2	7–0	49
54	5 1/2	4 3/4	8040	2:1	2–3	5–5	2–11	8–4	7–6	55
60	6	5	8750	2:1	2–6	5–0	3–3	8–3	8–0	61
66	6 1/2	5 1/2	10630	2:1	2–8	6–6	1–9	8–3	8–6	67
72	7	6	12520	2:1	2–10	6–6	1–9	8–3	9–0	73
78	7 1/2	6 1/2	14430	2:1	3–1	6–6	1–9	8–3	9–6	79
84	8	7	16350	2:1	3–5	6–6	1–9	8–3	10–0	85

NOTE:
FOR GENERAL NOTES, STANDARD PIPE ARCH END SECTIONS, STANDARD ROUND END SECTIONS AND CORRUGATED ALUMINUM PIPE END SECTIONS NOT SHOWN ON THIS SHEET, REFER TO 570-02-1/2.

NOTES: DESIGN OF END SECTION SHALL CONFORM TO STANDARD REINFORCED CONCRETE CULVERT PIPE.

FLARED END SECTIONS FOR REINFORCED CONCRETE CULVERT PIPE

2/10/09	YML	CORRECTED "SLOPE" FROM 24:1 TO 2:1
2/10-09	YML	CORRECTED "G or T" FROM 2 1/4" TO 2 1/2"
2/10/09	YML	ADDED DEFINITION FOR "G or T"
NO.	DATE	REV.BY DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

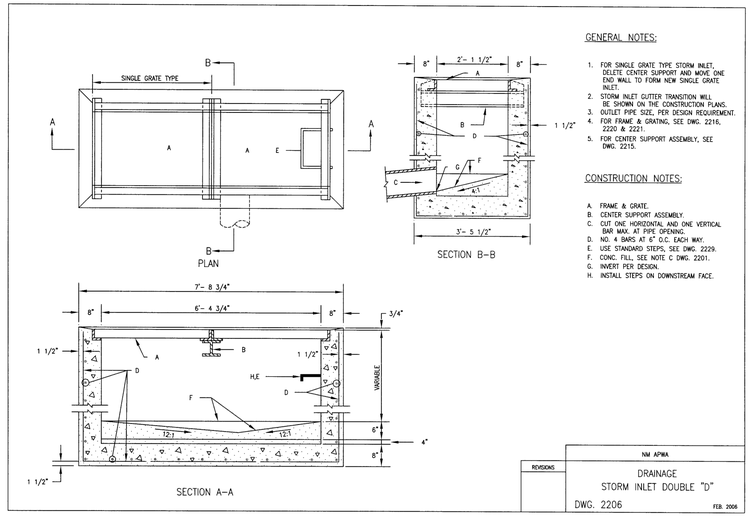
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

CULVERT PIPE
END SECTIONS
(CONCRETE)

DESIGNED BY____ DRAWN BY:SKL CHECKED BY:TM/YML

570-02-2/2 2 of 2

Sheet 570-03



REVISIONS	NM APWA
	DRAINAGE STORM INLET DOUBLE "D"
	DWG. 2206 FEB. 2006

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

REVISION

STAMP

SHELDON E. GREER NEW MEXICO 17154 LICENSED PROFESSIONAL ENGINEER 10/08/2025

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

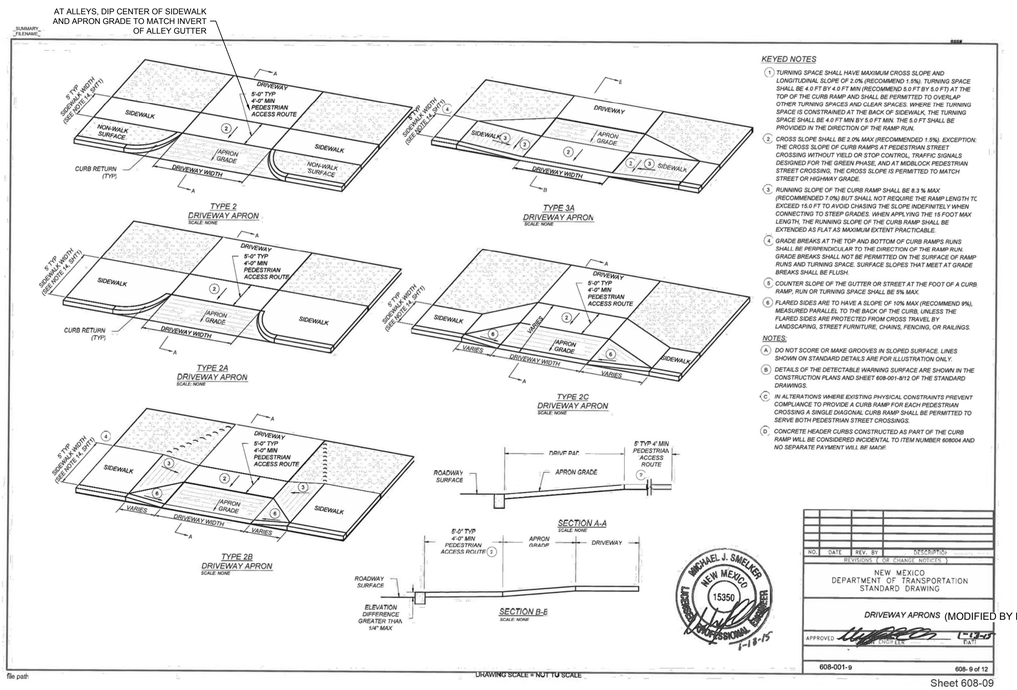
PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

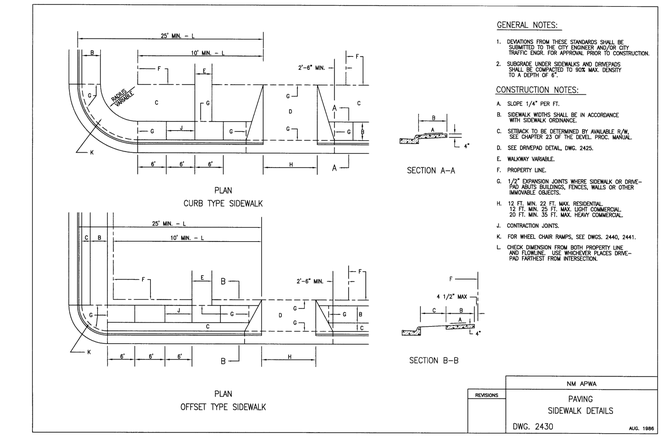
SHEET TITLE: STREET & INLET DETAILS

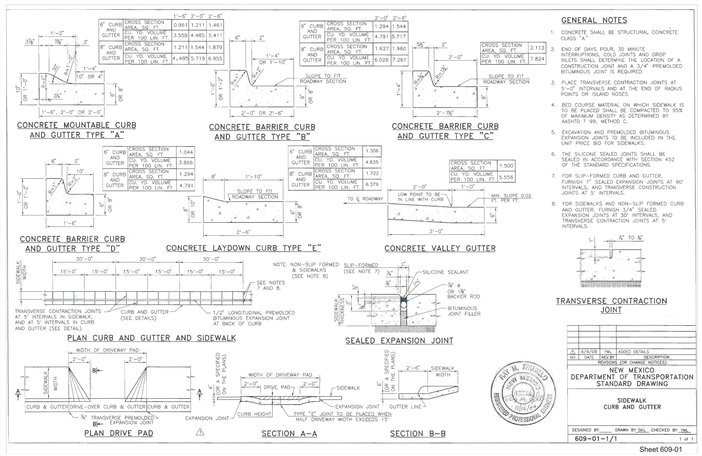
SUBMITTED FOR: CONSTRUCTION

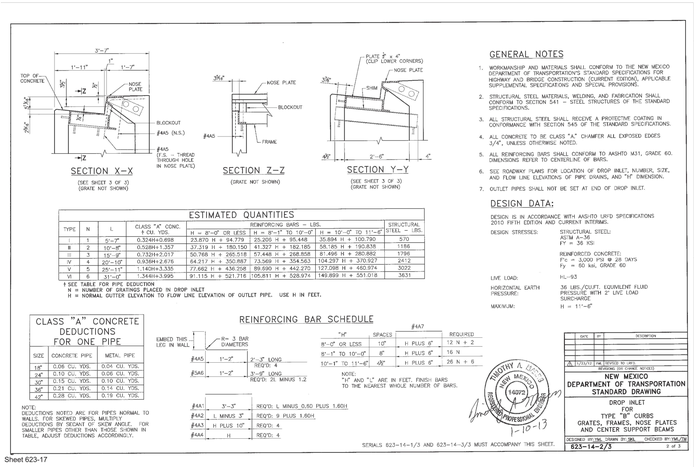
SHEET NUMBER: C-506

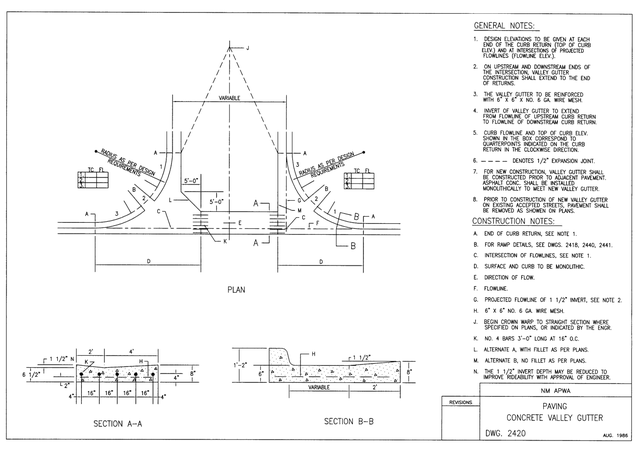
NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\IC-509 Cattle Guard Detail.dwg PLOT DATE: Dec 12, 2024 - 12:43pm











COMMUNITY DESIGN SOLUTIONS
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87144
505.366.4187

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 12.12.2024

REVISION

STAMP

SHELDON E. GREER
NEW MEXICO
17154
LICENSED PROFESSIONAL ENGINEER
12/18/2024

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 04197.006

PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE:

SUBMITTED FOR:

NAME: P:\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\Phase II\C-509 Cattle Guard Detail.dwg PLOT DATE: Dec 12, 2024 - 12:43pm

WATER BUDGET CALCULATIONS

PHASE 2 LANDSCAPING

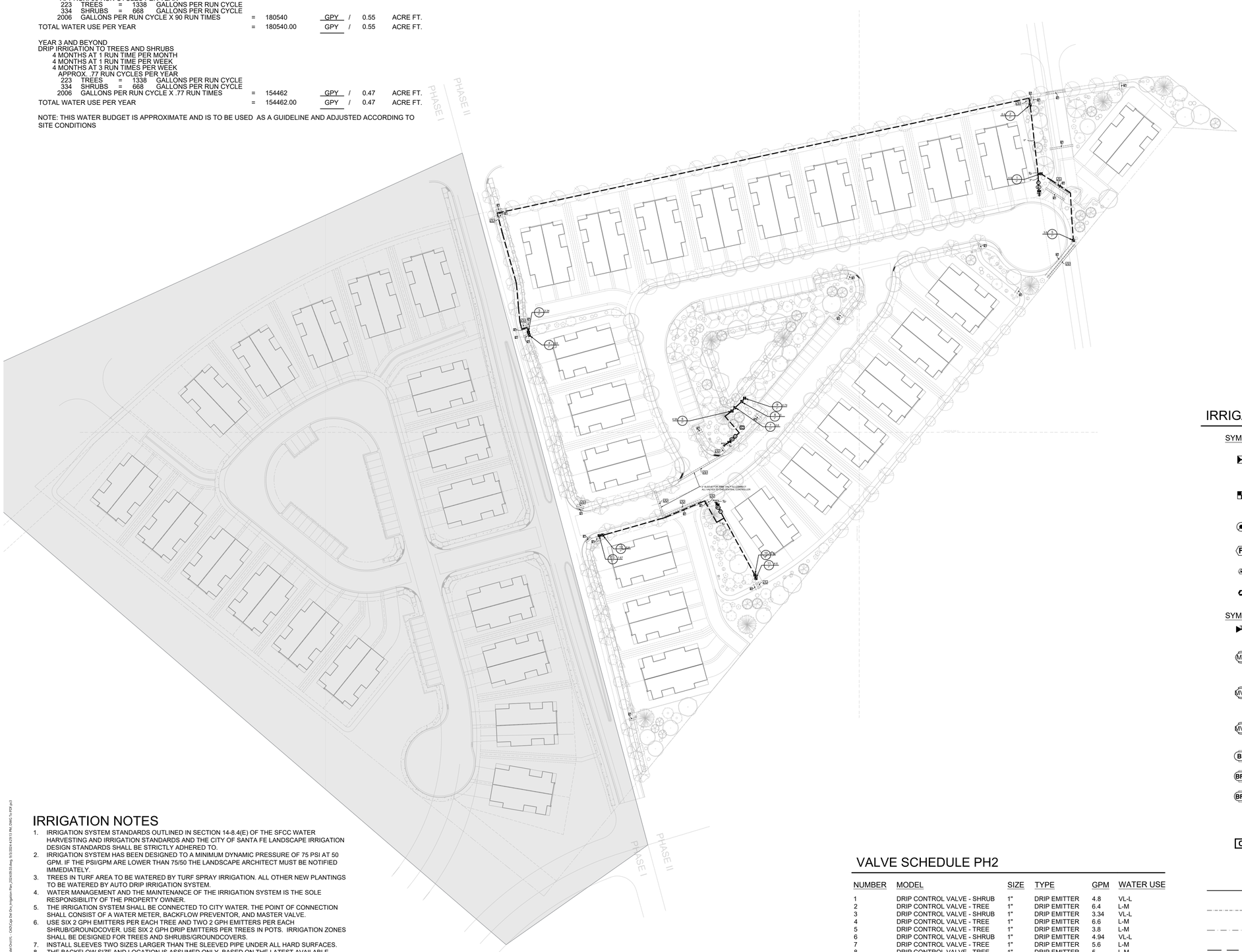
YEAR 1 AND YEAR 2
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 4 RUN TIMES PER WEEK
APPROX. 90 RUN CYCLES PER YEAR

223	TREES	=	1338	GALLONS PER RUN CYCLE			
334	SHRUBS	=	668	GALLONS PER RUN CYCLE			
2006	GALLONS PER RUN CYCLE X 90 RUN TIMES	=	180540	GPY	/ 0.55	ACRE FT.	
TOTAL WATER USE PER YEAR		=	180540.00	GPY	/ 0.55	ACRE FT.	

YEAR 3 AND BEYOND
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 3 RUN TIMES PER WEEK
APPROX. 77 RUN CYCLES PER YEAR

223	TREES	=	1338	GALLONS PER RUN CYCLE			
334	SHRUBS	=	668	GALLONS PER RUN CYCLE			
2006	GALLONS PER RUN CYCLE X .77 RUN TIMES	=	154462	GPY	/ 0.47	ACRE FT.	
TOTAL WATER USE PER YEAR		=	154462.00	GPY	/ 0.47	ACRE FT.	

NOTE: THIS WATER BUDGET IS APPROXIMATE AND IS TO BE USED AS A GUIDELINE AND ADJUSTED ACCORDING TO SITE CONDITIONS



IRRIGATION SCHEDULE PH2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP CONTROL VALVE - SHRUB RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.
	DRIP CONTROL VALVE - TREE RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.
	TRANSITION FITTING PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.
F	FLUSH CAP NDS CEP900
	DRIP EMITTER - SHRUB (2) RAINBIRD XB-20PC DRIP EMITTERS
	DRIP EMITTER - TREE (6) RAINBIRD XB-20PC DRIP EMITTERS

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	MAIN SHUT OFF VALVE SPEARS SCH80 PVC COMPACT BALL VALVE
MV	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
MV2	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
MV3	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
BF	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
BF2	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
BF3	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
C	CONRTOLLER - RAIN BIRD ESP-LXD 50-200 STATION, 2-WIRE DECODER BASED CONTROLLER. (1) ESP-LXD 50-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION LATERAL LINE: A940 DRIP POLYLINE
	IRRIGATION LATERAL LINE: A940RDS DRIP POLYLINE
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 SDR 21

VALVE SCHEDULE PH2

NUMBER	MODEL	SIZE	TYPE	GPM	WATER USE
1	DRIP CONTROL VALVE - SHRUB	1"	DRIP EMITTER	4.8	VL-L
2	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	6.4	L-M
3	DRIP CONTROL VALVE - SHRUB	1"	DRIP EMITTER	3.34	VL-L
4	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	6.6	L-M
5	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	3.8	L-M
6	DRIP CONTROL VALVE - SHRUB	1"	DRIP EMITTER	4.94	VL-L
7	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	5.6	L-M
8	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	5	L-M
9	DRIP CONTROL VALVE - SHRUB	1"	DRIP EMITTER	4.74	VL-L
10	DRIP CONTROL VALVE - SHRUB	1"	DRIP EMITTER	2.8	VL-L
11	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	4.6	L-M
12	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	4.4	L-M
13	DRIP CONTROL VALVE - SHRUB	1"	DRIP EMITTER	1.67	VL-L

IRRIGATION NOTES

1. IRRIGATION SYSTEM STANDARDS OUTLINED IN SECTION 14-8.4(E) OF THE SFCC WATER HARVESTING AND IRRIGATION STANDARDS AND THE CITY OF SANTA FE LANDSCAPE IRRIGATION DESIGN STANDARDS SHALL BE STRICTLY ADHERED TO.
2. IRRIGATION SYSTEM HAS BEEN DESIGNED TO A MINIMUM DYNAMIC PRESSURE OF 75 PSI AT 50 GPM. IF THE PSI/GPM ARE LOWER THAN 75/50 THE LANDSCAPE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.
3. TREES IN TURF AREA TO BE WATERED BY TURF SPRAY IRRIGATION. ALL OTHER NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
4. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
5. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTOR, AND MASTER VALVE.
6. USE SIX 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.
7. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
8. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
9. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASEMENTS.
10. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.
11. BACKFILL FOR TRENCHES SHALL BE CLEANED OF ALL ROCK AND DEBRIS.
12. MAINLINE & IRRIGATION EQUIPMENT IS SHOWN SCHEMATICALLY AS PLACED IN THE ROAD OR OUTSIDE OF THE LANDSCAPED AREAS FOR CLARITY ONLY. ALL MAINLINE, & IRRIGATION EQUIPMENT IS TO BE PLACED IN THE LANDSCAPE BEDS.

YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McNALLEN
850
REGISTERED LANDSCAPE ARCHITECT
9/3/24

Date: 08.19.2024
Revisions:
09.03.2024

Drawn by: PL
Reviewed by: CM

CAJA DEL ORO Ph2

Santa Fe, NM

NORTH

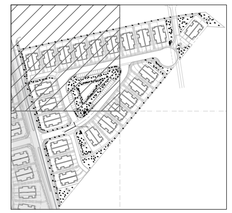
Scale: 1" = 60'

30 0 60 120

Sheet Title:
Irrigation Plan

Sheet Number:
LI-00

Z:\Drawn\PROJECTS\2024\ - ACTIVE JOBS\Caja del Oro\Ph 2\Irrigation Plan_2024.09.03.dwg, 9/3/2024 4:29:13 PM, CWC-To PDF.pc3



IRRIGATION SCHEDULE PH2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP CONTROL VALVE - SHRUB RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.
	DRIP CONTROL VALVE - TREE RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.
	TRANSITION FITTING PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.
F	FLUSH CAP NDS CEP900
	DRIP EMITTER - SHRUB (2) RAINBIRD XB-20PC DRIP EMITTERS
	DRIP EMITTER - TREE (6) RAINBIRD XB-20PC DRIP EMITTERS

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	MAIN SHUT OFF VALVE SPEARS SCH80 PVC COMPACT BALL VALVE
MV	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
MV2	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
MV3	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
BF	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
BF2	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
BF3	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
C	CONRTOLLER - RAIN BIRD ESP-LXD 50-200 STATION, 2-WIRE DECODER BASED CONTROLLER. (1) ESP-LXD 50-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION LATERAL LINE: A940 DRIP POLYLINE
	IRRIGATION LATERAL LINE: A940RDS DRIP POLYLINE
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 SDR 21

YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McNALLEN
850
REGISTERED LANDSCAPE ARCHITECT
9/3/24

Date: 08.19.2024
Revisions:
09.03.2024

Drawn by: PL
Reviewed by: CM

CAJA DEL ORO Ph2

Santa Fe, NM

NORTH

Scale: 1" = 20'

10 0 20 40

Sheet Title:
Irrigation Plan

Sheet Number:
LI-01

Z:\Shared\PROJECTS\2024_TRANSFER\1 - ACTIVE JOBS\Caja del Oro\1 - CAD\Caja Del Oro_Irrigation Plan_(2024.09.03).dwg 9/3/2024 4:23:05 PM, DWG To PDF.pc3

IRRIGATION SCHEDULE PH2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP CONTROL VALVE - SHRUB RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.
	DRIP CONTROL VALVE - TREE RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.
	TRANSITION FITTING PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.
F	FLUSH CAP NDS CEP900
	DRIP EMITTER - SHRUB (2) RAINBIRD XB-20PC DRIP EMITTERS
	DRIP EMITTER - TREE (6) RAINBIRD XB-20PC DRIP EMITTERS

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	MAIN SHUT OFF VALVE SPEARS SCH80 PVC COMPACT BALL VALVE
MV	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
MV2	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
MV3	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
BF	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
BF2	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
BF3	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
C	CONRTOLLER - RAIN BIRD ESP-LXD 50-200 STATION, 2-WIRE DECODER BASED CONTROLLER. (1) ESP-LXD 50-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION LATERAL LINE: A940 DRIP POLYLINE
	IRRIGATION LATERAL LINE: A940RDS DRIP POLYLINE
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 SDR 21

YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McNALLEN
850
REGISTERED LANDSCAPE ARCHITECT
9/3/24

Date: 08.19.2024
Revisions:
09.03.2024

Drawn by: PL
Reviewed by: CM

CAJA DEL ORO Ph2

Santa Fe, NM

NORTH

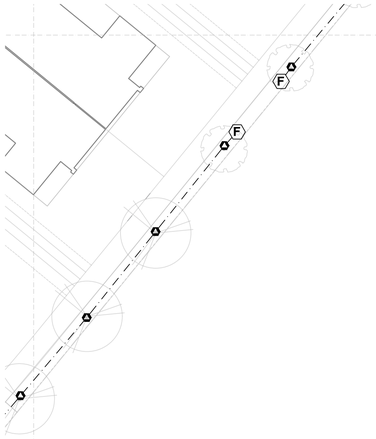
Scale: 1" = 20'

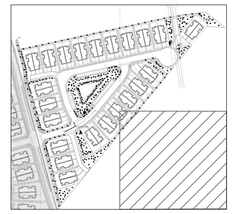
10 0 20 40

Sheet Title:
Irrigation Plan

Sheet Number:
LI-02

Z:\Drawings\PROJECTS\SOGN - TRANSFER\1 - ACTIVE JOBS\Caja del Oro\Ph 2\Caja del Oro Ph 2 Irrigation Plan_20240819.dwg, 9/3/2024 4:19:23 PM, CMC To PDF.pc3

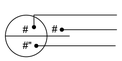




IRRIGATION SCHEDULE PH2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP CONTROL VALVE - SHRUB RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.
	DRIP CONTROL VALVE - TREE RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.
	TRANSITION FITTING PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.
F	FLUSH CAP NDS CEP900
	DRIP EMITTER - SHRUB (2) RAINBIRD XB-20PC DRIP EMITTERS
	DRIP EMITTER - TREE (6) RAINBIRD XB-20PC DRIP EMITTERS

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	MAIN SHUT OFF VALVE SPEARS SCH80 PVC COMPACT BALL VALVE
MV	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
MV2	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
MV3	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
BF	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
BF2	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
BF3	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
C	CONRTOLLER - RAIN BIRD ESP-LXD 50-200 STATION, 2-WIRE DECODER BASED CONTROLLER. (1) ESP-LXD 50-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION LATERAL LINE: A940 DRIP POLYLINE
	IRRIGATION LATERAL LINE: A940RDS DRIP POLYLINE
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 SDR 21



YELLOWSTONE
LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McNALLEN
850
REGISTERED LANDSCAPE ARCHITECT
9/3/24

Date: 08.19.2024
Revisions:
09.03.2024

Drawn by: PL
Reviewed by: CM

CAJA DEL ORO Ph2

Santa Fe, NM

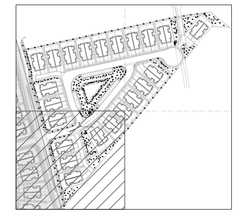
Scale: 1" = 20'

10 0 20 40

Sheet Title:
Irrigation Plan

Sheet Number:
LI-03

Z:\Shared\PROJECTS\2024\... ACTIVE JOBS\Caja del Oro\Ph 1 - CAD\Caja Del Oro_Irrigation Plan_2024.08.15.dwg 9/3/2024 4:05:05 PM_DWG To PDF.pc3



YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McNALLEN
850
REGISTERED LANDSCAPE ARCHITECT
9/3/24

Date: 08.19.2024
Revisions:
09.03.2024

Drawn by: PL
Reviewed by: CM

CAJA DEL ORO Ph2

Santa Fe, NM

IRRIGATION SCHEDULE PH2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP CONTROL VALVE - SHRUB RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.
	DRIP CONTROL VALVE - TREE RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.
	TRANSITION FITTING PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.
F	FLUSH CAP NDS CEP900
	DRIP EMITTER - SHRUB (2) RAINBIRD XB-20PC DRIP EMITTERS
	DRIP EMITTER - TREE (6) RAINBIRD XB-20PC DRIP EMITTERS

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	MAIN SHUT OFF VALVE SPEARS SCH80 PVC COMPACT BALL VALVE
MV	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
MV2	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
MV3	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
BF	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
BF2	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
BF3	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
C	CONRTOLLER - RAIN BIRD ESP-LXD 50-200 STATION, 2-WIRE DECODER BASED CONTROLLER. (1) ESP-LXD 50-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION LATERAL LINE: A940 DRIP POLYLINE
	IRRIGATION LATERAL LINE: A940RDS DRIP POLYLINE
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 SDR 21

NORTH

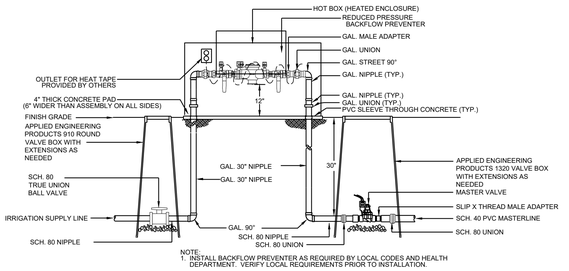
Scale: 1" = 20'

10 0 20 40

Sheet Title:
Irrigation Plan

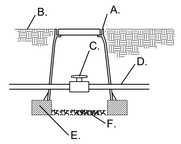
Sheet Number:
LI-04

Z:\Sheets\PAUL\CSD\IRZA - TRANSFER\ - ACTIVE JOBS\Caja del Oro\LI - CAD\Caja Del Oro_Irrigation Plan_22X34(R).dwg 10/1/2024 4:51:19 PM, DWG To PDF.pc3



1 RP BACKFLOW/MASTER VALVE DETAIL

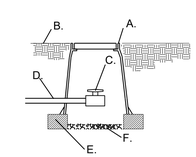
N.T.S.



A. APPLIED ENGINEERING PRODUCTS 910 ROUND VALVE BOX WITH EXTENSIONS AS NEEDED
B. FINISH GRADE
C. SCH. 80 UTILITY BALL VALVE
D. MAINLINE/24" BURY
E. 8" X 8" X 16" CMU CONCRETE BLOCK
F. 4" LAYER OF 3/4" GRAVEL

2 MAINLINE ISOLATION VALVE DETAIL

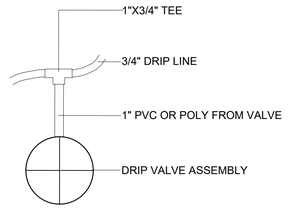
N.T.S.



A. APPLIED ENGINEERING PRODUCTS 910 ROUND VALVE BOX WITH EXTENSIONS AS NEEDED
B. FINISH GRADE
C. SCH. 80 UTILITY BALL VALVE
D. MAINLINE/24" BURY
E. 8" X 8" X 16" CMU CONCRETE BLOCK
F. 3/4" GRAVEL SUMP UNDER MANUAL DRAIN TO BE A MINIMUM OF 12" DEEP

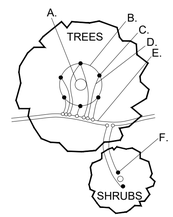
3 MANUAL DRAIN VALVE DETAIL

N.T.S.



4 DRIP VALVE DETAIL

N.T.S.

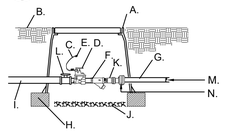


A. TREE TRUNK/ ROOT CROWN
B. 24" CIRCLE FROM TRUNK
C. EMITTERS
D. 1/4" DISTRIBUTION LINE
E. 3/4" POLYETHYLENE DRIPLINE
F. EMITTER PLACED AT THE EDGE OF THE ROOT BALL

NOTE: INSTALL EMITTERS ABOVE THE ROOT BALL IF PLANT IS INSTALLED ON A SLOPE.

5 EMITTER PLACEMENT DETAIL

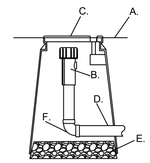
N.T.S.



A. APPLIED ENGINEERING PRODUCTS 1320 VALVE BOX WITH EXTENSIONS AS NEEDED
B. FINISH GRADE
C. 24" WIRE LOOP
D. AUTOMATIC VALVE SEE IRRIGATION LEGEND.
E. DRY SPLICE CONNECTOR OR EQUAL
F. "WYE" STRAINER STRAINER SHALL BE INSTALLED TO PROVIDE ACCESS FOR MAINTENANCE AND REPLACEMENT OF FILTER
G. LATERAL LINE/24" BURY
H. 8" X 8" X 16" CMU CONCRETE BLOCK
I. MASTERLINE/24" BURY
J. 4" LAYER OF 3/4" GRAVEL
K. PRESSURE REGULATOR
L. SCH. 80 TRUE UNION BALL VALVE
M. SCH. 40 PVC LATERAL LINE
N. SCH. 80 UNION

6 DRIP VALVE WITH FILTER & PRESSURE REGULATOR

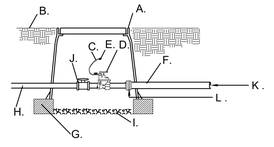
N.T.S.



A. FINISH GRADE
B. END FLUSH CAP
C. 6" ROUND BOX WITH LID
D. 3/4" POLY DRIP PIPE
E. 2" DEPTH OF GRAVEL
F. 90° FITTING

7 END FLUSH CAP

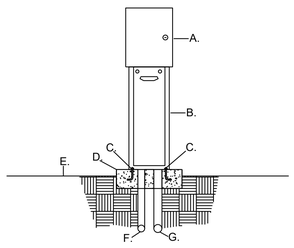
N.T.S.



A. APPLIED ENGINEERING PRODUCTS 1320 VALVE BOX WITH EXTENSIONS AS NEEDED
B. FINISH GRADE
C. 24" WIRE LOOP
D. AUTOMATIC VALVE- SEE IRRIGATION LEGEND.
E. DRY SPLICE CONNECTOR OR EQUAL
F. LATERAL LINE/24" BURY
G. 8" X 8" X 16" CMU CONCRETE BLOCK
H. MASTERLINE/24" BURY
I. 4" LAYER OF 3/4" GRAVEL
J. SCH. 80 TRUE UNION BALL VALVE
K. SCH. 40 PVC LATERAL LINE
L. SCH. 80 UNION

8 AUTOMATIC VALVE

N.T.S.



A. AUTOMATIC CONTROLLER, SEE IRRIGATION LEGEND
B. PEDESTAL (SAME AS CONTROLLER MANUFACTURER)
C. 1/2' X 6" ANCHOR BOLTS, FOUR PER PEDESTAL
D. 3000 PSI CONCRETE PAD - 18" X 24" X 8" THICK
E. FINISH GRADE
F. 3/4" RIGID PVC SWEEP ELL (120 VOLT WIRE)
G. 2" RIGID PVC SWEEP ELL (24 VOLT WIRE)

9 AUTOMATIC CONTROLLER

N.T.S.

IRRIGATION NOTES

1. IRRIGATION SYSTEM STANDARDS OUTLINED IN SECTION 14-8.4(E) OF THE SFCC WATER HARVESTING AND IRRIGATION STANDARDS AND THE CITY OF SANTA FE LANDSCAPE IRRIGATION DESIGN STANDARDS SHALL BE STRICTLY ADHERED TO.
2. IRRIGATION SYSTEM HAS BEEN DESIGNED TO A MINIMUM DYNAMIC PRESSURE OF 75 PSI AT 50 GPM. IF THE PSI/GPM ARE LOWER THAN 75/50 THE LANDSCAPE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.
3. TREES IN TURF AREA TO BE WATERED BY TURF SPRAY IRRIGATION. ALL OTHER NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
4. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
5. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTOR, AND MASTER VALVE.
6. USE SIX 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.
7. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
8. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
9. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASEMENTS.
10. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.
11. BACKFILL FOR TRENCHES SHALL BE CLEANED OF ALL ROCK AND DEBRIS.
12. MAINLINE & IRRIGATION EQUIPMENT IS SHOWN SCHEMATICALLY AS PLACED IN THE ROAD OR OUTSIDE OF THE LANDSCAPED AREAS FOR CLARITY ONLY. ALL MAINLINE, & IRRIGATION EQUIPMENT IS TO BE PLACED IN THE LANDSCAPE BEDS.

WATER BUDGET CALCULATIONS

PHASE 2 LANDSCAPING

YEAR 1 AND YEAR 2
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 4 RUN TIMES PER WEEK
APPROX. 90 RUN CYCLES PER YEAR

223	TREES	=	1338	GALLONS PER RUN CYCLE				
334	SHRUBS	=	668	GALLONS PER RUN CYCLE				
2006	GALLONS PER RUN CYCLE X 90 RUN TIMES	=	180540	GPY	/	0.55	ACRE FT.	
TOTAL WATER USE PER YEAR		=	180540.00	GPY	/	0.55	ACRE FT.	

YEAR 3 AND BEYOND
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 3 RUN TIMES PER WEEK
APPROX. 77 RUN CYCLES PER YEAR

223	TREES	=	1338	GALLONS PER RUN CYCLE				
334	SHRUBS	=	668	GALLONS PER RUN CYCLE				
2006	GALLONS PER RUN CYCLE X .77 RUN TIMES	=	154462	GPY	/	0.47	ACRE FT.	
TOTAL WATER USE PER YEAR		=	154462.00	GPY	/	0.47	ACRE FT.	

NOTE: THIS WATER BUDGET IS APPROXIMATE AND IS TO BE USED AS A GUIDELINE AND ADJUSTED ACCORDING TO SITE CONDITIONS

VALVE SCHEDULE PH2

NUMBER	MODEL	SIZE	TYPE	GPM	WATER USE
1	DRIP CONTROL VALVE - SHRUB	1"	DRIP EMITTER	4.8	VL-L
2	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	6.4	L-M
3	DRIP CONTROL VALVE - SHRUB	1"	DRIP EMITTER	3.34	VL-L
4	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	6.6	L-M
5	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	3.8	L-M
6	DRIP CONTROL VALVE - SHRUB	1"	DRIP EMITTER	4.94	VL-L
7	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	5.6	L-M
8	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	5	L-M
9	DRIP CONTROL VALVE - SHRUB	1"	DRIP EMITTER	4.74	VL-L
10	DRIP CONTROL VALVE - SHRUB	1"	DRIP EMITTER	2.8	VL-L
11	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	4.6	L-M
12	DRIP CONTROL VALVE - TREE	1"	DRIP EMITTER	4.4	L-M
13	DRIP CONTROL VALVE - SHRUB	1"	DRIP EMITTER	1.67	VL-L

YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO CODY McNALLEN 850 REGISTERED LANDSCAPE ARCHITECT 9/3/24

Date: 08.19.2024
Revisions:
09.03.2024

Drawn by: PL
Reviewed by: CM

CAJA DEL ORO Ph2
Santa Fe, NM

NORTH

Scale:
0

Sheet Title:
Irrigation Details

Sheet Number:
LI-05

Z:\Sheet\PA\CC\DEGN\ - TRANSFER\ - ACTIVE JOBS\Caja del Oro\Ph - CAD\Caja Del Oro_Irrigation Plan_2024.09.03.dwg, 9/3/2024 4:43:39 PM, CWC To PDF.pc3

WATER BUDGET CALCULATIONS

PHASE 2 LANDSCAPING

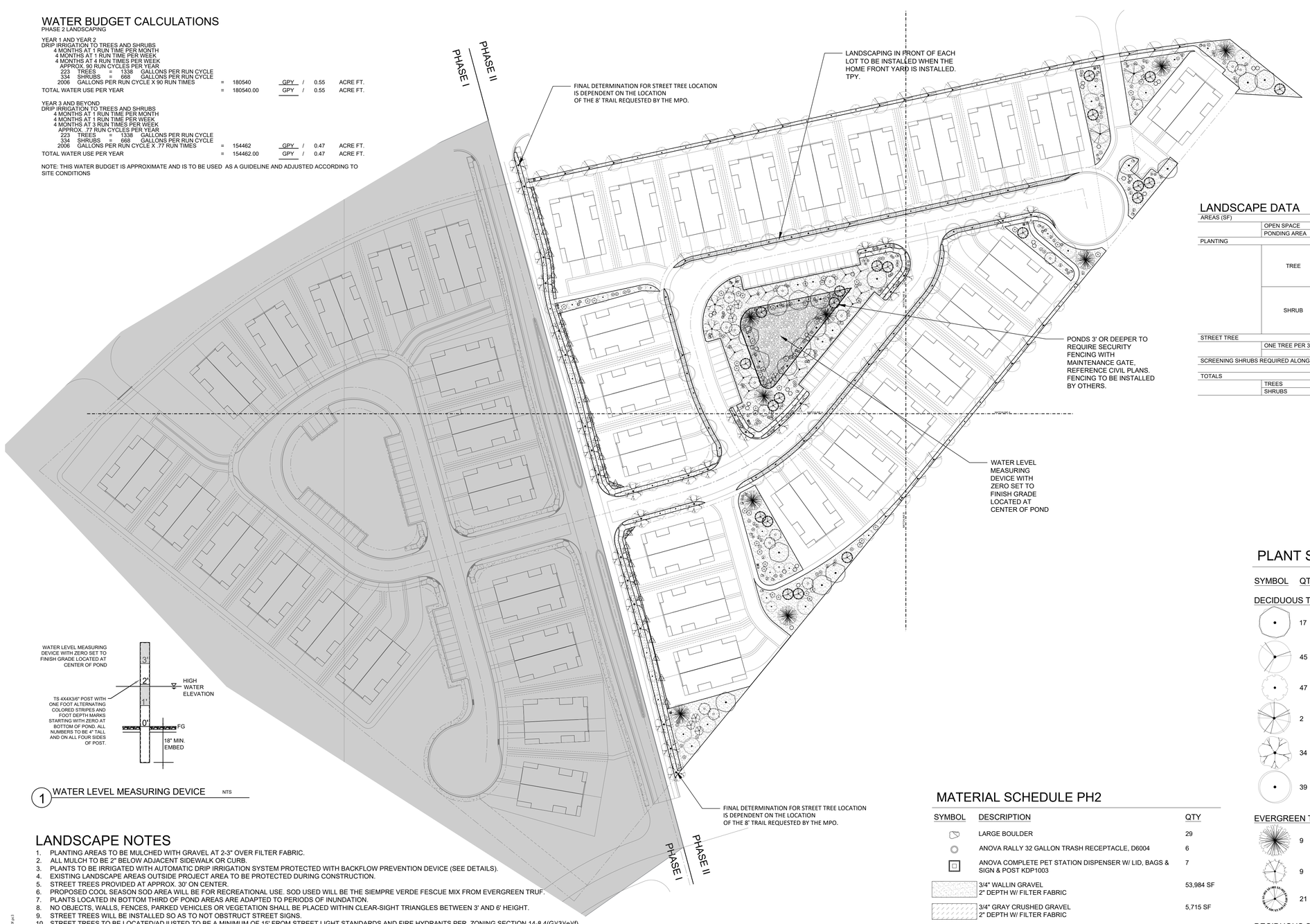
YEAR 1 AND YEAR 2
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 4 RUN TIMES PER WEEK
APPROX. 90 RUN CYCLES PER YEAR

223	TREES	=	1338	GALLONS PER RUN CYCLE			
334	SHRUBS	=	668	GALLONS PER RUN CYCLE			
2006	GALLONS PER RUN CYCLE X 90 RUN TIMES	=	180540	GPY	/	0.55	ACRE FT.
TOTAL WATER USE PER YEAR		=	180540.00	GPY	/	0.55	ACRE FT.

YEAR 3 AND BEYOND
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 3 RUN TIMES PER WEEK
APPROX. 77 RUN CYCLES PER YEAR

223	TREES	=	1338	GALLONS PER RUN CYCLE			
334	SHRUBS	=	668	GALLONS PER RUN CYCLE			
2006	GALLONS PER RUN CYCLE X .77 RUN TIMES	=	154462	GPY	/	0.47	ACRE FT.
TOTAL WATER USE PER YEAR		=	154462.00	GPY	/	0.47	ACRE FT.

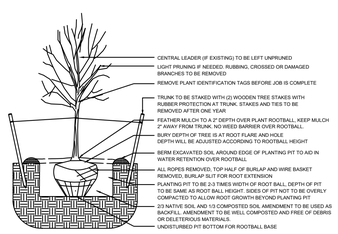
NOTE: THIS WATER BUDGET IS APPROXIMATE AND IS TO BE USED AS A GUIDELINE AND ADJUSTED ACCORDING TO SITE CONDITIONS



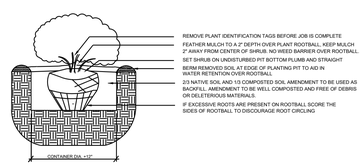
1 WATER LEVEL MEASURING DEVICE NTS

LANDSCAPE NOTES

1. PLANTING AREAS TO BE MULCHED WITH GRAVEL AT 2-3" OVER FILTER FABRIC.
2. ALL MULCH TO BE 2" BELOW ADJACENT SIDEWALK OR CURB.
3. PLANTS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM PROTECTED WITH BACKFLOW PREVENTION DEVICE (SEE DETAILS).
4. EXISTING LANDSCAPE AREAS OUTSIDE PROJECT AREA TO BE PROTECTED DURING CONSTRUCTION.
5. STREET TREES PROVIDED AT APPROX. 30' ON CENTER.
6. PROPOSED COOL SEASON SOD AREA WILL BE FOR RECREATIONAL USE. SOD USED WILL BE THE SIEMPRE VERDE FESCUE MIX FROM EVERGREEN TRUF.
7. PLANTS LOCATED IN BOTTOM THIRD OF POND AREAS ARE ADAPTED TO PERIODS OF INUNDATION.
8. NO OBJECTS, WALLS, FENCES, PARKED VEHICLES OR VEGETATION SHALL BE PLACED WITHIN CLEAR-SIGHT TRIANGLES BETWEEN 3' AND 6' HEIGHT.
9. STREET TREES WILL BE INSTALLED SO AS TO NOT OBSTRUCT STREET SIGNS.
10. STREET TREES TO BE LOCATED/ADJUSTED TO BE A MINIMUM OF 15' FROM STREET LIGHT STANDARDS AND FIRE HYDRANTS PER ZONING SECTION 14-8.4(G)(3)(e)(f).
11. ALL PROJECT STREET TREES SHALL BE IRRIGATED AND MAINTAINED BY THE DEVELOPER.
12. THIS LANDSCAPE PLAN COMPLIES WITH CITY OF SANTA FE ORDINANCE 14-8.4 LANDSCAPE AND SITE DESIGN.
13. THIS PLAN INCORPORATES PASSIVE WATER HARVESTING TECHNIQUES FOR LANDSCAPE IRRIGATION WHEREVER MADE POSSIBLE BY THE GRADING AND DRAINAGE PLAN. DETENTION AND RETENTION PONDS ARE INTENDED AS INTEGRATED LANDSCAPE FEATURES RATHER THAN SINGLE USE FLOOD CONTROL FEATURES.
14. TURF GRASS SOD OR TURF GRASS SEED MIXES CONTAIN NO MORE THAN TWENTY-FIVE PERCENT KENTUCKY BLUEGRASS PER 14-8.4(F)(3)(A) .
15. TRANSITION LINE BETWEEN EXCAVATION AND NATIVE SOIL SHALL BE SMOOTHLY RAKED, CREATING A CLEAN CONSISTENT GRADE.
16. ALL PLANTS SHALL BE COVERED BY A 1-YEAR WARRANTY FROM POINT OF SUBSTANTIAL COMPLETION, PROVIDED THAT PROPER MAINTENANCE HAS BEEN PERFORMED ON LANDSCAPE.
17. ALL DISTURBED AREAS DUE TO CONSTRUCTION AND NOT PART OF THE LANDSCAPE PLAN SHALL BE REVEGETATED AND IRRIGATED INCLUDING SPOIL PILES AND STOCK PILES OF ANY MATERIAL. GRASS SEED MIX SHALL BE DRYLAND BLEND NATIVE GRASS MIXTURE FROM PLANTS OF THE SOUTHWEST OR EQUAL. SEED RATE WILL BE 2 LBS. PER 1,000 SF.
18. EXISTING GRADE BELOW NATIVE TREES AND SHRUBS SHALL REMAIN UNDISTURBED THROUGHOUT THE DRIPLINE OF THE PLANT MATERIAL. NO MOUNDING OF SOIL, FILL DIRT, ORGANIC OR INORGANIC DEBRIS SHALL BE ABANDONED UNDER NATIVE PLANT MATERIAL CANOPIES.
19. AREAS OF NATURAL GRAVEL, COBBLE, FRACTURED STONE, AND/OR BOULDER FIELDS SHALL BE RESTORED TO THE NATURAL STATE THAT EXISTED PRIOR TO CONSTRUCTION. GRADE OUT ANY DAMAGE TO THE NATURAL TERRAIN PRIOR TO THE RE-APPLICATION OF NATIVE STONE MATERIAL.
20. PER 14-8.4(E)(4)(g) PLANTING BEDS SHALL BE SWALED, SLOPED OR RECESSED BELOW GRADE TO PREVENT FUGITIVE WATER BY GRADING CONTRACTOR.
21. A SECURITY FENCE AROUND PONDS THREE FEET AND DEEPER WITH A MAINTENANCE GATE WILL BE INSTALLED.
22. THE GRAVEL MULCH IS WASHED & SCREENED PRIOR TO INSTALLATION.
23. 14-8.4(J)(1) WALL AND FENCES: FOR ANY PROJECT TO WHICH THIS SUBSECTION 14-8.4(J) APPLIES, PUBLICLY VISIBLE WALLS AND FENCES SHALL BE WROUGHT IRON OR SIMULATED WROUGHT IRON, WOOD OR SIMULATED WOOD, CEDAR POLE, ADOBE, SPLIT-FACED CONCRETE BLOCK, STONE, STUCCOED OR RECTANGULAR MESH WIRE ON WOODEN POSTS IN COMBINATION WITH VINES OR OTHER CLIMBING PLANT MATERIAL.
24. RETAINING WALL / FENCE: 14-8.4(J)(2)(b)(i) ANY WALL OR FENCE THAT IS MORE THAN THREE(3) FEET INHEIGHT ABOVE FINISHED GRADE ON THE SIDE FACING THE STREET, SHALL BE SET BACK FROM THE STREET RIGHT OF WAY LINE A DISTANCE EQUAL TO OR GREATER THAT THE HEIGHT.
25. 14-8.4(J)(2)(b)(ii) THE SETBACK AREA REQUIRED BY SUBSECTION (b)(ii) SHALL BE LANDSCAPED WITH PLANT MATERIAL THAT CONSISTS OF PREDOMINANTLY THORNY OR OTHER BARRIER PLANTINGS THAT WILL COVER A MINIMUM OF SEVENTY-FIVE PERCENT OF THE GROUND AREA OF THE PLANTER AND THAT WILL SCREEN A MINIMUM OF SEVENTY-FIVE PERCENT OF THE FACE OF THE FENCE OR WALL AT MATURITY.
26. AN IRRIGATION PLAN WILL BE PROVIDED PRIOR TO PERMIT REVIEW.
27. A SAFETY INSPECTION BY AN INDEPENDENT CONTRACTOR IS REQUIRED FOR THE PLAY EQUIPMENT.
28. LANDSCAPING IN FRONT OF EACH LOT TO BE INSTALLED WHEN THE HOME FRONT YARD IS INSTALLED.
29. STREET TREE IRRIGATION WILL BE PROVIDED AT EACH LOT.



1 TREE PLANTING DETAIL N.T.S.



2 SHRUB PLANTING DETAIL N.T.S.

SIGNIFICANT TREES

58 SIGNIFICANT TREES EXISTING ON SITE (DECIDUOUS TREES 6"+ DBH OR 8' OR TALLER FOR EVERGREEN TREES)

00 SIGNIFICANT TREES TO REMAIN
58 SIGNIFICANT TREES TO BE REMOVED

58 TOTAL MINIMUM NUMBER OF TREES REQUIRED ON SITE (EQUAL TO TOTAL SIGNIFICANT TREES EXISTING ON SITE)
226 TOTAL NUMBER OF TREES PROVIDED ON SITE

* TREES CLASSIFIED BY NMDA AS NOXIOUS WEEDS THAT ARE SMALLER THAN 12" CALIPER ARE EXEMPT FROM THIS REVIEW INCLUDING RUSSIAN OLIVE, SIBERIAN ELM, TREE OF HEAVEN AND SALT CEDAR.
* DURING CONSTRUCTION, EXISTING PLANT MATERIAL TO BE PRESERVED SHALL BE ENCLOSED BY A TEMPORARY FENCE AT LEAST (5) FEET OUTSIDE THE DRIPLINE. NO VEHICLE PARKING, MATERIAL STORAGE OR STOCKPILING SHALL OCCUR WITHIN THE ENCLOSED AREA AT ANY TIME, FOR ANY REASON.
* DESTROYED VEGETATION SHALL BE REMOVED PROMPTLY TO PREVENT INSECT INFESTATION OF HEALTHY VEGETATION.
* THE PRESERVATION OF PLANT SPECIES CLASSIFIED AS NOXIOUS WEEDS IS DISCOURAGED.

LANDSCAPE DATA

				REQUIRED	PROVIDED
AREAS (SF)					
	OPEN SPACE			-	59,699
	PONDING AREA			-	7,646
PLANTING				REQUIRED	PROVIDED
	TREE	OPEN SPACE	ONE TREE PER 500 SF OF REQUIRED OPEN SPACE	120	120
			MINIMUM 25% EVERGREEN	31	31
		PONDING AREA	ONE TREE PER 500 SF OF PONDING AREA	16	16
			MINIMUM 25% EVERGREEN REQUIRED/PROVIDED	5	8
	SHRUB	OPEN SPACE	TWO SHRUBS PER 500 SF OF REQUIRED OPEN SPACE	239	239
			MINIMUM 25% EVERGREEN	60	108
		PONDING AREA	THREE SHRUBS PER 500 SF OF PONDING AREA	46	46
			MINIMUM 25% EVERGREEN REQUIRED/PROVIDED	12	27
STREET TREE				REQUIRED	PROVIDED
	ONE TREE PER 30 LF ON AVERAGE			-	-
		2,601	LF	87	87
SCREENING SHRUBS REQUIRED ALONG THE MAIN STREET				REQUIRED	PROVIDED
				49	49
TOTALS				REQUIRED	PROVIDED
	TREES		2" CAL OR 6' HT.	223	223
	SHRUBS		5 GAL	334	334

MATERIAL SCHEDULE PH2

SYMBOL	DESCRIPTION	QTY
	LARGE BOULDER	29
	ANOVA RALLY 32 GALLON TRASH RECEPTACLE, D6004	6
	ANOVA COMPLETE PET STATION DISPENSER W/ LID, BAGS & SIGN & POST KDP1003	7
	3/4" WALLIN GRAVEL 2" DEPTH W/ FILTER FABRIC	53,984 SF
	3/4" GRAY CRUSHED GRAVEL 2" DEPTH W/ FILTER FABRIC	5,715 SF
	2" - 4" WALLIN ANGULAR COBBLE GRAVEL 4" DEPTH W/ FILTER FABRIC	7,646 SF

PLANT SCHEDULE PH2

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	WATER
DECIDUOUS TREES				
	17	ACER NEGUNDO `SENSATION` SENSATION BOX ELDER MAPLE	2" B&B	L-M
	45	MALUS X `SPRING SNOW` SPRING SNOW CRABAPPLE	2" B&B	L-M
	47	PYRUS CALLERYANA `CLEVELAND SELECT` CLEVELAND SELECT PEAR	2" B&B	L-M
	2	QUERCUS BUCKLEYI BUCKLEY OAK	2" B&B	L-M
	34	ULMUS PROPINQUA `EMERALD SUNSHINE` EMERALD SUNSHINE ELM	2" B&B	L-M
	39	ULMUS X `FRONTIER` FRONTIER ELM	2" B&B	L-M
EVERGREEN TREES				
	9	CEDRUS ATLANTICA ATLAS CEDAR	6`	L-M
	9	PINUS LEUCODERMIS BOSNIAN PINE	6`	L-M
	21	PINUS NIGRA AUSTRIAN BLACK PINE	6`	L-M
DECIDUOUS SHRUBS				
	24	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	5 GAL	VL-L
	31	FALLUGIA PARADOXA APACHE PLUME	5 GAL	VL-L
	48	RHUS TRILOBATA THREE LEAF SUMAC	5 GAL	VL-L
	51	ROSA WOODSII MOUNTAIN ROSE	5 GAL	VL-L
EVERGREEN SHRUBS				
	30	AGAVE PARRYI PARRY`S AGAVE	5 GAL	VL-L
	18	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	5 GAL	VL-L
	51	ERICAMERIA LARICIFOLIA AGUIRRE AGUIRRE TURPENTINE BUSH	5 GAL	VL-L
	55	MAHONIA REPENS CREEPING MAHONIA	5 GAL	VL-L
VINE/ESPALIER				
	26	PARTHENOCISSUS QUINQUEFOLIA VIRGINA CREEPER	5 GAL	VL-L

YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO CODY MCNALLEN 850 REGISTERED LANDSCAPE ARCHITECT 12/10/24

Date: 08.19.2024
Revisions:
△ 09.03.2024
△ 12.10.2024
△
△
△

Drawn by: PL
Reviewed by: CM

CAJA DEL ORO Ph2
Santa Fe, NM

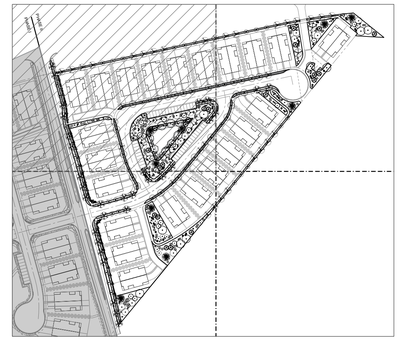
NORTH

Scale: 1" = 60'
30 0 60 120

Sheet Title:
Landscape Plan

Sheet Number:
LP-00

Z:\Drawn\PROJECTS\ROJOS - TRANSFER\1 - ACTIVE JOBS\Caja del Oro\01 - CAD\Cajja Del Oro Landscape Plan_2024.12.10.dwg, 12/10/2024 9:21:24 AM, DWG To PDF.pc3



PLANT SCHEDULE PH2

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	WATER
DECIDUOUS TREES				
	17	ACER NEGUNDO `SENSATION` SENSATION BOX ELDER MAPLE	2" B&B	L-M
	45	MALUS X `SPRING SNOW` SPRING SNOW CRABAPPLE	2" B&B	L-M
	47	PYRUS CALLERYANA `CLEVELAND SELECT` CLEVELAND SELECT PEAR	2" B&B	L-M
	2	QUERCUS BUCKLEYI BUCKLEY OAK	2" B&B	L-M
	34	ULMUS PROPINQUA `EMERALD SUNSHINE` EMERALD SUNSHINE ELM	2" B&B	L-M
	39	ULMUS X `FRONTIER` FRONTIER ELM	2" B&B	L-M
EVERGREEN TREES				
	9	CEDRUS ATLANTICA ATLAS CEDAR	6`	L-M
	9	PINUS LEUCODERMIS BOSNIAN PINE	6`	L-M
	21	PINUS NIGRA AUSTRIAN BLACK PINE	6`	L-M
DECIDUOUS SHRUBS				
	24	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	5 GAL	VL-L
	31	FALLUGIA PARADOXA APACHE PLUME	5 GAL	VL-L
	48	RHUS TRILOBATA THREE LEAF SUMAC	5 GAL	VL-L
	51	ROSA WOODSII MOUNTAIN ROSE	5 GAL	VL-L
EVERGREEN SHRUBS				
	30	AGAVE PARRYI PARRY`S AGAVE	5 GAL	VL-L
	18	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	5 GAL	VL-L
	51	ERICAMERIA LARICIFOLIA AGUIRRE AGUIRRE TURPENTINE BUSH	5 GAL	VL-L
	55	MAHONIA REPENS CREEPING MAHONIA	5 GAL	VL-L
VINE/ESPALIER				
	26	PARTHENOCISSUS QUINQUEFOLIA VIRGINA CREEPER	5 GAL	VL-L

MATERIAL SCHEDULE PH2

SYMBOL	DESCRIPTION	QTY
	LARGE BOULDER	29
	ANOVA RALLY 32 GALLON TRASH RECEPTACLE, D6004	6
	ANOVA COMPLETE PET STATION DISPENSER W/ LID, BAGS & SIGN & POST KDP1003	7
	3/4" WALLIN GRAVEL 2" DEPTH W/ FILTER FABRIC	53,984 SF
	3/4" GRAY CRUSHED GRAVEL 2" DEPTH W/ FILTER FABRIC	5,715 SF
	2" - 4" WALLIN ANGULAR COBBLE GRAVEL 4" DEPTH W/ FILTER FABRIC	7,646 SF

YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McNALLEN
850
REGISTERED LANDSCAPE ARCHITECT
9/3/24

Date: 08.19.2024
Revisions:
- 09.03.2024
-
-
-
-

Drawn by: PL
Reviewed by: CM

CAJA DEL ORO Ph2

Santa Fe, NM

NORTH

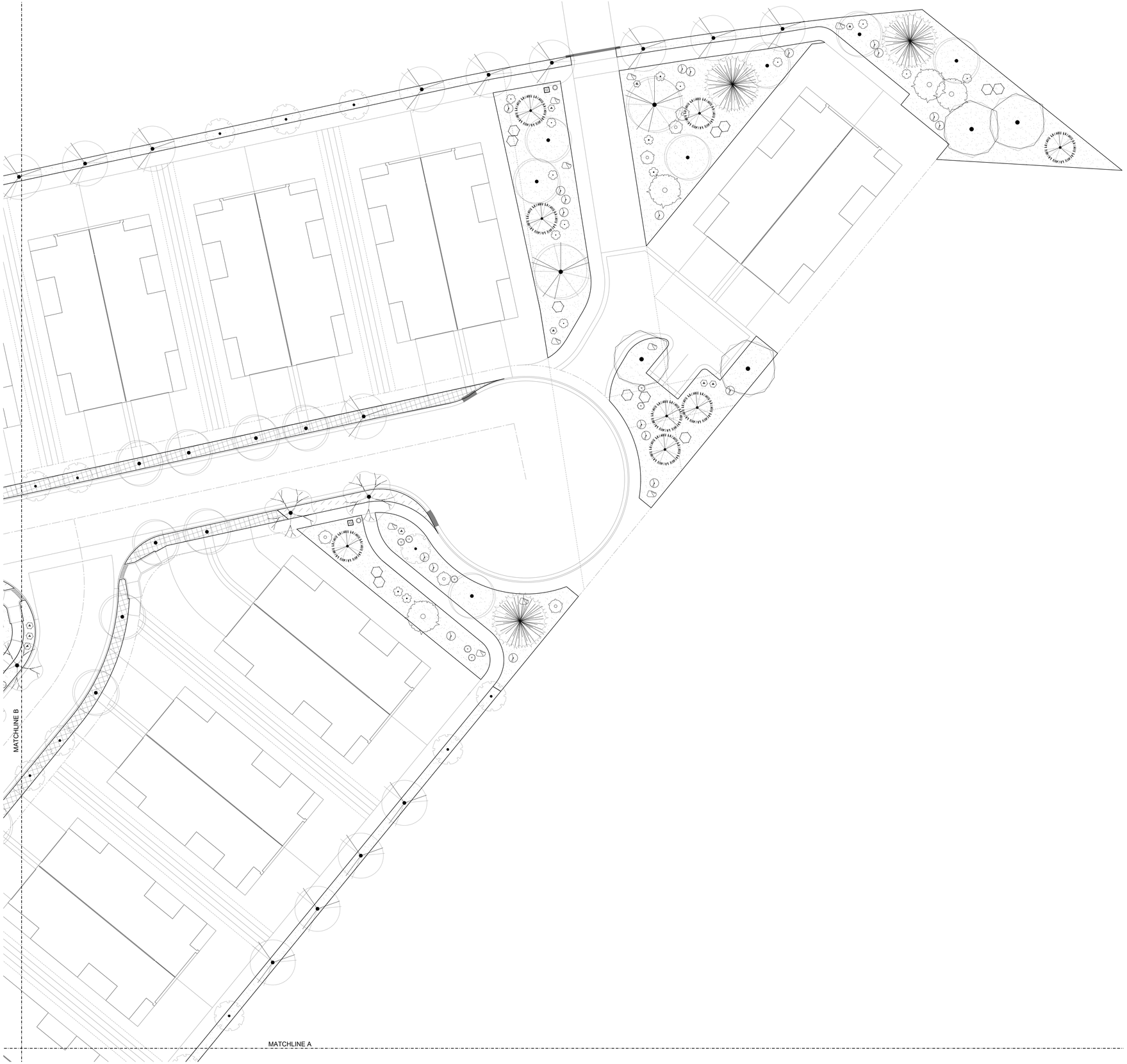
Scale: 1" = 20'

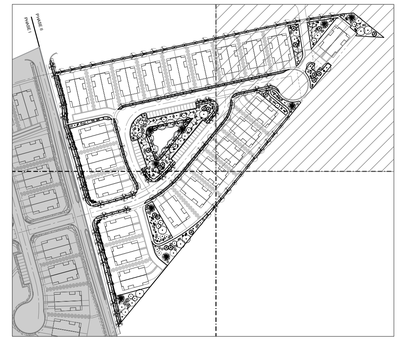
10 0 20 40

Sheet Title:
Landscape Plan

Sheet Number:
LP-01

Z:\Drawings\PROJECTS\SIGN - TRANSFER\1 - ACTIVE JOBS\Caja del Oro\PL - CAD\Caja Del Oro_Landscape Plan_20140103.dwg 5/1/2024 4:08:07 PM, DWG To PDF.pc3





PLANT SCHEDULE PH2

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	WATER
DECIDUOUS TREES				
	17	ACER NEGUNDO `SENSATION` SENSATION BOX ELDER MAPLE	2" B&B	L-M
	45	MALUS X `SPRING SNOW` SPRING SNOW CRABAPPLE	2" B&B	L-M
	47	PYRUS CALLERYANA `CLEVELAND SELECT` CLEVELAND SELECT PEAR	2" B&B	L-M
	2	QUERCUS BUCKLEYI BUCKLEY OAK	2" B&B	L-M
	34	ULMUS PROPINQUA `EMERALD SUNSHINE` EMERALD SUNSHINE ELM	2" B&B	L-M
	39	ULMUS X `FRONTIER` FRONTIER ELM	2" B&B	L-M
EVERGREEN TREES				
	9	CEDRUS ATLANTICA ATLAS CEDAR	6`	L-M
	9	PINUS LEUCODERMIS BOSNIAN PINE	6`	L-M
	21	PINUS NIGRA AUSTRIAN BLACK PINE	6`	L-M
DECIDUOUS SHRUBS				
	24	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	5 GAL	VL-L
	31	FALLUGIA PARADOXA APACHE PLUME	5 GAL	VL-L
	48	RHUS TRILOBATA THREE LEAF SUMAC	5 GAL	VL-L
	51	ROSA WOODSII MOUNTAIN ROSE	5 GAL	VL-L
EVERGREEN SHRUBS				
	30	AGAVE PARRYI PARRY`S AGAVE	5 GAL	VL-L
	18	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	5 GAL	VL-L
	51	ERICAMERIA LARICIFOLIA AGUIRRE AGUIRRE TURPENTINE BUSH	5 GAL	VL-L
	55	MAHONIA REPENS CREEPING MAHONIA	5 GAL	VL-L
VINE/ESPALIER				
	26	PARTHENOCISSUS QUINQUEFOLIA VIRGINA CREEPER	5 GAL	VL-L

MATERIAL SCHEDULE PH2

SYMBOL	DESCRIPTION	QTY
	LARGE BOULDER	29
	ANOVA RALLY 32 GALLON TRASH RECEPTACLE, D6004	6
	ANOVA COMPLETE PET STATION DISPENSER W/ LID, BAGS & SIGN & POST KDP1003	7
	3/4" WALLIN GRAVEL 2" DEPTH W/ FILTER FABRIC	53,984 SF
	3/4" GRAY CRUSHED GRAVEL 2" DEPTH W/ FILTER FABRIC	5,715 SF
	2" - 4" WALLIN ANGULAR COBBLE GRAVEL 4" DEPTH W/ FILTER FABRIC	7,646 SF

YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
P O Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McNALLEN
850
REGISTERED LANDSCAPE ARCHITECT
9/3/24

Date: 08.19.2024
Revisions:
△ 09.03.2024
△
△
△
△

Drawn by: PL
Reviewed by: CM

CAJA DEL ORO Ph2

Santa Fe, NM

NORTH

Scale: 1" = 20'

10 0 20 40

Sheet Title:
Landscape Plan

Sheet Number:
LP-02

Z:\Drawings\ALC DESIGN - TRANSFER\ - ACTIVE DESIGN\Caja del Oro\01 - CAD\Caja Del Oro Landscape Plan_20241003.dwg, 9/3/2024 4:09:54 PM, DWG To PDF.pc3

MATCHLINE A

MATCHLINE B

PLANT SCHEDULE PH2

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	WATER
DECIDUOUS TREES				
	17	ACER NEGUNDO `SENSATION` SENSATION BOX ELDER MAPLE	2" B&B	L-M
	45	MALUS X `SPRING SNOW` SPRING SNOW CRABAPPLE	2" B&B	L-M
	47	PYRUS CALLERYANA `CLEVELAND SELECT` CLEVELAND SELECT PEAR	2" B&B	L-M
	2	QUERCUS BUCKLEYI BUCKLEY OAK	2" B&B	L-M
	34	ULMUS PROPINQUA `EMERALD SUNSHINE` EMERALD SUNSHINE ELM	2" B&B	L-M
	39	ULMUS X `FRONTIER` FRONTIER ELM	2" B&B	L-M
EVERGREEN TREES				
	9	CEDRUS ATLANTICA ATLAS CEDAR	6`	L-M
	9	PINUS LEUCODERMIS BOSNIAN PINE	6`	L-M
	21	PINUS NIGRA AUSTRIAN BLACK PINE	6`	L-M
DECIDUOUS SHRUBS				
	24	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	5 GAL	VL-L
	31	FALLUGIA PARADOXA APACHE PLUME	5 GAL	VL-L
	48	RHUS TRILOBATA THREE LEAF SUMAC	5 GAL	VL-L
	51	ROSA WOODSII MOUNTAIN ROSE	5 GAL	VL-L
EVERGREEN SHRUBS				
	30	AGAVE PARRYI PARRY`S AGAVE	5 GAL	VL-L
	18	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	5 GAL	VL-L
	51	ERICAMERIA LARICIFOLIA AGUIRRE AGUIRRE TURPENTINE BUSH	5 GAL	VL-L
	55	MAHONIA REPENS CREEPING MAHONIA	5 GAL	VL-L
VINE/ESPALIER				
	26	PARTHENOCISSUS QUINQUEFOLIA VIRGINA CREEPER	5 GAL	VL-L

MATERIAL SCHEDULE PH2

SYMBOL	DESCRIPTION	QTY
	LARGE BOULDER	29
	ANOVA RALLY 32 GALLON TRASH RECEPTACLE, D6004	6
	ANOVA COMPLETE PET STATION DISPENSER W/ LID, BAGS & SIGN & POST KDP1003	7
	3/4" WALLIN GRAVEL 2" DEPTH W/ FILTER FABRIC	53,984 SF
	3/4" GRAY CRUSHED GRAVEL 2" DEPTH W/ FILTER FABRIC	5,715 SF
	2" - 4" WALLIN ANGULAR COBBLE GRAVEL 4" DEPTH W/ FILTER FABRIC	7,646 SF

YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McNALLEN
850
REGISTERED LANDSCAPE ARCHITECT
9/3/24

Date: 08.19.2024
Revisions:
- 09.03.2024
-
-
-
-

Drawn by: PL
Reviewed by: CM

CAJA DEL ORO Ph2

Santa Fe, NM

NORTH

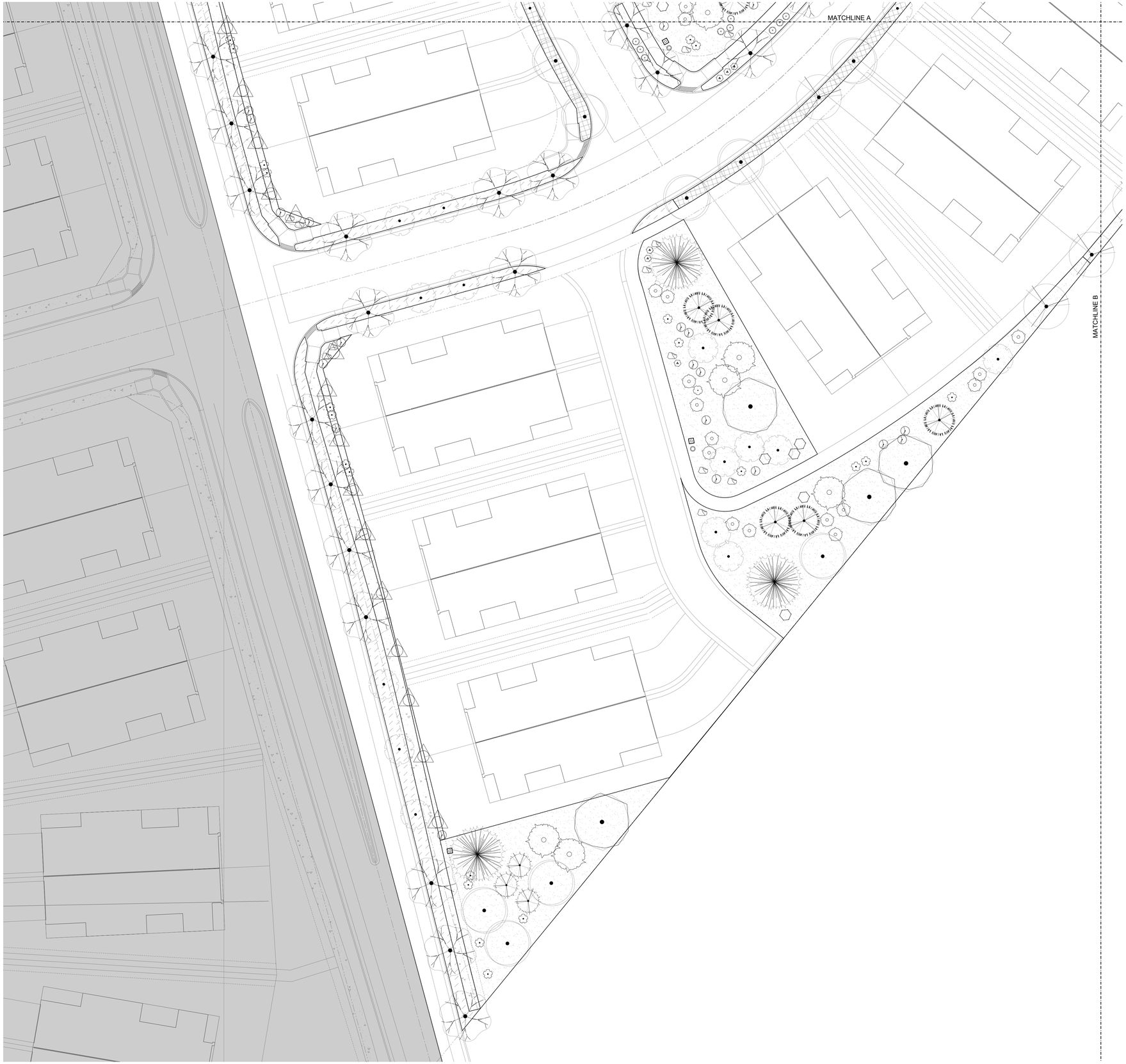
Scale: 1" = 20'

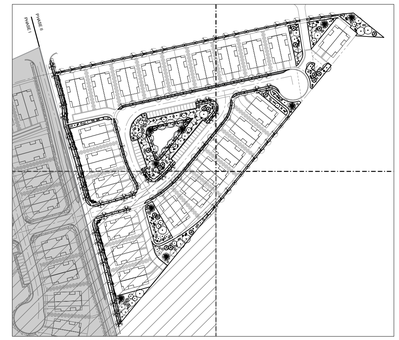
10 0 20 40

Sheet Title:
Landscape Plan

Sheet Number:
LP-03

Z:\Drawing\PLOTDISK\ - TRANSFER\ - ACTIVE DBS\Caja del Oro\01 - CADCaja Del Oro_Landscape Plan_20240903.dwg, 9/3/2024 4:10:04 PM, DWG To PDF.pc3





PLANT SCHEDULE PH2

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	WATER
DECIDUOUS TREES				
	17	ACER NEGUNDO `SENSATION` SENSATION BOX ELDER MAPLE	2" B&B	L-M
	45	MALUS X `SPRING SNOW` SPRING SNOW CRABAPPLE	2" B&B	L-M
	47	PYRUS CALLERYANA `CLEVELAND SELECT` CLEVELAND SELECT PEAR	2" B&B	L-M
	2	QUERCUS BUCKLEYI BUCKLEY OAK	2" B&B	L-M
	34	ULMUS PROPINQUA `EMERALD SUNSHINE` EMERALD SUNSHINE ELM	2" B&B	L-M
	39	ULMUS X `FRONTIER` FRONTIER ELM	2" B&B	L-M
EVERGREEN TREES				
	9	CEDRUS ATLANTICA ATLAS CEDAR	6`	L-M
	9	PINUS LEUCODERMIS BOSNIAN PINE	6`	L-M
	21	PINUS NIGRA AUSTRIAN BLACK PINE	6`	L-M
DECIDUOUS SHRUBS				
	24	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	5 GAL	VL-L
	31	FALLUGIA PARADOXA APACHE PLUME	5 GAL	VL-L
	48	RHUS TRILOBATA THREE LEAF SUMAC	5 GAL	VL-L
	51	ROSA WOODSII MOUNTAIN ROSE	5 GAL	VL-L
EVERGREEN SHRUBS				
	30	AGAVE PARRYI PARRY`S AGAVE	5 GAL	VL-L
	18	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	5 GAL	VL-L
	51	ERICAMERIA LARICIFOLIA AGUIRRE AGUIRRE TURPENTINE BUSH	5 GAL	VL-L
	55	MAHONIA REPENS CREEPING MAHONIA	5 GAL	VL-L
VINE/ESPALIER				
	26	PARTHENOCISSUS QUINQUEFOLIA VIRGINA CREEPER	5 GAL	VL-L

MATERIAL SCHEDULE PH2

SYMBOL	DESCRIPTION	QTY
	LARGE BOULDER	29
	ANOVA RALLY 32 GALLON TRASH RECEPTACLE, D6004	6
	ANOVA COMPLETE PET STATION DISPENSER W/ LID, BAGS & SIGN & POST KDP1003	7
	3/4" WALLIN GRAVEL 2" DEPTH W/ FILTER FABRIC	53,984 SF
	3/4" GRAY CRUSHED GRAVEL 2" DEPTH W/ FILTER FABRIC	5,715 SF
	2" - 4" WALLIN ANGULAR COBBLE GRAVEL 4" DEPTH W/ FILTER FABRIC	7,646 SF

YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McNALLEN
850
REGISTERED LANDSCAPE ARCHITECT
9/3/24

Date: 08.19.2024
Revisions:
- 09.03.2024

Drawn by: PL
Reviewed by: CM

CAJA DEL ORO Ph2

Santa Fe, NM

NORTH

Scale: 1" = 20'

10 0 20 40

Sheet Title:
Landscape Plan

Sheet Number:
LP-04

Z:\Drawings\PROJECTS\SOA - TRANSFER\ - ACTIVE CBE\Caja del Oro\1 - CAD\Caja Del Oro_Landscape Plan_20JAN\SI-Area_5/1/2024 4:03:28 PM, DWG To PDF.pc3

ELECTRICAL SPECIFICATIONS

A. THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL ELECTRICAL FACILITIES IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS, PLANS AND ASSOCIATED NOTES, NATIONAL ELECTRICAL CODE, STATE AND LOCAL CODES AND IN A NEAT AND WORKMANLIKE MANNER.

B. CONTRACTOR SHALL BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE JOB SITE.

C. ALL UNFORESEEN CONDITIONS THAT MAY AFFECT SCOPE OF WORK / CODE VIOLATIONS, DISCOVERED DURING DEMOLITION / CONSTRUCTION, SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / OWNER / ENGINEER.

D. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN HIS BID THE COST OF ALL PERMITS, TESTS, INSPECTIONS, AND COST TO COORDINATE WITH PNM, AND VISIT THE SITE OF WORK PRIOR TO SUBMITTING BID.

E. THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES.

F. THE ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE.

G. A SET OF MARKED UP PRINTS SHALL BE PREPARED SHOWING ALL CHANGES MADE DURING CONSTRUCTION AND TURNED OVER TO THE OWNER AT THE END OF THE CONSTRUCTION. ALL CHANGES MUST HAVE THE OWNER'S APPROVAL.

H. ANY DISCREPANCY BETWEEN MATERIAL DESCRIPTION AND CATALOG NUMBER SHALL BE BROUGHT TO THE ARCHITECT'S, ENGINEER'S OR OWNER'S ATTENTION IMMEDIATELY.

I. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR CATALOG CUT SHEETS ON ALL ELECTRICAL DEVICES, LIGHTING FIXTURES AND EQUIPMENT WHICH MAY BE SUBSTITUTED FROM THAT SPECIFIED IN CONTRACT DOCUMENTS.

J. INTERRUPTION OF ANY ELECTRICAL SERVICES SHALL BE COORDINATED WITH THE OWNER AT LEAST 7 DAYS PRIOR TO THE INTENDED OUTAGE AND SHALL BE REQUESTED IN WRITING WITH A COPY TO THE ARCHITECT AND OWNER.

K. ALL CONDUCTORS TO ALUMINUM XHHW. REFER TO KEYED NOTES ON PLAN AND POWER RISER DIAGRAM FOR WIRE SIZE.

L. BRANCH CIRCUITS CAN BE COMBINED IN THE SAME RACEWAY ONLY WHEN EACH BRANCH CIRCUIT HAS A DEDICATED NEUTRAL. REFERENCE 2017 NATIONAL ELECTRICAL CODE ARTICLE 210.4 AND ALL OTHER ASSOCIATED ARTICLES.

M. ELECTRICAL CONTRACTOR SHALL PROVIDE A GROUND CONDUCTOR IN ALL BRANCH CIRCUITRY. CONDUIT SHALL SERVE AS REDUNDANT GROUND ONLY.

N. PROVIDE COLOR CODING FOR 240V-1Ø-3W. MAINTAIN SAME COLOR CODING THROUGHOUT.

O. ALL CONDUITS WHICH COME IN CONTACT WITH EARTH SHALL BE WRAPPED IN SCOTCHRAP-51 OR PLASTIC COATED.

P. PANELBOARDS SHALL HAVE A CIRCUIT BREAKER SHALL BE RATED AT 10,000 AIC MINIMUM, UNLESS NOTED OTHERWISE.

Q. CONTRACTOR SHALL PROVIDE TYPED PANELBOARD DIRECTORIES FOR PANELBOARD.

R. PROVIDE ARC FLASH WARNING STICKERS PER NEC AND LOCAL AUTHORITIES.

S. PRIOR TO PROJECT ACCEPTANCE, CONTRACTOR SHALL PROVIDE THE FOLLOWING DATA:

a. ALL FEEDERS - LENGTH, SIZE AND WHAT IS FED.

b. ALL CIRCUIT BREAKERS AND FUSES: MANUFACTURER, TYPE, RATINGS.

T. FOR POLE MOUNTED LIGHTING: POLE, BASE AND ANCHORING SHALL MEET THE REQUIREMENTS OF AASHTO "STANDARD SPECIFICATIONS FOR STRUCTURAL, LUMINAIRES AND TRAFFIC SIGNALS" 6TH EDITION WITH 2015,2019 AND 2020 INTERIM REVISIONS. CONTRACTOR SHALL SUBMIT CERTIFICATION FOR REVIEW BY ENGINEER

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION
	POLE MOUNTED FIXTURE. REFER TO LIGHT FIXTURE SCHEDULE.
	CONCEALED BRANCH CIRCUIT WITH CONDUCTORS AS INDICATED. NEUTRAL, HOT, SWITCH LEG AND GROUND RESPECTIVELY
	BRANCH CIRCUIT OR CONDUIT INSTALLED UNDERGROUND OR UNDER FLOOR
P2-2,4	HOMERUN TO PANELBOARD WITH BRANCH CIRCUIT NUMBERS INDICATED
T	TRANSFORMER, DRY TYPE, SIZE AS INDICATED, MOUNTING VARIES
	120V PANELBOARD, REFER TO PANEL SCHEDULE
	TRANSFORMER
	CIRCUIT BREAKER
WP	WEATHERPROOF (NEMA 3R)
EX	EXISTING
R	REMOVE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
IG	ISOLATED GROUND
UG	UNDERGROUND
FACP	FIRE ALARM CONTROL PANEL
U.N.O.	UNLESS NOTED OTHERWISE
OFOI	OWNER FURNISHED, OWNER INSTALLED
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED

GENERAL NOTES:

a. LIGHTING FIXTURES ARE OF TYPE AS INDICATED ON LIGHT FIXTURE SCHEDULE UNLESS NOTED OTHERWISE.

b. LIGHTING FIXTURE MOUNTING HEIGHT AND METHOD IS CALLED OUT ON LIGHT FIXTURE SCHEDULE

c. ANY SPECIFIC DETAILS ABOVE (MOUNTING HEIGHTS, PART NUMBERS, CONNECTION METHODS, ETC.) MAY BE MODIFIED OR REPLACED BY INFORMATION ON PLANS, SCHEDULES, DETAILS, RISERS, ETC. DETAILS NOT SPECIFICALLY MODIFIED REMAIN AS GIVEN ABOVE.

d. NOT ALL SYMBOLS SHOWN ON THIS SYMBOL LEGEND MAY APPLY TO THIS PROJECT

LIGHT FIXTURE SCHEDULE

TYPE	FIXTURE DESCRIPTION	LAMPS	MOUNTING
A	LED POLE LIGHT, 2700°K, 5,500 LUMEN OUTPUT, TYPE 2 DISTRIBUTION, FULL CUTOFF, 7 PIN PHOTOCELL RECEPTACLE WITH UBICQUIA UBICELL CONTROL (CONTROLLER IS CONTRACTOR PROVIDED, CONTRACTOR INSTALLED AND ORDERED SEPARATELY), MOUNTED ON POLE (23'-6" LENGTH, 25' MOUNTING HEIGHT), COLOR BY OWNER AMERICAN ELECTRIC LIGHTING #ATBS-P10-MVOLT-R2-27K-XL-NL-P7-VR	LED 2700°K 5,500LM 40W	POLE MOUNTED 25'-0"
A2	LED POLE LIGHT, 2700°K, 5,500 LUMEN OUTPUT, TYPE 2 DISTRIBUTION, FULL CUTOFF, 7 PIN PHOTOCELL RECEPTACLE WITH UBICQUIA UBICELL CONTROL, (CONTROLLER IS CONTRACTOR PROVIDED, CONTRACTOR INSTALLED AND ORDERED SEPARATELY), MOUNTED ON POLE (23'-6" LENGTH, 25' MOUNTING HEIGHT), COLOR BY OWNER, 2 HEADS AMERICAN ELECTRIC LIGHTING #ATBS-P10-MVOLT-R2-27K-XL-NL-P7-VR	LED 2700°K 5,500LM 40W	POLE MOUNTED 25'-0"

THE RESPONSE GROUP, INC.
An Electrical Engineering Corporation
6705 Academy Rd. NE, Suite B
Albuquerque, New Mexico 87109
Phone:(505) 323-7629 Fax:(505) 323-7594
E-mail: theresponsegroup@trg-inc.net

REVISION

DESIGNED TRG/rhp
DRAWN TRG/rhp
CHECKED TRG/rfr
DATE 10.8.2024

RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET NE, SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)353-9718

STAMP

24270

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

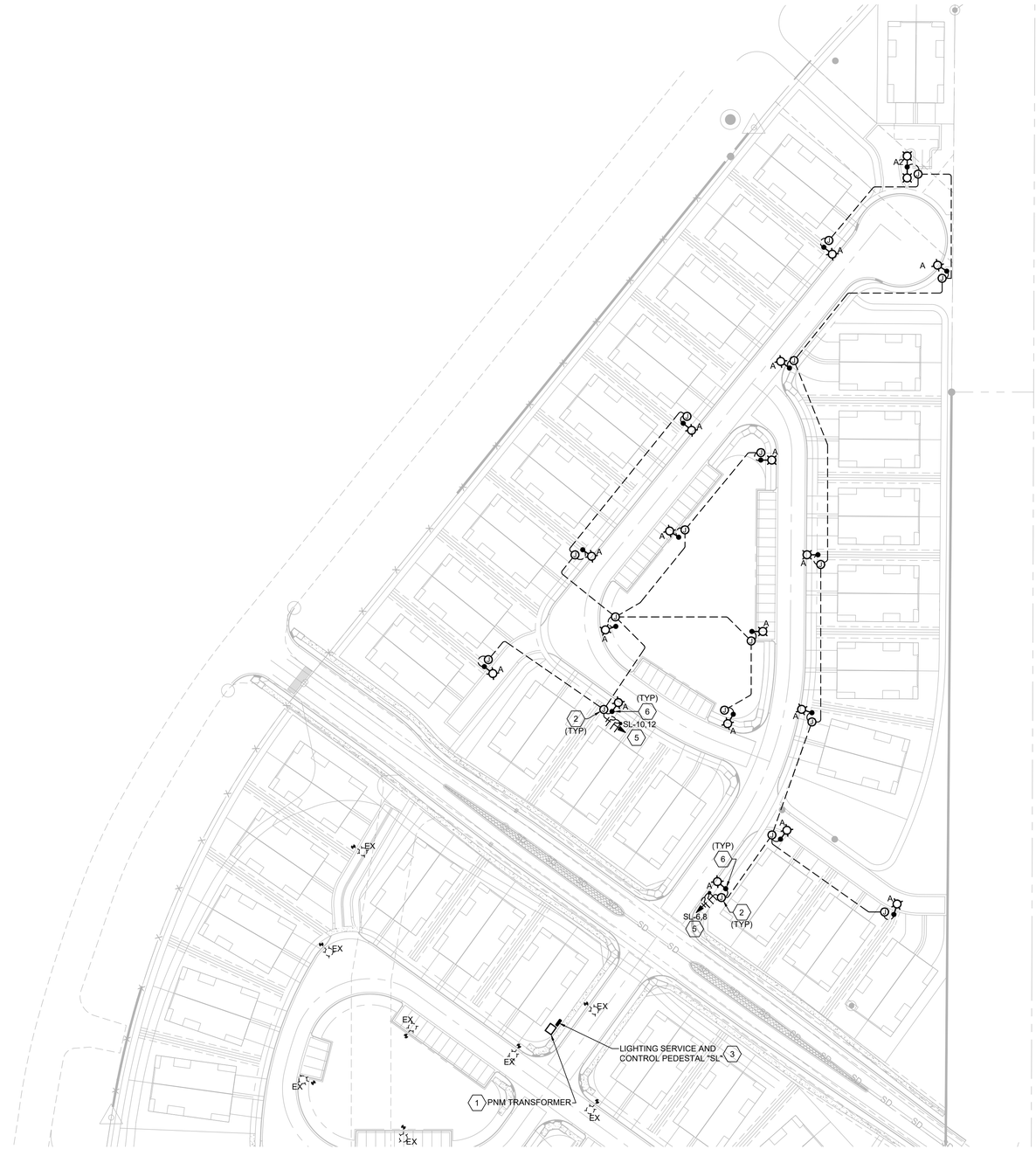
PROJ. #: ####

PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: ELECTRICAL LEGEND AND PROJECT NOTES

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: E-001



A1 ELECTRICAL SITE PLAN
SCALE: 1" = 60'

GENERAL NOTES

A. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY, THE OWNER OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

B. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF TO THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE OF ANY AND ALL DAMAGE CAUSED BY IT'S FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES, AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "NM ONE CALL" PROCEDURES, OR OTHERWISE.

C. UNDERGROUND CONDUCTORS SHALL RUN CONTINUOUS THROUGH THE PULL BOX TO THE LIGHT POLE. SPLICING CONDUCTORS SHALL ONLY OCCUR IN THE LIGHT POLE.

D. LEAVE 3 FEET OF SLACK WIRE COILED IN EACH PULL BOX.

E. REFER TO SHEET E-001 FOR LIGHT FIXTURE SCHEDULE.

F. UNDERGROUND CONDUIT AND CONDUCTORS SHALL BE BURIED A MINIMUM OF 36" BELOW FINISHED GRADE. CONTRACTOR SHALL PROVIDE AND INSTALL RED WARNING TAPE 12" ABOVE CONDUIT. CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, CONDUIT AND CONDUCTOR INSTALLATION AND BACKFILL OF TRENCH UNLESS NOTED OTHERWISE.

G. CIRCUITING SHOWN ON PLANS IS SCHEMATIC. CONTRACTOR SHALL FIELD COORDINATE ROUTING IN ORDER TO AVOID CONFLICTS WITH OTHER UTILITIES, AND TO MINIMIZE CONDUIT/CONDUCTOR LENGTH.

KEYED NOTES

1. APPROXIMATE LOCATION OF PNM TRANSFORMER. PNM TRANSFORMER SHALL BE INSTALLED IN PHASE 1 OF PROJECT (SEPARATE CONTRACT).
2. PROVIDE AND INSTALL FLUSH-IN-GRADE QUAZITE PULLBOX AS REQUIRED. REFER TO NMDOT SPECIFICATIONS AND INSTALLATION STANDARDS FOR ADDITIONAL INFORMATION.
3. NEW 120/240V-1Ø-3W POWER PEDESTAL. REFER TO "POWER RISER DIAGRAM" ON SHEET E-501 FOR ADDITIONAL INFORMATION. LOCATION SHOWN IS APPROXIMATE, FIELD VERIFY EXACT LOCATION WITH EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK. POWER PEDESTAL SHALL BE INSTALLED IN PHASE 1 OF PROJECT (SEPARATE CONTRACT).
4. EXISTING SERVICE CONDUIT AND CONDUCTORS FOR SERVICE TO PANEL "SL" INSTALLED IN PHASE 1.
5. WIRE CIRCUIT WITH TRIPLEX ALUMINUM CABLING (#2 PHASE AND NEUTRAL CONDUCTOR) IN 2" CONDUIT.
6. REFER TO "FIXTURE TYPE 'A' POLE BASE DETAIL" ON SHEET E-601 FOR ADDITIONAL INFORMATION.

0 60' 120'
SCALE: 1" = 60'

THE RESPONSE GROUP, INC.
An Electrical Engineering Corporation
6705 Academy Rd. NE, Suite B
Albuquerque, New Mexico 87109
Phone:(505) 323-7629 Fax:(505) 323-7594
E-mail: theresponsegroup@trg-inc.net

DESIGNED	TRG/rhp
DRAWN	TRG/rhp
CHECKED	TRG/rfr
DATE	10.8.2024

REVISION

RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET NE, SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)253-9718

STAMP

THOMAS F. RICHELLE
NEW MEXICO
25211
PROFESSIONAL ENGINEER
10/09/2024
24270

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

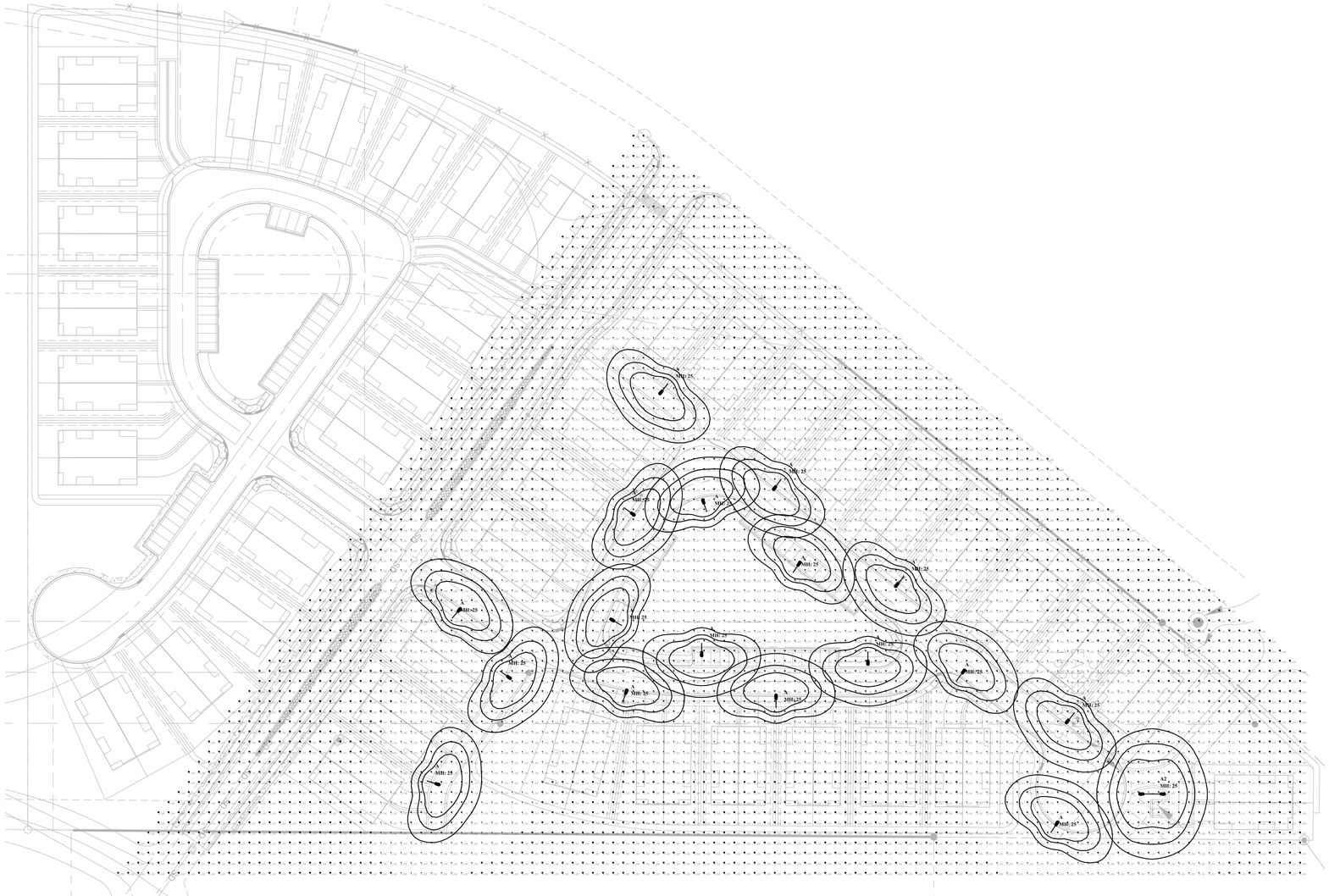
PROJ. #: ####

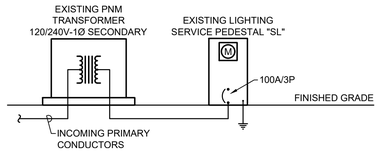
PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: ELECTRICAL SITE PLAN

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: E-101


MH: 25
MH: 25
MH: 25



POWER RISER DIAGRAM (1)

NTS

PANEL / LOAD SCHEDULE - EXISTING PANELBOARD "SL"

LOCATION: *VOLTAGE:* **120/240V-1P, 3W** *AMPACITY:* **100 AMPERE** *Main:* **100A/3P MCB**

FED FROM: **PNM Transformer** *ENCLOSURE:* **NEMA 3R** *MOUNTING:* **Free Standing** *AIC:* **65,000**

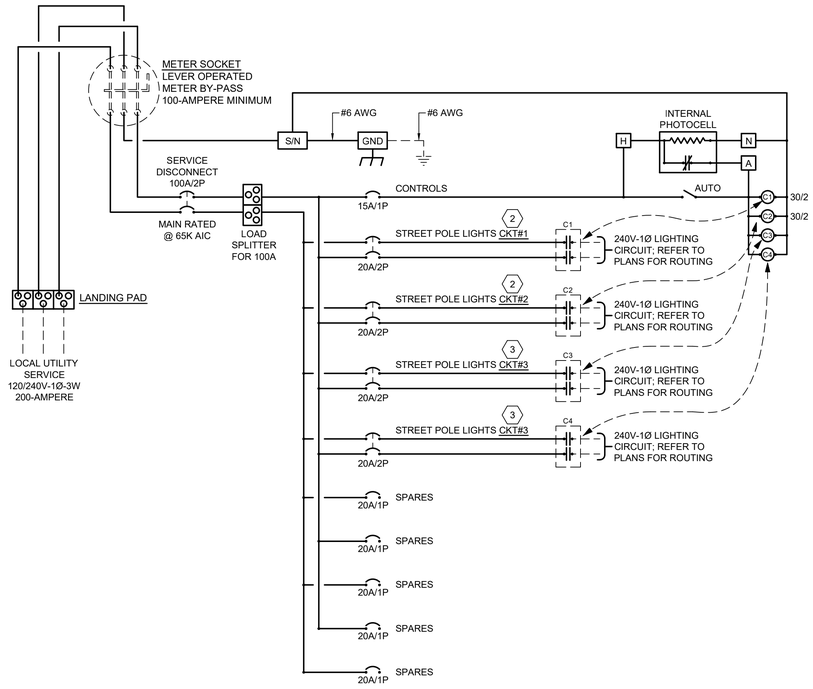
BKR SIZE	DESCRIPTION	DEMAND CODE	LOAD (VA)	CKT #	LOAD (VA) PHASE A	LOAD (VA) PHASE B	CKT #	LOAD (VA)	DEMAND CODE	DESCRIPTION	BKR SIZE	
2	20A-2P	STREET LIGHTING	LTG	180	1	280		2	100	LTG	STREET LIGHTING	20A-2P	2
			LTG	180	3		280	4	100	LTG			
	20A-1P	SPARE			5	200		6	200	LTG	STREET LIGHTING	20A-2P	3
	20A-1P	SPARE			7		200	8	200	LTG			
	20A-1P	SPARE			9	180		10	180	LTG	STREET LIGHTING	20A-2P	3
	1P	SPACE ONLY			11		180	12	180	LTG			
	1P	SPACE ONLY			13			14			SPACE ONLY	1P	
	1P	SPACE ONLY			15			16			SPACE ONLY	1P	
	1P	SPACE ONLY			17			18			SPACE ONLY	1P	
	1P	SPACE ONLY			19			20			SPACE ONLY	1P	
	1P	SPACE ONLY			21			22			SPACE ONLY	1P	
	1P	SPACE ONLY			23			24			SPACE ONLY	1P	

Total Phase Loads (VA):	660	660
Total Phase Loads (Amps):	5.5	5.5
Total Connected Loads (kVA):	1.3	

Notes:
1. **New Panelboard**
2. **24-Circuit, Lockable Enclosure**
3. **Copper Neutral and Ground Bus Bars**
4. **Door-in-Door Enclosure.**

LOAD CALCULATIONS

Connected (kVA) by Type:			Estimated Demand (kVA) by Load Type:		
LTG	Lighting:	1.3	Lighting at 125% (kVA):	1.7	Total Estimated Demand (kVA): 1.7
REC	Receptacles:		Receptacles:		Amps at 240/120V-1 Phase (Amps): 6.9
			10kVA at 100% (kVA):		Panel Ampacity (Rating): 100
			Rest at 50% (kVA):	0.0	
EQP	Equipment:		Eqp at 100% (kVA):		Spare Capacity: 93.1%
LMECH	Largest Mech:		Largest at 125% (kVA):		
MECH	Mechanical:		Rest at 100% (kVA):		



PANELBOARD 'SL' - WIRING DIAGRAM

NTS

KEYED NOTES (2)

1. ALL ELECTRICAL GEAR SHOWN IS TO BE INSTALLED DURING PHASE 1 (UNDER SEPERATE CONTRACT). POWER RISER DIAGRAM IS SHOWN FOR REFERENCE ONLY. REFER TO SHEET E-101 FOR APPROXIMATE LOCATION OF TRANSFORMER AND LIGHTING SERVICE AND CONTROL PEDESTAL.
2. CIRCUIT SHOWN IS TO BE INSTALLED DURING PHASE 1 (UNDER SEPERATE CONTRACT). THERE IS NO NEW WORK REQUIRED FOR THIS BRANCH CIRCUIT, DURING THIS PHASE OF CONSTRUCTION.
3. CIRCUIT SHOWN IS TO BE INSTALLED DURING THIS PHASE. CONTRACTOR SHALL REFER TO SHEET E-101 FOR APPROXIMATE LOCATION AND ROUTING OF CIRCUITS. CONTRACTOR SHALL PROVIDE AND INSTALL CIRCUIT BREAKER (LISTED FOR USE WITH EXISTING PANELBOARD), CONDUIT, WIRING AND CONTROLS WITHIN POWER PEDESTAL "SL". CONTRACTOR SHALL MAKE ALL REQUIRED CONNECTIONS FOR A COMPLETE AND OPERATIONAL SYSTEM.

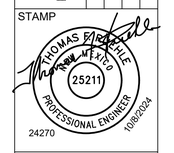
THE RESPONSE GROUP, INC.
An Electrical Engineering Corporation
6705 Academy Rd. NE, Suite B
Albuquerque, New Mexico 87109
Phone:(505) 323-7629 Fax:(505) 323-7594
E-mail: theresponsegroup@trg-inc.net

REVISION

DESIGNED TRG/rhp
DRAWN TRG/rhp
CHECKED TRG/tfr
DATE 10.8.2024

RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET NE, SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)353-9718

STAMP



THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

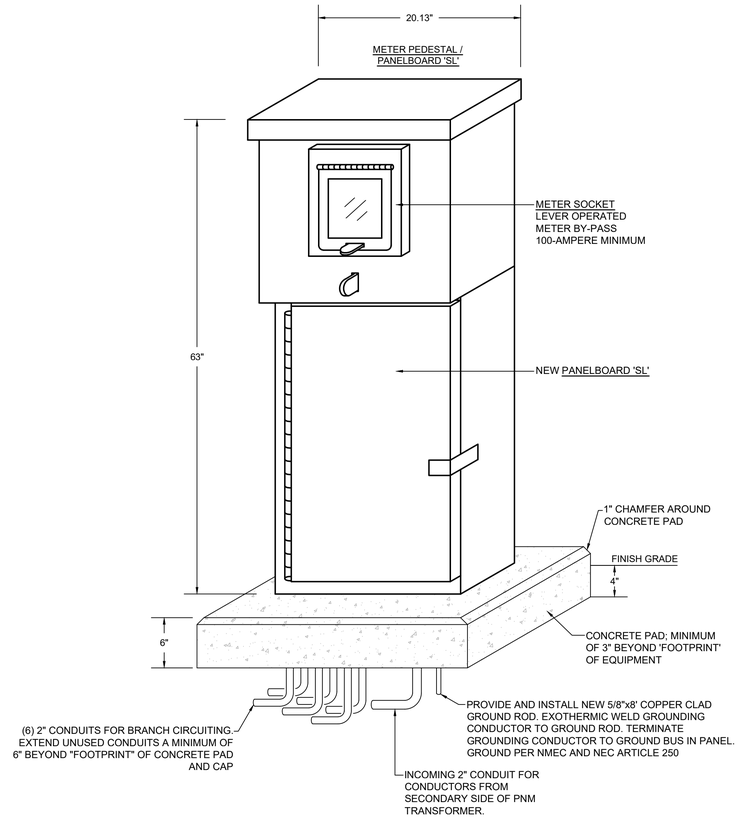
PROJ. #: ####

PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: ELECTRICAL DISTRIBUTION

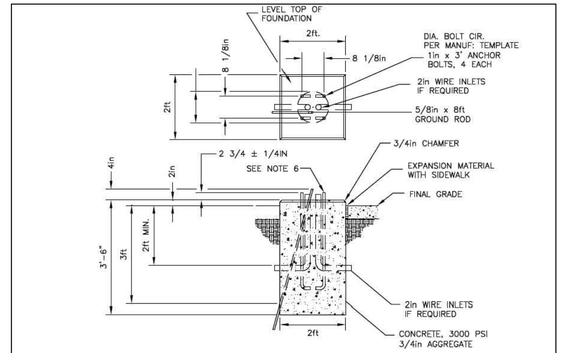
SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: E-501



PANELBOARD 'SL' - ELEVATION / MOUNTING DETAIL

NOT TO SCALE



FOUNDATION DETAIL - STREETLIGHT

NOTES

(1) NOT USED

(2) SOIL OUTSIDE OF FOUNDATION DIMENSIONS MUST BE COMPACTED.

(3) FOR SIDEWALK INSTALLATION: TOP OF FOUNDATION IS FLUSH WITH SIDEWALK AND AND THERE IS NO CHAMFER

(4) USE EXPANSION MATERIAL IN AND AGAINST SIDEWALK INSTALLATION.

(5) ALLOW A MINIMUM OF 14 DAYS OF CURING TIME BEFORE ERECTING POLE.

(6) THE STEEL ANCHOR BOLTS SHALL CONFORM TO THE FOLLOWING SPECIFICATION: STEEL = ASTM A675, GRADE 90;THREADS = 1-8 UNC; THREADED LENGTH = 6 INCHES; COATING = HOT DIP GALVANIZE ON THREADED END; COATING MUST EXTEND AT LEAST 12 INCHES.

REVISION

DESIGNED TRG/rhp
DRAWN TRG/rhp
CHECKED TRG/tfr
DATE 10.8.2024

RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET NE, SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)253-9718

STAMP

THOMAS F. RICHTER NEW MEXICO 25211 PROFESSIONAL ENGINEER 10/8/2024

24270

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

PROJ. #: ####

PROJECT NAME: PULTE CAJA DEL ORO PHASE 2

SHEET TITLE: ELECTRICAL DETAILS

SUBMITTED FOR: CONSTRUCTION

THE RESPONSE GROUP, INC.
An Electrical Engineering Corporation
6705 Academy Rd. NE, Suite B
Albuquerque, New Mexico 87109
Phone:(505) 323-7629 Fax:(505) 323-7594
E-mail: theresponsegroup@trg-inc.net

SHEET NUMBER:

E-601