June 5, 2025

Planning Commission

ATTACHMENT C

February 6, 2025, Planning Commission Material

Planning and Land Use Department
Planning Commission Staff Report

Case No:	2024-7998 (Preliminary Subdivision Plat)
Hearing Date:	January 16, 2025
Applicant:	Homewise, Inc.
Agent:	JenkinsGavin, Inc.
Request:	Preliminary Subdivision Plat
Location:	3730 South Meadows Road
Case Mgr.:	Janice Biletnikoff, AICP
Zoning:	R-6 (Residential, six dwelling units per acre)
Overlay:	Suburban Archaeological Review District and River & Trails Review District
Pre-application Mtg.:	May 25, 2023
ENN Mtg.:	February 21, 2024

Proposal: Preliminary Plat approval for a 97-unit 14.41-acre residential subdivision and 5.12-acre park development.



Case 2024-7998. Los Prados Preliminary Plat. JenkinsGavin, Inc., Agent, for HomeWise, Inc., owner and applicant ("Applicant"), requests review and approval of a Preliminary Subdivision Plat, per § 14-3.7(B)(3) of the Land Development Code, for a 97-unit residential development consisting of 42 townhomes and 55 single-family detached homes, as well as the development of a 5.12-acre public park. The subject 14.41-acre parcel is located at 3730 South Meadows Road and is zoned R-6 (six residential units per acre).

I. RECOMMENDATION

The Staff recommends that the Planning Commission APPROVE Case 2024-7998 "Los Prados Preliminary Subdivision Plat," subject to the conditions of approval and technical corrections outlined in this report and included in Attachment B.

One motion will be required:

a. Approve or deny Case #2024-7998 request for approval of a Preliminary Subdivision Plat for a 97-unit residential subdivision on approximately +/-14.41-acres, subject to the conditions of approval and technical corrections outlined in this report and included in Attachment B.

II. CONDITIONS OF APPROVAL (PRELIMINARY SUBDIVISION PLAT)

Table 1: CONDITIONS OF APPROVAL (Preliminary Subdivision Plat)

#	CONDITION OF APPROVAL	DEPARTMENT:	TO BE COMPLETED BY:
1.	An approved Agreement to Construct and Dedicate (ACD) will be required for new public water infrastructure and fire services.	City Water	Prior to Building Permit
2.	An approved Water Plan will be required for all new public water infrastructure and fire services.		Prior to Final Plat hearing
3.	Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.		At the time of development
4.	A separate irrigation meter will be required for commercial lots if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.		At the time of development
5.	Each lot shall be served by separate water service at the time of development.		At the time of development
6.	Lighting analysis shall include: full streetlight coverage on South Meadows; and options for either full coverage within the subdivision compared to partial coverage at key intersections where pedestrians and motorists may conflict.	Public Works - Traffic	Prior to Final Plat hearing
7.	Pedestrian scale sidewalk lighting (solar lighting options preferred) shall be provided.		Prior to Building Permit
8.	Remove the right turn (deceleration) lane into the Los Prados subdivision from South Meadows Road.		Prior to Final Plat hearing
9.	On the temporary traffic control plan, advance construction ahead warning signs shall be placed prior to the roundabout on Rufina and on South Meadows, as well as on South Meadows from Airport Road.		Prior to Final Plat hearing
10.	IFC: 503.2.1 Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (this would also include anticipated on street parking, unobstructed parking is crucial to community life safety response.)	Fire Protection District	Prior to Final Plat hearing as a note on the plat

11.	IFC: 503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be maintained at all times and this requirement shall be noted as such on the Final Plat.		Prior to Final Plat hearing as a note on the plat
12.	Shall provide code analysis of project for proper occupancy classification designation as per IFC 2021.		Prior to Building Permit
13.	Shall provide engineered (civil engineered) all weather road as per IFC 2021, 104.7.2 Technical Assistance, 503.2.3 Surface.		Prior to Final Plat hearing as a note on the plat
14.	503.1.1 Fire Department shall have 150 feet distance to any portion of the building on any new construction.		Prior to Final Plat hearing as a note on the plat
15.	507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6.		Prior to Final Plat hearing as a note on the plat
16.	507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building.		Prior to Final Plat hearing as a note on the plat
17.	912.2 Location (Fire Department Connections). With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved by the fire chief.		Prior to Final Plat hearing
18.	Shall have water supply that meets fire flow requirements as per IFC 2021 (Appendix B).		Prior to Final Plat hearing
19.	Shall meet the requirements of IFC 2021, D102.1: Access and Loading (75,000 lbs. minimum weight-bearing requirement).		Prior to Final Plat hearing as a note on the plat
20.	Shall meet the requirements of IFC 2021, D103.5 Fire apparatus access road gates.		Prior to Final Plat hearing
21.	D103.4 Shall meet the 150 feet driveway requirements per IFC 2021, or an emergency turn-around that meets the IFC requirements shall be provided.		Prior to Final Plat hearing

22.	Shall comply with IFC 2021 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.		Prior to Final Plat hearing
23.	Shall comply with D105 Aerial Fire Apparatus Access Roads (width and proximity to building).		Prior to Final Plat hearing
24.	Shall comply with Section D106 Multiple-Family Residential Developments.		Prior to Final Plat hearing
25.	D107.1 One- or two-family dwelling residential developments. Developments of one- or two- family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.		Prior to Final Plat hearing
26.	D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the property or area to be served measured in a straight line between accesses.		Prior to Final Plat hearing
27.	Shall meet the IFC code requirements 2021 edition or the most current edition the governing body has adopted at the time of permitting.		Prior to Final Plat hearing as a note on the plat
28.	Per the Los Prados Master Plan, the park must be completely developed, receive final inspection by the City and be formally accepted by the City before the Applicant may submit an application for Phase Two of Los Prados.	City Parks	Prior to submittal of any application for any part of Phase Two
29.	The Applicant shall obtain final design approval for the park design from the City Parks Department prior to Final Plat.		Prior to Final Plat hearing
30.	Satisfy all required actions listed in the DRT response letter from City Parks found in Attachment B: "*City DRT Conditions of Approval, Technical Corrections, and Comments*."		Prior to park inspection and City acceptance
31.	The Applicant shall demonstrate compliance with all conditions of approval, technical corrections, and plan redlines from Land Use Engineering, as found in Attachment B: "*City DRT Conditions of Approval, Technical Corrections, and Comments.*"	Land Use Engineering	Prior to Final Plat hearing
32.	The Applicant shall obtain final design approval for the raingarden/stormwater detention facility from the Land Use Engineer.		Prior to Final Plat hearing

33.	The Applicant shall receive final approval of the Lot Line Adjustment (LLA) (case # 2024-8764) and have recorded the final LLA plat.	Land Use	Prior to Final Plat hearing
34.	The Applicant shall demonstrate compliance with each of the conditions of approval, technical corrections and notes as found in Attachment B: "*City DRT Conditions of Approval, Technical Corrections, and Comments.*"	Various departments	Various

III. EXECUTIVE SUMMARY

JenkinsGavin, Inc. ("Agent"), representing HomeWise, Inc., owner and applicant (Applicant), is requesting the review and approval of a Preliminary Subdivision Plat, per § 14-3.7(B)(3) of the Land Development Code, for a 97-unit residential development consisting of 42 townhomes and 55 single-family detached homes on a 14.41-acre parcel ("Property"), as well as the development of a 5.12-acre public park ("Park").

The Applicant has complied with Subsections 14-3.1(E) *"Pre-Application Conferences,"* 14-3.1(F) "*Early Neighborhood Notification Procedures*," and 14-3.1(H) *"Notice Requirements."*

Staff's analysis finds that, subject to the conditions of approval and technical corrections outlined in this report and included in Attachment B, the Applicant has satisfied Subsection 14-3.7(C) "*Approval Criteria*" for the preliminary subdivision plat application ("Application").

IV. PROJECT ANALYSIS

A. Property Information and Proposal

The City annexed the subject Property as part of the City-initiated Phase 2 annexation plan for "Area 4" (Ordinance 2013-36). Area 4 consists of a 772.97-acre area bounded by Airport Road to the south, the Santa Fe River to the north, Highway NM 599 to the west, and the Agua Fria Traditional Historic Community boundary and current City corporate limits to the east. At that time, the Property was part of a larger 22.2-acre parcel, which Santa Fe County ("County") retained ownership of after annexation. The 22.2-acre parcel was part of their Open Space, Trails and Park Program. In 2020, the Santa Fe County Board of County Commissioners authorized disposal of the parcel through Resolution 2020-55. On April 22, 2021, Homewise, Inc. entered into a purchase agreement with the County, completing the acquisition in 2022. In 2021, while under contract to purchase the parcel, Homewise, Inc. applied for several discretionary review processes with the City: two General Plan amendments (cases #2021-4648 and #2021-4650); two Rezonings (cases #2021-4649 and #2021-4651); and a Master Plan (case #2022-5618). The request also included an administrative lot split, separating the 22.2-acre parcel into two parcels (Tract 4: 19.54 acres and Tract 3: 2.66 acres).

On February 8th 2023, the Governing Body adopted the General Plan amendments by Resolutions 2023-8 and 2023-9, and the Rezonings by Ordinances 2023-5 and 2023-6. The Master Plan, which was approved through Resolution 2023-10, contemplated a phased development in order to complete the following: dividing Tract 4 into two separate lots (Tract 4-A: 14.41 acres and Tract 4-B: 5.12 acres); a residential development on Tract 4-A; future development plan for multifamily housing on Tract 3; and the construction of a the Park for dedication to the City. The Master Plan is shown below in Figure 1a and the phasing plan, which is part of the approved Master Plan, is shown in Figure 1b. Figure 2, below, shows the current configuration of lots. Tract 4-A (also referred to as the "Property") is the subject of the current Preliminary Subdivision Plat request.

As a condition of approval for the Master Plan, the developer must complete Park construction during Phase One of the Los Prados project. The City will accept ownership of the Park once the developer has completed Park construction and the City has accepted all improvements.

Per the Master Plan, the Los Prados residential development will be completed in two phases: Phase One includes the development of 97 single-family residences (both detached homes and attached townhomes) on Tract 4-A and development of the city Park on Tract 4-B; Phase Two includes the development of 64 condominiums on the 2.66-acre parcel (Tract 3). The development of Phase Two is not part of the current application. Phase One requires completion of the Park and all infrastructure associated with the residential development. The finished Park development and the Park land must be formally accepted by the City before the Applicant can apply for any part of Phase Two. The development of Phase Two (e.g., applying for permits or planning/building review, commencing construction or grading, etc.) can begin once the Park has been built and accepted, even if some housing units remain incomplete within Phase One.

The Master Plan approved the specific unit counts based on the land area, base zoning, and a 15% density bonus for the provision of affordable housing. See Figure 3, Civil Site Plan, for details on the assignment of lots in Phase One and the general access/circulation throughout the subdivision. Of the 97 single-family homes that will be built in this development, 49 units will be affordable housing units per the requirements of the Santa Fe Homes Program (i.e., SFHP Units). This allocation of 50.5% far exceeds the required minimum of 20%. An additional 30% of the homes will be designated "Low-Priced Dwelling Units," which have "*Sale prices or rental rates affordable to a household with an income at or below one hundred percent (100%) of the area median income…*" (see SFCC Subsection 26-2.1).

Figure 1a: Approved Master Plan

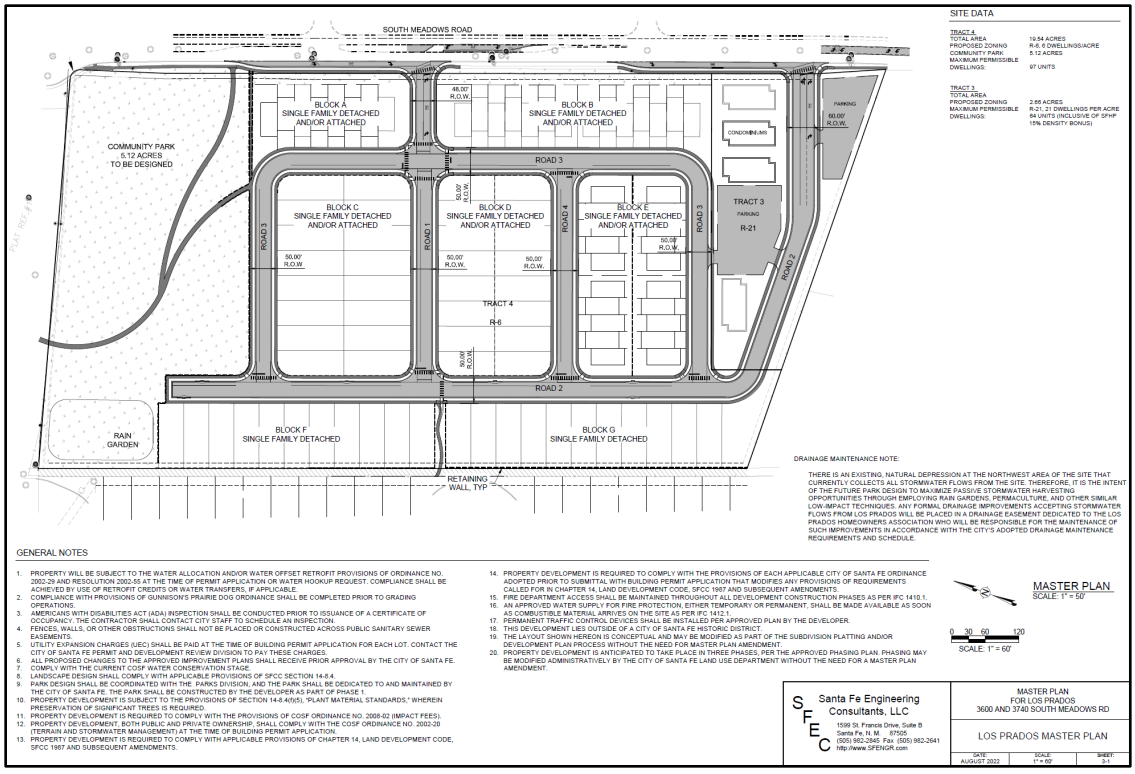


Figure 1b: Phasing Plan

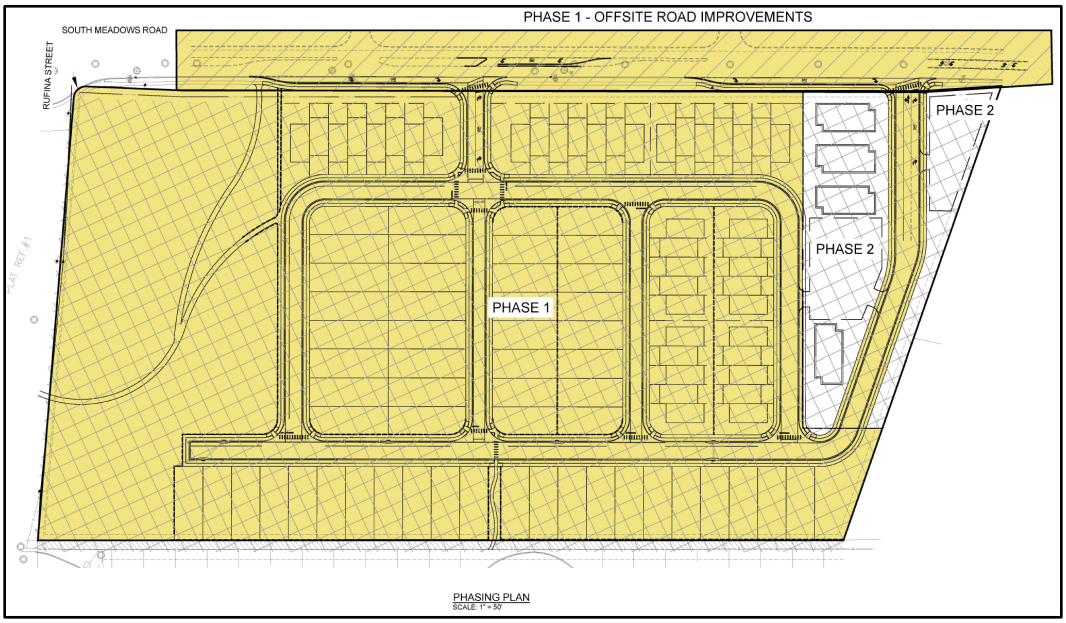


Figure 2: Lot Split and Dedication Plat

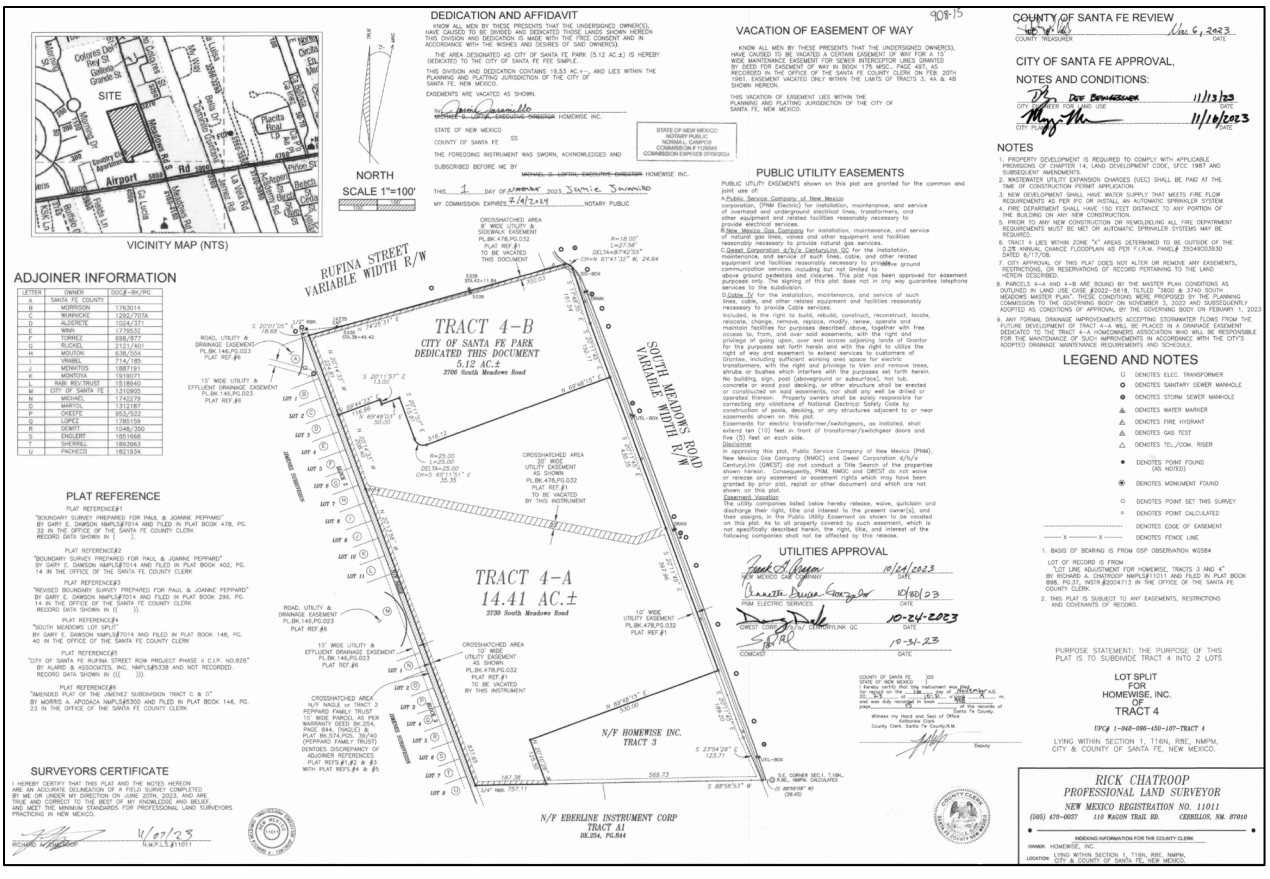
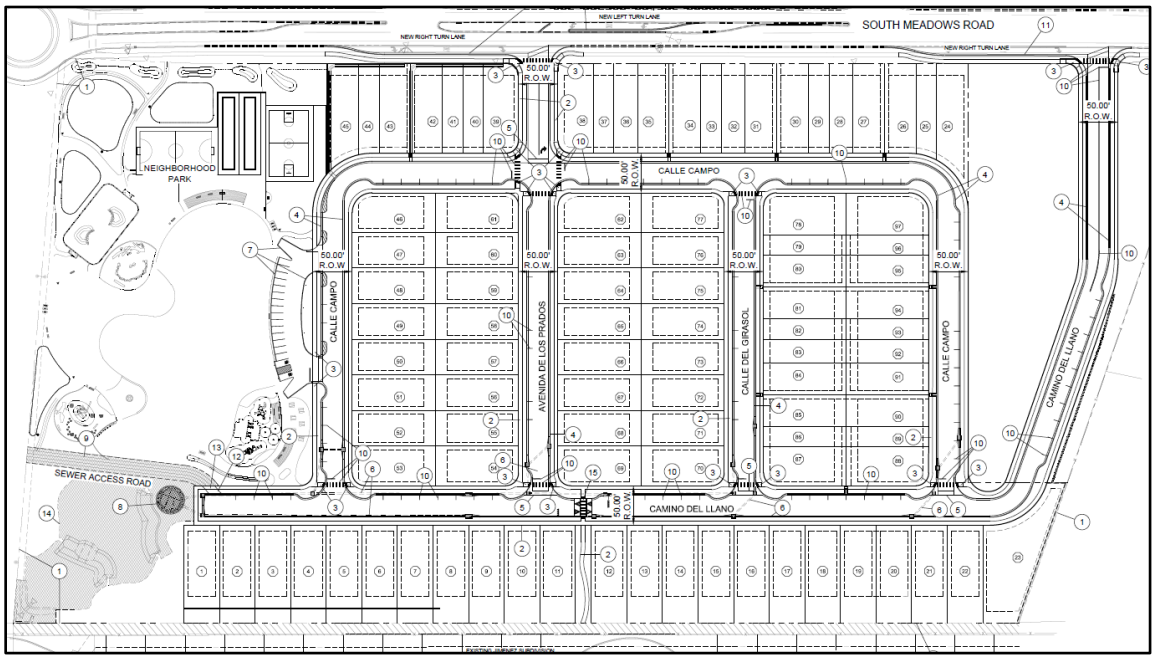


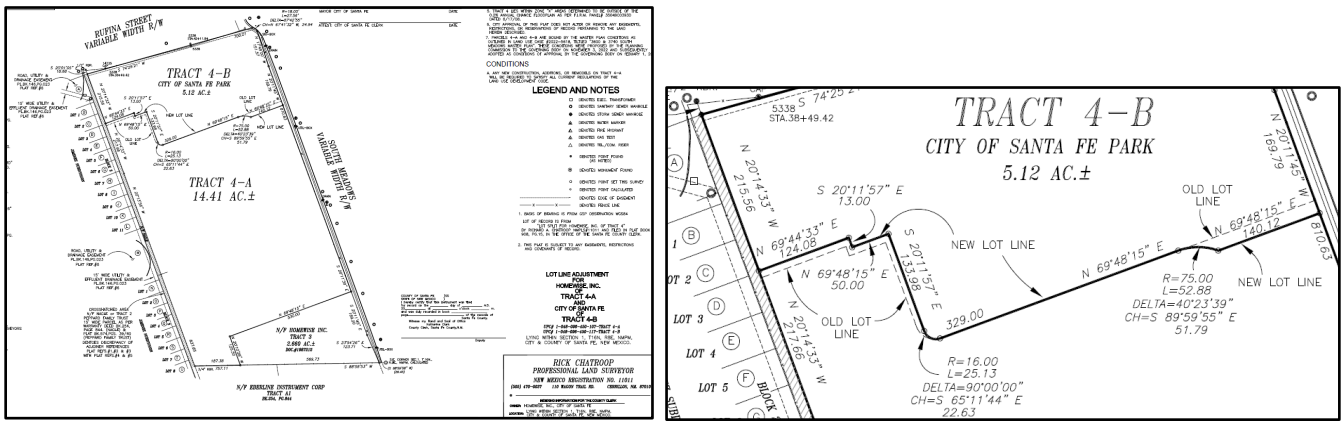
Figure 3: Civil Site Plan



B. Administrative Lot Line Adjustment

The preliminary plat depicted in the Application is based on a pending administrative lot line adjustment ("LLA") on the Property. The Applicant applied for an LLA for the property line between Tract 4-A and Tract 4-B. This application was assigned case #2024-8764. The Applicant requested the LLA in order to correct an error in the boundary between the Park and residential subdivision on the recently recorded plat (see Figure 2, above). The error was the result of an internal oversight by the Applicant's contractor. Following the initial submittal of the Preliminary Subdivision Plat application, the Applicant noticed that an earlier version of the Park boundary had inadvertently been included in the parcel layout. The constructability of the intended lot configuration would be impacted if the erroneous boundary line remained. The LLA proposal includes a slight modification to the southwest corner and southeast corner of the Park parcel, with an even exchange of land (2,727 SF) between the two parcels. See Figure 4, below, for a detailed depiction of the lot line adjustment. The Applicant is currently making the required revisions to the LLA plat in order to finalize and record the new Property lines. The Preliminary Subdivision Plat request is based on the lot lines as intended.

Figure 4: Lot Line Adjustment and Enlarged View of New/Old Lot Lines



C. Zoning

The current R-6 zoning allows for six dwelling units per acre. This is consistent with the intended density as shown in General Plan Future Land Use Map. See Figure 5, *Zoning Map*, below. The Future Land Use Map (see Figure 6, below) identifies the Parcel as Low Density Residential (LDR). LDR allows densities between three to seven dwelling units per acre. The subject parcel is 14.41 acres. The Code allows for a total of 86 dwelling units on a parcel of this size. However, with the 15% density bonus for providing affordable housing, the parcel can contain up to 99 units. The proposal for 97 units is within the parameters of the zoning district.

Figure 5: Zoning Map

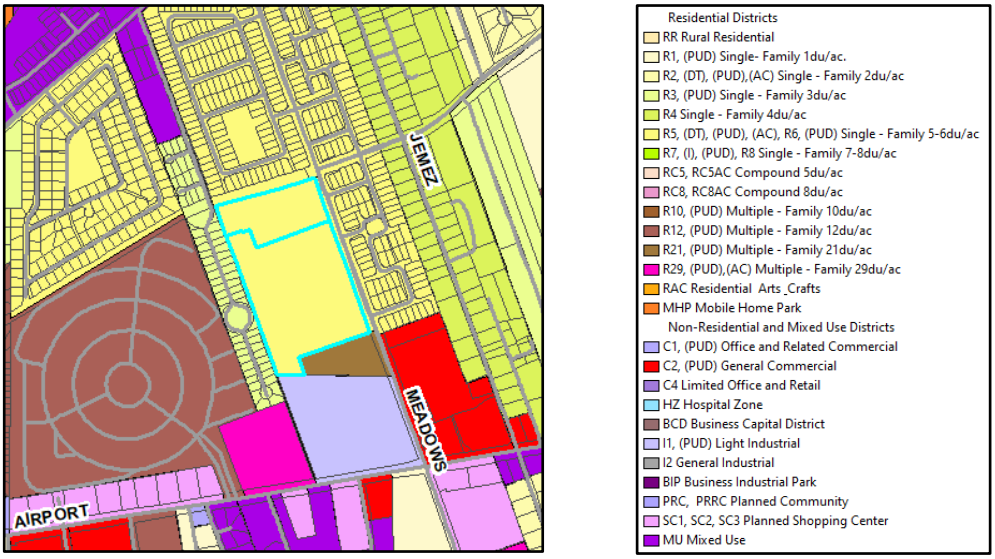
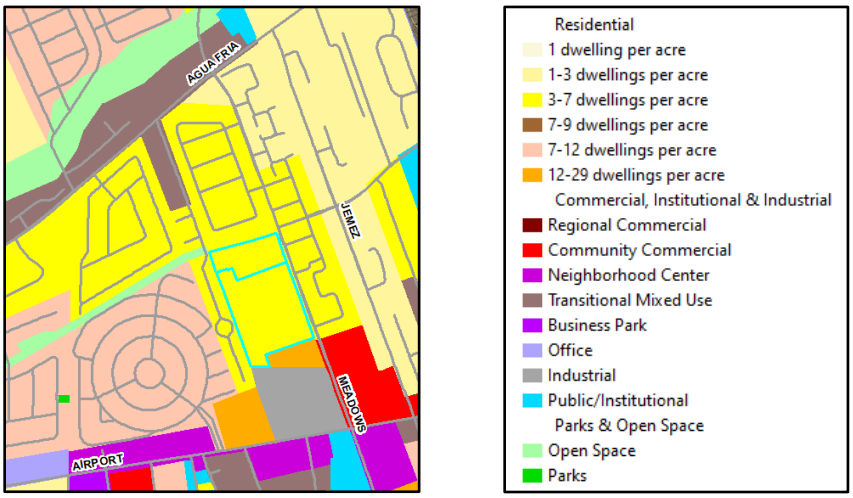


Figure 6: Future Land Use Map



D. Archaeological Review

Tract 4-A, the residential parcel, lies within both the River & Trails Archaeological District and the Suburban Archaeological Review District. Tract 4-B, the Park parcel, lies only within the River & Trails Archaeological District.

Chapter 14, SFCC, Article 14-3.13(B)(3) (*Suburban Archaeological Review District*) states:

> *In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects:*
>
> *(a) All annexations, rezonings, subdivisions, planned unit developments, or other development requiring approval by the Planning Commission, having over ten (10) acres.*

Chapter 14, SFCC, Article 14-3.13(B)(2) (*River & Trails Archaeological Review District)* states:

> *In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects:*
>
> *(a) All annexations, rezonings, subdivisions, planned unit developments, or other development requiring approval by the Planning Commission, having over two acres, or having any part lying within the area identified as the Santa Fe Trail.*

Staff has confirmed that the Applicant received archaeological approval from the City of Santa Fe Archaeological Review Committee. While the Parcel was under Santa Fe County ownership, an archaeological survey was conducted in 2001 (NMCRIS No. 76184) as well as a historical study in 2010 (NMCRIS No. 116848). The study did not identify any archaeological sites on the Parcel.

E. Special Development Standard and Design Guidelines

The Preliminary Subdivision Plat adequately addresses density, minimum lot size, height, required setbacks, lot coverage limits and open space requirements (see Table 2, below). However, the Master Plan approval altered the side setbacks for the townhome lots from the standard requirement. City Code Section 14-3.9(C)(2)(a): *Special Development Standards and Design Guidelines* allows for the approval of unique design standards as part of an approved Master Plan, as follows:

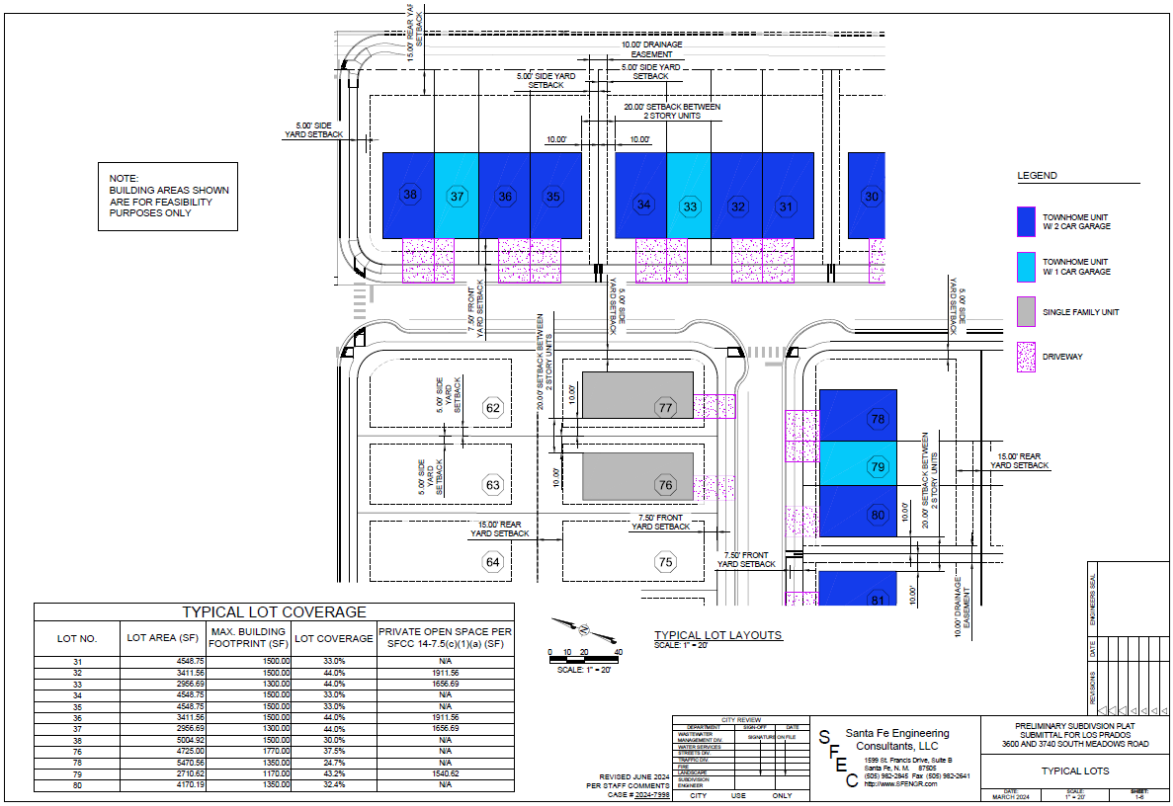
> *(a) Approval of the master plan may include approval of special development standards or design guidelines to be applied within the master plan area when such regulations are necessary to implement specific goals of the master plan.*

Table 2: SFCC Design Standards for R-6 Zone District

Zoning	Density	Minimum Lot Area	Max Height	Setback or Yard	Maximum Lot Coverage	Open Space
R-6	**6 DU[1] per acre**	**4,000 sq. ft.** (2,000 sq. ft., if common open space is provided)	**Residential structures: 24'** (additional height stepback required from side & rear property lines)	**Street: 7'** (20', for garage or carport) **Side: 5' or 10'** (additional height stepback required, from side and rear property lines) **Rear: 15', or 20% of the average depth dimension of lot** (whichever is less)	**40%** (may increase to 50%, if private open space is provided)	**Single-family dwellings: None**

Because the units are structurally connected, the side setbacks are therefore zero on the townhome lots, rather than the typically required 5' or 10' (see illustrative excerpt: Figure 7, below). The townhome lots, as depicted, were reviewed and approved by the Governing Body as a design guideline in the Master Plan approval.

Figure 7: Zero Lot-Line Building Setbacks for Townhome Lots (excerpt from Master Plan)



[1] DU = Dwelling Unit

F. Access, Street Design and Traffic

Access. The proposal includes two main access points off South Meadows Road heading southwest into the subdivision: a "right-in, right-out plus left-in turning movements" turn at Avenida De Los Prados and a "full-access" intersection at Camino Del Lllano. The Applicant also proposes to construct a median on South Meadows Road to accommodate the northbound left-turn lane at the north entrance to Los Prados in order to prevent left-turns exiting the subdivision at Avenida De Los Prados. See Figures 8a and 8b, below, for the primary (north) access off South Meadows Road: Avenida De Los Prados.

Figure 8a: Subdivision Access Off South Meadows Drive

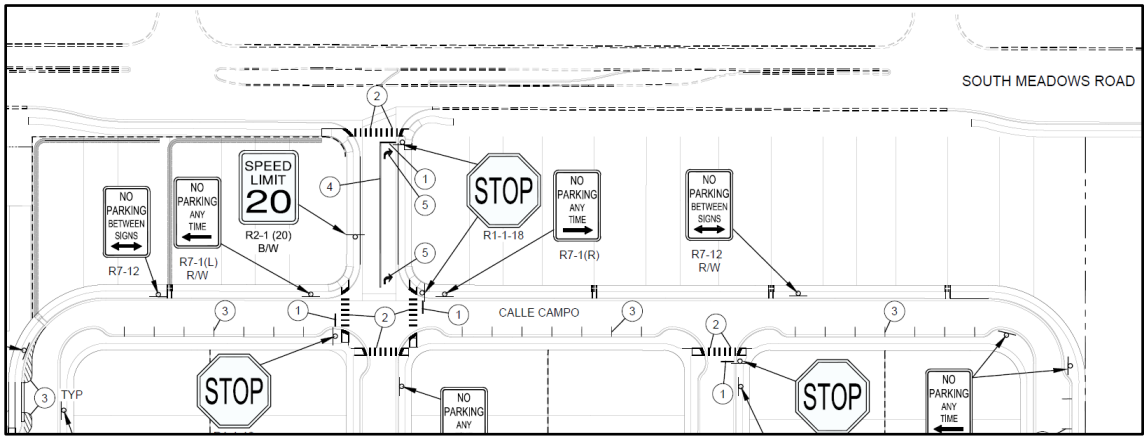
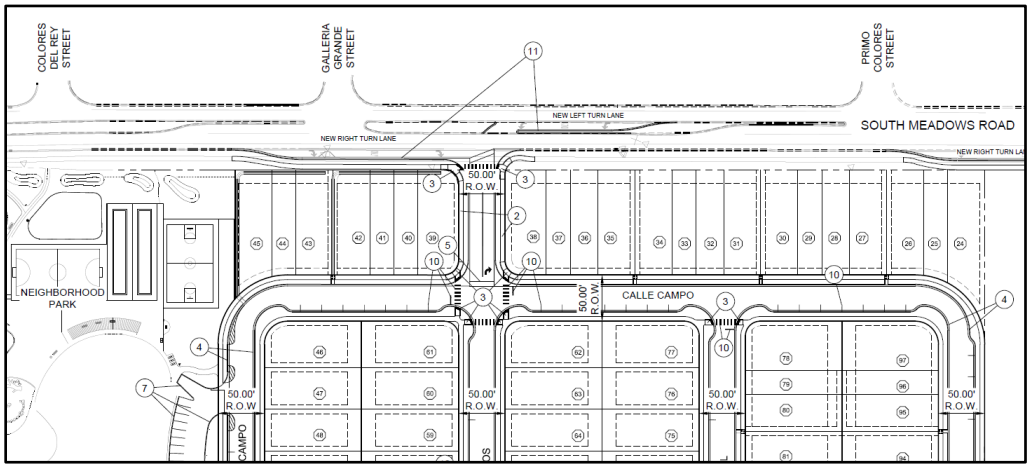


Figure 8b: Subdivision Access Off South Meadows Drive



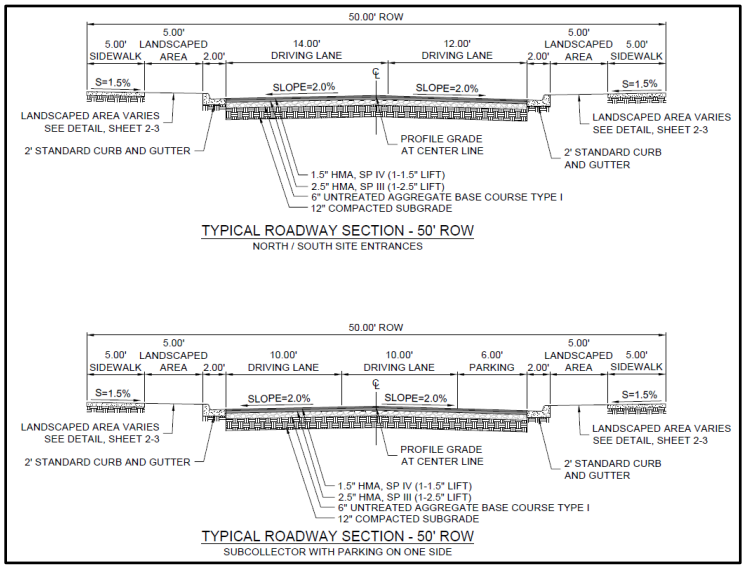
The Application also proposes two speed-change lanes along South Meadows Road, turning southwest into the subdivision: a left deceleration lane and a right deceleration lane. The Applicant's engineer stated that the anticipated volume of traffic warranted the right deceleration lane, based on Table 17.B-1 of the State Access Management Manual (SAMM) which is written and implemented by the State of New Mexico Department of Transportation; however, the City did not agree with this assessment. The City's DRT members (Public Works Department, Traffic Engineering and the MPO) worked with the Applicant and their engineer regarding this proposal, and it was ultimately decided that the deceleration lane must be removed from the plans. In assessing traffic and road safety, the City does not utilize NMDOT's SAMM but rather is transitioning to the new *Transportation Impact Analysis Guidelines* (TIA Guidelines) which are currently pending adoption and are better

tailored to City streets than highways. When the anticipated levels of traffic for the Los Prados subdivision are assessed using the new *TIA Guidelines*, the projected number of right-turning vehicles did not meet the minimum vehicular threshold for requiring a deceleration lane. It was also noted that the inclusion of unwarranted turn lanes creates a less-safe situation for the more vulnerable users of the roadway, such as bicyclists and pedestrians. The decision not to add two additional lanes to the overall road width keeps South Meadows Road narrower, which contributes to overall traffic calming and enhances safety for all roadway users.

Street Design. The Application proposes four internal streets, one of which forms a loop: Calle Campo. Camino Del Llano will join South Meadows Road at the southern end, where it will provide access to the next phase of the subdivision: 64 condominiums on Tract 3 (this is not part of the current application).

The Applicant intends to dedicate the streets to the city, as is required by City Code. The street design (see Figure 9, below) proposes internal subdivision roads as sub-collectors with 50'-wide rights-of-way and on-street parking in various locations for additional guest and resident parking. Pedestrian connections to the existing neighborhood to the west are proposed at two locations: at the northwest corner of the Park and further south along this property boundary, via the internal sidewalk network.

Figure 9: Street Detail



Traffic. The currently-proposed subdivision was contemplated and approved in the Master Plan (case #2022-5618). As part of the Master Plan application and review, a traffic impact analysis (TIA) was submitted by the Applicant. The TIA studied the anticipated impacts of developing Phase One, Phase Two, and the City Park. The study area included the two main access points to Los Prados along South Meadows Road as well as the following intersections:

1. South Meadows Road / Primo Colores
2. Rufina Street / Primo Colores
3. South Meadows Road / Galleria Grande
4. South Meadows Road / Rojo Caliente / El Vado Street
5. South Meadows Road / Colores del Rey

Currently, all the intersections studied have adequate capacity and generally operate at levels of service (LOS) A and B, and no more than an LOS C. At full buildout, the traffic generated by the proposed subdivision will allow the LOS to remain at or above a LOS C. No new traffic lights are warranted at this time.

Comments regarding conditions of approval and technical corrections by the City's traffic engineer are included in Table 1 *"Conditions of Approval"* and Exhibit B *"Development Review Comments,"* and must be completed prior to Final Plat.

G. Landscape Plan

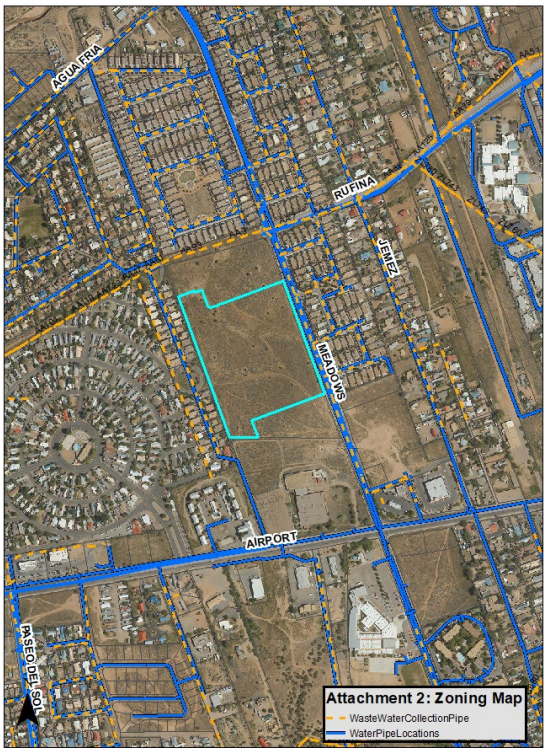
The Land Use Technical Review Division has reviewed the landscape plan for compliance with the City Code. Landscape comments and technical corrections included requirements for screening, buffers, species selection, irrigation, walls and fences, and the calculation of open space. These requirements can be found in Attachment B: "*City DRT Conditions of Approval, Technical Corrections, and Comments.*"

H. Utilities

The proposed subdivision described in the Application will connect to City services for water and sewer (see Figure 10, below). The project will connect to the existing 16-inch City waterline in South Meadows Road via two 8-inch connections at the proposed roadways Avenida De Los Prados and Camino Del Llano. There is adequate capacity in the existing lines to provide service to the proposed development. Dry utilities will also be accessed through these locations.

The Public Works Water and Sewer Divisions have included conditions of approval. They can be found in Table 1, *"Conditions of Approval,"* and in Attachment B: "*City DRT Conditions of Approval, Technical Corrections, and Comments.*"

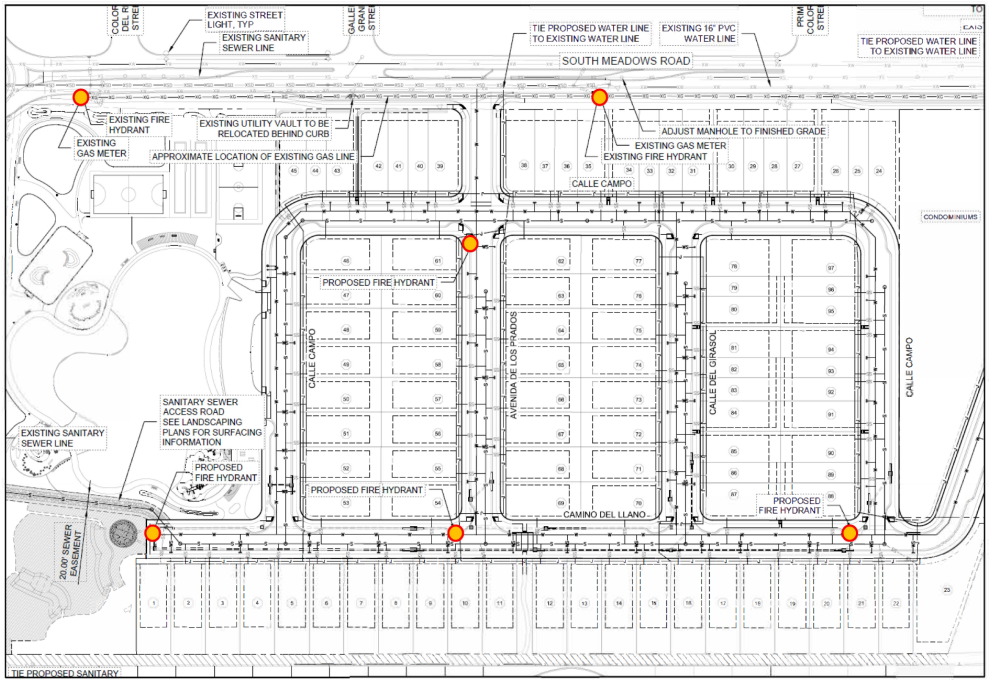
Figure 10: City Utilities



I. Fire Prevention

The Fire Marshal has required an unobstructed width of no less than 20', exclusive of shoulders, for driving lanes throughout the subdivision, which the Applicant has provided. The Applicant proposes four new fire hydrants: three along Camino Del Llano and one along Avenida De Los Prados (see Figure 11, below). The Fire Division provided technical corrections to be implemented at the time of development (see Attachment A "*Development Review Comments*" and Attachment B "*Technical Corrections*."

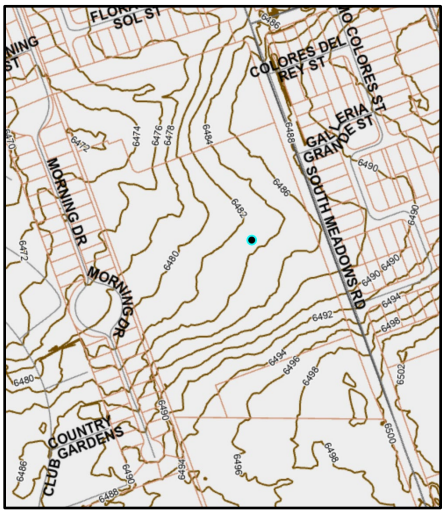
Figure 11: Fire Hydrants



J. Terrain Management

The Property slopes gradually from the southeast to the northwest with an overall grade change of ±15 feet over the 14.41-acre site (see Figure 12, below). No significant drainageways are present on the site and no FEMA floodplains exist on the Property. There are no natural areas of 30% or greater slopes that will be disturbed by the subdivision development. Stormwater currently flows to the northwest corner of the Park, which will be developed as a landscaped water harvesting/ponding area to collect the stormwater flows from the subdivision as depicted in the approved Master Plan. An easement will be established for drainage improvements, which will be dedicated to the Los Prados Homeowners' Association for ongoing maintenance. The Technical Review Division has reviewed the terrain management and landscape plans provided by the Applicant. The Technical Review Division identified several technical corrections to the plans, which can be found in Attachment B "*Development Review Comments*" and Attachment C "*Technical Corrections*."

Figure 12: Two-foot Contour Lines



K. Neighborhood Park

The Los Prados subdivision includes the development of a 5.12-acre neighborhood Park, which will be built at the developer's expense. A financial guarantee of $2,978,548.00 is being held in escrow by the City Parks Department to ensure its construction. The Park is required per the approved Master Plan and must be completed and accepted by the City by the end of Phase One of Los Prados. The Park design is not part of the current request and requires no decision from the Planning Commission. However, since its completion is required as part of the fulfillment of the Master Plan that is tied to the timing for Phase One of Los Prados (the current request), information about the Park is being included with the Application materials for the Preliminary Subdivision Plat.

The Applicant has worked closely with the City Parks Department in designing the Park site plan and proposed amenities. The City regulates and administers requirements for all elements of Park development, including but not limited to: grading, paving, water detention, berm construction, landscaping, species selection for plantings, irrigation, facilities, parking, lighting, programming and ADA compliance. The Park trails will connect to the Acequia Trail and the Park will contain both passive and active elements as well as 17 off-street parking spaces (see Figures 13a and 13b, below, for the Park location and proposed design). The Parks Department and Land Use Department have reviewed the Application materials for compliance and have commented with specific requirements for the construction and landscaping of the Park (see Attachment B: "*City DRT Conditions of Approval, Technical Corrections, and Comments*"). Upon completion of the Park, City staff will inspect the development and amenities and, if approved, the Applicant will then receive a Letter of Acceptance and the Park will become a City-owned and maintained asset.

Figure 13a: City Park Location

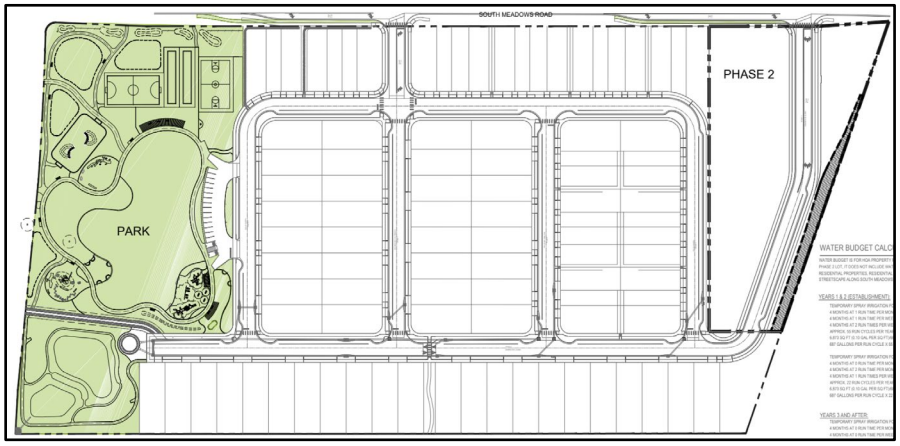
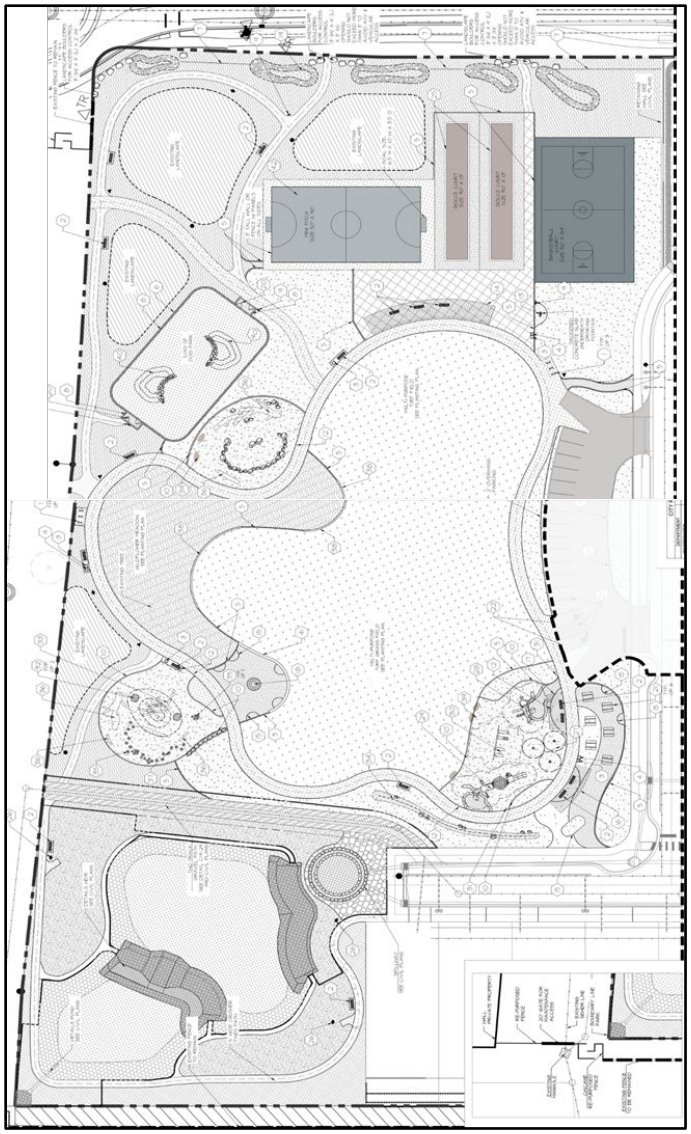


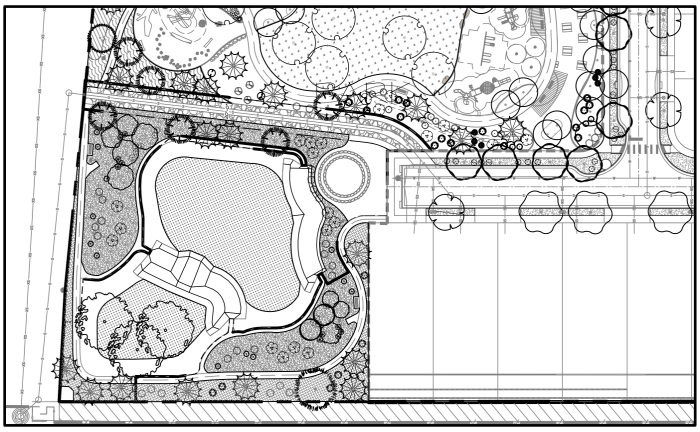
Figure 13b: Proposed Park Design



L. Rain Garden/Stormwater Ponding Area

Due to the presence of an existing natural depression in the northwest area of the Park parcel, the Applicant has proposed a raingarden in this location as a passive stormwater harvesting and detention site (see Figure 14, below). This ponding area is located within the City Park property but will collect and percolate inputs from both the Park and the adjacent Los Prados subdivision. Stormwater conveyance facilities from throughout the subdivision will collect runoff and these facilities will extend into the Park for deposit into the raingarden. The Los Prados Homeowners' Association will be responsible for the ongoing maintenance of these facilities through an easement with the City. Per the Master Plan, the maintenance of such improvements will be conducted in accordance with the City's adopted drainage maintenance requirements and schedule. The City's Land Use Engineer has reviewed the Application materials and submitted technical corrections as redlines on the plans, as well as comments and conditions of approval (see Attachment B: "*City DRT Conditions of Approval, Technical Corrections, and Comments*").

Figure 14: Raingarden/Stormwater Detention Area (NW corner of Park parcel)



M. Affordable Housing

The Applicant has provided a signed Santa Fe Homes program proposal and SFHP Affordable Housing Agreement to provide 49 affordable housing units in Phase One of Los Prados (approximately 50.5% of the total proposed lots in the subdivision). This exceeds the required 20% minimum. Due to the provision of affordable housing, the Applicant is utilizing the City's 15% density bonus for the R-6 zone district.

V. ZONING APPROVAL CRITERIA: PRELIMINARY SUBDIVISION PLAT

Section 14-3.7 governs the authority, procedures, and restrictions for the division of land. Subsection 14-3.7(B)(3)(d) states that "*The planning commission shall review the preliminary plat and other materials submitted for conformity to this article, consider the land use director report and recommendations and require any changes deemed advisable and the kind and extent of improvements to be made by the subdivider.*"

Section 14-3.5(A) and (C) SFCC 2001 sets forth approval criteria for rezoning as follows:

Approval Criteria (§ 14-3.7(C)(1))

Criterion 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.	**Criterion Met: (Yes/No) Yes**
Applicant's Response (Preliminary Subdivision Plat): *The subject parcel is undeveloped and gently sloped. The development of a 5.12-acre Neighborhood Park on the adjacent parcel will preserve natural open space and provide much needed outdoor recreational opportunities for the community.*	
Staff Response (Preliminary Subdivision Plat): Staff and the DRT have reviewed the Application and find that the proposal gives due regard to existing vegetation, watercourses and similar community assets in the area, and therefore, pending fulfillment of all conditions of approval, redlines and technical corrections, the proposed subdivision plat complies with this criterion. Previous investigation determined that there are no historical sites on the Property (reference Attachment B: "*City DRT Conditions of Approval, Technical Corrections, and Comments*"). The subject Property has received archaeological approval from the City's Archaeological Review Committee. The stormwater retention facilities, as proposed, follow the natural course of water across the site and provide for a designated ponding area or raingarden on the adjacent property which will be developed as a City Park. The drainage facilities for this ponding area will be contained within an easement shown on the final plat. The easement will be dedicated to the Homeowners' Association for Los Prados, which will be responsible for the ongoing maintenance of the facilities per the authorized perpetual maintenance agreement.	
Criterion 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, nor for other uses that may increase danger to health, safety or welfare or aggravate *erosion* or *flood* hazard. Such land shall be set aside within the *plat* for uses that will not be 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).	**Criterion Met: (Yes/No) Yes**

Applicant's Response (Preliminary Subdivision Plat):
The subject property is gently sloped and contains no arroyos, floodways, or steep areas subject to erosion. The Master Plan was approved for the project partly in recognition of the fact that the land is suitable for the proposed development.

Staff Response (Preliminary Subdivision Plat):
The applicant's proposed design has been reviewed for compliance with the City Code by the DRT from all relevant agencies. The findings of the DRT Review identify that the proposed development is suitably sited for platting and residential occupancy and that the proposed development would not endanger health, safety or welfare or aggravate erosion or flooding hazards. The Land Use Engineer has reviewed and commented on the existing area of stormwater collection at the topographically-depressed area of the development (see Attachment B: "*City DRT Conditions of Approval, Technical Corrections, and Comments*"). No residential uses are proposed there; only the stormwater detention facilities, which is an appropriate use for this area of periodic inundation. Staff finds that, pending fulfillment of all conditions of approval, redlines and technical corrections, the proposed subdivision plat complies with this criterion.

Criterion 3: All *plats* shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).	**Criterion Met: (Yes/No) Yes**

Applicant's Response (Preliminary Subdivision Plat):
The proposed subdivision plat conforms with all applicable standards of SFCC §14-9.

Staff Response (Preliminary Subdivision Plat):
The proposed preliminary plat identifies the location of existing and proposed roadway improvements, wet and dry utilities, and other infrastructure elements such as stormwater management facilities. These generally comply with the requirements of Chapter 14, Article 9; however, the Application for the final plat must comply with all relevant conditions of approval, redlines and technical corrections as part of the final plat review. Staff finds that, pending fulfillment of all conditions of approval, redlines and technical corrections, the proposed subdivision plat complies with the standards of Chapter 14, Article 9 (*Infrastructure Design, Improvements, and Dedication Standards*).

Criterion 4: A plat shall not be approved that creates 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.	**Criterion Met: (Yes/No) Yes**

Applicant's Response (Preliminary Subdivision Plat):
The proposed plat creates no non-conformities and no variances are requested with this application.

Staff Response (Preliminary Subdivision Plat):
The application is compliant with the approved Master Plan, which includes unique design guidelines. The Code provides for special design guidelines within an approved Master Plan in SFCC § 14-3.9(C)(2)(a) (Special Development Standards and Design Guidelines). Staff finds that approval of the plat, subject to the Master Plan and the required conditions of approval and technical corrections, does not create a nonconformity or intensify an existing nonconformity.

Criterion 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.	Criterion Met: (Yes/No) Yes
Applicant's Response (Preliminary Subdivision Plat): *The proposed subdivision plat creates no non-conformities nor increases the degree of an existing non-conformity.* **Staff Response (Preliminary Subdivision Plat)**: There are no existing or proposed nonconformities on the Property. Staff finds that the approval of the proposed subdivision, subject to the Master Plan and the required conditions of approval and technical corrections, would not create nonconformities under current city regulations.	

VI. EARLY NEIGHBORHOOD NOTIFICATION

The Early Neighborhood Notification meeting was conducted: February 21, 2024. The meeting was conducted virtually via Zoom. The following is an aggregate of concerns raised:

1. Visual screening between the development and adjacent neighborhoods
2. Stormwater management
3. The provision and quality of affordable housing
4. Timing of Park construction
5. Dust control during construction
6. Possible contamination of nearby properties (from previous activities)

VII. ATTACHMENTS:

ATTACHMENT A: Applicant Materials

1. Application letter
2. Subdivision application
3. Letter of authorization
4. Property deed 2022
5. Lot split and Park dedication plat
6. Approved Master Plan
7. ENN: meeting notes
8. ENN: participants
9. Approved phasing plan
10. SFHP agreement
11. Water budget
12. Terrain management report
13. Geotechnical report
14. Utility service application
15. Preliminary Subdivision Plat (plan set) submittal

ATTACHMENT B: City DRT Conditions of Approval, Technical Corrections, and Comments

1. Land Use Engineering/Terrain Management – ADA
2. City of Santa Fe Archaeological Review
3. Land Use Engineering /Terrain Management
4. Land Use Engineering /Terrain Management Redlines

5. Fire Prevention
6. Land Use Engineering /Terrain Management – Landscape/Irrigation Review
7. Metropolitan Planning Organization
8. Parks and Open Space
9. Public Works/Traffic - Wilson & Company, Inc., Engineers & Architects (City Engineering Consultant)
10. Public Utilities/ Wastewater
11. Public Utilities/ Water

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	**Name**	**Initials**
Department Director	Heather L. Lamboy, AICP	HLL
Interim Assistant Department Director	Margaret Moore	*MM*
Interim Planning Manager	Daniel A. Esquibel	*DAE*
Long-Range Strategic Planner	Janice Biletnikoff, AICP	JB

City of Santa Fe

MINUTES

REGULAR MEETING OF
THE PLANNING COMMISSION
February 6, 2025 AT 6:00 PM

A. ROLL CALL

Commissioners Present:
Chair Janet Clow
Vice Chair Jessica Eaton Lawrence
Commissioner Gurushabad Mirando
Commissioner Peter Smith
Commissioner Thomas (TJ) Rieland
Commissioner Sasha McGhee

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: Commissioner Lawrence moved, seconded by Commissioner Mirando, to approve the agenda as presented.

VOTE: The motion was approved on the following Roll Call vote:

For:
Vice Chair Jessica Eaton Lawrence Yes
Commissioner Gurushabad Mirando Yes
Commissioner Sasha McGhee Yes
Commissioner Peter Smith Yes
Commissioner Thomas (TJ) Rieland Yes

Against: None

Abstain: None

D. Appointment of Officers

Chair Clow, appointed Commissioner Smith to Vice-Chair of the Planning Commission. Commissioner Smith accepted the position, relieving his duties as Secretary. Chair Clow appointed Commissioner Mirando to Secretary.

E. Consent of Agenda

1. Case #2024-9640 Plaza Contenta Development Plan Second Time Extension. Robert Gibbs, Agent for Plaza Contenta Apartments, LLC and B&R Land Investments, Applicant requests a second time extension for the approved development plan for 6001 Jaguar Drive (Case #2020-2498). The applicant is requesting a second 1-year extension to the time allowed for approvals granted by the Planning Commission on October 15, 2020.

   Commission approved the director's decision with no discussion.

F. APPROVAL OF MINUTES:

1. January 16, 2025

MOTION: Vice Chair Smith Motioned, seconded by Commissioner Lawrence, to approve the minutes with amendments presented by Chair Clow, to include "postponed to the February 6, 2025, Public Hearing" for projects, 2024-7900 RLS Cerillos Multifamily Development Plan and 2024-7998 Los Prados Preliminary Subdivision Plat

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Jessica Eaton Lawrence Yes
Vice Chair Peter Smith Yes
Commissioner Sasha McGhee Yes
Commissioner Gurushabad Mirando Yes
Commissioner Thomas (TJ) Rieland Yes

Against: None

Not present: None

G. APPROVAL OF FINDINGS/CONCLUSIONS

2. Case #2023-7752. 4000 and 4200 Beckner Road Preliminary Serial Subdivision Plat. Orion-West LLC, Agent, for Las Soleras Center LLC, Las Soleras Village LLC and Santa Fe Las Soleras Medical Development LLC, owners and applicants ("Applicant"), request approval of a Preliminary Serial Subdivision Plat per SFCC 1987 § 14-3.7 ("Subdivision of Land"), to further subdivide two existing parcels within the Las Soleras Master Plan into a total of six parcels. Parcel "18A" is 29.82 acres and is located at 4000 Beckner Road. Parcel "18B" 18.01 acres and is located at 4200 Beckner Road. Both parcels are zoned C-2 (General Commercial) and within Suburban Archaeological Review District. (Janice Biletnikoff, AICP, Case Manager, jibiletnikoff@santafenm.gov)

MOTION: Commissioner Mirando motioned, seconded by Commissioner Lawrence, to approve Findings for Case #2023-7752 without changes or corrections.

VOTE: The motion was approved on the following Roll Call vote:

For: Commissioner Jessica Eaton Lawrence Yes
Vice Chair Peter Smith Yes
Commissioner Sasha McGhee Yes
Commissioner Gurushabad Mirando Yes
Commissioner Thomas (TJ) Rieland Yes

Against: None

Abstain: None

3. Case #2024-8898. 214 Camino De Los Marquez Rezoning. JenkinsGavin, Inc., Agent, for Santa Fe Opera, Owner/Applicant, requests the Planning Commission recommend and the Governing Body approve and adopt an Ordinance to rezone 2.50 acres located at 214 Camino De Los Marquez from R-21 PUD (Residential Twenty-one dwellings per acre, Planned Unit Development) to R-29 (Residential Twenty-nine dwellings per acre), including removal of the PUD from the subject property. The Property is located within the Suburban Archaeological Review District and the River and Trails Archaeological Review District. (Janice Biletnikoff, Case Manager, jibiletnikoff@santafenm.gov)

MOTION: Commissioner Mirando Motioned, seconded by Vice Chair Smith, to approve Findings for Case #2024-8898 without changes or corrections**.**

VOTE: The motion was approved on the following Roll Call vote:
For: Vice Chair Peter Smith Yes
Commissioner Sasha McGhee Yes
Commissioner Gurushabad Mirando Yes
Commissioner Thomas (TJ) Rieland Yes

Against: None

Abstain: Commissioner Jessica Eaton Lawrence

4. Case #2024-8550. Fiesta Nissan Dealership Development Plan. Lloyd & Associates, Agent, for 2015 Cerrillos, road Properties LLC, Applicant, requests Development Plan approval to construct approximately 25,541 square feet of new construction for an automotive dealership on 6.131± acres. The site is zoned C-2 (General Commercial) and is located at 4994 Governor Miles Road. (Dan Esquibel, Case Manager) **(POSTPONED TO MARCH 6, 2025, PUBLIC HEARING)**

5. Case #2024-9304. Fiesta Hyundai Dealership Development Plan. Lloyd & Associates, Agent, for 2015 Cerrillos, road Properties LLC, Applicant, requests Development Plan approval to construct approximately 20,894 square feet of new construction for an automotive dealership on 5.860± acres. The site is zoned C-2

(General Commercial) and is located at 6590 Cerillos Road. (Dan Esquibel, Case Manager) **(POSTPONED TO MARCH 6, 2025, PUBLIC HEARING)**

H. OLD BUSINESS

I. NEW BUSINES

1. Case #2024 –7909. RKSS- Cerrillos Multifamily Development Plan. JenkinsGavin, Agent, for RKSS Santa Fe 1, LLC, Owner, requests approval of a development plan to establish development standards for a 192,570 SF, 194-unit multifamily development located at 3471, 3431, 3435, 3439 and 3443 Cerrillos Road and 3420 + 3450 Rufina Street over five lots totaling approximately 7.5 acres. The property is zoned C-2 and R-3 (General Commercial and Residential – 3 unit per acre) and is within the Cerrillos Road Highway Corridor (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670)

MOTION: Commissioner Mirando motioned, seconded by Vice Chair Smith, to approve 2024-7909, RKSS Cerillos Multifamily Development Plan

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Jessica Eaton Lawrence Yes
Vice Chair Peter Smith Yes
Commissioner Sasha McGhee Yes
Commissioner Gurushabad Mirando Yes
Commissioner Thomas (TJ) Rieland Yes

Against: None

Abstain: None

2. Case #2024-7998. Los Prados Preliminary Subdivision Plat. JenkinsGavin, Inc., Agent, for HomeWise, Inc., owner and applicant (“Applicant”), requests review and approval of a Preliminary Subdivision Plat for a 97-unit residential development consisting of 42 townhomes and 55 single-family detached homes, as well as the development of a 5.12-acre public park. The subject

14.41-acre parcel is located at 3730 South Meadows Road and is zoned R-6 (six residential units per acre). (Janice Biletnikoff, AICP, Case Manager, jbiletnikoff@santafenm.gov).

MOTION: Commissioner Lawrence motioned, seconded by Vice Chair Smith, to approve, 2024-7998. Los Prados Preliminary Subdivision Plat, subject to conditions of approval and technical corrections.

VOTE: The motion was approved on the following Roll Call vote:

For: Commissioner Jessica Eaton Lawrence Yes
Vice Chair Peter Smith Yes
Commissioner Sasha McGhee Yes
Commissioner Gurushabad Mirando Yes
Commissioner (TJ) Rieland Yes

Against: None

Abstain: None

I. STAFF COMMUNICATIONS

a. Water budgets and water offsets presentation y Jesse Roach, Water Division Director, Public Utilities.

J. MATTERS FROM THE COMMISSION

K. ADJOURNMENT

8:28 P.M.

Geraldine Gurule
Liaison

Chair

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-7998: Los Prados Preliminary Subdivision Plat
3730 South Meadows Road
Owner/Applicant's Name - Homewise, Inc.
Agent's Name - JenkinsGavin, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on February 6, 2025, upon the application (Application) of JenkinsGavin, Inc., agent for Homewise, Inc. (Applicant).

The Applicant sought the Commission's approval of a preliminary subdivision plat for ninety-seven (97) single-family lots on approximately 14.41 acres (Project). The property is located at 3730 South Meadows Road (Property) and is zoned R-6 (Residential - six dwelling units per acre).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. At the hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by interested members of the public.
2. The Santa Fe City Code (SFCC) 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
3. A pre-application conference was held on July 07, 2021, in accordance with SFCC 1987 Section 14-3.l(E).
4. The Applicant effected notice by: mailing out notice via first-class mail to property owners within 300 feet of the subject property on December 30, 2024, and e-mailing neighborhood associations within 300 feet; and posting the required City sign on the property from December 30, 2024, to February 6, 2025.
5. The Applicant conducted one ENN on February 21, 2024. The ENN meeting was conducted virtually via Zoom. The meeting was attended by a representative of the Applicant and City staff. The meeting was well attended by the public.
6. SFCC 1987 Section 14-3.7(B)(3)(b) requires the Applicant to submit a preliminary plat prepared by a professional land surveyor, together with improvement plans and other specified supplementary material that demonstrates conformance with the standards of SFCC 1987 Section 14-9 (Submittal Requirements).

7. City staff reviewed the Application and all related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
8. Staff recommended that the Commission approve the preliminary subdivision plat, subject to conditions and technical corrections set out in the attachments to the Staff Report.
9. SFCC Section 14-3.7(B)(3) establishes certain procedures for preliminary subdivision plat approval including, without limitation, a public hearing by the Commission, review of the final plat, and a decision based on the criteria set out in SFCC Section 14-3.7(C).
10. SFCC 1987 Section 14-3.7(C) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before approving a preliminary subdivision.
11. There are no significant natural features, water courses, or historical sites on the subject property, and natural areas of stormwater collection are to remain in their current location.
12. No portion of the proposed subdivision lots fall within the 100-year flood zone.
13. The plat does not create any nonconformities or increase any existing nonconformities, and no variances or exceptions are requested or needed.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC Sections 14-2.3(C)(1) and 14-3.7(B)(3)(d), the Commission has the authority to review and approve or deny preliminary subdivision plats.
2. Pursuant to SFCC Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
3. The Applicant met the applicable Submittal Requirements of SFCC Sections 14-3.1(C), (G) and (L).
4. Pursuant to SFCC 1987 Section 14-3.7(C)(1), the Commission finds that due regard has been shown for all natural features.
5. Pursuant to SFCC Section 14-3.7(C)(2), the Commission finds that the land is suitable for platting and development purposes of the kind proposed.
6. Pursuant to SFCC Section 14-3.7(C)(3), the Commission finds that, subject to the conditions of approval and technical corrections included in the Staff Report, the plat complies with the infrastructure design, improvement and dedication standards set forth in SFCC Section 14-9. The proposed preliminary plat identifies the location of existing and proposed roadway improvements, wet and dry utilities, and other infrastructure elements such as stormwater management facilities. The street network layout, design of blocks and lots, roadway typologies, and the utility and storm drainage infrastructure meet the requirements of SFCC Section 14-9.

7. The plat complies with SFCC Section 14-3.7(C)(4)-(5) because it neither creates nor increases any nonconformities.
8. The preliminary subdivision plat should be approved, subject to the conditions of approval and technical corrections set forth in the Staff Report, because all applicable code requirements and criteria for preliminary subdivision plat approval have been met.

WHEREFORE, IT IS ORDERED ON THE 6TH DAY OF MARCH 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the preliminary subdivision plat for the Project, subject to the conditions of approval and technical corrections set forth in the exhibits to the Staff Report. Approval of the preliminary subdivision plat will expire on February 6, 2028, unless the plat is filed for record with the County Clerk, or an extension is granted under SFCC Section 14-3.19.

_____ _____

Janet Clow
Chairperson

Date:

FILED:

_____ _____

Andréa Salazar
City Clerk

Date:

APPROVED AS TO FORM:

_____ _____

Rebecca A. Mnuk-Herrmann
Assistant City Attorney

Date:

Table 1: Preliminary Subdivision Plat Conditions of Approval and Technical Corrections Met:

#	CONDITION OF APPROVAL	DEPARTMENT:	TO BE COMPLETED BY:
1	An approved Water Plan will be required for all new public water infrastructure and fire services.	City Water	Prior to Final Plat Hearing
2	Lighting analysis shall include: full streetlight coverage on South Meadows; and options for either full coverage within the subdivision compared to partial coverage at key intersections where pedestrians and motorists may conflict.	Public Works - Traffic	Prior to Final Plat Hearing
3	Remove the right turn (deceleration) lane into the Los Prados subdivision from South Meadows Road.		Prior to Final Plat Hearing
4	On the temporary traffic control plan, advance construction ahead warning signs shall be placed prior to the roundabout on Rufina and on South Meadows, as well as on South Meadows from Airport Road.		Prior to Final Plat Hearing
5	IFC: 503.2.1 Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (this would also include anticipated on street parking, unobstructed parking is crucial to community life safety response.)	Fire Protection District	Prior to Final Plat hearing as a note on the plat
6	IFC: 503.2.1 Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (this		Prior to Final Plat hearing as a note on the plat

	would also include anticipated on street parking, unobstructed parking is crucial to community life safety response.)		
7	IFC: 503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be maintained at all times and this requirement shall be noted as such on the Final Plat.		Prior to Final Plat hearing as a note on the plat
8	Shall provide engineered (civil engineered) all weather road as per IFC 2021, 104.7.2 Technical Assistance, 503.2.3 Surface.		Prior to Final Plat hearing as a note on the plat
9	503.1.1 Fire Department shall have 150 feet distance to any portion of the building on any new construction.		Prior to Final Plat hearing as a note on the plat
10	507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6.		Prior to Final Plat hearing as a note on the plat
11	507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building.		Prior to Final Plat hearing as a note on the plat
12	912.2 Location (Fire Department Connections). With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the		Prior to Final Plat Hearing

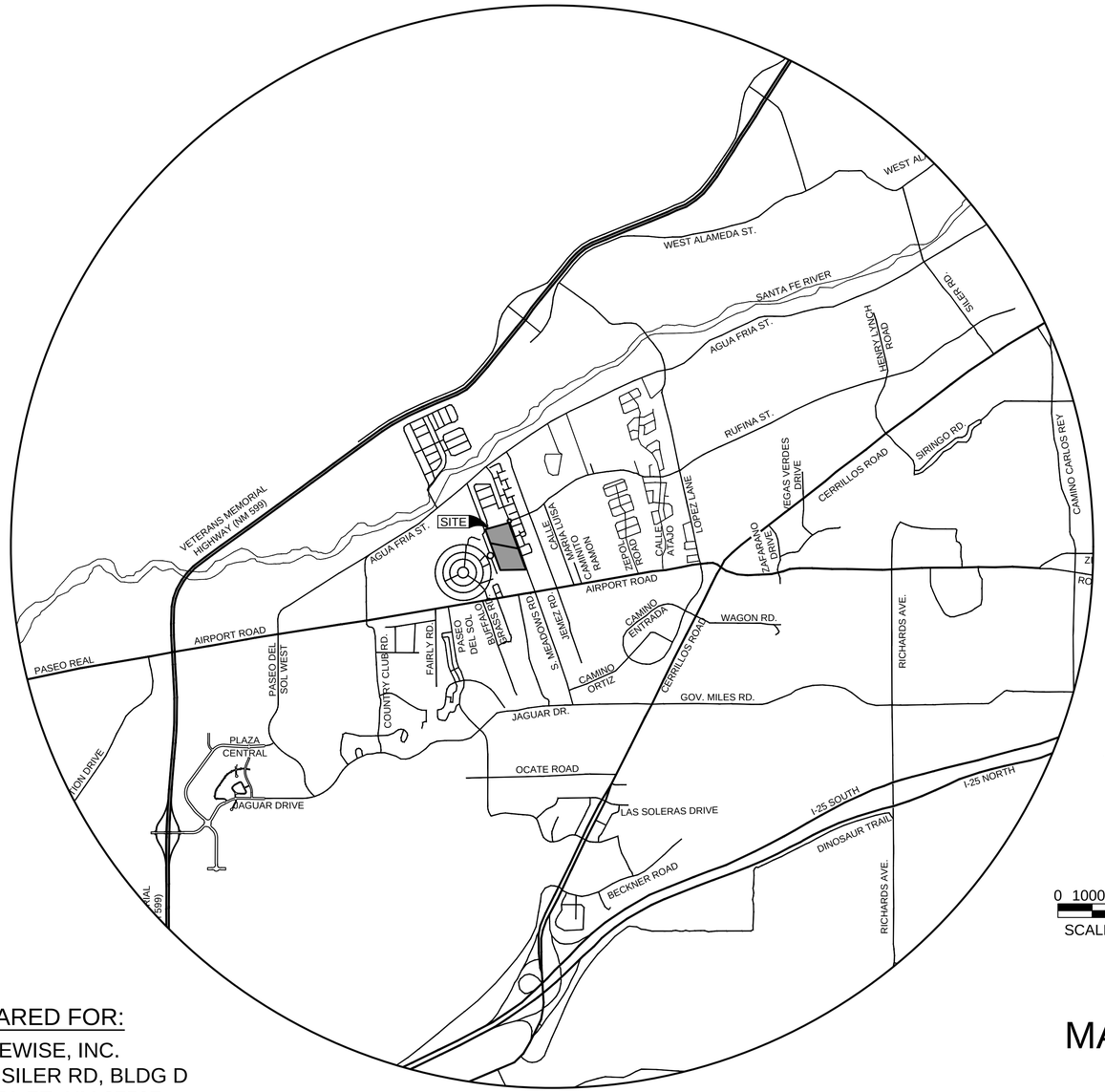
	buildings for other fire apparatus. The location of fire department connections shall be approved by the fire chief.		
13	Shall have water supply that meets fire flow requirements as per IFC 2021 (Appendix B).		Prior to Final Plat Hearing
14	Shall meet the requirements of IFC 2021, D102.1: Access and Loading (75,000 lbs. minimum weight-bearing requirement).		Prior to Final Plat hearing as a note on the plat
15	Shall meet the requirements of IFC 2021, D103.5 Fire apparatus access road gates.		Prior to Final Plat hearing
16	D103.4 Shall meet the 150 feet driveway requirements per IFC 2021, or an emergency turn-around that meets the IFC requirements shall be provided.		Prior to Final Plat Hearing
17	Shall comply with IFC 2021 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.		Prior to Final Plat Hearing
18	Shall comply with D105 Aerial Fire Apparatus Access Roads (width and proximity to building).		Prior to Final Plat Hearing
19	Shall comply with Section D106 Multiple-Family Residential Developments.		Prior to Final Plat hearing
20	D107.1 One- or two-family dwelling residential developments. Developments of one- or two- family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.		Prior to Final Plat Hearing
21	D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half the length of the maximum overall		Prior to Final Plat Hearing

	diagonal dimension of the property or area to be served measured in a straight line between accesses.		
22	Shall meet the IFC code requirements 2021 edition or the most current edition the governing body has adopted at the time of permitting.		Prior to Final Plat hearing as a note on the plat
23	The Applicant shall obtain final design approval for the park design from the City Parks Department prior to Final Plat.	City Parks	Prior to Final Plat Hearing
24	The Applicant shall demonstrate compliance with all conditions of approval, technical corrections, and plan redlines from Land Use Engineering, as found in Attachment B: "*City DRT Conditions of Approval, Technical Corrections, and Comments.*"	Land Use Engineering	Prior to Final Plat Hearing
25	The Applicant shall obtain final design approval for the raingarden/stormwater detention facility from the Land Use Engineer.		Prior to Final Plat Hearing
26	The Applicant shall receive final approval of the Lot Line Adjustment (LLA) (case # 2024-8764) and have recorded the final LLA plat.	Land Use	Prior to Final Plat Hearing

PRELIMINARY SUBDIVISION PLAT

SUBMITTAL FOR LOS PRADOS

3600 AND 3740 SOUTH MEADOWS ROAD



PREPARED FOR:

HOMEWISE, INC.
1301 SILER RD, BLDG D
SANTA FE, NM 87507

CITY OF SANTA FE, NEW MEXICO

SECTION 1, TOWNSHIP 16N, RANGE 8E

MARCH
2024

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

BUILDING PERMIT No's: (GRADING)_____ (LANDSCAPE/UTILITIES)_____

INFRASTRUCTURE CONSTRUCTION ADDRESS_____

GUNNISON'S PRAIRIE DOG NOTE

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

CITY OF SANTA FE DRAINAGE NOTES:

1. SUBJECT TO THE APPROVAL OF CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF, STORM DRAINAGE AND EROSION/SEDIMENT CONTROL IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION WITH THE CONSTRUCTION OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

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

SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT
130 Grant Avenue, Suite 101
Santa Fe, NM 87501
505.820.7444

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

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
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REV.	SHEETS	CITY ENGR.	DATE	REV.	SHEETS	CITY ENGR.	DATE
APPROVAL OF REVISIONS							

CITY OF SANTA FE

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

COVER SHEET AND INDEX OF SHEETS

SHEET 1-1

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ENGINEERS SEAL

DATE

REVISIONS

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

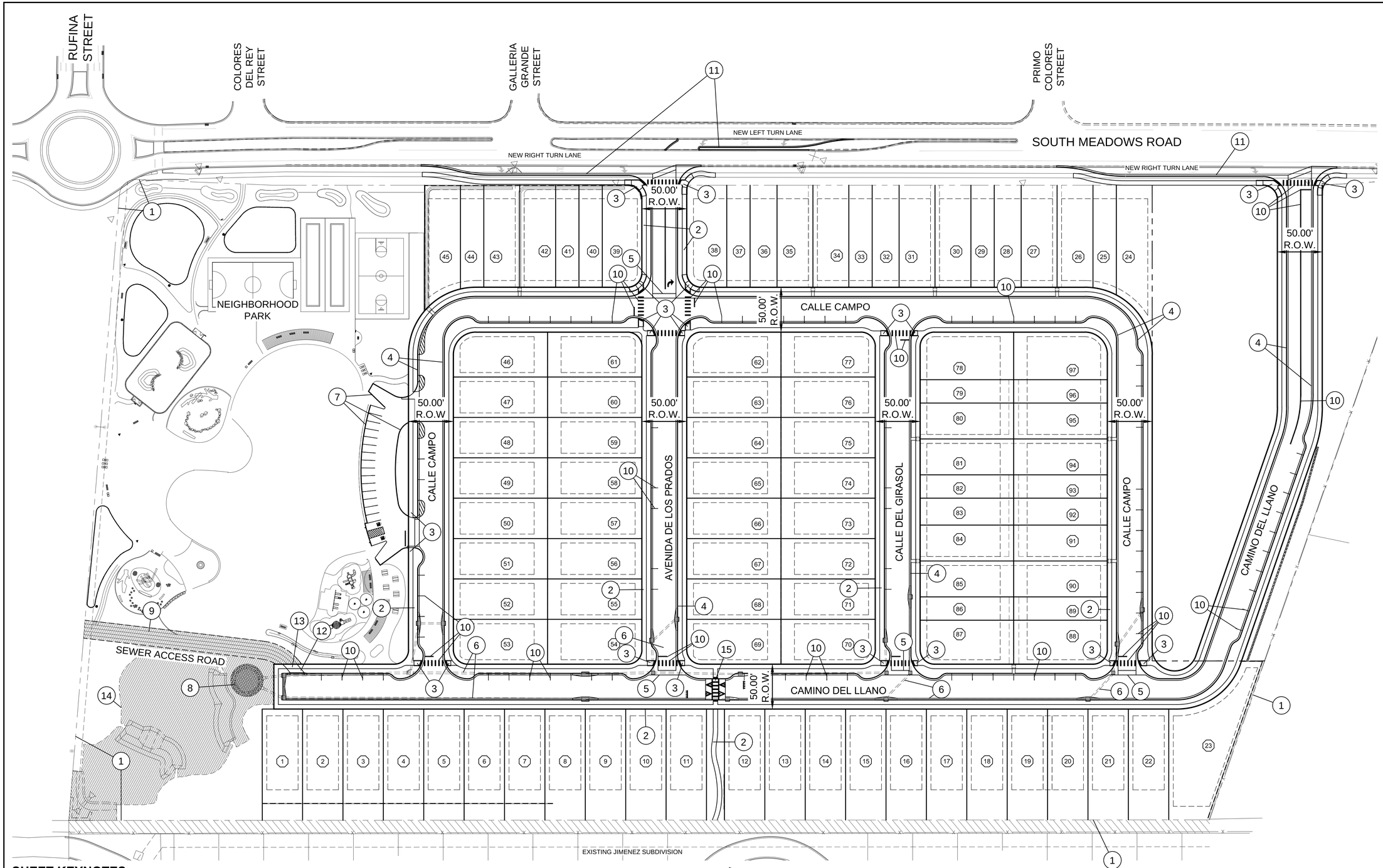
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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

INDEX OF SHEETS

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	1-2



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CIVIL SITE PLAN

SCALE: 1" = 50'

0 25 50 100

SCALE: 1" = 50'

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

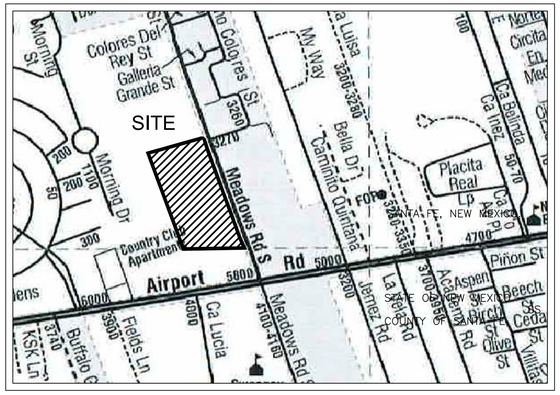
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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

CIVIL SITE PLAN

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	1-3

ENGINEERS SEAL
DATE
REVISIONS



VICINITY MAP (NTS)

PUBLIC UTILITY EASEMENTS
Public Utility Easements shown on this plat we grantee for the common and joint use of:
A. Public Service Company of New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment a1d related facilities reasonably necessary to provide electrical services.
B. New Mexico Gas Company (NMGCo.) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
C. Lumen Technologies for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services.
D. Xfinity &/or Lumen Technologies for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
E. City of Santa Fe (public water and private sewer) for the installation, maintenance, and service of
lines and other equipment and facilities reasonably necessary to provide services to Public Utility
Easements.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, within
the easement, 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 Granter for the purpose 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.

Easements for electric, transformers/switchgears, as installed, shall extend ten (10) feet in front of
transformer /switchgear dears and five (5) feet on each side.

A. QWEST CORP. d/b/a CENTURYLINK QC for installation, maintenance and service of all buried and
aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures. This plat
has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone services to the development.

UTILITY 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 specifically described and shown on this plat.

UTILITIES APPROVAL

_____
NEW MEXICO GAS COMPANY DATE

_____
PNM ELECTRIC SERVICES DATE

_____
QWEST CORP. d/b/a/ CENTURYLINK QC DATE

_____
COMCAST DATE

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE PLATTED THOSE LANDS SHOWN HEREON. THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S). UTILITY COMPANIES ARE GRANTED EASEMENTS AS SHOWN AND FOR EXISTING UTILITIES. OTHER EASEMENTS ARE GRANTED AS SHOWN. ALL ROAD AND TRAIL RIGHTS-OF-WAY SHOWN HEREON ARE GRANTED TO THE CITY OF SANTA FE FOR PUBLIC USE. ALL PUBLIC UTILITY EASEMENTS (INCL. SANITARY SEWER EASEMENTS) ARE GRANTED TO THE CITY OF SANTA FE FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING SUCH PUBLIC UTILITIES AND THAT SAID EASEMENTS CARRY WITH THEM THE RIGHT OF OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY AND THE RIGHT TO TRIM OR REMOVE INTERFERING VEGETATION OR OBSTRUCTIONS BY AGENCIES RESPONSIBLE FOR SAID UTILITIES.

THIS SUBDIVISION CONTAINS 14.41 AC.+-, AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF

by_____
MICHAEL D. LOFTIN, EXECUTIVE DIRECTOR HOMEWISE INC.

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND

SUBSCRIBED BEFORE ME BY MICHAEL D. LOFTIN
EXECUTIVE DIRECTOR HOMEWISE INC.

THIS_____DAY OF_____,2024_____

MY COMMISSION EXPIRES_____NOTARY PUBLIC

STATE OF NEW MEXICO
COUNTY OF SANTA FE

PLAT REFERENCE

PLAT REFERENCE#1
"BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 478, PG. 32 IN THE OFFICE OF THE SANTA FE COUNTY CLERK RECORD DATA SHOWN IN ( ).

PLAT REFERENCE#2
"BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 402, PG. 14 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

PLAT REFERENCE#3
"REVISED BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 296, PG. 14 IN THE OFFICE OF THE SANTA FE COUNTY CLERK RECORD DATA SHOWN IN (( )).

PLAT REFERENCE#4
"SOUTH MEADOWS LOT SPLIT" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 148, PG. 40 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

PLAT REFERENCE#5
"CITY OF SANTA FE RUFINA STREET ROW PROJECT PASE II C.I.P. NO.826" BY ALARID & ASSOCIATES, INC. NMPLS#5338 AND NOT RECORDED. RECORD DATA SHOWN IN ((( ))).

PLAT REFERENCE#6
"AMENDED PLAT OF THE JIMENEZ SUBDIVISION TRACT C & D" BY MORRIS A. APODACA NMPLS#5300 AND FILED IN PLAT BOOK 146, PG. 23 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

SURVEYORS CERTIFICATE

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 JUNE 20TH, 2023, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

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



STORMWATER AGREEMENT
PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER 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; THE CITY HAS THE RIGHT OF ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; THE CITY HAS THE RIGHT, 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 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.

by_____
MICHAEL D. LOFTIN, EXECUTIVE DIRECTOR HOMEWISE INC.

DRAINAGE FACILITY MAINTENANCE NOTE

ALL DRAINAGE FACILITIES, INCLUDING DRAINAGE FACILITIES WITHIN THE CITY OWNER PARK AS DELINEATED ON SHEET 4-3 ON THE LANDSCAPE PARK PLAN, SHALL BE MAINTAINED BY ALL PROPERTY OWNERS OR THE HOA.

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

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER/INSPECTOR AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

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

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

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

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

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

E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

DUST CONTROL NOTE
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.

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

SANTA FE CITY APPROVAL, NOTES AND CONDITIONS:

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF_____, 20___, AS CASE NO._____

_____
PLANNING COMMISSION CHAIRPERSON DATE

_____
PLANNING COMMISSION SECRETARY DATE

APPROVED BY THE CITY OF SANTA FE CURRENT PLANNING DIVISION UNDER AUTHORITY OF THE LAND DEVELOPMENT CODE, ARTICLE 14-3.8(7).

_____
CITY PLANNER DATE

_____
CITY ENGINEER FOR LAND USE DATE

NOTES AND CONDITIONS :

1. COMPLIANCE WITH GUNNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
2. FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
3. UTILITY EXPANSION CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT. CONTACT THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION TO PAY THESE CHARGES.
4. EACH LOT SHALL BE SERVED THROUGH A SEPARATE SEWER AND WATER SERVICE.
5. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE LAND USE DEPARTMENT.
6. COMPLY WITH THE CURRENT COSF WATER CONSERVATION STAGE.
7. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF COSF ORDINANCE NO. 2008-02 (IMPACT FEES).
8. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE COSF ORDINANCE NO. 2002-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
9. BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
10. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
11. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT RECORDING WITH THE CONTY CLERK OR SUBMITTAL WITH BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
12. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F)(5), "PLANT MATERIAL STANDARDS", WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
13. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1
14. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE AS PER IFC 1412.1
15. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED
16. ALL IMPROVEMENTS NOT MAINTAINED AND OPERATED BY PUBLIC UTILITIES OR GOVERNMENTAL BODIES WHICH AFFECT THE GENERAL WELL BEING OF THIS DEVELOPMENT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
17. THIS PARCEL LIES WITHIN ZONE "X" AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER F.I.R.M. PANEL# 35049C0393D DATED 6/17/08.
18. FURTHER SUBDIVISION OF LOTS IS PROHIBITED.
19. THE LOTS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LOS PRADOS HOMEOWNERS' ASSOCIATION, INC. RECORDED IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO ON THE _____DAY OF_____,2024 AS INSTRUMENT #_____.
20. THIS DEVELOPMENT SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA).
21. THE PARK SHALL BE CONSTRUCTED AS PART OF PHASE 1 OF THE SUBDIVISION.
22. PARK PERMIT, AS PER SFCC 23-2, SPECIFIES REQUIREMENTS FOR STREETS DIVISION ISSUANCE OF A STREET CUT PERMIT FOR CONSTRUCTION WITHIN THE PARK PARCEL. ANY NEW DEVELOPMENT MUST ADHERE TO SPECIFIED REQUIREMENTS TO PROVIDE INSURANCE AND BONDING WITH DEFINED START AND FINISH DATES, CONDUCTING CITY INSPECTIONS AND COMPACTION TESTING, AND ACKNOWLEDGING THE CITY'S RIGHT TO COMPLETE THE WORK AND IMPOSE PENALTIES AS SPECIFIED IN THE CODE. THE PUBLIC WORKS DIRECTOR MUST APPROVE THE PERMIT.
23. A SEPERATE DOMESTIC & IRRIGATION METERED WATER SERVICE CONNECTIONS WILL BE REQUIRED; METERED ELECTRIC SERVICE; VEHICLE PARKING REQUIRED BY CODE; AND UNDERGROUND INFRASTRUCTURE NECESSARY TO THE ADJACENT DEVELOPMENT, WILL BE COMPLETABLE WITH OR WITHOUT CROSSING THE ADJACENT PARCEL AND WITHOUT THE DEVELOPERS PRESENCE, APPROVAL COORDINATION, PROGRESS OR COMPLETION OF THE ADJACENT DEVELOPMENT.
24. THE DESIGN AND LAYOUT OF ANY PROJECT MUST BE INDEPENDENT OF THE ADJACENT DEVELOPMENT. IT SHOULD BE CONSTRUCTABLE, ACCESSIBLE, COMMISIONABLE, MAINTAINABLE, AND AVAILABLE FOR PUBLIC USE WITHOUT RELYING ON THE ADJACENT DEVELOPMENT.
25. THE CITY OF SANTA FE HAS THE RIGHT OF ACCESS VIA AN UN-DELINEATED EASEMENT FROM SOUTH MEADOWS ROAD TOTHE PARKING AREA ACROSS TRACT 4-A.

CASE# 2024-

HOMEWISE SOUTH MEADOWS

FINAL PLAT

LOS PRADOS SUBDIVISION

UPC# 1-048-096-450-107-TRACT 4

LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, 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: HOMEWISE, INC.

LOCATION: LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

SHEET 1

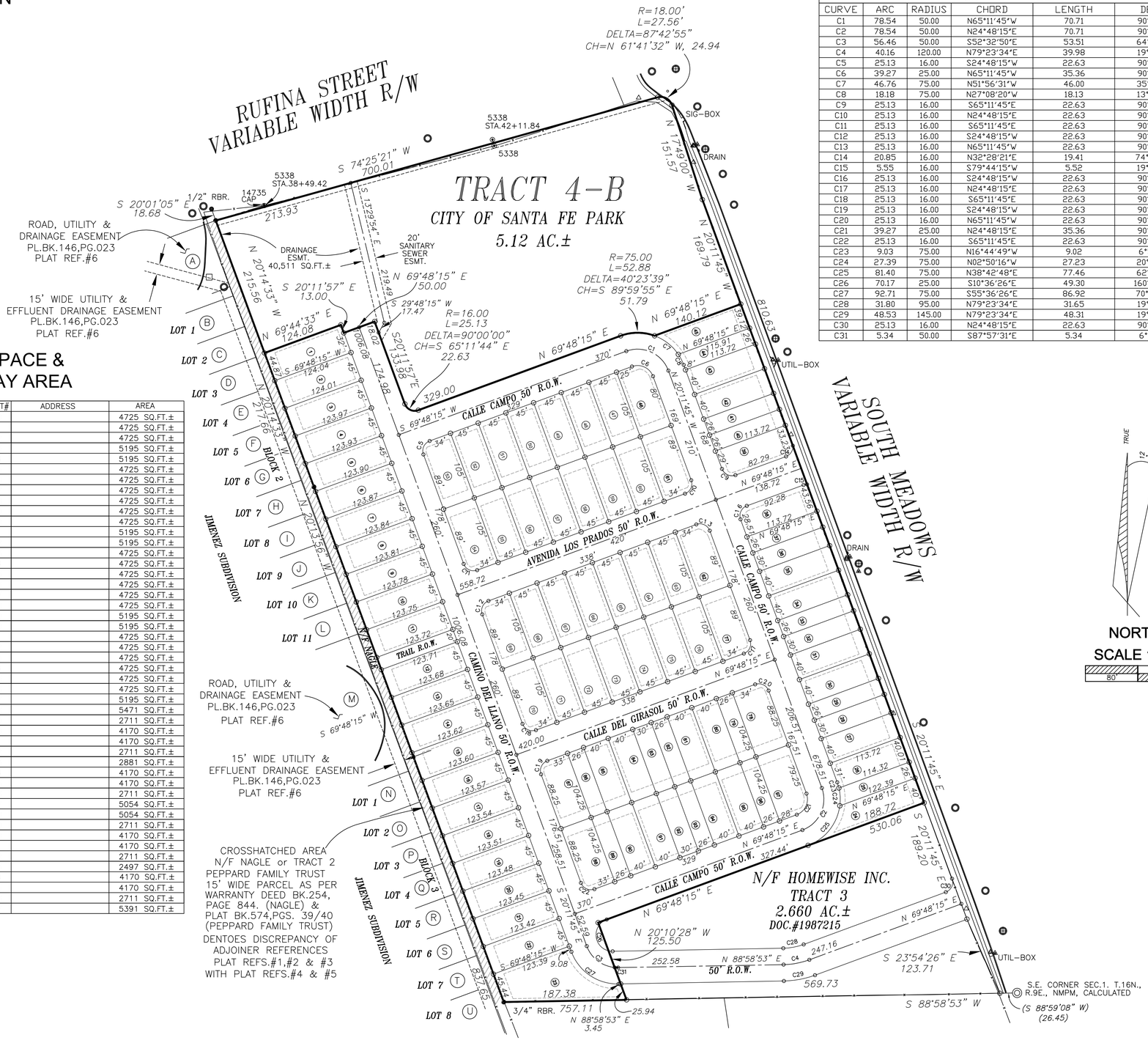
ADJOINER INFORMATION

LETTER	OWNER	DOC#-BK/PG
A	SANTA FE COUNTY	
B	MORRISON	1763014
C	WUNNICKE	1292/707A
D	ALDERETE	1024/371
E	WINN	1779532
F	TORREZ	698/877
G	RUCKEL	2121/401
H	MOUTON	638/554
I	VRABEL	714/185
J	MENIKTOS	1887191
K	MONTOYA	1919071
L	RABI REV.TRUST	1518940
M	SANTA FE COUNTY	1310905
N	MICHAEL	1742279
O	MARYOL	1312187
P	OKEEFE	953/522
Q	LOPEZ	1785159
R	DEWITT	1048/350
S	ENGLERT	1851668
T	SHERRILL	1893963
U	PACHECO	1821934

LOT, OPEN SPACE & RIGHT-OF-WAY AREA

LOT#	ADDRESS	AREA
1		5574 SQ.FT.±
2		5581 SQ.FT.±
3		5579 SQ.FT.±
4		5578 SQ.FT.±
5		5576 SQ.FT.±
6		5575 SQ.FT.±
7		5573 SQ.FT.±
8		5572 SQ.FT.±
9		5571 SQ.FT.±
10		5570 SQ.FT.±
11		5568 SQ.FT.±
12		5566 SQ.FT.±
13		5565 SQ.FT.±
14		5564 SQ.FT.±
15		5562 SQ.FT.±
16		5561 SQ.FT.±
17		5560 SQ.FT.±
18		5559 SQ.FT.±
19		5557 SQ.FT.±
20		5556 SQ.FT.±
21		5555 SQ.FT.±
22		5553 SQ.FT.±
23		10167 SQ.FT.±
24		5657 SQ.FT.±
25		3054 SQ.FT.±
26		4551 SQ.FT.±
27		4549 SQ.FT.±
28		3412 SQ.FT.±
29		2957 SQ.FT.±
30		4549 SQ.FT.±
31		4549 SQ.FT.±
32		3412 SQ.FT.±
33		2957 SQ.FT.±
34		4549 SQ.FT.±
35		4549 SQ.FT.±
36		3412 SQ.FT.±
37		2957 SQ.FT.±
38		5004 SQ.FT.±
39		5015 SQ.FT.±
40		2957 SQ.FT.±
41		2957 SQ.FT.±
42		4549 SQ.FT.±
43		4549 SQ.FT.±
44		2970 SQ.FT.±
45		4897 SQ.FT.±
46		5116 SQ.FT.±
47		4725 SQ.FT.±
48		4725 SQ.FT.±
49		4725 SQ.FT.±

LOT#	ADDRESS	AREA
50		4725 SQ.FT.±
51		4725 SQ.FT.±
52		4725 SQ.FT.±
53		5195 SQ.FT.±
54		5195 SQ.FT.±
55		4725 SQ.FT.±
56		4725 SQ.FT.±
57		4725 SQ.FT.±
58		4725 SQ.FT.±
59		4725 SQ.FT.±
60		4725 SQ.FT.±
61		5195 SQ.FT.±
62		5195 SQ.FT.±
63		4725 SQ.FT.±
64		4725 SQ.FT.±
65		4725 SQ.FT.±
66		4725 SQ.FT.±
67		4725 SQ.FT.±
68		4725 SQ.FT.±
69		5195 SQ.FT.±
70		5195 SQ.FT.±
71		4725 SQ.FT.±
72		4725 SQ.FT.±
73		4725 SQ.FT.±
74		4725 SQ.FT.±
75		4725 SQ.FT.±
76		4725 SQ.FT.±
77		5195 SQ.FT.±
78		5471 SQ.FT.±
79		2711 SQ.FT.±
80		4170 SQ.FT.±
81		4170 SQ.FT.±
82		2711 SQ.FT.±
83		2881 SQ.FT.±
84		4170 SQ.FT.±
85		4170 SQ.FT.±
86		2711 SQ.FT.±
87		5054 SQ.FT.±
88		5054 SQ.FT.±
89		2711 SQ.FT.±
90		4170 SQ.FT.±
91		4170 SQ.FT.±
92		2711 SQ.FT.±
93		2497 SQ.FT.±
94		4170 SQ.FT.±
95		4170 SQ.FT.±
96		2711 SQ.FT.±
97		5391 SQ.FT.±



CURVE TABLE					
CURVE	ARC	RADIUS	CHORD	LENGTH	DELTA
C1	78.54	50.00	N65°11'45"W	70.71	90°00'00"
C2	78.54	50.00	N24°48'15"E	70.71	90°00'00"
C3	56.46	50.00	S52°32'50"E	53.51	64°42'10"
C4	40.16	120.00	N79°23'34"E	39.98	19°10'38"
C5	25.13	16.00	S24°48'15"W	22.63	90°00'00"
C6	39.27	25.00	N65°11'45"W	35.36	90°00'00"
C7	46.76	75.00	N51°56'31"W	46.00	35°43'10"
C8	18.18	75.00	N27°08'20"W	18.13	13°53'12"
C9	25.13	16.00	S65°11'45"E	22.63	90°00'00"
C10	25.13	16.00	N24°48'15"E	22.63	90°00'00"
C11	25.13	16.00	S65°11'45"E	22.63	90°00'00"
C12	25.13	16.00	S24°48'15"W	22.63	90°00'00"
C13	25.13	16.00	N65°11'45"W	22.63	90°00'00"
C14	20.85	16.00	N32°28'21"E	19.41	74°39'48"
C15	5.55	16.00	S79°44'15"W	5.52	19°51'59"
C16	25.13	16.00	S24°48'15"W	22.63	90°00'00"
C17	25.13	16.00	N24°48'15"E	22.63	90°00'00"
C18	25.13	16.00	S65°11'45"E	22.63	90°00'00"
C19	25.13	16.00	S24°48'15"W	22.63	90°00'00"
C20	25.13	16.00	N65°11'45"W	22.63	90°00'00"
C21	39.27	25.00	N24°48'15"E	35.36	90°00'00"
C22	25.13	16.00	S65°11'45"E	22.63	90°00'00"
C23	9.03	75.00	N16°44'49"W	9.02	6°53'51"
C24	27.39	75.00	N02°50'16"W	27.23	20°55'14"
C25	81.40	75.00	N38°42'48"E	77.46	62°10'55"
C26	70.17	25.00	S10°36'26"E	49.30	160°49'22"
C27	92.71	75.00	S55°36'26"E	86.92	70°49'22"
C28	31.80	95.00	N79°23'34"E	31.65	19°10'38"
C29	48.53	145.00	N79°23'34"E	48.31	19°10'38"
C30	25.13	16.00	N24°48'15"E	22.63	90°00'00"
C31	5.34	50.00	S87°57'31"E	5.34	6°07'12"

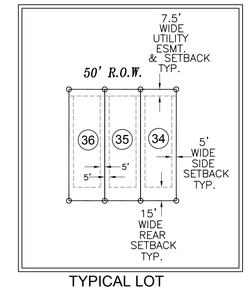
LEGEND AND NOTES

- □ DENOTES ELEC. TRANSFORMER
- ○ DENOTES SANITARY SEWER MANHOLE
- ⊕ DENOTES STORM SEWER MANHOLE
- DENOTES WATER MARKER
- DENOTES FIRE HYDRANT
- DENOTES GAS TEST
- △ DENOTES TEL./COM. RISER
- ● DENOTES POINT FOUND (AS NOTED)
- ◉ DENOTES MONUMENT FOUND
- ○ DENOTES POINT SET THIS SURVEY
- ∘ DENOTES POINT CALCULATED
- ---------- DENOTES EDGE OF EASEMENT
- ——X——X—— DENOTES FENCE LINE

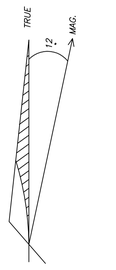
1. BASIS OF BEARING IS FROM GSP OBSERVATION WGS84

   LOT OF RECORD IS FROM "LOT SPLIT FOR HOMEWISE, INC. OF TRACT 4" BY RICHARD A. CHATROOP NMPLS#11011 AND FILED IN PLAT BOOK 908, PG.15, IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.



TYPICAL LOT
SETBACKS & EASEMENTS



NORTH

SCALE 1"=80'

80' 80'

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

LOS PRADOS SUBDIVISION

UPC# 1-048-096-450-107-TRACT 4

LYING WITHIN SECTION 1, T16N, R8E, NMPM,
CITY & COUNTY OF SANTA FE, 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

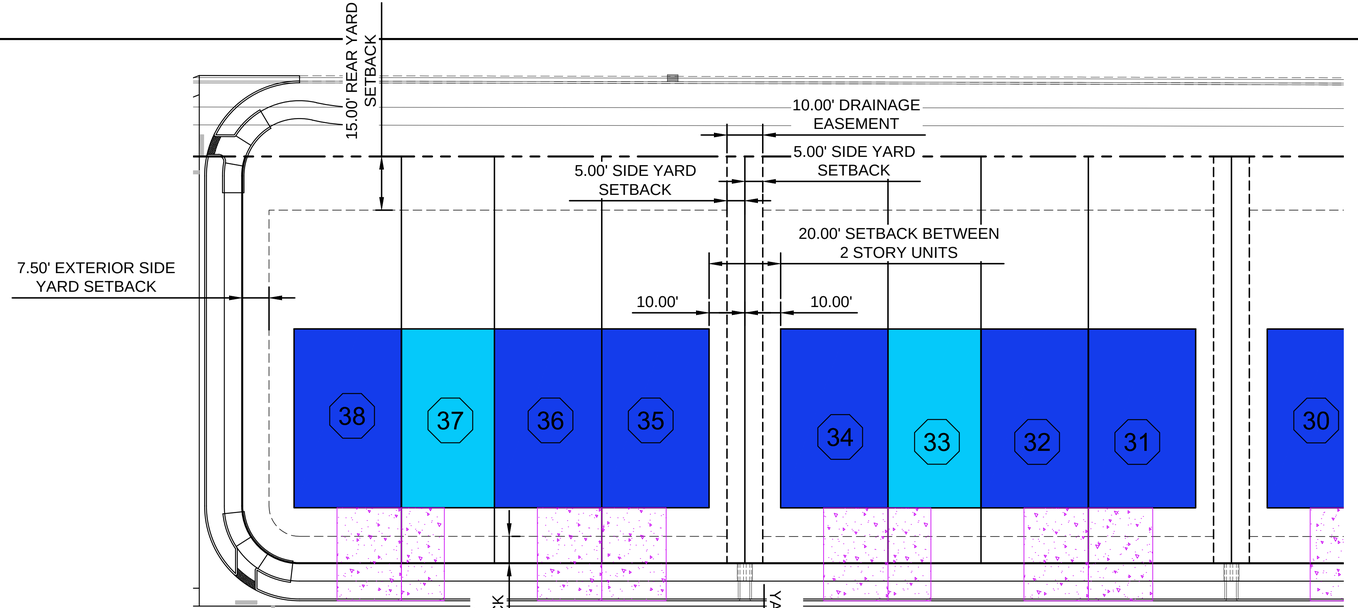
OWNER: HOMEWISE, INC.

LOCATION: LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

SHEET 2

CASE# 2024- HOMEWISE SOUTH MEADOWS

NOTE:
BUILDING AREAS SHOWN ARE FOR FEASIBILITY PURPOSES ONLY



LEGEND

- TOWNHOME UNIT W/ 2 CAR GARAGE
- TOWNHOME UNIT W/ 1 CAR GARAGE
- SINGLE FAMILY UNIT
- DRIVEWAY

TYPICAL LOT COVERAGE

LOT NO.	LOT AREA (SF)	MAX. BUILDING FOOTPRINT (SF)	LOT COVERAGE	PRIVATE OPEN SPACE PER SFCC 14-7.5(c)(1)(a) (SF)
31	4548.75	1500.00	33.0%	N/A
32	3411.56	1500.00	44.0%	1911.56
33	2956.69	1300.00	44.0%	1656.69
34	4548.75	1500.00	33.0%	N/A
35	4548.75	1500.00	33.0%	N/A
36	3411.56	1500.00	44.0%	1911.56
37	2956.69	1300.00	44.0%	1656.69
38	5004.92	1500.00	30.0%	N/A
76	4725.00	1770.00	37.5%	N/A
78	5470.56	1350.00	24.7%	N/A
79	2710.62	1170.00	43.2%	1540.62
80	4170.19	1350.00	32.4%	N/A

0 10 20 40
SCALE: 1" = 20'

TYPICAL LOT LAYOUTS
SCALE: 1" = 20'

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

ENGINEERS SEAL
DATE
REVISIONS

PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL LOTS

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 20'	1-6

MANHOLE & STORM DRAIN INFORMATION

LETTER	POSITION	ELEVATION/SIZE/DIR.
A	SAN. SEWER RIM	6477.3'
	INVERT	6471.0'-30"E-W
B	SAN. SEWER RIM	6473.8'
	INVERT	6466.7'-30"E-24"W
C	SAN. SEWER RIM	6473.3'
	INVERT	6466.2'-24"E-W
	INVERT	6466.7'-8"N
D	STORM GRATE TOP	6481.8''
	INVERT	6480.0'-20"N
	INVERT	6481.5-4"E
E	STORM GRATE TOP	6484.0''
	INVERT	6476.0'-18"E
	INVERT	6483.4-4"E
F	STORM SEWER RIM	6484.4''
	INVERT	6474.0'-30"N-S
	INVERT	6474.5-18"E-W
G	STORM SEWER RIM	6487.8''
	INVERT	6475.6'-30"N-S
H	STORM SEWER RIM	6485.9'
	INVERT	6477.6'-30"N-S
	INVERT	6478.0'-18"SE-SW
I	STORM GRATE TOP	6485.2'
	INVERT	6479.2'-18"NE
	INVERT	6484.6'-4"E

NOTE: THE SIZES INDICATED WERE MEASUREMENTS OF PARTIALLY FILLED AND BEST FIT OF TRIMMED AND MODIFIED PIPES.

TOPOGRAPHIC NOTES

1. TOPOGRAPHIC INFORMATION PURCHASED DIRECTLY FROM SANTA FE COUNTY GIS DEPARTMENT AND FIELD VERIFIED TO MEET NATIONAL MAP ACCURACY STANDARDS.
2. ELEVATION DATUM IS AS SHOWN (BENCHMARK) OPUS SOLUTION NAVD88 (COMPUTED USING GEOID18)
3. CONTOUR INTERVALS = 1'

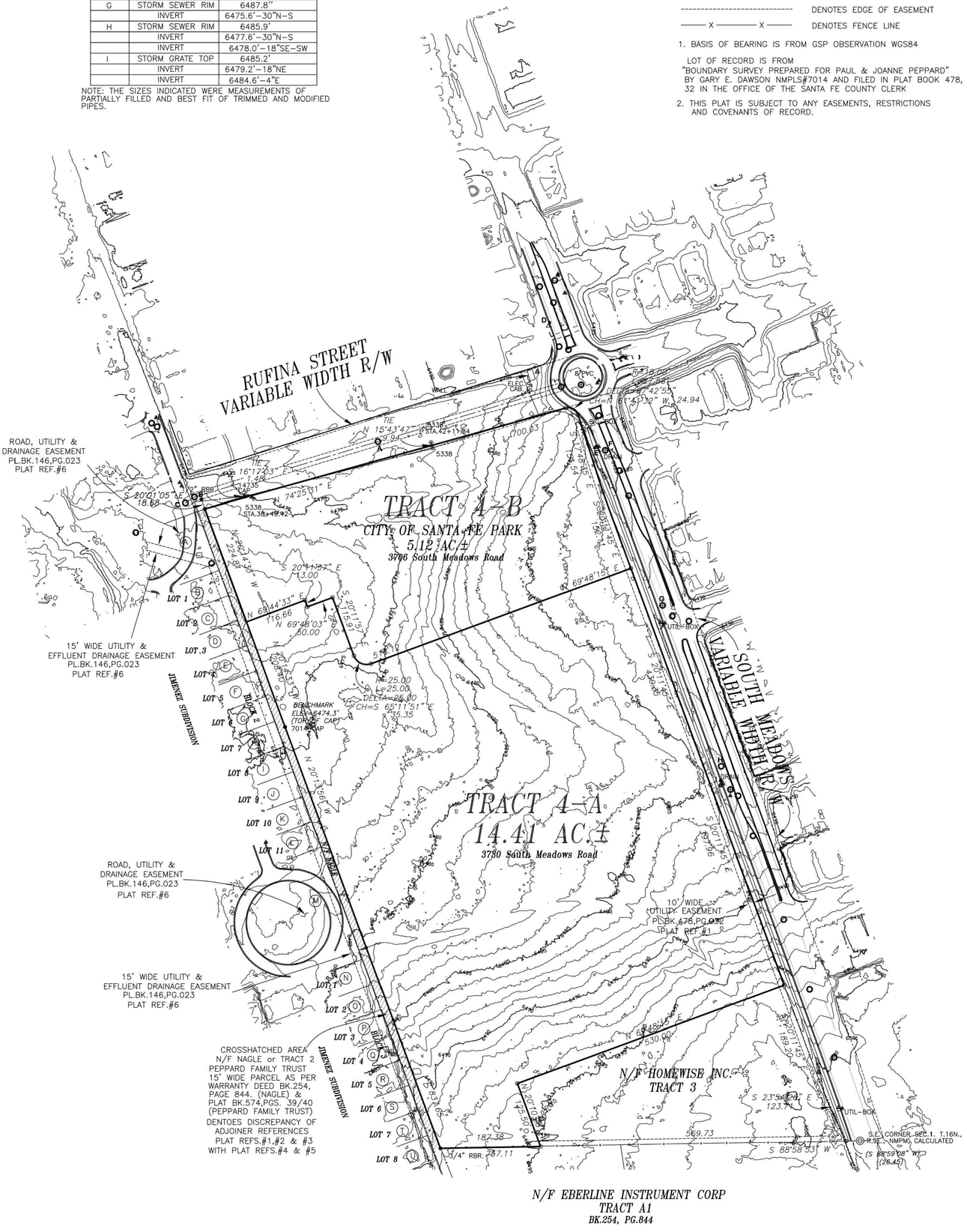
LEGEND AND NOTES

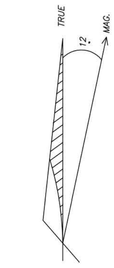
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- ---------- DENOTES EDGE OF EASEMENT
- ——— X ——— X ——— DENOTES FENCE LINE

1. BASIS OF BEARING IS FROM GSP OBSERVATION WGS84

LOT OF RECORD IS FROM "BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 478, PG. 32 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.





SCALE 1"=100'

100' 100'

SURVEYORS CERTIFICATE

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 NOV. 15TH, 2021, AND UPDATED TO REPRESENT NEW LOTS CREATED BY "LOT SPLIT FOR HOMEWISE INC. OF TRACT 4" AS RECORDED IN PLAT BK. 908, PG. 015 ON 2/23/24 & ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

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

NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR (11011) RICHARD A. CHATROOP

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

TOPOGRAPHIC PLAN FOR HOMEWISE

TRACTS 4A & 4B

LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

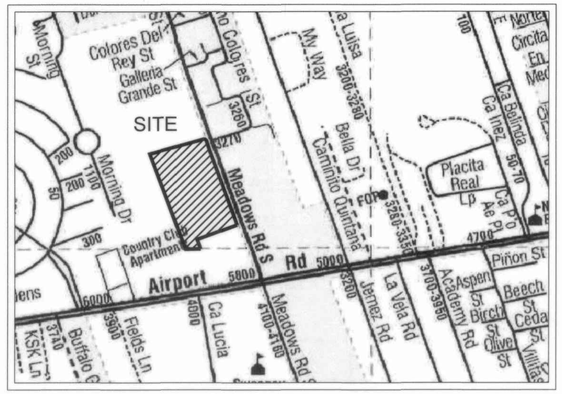
RICK CHATROOP
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NEW MEXICO REGISTRATION NO. 11011
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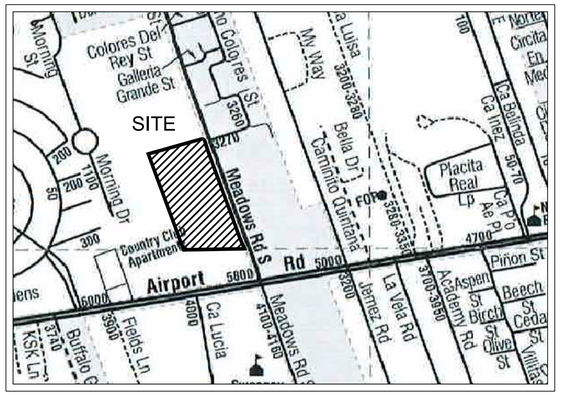
INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: HOMEWISE

LOCATION: LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

908-15

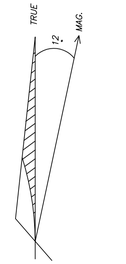

SITE
Colores Del Rey St
Gallena Grande St
Morning Dr
Meadows Rd S
Rd 5000
Airport 5000
Country Club Apartments
Bella Dr
Camino Quintana
Placita Real Lp
Ca Palida Ae Pl
Ca Belinda
Ca Inez
Ca Luisa
Jamez Rd
La Vela Rd
Aspen St
Academy Rd
Beech St
Cerda St
Olive St
Piñon St
Fields Ln
Buffalo G
Ca Lucia
Circita En Medio
Ca Polida
Ca Polida Ae Pl
Ca Polida Ae Pl
Ca Polida Ae Pl



VICINITY MAP (NTS)

ADJOINER INFORMATION

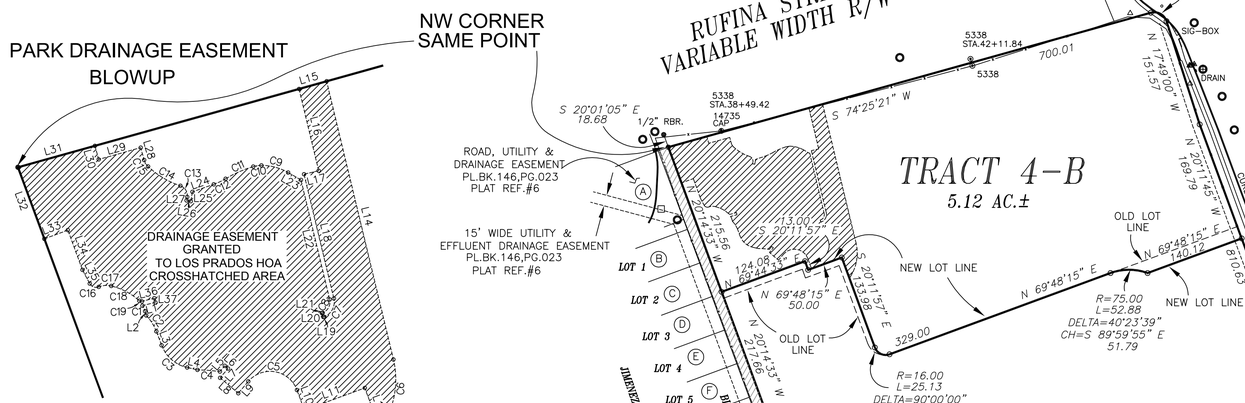
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R	DEWITT	1048/350
S	ENGLERT	1851668
T	SHERRILL	1893963
U	PACHECO	1821934



NORTH

SCALE 1"=100'

100' 100'



LINE TABLE		
LINE	LENGTH	BEARING
L1	9.29	S75°19'13"W
L2	3.09	S14°40'47"E
L3	10.38	S20°38'53"E
L4	7.35	S77°12'18"E
L5	5.27	N40°17'29"E
L6	3.00	S49°42'31"E
L7	8.50	S40°17'29"W
L8	16.62	S49°42'31"E
L9	10.82	N40°17'29"E
L10	15.00	S20°11'57"E
L11	45.00	N69°48'15"E
L12	31.08	S20°11'48"E
L13	6.01	N29°48'15"E
L14	200.00	N13°29'54"W
L15	20.01	S74°25'21"W
L16	58.77	S13°29'54"E
L17	10.53	S76°30'06"W
L18	89.26	S13°29'54"E

LINE TABLE		
LINE	LENGTH	BEARING
L19	0.60	S68°55'30"W
L20	3.00	N21°04'30"W
L21	0.60	N68°55'30"E
L22	85.89	N13°29'54"W
L23	10.39	N59°58'07"W
L24	15.83	S70°38'43"W
L25	6.66	S09°29'34"W
L26	3.00	N80°30'26"W
L27	2.49	N09°29'34"E
L28	8.92	N15°34'39"W
L29	30.50	S74°25'21"W
L30	9.83	N15°34'39"W
L31	55.82	S74°25'21"W
L32	53.28	S20°14'33"E
L33	17.54	N69°45'27"E
L34	29.59	S20°09'20"E
L35	10.85	S27°58'58"E
L36	8.90	N75°19'13"E
L37	3.00	S14°40'47"E

CURVE TABLE					
CURVE	ARC	RADIUS	CHORD	LENGTH	DELTA
C1	4.26	11.25	N25°31'27"W	4.23	21°41'20"
C2	13.30	32.00	N32°33'03"W	13.20	23°48'21"
C3	24.68	25.00	S48°55'35"E	23.69	56°33'25"
C4	15.73	125.00	N85°43'29"W	15.72	7°12'38"
C5	41.72	20.00	N79°57'14"W	34.56	119°30'34"
C6	45.35	60.00	N08°09'11"E	44.27	43°18'09"
C7	15.82	11.00	N27°42'48"E	14.49	82°25'24"
C8	11.51	8.00	N27°42'48"E	10.54	82°25'24"
C9	19.54	37.15	N75°02'04"W	19.31	30°07'53"
C10	5.78	20.00	S81°37'14"W	5.76	16°33'32"
C11	21.21	85.00	S66°11'29"W	21.16	14°17'58"
C12	9.11	45.00	N64°50'36"E	9.10	11°36'14"
C13	9.94	7.00	N31°10'05"W	9.12	81°19'17"
C14	26.54	60.00	S59°09'17"E	26.33	25°20'54"
C15	5.39	10.00	S31°01'44"E	5.33	30°54'11"
C16	7.27	5.00	S69°37'39"E	6.65	83°17'21"
C17	8.95	15.00	S85°49'26"W	8.82	34°11'31"
C18	22.37	43.00	N62°10'35"W	22.12	29°48'28"
C19	2.00	2.00	S75°58'34"E	1.92	57°24'26"

SURVEYORS CERTIFICATE

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 JUNE 1ST, 2024, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

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

NEW MEXICO 11011 REGISTERED PROFESSIONAL SURVEYOR RICHARD A. CHATROOP

CITY OF SANTA FE APPROVAL, NOTES AND CONDITIONS:

CITY ENGINEER FOR LAND USE DATE

CITY PLANNER DATE

NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. WASTEWATER UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT THE TIME OF CONSTRUCTION PERMIT APPLICATION.
3. NEW DEVELOPMENT SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC OR INSTALL AN AUTOMATIC SPRINKLER SYSTEM.
4. PRIOR TO ANY NEW CONSTRUCTION OR REMODELING ALL FIRE DEPARTMENT REQUIREMENTS MUST BE MET OR AUTOMATIC SPRINKLER SYSTEMS MAY BE REQUIRED.
5. TRACTS 4–A & 4–B LIE WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER F.I.R.M. PANEL# 35049C0393D DATED 6/17/08.

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED (OWNERS), HAVE CAUSED TO BE ADJUSTED COMMON BOUNDARIES OF THOSE LANDS DESIGNATED TRACT 4–A AND TRACT 4–B SHOWN HEREON THIS LOT LINE ADJUSTMENT PLAT IS MADE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S).

THIS ADJUSTMENT CONTAINS 19.53 AC.+–, AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

THE DRAINAGE EASEMENT WITHIN TRACT 4–B IS HEREBY GRANTED TO THE LOS PRADOS HOMEOWNERS ASSOCIATION FOR DRAINAGE FACILITY MAINTENANCE.

by_____
MICHAEL D. LOFTIN, EXECUTIVE DIRECTOR HOMEWISE INC.

STATE OF NEW MEXICO
SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND

SUBSCRIBED BEFORE ME BY MICHAEL D. LOFTIN, EXECUTIVE DIRECTOR HOMEWISE INC.

THIS_____DAY OF_____,2024_____

MY COMMISSION EXPIRES_____NOTARY PUBLIC

PLAT REFERENCE

PLAT REFERENCE#1
"BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 478, PG. 32 IN THE OFFICE OF THE SANTA FE COUNTY CLERK RECORD DATA SHOWN IN ( ).

PLAT REFERENCE#2
"BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 402, PG. 14 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

PLAT REFERENCE#3
"REVISED BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 296, PG. 14 IN THE OFFICE OF THE SANTA FE COUNTY CLERK RECORD DATA SHOWN IN (( )).

PLAT REFERENCE#4
"SOUTH MEADOWS LOT SPLIT" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 148, PG. 40 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

PLAT REFERENCE#5
"CITY OF SANTA FE RUFINA STREET ROW PROJECT PHASE II C.I.P. NO.826" BY ALARID & ASSOCIATES, INC. NMPLS#5338 AND NOT RECORDED. RECORD DATA SHOWN IN ((( ))).

PLAT REFERENCE#6
"AMENDED PLAT OF THE JIMENEZ SUBDIVISION TRACT C & D" BY MORRIS A. APODACA NMPLS#5300 AND FILED IN PLAT BOOK 146, PG. 23 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

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

NOTES-CONTINUED

6. CITY APPROVAL OF THIS PLAT DOES NOT ALTER OR REMOVE ANY EASEMENTS, RESTRICTIONS, OR RESERVATIONS OF RECORD PERTAINING TO THE LAND HEREIN DESCRIBED.
7. PARCELS 4–A AND 4–B ARE BOUND BY THE MASTER PLAN CONDITIONS AS OUTLINED IN LAND USE CASE #2022–5618, TILTLED "3600 & 3740 SOUTH MEADOWS MASTER PLAN". THESE CONDITIONS WERE PROPOSED BY THE PLANNING COMMISSION TO THE GOVERNING BODY ON NOVEMBER 3, 2022 AND SUBSEQUENTLY ADOPTED AS CONDITIONS OF APPROVAL BY THE GOVERNONG BODY ON FEBUARY 1, 2023
8. PER THE MASTER PLAN APPROVAL, THE NATURAL DEPRESSION AT THE NORTHWEST AREA OF TRACT 4–B THAT CURRENTLY COLLECTS ALL STORMWATER FLOWS FROM THE SITE WILL CONTINUE TO ACCEPT STORMWATER FLOWS FROM THE LOS PRADOS PARK AND SUBDIVISION DEVELOPMENT. ALL FORMAL DRAINAGE IMPROVEMENTS ACCEPTING STORMWATER IN THIS LOCATION ARE PLACED IN A DRAINAGE EASEMENT GRANTED TO THE LOS PRADOS HOMEOWNERS ASSOCIATION FOR MAINTENANCE OF THE IMPROVEMENTS.
9. THE PARK SHALL BE BUILT AS PART OF PHASE 1.
10. PARK PERMIT, AS PER SFCC 23–2, SPECIFIES REQUIREMENTS FOR STREETS DIVISION ISSUANCE OF A STREET CUT PERMIT FOR CONSTRUCTION WITHIN THE PARK PARCEL. ANY NEW DEVELOPMENT MUST ADHERE TO SPECIFIED REQUIREMENTS TO PROVIDE INSURANCE AND BONDING WITH DEFINED START AND FINISH DATES, CONDUCTING CITY INSPECTIONS AND COMPACTION TESTING, AND ACKNOWLEDGING THE CITY'S RIGHT TO COMPLETE THE WORK AND IMPOSE PENALTIES AS SPECIFIED IN THE CODE. THE PUBLIC WORKS DIRECTOR MUST APPROVE THE PERMIT.
11. A SEPERATE DOMESTIC & IRRIGATION METERED WATER SERVICE CONNECTIONS WILL BE REQUIRED; METERED ELECTRIC SERVICE; VEHICLE PARKING REQUIRED BY CODE; AND UNDERGROUND INFRASTRUCTURE NECESSARY TO THE ADJACENT DEVELOPMENT, WILL BE COMPLETABLE WITH OR WITHOUT CROSSING THE ADJACENT PARCEL AND WITHOUT THE DEVELOPERS PRESENCE, APPROVAL COORDINATION, PROGRESS OR COMPLETION OF THE ADJACENT DEVELOPMENT.
12. THE DESIGN AND LAYOUT OF ANY PROJECT MUST BE INDEPENDENT OF THE ADJACENT DEVELOPMENT. IT SHOULD BE CONSTRUCTABLE, ACCESSIBLE, COMMISIONABLE, MAINTAINABLE, AND AVAILABLE FOR PUBLIC USE WITHOUT RELYING ON THE ADJACENT DEVELOPMENT.
13. THE CITY OF SANTA FE HAS THE RIGHT OF ACCESS VIA AN UN–DELINEATED EASEMENT FROM SOUTH MEADOWS ROAD TOTHE PARKING AREA ACROSS TRACT 4–A.

CONDITIONS

A. ANY NEW CONSTRUCTION, ADDITIONS, OR REMODELS ON TRACT 4–A WILL BR REQUIRED TO SATISFY ALL CURRENT REGULATIONS OF THE LAND USE DEVELOPMENT CODE.

LEGEND AND NOTES

- □ DENOTES ELEC. TRANSFORMER
- ○ DENOTES SANITARY SEWER MANHOLE
- ⊕ DENOTES STORM SEWER MANHOLE
- DENOTES WATER MARKER
- DENOTES FIRE HYDRANT
- DENOTES GAS TEST
- △ DENOTES TEL./COM. RISER
- ● DENOTES POINT FOUND (AS NOTED)
- ◉ DENOTES MONUMENT FOUND
- ○ DENOTES POINT SET THIS SURVEY
- ○ DENOTES POINT CALCULATED
- ---------- DENOTES EDGE OF EASEMENT
- ——— X ——— X ——— DENOTES FENCE LINE

1. BASIS OF BEARING IS FROM GSP OBSERVATION WGS84
   LOT OF RECORD IS FROM "LOT SPLIT FOR HOMEWISE, INC. OF TRACT 4" BY RICHARD A. CHATROOP NMPLS#11011 AND FILED IN PLAT BOOK 908, PG.15, IN THE OFFICE OF THE SANTA FE COUNTY CLERK.
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

LOT LINE ADJUSTMENT FOR HOMEWISE, INC. OF TRACT 4-A AND TRACT 4-B

UPC# 1-048-096-450-107-TRACT 4-A
UPC# 1-048-096-450-117-TRACT 4-B

LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

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

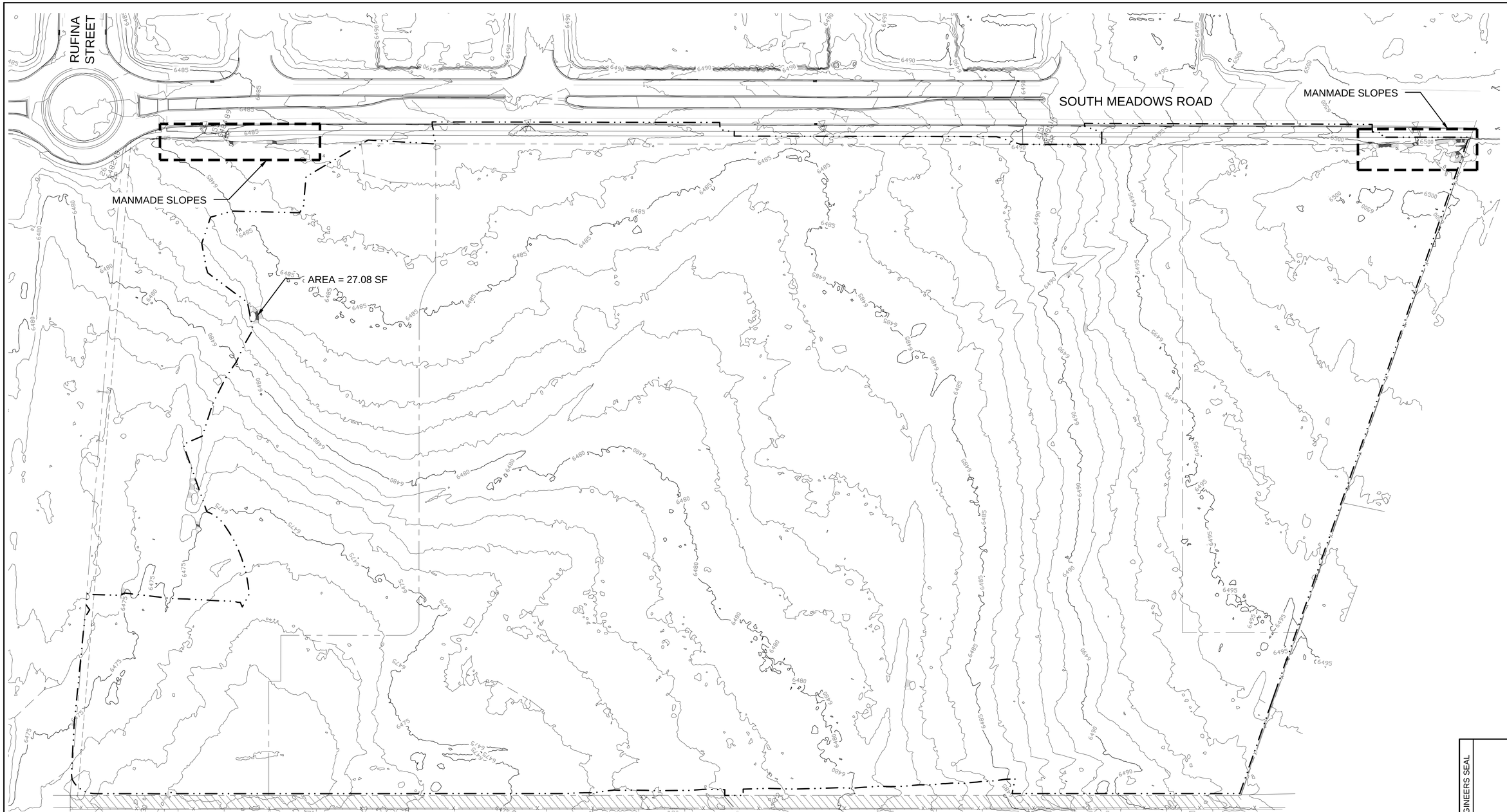
INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: HOMEWISE, INC.

LOCATION: LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

CASE# 2024-

HOMEWISE



LEGEND

- AREA OF 20% TO 30% SLOPE
- AREA OF 30% AND GREATER SLOPE
- GRADING LIMITS

ALL TOPOGRAPHIC INFORMATION IS PROVIDED BY RICK CHATROOP

THIS SLOPE ANALYSIS IS BASED UPON 1 FOOT CONTOUR INTERVALS

AREA OF 30% AND GREATER SLOPES DISTURBED BY THIS PROJECT = 27.08 SF

SLOPE ANALYSIS MAP

SCALE: 1" = 50'
CONTOUR INTERVAL = 1'

0 25 50 100
SCALE: 1" = 50'

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SLOPE ANALYSIS MAP

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	1-10

REVISIONS	DATE	ENGINEERS SEAL

CITY OF SANTA FE PUBLIC INFRASTRUCTURE GENERAL CONSTRUCTION NOTES

1. All construction shall conform to the requirements of City of Santa Fe Standard Drawings and Specifications as applicable.
2. Utility construction shall conform to applicable sections of the APWA's "New Mexico Standard Specifications for Public Works Construction, 2006 edition including latest published amendments.
3. Infrastructure construction shall conform to applicable sections of the New Mexico Department of Transportation's "Standard Specifications for Highway and Bridge Construction, Current Edition (SSHBC).
4. The order of precedence shall be, listed in order of highest precedence, the project specifications, plans, City of Santa Fe Standard Drawings, SSHBC, and APWA.
5. In the case of conflicts between plans and specifications resolution shall be by using the more restrictive requirement as determined by the project engineer and approved by the City.
6. The project plans shall be approved for construction by the City prior to any construction activity and scheduling a pre-construction meeting.
7. The construction Project Engineer shall be a New Mexico licensed Professional Engineer in the appropriate category for the type of work represented by the project plans. The Project Engineer shall arrange for a pre-construction meeting prior to the start of construction or mobilization of equipment on-site and after receipt of the financial guaranty. At the pre-construction meeting, the Project Engineer shall submit a letter providing the name(s) of specific individuals who will be performing what type of inspections and respective telephone contact number(s); this includes preparation of the record drawings. The pre-construction meeting shall be scheduled a minimum of 10 calendar days in advance of the meeting date.
8. Attendance at the pre-construction meeting is mandatory.
9. The Contractor shall provide a list of contact personnel responsible for site construction including position, telephone numbers, and at least one emergency telephone number active on a 24 hour basis.
10. If an EPA Notice of Intent (NOI) is applicable, a copy of the mailed permit application shall be presented at the pre-construction meeting along with a written statement giving the mailing date.
11. The Contractor shall be responsible for maintaining the integrity of all underground utilities during the course of work regardless of any location shown on the plans or other field evidence, or lack thereof. Notification to New Mexico One Call at 1-800-321-2537 for utility locates a minimum of 48 hours in advance of any excavation is required. Maintenance of utility locates shall be continued throughout the project life.
12. The Owner shall be responsible for all changes in construction deemed necessary for any reason and shall have appropriate plans and/or specifications, including applicable design criteria, prepared by a New Mexico Professional Engineer and submitted to the City for approval. Upon approval, said changes may be incorporated into the project.
13. Final Record Drawings, reflecting substantial changes to the original design drawings, shall be submitted by the Contractor's Surveyor for approval to the Engineer.Said plans shall be approved by applicable City Divisions prior to final acceptance of project work for maintenance responsibility and the beginning of the warranty period. Under no circumstances will partial acceptance and/or warranty commencement begin for any component of project scope be provided.
14. All Contractor work activity shall be confined to the construction limits of the project. There shall be no encroachment onto adjacent properties, either construction or marshaling yard(s) unless legal easements(s)/agreement(s) is/are executed and approved by the Engineering Supervisor.
15. Grading shall be completed under the authority of a Building Permit, the application of which shall show the type of work as "Other" with the notation of Grading, Landscaping, and infrastructure shown thereon. E-mail "permitcounter@santafenm.gov" for permit information.
16. All cut and fill slopes, including setback requirements, shall conform to the requirements of:
    a. Santa Fe City Code's Article 14-8 (Development and Design Standards);
    b. Chapter 33 of the Uniform Building Code, 1997 edition unless otherwise noted on the approved construction plans; and
    c. In the case of conflict between these two specifications, City Code shall prevail.
17. The Contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
18. Material quality testing shall be completed by the Contractor, through a recognized testing laboratory. The laboratory shall be under the auspices of a New Mexico Professional Engineer.
19. All material quality test reports shall be provided directly to the City Planning and Land Use Department at P.O. Box 909, Santa Fe, New Mexico 87504-0909 within seven (7) calendar days after laboratory material testing is complete unless otherwise directed during the pre-construction meeting. Field test reports shall be provided directly to the P&DR staff at the time of field testing. All test reports and other communication shall carry the applicable Planning and Land Use Department Case and Building Permit project numbers which will be provided at the pre-construction meeting if not noted on the approved project plans.
20. Compaction testing of soil and similar materials, including optimum moisture-density relationships, shall be performed in accordance with the referenced specifications and/or plans. Unless specified in individual project plans, the frequency of compaction testing shall be one (1) test per 1.5 vertical feet of fill or backfill of similar material; within two (2) horizontal feet of structures; for each 500 linear feet of trench backfill or each days compactive effort, whichever results in the greatest quantity of tests; or for each 500 cubic yards of fill of similar material; or as directed by the Engineer.
21. Portland cement concrete (PCC) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer. The design shall meet SSHBC Section 509 requirements for Class AA or Class F concrete and be provided to P&DR staff for approval a minimum of 14 calendar days prior to scheduling the initial casting operation or, alternatively, the project plans shall define a specific mix having a prior approval by P&DR. Each mix shall have the following minimum properties:
    a. Compressive strength of 4,000 psi in 28 calendar days for Class AA concrete or 3,000 psi in 14 days for Class F concrete
    b. Seven (7.0) bags of cementitious material per cubic yard of concrete
    c. Twenty (20.0) percent or less of flyash material substitution for cement
    d. Maximum aggregate size of 3/4"
    e. Air entrainment content ranging between 4.0 and 7.0 percent at the point of concrete delivery into forms
22. Concrete sample set shall consist of a minimum of three (3) cylinders. One sample set shall be obtained for each 500 linear feet cast, 50 cast cubic yards, or one (1) set per calendar day, whichever is greatest; or as directed by the Engineer. Cylinders shall be tested at 7, 28, and 56 day intervals; the 56 day interval need not be tested if any previous test result exceeds the design value.
23. Traffic control devices, as per approved plan, shall be installed, maintained, and removed by the Contractor. Said devices shall conform to the latest published edition of the Manual of Uniform Traffic Control Devices and to written directions from the City Traffic Engineer who may be reached at 505-955-6631.
24. Site erosion and/or sediment control, as per approved plan, shall be installed, maintained, and removed by the Contractor. The Contractor's attention is directed to the SSHBC's Section 603 for other requirements relating to dust abatement and similar issues.
25. Utility lines must be bored under all existing street Pcc street appurtenances. A minimum of 12" separation must be maintained between utility lines. Any curb, gutter, or other damage must be repaired before final inspection will be given.
26. Each City utility division shall provide a letter of completed installation, not necessarily accepted for warranty, at the Contractor's request. Said letters shall be provided to the P&DR staff and received written staff acceptance prior to scheduling either TV inspection of SAS ; and Storm Sewer lines or placement of roadway pavement material.
27. ASTM, ASHTO, or independent laboratory certificates of material compliance are to be provided to P&DR staff prior to bringing applicable material on site.
28. Aggregate base course material shall conform to the SSHBC's Section 304 using Gradation I.
29. Hot Mix Asphalt (HMA) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer conforming to SSHBC's Section 423 using Aggregated Classification(s) called for in the project plans. The design shall be provided to P&DR staff for approval a minimum of 14 calendar days prior to scheduling the initial paving operation or, alternatively, the project plans shall define a specific mix having a prior approval by P&DR.
30. Compaction testing of subgrade, aggregate base course, and each lift of HMA material shall be completed for every 100 linear feet of roadway length excepting for HMA material in which case provide one (1) test for every 100 linear feet of laydown machine pass; or as directed by the Engineer.
31. HMA material quality test samples (wet) shall be obtained and tested for every 500 tons or fraction thereof or one (1) sample per day.
32. Utility appurtenance such as telephone pedestals, electrical transformers, gas, and cable TV pedestals shall be placed outside the public right-of-way and within utility easements. The Owner is responsible for relocating mis-placed utility structures prior to requesting a pre-final inspection. Water meter boxes and fire hydrants may be placed between the sidewalk and curb. Water valve and meter boxes are not to be placed within maintenance areas of semi-improved (gravel or equal) roads.
33. Construction debris and/or excess material shall be stored in an on-site area and appropriately contained. Said debris shall not be a nuisance to the surrounding neighborhood. Disposal of debris shall be either within the city limits under separate grading permit or at a designated NMED approved disposal site. The Contractor shall provide written notice as to proposed debris disposal site location(s). All debris and/or excess material shall be removed from the site prior to scheduling a pre-final inspection with P&DR staff.
34. Interim terrain and stormwater management inspections shall be arranged for at the following events:
    a. Completion of temporary erosion control best management installations and prior to any earthwork (clearing, grubbing, etc.)
    b. Final stormwater management features are constructed
    c. Final site restoration measures are completed
    d. Further construction or issuance of any permit(s) shall not occur until written approval by P&DR staff for each of the above inspections has been obtained. Inspections shall be scheduled by calling 505-955-6646.
35. The Contractor shall make written request for a pre-final inspection of terrain management and infrastructure works a minimum of 14 calendar days in advance with P&DR staff. At this inspection, applicable city division staff will review the final work product. Any deficiencies will be noted in a "punchlist" and provided to the Contractor for correction. When all punchlist items are completed the Contractor shall file a written statement to that effect and a final inspection will be held by P&DR staff. Upon acceptance, an acceptance letter will be provided wherein all work will be accepted for maintenance by the City and the commencement of the warranty period initiated.
36. All surveys to be performed under the supervision of a Professional Land Surveyor, licensed in the State of New Mexico.
37. ADA compliance: The contractor shall ensure ADA compliance for construction of ADA features and appurtenances (including, but not limited to, sidewalk & curb ramp cross slopes, ramp slopes, level landings, etc.) as detailed in the plans and in accordance with referenced standard drawings, specifications and current public right of way accessibility guidelines. The contractor is responsible for field checking slopes and dimensions of all form work for compliance prior to installation of concrete. The City reserves the right to inspect any ADA features and appurtenances at any time before final completion of the project and to have the contractor remove, replace, and/or correct any work at his cost that is not in compliance, as determined by the project manager.

ADDITIONAL CONSTRUCTION NOTES

1. The contractor's surveyor shall coordinate with Rick Chatroop, (505) 470-0037. The contractor's surveyor shall verify proposed grades, Invert elevations, Flow lines, Alignments, Property lines, Right of Way, Setbacks, and topography PRIOR to construction. Any deviations shall be reported to the engineer.
2. The contractor shall maintain existing fencing, or build new fencing to ensure that the site is secure at all times.
3. It is solely the contractor's responsibility to meet OSHA requirements and to maintain a safe working condition.
4. Santa Fe Engineering Consultants, LLC. waives any and all responsibility and is not liable for problems which arise from failure to follow these plans, Specifications and the design intent they convey or for problems which arise from failure to obtain and/or follow SFEC guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts.
5. Television inspection to be provided by private contractor, not the City.
6. Pot holing, construction water, T.V. inspections, flushing and cleaning of sanitary sewer lines or storm sewers are incidental to the work and no separate payment will be made.
7. The existing utility locations shown on these plans have been compiled from multiple sources, including utility locates, and field surveys. It is the contractor's responsibility to verify and pothole any potential utility conflicts. The contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
8. The contractor shall maintain an up to date set of as-built plans for the project. These plans shall be kept current, within two weeks, at all times and shall be subject to review by the project manager throughout the project and will be reviewed by the project manager for accuracy and completeness at least once every 30 days. Upon 50% completion of the project, the contractor shall submit progress as-built plans to the project manager for review. The final as-built plans bearing the signed seal and certification of the contractor's surveyor shall be submitted to the project manager prior to any final payment. This work is considered incidental to completion of the project and no measurement or payment shall be made.

REVISIONS	DATE	ENGINEERS SEAL

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

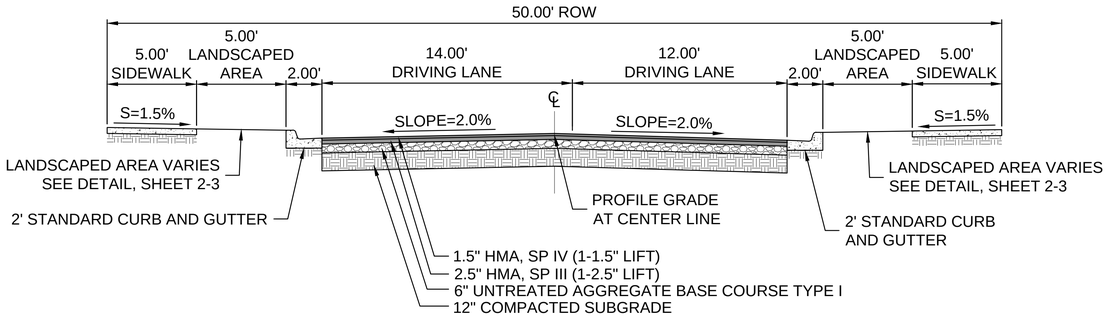
CITY USE ONLY

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
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(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

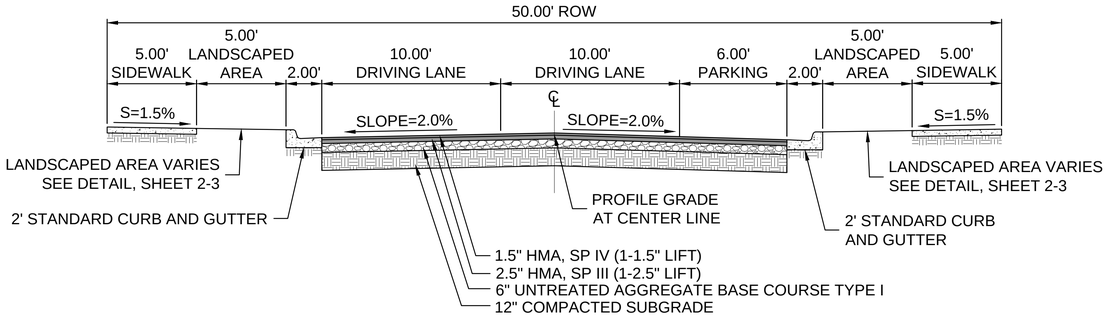
GENERAL NOTES

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	2-1



TYPICAL ROADWAY SECTION - 50' ROW

NORTH / SOUTH SITE ENTRANCES



TYPICAL ROADWAY SECTION - 50' ROW

SUBCOLLECTOR WITH PARKING ON ONE SIDE

NOTE:
SURFACING THICKNESSES ARE AS DIRECTED BY THE CITY OF SANTA FE.

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY	USE	ONLY

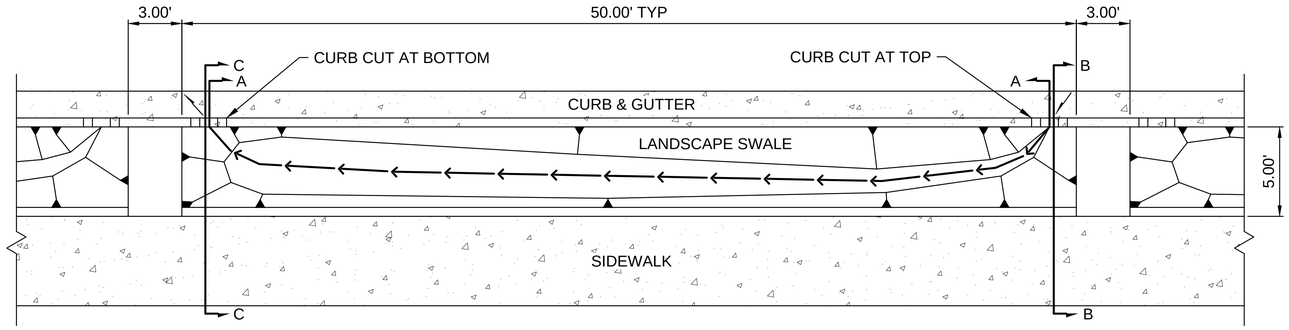
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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

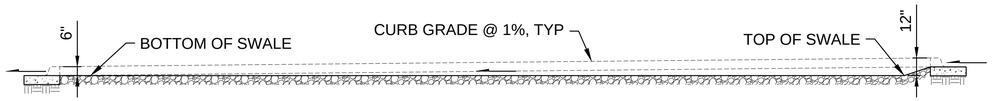
TYPICAL SECTIONS AND DETAILS

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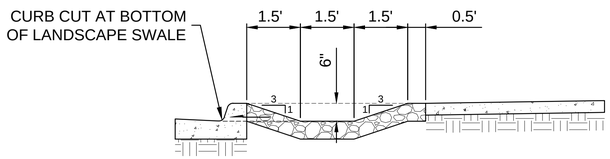
ENGINEERS SEAL
DATE
REVISIONS



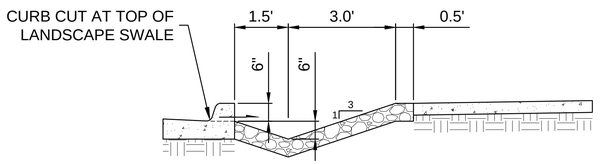
TYPICAL LANDSCAPE SWALE WITHOUT DRIVEWAY



SECTION A-A



BOTTOM SECTION C-C



TOP SECTION B-B

NOTE:
SEE LANDSCAPE PLANS FOR
ADDITIONAL DETAILS.

ENGINEERS SEAL	
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REVISED SEPTEMBER 2024
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CITY REVIEW		
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WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

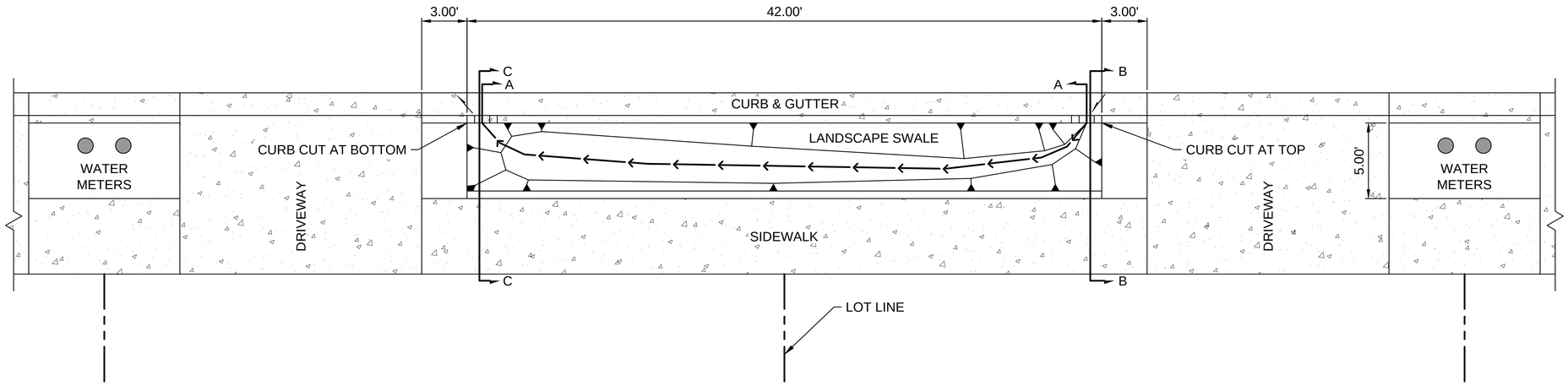
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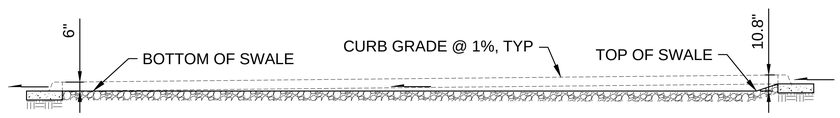
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS (CONT'D)

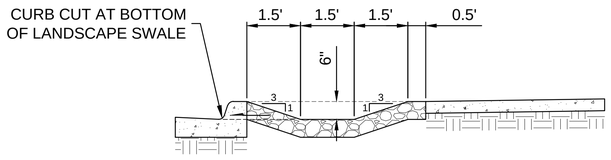
DATE:	SCALE:	SHEET:
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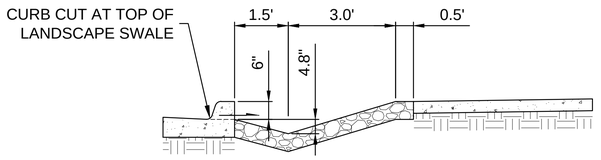
TYPICAL LANDSCAPE SWALE WITH OFFSET DRIVEWAYS



SECTION A-A



BOTTOM SECTION C-C



TOP SECTION B-B

NOTES:
1. DRIVEWAY LOCATIONS SHOWN FOR FEASIBILITY PURPOSES ONLY.
2. SEE LANDSCAPE PLANS FOR PLANTINGS, GRAVEL, AND SEDIMENT TRAP DETAILS.

ENGINEERS SEAL

DATE

REVISIONS

REVISED SEPTEMBER 2024
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CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

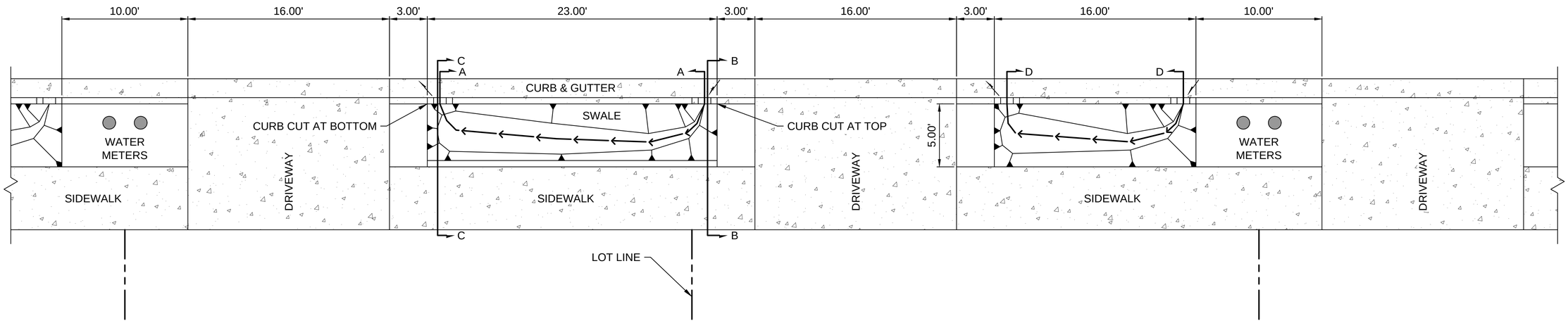
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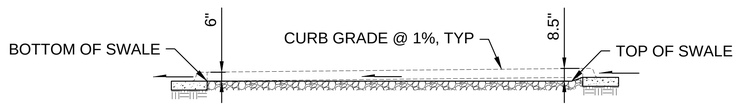
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS (CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	2-4



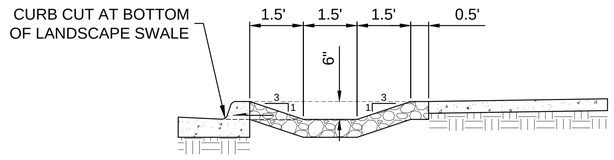
TYPICAL LANDSCAPE SWALE WITH UNIFORM DRIVEWAYS



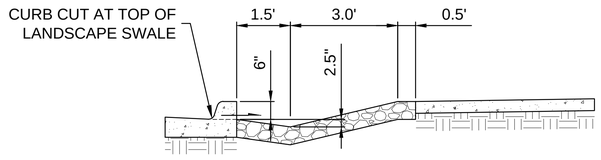
SECTION A-A



SECTION D-D



BOTTOM SECTION C-C



TOP SECTION B-B

NOTES:
1. DRIVEWAY LOCATIONS SHOWN FOR FEASIBILITY PURPOSES ONLY.
2. SEE LANDSCAPE PLANS FOR PLANTINGS, GRAVEL, AND SEDIMENT TRAP DETAILS.

ENGINEERS SEAL

DATE

REVISIONS

REVISED SEPTEMBER 2024
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WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

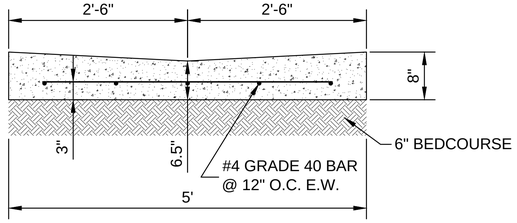
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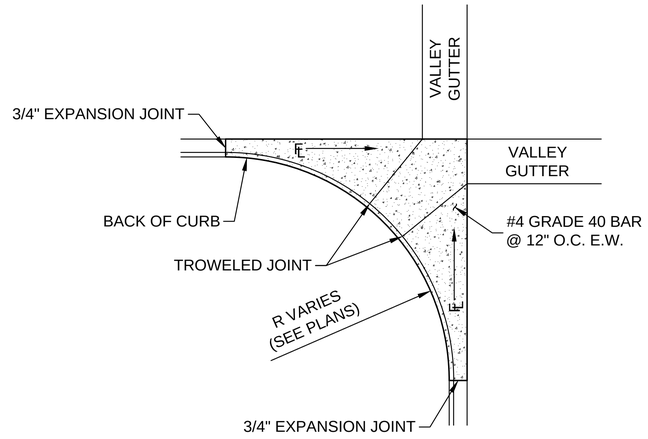
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS (CONT'D)

DATE:	SCALE:	SHEET:
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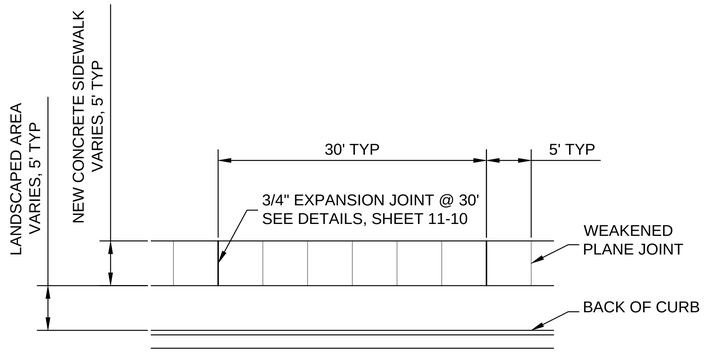


5' - TYPE II VALLEY GUTTER

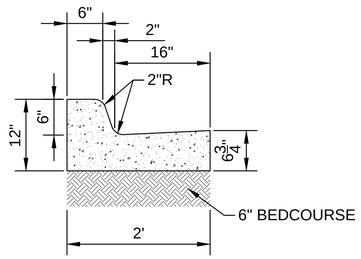


NOTES:
1. POUR FILLETS MONOLITHICALLY
2. PROVIDE A REINFORCING CONTINUATION BETWEEN FILLETS AND VALLEY GUTTERS WITH A 30" REBAR LAP BETWEEN FILLETS AND VALLEY GUTTERS BEING CAST WITHIN 30 CALENDAR DAYS.

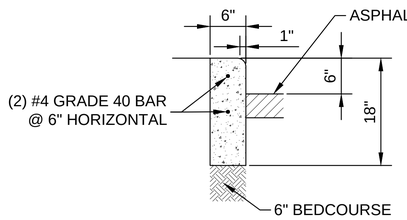
FILLET CURB RETURN



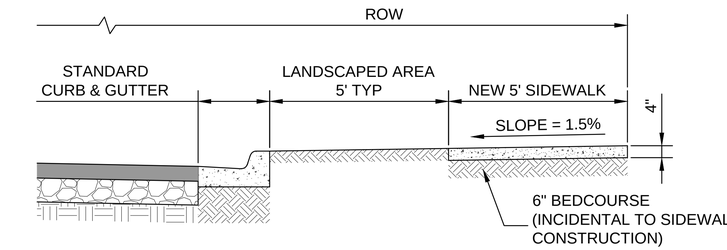
TYPICAL SIDEWALK PLAN



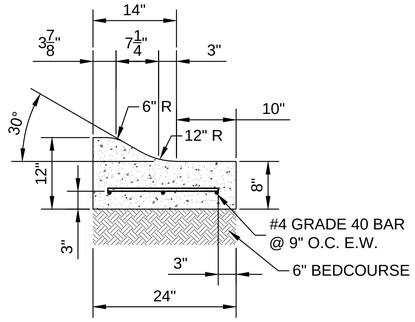
STANDARD 2' CURB AND GUTTER



6" STAND-UP CURB

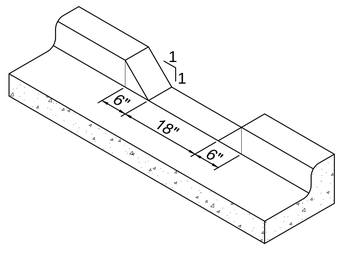


TYPICAL SIDEWALK SECTION

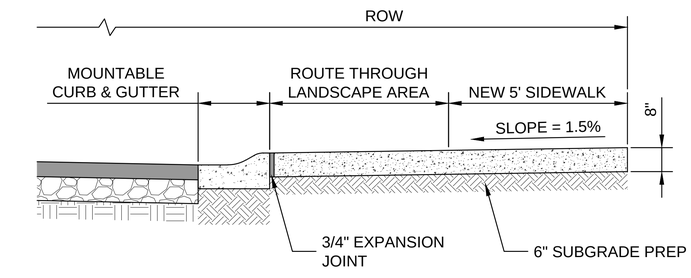


MOUNTABLE CURB AND GUTTER

LOCATE CURB CUTS AS SHOWN ON PLANS.
GRADE SWALES TO DRAIN.
SEE LANDSCAPE AND GRADING PLANS.



CURB CUT DETAIL



TYPICAL THICKENED SIDEWALK SECTION

ENGINEERS SEAL

DATE

REVISIONS

CITY REVIEW		
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FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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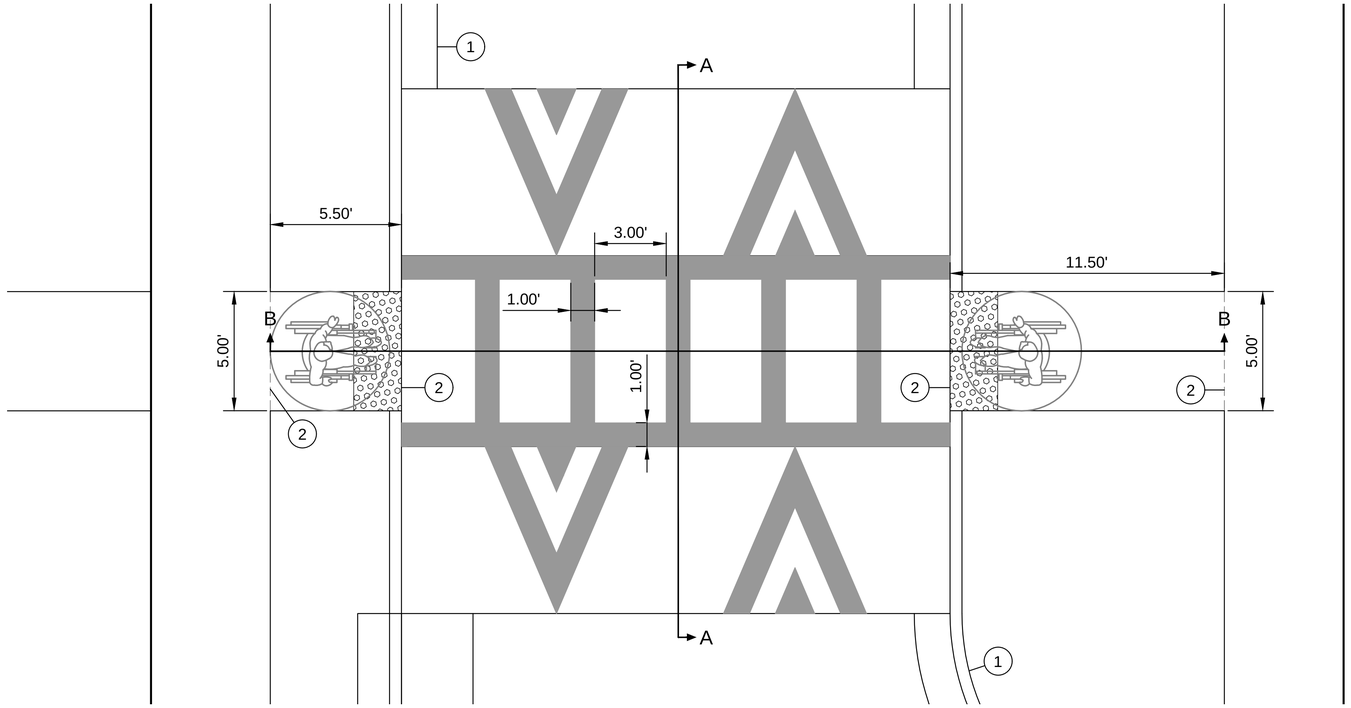
REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS (CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	2-6



STANDARD RAISED CROSSWALK
SCALE: N.T.S.

NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF CITY OF SANTA FE STANDARD DRAWINGS AND SPECIFICATIONS AS APPLICABLE.
2. ANY DEVIATIONS SHALL BE APPROVED BY THE APPROPRIATE CITY DIVISION PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL USE A TEMPLATE TO SCREED ACROSS THE SPEED HUMP AND SPEED TABLE TO OBTAIN THE PROPER PARABOLIC SHAPE. THE TOLERANCE FOR THE PARABOLIC SHAPE OF THE SPEED HUMP AND SPEED TABLE SHALL NOT BE GREATER THAN + 0.125"

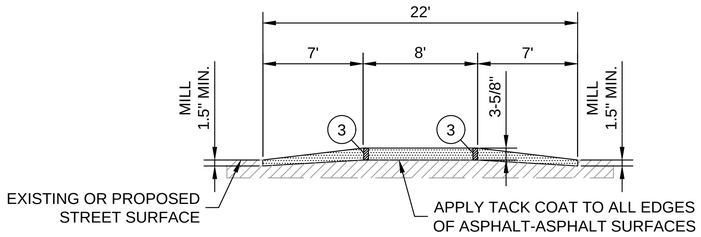
SHEET KEYNOTES

1. PROPOSED CURB AND GUTTER
2. 3/4" EXPANSION JOINT, SEE DETAILS SHEET 11-10
3. STANDARD CONCRETE BRICK PLACED ON SIDE TO FORM THE RAISED CROSSWALK (UNLESS CONTRACTOR CAN MAINTAIN PROPER SHAPE WITH LAYDOWN MACHINE OR ANOTHER MACHINE).
4. APPROVED DETECTABLE WARNING (LANDING WIDTH x 24") PER CITY OF SANTA FE STANDARDS.

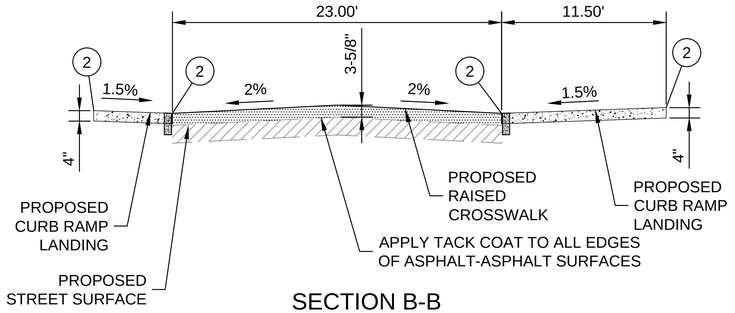
LEGEND

60" — MAINTAIN A 60" TURNING RADIUS ON ALL CURB RAMP LANDINGS PER ADA

PAVEMENT MARKINGS FOR SPEED HUMPS, SPEED TABLES AND RAISED CROSSWALKS SHALL BE CONSISTENT WITH THE MUTCD, 2009 EDITION AND SHALL BE 3M (380 SERIES) INTERSECTION GRADE 60 MIL TAPE OR APPROVED EQUAL



SECTION A-A
SCALE HORIZ: 1" = 5'
VERT: 1" = 2'



SECTION B-B
SCALE HORIZ: 1" = 5'
VERT: 1" = 2'

REVISIONS	DATE	ENGINEERS SEAL

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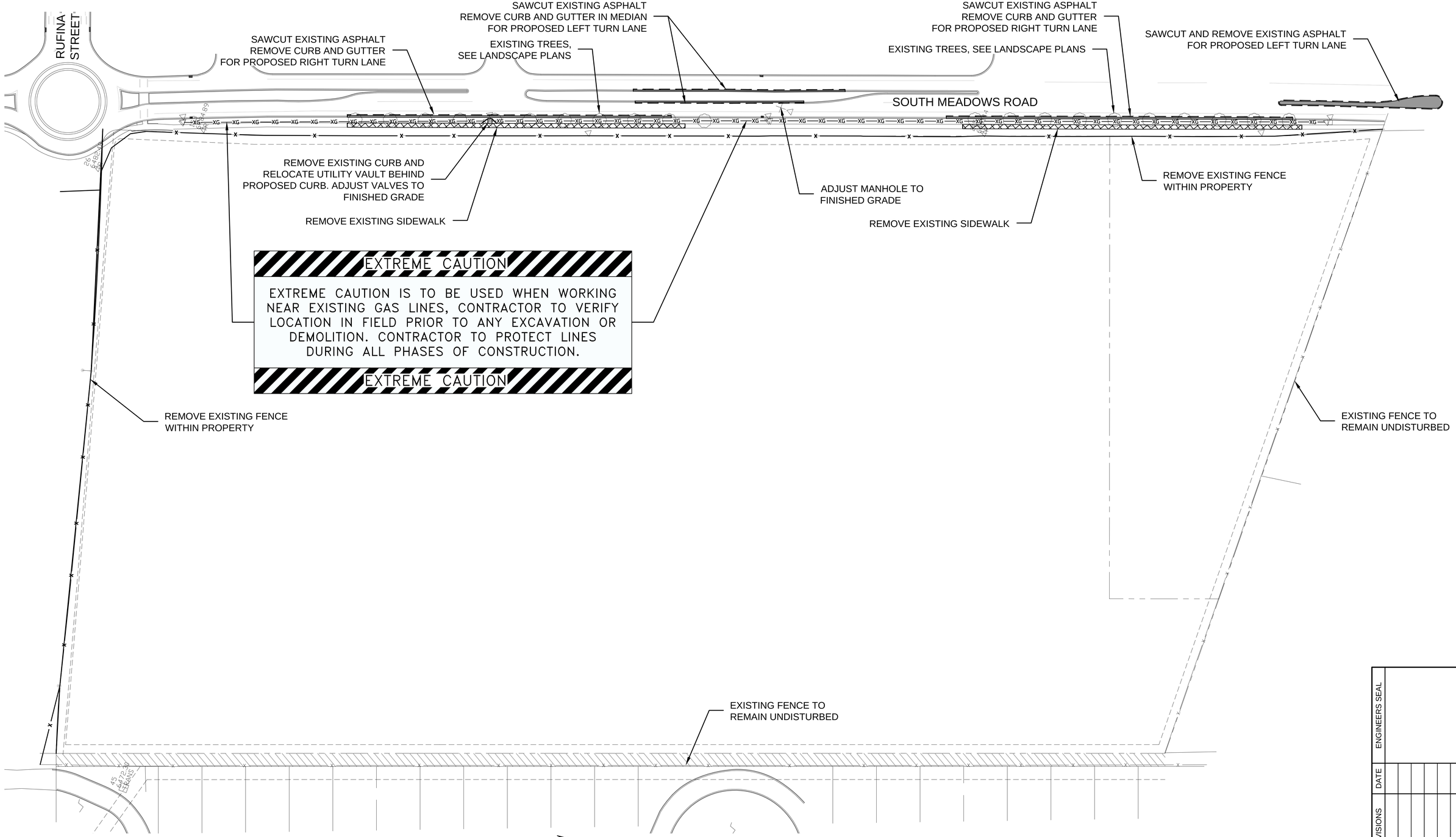
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TYPICAL SECTIONS AND DETAILS (CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	AS NOTED	2-7



NOTE:
SEE LANDSCAPING PLANS FOR ADDITIONAL DEMOLITION AND PLANT PRESERVATION INFORMATION

0 25 50 100
SCALE: 1" = 50'

DEMOLITION PLAN
SCALE: 1" = 50'

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
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DEMOLITION PLAN

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	2-8

ENGINEERS SEAL
DATE
REVISIONS

CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION GENERAL NOTES

1. PRIOR TO THE WASTEWATER MANAGEMENT DIVISION APPROVAL OF THE PLAN SET, A LETTER WILL BE REQUIRED FROM THE PROJECT ENGINEER INDICATING THEY ARE PROVIDING THE INSPECTION AND RECORD DRAWING SERVICES FOR THE PROJECT.
2. THE CONTRACTOR MUST OBTAIN ALL SEWER HOOKUP PERMITS FROM THE CITY'S BUILDING PERMITS SECTION (SEWER LINES) PRIOR TO COMMENCING ANY SEWER LINE CONSTRUCTION. A COPY OF THE PERMIT MUST BE KEPT AT THE CONSTRUCTION SITE.
3. ALL MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD MANHOLE DETAIL SHEET" SHOWN ON THE CITY STANDARD DRAWINGS.
4. A COPY OF THE APPROVED PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES DURING WORKING HOURS.
5. ALL MODIFICATIONS TO THE SANITARY SEWER PLANS MUST BE REVIEWED AND APPROVED BY THE CITY'S WASTEWATER MANAGEMENT DIVISION PRIOR TO CONSTRUCTION.
6. ADDITIONAL GENERAL NOTES ARE CONTAINED IN THE STANDARD CITY DETAIL SHEETS FOR SANITARY SEWER CONSTRUCTION.
7. ALL PUBLIC GRAVITY SEWER LINES SHALL BE A MINIMUM 8 INCH DIAMETER WITH A MINIMUM CLASS C BEDDING (2006 NEW MEXICO AMERICAN PUBLIC WORKS ASSOCIATION).
8. ALL 4 INCH AND 6 INCH DIAMETER GRAVITY SEWER PIPE SHALL BE PRIVATE. NO PRIVATE SEWER SYSTEM SHALL USE LARGER THAN A 6 INCH DIAMETER PIPE. NO PUBLIC GRAVITY SEWER LINE TO BE ACCEPTED BY THE CITY OF SANTA FE FOR PERMANENT MAINTENANCE SHALL BE LESS THAN 8 INCHES DIAMETER.
9. NO CONCRETE ENCASEMENT OF NEW OR EXISTING PUBLIC SEWER PIPE WILL BE ALLOWED UNLESS APPROVED BY THE CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION.
10. CORE DRILLING IS REQUIRED FOR ALL NEW CONNECTIONS TO AN EXISTING MANHOLE.
11. NO PUBLIC SEWER MAIN LINE OR MANHOLE WILL BE ALLOWED UNDER OR WITHIN A STORM WATER DETENTION/RETENTION POND.
12. PRIOR TO PAVING OVER ANY SANITARY SEWER LINES, SUBMIT T.V.TAPES AND LOGS, PRESSURE TESTS, AND THE ENGINEER'S CERTIFICATION TO THE CITY'S WASTEWATER MANAGEMENT DIVISION. AFTER THE WASTEWATER MANAGEMENT DIVISION REVIEWS THE ABOVE LISTED INFORMATION, A PRELIMINARY MANHOLE INSPECTION WILL BE CONDUCTED. WHEN ALL THE ITEMS LISTED ABOVE ARE COMPLETED TO MEET THE STANDARDS OF THE WASTEWATER MANAGEMENT DIVISION, A LETTER APPROVING PAVING WILL BE ISSUED IN RELATION TO THE SANITARY SEWER. NOTE: A FINAL MANHOLE INSPECTION WILL BE CONDUCTED AFTER THE FINAL PAVING IS COMPLETED AND MANHOLE COLLARS ARE RAISED TO GRADE.
13. ALL SEWER MANHOLES WITH SEWER LINES 12 INCHES IN DIAMETER AND LARGER ARE REQUIRED TO HAVE APPROVED VENTED AND LOCKING MANHOLE COVERS.
14. LOCATE WIRES SHALL BE INSTALLED FOR ALL SANITARY SEWERS (GRAVITY/FORCE MAINS). THE LOCATE WIRE MUST BE VISIBLE IN THE MANHOLE OR ACCESS STRUCTURE. THIS WILL BE VERIFIED DURING THE PRELIMINARY MANHOLE INSPECTION PRIOR TO PAVING. THE LOCATE WIRE IS TO BE A CONTINUOUS, 12 GAUGE, SOLID STRAND INSULATED COPPER WIRE. THE WWMD MAY REQUIRE A WIRE CONTINUITY TEST PRIOR TO PAVING.
15. OFF-ROAD PUBLIC SEWER ACCESS WILL BE PROVIDED FOR ALL PUBLIC SEWER LINES AND MANHOLES. ACCESS ROADS ARE TO BE A MINIMUM 12 FEET WIDE WITH A DRIVING SURFACE OF 6 INCHES OF COMPACTED BASE COURSE. NO ACCESS ROAD SHALL HAVE A GRADE GREATER THAN 15%. MANHOLES ARE TO BE ALIGNED WITH THE CENTER LINE OF THE ACCESS ROAD. SEWER EASEMENTS ARE TO BE A MINIMUM OF 20 FEET IN WIDTH.
16. OFF ROAD SANITARY SEWER - CALL THE WASTEWATER MANAGEMENT DIVISION AT 955-4651 FOR A FIELD REVIEW OF THE GRADING OF ALL OFF ROAD SANITARY SEWER TO ENSURE THAT THE CITY'S MAINTENANCE VEHICLES CAN ACCESS ALL MANHOLES. THE GRADES MAY BE REQUIRED TO BE ADJUSTED BASED UPON THIS INSPECTION. ADDITIONAL BANK PROTECTION MAY BE REQUIRED BASED UPON A FINAL INSPECTION BY THE WASTEWATER MANAGEMENT DIVISION AND THE PROJECT ENGINEER.
17. FOR RECORD DRAWINGS, TIE MANHOLE TO A CITY OF SANTA FE SURVEY MONUMENT AS PART OF THE FINAL RECORD DRAWINGS. SHOW CORRECTED AS-BUILT BEARING AND DISTANCES, SLOPES, RIM AND INVERT ELEVATIONS AND SEWER SERVICES ALONG THE HORIZONTAL ALIGNMENT OF THE SANITARY SEWER. FOR RECORDS DRAWINGS, A SEPARATE SUMMARY TABLE ADDED TO THE EXISTING PLAN SHEETS OR AS AN ADDITIONAL SHEET SHALL BE REQUIRED. THE SUMMARY SHEET SHALL LIST DATA FOR THE SEWER LINE SEGMENTS BETWEEN MANHOLES SHOWING THE UPSTREAM AND DOWNSTREAM MANHOLE WITH THE DESIGN SEGMENT LENGTHS, SLOPES AND BEARINGS AND THE AS-BUILT SEGMENT LENGTHS, SLOPES AND BEARINGS. THE SUMMARY SHEET SHALL INDICATE THE TOTAL NUMBER OF NEW PUBLIC MANHOLES CONSTRUCTED, THE TOTAL NUMBER OF CONNECTIONS TO EXISTING PUBLIC MANHOLES, THE TIE TO A CITY CONTROL MONUMENT AND THE TOTAL LENGTH OF AS-BUILT PUBLIC SEWER LINE CONSTRUCTED BY SIZE.
18. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING AND LOCATING THE SEWER SYSTEM UNTIL CITY ACCEPTANCE FOR MAINTENANCE. DAMAGES RESULTING FROM A STOPPAGE IN ANY GRAVITY AND/OR PRESSURE SEWER SYSTEM WILL BE THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER UNTIL A FINAL ACCEPTANCE LETTER FOR PERMANENT MAINTENANCE HAS BEEN ISSUED BY THE WASTEWATER MANAGEMENT DIVISION.
19. WATER METERS WILL NOT BE PLACED UNTIL A FINAL ACCEPTANCE LETTER HAS BEEN ISSUED BY THE WASTEWATER DIVISION FOR ALL ON-SITE SANITARY SEWER NEEDED IN ORDER FOR THE PROJECT TO CONNECT TO THE SANITARY SEWER SYSTEM.
20. 20 FOOT WIDE ACCESS GATES SHALL BE PROVIDED AT ALL FENCES, WALLS OR OTHER OBSTRUCTIONS THAT CROSS A PUBLIC SEWER LINE. ACCESS GATES TO BE LOCATED WITHIN THE SANITARY SEWER EASEMENT.
21. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR LOCATING EACH SEWER SERVICE AT THE TIME EACH LOT IS READY TO CONNECT TO THE SEWER. IT IS SUGGESTED THAT THE OWNER/ DEVELOPER RETAIN A COPY OF THE TELEVISION INSPECTION VIDEO ALONG WITH THE VIDEO LOGS. EACH SERVICE SHALL BE CLEARLY MARKED FOR EACH LOT AT POINT OF CONNECTION. ALL CALLS RECEIVED BY THIS DIVISION REGARDING THE LOCATION OF SERVICE WILL BE FORWARDED TO THE OWNER/DEVELOPER.
22. THE CONTRACTOR SHALL CALL THE WASTEWATER MANAGEMENT DIVISION (DOUGLAS FLORES AT TELEPHONE # 955-4613) FOR A FINAL MANHOLE INSPECTION. THIS INSPECTION WILL BE ISOLATED TO THE MANHOLES. THE CITY'S PLUMBING AND MECHANICAL INSPECTORS WILL CONDUCT ALL OTHER NECESSARY PLUMBING INSPECTIONS. NOTE: THE CITY'S PLUMBING AND MECHANICAL INSPECTORS WILL INSPECT THE INDIVIDUAL SEWER SERVICE TAPS AND LATERALS, WHICH CONNECT TO THE PUBLIC SANITARY SEWER.
23. THE EXISTING SANITARY SEWER LINE MUST BE T.V. TAPED PRIOR TO A NEW SERVICE CONNECTION BEING PLACED AS WELL AS TAPED AFTER THE SERVICES HAVE BEEN COMPLETED. THIS IS TO ENSURE THAT THE EXISTING SANITARY SEWER LINE IS NOT DAMAGED AND THE NEW SERVICE IS INSTALLED CORRECTLY.
24. ALL COSTS ASSOCIATED WITH THE OPERATION, MAINTENANCE AND REPLACEMENT OF GRINDER PUMPS FOR INDIVIDUAL LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER AND/OR OWNERS ASSOCIATION. FOR GRINDER PUMPS THAT CONNECT TO A PRESSURE SEWER MAIN, THE GRINDER PUMP WILL BE A MODEL MANUFACTURED BY ENVIRONMENT-ONE OR A TYPE APPROVED BY THE CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION. FOR GRINDER PUMPS THAT CONNECT TO A GRAVITY MAIN, THE GRINDER PUMP SHALL BE OF A TYPE APPROVED BY THE CITY OF SANTA FE PLUMBING CODE.
25. A MINIMUM 12 INCHES OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN THE SEWER LINE AND ANY STORM DRAIN PIPING.
26. ALL PRESSURE SEWER SYSTEMS SHALL BE AIR OR HYDROSTATICALLY PRESSURE TESTED @ 120 PSI FOR 2 HOURS MINIMUM. THE TEST IS TO BE WITNESSED AND CERTIFIED BY THE PROJECT ENGINEER. PRIOR TO BEING PUT INTO SERVICE AND ACCEPTANCE BY THE CITY OF SANTA FE, ALL PRESSURE SEWER SYSTEM MAIN LINES WILL BE FILLED WITH WATER.
27. NO PUBLIC PRESSURE SEWER SYSTEM PIPING MAY BE INSTALLED IN A COMMON TRENCH WITH OTHER UTILITIES.
28. SEWER BACKFLOW CHECK VALVES WILL BE REQUIRED FOR ALL SEWER SERVICE LATERAL CONNECTIONS TO SEWER MAINS 12 INCHES OR GREATER IN DIAMETER. THE SEWER SERVICE CONNECTION MUST BE MADE AT AN EXISTING OR NEW MANHOLE. SEWER SERVICE CONNECTIONS TO SEWER MAINS WITH PIPE SIZE DIAMETER OF 12 INCHES AND GREATER WILL NOT BE MADE WITHOUT APPROVAL FROM THE WASTEWATER MANAGEMENT DIVISION.
29. SEWER BACKWATER CHECK VALVES SHALL BE REQUIRED ON PRIVATE SEWER SERVICE LATERALS PER THE CITY OF SANTA FE PLUMBING CODE.
30. ALL PVC SEWER PIPES SHALL BE SDR 26 PVC PIPE.
31. ALL AS-BUILT SEWER LINE AND MANHOLE DATA SHALL BE OBTAINED AND CERTIFIED BY A LICENSED SURVEYOR OR ENGINEER. AS-BUILT DATA SUPPLIED BY OTHER THAN A LICENSED SURVEYOR OR ENGINEER SHALL NOT BE VALID FOR FINAL AS-BUILTS.
32. ALL EXISTING AND NEW PUBLIC MANHOLES WITHIN A PROJECT SHALL HAVE ACCESS FOR CITY SEWER MAINTENANCE EQUIPMENT. ALL ACCESS IS SUBJECT TO FIELD VERIFICATION AND MODIFICATION AS REQUIRED BY THE WASTEWATER DIVISION PRIOR TO FINAL PROJECT CLOSE OUT WITH THE CITY OF SANTA FE.
33. ALL SEWER LINE CROSSINGS OF RIVERS, STREAMS, ARROYOS, DRAINAGE CHANNELS, ETC. SHALL REQUIRE A BASIS OF DESIGN ANALYSIS PREPARED BY A LICENSED ENGINEER.
34. AN APPROVED BACKFLOW VALVE AND ISOLATION VALVE ARE REQUIRED ON ALL LOW PRESSURE SEWER SERVICE LINES AS PER THE CITY OF SANTA FE STANDARD SEWER SPECIFICATIONS.
35. TERMINAL FLUSHING CONNECTIONS AND IN-LINE FLUSHING CONNECTIONS ARE REQUIRED ON ALL LOW PRESSURE SEWER SYSTEMS. THE MAXIMUM SPACING BETWEEN IN-LINE FLUSHING CONNECTIONS SHALL BE 500 FEET. DISTANCES GREATER THE 500 FEET BETWEEN LOW PRESSURE SEWER IN-LINE FLUSHING CONNECTIONS SHALL BE APPROVED BY THE WASTEWATER DIVISION.
36. ALL SANITARY SEWER MANHOLES FIFTEEN (15) FEET IN DEPTH OR GREATER SHALL BE SIX (6) FOOT DIAMETER.
37. PVC SEWER PIPE SHALL BE RUN CONTINUOUS THROUGH MANHOLES WHEN PIPE OF APPROXIMATE EQUAL SLOPES ARE ENTERING AND LEAVING THE MANHOLES.
38. ALL NEW CONNECTIONS TO AN EXISTING SANITARY SEWER MANHOLE SHALL INCLUDE THE REHABILITATION REQUIRED TO MEET CITY OF SANTA FE WASTEWATER DIVISION STANDARD CONSTRUCTION DETAILS.

JOINT TRENCH NOTES:

1. Compaction in city or state right-of-ways shall meet or exceed minimum specified requirements.
2. Shading and bedding materials to be type IV. Class 1 for direct buried cable and Type IV, Class 2 for cable in conduit. Type III material is suitable for either type of installation. Refer to DS-10-12.4 for fill material requirements.
3. If trench-run material meets back fill material type requirements, 3" bedding may be omitted provided the trench bottom is smooth, flat and without surface irregularities.
4. Maximum change in the trench bottom elevation shall not exceed 2" over a 10' length.
5. Spoil pile shall be placed on the field side a minimum of 2" from the trench edge.
6. Latest OSHA trench safety requirements shall be strictly observed.
7. Warning tape shall be placed a minimum of 12" above gas line.
8. When bringing cables to pedestals, 12" separation must be maintained from the gas line.
9. PNM owned or maintained street lights may be installed in trench, next to electric cable.
10. Private area lighting or private streetlight circuits must maintain 12" separation from all other joint occupants..
11. Gas service must be 12" away from where it will pass equipment or pedestals.
12. All parties agree that 12" separation between electric and communication may not be met when transitioning up to transformers and or pedestals.
13. Typical subdivision where property line is 9' from back of curb and 10' Public Utility Easements (PUE).
14. Depth of gas measured from final grade.

REFERENCES

1. NESC rule 352, 353, 354

UTILITY CONTACT INFORMATION

COMPANY	CONTACT	PHONE NUMBER
PUBLIC SERVICE COMPANY OF NEW MEXICO	ANNETTE DURAN-GONZALES	(505) 473-3269
X-FINITY / LUMEN	KRISTEN FENN	(505) 403-9170
COMCAST	SPENCER DeBORD	(505) 438-1930
NM GAS COMPANY	STEPHEN ASP	(505) 697-3843
CITY OF SANTA FE WATER DIVISION	JOHN DELMAR, P.E.	(505) 955-4231
CITY OF SANTA FE WASTE WATER DIVISION	STAN HOLLAND, P.E.	(505) 955-4650

WASTEWATER NOTES:

WASTEWATER UEC CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.

SANITARY SEWER NOTE:

NO FENCES, WALLS, OR OTHER STRUCTURES SHALL BE CONSTRUCTED WITHIN OR ACROSS SANITARY SEWER EASEMENTS

STREET LIGHTING NOTE:

PROPOSED LUMINAIRES SHALL BE METERED AND INCLUDE LED TYPE FIXTURES EQUIVALENT TO CONVENTIONAL 250 HIGH PRESSURE SODIUM. THE DESIGN AND FIXTURE TYPES SHALL BE REVIEWED AND APPROVED BY THE CITY OF SANTA FE TRAFFIC ENGINEERING DIVISION.

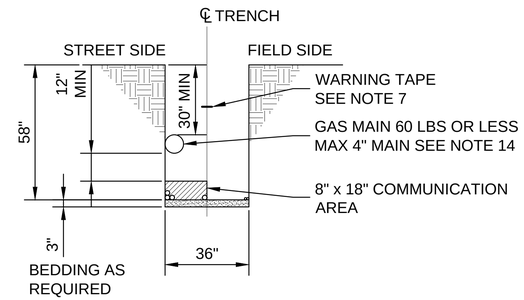
GENERAL NOTES:

GAS SERVICES AND METERS TO BE DESIGNED BY NEW MEXICO GAS COMPANY.

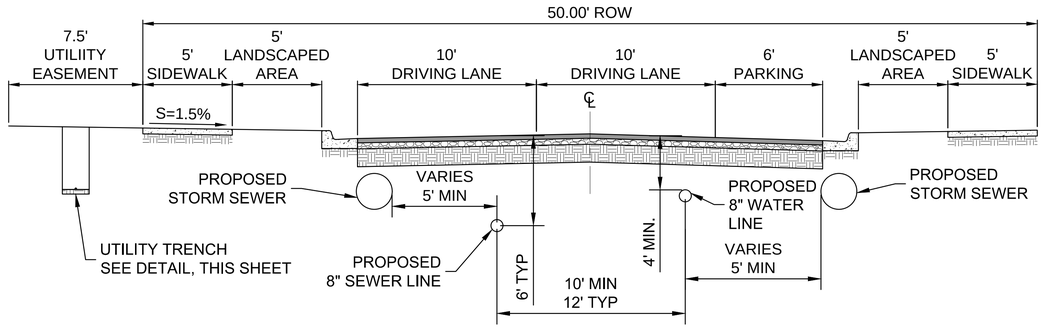
WATER SERVICES TO BE DESIGNED BY SANGRE DE CRISTO WATER COMPANY.

ELECTRIC TRANSFORMERS AND SERVICES TO BE DESIGNED BY PUBLIC SERVICE COMPANY OF NEW MEXICO.

CABLE TELEVISION SERVICE TO BE DESIGNED BY COMCAST.



TYPICAL JOINT TRENCH DETAIL



TYPICAL UTILITY LOCATION DETAIL

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

ENGINEER'S SEAL
DATE
REVISIONS

PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

UTILITY NOTES

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	3-1

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR SITE SECURITY AND PROTECTION OF EQUIPMENT AND MATERIALS.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, MOST CURRENT EDITION.
3. ALL QUANTITIES SHOWN ON LISTS AND SCHEDULES IN THESE PLANS ARE FOR CONVENIENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITY TAKE OFFS. IN SITUATIONS WHERE PLANS CONFLICT WITH QUANTITIES SHOWN IN LISTS OR SCHEDULES THE QUANTITIES IN THE PLANS SHALL GOVERN.
4. CONTRACTOR SHALL COORDINATE WORK WITH ALL SUBCONTRACTORS.
5. CONTRACTOR SHALL BE FAMILIAR WITH PLANS, DETAILS AND SPECIFICATIONS AS THEY PERTAIN TO THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE IF ANY ITEMS CONTAINED WITHIN THE SCOPE OF WORK DEFINED HEREIN, ARE IN CONFLICT WITH PROPOSED CONTRACT. A MEETING WILL BE HELD WITH THE OWNER'S REPRESENTATIVE TO RESOLVE.
6. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE PUBLIC RIGHT-OF-WAY.
7. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT HORIZONTAL AND VERTICAL CONTROL SURVEY MONUMENTS (MARK) FROM DAMAGE PRIOR TO INITIATING CONSTRUCTION. IF DURING THE COURSE OF CONSTRUCTION OPERATIONS, THE CONTRACTOR DISTURBS OR DESTROYS A MARK, THE CONTRACTOR SHALL ESTABLISH A NEW MARK IN COMPLIANCE WITH THE STANDARDS AND PROCEDURES SET FORTH IN THE "GEODETIC MARK PRESERVATION GUIDEBOOK", NATIONAL GEODETIC SURVEY, MARCH 1990, CONTACT: NGS MARK PRESERVATION CENTER - NOAA, RC - 325 BROADWAY - BOULDER, CO 80303 - TELEPHONE (303) 497-6530, FTS 320-6530. NO ADDITIONAL FEES SHALL BE PAID FOR THIS WORK.
8. PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE OF DRAWINGS. ALL CULVERTS, UTILITIES, AND OTHER IMPORTANT INFRASTRUCTURE SHALL BE FIELD LOCATED AND CONFIRMED WITH OWNER'S REPRESENTATIVE PRIOR TO BACK FILLING.
9. EXISTING UTILITY LINES ARE TO BE BLUE STAKED PRIOR TO ANY EXCAVATION. CHECK AND FIELD VERIFY ALL SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO EXCAVATION. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT NEW MEXICO 811, INC (811) FOR LOCATION OF EXISTING UTILITIES. IF PROBLEMS ARE DISCOVERED, CONTACT OWNER'S REPRESENTATIVE TO DETERMINE COURSE OF ACTION.
10. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
11. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
12. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
13. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION. FEES FOR ALL PERMITS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. THE BUILDING PERMIT IS TO BE PAID FOR BY THE OWNER.
14. ALL SITE FURNISHINGS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE NOTED.
15. SITE FURNISHINGS SHALL NOT BE INSTALLED UNTIL THE IRRIGATION SYSTEM IS COMPLETED.
16. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND OBTAINING ALL NECESSARY CONSTRUCTION EASEMENTS WITH RELEVANT PRIVATE PROPERTY OWNERS.
17. CONTRACTOR SHALL FENCE IN AND PROTECT UNDISTURBED AREAS DURING CONSTRUCTION TO AVOID ANY DISTURBANCE TO THESE AREAS.
18. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS INCLUDING N.P.D.E.S. REGULATIONS.
19. DURING CONSTRUCTION, EXISTING PLANT MATERIAL TO BE PRESERVED SHALL BE ENCLOSED BY A TEMPORARY FENCE AT LEAST FIVE (5) FEET OUTSIDE THE DRIPLINE FOR TREES. IN NO CASE SHALL VEHICLES BE PARKED OR MATRIALS OR EQUIPMENT BE STORED OR STOCKPILED WITHIN THE ENCLOSED AREAS.
20. DESTROYED VEGETATION SHALL BE REMOVED PROMPLTY TO PREVENT INSECT INFESTATION OF HEALTHY VEGETATION OUTLINED IN SECTION 14-8.4(F)(5)(F) BY CITY OF SANTA FE.
21. ALL GRAVEL AND COBBLESTONES SHALL BE UNDERLINED WITH FILTER FABRIC. GRAVEL SHALL BE WASHED AND SCREENED WITH THE EXCEPTION OF VEGETATION WITHIN THE DRAINAGE EASEMENT.
22. TRANSITION LINE BETWEEN EXCAVATION AND NATIVE SOIL SHALL BE SMOOTHLY RAKED, CREATING A CLEAN CONSISTENT GRADE. EXISTING GRADE BELOW NATIVE TREES AND SHRUBS SHALL REMAIN UNDISTURBED THROUGHOUT THE DRIPLINE OF THE PLANT.
23. RESPONSIBILITY FOR LANDSCAPE AND IRRIGATION MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER. A MAINTENANCE MANUAL IS PART OF THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE PROVIDED PRIOR PROJECT COMPLETION. DRAINAGE FACILITY MAINTENANCE IS THE RESPONSIBILITY OF THE HOA PER DRAINAGE DELINEATION SHOWING IN PLANS.
24. ANY OPENING ALONG THE EAST BOUNDARY OF THE NEIGHBORHOOD PARK ALONG S MEADOWS RD SHALL NOT EXCEED 3 FEET TO AVOID ANY ATV AND VEHICULAR ACCESS.

PARK LANDSCAPING NOTES

1. THE PARK SHALL BE BUILT AS PART OF PHASE 1.
2. PARK PERMIT, AS PER SFCC 23-2, SPECIFIES REQUIREMENTS FOR STREETS DIVISION ISSUANCE OF A STREET CUT PERMIT FOR CONSTRUCTION WITHIN THE PARK PARCEL. ANY NEW DEVELOPMENT MUST ADHERE TO SPECIFIED REQUIREMENTS TO PROVIDE INSURANCE AND BONDING WITH DEFINED START AND FINISH DATES, CONDUCTING CITY INSPECTIONS AND COMPACTION TESTING, AND ACKNOWLEDGING THE CITY'S RIGHT TO COMPLETE THE WORK AND IMPOSE PENALTIES AS SPECIFIED IN THE CODE. THE PUBLIC WORKS DIRECTOR MUST APPROVE THE PERMIT.
3. A SEPARATE DOMESTIC & IRRIGATION METERED WATER SERVICE CONNECTIONS WILL BE REQUIRED; METERED ELECTRIC SERVICE; VEHICLE PARKING REQUIRED BY CODE; AND UNDERGROUND INFRASTRUCTURE NECESSARY TO THE ADJACENT DEVELOPMENT, WILL BE COMPLETABLE WITH OR WITHOUT CROSSING THE ADJACENT PARCEL AND WITHOUT THE DEVELOPER'S PRESENCE, APPROVAL, COORDINATION, PROGRESS OR COMPLETION OF THE ADJACENT DEVELOPMENT.
4. THE DESIGN AND LAYOUT OF ANY PROJECT MUST BE INDEPENDENT OF THE ADJACENT DEVELOPMENT. IT SHOULD BE CONSTRUCTIBLE, ACCESSIBLE, COMMISSIONABLE, MAINTAINABLE, AND AVAILABLE FOR PUBLIC USE WITHOUT RELYING ON THE ADJACENT DEVELOPMENT.
5. THE CITY OF SANTA FE HAS THE RIGHT OF ACCESS VIA AN UN-DELINEATED EASEMENT FROM SOUTH MEADOWS ROAD TO THE PARKING AREA ACROSS TRACT 4-A.

SEEDING NOTES

1. DISTURBANCE OF AREAS BEYOND LIMITS OF CONSTRUCTION SHALL BE AVOIDED WHERE POSSIBLE. ALL DISTURBED OR DENUDED AREAS BEYOND THE LIMITS OF CONSTRUCTION SHALL BE RE-SEEDED WITH THE NM DOT 2017 ZONE 2 SEED LIST SANTA FE AND GRASS SEED MIX SHALL BE DRYLAND BLEND NATIVE GRASS MIXTURE FROM "PLANTS OF THE SOUTHWEST" OR EQUAL. SEED RATE SHALL BE 2 LBS. PER 1,000 SF. CONTRACTOR SHALL PROVIDE IRRIGATION TO ALL REVEGETATION NATIVE SEED AREAS UNTIL ESTABLISHMENT IN A MANNER THAT IS COMPLIANT WITH THE IRRIGATION REQUIREMENTS OUTLINED IN 14-8.4.
2. IF SEEDING OPERATIONS OCCUR DURING MONSOON SEASON CONTRACTOR SHALL NOT SEED IF RAIN IS IMMINENT. IF SEED AND/OR MULCH IS WASHED AWAY PRIOR TO GERMINATION CONTRACTOR SHALL RE-SEED AND RE-APPLY MULCH TOP DRESSING AT NO ADDITIONAL COST TO THE PROJECT. ALL SEEDING MUST MEET 70% ESTABLISHMENT COVERAGE PRIOR TO BEING ACCEPTED.
3. CONTRACTOR SHALL PROVIDE PRIOR TO SEEDING A ONE INCH (1") DEPTH HEAT TREATED COMPOST MATERIAL SHALL BE APPLIED AND TILLED IN TO A FOUR (4) INCH DEPTH.
4. GRADE PREPARED SOIL LEVEL REMOVING ALL STONES 3/4" AND LARGER.
5. SEEDED AREAS SHALL BE GRADED TWO INCHES (2") BELOW TOP OF CONCRETE CURBS AND SIDEWALKS.
6. SODDED AREAS SHALL BE GRADED ONE INCH (1") BELOW TOP OF CONCRETE CURBS AND SIDEWALKS.
7. RECLAMATION STEEP SLOPE SEEDING SHALL BE APPLIED AS PER THE FOLLOWING: HALF OF SEED SHALL BE HAND BROADCAST AND RAKED INTO THE TOP 1/4" OF SOIL AND TOP-DRESSED WITH A DEPTH OF 1/2"-3/8" GRAVEL PLATING. REMAINING SEED SHALL BE EVENLY DISTRIBUTED ON TOP OF AND WORKED INTO, GRAVEL AFTER PLACEMENT.
8. SOWING SHALL BE ACCOMPLISHED BY DRILL SEEDING OR BY HAND RAKING INTO THE SOIL.
9. MULCH IS TO BE USED AT THE RATE OF TWO (2) TONS PER ACRE ND TUCKED WITH A DISK OR ANCHORED WITH A TACKIFIER OR HYDRO-SEED AS RECOMMENDED BY MANUFACTURER.
10. SLOPES OF 3:1 AND GREATER SHALL BE SEEDED BY HAND RAKING INTO SOIL OR BY THE USE OF A HYDRO-SEEDER.
11. CONTRACTOR SHALL HAVE SEEDED AREAS SOIL TESTED FOR NUTRIENT DEFICIENCIES AND AMEND SOIL ACCORDING TO TESTING LAB RECOMMENDATIONS.
12. ALL SEEDING SHALL OCCUR BETWEEN MAY 15TH AND AUGUST 15TH.

PLANTING NOTES

1. PLANT MATERIAL SUBSTITUTIONS SHALL NOT BE MADE WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. THE SUBSTITUTION OF MATERIALS DIFFERING IN KIND, QUALITY OR SIZE FROM THAT SPECIFIED WILL BE ALLOWED ONLY AFTER THE LANDSCAPE ARCHITECT IS CONVINCED THAT ALL MEANS OF OBTAINING THE SPECIFIED MATERIALS HAVE BEEN EXHAUSTED. CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE THAT ALL MATERIALS NECESSARY TO COMPLETE THE PROJECT AS SPECIFIED HAVE BEEN LOCATED AND ALL REQUESTS FOR SUBSTITUTIONS MUST BE SUBMITTED NO LATER THAN 2 WEEKS PRIOR TO THE INITIATION OF THE PROJECT. ANY OR ALL TREE SUBSTITUTIONS MUST BE APPROVED BY CITY OF SANTA FE PARKS ARBORIST.
2. CALIPER MEASUREMENTS FOR CLUMP FORM AND MULTI-STEM TREES SHALL FOLLOW THE AMERICAN STANDARD FOR NURSERY STOCK: THE NUMBER OF REQUIRED TRUNKS, CALIPER SPECIFIED IS ONE-HALF (1/2) OF THE CALIPER OF UP TO THE THREE LARGEST TRUNKS.
3. ANY PLANT MATERIAL REQUIRED BY SECTION 14-8.4 CITY OF SANTA FE THAT FAILS TO SHOW HEALTHY GROWTH DUE TO DAMAGE, PEST, DISEASE OR NEGLECT SHALL BE PROMPTLY REPLACED WITH A SIMILAR PLANT.
4. PLANT MATERIAL QUALITY, SIZE AND CONDITION SHALL BE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK, MOST CURRENT EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, SUNSCALD INJURIES, PLANT DISEASES, INSECT EGGS, BORES AND ALL OTHER FORMS OF INFECTIONS.
6. UNLESS OTHERWISE STATED ON THE DRAWINGS OR APPROVED BY THE OWNER'S REPRESENTATIVE, ALL PLANTS SHALL BE NURSERY GROWN AND SHALL BE TAGGED WITH NURSERY LABELS INDICATING SPECIES AND VARIETY.
7. BALLED AND BURLAPPED PLANT MATERIAL SHALL HAVE A SOLID BALL OF EARTH OF MINIMUM SPECIFIED SIZE AND HELD IN PLACE SECURELY BY BURLAP AND A STOUT TWINE OR ROPE. BROKEN OR LOOSE BALLS WILL BE REJECTED.
8. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AT THE CONTRACTOR'S YARD PRIOR TO DELIVERY, DURING PLANTING AND AFTER PLANTING AT THE JOB SITE. AT THE OPTION OF THE CONTRACTOR, THE OWNER'S REPRESENTATIVE WILL INSPECT PLANT MATERIAL AT A WHOLESALE NURSERY OF THE CONTRACTOR'S CHOICE, WITHIN 60 MILES OF THE PROJECT SITE, PRIOR TO DELIVERY OF MATERIALS TO THE CONTRACTOR'S YARD.
9. THE OWNER'S REPRESENTATIVE SHALL BE THE JUDGE OF THE QUALITY AND ACCEPTABILITY OF ALL PLANT MATERIALS. ALL REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST TO OWNER.
10. IF SPECIFIED, ALL COLLECTED PLANTS MUST BE PRESENTED ON THE SITE AND SHALL BE IN ACCORDANCE WITH THE NEW MEXICO DEPARTMENT OF AGRICULTURE PLANT PROTECTION ACT, REGULATORY ORDER NO. 4. AND AMERICAN STANDARDS. PLANT MATERIAL QUALITY, SIZE AND CONDITION SHALL BE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK, 2004 EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
11. TREES SHALL NOT HAVE LEADERS CUT TO ENCOURAGE LATERAL BRANCHING.
12. ALL SIGNIFICANT TREES TO BE REMOVED SHALL INCLUDE THE REMOVAL OF TH ROOT SYSTEM.

PLANTING WARRANTY

1. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR THE PERIOD OF ONE (1) YEAR OR ONE COMPLETE GROWING SEASON, WHICHEVER COMES FIRST, BEGINNING ON THE DATE OF FINAL CONTRACT ACCEPTANCE.

WARRANTY AND MAINTENANCE

1. CONTRACTOR SHALL FURNISH A CERTIFICATE OF WARRANTY AND A GUARANTEE OF WORK AND MATERIALS FOR A ONE-YEAR PERIOD FROM DATE OF FINAL ACCEPTANCE. FINAL PAYMENT FOR THE SYSTEM SHALL NOT BE MADE UNLESS THIS CERTIFICATE IS PRESENTED TO THE OWNER.
2. CONTRACTOR SHALL MAINTAIN BUSINESS AND PROPERTY OWNER'S UTILITY SERVICES, IN SATISFACTORY WORKING ORDER, DURING THE TIME OF CONTRACT WORK.
3. THE CONTRACTOR IS LIABLE FOR ANY LOSS OR DAMAGE TO ANY WORK OR MATERIALS, SUPPLIES AND EQUIPMENT ON THE JOB SITE CAUSED BY THE CONTRACTOR, ITS EMPLOYEES OR ANY OTHER UNFORESEEN CAUSE UNTIL FINAL ACCEPTANCE OF PROJECT BY CITY OF SANTA FE PUBLIC WORKS / PARK AND OPEN SPACE.

IRRIGATION NOTES

1. WORK CONSISTS OF INSTALLING AN UNDERGROUND IRRIGATION SYSTEM THAT UTILIZES NEW MAINLINE, BUBBLERS, ZONE VALVES, PIPING, HEADS AND NOZZLES AS SHOWN ON THESE PLANS, DETAILS AND SPECIFICATIONS. THE CONTRACTOR PERFORMING THIS WORK SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND PERMITS NECESSARY FOR THE COMPLETION OF THE IRRIGATION SYSTEM, EXCEPT FOR THOSE COMPONENTS SPECIFIED TO BE FURNISHED BY OTHERS.
2. CONTRACTOR SHALL FIELD VERIFY STATIC PRESSURE PRIOR TO THE START OF WORK. IF FIELD CONDITIONS ARE OTHER THAN STATED, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
3. CONTRACTOR TO PROTECT ALL EXISTING TREE AND SHRUB ROOT ZONES WHEN TRENCHING. THERE SHALL BE NO MECHANICAL TRENCHING WITHIN DRIP LINE OF TREES. ANY EXCEPTIONS WILL NEED TO BE SUBMITTED TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL. EXISTING TREES INCLUDE THOSE SHOWN ON THE PLANS, AS WELL AS THOSE NOT IDENTIFIED ON THE SURVEY.
4. COMPLY WITH REQUIREMENTS AND ORDINANCES OF THE UNIFORM PLUMBING CODE, THE CITY OF SANTA FE, SANTA FE COUNTY AND OTHER GOVERNMENTAL BODIES HAVING JURISDICTION PERTAINING TO LANDSCAPE IRRIGATION.
5. CONTRACTOR SHALL FIELD VERIFY STATIC PRESSURE PRIOR TO THE START OF WORK. IF FIELD CONDITIONS ARE OTHER THAN STATED, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
6. CONTRACTOR SHALL INSTALL ALL IRRIGATION PARTS AS PER THE DETAILS AND AS PER THE MANUFACTURER'S RECOMMENDATIONS.
7. INSTALL EMITTERS ON THE UPHILL SIDE OF EACH PLANT ON THE TOP HALF OF THE PLANT'S ROOTBALL. IN ALL CASES EMITTER OUTLETS SHALL BE LOCATED OVER THE ROOTBALL.
8. THIS IRRIGATION DESIGN (LINES & COMPONENTS) IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREA IS FOR DESIGN CLARITY ONLY AND CONSTRUCTED ELEMENTS AND OBSTRUCTIONS WHETHER NOTED ON THE PLANS OR NOT, SHALL BE AVOIDED TO MINIMIZE SLEEVING.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH WATERLINE TAP NEW METER FOR IRRIGATION SYSTEM WHICH INCLUDES BUT NOT LIMITED TO PAVEMENT CUTS AND ANY DAMAGE TO EXISTING PAVEMENTS AND CURBS.
10. ALL PLANT MATERIALS INSTALLED SHALL HAVE THE AUTOMATIC IRRIGATION SYSTEM FULLY OPERABLE AT THE TIME OF PLANT INSTALLATION UNLESS OTHERWISE NOTED ON THE PLANS.
11. ALL IRRIGATION PIPING LOCATED UNDER PAVED AREAS OR PERIODICALLY DRIVEN AREAS SHALL BE SLEEVED, AND AS SHOWN ON THE PLANS.
12. CONTRACTOR SHALL PRESSURE TEST IRRIGATION SYSTEM MAINLINE AND LATERALS PRIOR TO BACKFILLING. PRESSURE TESTING SHALL BE PER CITY OF SANTA FE STANDARDS OR INDUSTRY STANDARDS, WHICHEVER IS HIGHEST.

COMPONENTS AND PRODUCTS

1. ALL COMPONENTS INSTALLED AS PART OF THE UNDERGROUND IRRIGATION SYSTEM ARE TO BE NEW AND IN GOOD WORKING ORDER AND WITHOUT FLAWS UNLESS OTHERWISE INDICATED ON THE PLANS, DETAILS AND SPECIFICATIONS. ALL EXISTING COMPONENTS INTEGRATED INTO NEW IRRIGATION SYSTEM TO BE TESTED AND CONFIRMED TO BE IN GOOD WORKING ORDER.

IRRIGATION AUDIT VISUAL INSPECTION

1. CONTRACTOR SHALL PERFORM AN INSPECTION OF THE COMPLETED IRRIGATION SYSTEM UPON COMPLETION OF CONSTRUCTION TO ENSURE IRRIGATION SYSTEM IS IN GOOD WORKING ORDER.

STORMWATER PONDING

1. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: ON OR ABOUT MARCH 15th, ON OR ABOUT SEPTEMBER 15th, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. THE MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.
2. OWNER IS RESPONSIBLE AND PROVIDE MAINTENANCE LOGS UPON REQUEST.

LOW IMPACT DEVELOPMENT NOTES

1. SURFACE AND SHALLOW SUBSURFACE IMPROVEMENTS LIKE BIOSWALE SOIL MIXES, PLANTING MIXES, GRADING AND DRAINAGE, PERMEABLE PAVEMENTS, AND OTHER DEVICES AND MATERIALS SHALL BE WELL INTEGRATED WITH RESERVOIRS AND OTHER UTILITY APPURTENANCES TO ENSURE THAT THERE IS POSITIVE DRAINAGE AND STORMWATER FLOW.
2. ALL SUBSURFACE IMPROVEMENTS TO BE INSTALLED AS PART OF THE GRADING AND DRAINAGE (OR OTHER RELATED)

GRADING NOTES

1. ALL PROPOSED GRADES TO BE STAKED OUT BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO START OF CONSTRUCTION.
2. WORK COVERED IN THESE NOTES CONSISTS OF GRUBBING AND GRADING INCLUDING THE FURNISHING OF ALL LABOR EQUIPMENT, AND MATERIALS; AND PERFORMING ALL WORK IN CONNECTION WITH THE DRAWINGS AND SPECIFICATIONS.
3. NO GRADE SHALL EXCEED 5:1, UNLESS OTHERWISE INDICATED ON PLANS.
4. INSTALL EROSION CONTROL FABRIC ON ALL SLOPES 3:1 AND GREATER.
5. FINISH GRADE MAY REQUIRE ADJUSTMENT OF EXISTING MANHOLE COVERS AND UTILITY VAULTS IN AREAS WHERE THE PROJECT IS ADJACENT TO UTILITIES.
6. TRANSITION LINE BETWEEN EXCAVATION AND NATIVE SOIL SHALL BE SMOOTHLY RAKED, CREATING A CLEAN CONSISTENT GRADE. EXISTING GRADE BELOW NATIVE TREES AND SHRUBS SHALL REMAIN UNDISTURBED THROUGHOUT THE DRIPLINE OF THE PLANT.

REVISIONS	DATE	SEAL
1 PARK MODIFICATIONS	12/23/2024	
2		
3		
4		
5		
6		
7		

CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

SITES SOUTHWEST

PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE
GENERAL NOTES

DATE:	SCALE:	SHEET:
DECEMBER 2024	NTS	4-0

HARDSCAPE SCHEDULE FOR PARK

SYMBOL	DESCRIPTION	QTY
	1" GRAVEL AT 4" DEPTH IN PARK. COLOR: BUILDOLOGY BROWN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC. TOP OF MULCH SHALL BE 2" BELOW TOP OF CURB TYPICAL.	19,231 SF
	ASPHALT PARKING. SEE CIVIL PLANS FOR DETAILS	7,899 SF
	4" COMPACTED & STABILIZED CRUSHER FINES. PROVIDE COLOR SAMPLES TO OWNER FOR SELECTION. COLOR: VENETIAN BROWN OR APPROVED EQUAL. SEE DETAIL B/4-26.	6,288 SF
	6" DEPTH CRUSHER FINES MULCH, COMPACTED. COLOR: VENETIAN BROWN OR APPROVED EQUAL. SEE DETAIL E/4-24.	6,334 SF
	4" DEPTH NON-PIGMENTED CONCRETE SIDEWALK OR SLAB. COLOR: STANDARD GRAY. SEE DETAIL A & C/4-24.	2,328 SF
	6" DEPTH NON-PIGMENTED CONCRETE, 8' WIDE. COLOR: STANDARD GRAY. SEE DETAIL B & C/4-24.	12,138 SF
	PERMEABLE PAVER. INSTALLATION SEE DETAIL H & I/4-24.	4,768 SF
	SPORTS SURFACE WITH POST TENSION CONCRETE UNDERNEATH, SEE DETAIL F/4-24. SEE CONSTRUCTION NOTES ON SHEET 4-00. COURT COLOR BLUE. BUFFER COLOR: GREEN.	10,330 SF
	BOCCE COURTS. SEE DETAIL F/4-25.	2,340 SF
	2" - 4" ANGULAR COBBLE/ CRUSHED STONE, COLOR: DESERT TAN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC.	2,245 SF
	4" - 8" ANGULAR COBBLE/ CRUSHED STONE, COLOR: DESERT TAN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC.	1,040 SF
	POURED-IN-PLACE RUBBER SURFACE. COLOR: BLUE. SEE DETAILS E & F/4-26. INSTALLION PER MANUFACTURER'S RECOMMENDATION.	472 SF
	ENGINEERED WOOD FIBER, 12" COMPACTED DEPTH. COLOR: BEIGE/NATURAL. SEE DETAILS E /4-26.	10,405 SF
	ENGINEERED WOOD CHIPS FOR DOG PARK, 4" MIN DEPTH. AVAILABLE FROM SOLUTIONS OR APPROVED EQUAL.	5,150 SF
	6"-12" ANGULAR CLASS B RIPRAP. COLOR: GREY OR APPROVED EQUIVALENT. EXTEND 3' BEYOND BOTTOM OF POND SLOPE.	3,538 SF
	12" THICK, HAND PLACED 10 TO 12 INCH FRACTURED STONE W/ FLAT FACE. REINFORCED WITH FORMED IN NON-SHRINK GROUT. 2000 PSI AT 3 DAY STRENGTH WHEN INSTALLED BY DAMP PACK METHOD.	1,275 SF
	3/8" ANGULAR GRAVEL SEEDED WITH	475 SF

LANDSCAPE BOULDER INSTALLATION PER DETAIL A/4-26

	18 TO 27 CU FT BOULDER (~4' X 3' X ~2') PLAYGROUND. COLOR: SANDSTONE	6
	12 TO 18 CU FT BOULDER (~3' X 2' X ~2') PLAYGROUND. COLOR: SANDSTONE	21
	9 TO 12 CU FT BOULDER, (~3' X 2' X 1'-6") PLAYGROUND. COLOR: SANDSTONE	22
	LANDSCAPE BOULDER FOR ACCESS CONTROL. SIZE: 3' (W) X 4' (L) X 2' (H) COLOR: SANDSTONE	13
	SEATING BOULDER INSTALLATION PER DETAIL B/4-26	5
◆	INTERPRETATIVE SIGN. SEE SHEET 4-31.	6
●	"LANDSCAPE TO BE PROTECTED" SIGN. SEE DETAIL D/4-30.	4
▲	WAYFINDING SIGN. SEE DETAIL C/4-30	4

NOTE: WAYFINDING AND INTERPRETATIVE SIGNS SHALL MEET SIZE AND HEIGHT PER CITY CODE OF SANTA FE. LANGUAGE APPROVAL WILL BE REQUIRED BY CITY STAFF.

PLANTING NOTES APPLY FOR PARK & SUBDIVISION

1. PLANTING PER PLANTING PLANS 4-10 TO 4-14.
2. SEED MIXES SEE SHEET 4-00.
3. SEEDING INSTALLATION SEE SHEET 4-0.
4. PLANTING DETAILS PER SHEET 4-23.
5. CALIPER MEASUREMENTS FOR CLUMP FORM AND MULTI-STEM TREES SHALL FOLLOW THE AMERICAN STANDARD FOR NURSERY STOCK: THE NUMBER OF REQUIRED TRUNKS, CALIPER SPECIFIED IS ONE-HALF (1/2) OF THE CALIPER OF UP TO THE THREE LARGEST TRUNKS.

PLANTING SCHEDULE FOR PARK & SUBDIVISION

SYMBOL	BOTANICAL / COMMON NAME	HT.XSPREAD	CALIPER	PARK QTY	SUBDIVSION QTY	WATER USE
TREES						
	EXISTING TREE TO REMAIN	-		1		
DECIDUOUS TREES						
	ACER GRANDIDENTATUM 'MESA GLOW' MESA GLOW MAPLE	25' X 20'	15 GAL.	17	-	L-M
	CELTIS RETICULATA NETLEAF HACKBERRY	25' X 30'	2.5" CAL., B -	-	69	L-M
	FORESTIERA NEOMEXICANA DESERT OLIVE	15' X 12'	6' - 8' HT.	17	-	VL-L
	PLATANUS OCCIDENTALIS 'BISMARCK' NORTHERN ADVANCE® AMERICAN SYCAMORE	40' X 40'	2" CAL.	3	-	M
	PRUNUS ARMENIACA 'HARGLOW' HARGLOW SEMI-DWARF APRICOT	12' X 12'	2" CAL.	2	-	L-M
	PRUNUS ARMENIACA 'SUNGOLD' SUNGOLD APRICOT	15'X15'	2" CAL.	3	-	L-M
	PRUNUS AVIUM 'STELLA' STELLA SWEET CHERRY	18' X 18'	2" CAL.	3	-	L-M
	PRUNUS CERASUS 'MONTMORENCY' MONTMORENCY CHERRY	15'X15'	2" CAL.	2	-	L-M
	QUERCUS GAMBELII VAR. GILA GILA GAMBEL OAK	20'X20'	15 GAL.	5	-	VL-L
	QUERCUS MUEHLENBERGII CHINKAPIN OAK	40' X 30'	2" CAL B&B	-	36	L-M
	QUERCUS TEXANA TEXAS RED OAK	60'X40'	2" CAL B&B	20	-	VL-L
	ULMUS PARVIFOLIA 'EMER II' ALLEE® LACEBARK ELM	25"X25'	2" CAL B&B	13	-	L-M
	ULMUS X 'FRONTIER' FRONTIER ELM	25"X25'	2" CAL B&B	3	23	L-M

SYMBOL	BOTANICAL / COMMON NAME	HT.XSPREAD	SIZE	PARK QTY	SUBDIVSION QTY	WATER USE
EVERGREEN TREES						
	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	30' X 20'	15 GAL.	28	-	L-M
	PINUS FLEXILIS LIMBER PINE	30' X 20'	8' -10' HT B&B	14	-	L-M
	PINUS NIGRA AUSTRIAN PINE	40' X 30'	6' - 8' HT B&B	6	-	L-M
	PINUS STROBUS WHITE PINE	50' X 25'	6' - 8' HT B&B	13	-	L-M
DECIDUOUS SHRUBS						
	ARTEMISIA FRIGIDA FRINGED WORMWOOD	1' X 2'	1 GAL.	3	-	VL-L
	BAPTISIA AUSTRALIS FALSE INDIGO	3' X 4'	5 GAL	21	-	L-M
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	2' X 2'	1 GAL.	118	-	L-M
	BUDDLEJA DAVIDII 'NANHO BLUE' NANHO BLUE BUTTERFLY BUSH	6' X 6'	5 GAL.	13	-	L-M
	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER GRASS	2' X 5'	5 GAL	24	-	L-M
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD	3' X 3'	5 GAL.	29	23	L-M
	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5' X 5'	5 GAL.	19	-	VL-L
	ERIOMERIA NAUSEOSA RUBBER RABBITBRUSH	4' X 5'	5 GAL.	33	-	VL-L
	MUHLENBERGIA RIGENS DEER GRASS	3' X 4'	1 GAL.	19	-	VL-L
	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	4' X 2'	5 GAL	13	140	L-M
	PRUNUS BESSEYI 'POIII5' PAWNEE BUTTES® SAND CHERRY	2' X 4'	5 GAL.	32	23	L-M
	PRUNUS TOMENTOSA NANKING CHERRY	8' X 6'	15 GAL.	21	-	L-M
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5' X 3'	5 GAL	22	20	L-M
	RHUS TRILOBATA THREE LEAF SUMAC	3' X 5'	5 GAL.	64	-	VL-L
	RIBES AUREUM GOLDEN CURRANT	4' X 3'	5 GAL.	31	-	L-M
	RIBES RUBRUM 'RED LAKE' RED LAKE RED CURRANT	4' X 4'	5 GAL.	10	-	L-M
	SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SAGE	2' X 3'	1 GAL.	29	-	L-M
EVERGREEN SHRUBS						
	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN' CHIEFTAIN MOCK BEARBERRY MANZANITA	4' X 4'	5 GAL.	12	-	VL-L
	ARTEMISIA TRIDENTATA BIG SAGEBRUSH	4' X 4'	5 GAL.	11	-	VL-L
	CERCOCARPUS INTRICATUS LITTLELEAF MOUNTAIN MAHOGANY	4' X 4'	5 GAL.	22	-	VL-L
	FALLUGIA PARADOXA APACHE PLUME	5' X 4'	5 GAL.	17	-	VL-L
	HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS® RED YUCCA	5' X 3'	5 GAL.	4	55	VL-L
	NOLINA MICROCARPA BEARGRASS	5' X 5'	5 GAL.	21	21	VL-L

HARDSCAPE SCHEDULE FOR SUBDIVISION

SYMBOL	DESCRIPTION	QTY
	7/8" GRAVEL AT 4" DEPTH ALONG STREETS. COLOR: SANTA FE BROWN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3OZ WEED BARRIER FABRIC. TOP OF MULCH SHALL BE 2" BELOW TOP OF CURB TYPICAL.	34,435 SF
	DISTURBED AREAS IN PHASE I WILL BE STABILIZED WITH 2" GRAVEL W/WEED BARRIER FABRIC UNDERNEATH. COLOR GRAY	17,743 SF
	MOSS ROCK RETAINER FOR STEEP SLOPE & EROSION CONTROL @ SUBDIVISION. SEE DETAIL A/4-30.	142

SOD & SEEDING SCHEDULE FOR PARK

	TURFGRASS SOD: DELTA TALL HYBRID TALL FESCUE WITH KENTUCKY BLUEGRASS. PRIOR TO LAYING SOD A TWO INCH (2") DEPTH HEAT TREATED COMPOST MATERIAL SHALL BE APPLIED AND TILLED IN TO A 6 SIX INCH (6") DEPTH. SEE DETAIL G/4-26.	43,114 SF
	REVEGETATION SEED MIX.	29,429 SF
	BIORETENTION POND SEED MIX	7,187 SF
	RECLAMATION STEEP SLOPE SEEDING	4,957 SF
	WILDFLOWER MEADOW SEED MIX.	9,931 SF
	PASTURE SEED MIX	10,815 SF
	3/8" ANGULAR GRAVEL SEEDED WITH REVEGETATION SEED MIX AS BERM ARMORING. SEE DETAIL D/4-29.	475 SF

REVEGETATION SEED MIX

	COMPOSITION
Achnatherum hymenoides / Indian Rice Grass	6% (1 LBS PLS/AC)
Bouteloua gracilis / Blue Grama Grass	36% (5 LBS PLS/AC)
Artemisia filifolia / Sand Sage	20% (3 LBS PLS/AC)
Gaillardia pulchella / Firewheel	3% (0.5 LBS PLS/AC)
Hesperostipa neomexicana / NM Needlegrass	6% (1 LBS PLS/AC)
Krascheninnikovia ceratoides lanata / Winterfat	3% (0.5 LBS PLS/AC)
Pleuraphis 'jamesii' / James' Galleta	6% (1 LBS PLS/AC)
Schizachyrium scoparium / Little Bluestem	20% (3 LBS PLS/AC)

WILDFLOWER SEED MIX

	COMPOSITION
PLANTS OF THE SOUTHWEST HIGH DESERT MIX: 3 LBS PLS/AC Plains coreopsis, California bluebells, desert marigold, sand penstemon, blue flax, Mexican evening primrose, Mexican hat, yellow prairie coneflower, firewheel, spotted gayfeather, rocky mountain beeplant, pink wild snapdragon, Mexican gold poppy, blanketflower, desert four o'clock.	30%
PLANTS OF THE SOUTHWEST DRYLAND BLEND: 25 LBS PLS/AC Blue Grama, Sideouts Grama, Indian ricegrass, slender wheatgrass, galleta, alkali sacaton, sheep fescue, little bluestem.	70%

SOD SEED MIX

	COMPOSITION
DELTA TALL 9010 SOD	
TALL FESCUE	90%
KENTUCKY BLUEGRASS	10%

PASTURE SEED MIX

	COMPOSITION
PLANTS OF THE SOUTHWEST DRYLAND BLEND: 25 LBS PLS/AC Blue Grama, Sideouts Grama, Indian ricegrass, slender wheatgrass, galleta, alkali sacaton, sheep fescue, little bluestem.	100%

RECLAMATION STEEP SLOPE MIX

	COMPOSITION
Achnatherum hymenoides / Indian Rice Grass	50% (5 LBS PLS/AC)
Bouteloua gracilis 'Hachita' / Blue Grama Grass	10% (2 LBS PLS/AC)
Bouteloua curtipendula 'Vaugn'/Sideoats Grama	10% (1 LBS PLS/AC)
Sporobolus airoides 'Salado'/Alkali Sacaton	10% (1 LBS PLS/AC)
Sphaeralcea amblgua/ Desert Globemallow	.25% (.25 LBS PLS/AC)
Artemisia frigida/ Fringed Sagebrush	.5% (.5 LBS PLS/AC)
Dalea purpurea v purpurea / Purple Prairie Clover	.25% (.25 LBS PLS/AC)
Berlandiera lyata/ Chocolate Flower	.25% (.25 LBS PLS/AC)
Ratbida columnaris / Mexican Hat	25% (.25 LBS PLS/AC)

DETENTION POND SEED MIX

	COMPOSITION
Andropogon gerardii/ Big Bluestem	7% (1 LBS PLS/AC)
Bouteloua gracilis 'Hachita' / Blue Grama Grass	42% (6 LBS PLS/AC)
Bouteloua curtipendula 'Vaugn'/Sideoats Grama	4% (.5 LBS PLS/AC)
Sporobolus airoides 'Salado'/Alkali Sacaton	4% (.5 LBS PLS/AC)
Schizachyrium scoparium 'Cimmaron'/ Little Bluestem	14% (2 LBS PLS/AC)
Gaillardia pulchella/ Blanketflower	2% (.25 LBS PLS/AC)
Dalea purpurea v purpurea / Purple Prairie Clover	2% (.25 LBS PLS/AC)
Berlandiera lyata/ Chocolate Flower	2% (.25 LBS PLS/AC)
Ratbida columnifera / Yellow Coneflower	21% (3 LBS PLS/AC)
Ratbida columneris/ Mexican Hat	2% (.25 LBS PLS/AC)

NOTE:

1. RECLAMATION SEED MIX TO BE USED FOR OVERSEED ON GRAVELS ON STEEP SLOPES. SEED INSTALLATION SEE SEEDING NOTES ON SHEET 4-0. STEEP SLOPE SEEDING SHALL BE APPLIED AS PER SEEDING NOTE #7 ON SHEET 4-0.
2. REVEGETATION SEED MIX SHALL BE MIXED WITH DRYLAND BLEND FROM PLANTS OF THE SOUTHWEST: SEED RATE SHALL BE 2 LBS. PER 1,000 SF. BLUE GRAMA, SIDEOUTS GRAMA, INDIAN RICEGRASS, SLENDER WHEATGRASS, GALLETA, ALKALI SACATON, SHEEP FESCUE, LITTLE BLUESTEM.
3. THE DETENTION POND SHALL BE SEEDED WITH SWALE AND POND OVER SEED MIX AS PER THE PLANS. CONTRACTOR SHALL APPLY 6" DEPTH BIO-SOIL MIX TO THE EXTENTS OF THE SEEDED AREA PRIOR TO SEEDING. BIOSWALE MIX SHALL BE: 50% SITE SOIL, 25% COMPOST, AND 25% PUMICE (1/4" TO 3/8" SIZE). THE BIO-SOIL MIX SHALL BE RIPPED, EXCAVATED AND BROKEN UP AFTER ALL THE COMPACTION FROM HEAVING MACHINERY.

CONSTRUCTION NOTES APPLIES FOR PARK & SUBDIVISION:

1. ALL SEEDED AND GRAVEL AREAS SHALL BE GRADED TWO INCHES (2") BELOW TOP OF CONCRETE CURBS AND SIDEWALKS. AND SODDED AREAS SHALL BE GRADED ONE INCH (1") BELOW TOP OF CONCRETE CURBS AND SIDEWALKS.
2. RECLAMATION STEEP SLOPE SEEDING SHALL BE APPLIED AS PER THE FOLLOWING: HALF OF SEED SHALL BE HAND BROADCAST AND RAKED INTO THE TOP 1/4" OF SOIL AND TOP-DRESSED WITH A DEPTH OF 1/2"-3/8" GRAVEL PLATING. REMAINING SEED SHALL BE EVENLY DISTRIBUTED ON TOP OF AND WORKED INTO, GRAVEL AFTER PLACEMENT.
3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR SPORT COURTS (BASKETBALL & MINI PITCH & BOCCE) FOR COURT LAYOUT, BASE LAYER AND ALL RELATED EQUIPMENT FOR APPROVAL PRIOR INSTALLATION.
4. GRADING SUBDIVISION & UTILITY PLAN PER CIVIL ENGINEER.GRADING PLAN.
5. GRADING PARK PER SHEET 4-9.
6. GRADING POND & ACCESS ROAD IN PARK PER CIVIL ENGINEERING PLAN.
7. ART WORK AND PLAY EQUIPMENT FIELD VERIFY LOCATION AND ORIENTATION WITH OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
8. ALL SITE FURNISHING INSTALLATION PER MANUFACTURE'S RECOMMENDATION.

REVISIONS	DATE
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△	

REVISED OCOTOBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

SEAL

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

PLAN PREPARED BY:
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1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

SITES SOUTHWEST

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE SCHEDULES

DATE:	SCALE:	SHEET:
MARCH 2024	NTS	4-00

WATER BUDGET CALCULATIONS (PARK AND STREETSCAPE)

WATER BUDGET IS FOR PARK AND STREETSCAPE ALONG SOUTH MEADOWS RD. AND DOES NOT INCLUDE WATER BUDGET FOR INDIVIDUAL RESIDENTIAL PROPERTIES OR RESIDENTIAL STREETSCAPE

YEARS 1 & 2 (ESTABLISHMENT):

LOW FLOW (0.5 GPM) BUBBLER IRRIGATION TO TREES:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 2 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 3 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 88 RUN CYCLES PER YEAR
42 LOW WATER TREES (5 GAL PER TREE)/210 GALLONS PER RUN CYCLE
131 LOW/MED WATER TREES (8 GAL PER TREE)/1,048 GALLONS PER CYCLE
TOTAL: 1,258 GALLONS PER RUN CYCLE X 88 RUN TIMES =110,704 GPY

YEARS 1 & 2 (ESTABLISHMENT):

LOW FLOW (0.25 GPM) BUBBLER IRRIGATION TO SHRUBS:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 2 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 4 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 105 RUN CYCLES PER YEAR
211 VERY LOW WATER SHRUBS (0.75 GAL PER SHRUB)/158 GALLONS PI
350 LOW/MED WATER SHRUBS (1.5 GAL PER SHRUB)/525 GALLONS PER
683 GALLONS PER RUN CYCLE X 105 RUN TIMES = 71,715 GPY

SPRAY IRRIGATION FOR TURF:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 2 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 3 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 88 RUN CYCLES PER YEAR
43,244 SQ FT (0.33 GAL PER SQ FT)/14,270 GALLONS PER RUN CYCLE
14,270 GALLONS PER RUN CYCLE X 88 RUN TIMES = 1,255,760 GPY

YEARS 1 & 2 (ESTABLISHMENT):

SPRAY IRRIGATION FOR WILDFLOWER MEADOW:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 2 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 3 RUN TIMES PER WEEK (MAY-AUG)
APPROX.88 RUN CYCLES PER YEAR
9,930 SQ FT (0.10 GAL PER SQ FT)/993 GALLONS PER RUN CYCLE
993 GALLONS PER RUN CYCLE X 88 RUN TIMES = 87,384 GPY

TEMPORARY SPRAY IRRIGATION FOR RE VEGETATION (YEAR 1):
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 1 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 2 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 55 RUN CYCLES PER YEAR
58,530 SQ FT (0.10 GAL PER SQ FT)/5,853 GALLONS PER RUN CYCLE
5,853 GALLONS PER RUN CYCLE X 55 RUN TIMES = 321,915 GPY

YEARS 1 & 2 (ESTABLISHMENT):

TEMPORARY SPRAY IRRIGATION FOR RE-VEGETATION (YEAR 2):
4 MONTHS AT 0 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 2 RUN TIME PER MONTH (MAR,APR,SEP,OCT)
4 MONTHS AT 1 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 22 RUN CYCLES PER YEAR
58,530 SQ FT (0.10 GAL PER SQ FT)/5,853 GALLONS PER RUN CYCLE
5,853 GALLONS PER RUN CYCLE X 22 RUN TIMES = 128,766 GPY

YEARS 3 AND AFTER:

LOW FLOW (0.5 GPM) BUBBLER IRRIGATION TO TREES:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 1 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 2 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 55 RUN CYCLES PER YEAR
42 LOW WATER TREES (4 GAL PER TREE)/168 GALLONS PER RUN CYCLE
131 LOW/MED WATER TREES (6 GAL PER TREE)/786 GALLONS PER CYCLE
954 GALLONS PER RUN CYCLE X 55 RUN TIMES =52,470 GPY

YEARS 3 AND AFTER:

LOW FLOW (0.25 GPM) BUBBLER IRRIGATION TO SHRUBS:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 1 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 2 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 55 RUN CYCLES PER YEAR
211 VERY LOW WATER SHRUBS (0.5 GAL PER SHRUB PER CYCLE)/105 G
350 MED/LOW WATER SHRUBS (1 GAL PER SHRUB PER CYCLE)/350GALL
455 GALLONS PER RUN CYCLE X 55 RUN TIMES = 25,025 GPY

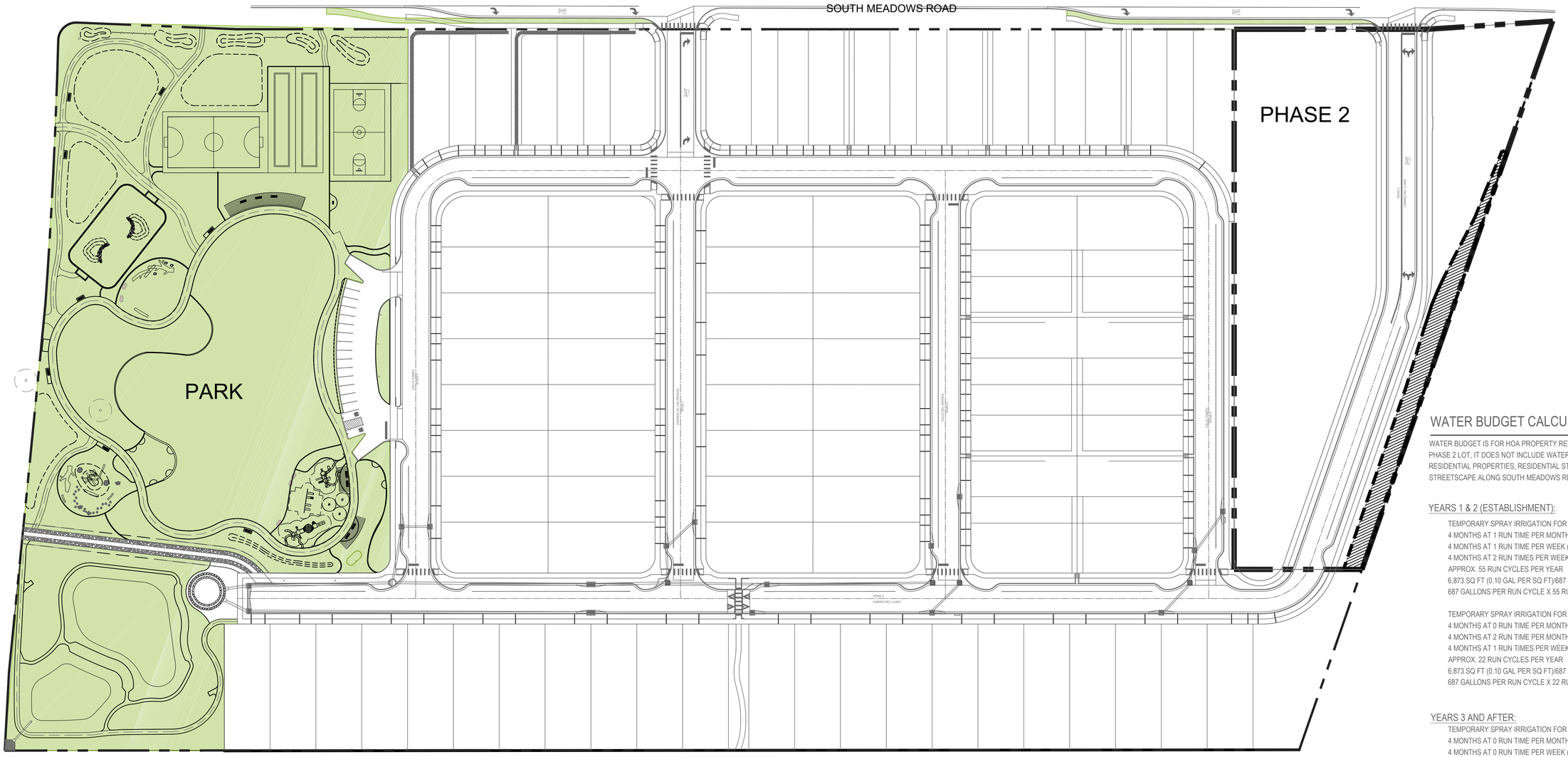
SPRAY IRRIGATION FOR TURF:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 2 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 3 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 88 RUN CYCLES PER YEAR
43,244 SQ FT (0.25 GAL PER SQ FT)/10,811 GALLONS PER RUN CYCLE
10,811 GALLONS PER RUN CYCLE X 88 RUN TIMES = 951,368 GPY

YEARS 3 AND AFTER:

SPRAY IRRIGATION FOR WILDFLOWER MEADOW:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 1 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 2 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 55 RUN CYCLES PER YEAR
9,930 SQ FT (0.10 GAL PER SQ FT)/993 GALLONS PER RUN CYCLE
993 GALLONS PER RUN CYCLE X 55 RUN TIMES = 54,615 GPY

TEMPORARY SPRAY IRRIGATION FOR RE-VEGETATION (YEAR 3):
4 MONTHS AT 0 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 0 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 0 RUN TIMES PER WEEK (MAY-AUG)
0 RUN CYCLES PER YEAR - REMOVE IRRIGATION
58,530 SQ FT (0 GAL PER SQ FT)/0 GALLONS PER RUN CYCLE
0 GALLONS PER RUN CYCLE X 0 RUN TIMES = 0 GPY

TOTAL COMBINED TREES, SHRUBS AND GRASS= 1,083,478 GPY/ 3.33 ACRE FT.
1,083,478 GPY / TOTAL LANDSCAPE AREA: 148,630 SQ FT
= 7.29 GAL PER SQFT PER YEAR



213,135 SQ. FT. PROPOSED OPEN SPACE FOR PARK AND ON SOUTH MEADOWS RD FOR WATER BUDGET CALCULATIONS

WATER BUDGET CALCULATIONS AREA HOA

0 50' 100'
Scale = 1" = 50'

WATER BUDGET CALCULATIONS (HOA)

WATER BUDGET IS FOR HOA PROPERTY REVEGETATION AT FUTURE PHASE 2 LOT, IT DOES NOT INCLUDE WATER BUDGET FOR INDIVIDUAL RESIDENTIAL PROPERTIES, RESIDENTIAL STREETSCAPE, PARK OR STREETSCAPE ALONG SOUTH MEADOWS RD.

YEARS 1 & 2 (ESTABLISHMENT):

TEMPORARY SPRAY IRRIGATION FOR RE VEGETATION (YEAR 1):
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 1 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 2 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 55 RUN CYCLES PER YEAR
6,873 SQ FT (0.10 GAL PER SQ FT)/687 GALLONS PER RUN CYCLE
687 GALLONS PER RUN CYCLE X 55 RUN TIMES = 37,801 GPY

TEMPORARY SPRAY IRRIGATION FOR RE-VEGETATION (YEAR 2):
4 MONTHS AT 0 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 2 RUN TIME PER MONTH (MAR,APR,SEP,OCT)
4 MONTHS AT 1 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 22 RUN CYCLES PER YEAR
6,873 SQ FT (0.10 GAL PER SQ FT)/687 GALLONS PER RUN CYCLE
687 GALLONS PER RUN CYCLE X 22 RUN TIMES = 37,801 GPY

YEARS 3 AND AFTER:

TEMPORARY SPRAY IRRIGATION FOR RE-VEGETATION (YEAR 3):
4 MONTHS AT 0 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 0 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 0 RUN TIMES PER WEEK (MAY-AUG)
0 RUN CYCLES PER YEAR - REMOVE IRRIGATION
6,873 SQ FT (0 GAL PER SQ FT)/0 GALLONS PER RUN CYCLE
0 GALLONS PER RUN CYCLE X 0 RUN TIMES = 0 GPY

COMPLIANCE WITH STANDARDS

- THIS LANDSCAPE DESIGN COMPLIES WITH 14-8.4 LANDSCAPE AND SITE DESIGN.
- PLANTINGS TO BE WATERED BY AUTOMATIC CONTROLLER WITH LOW FLOW (0.25 AND 0.5 GPM) BUBBLERS FOR TREES, 2.0 GPH DRIP EMITTERS FOR SHRUBS AND LOW FLOW ROTARY SPRAY HEADS FOR TURF/MEADOW SEEDING. ALL OTHER AREAS SEEDED WITH RECLAMATION SEEDING WILL BE TEMPORARILY IRRIGATED PER CITY OF SANTA FE STANDARDS.
- TREES, SHRUBS, AND TURF WILL BE ZONED SEPARATELY.
- TURF GRASS IS KEPT TO A MINIMUM AND IS WITHIN REQUIREMENTS.
- IRRIGATION SYSTEM WITH SEPARATE IRRIGATION WATER METER, MASTER VALVE WITH PRESSURE REGULATOR AND BACKFLOW PREVENTER IN HOTBOX.
- THIS PLAN INCLUDES ALTERNATE SOURCES OF LANDSCAPE IRRIGATION WATER INCLUDING PASSIVE WATER HARVESTING TECHNIQUES. SWALES AND DETENTION PONDS ARE INTEGRATED INTO THE LANDSCAPE.
- PLANTING AREAS TO BE MULCHED WITH GRAVEL MULCH OR BARK MULCH AT 4" DEPTH
- MAINTENANCE PROVIDED BY OWNER
- NO OBJECTS, WALLS, FENCES, PARKED VEHICLES AND/OR VEGETATION SHALL BE PLACED WITHIN SIGHT TRIANGLES BETWEEN A HEIGHT OF 3' AND 6'.

REVISIONS	DATE
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△	
REVISED JUNE 2024 △	
PER STAFF COMMENTS △	
CASE # 2024-7998 △	

SEAL

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

SITES SOUTHWEST

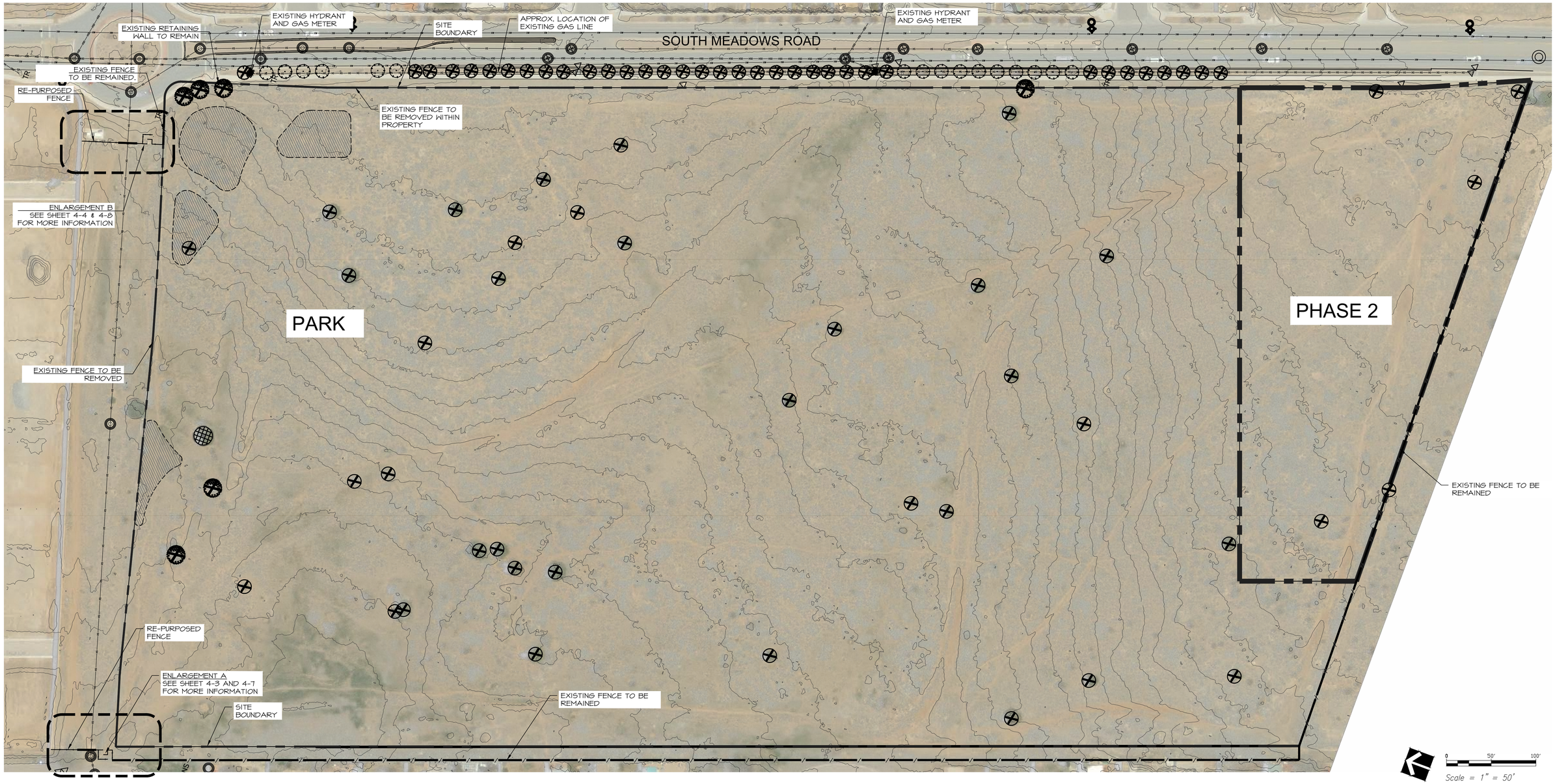
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

WATER BUDGET CALCULATION S& OPEN SPACE LAYOUT PARK & SOUTH MEADOWS RD

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	4-1

NOTE:

1. DURING CONSTRUCTION, EXISTING PLANT MATERIAL TO BE PRESERVED SHALL BE ENCLOSED BY A TEMPORARY FENCE AT LEAST FIVE (5) FEET OUTSIDE THE DRIPLINE FOR TREES. IN NO CASE SHALL VEHICLES BE PARKED OR MATRIALS OR EQUIPMENT BE STORED OR STOCKPILED WITHIN THE ENCLOSED AREAS.
2. ACCEPTABLE WOOD LOG/BRANCHES SHALL BE STOCKPILED FOR NATURAL PLAYGROUND EQUIPMENT FROM TREE REMOVAL.
3. ALL TREES OUTSIDE OF THE PARK (WITHIN SUBDIVISION) WILL BE CLEARED AND GRUBBED AND IS PART OF THE SITE PREPARATION BY OTHERS. SEE CIVIL PLANS FOR MORE INFORMATION.
4. RE-PURPOSE FENCE SHALL BE TREATED WITH ACCELERATOR SOLUTION TO GIVE FENCE RUSTY LOOK.
5. ALL SIGNIFICANT TREES TO BE REMOVED SHALL INCLUDE THE REMOVAL OF THE ROOT SYSTEM.



Scale = 1" = 50'

LEGEND

	QTY.
EXISTING TREE TO BE PROTECTED & REMAINED SEE DETAIL C/4-23 FOR TEMPORARY TREE PROTECTION	1
REMOVE EXISTING DECIDUOUS TREE SPECIES: SIBERIAN ELM	6
EXISTING SHRUB/TREE TO BE REMOVED SPECIES: JUNIPER	40
SOUTH MEADOWS ROAD EXISTING PURPLE LEAF PLUM TREES WILL BE REMOVED DUE OF CONSTRUCTION BY OTHERS AND SHALL BE REPLACED WITHIN NEW LANDSCAPE STRIP AND PROJECT SITE.	35
EXISTING PURPLE LEAF PLUM TREES TO BE REMAINED.	17

	QTY.
EXISTING LANDSCAPE TO BE PRESERVED AND PROTECTED	14,215 SF
EXISTING FENCE TO BE REMOVED ALONG EAST AND NORTH PERIMETER	2,140 LF
EXISTING FENCE TO BE REMAINED ALONG SOUTH AND WEST PERIMETER	2,105 LF
EXISTING FENCE TO RE-PURPOSED	160 LF

REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

REVISIONS	DATE
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SEAL

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

PLAN PREPARED BY:
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ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

SITES SOUTHWEST

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DEMOLITION & PROTECTION PLAN PARK

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	4-2



ENLARGEMENT A

----- DRAINAGE ACCESS AND MAINTENANCE EASEMENT FOR LOS PRADOS HOA

Scale = 1" = 20'

REVISED OCTOBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	1" GRAVEL AT 4" DEPTH IN PARK. COLOR: BUILDLOGIX BROWN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC. TOP OF MULCH SHALL BE 2" BELOW TOP OF CURB TYPICAL.
	ASPHALT PARKING. SEE CIVIL PLANS FOR DETAILS
	4" COMPACTED & STABILIZED CRUSHER FINES. PROVIDE COLOR SAMPLES TO OWNER FOR SELECTION. COLOR: VENETIAN BROWN OR APPROVED EQUAL. SEE DETAIL B/4-26.
	6" DEPTH CRUSHER FINES MULCH, COMPACTED. COLOR: VENETIAN BROWN OR APPROVED EQUAL. SEE DETAIL E/4-24.
	4" DEPTH NON-PIGMENTED CONCRETE SIDEWALK OR SLAB. COLOR: STANDARD GRAY. SEE DETAIL A & C/4-24.
	6" DEPTH NON-PIGMENTED CONCRETE, 8' WIDE. COLOR: STANDARD GRAY. SEE DETAIL B & C/4-24.
	PERMEABLE PAVER. INSTALLATION SEE DETAIL H & I/4-24.
	SPORTS SURFACE WITH POST TENSION CONCRETE UNDERNEATH, SEE DETAIL F/4-24. SEE CONSTRUCTION NOTES ON SHEET 4-00. COURT COLOR BLUE. BUFFER COLOR: GREEN.
	BOCCE COURTS. SEE DETAIL F/4-25.
	2" - 4" ANGULAR COBBLE/ CRUSHED STONE. COLOR: DESERT TAN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC.
	4" - 8" ANGULAR COBBLE/ CRUSHED STONE. COLOR: DESERT TAN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC.
	POURED-IN-PLACE RUBBER SURFACE. COLOR: BLUE. SEE DETAILS E & F/4-26. INSTALLION PER MANUFACTURER'S RECOMMENDATION.
	ENGINEERED WOOD FIBER, 12" COMPACTED DEPTH. COLOR: BEIGE/NATURAL. SEE DETAILS E /4-26.
	ENGINEERED WOOD CHIPS FOR DOG PARK, 4" MIN DEPTH. AVAILABLE FROM SOLUTIONS OR APPROVED EQUAL.
	6"-12" ANGULAR CLASS B RIPRAP. COLOR: GREY OR APPROVED EQUIVALENT. EXTEND 3' BEYOND BOTTOM OF POND SLOPE.
	12" THICK, HAND PLACED 10 TO 12 INCH FRACTURED STONE W/ FLAT FACE. REINFORCED WITH FORMED IN NON-SHRINK GROUT. 2000 PSI AT 3 DAY STRENGTH WHEN INSTALLED BY DAMP PACK METHOD.
	3/8" ANGULAR GRAVEL SEEDED WITH REVEGETATION SEED MIX AS BERM ARMORING. SEE DETAIL D/4-24.
	TURFGRASS SOD: DELTA TALL HYBRID TALL FESCUE WITH KENTUCKY BLUEGRASS. PRIOR TO LAYING SOD A TWO INCH (2") DEPTH HEAT TREATED COMPOST MATERIAL SHALL BE APPLIED AND TILLED IN TO A 6 SIX INCH (6") DEPTH. SEE DETAIL G/4-26.
	REVEGETATION SEED MIX.
	BIORETENTION POND SEED MIX
	RECLAMATION STEEP SLOPE SEEDING
	WILDFLOWER MEADOW SEED MIX.
	PASTURE SEED MIX
	EXISTING LANDSCAPE TO BE PRESERVED AND PROTECTED

KEYED NOTES

1. STEEL BIKE RACK. MFR. DUMOR. 291 SERIES INVERTED "U" TYPE. SURFACE MOUNT. INSTALL PER DETAIL F/4-28.
2. 6' STEEL BENCH WITH END ARMRESTS. MFR. DUMOR. MODEL 140-60. SURFACE MOUNT. INSTALL PER DETAIL C/4-28.
3. (5) 32 GAL. STEEL TRASH RECEPTACLE. MFR. DUMOR. INSTALL PER DETAIL D/4-28.
4. (3) 32 GAL. STEEL RECYCLING BIN. MFR. DUMOR. INSTALL PER DETAIL E/4-28.
5. 6" CONCRETE EDGER CURB PER DETAIL D/4-24.
6. 12" CONCRETE CURB W/ CHAIN LINK FENCE AT DOG PARK. SEE DETAIL G/4-24.
7. 4'-6" HIGH SPLIT RAIL FENCE. SEE DETAIL A/4-27.
8. 4' BLACK CHAIN LINK FENCE. SEE DETAIL C/4-27
9. PET WASTE STATION. MFR: DOG WASTE DEPOT, MODEL: DEPOT-355-GRN. SEE DETAIL A/4-28.
10. 8" X 18" CONCRETE EDGER WALL AT PLAY AREA. SEE DETAIL C/4-26.
11. CONCRETE CURB PER CIVIL PLANS.
12. CONCRETE TURN-DOWN SLAB AT PLAY AREA. SEE DETAIL D/4-26.
13. DRINKING FOUNTAIN ADA COMPLIANT. INSTALL PER DETAIL B/4-28.
14. 80' X 12' SHADE STRUCTURE. SEE DETAIL X/4-XX.
15. 3/16" X 4" ALUMINUM EDGER. SEE DETAIL B/4-24.
16. 30' X 10' SHADE STRUCTURE. SEE DETAIL X/4-XX.
17. 25' X 10' SHADE STRUCTURE. SEE DETAIL X/4-XX.
18. CONTEMPLATIVE SPACE FOR ART WORK BY OTHERS.
19. COBBLESTONE SWALE. 12" DEPTH W/ MAX 4:1 SLOPE. SEE DETAIL H/4-25.
20. 4' HIGH SINGLE GATE. SEE DETAIL D/4-27.
21. 6' ADA ACCESSIBLE STEEL PICNIC TABLE. MFR: DUMOR, MODEL#: 248-60-2PL. SLATS RECYCLED PLASTIC. SURFACE MOUNT. SEE DETAIL A/4-29.
22. 6" CONCRETE FILLED BOLLARD W/ ADA PARKING SIGN ON TOP. SEE CIVIL PLANS.
23. PERMANENT STRIPING & MARKING PAINTS. SEE CIVIL PLANS.
24. CONCRETE CURB CUT. SEE CIVIL PLANS.
25. BOCCE COURT. SEE DETAIL F/4-25.
26. INTERPRETATIVE SIGNAGE.
27. PLAY EQUIPMENT "CURVE SPINNER" (TYP. OF 3), MODEL#: 241179, COLOR: TBD
28. PLAY EQUIPMENT "PLAYSHAPER (2-5 YEARS) MODEL#: 23136A, COLOR: TBD
29. PLAY EQUIPMENT "PLAYBOOSTER (5-12 YEARS) COLOR: TBD
30. SINGLE POST SWING W/ TODDLER, FULL AND MOLDED BUCKET SEAT. COLOR: TBD
31. WELCOME SIGN PLAYGROUND BY MANUFACTURER.
32. UPRIGHT TIMBER WITH HOLES TO ALLOW KIDS TO MAKE A "TREE" OR A "TREE LADDER"
33. WOOD TIMBER LOGS. LENGTHS VARIES PER PLAN
34. COBBLESTONE SWALE IN LANDSCAPE. SEE DETAIL H/4-26.
35. WOOD LOG SEATING. SEE DETAIL C/4-25.
36. HORIZONTAL LOG SCULPTURE. SEE DETAIL D/4-25
37. WOOD SLICE STEPPING STONES. SEE DETAIL E/4-25.
38. 4' HIGH WALL PER DETAIL B/4-27.
39. SEATING BOULDER. SEE DETAIL B/4-25.
40. PLAY BERM @ DOG PARK. SEE DETAIL G/4-25.
41. 18" SEAT WALL. SEE DETAIL E/4-27.
42. MINI-PITCH. SURFACE COLOR: BLUE W/ 3' TALL WALL ALL AROUND, 10' TALL FENCE ON BOTH SHORT ENDS. GOAL SIZE: 6'-6" (H) X 10' (W) X 3'-6" (D).
43. COBBLESTONE SWALE IN LANDSCAPE. SEE DETAIL H/4-26.

◆ INTERPRETATIVE SIGN. SEE SHEET 4-31.

● "LANDSCAPE TO BE PROTECTED" SIGN. SEE DETAIL D/4-30.

▲ WAYFINDING SIGN. SEE DETAIL C/4-30

PLANTING NOTES APPLY FOR PARK & SUBDIVISION

1. PLANTING PER PLANTING PLANS 4-10 TO 4-14.
2. SEED MIXES SEE SHEET 4-00.
3. SEEDING INSTALLATION SEE SHEET 4-0.
4. PLANTING DETAILS PER SHEET 4-23.

GENERAL NOTES:

1. GRADING PARK SEE PLAN 4-9.
2. PARKING LOT DETAILS, SEE CIVIL PLANS.
3. GRADING POND SEE CIVIL PLANS.

CITY REVIEW		
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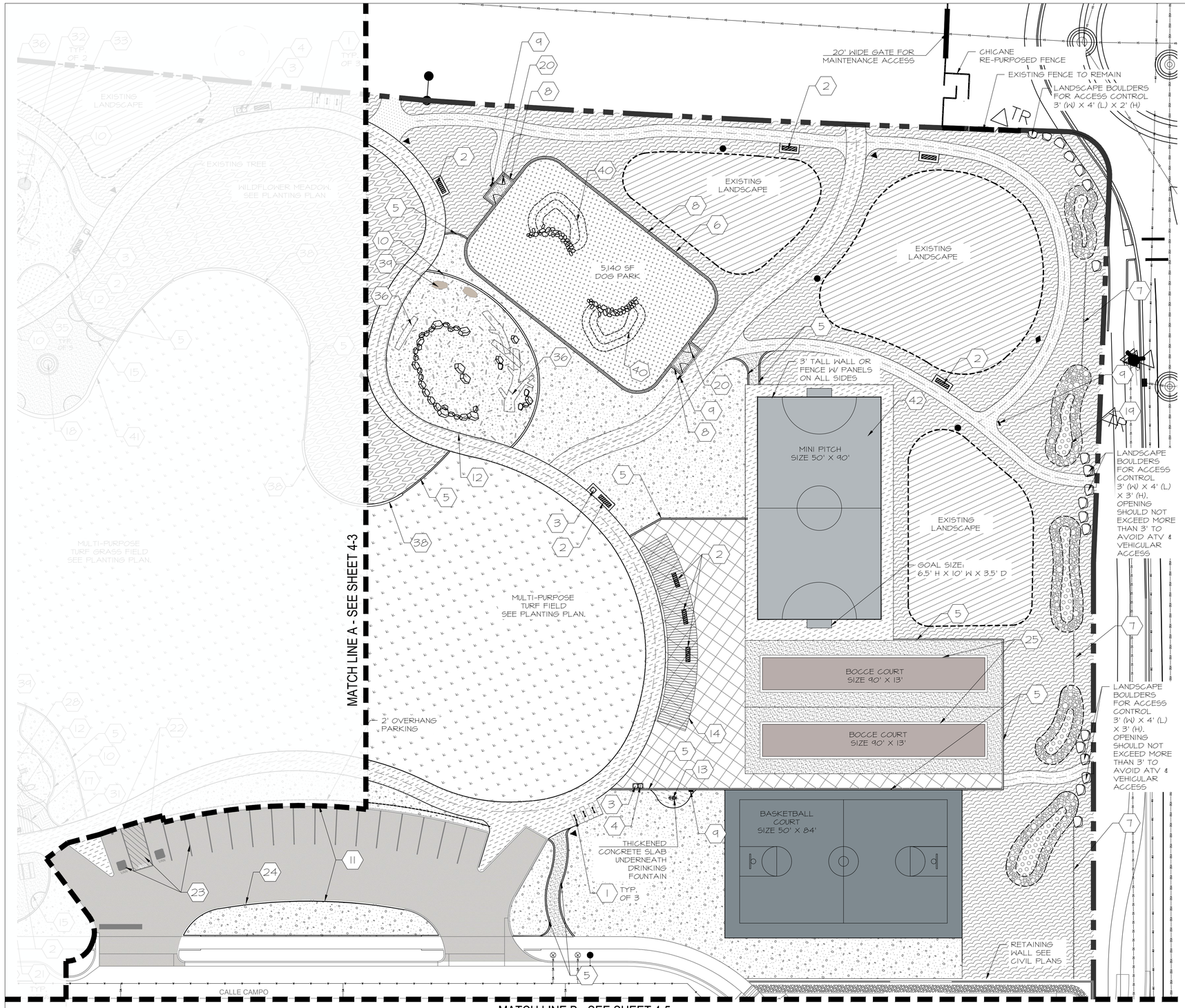
SITES SOUTHWEST

PLAN PREPARED BY:
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ALBUQUERQUE, NM 87104
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PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLAN
PARK

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 20'	4-3



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	1" GRAVEL AT 4" DEPTH IN PARK. COLOR: BUILDOLOGY BROWN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC. TOP OF MULCH SHALL BE 2" BELOW TOP OF CURB TYPICAL.
	7/8" GRAVEL AT 4" DEPTH ALONG STREETS. COLOR: SANTA FE BROWN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3OZ WEED BARRIER FABRIC. TOP OF MULCH SHALL BE 2" BELOW TOP OF CURB TYPICAL.
	ASPHALT PARKING. SEE CIVIL PLANS FOR DETAILS
	4" COMPACTED & STABILIZED CRUSHER FINES. PROVIDE COLOR SAMPLES TO OWNER FOR SELECTION. COLOR: VENETIAN BROWN OR APPROVED EQUAL. SEE DETAIL B/4-26.
	6" DEPTH CRUSHER FINES MULCH, COMPACTED. COLOR: VENETIAN BROWN OR APPROVED EQUAL. SEE DETAIL F/4-24.
	4" DEPTH NON-PIGMENTED CONCRETE SIDEWALK OR SLAB. COLOR: STANDARD GRAY. SEE DETAIL A & C/4-24.
	6" DEPTH NON-PIGMENTED CONCRETE, 8' WIDE. COLOR: STANDARD GRAY. SEE DETAIL B & C/4-24.
	PERMEABLE PAVER. INSTALLATION SEE DETAIL H & I/4-24.
	SPORTS SURFACE WITH POST TENSION CONCRETE UNDERNEATH, SEE DETAIL F/4-24. SEE CONSTRUCTION NOTES ON SHEET 4-00. COURT COLOR BLUE. BUFFER COLOR: GREEN.
	BOCCE COURTS. SEE DETAIL F/4-25.
	2" - 4" ANGULAR COBBLE/ CRUSHED STONE. COLOR: DESERT TAN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC.
	4" - 8" ANGULAR COBBLE/ CRUSHED STONE. COLOR: DESERT TAN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC.
	POURED-IN-PLACE RUBBER SURFACE. COLOR: BLUE. SEE DETAILS E & F/4-26. INSTALLION PER MANUFACTURER'S RECOMMENDATION.
	ENGINEERED WOOD FIBER, 12" COMPACTED DEPTH. COLOR: BEIGE/NATURAL. SEE DETAILS E /4-26.
	ENGINEERED WOOD CHIPS FOR DOG PARK, 4" MIN DEPTH. AVAILABLE FROM SOLUTIONS OR APPROVED EQUAL.
	DISTURBED AREAS IN PHASE I WILL BE STABILIZED WITH 2" GRAVEL W/NEED BARRIER FABRIC UNDERNEATH. COLOR GRAY
	TURFGRASS SOD: DELTA TALL HYBRID TALL FESCUE WITH KENTUCKY BLUGRASS. PRIOR TO LAYING SOD A TWO INCH (2") DEPTH HEAT TREATED COMPOST MATERIAL SHALL BE APPLIED AND TILLED IN TO A 6 SIX INCH (6") DEPTH. SEE DETAIL G/4-26.
	REVEGETATION SEED MIX.
	BIORETENTION POND SEED MIX
	RECLAMATION STEEP SLOPE SEEDING
	WILDFLOWER MEADOW SEED MIX.
	PASTURE SEED MIX

KEYED NOTES

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2. 6' STEEL BENCH WITH END ARMRESTS. MFR. DUMOR. MODEL 140-60. SURFACE MOUNT. INSTALL PER DETAIL C/4-28.
3. (5) 32 GAL. STEEL TRASH RECEPTACLE. MFR. DUMOR. INSTALL PER DETAIL D/4-28.
4. (3) 32 GAL. STEEL RECYCLING BIN. MFR. DUMOR. INSTALL PER DETAIL E/4-28.
5. 6" CONCRETE EDGER CURB PER DETAIL D/4-24.
6. 12" CONCRETE CURB W/ CHAIN LINK FENCE AT DOG PARK. SEE DETAIL G/4-24.
7. 4'-6" HIGH SPLIT RAIL FENCE. SEE DETAIL A/4-27.
8. 4' BLACK CHAIN LINK FENCE. SEE DETAIL C/4-27
9. PET WASTE STATION. MFR: DOG WASTE DEPOT, MODEL: DEPOT-355-GRN. SEE DETAIL A/4-28.
10. 8" X 18" CONCRETE EDGER WALL AT PLAY AREA. SEE DETAIL C/4-26.
11. CONCRETE CURB PER CIVIL PLANS.
12. CONCRETE TURN-DOWN SLAB AT PLAY AREA. SEE DETAIL D/4-26.
13. DRINKING FOUNTAIN ADA COMPLIANT. INSTALL PER DETAIL B/4-28.
14. 80' X 12' SHADE STRUCTURE. SEE DETAIL X/4-XX.
15. 3/16" X 4" ALUMINUM EDGER. SEE DETAIL B/4-24.
16. 30' X 10' SHADE STRUCTURE. SEE DETAIL X/4-XX.
17. 25' X 10' SHADE STRUCTURE. SEE DETAIL X/4-XX.
18. CONTEMPLATIVE SPACE FOR ART WORK BY OTHERS.
19. COBBLESTONE SWALE. 12" DEPTH W/ MAX 4:1 SLOPE. SEE DETAIL H/4-25.
20. 4' HIGH SINGLE GATE. SEE DETAIL D/4-27.
21. 6' ADA ACCESSIBLE STEEL PICNIC TABLE. MFR: DUMOR, MODEL#: 248-60-2PL. SLATS RECYCLED PLASTIC. SURFACE MOUNT. SEE DETAIL A/4-29.
22. 6" CONCRETE FILLED BOLLARD W/ ADA PARKING SIGN ON TOP. SEE CIVIL PLANS.
23. PERMANENT STRIPING & MARKING PAINTS. SEE CIVIL PLANS.
24. CONCRETE CURB CUT. SEE CIVIL PLANS.
25. BOCCE COURT. SEE DETAIL F/4-25.
26. INTERPRETATIVE SIGNAGE.
27. PLAY EQUIPMENT "CURVE SPINNER" (TYP. OF 3), MODEL#: 241179, COLOR: TBD
28. PLAY EQUIPMENT "PLAYSHAPER (2-5 YEARS) MODEL#: 23136A, COLOR: TBD
29. PLAY EQUIPMENT "PLAYBOOSTER (5-12 YEARS) COLOR: TBD
30. SINGLE POST SWING W/ TODDLER, FULL AND MOLDED BUCKET SEAT. COLOR: TBD
31. WELCOME SIGN PLAYGROUND BY MANUFACTURER.
32. UPRIGHT TIMBER WITH HOLES TO ALLOW KIDS TO MAKE A "TREE" OR A "TREE LADDER"
33. WOOD TIMBER LOGS. LENGTHS VARIES PER PLAN
34. COBBLESTONE SWALE IN LANDSCAPE. SEE DETAIL H/4-26.
35. WOOD LOG SEATING. SEE DETAIL C/4-25.
36. HORIZONTAL LOG SCULPTURE. SEE DETAIL D/4-25
37. WOOD SLICE STEPPING STONES. SEE DETAIL E/4-25.
38. 4' HIGH WALL PER DETAIL B/4-27.
39. SEATING BOULDER. SEE DETAIL B/4-25.
40. PLAY BERM @ DOG PARK. SEE DETAIL G/4-25.
41. 18" SEAT WALL. SEE DETAIL E/4-27.
42. MINI-PITCH. SURFACE COLOR: BLUE W/ 3' TALL WALL ALL AROUND, 10' TALL FENCE ON BOTH SHORT ENDS. GOAL SIZE: 6'-6" (H) X 10' (W) X 3'-6" (D).
43. COBBLESTONE SWALE IN LANDSCAPE. SEE DETAIL H/4-26.
44. LANDSCAPE DESIGN SEE DETAIL A/4-26, 4-13 & 4-14.

	3/8" ANGULAR GRAVEL SEEDED WITH REVEGETATION SEED MIX AS BERM ARMORING. SEE DETAIL D/4-29.
	EXISTING LANDSCAPE TO BE PRESERVED

PLANTING NOTES APPLY FOR PARK & SUBDIVISION

1. PLANTING PER PLANTING PLANS 4-10 TO 4-14.
2. SEED MIXES SEE SHEET 4-00.
3. SEEDING INSTALLATION SEE SHEET 4-0.
4. PLANTING DETAILS PER SHEET 4-23.

GENERAL NOTES:

1. GRADING PARK SEE PLAN 4-9.
2. PARKING LOT DETAILS, SEE CIVIL PLANS.
3. GRADING POND SEE CIVIL PLANS.

REVISIONS	DATE	SEAL
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Scale = 1" = 20'

REVISED OCTOBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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PLAN PREPARED BY:
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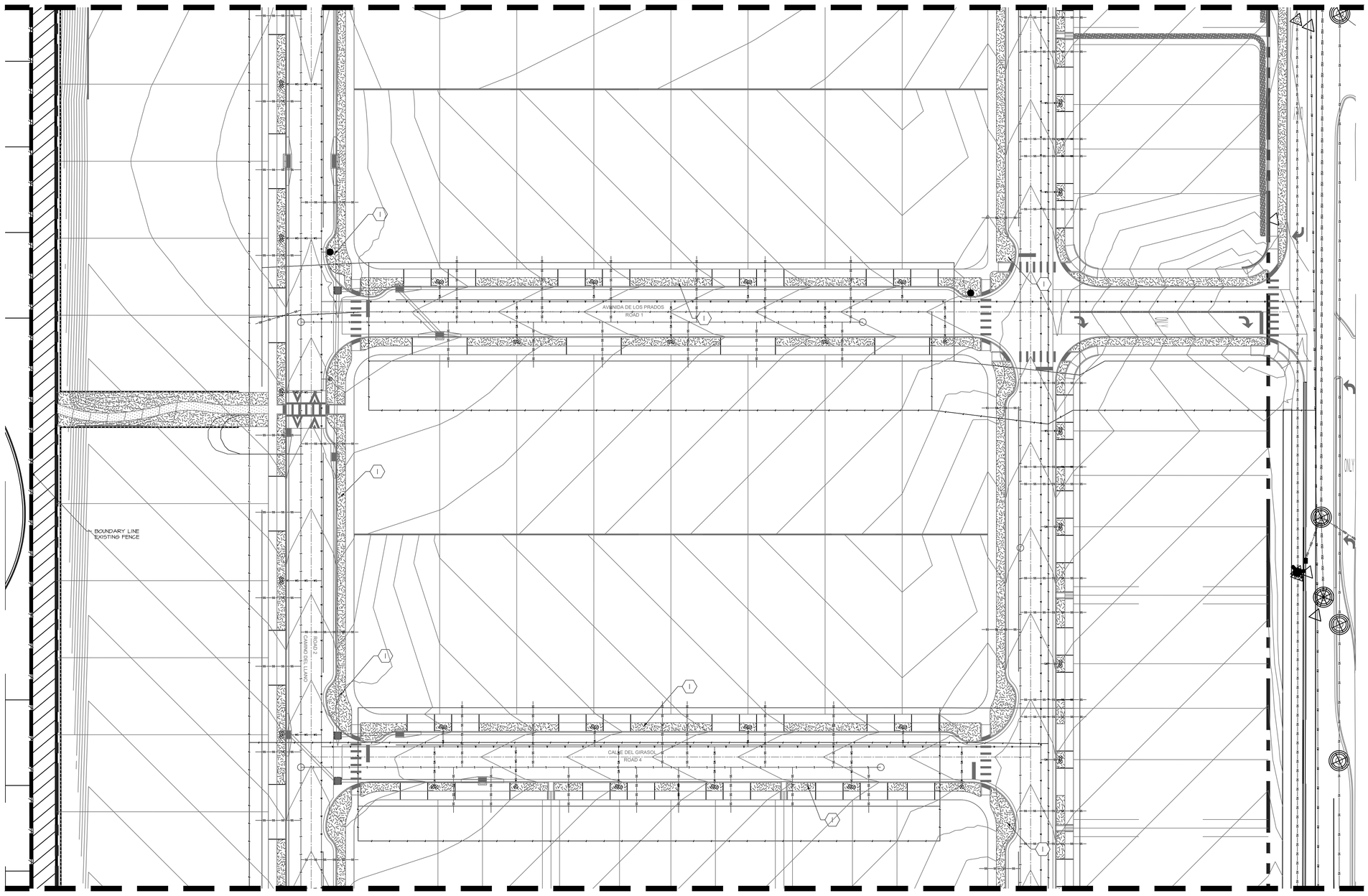
SITES SOUTHWEST

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLAN
PARK

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 20'	4-4

MATCH LINE B - SEE SHEET 4-3 & 4-4



MATCH LINE C - SEE SHEET 4-6

0 30' 60'

Scale = 1" = 30'

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	1/8" GRAVEL AT 4" DEPTH ALONG STREETS. COLOR: SANTA FE BROWN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3OZ WEED BARRIER FABRIC. TOP OF MULCH SHALL BE 2" BELOW TOP OF CURB TYPICAL.
	6" DEPTH CRUSHER FINES MULCH, COMPACTED. COLOR: VENETIAN BROWN OR APPROVED EQUAL. SEE DETAIL E/4-24.
	DISTURBED AREAS IN PHASE 1 WILL BE STABILIZED WITH 2" GRAVEL W/WEED BARRIER FABRIC UNDERNEATH. COLOR GRAY
	REVEGETATION SEED MIX.

(#) KEYED NOTES

1. LANDSCAPE DESIGN SEE DETAIL A/4-26 AND PLANS 4-13 & 4-14.

NOTE:
GRADING AND UTILITY PLAN FOR SUBDIVISION SEE CIVIL PLANS.

NOTES:
1. GRADING SUBDIVISION, SEE CIVIL PLANS.

PLANTING NOTES APPLY FOR PARK & SUBDIVISION

1. PLANTING PER PLANTING PLANS 4-10 TO 4-14.
2. SEED MIXES SEE SHEET 4-00.
3. SEEDING INSTALLATION SEE SHEET 4-0.
4. PLANTING DETAILS PER SHEET 4-23.

REVISIONS	DATE
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△	
REVISED JUNE 2024 △	
PER STAFF COMMENTS △	
CASE # 2024-7998 △	

SEAL

CITY REVIEW

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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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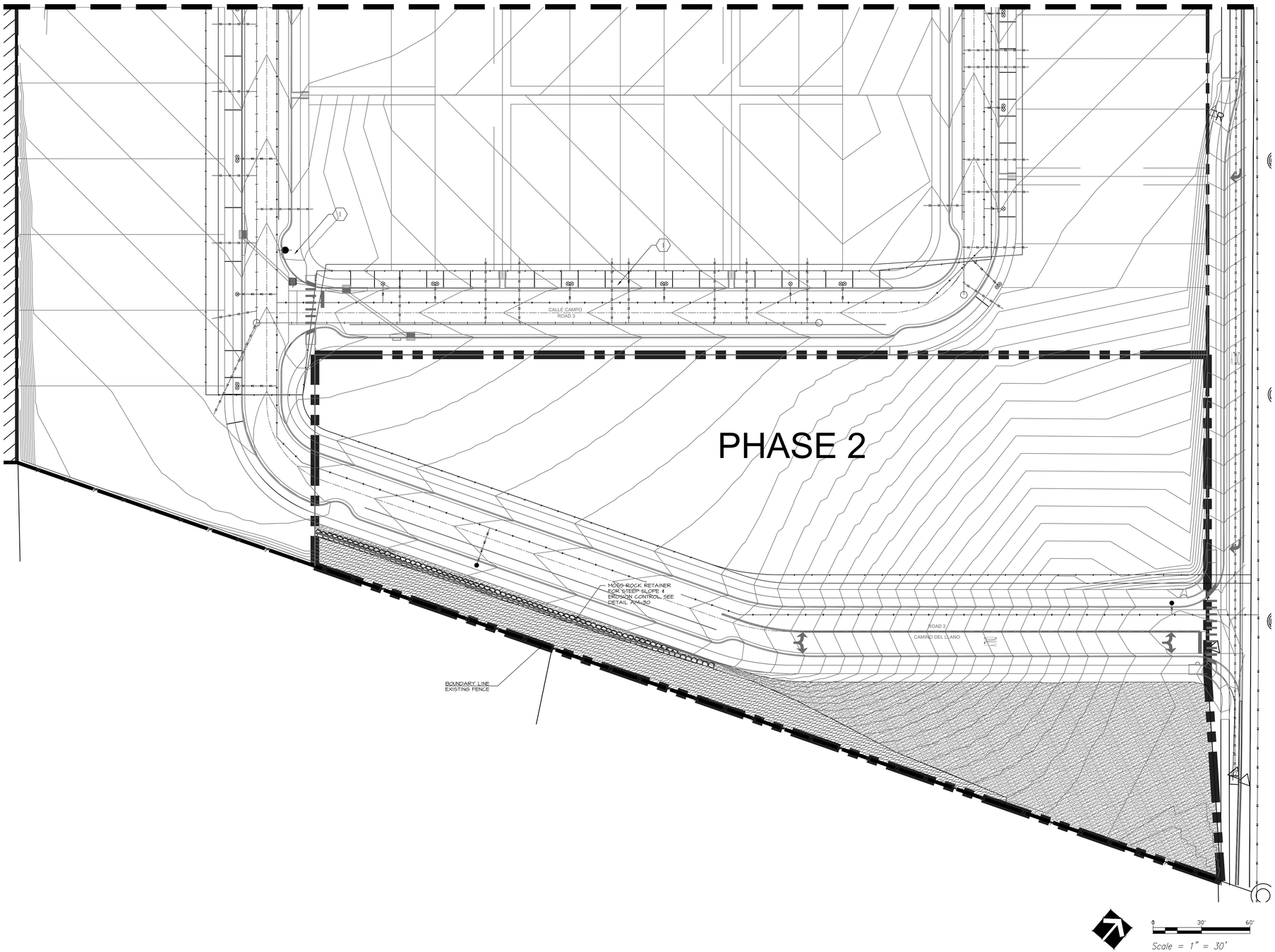
PLAN PREPARED BY:
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MAIL: MAIL@SITES-SW.COM

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLAN SUBDIVISION

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 30'	4-5

MATCH LINE C - SEE SHEET 4-5



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	7/8" GRAVEL AT 4" DEPTH ALONG STREETS. COLOR: SANTA FE BROWN OVER DENITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3OZ WEED BARRIER FABRIC. TOP OF MULCH SHALL BE 2" BELOW TOP OF CURB TYPICAL.
	6" DEPTH CRUSHER FINES MULCH, COMPACTED. COLOR: VENETIAN BROWN OR APPROVED EQUAL. SEE DETAIL E/4-24.
	DISTURBED AREAS IN PHASE I WILL BE STABILIZED WITH 2" GRAVEL W/WEED BARRIER FABRIC UNDERNEATH. COLOR GRAY
	REVEGETATION SEED MIX.

KEYED NOTES

1. LANDSCAPE DESIGN SEE DETAIL A/4-26 AND PLANS 4-13 & 4-14.

NOTE:
GRADING AND UTILITY PLAN FOR SUBDIVISION SEE CIVIL PLANS.

PLANTING NOTES APPLY FOR PARK & SUBDIVISION

1. PLANTING PER PLANTING PLANS 4-10 TO 4-14.
2. SEED MIXES SEE SHEET 4-00.
3. SEEDING INSTALLATION SEE SHEET 4-0.
4. PLANTING DETAILS PER SHEET 4-23.

REVISIONS	DATE
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REVISED JUNE 2024
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CASE # 2024-7998

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FIRE		
LANDSCAPE		
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PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLAN SUBDIVISION

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 30'	4-6

CHICANE
RE-PURPOSED FENCE

EXISTING FENCE TO BE REMAINED

SEWER LINE

BOUNDARY LINE PARK

ENLARGEMENT A
SEE THIS SHEET

MATCH LINE A - SEE SHEET 4-8

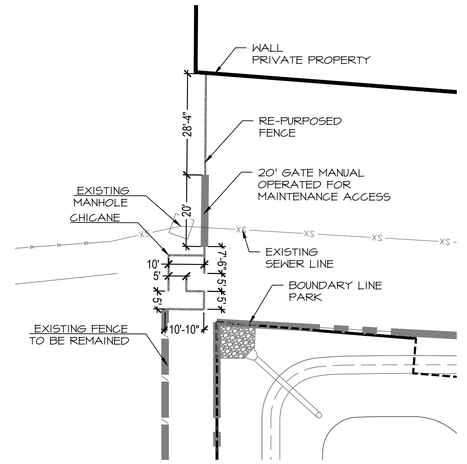
DIMENSIONS PARKING LOT BY CIVIL ENGINEERING

LEGEND

DRAINAGE ACCESS AND MAINTENANCE EASEMENT FOR LOS PRADOS HOA

NOTES

1. CAD FILE CAN BE PROVIDED TO CONTRACTOR FOR LAYOUT UPON REQUEST
2. ANY OPENING ALONG THE EAST SITE BOUNDARY SHALL NOT EXCEED 3 FETE TO AVOID ATV AND VEHICULAR ACCESS INTO THE PARK.



ENLARGEMENT A
CHICANE W/
RE-PURPOSED FENCE

0 20' 40'
Scale = 1" = 20'

0 20' 40'
Scale = 1" = 20'

SEAL

DATE

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PER STAFF COMMENTS
CASE # 2024-7998

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FIRE		
LANDSCAPE		
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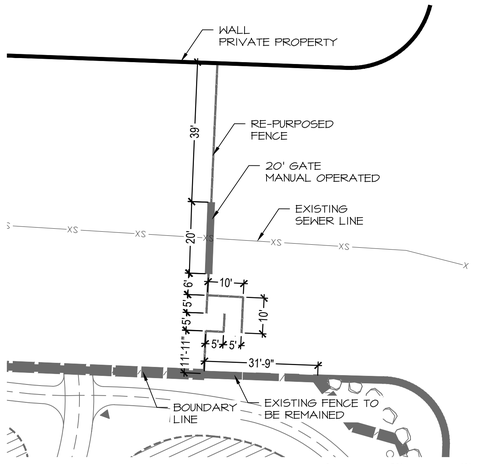
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DIMENSIONING PLAN PARK

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 20'	4-7

NOTES

1. CAD FILE CAN BE PROVIDED TO CONTRACTOR FOR LAYOUT UPON REQUEST
2. ANY OPENING ALONG THE EAST SITE BOUNDARY SHALL NOT EXCEED 3 FETE TO AVOID ATV AND VEHICULAR ACCESS INTO THE PARK.



ENLARGEMENT B
CHICANE W
RE-PURPOSED FENCE

ENLARGEMENT B
SEE THIS SHEET

SEE NOTE 2

LANDSCAPE BOULDERS FOR ACCESS CONTROL. OPENING SHOULD NOT EXCEED MORE THAN 3' TO AVOID ATV & VEHICULAR ACCESS

MATCH LINE A - SEE SHEET 4-7

SEE DETAIL F/4-28

DIMENSIONS PARKING LOT BY CIVIL ENGINEERING

CALLE CAMPO
ROAD 3

0 20' 40'
Scale = 1" = 20'

REVISIONS	DATE	SEAL
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REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

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FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

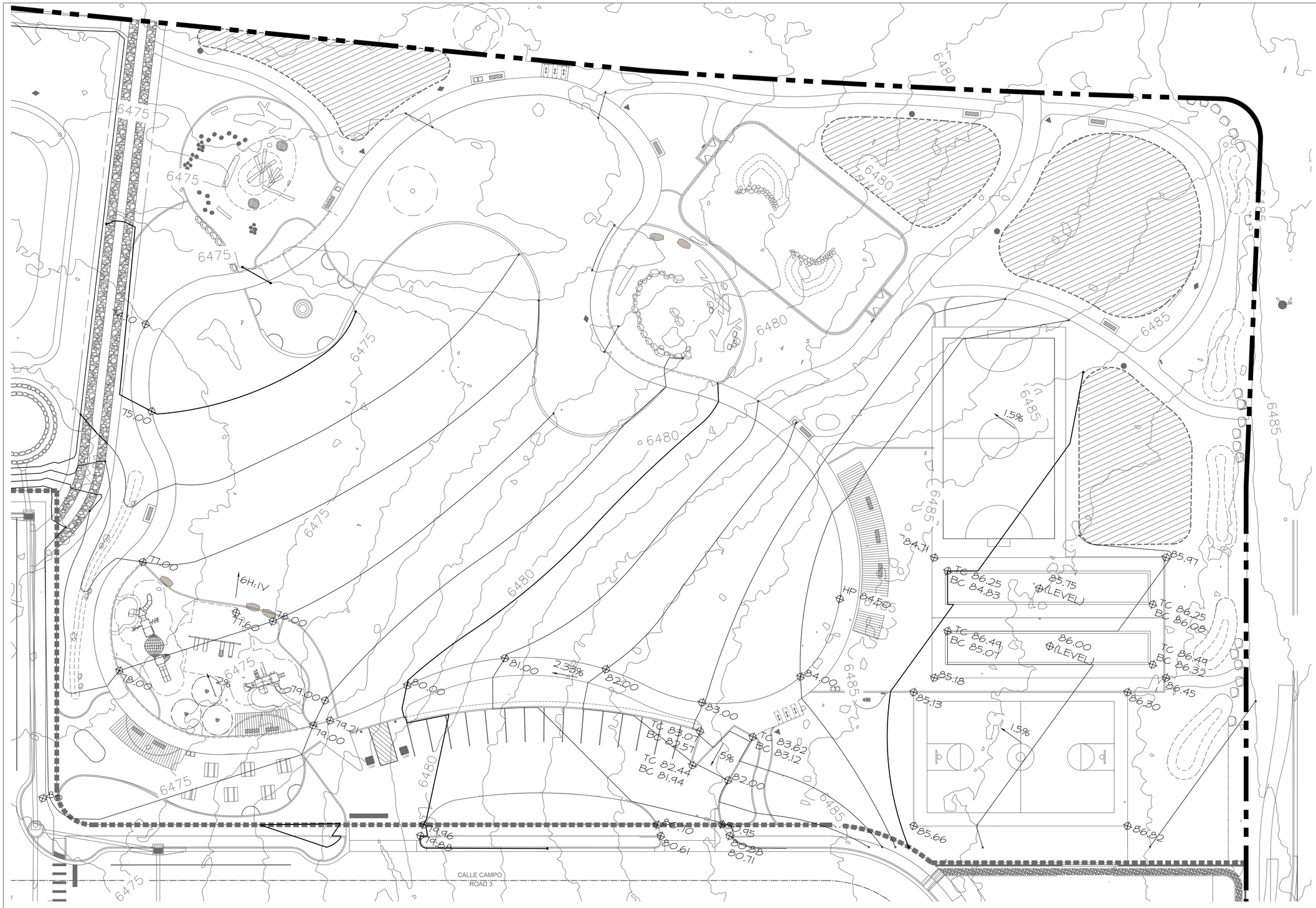
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PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DIMENSIONING PLAN PARK

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 20'	4-8



REVISIONS	DATE
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REVISED JUNE 2024
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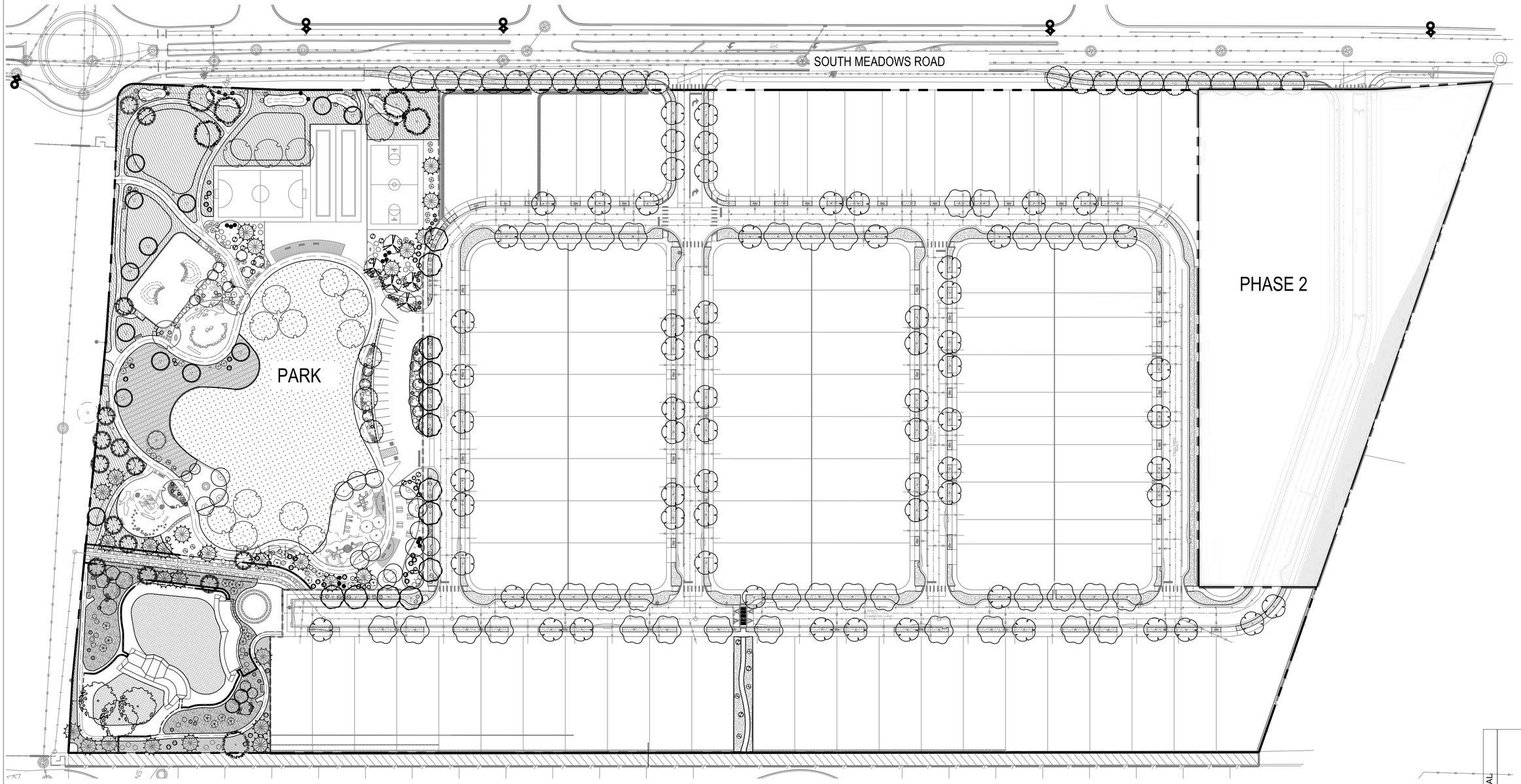
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SITES SOUTHWEST

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE GRADING PLAN
PARK

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 20'	4-9



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO REMAIN
DECIDUOUS TREES	
	ACER GRANDIDENTATUM 'MESA G' MESA GLOW MAPLE
	CELTIS RETICULATA NETLEAF HACKBERRY
	FORESTIERA NEOMEXICANA DESERT OLIVE
	PLATANUS OCCIDENTALIS 'BISMARCK' NORTHERN ADVANCE® AMERICAN SYCAMO
	PRUNUS ARMENIACA 'HARGLOW' HARGLOW SEMI-DWARF APRICOT
	PRUNUS ARMENIACA 'SUNGOLD' SUNGOLD APRICOT
	PRUNUS AVIUM 'STELLA' STELLA SWEET CHERRY
	PRUNUS CERASUS 'MONTMORENCY' MONTMORENCY CHERRY
	QUERCUS GAMBELII VAR. GILA GILA GAMBEL OAK
	QUERCUS MUEHLENBERGII CHINKAPIN OAK
	QUERCUS TEXANA TEXAS RED OAK
	ULMUS PAVIFOLIA 'EMER II' ALLE LACEBARK ELM
	ULMUS X 'FRONTIER' FRONTIER ELM
EVERGREEN TREES	
	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER
	PINUS FLEXILIS LIMBER PINE
	PINUS NIGRA AUSTRIAN PINE
	PINUS STROBUS WHITE PINE

SYMBOL	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS	
	ARTEMISIA FRIGIDA FRINGED WORMWOOD
	BAPTISIA AUSTRALIS FALSE INDIGO
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	BUDDLEJA DAVIDII 'NANHO BLUE' NANHO BLUE BUTTERFLY BUSH
	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER GRASS
	CARYOPTERIS CLANDONSENSIS 'BLUE MIST' BLUE MIST BLUEBEARD
	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH
	ERICAMERIA NAUSEOSA RUBBER RABBITBRUSH
	MUHLENBERGIA RIGENS DEER GRASS
	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS
	PRUNUS BESSEYI 'PUJIS' PAWNEE BUTTES SAND CHERRY
	PRUNUS TOMENTOSA NANKING CHERRY
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	RHUS TRILOBATA THREE LEAF SUMAC
	RIBES AUREUM GOLDEN CURRANT
	RIBES RUBRUM 'RED LAKE' RED LAKE RED CURRANT
	SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SAGE
EVERGREEN SHRUBS	
	ARCTOSTAPHYLOS COLORADOENSIS 'CHIEFTAN' CHIEFTAN MANZANITA
	ARTEMISIA TRIDENTATA BIG SAGEBRUSH
	CERCOCARPUS INTRICATUS LITTLELEAF MOUNTAIN MAHOGANY
	FALLUGIA PARADOXA APACHE PLUME
	HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS® RED YUCCA
	NOLINA MICROCARPA BEARGRASS

SOD/SEED	BOTANICAL / COMMON NAME
	TURFGRASS SOD: POA SEE FOR MORE DETAIL SHEET 4-00
	BIORETENTION POND SEED MIX SEE SEED LIST ON SHEET 4-00.
	REVEGETATION SEED MIX SEE SEED LIST ON SHEET 4-00.
	RECLAMATION STEEP SLOPE SEEDING SEE SEED LIST ON SHEET 4-00.
	WILDFLOWER MEADOW SEED MIX. SEE SEED LIST ON SHEET 4-00.
	PASTURE SEED MIX. SEE SEED LIST ON SHEET 4-00.

NOTE:

1. FOR PLANTING DETAILS SEE SHEET 4-23.
2. FOR HARDSCAPE MATERIALS SEE PLANS 4-3 THROUGH 4-6.
3. FOR PLANT QUANTITIES SEE SHEET 4-00.
4. FOR PLANTING WATER USE SEE SHEET 4-00.

DRAINAGE ACCESS AND MAINTENANCE EASEMENT FOR LOS PRADOS HOA

0 50' 100'

Scale = 1" = 50'

REVISED OCTOBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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SUBDIVISION ENGINEER		

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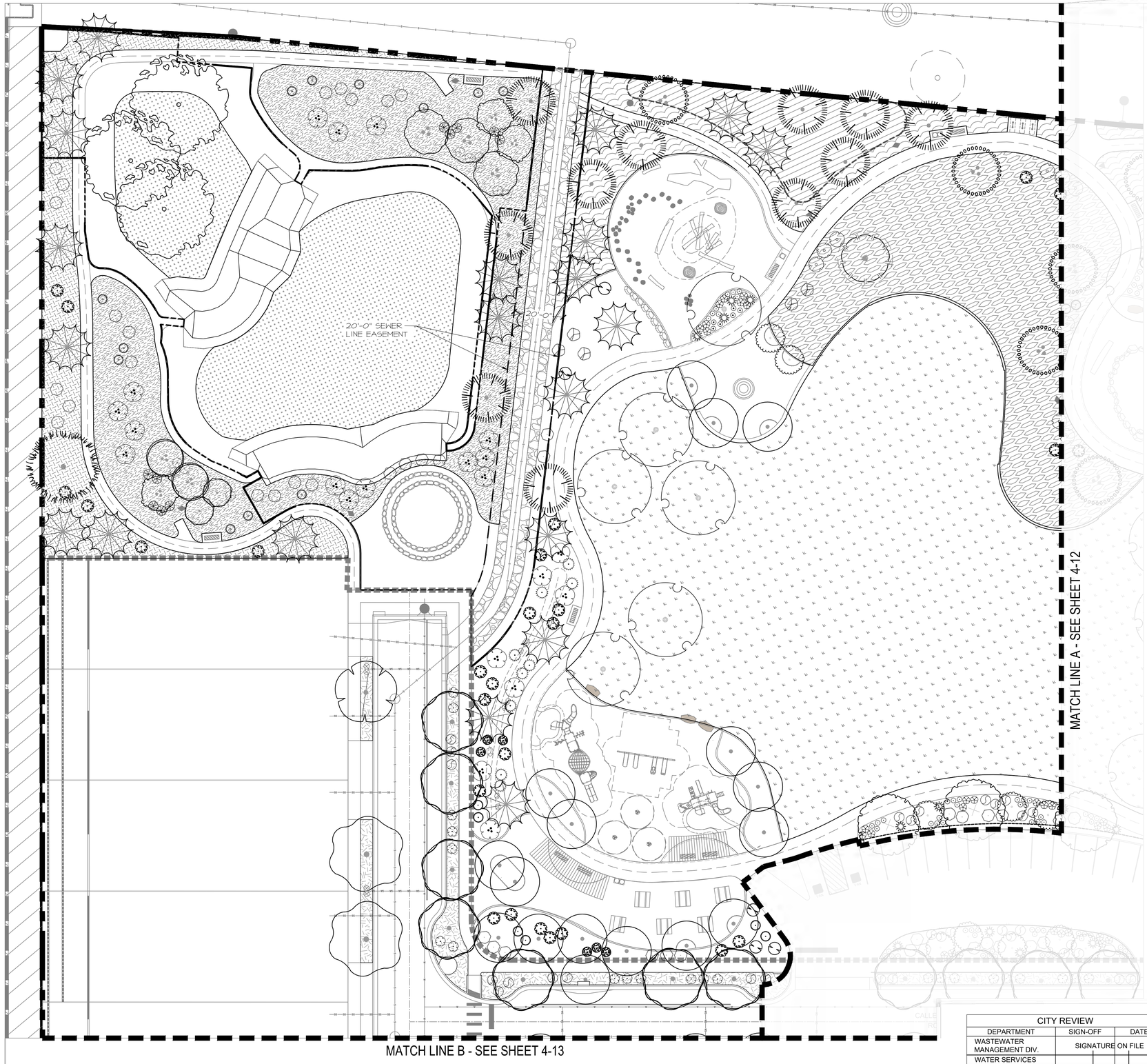
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PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLANTING PLAN PARK AND SUBDIVISION

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	4-10



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO REMAIN
DECIDUOUS TREES	
	ACER GRANDIDENTATUM 'MESA G' MESA GLOW MAPLE
	FORESTIERA NEOMEXICANA DESERT OLIVE
	PLATANUS OCCIDENTALIS 'BISMARCK' NORTHERN ADVANCE® AMERICAN SYCAMORE
	PRUNUS ARMENIACA 'HARGLOW' HARGLOW SEMI-DWARF APRICOT
	PRUNUS ARMENIACA 'SUNGOLD' SUNGOLD APRICOT
	PRUNUS AVIUM 'STELLA' STELLA SWEET CHERRY
	PRUNUS CERASUS 'MONTMORENCY' MONTMORENCY CHERRY
	QUERCUS GAMBELII VAR. GILA GILA GAMBEL OAK
	QUERCUS TEXANA TEXAS RED OAK
	ULMUS PARVIFLORA 'EMER II' ALEE LACEBARK ELM
	ULMUS X 'FRONTIER' FRONTIER ELM
EVERGREEN TREES	
	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER
	PINUS FLEXILIS LIMBER PINE
	PINUS NIGRA AUSTRIAN PINE
	PINUS STROBUS WHITE PINE

SYMBOL	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS	
	ARTEMISIA FRIGIDA FRINGED WORMWOOD
	BAPTISIA AUSTRALIS FALSE INDIGO
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	BUDDLEJA DAVIDII 'NANHO BLUE' NANHO BLUE BUTTERFLY BUSH
	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER GRASS
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD
	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH
	ERICAMERIA NAUSEOSA RUBBER RABBITBRUSH
	MUHLENBERGIA RIGENS DEER GRASS
	PRUNUS BESSEYI 'POIIS' PAWNEE BUTTES® SAND CHERRY
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	RHUS TRILOBATA THREE LEAF SUMAC
	RIBES AUREUM GOLDEN CURRANT
	RIBES RUBRUM 'RED LAKE' RED LAKE RED CURRANT
	SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SAGE
EVERGREEN SHRUBS	
	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN' CHIEFTAIN MANZANITA
	ARTEMISIA TRIDENTATA BIG SAGEBRUSH
	CERCOCARPUS INTRICATUS LITTLELEAF MOUNTAIN MAHOGANY
	FALLUGIA PARADOXA APACHE PLUME
	NOLINA MICROCARPA BEARGRASS

SOD/SEED	BOTANICAL / COMMON NAME
	TURFGRASS SOD: POA SEE FOR MORE DETAIL SHEET 4-00
	BIORETENTION POND SEED MIX SEE SEED LIST ON SHEET 4-00.
	REVEGETATION SEED MIX SEE SEED LIST ON SHEET 4-00.
	RECLAMATION STEEP SLOPE SEEDING SEE SEED LIST ON SHEET 4-00.
	WILDFLOWER MEADOW SEED MIX. SEE SEED LIST ON SHEET 4-00.
	PASTURE SEED MIX. SEE SEED LIST ON SHEET 4-00.

NOTE:

1. FOR PLANTING DETAILS SEE SHEET 4-23.
2. FOR HARDSCAPE MATERIALS SEE PLANS 4-3 THROUGH 4-6.
3. FOR PLANT QUANTITIES SEE SHEET 4-00.
4. FOR PLANTING WATER USE SEE SHEET 4-00.

----- DRAINAGE ACCESS AND MAINTENANCE EASEMENT FOR LOS PRADOS HOA

0 20' 40'

Scale = 1" = 20'

REVISIONS	DATE	SEAL
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
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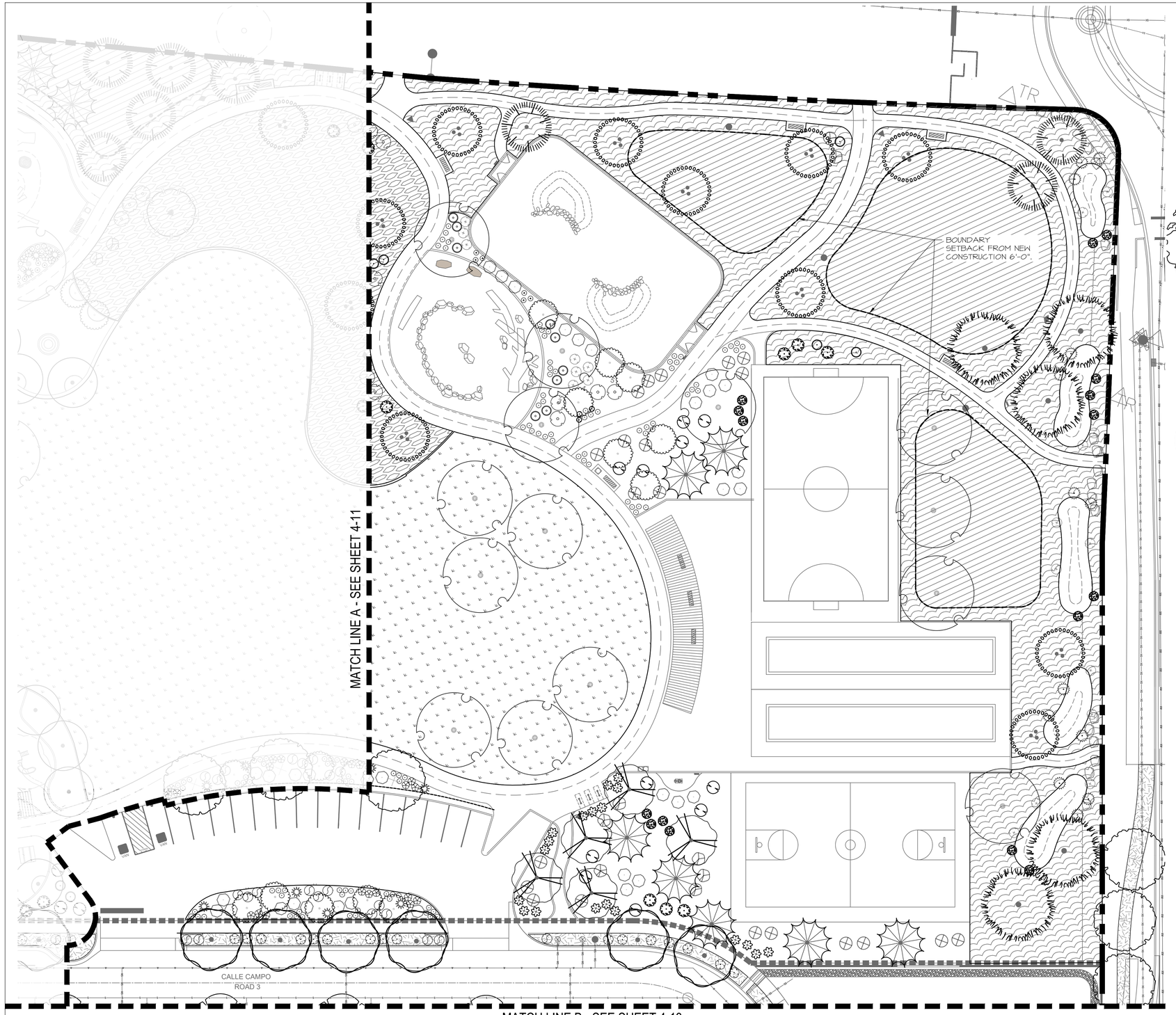
SITES SOUTHWEST

PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
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PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLANTING PLAN
PARK

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 20'	4-11



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO REMAIN
DECIDUOUS TREES	
	ACER GRANDIDENTATUM 'MESA 6' MESA GLOW MAPLE
	FORESTIERA NEOMEXICANA DESERT OLIVE
	PLATANUS OCCIDENTALIS 'BISMARCK' NORTHERN ADVANCE® AMERICAN SYCAMORE
	PRUNUS ARMENIACA 'HARGLOW' HARGLOW SEMI-DWARF APRICOT
	PRUNUS ARMENIACA 'SUNGOLD' SUNGOLD APRICOT
	PRUNUS AVIUM 'STELLA' STELLA SWEET CHERRY
	PRUNUS CERASUS 'MONTMORENCY' MONTMORENCY CHERRY
	QUERCUS GAMBELII VAR. GILA GILA GAMBEL OAK
	QUERCUS TEXANA TEXAS RED OAK
	ULMUS PARVIFLORA 'EMER II' ALEE LACEBARK ELM
	ULMUS X 'FRONTIER' FRONTIER ELM
EVERGREEN TREES	
	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER
	PINUS FLEXILIS LIMBER PINE
	PINUS NIGRA AUSTRIAN PINE
	PINUS STROBUS WHITE PINE

SYMBOL	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS	
	ARTEMISIA FRIGIDA FRINGED WORMWOOD
	BAPTISIA AUSTRALIS FALSE INDIGO
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	BUDDLEJA DAVIDII 'NANHO BLUE' NANHO BLUE BUTTERFLY BUSH
	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER GRASS
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD
	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH
	ERICAMERIA NAUSEOSA RUBBER RABBITBRUSH
	MUHLENBERGIA RIGENS DEER GRASS
	PRUNUS BESSEYI 'POIIS' PAWNEE BUTTES® SAND CHERRY
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	RHUS TRILOBATA THREE LEAF SUMAC
	RIBES AUREUM GOLDEN CURRANT
	RIBES RUBRUM 'RED LAKE' RED LAKE RED CURRANT
	SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SAGE
EVERGREEN SHRUBS	
	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN' CHIEFTAIN MANZANITA
	ARTEMISIA TRIDENTATA BIG SAGEBRUSH
	CERCOCARPUS INTRICATUS LITTLELEAF MOUNTAIN MAHOGANY
	FALLUGIA PARADOXA APACHE PLUME
	NOLINA MICROCARPA BEARGRASS

SOD/SEED	BOTANICAL / COMMON NAME
	TURFGRASS SOD: POA SEE FOR MORE DETAIL SHEET 4-00
	BIORETENTION POND SEED MIX SEE SEED LIST ON SHEET 4-00.
	REVEGETATION SEED MIX SEE SEED LIST ON SHEET 4-00.
	RECLAMATION STEEP SLOPE SEEDING SEE SEED LIST ON SHEET 4-00.
	WILDFLOWER MEADOW SEED MIX. SEE SEED LIST ON SHEET 4-00.
	PASTURE SEED MIX. SEE SEED LIST ON SHEET 4-00.

NOTE:

1. FOR PLANTING DETAILS SEE SHEET 4-23.
2. FOR HARDSCAPE MATERIALS SEE PLANS 4-3 THROUGH 4-6.
3. FOR PLANT QUANTITIES SEE SHEET 4-00.
4. FOR PLANTING WATER USE SEE SHEET 4-00.

0 20' 40'

Scale = 1" = 20'

SEAL

DATE

REVISIONS

REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW

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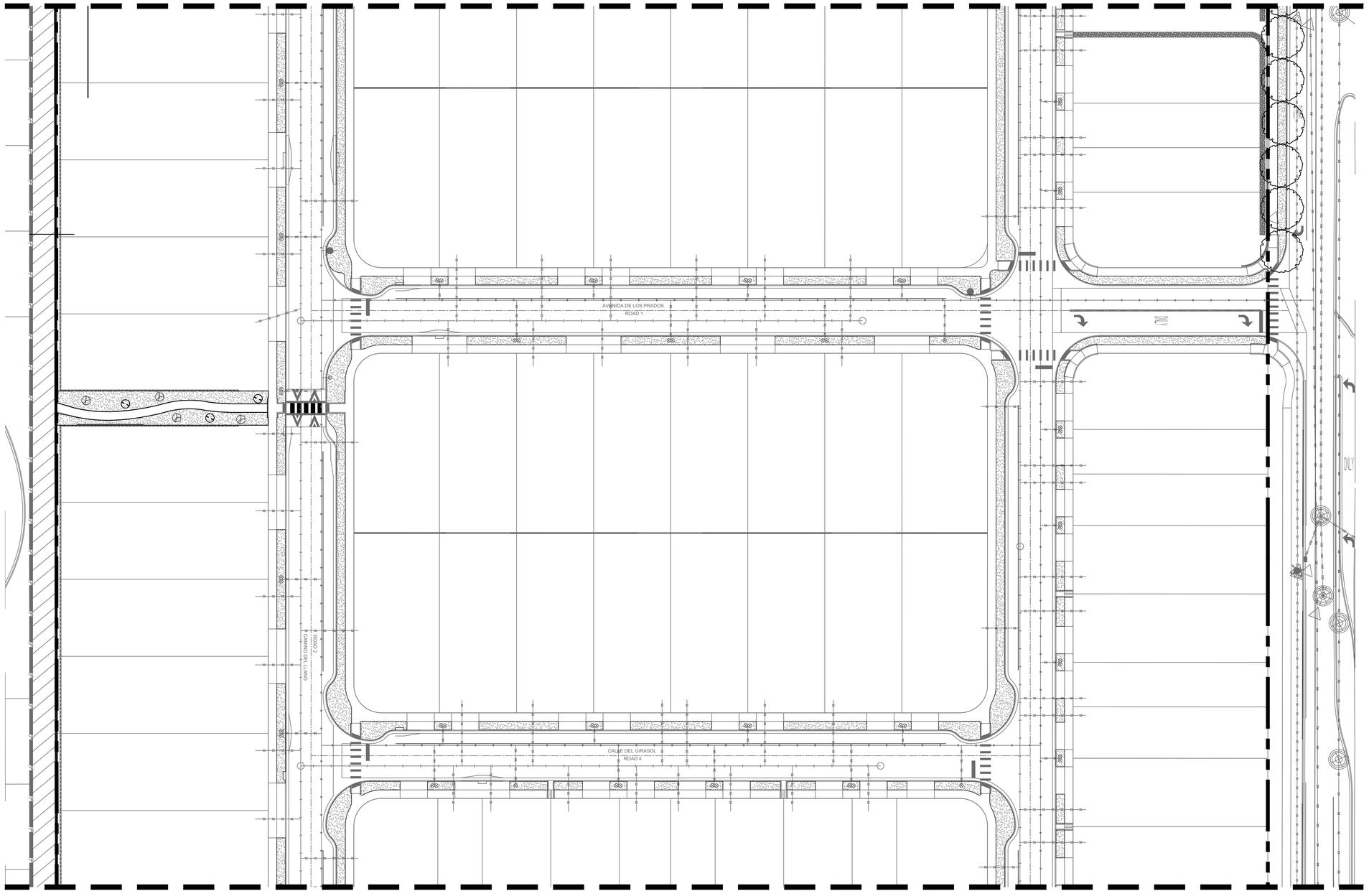
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PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLANTING PLAN
PARK

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 20'	4-12

MATCH LINE B - SEE SHEET 4-11 & 4-12



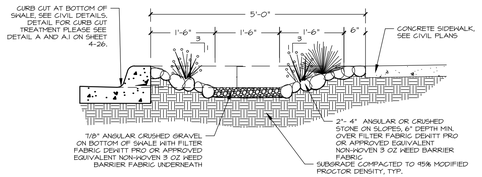
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	QTY.	WATER USE
DECIDUOUS TREES S MEADOWS ROAD			
+	ULMUS X 'FRONTIER' FRONTIER ELM	23	L-M
	REVEGETATION SEED MIX. SEE SEED LIST ON SHEET 4-00	6,875 SF	
	LANDSCAPE STRIP THROUGHOUT SUBDIVISION	40,655 SF	

NOTE:

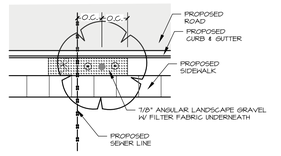
1. NO TREE & SHRUB PLANTING IN PHASE 2 AREA
2. GRADING & UTILITIES SEE CIVIL PLANS.
3. PRELIMINARY LAYOUT FOR DRIVE PADS FOR LOTS. LOCATION IS NOT FINALIZED.

TYPICAL PLANTING FOR SUBDIVISION LANDSCAPE



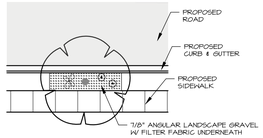
A COBBLESTONE SWALE @ SUBDIVISION (TYPICAL) CROSS SECTION

NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.



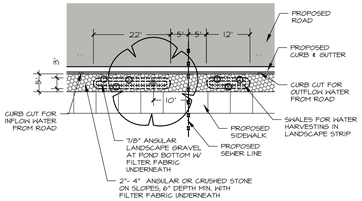
1 TYPICAL A: LANDSCAPE STRIP WITH UTILITIES UNDERNEATH

NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. TREE PLANTING SHALL BE MIN OF 5' AWAY OF ANY UTILITY LINES.
3. LANDSCAPE PLANTING (1) ONE TREE AND (3) THREE SHRUBS



2 TYPICAL B: LANDSCAPE STRIP WITHOUT UTILITIES UNDERNEATH

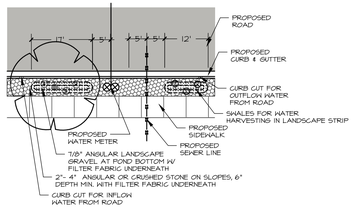
NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. LANDSCAPE PLANTING (1) ONE TREE AND (3) THREE SHRUBS



3 TYPICAL C: COBBLESTONE SWALE W/ UTILITES

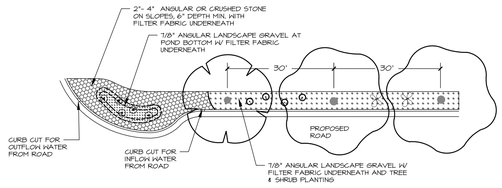
NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. SEE DETAIL A FOR TYPICAL CROSS SECTION OF SWALE.
3. TREE PLANTING SHALL BE MIN OF 5' AWAY OF ANY UTILITY LINES.

TYPICAL PLANTING FOR SUBDIVISION LANDSCAPE



3 TYPICAL D: COBBLESTONE SWALE W/ UTILITES WATER METER

NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. SEE DETAIL A FOR TYPICAL CROSS SECTION OF SWALE.
3. TREE PLANTING SHALL BE MIN OF 5' AWAY OF ANY UTILITY LINES.



5 TYPICAL E: COBBLESTONE SWALE @ INTERSECTION BUMP-OUT

NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. SEE DETAIL A FOR TYPICAL CROSS SECTION OF SWALE.

REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

MATCH LINE C - SEE SHEET 4-14

NOTE:

1. FOR PLANTING DETAILS SEE SHEET 4-23.
2. FOR HARDSCAPE MATERIALS SEE PLANS 4-3 THROUGH 4-6.
3. FOR PLANT QUANTITIES SEE SHEET 4-00.
4. FOR PLANTING WATER USE SEE SHEET 4-00.

0 30' 60'

Scale = 1" = 30'

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3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLANTING PLAN SUBDIVISION

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 30'	4-13

MATCH LINE C - SEE SHEET 4-13

PHASE 2

CALLE CAMPO
ROAD 3

ROAD 2
CAMINO DEL LLANO

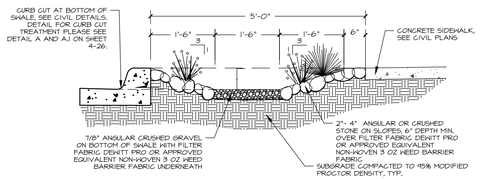
0 30' 60'
Scale = 1" = 30'

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	QTY.	WATER USE
DECIDUOUS TREES S MEADOWS ROAD			
	ULMUS X 'FRONTIER' FRONTIER ELM	23	L-M
	REVEGETATION SEED MIX. SEE SEED LIST ON SHEET 4-00	6,875 SF	
	LANDSCAPE STRIP THROUGHOUT SUBDIVISION	40,655 SF	

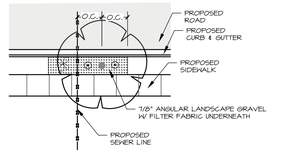
NOTE:
1. NO TREE & SHRUB PLANTING IN PHASE 2 AREA
2. GRADING & UTILITIES SEE CIVIL PLANS.
3. PRELIMINARY LAYOUT FOR DRIVE PADS FOR LOTS. LOCATION IS NOT FINALIZED.

TYPICAL PLANTING FOR SUBDIVISION LANDSCAPE



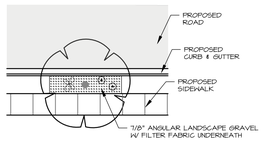
(A) COBBLESTONE SWALE @ SUBDIVISION (TYPICAL)
CROSS SECTION

NOTES:
1. SEE GIVIL AND GRADING PLAN FOR DEPTH OF SWALE.



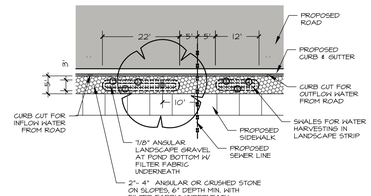
(1) TYPICAL A: LANDSCAPE STRIP
WITH UTILITIES UNDERNEATH

NOTES:
1. SEE GIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. TREE PLANTING SHALL BE MIN OF 5' AWAY OF ANY UTILITY LINES.
3. LANDSCAPE PLANTING (1) ONE TREE AND (3) THREE SHRUBS



(2) TYPICAL B: LANDSCAPE STRIP
WITHOUT UTILITIES UNDERNEATH

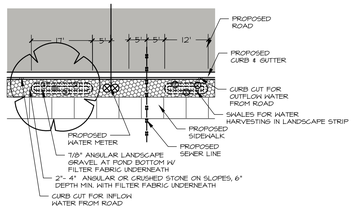
NOTES:
1. SEE GIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. LANDSCAPE PLANTING (1) ONE TREE AND (3) THREE SHRUBS



(3) TYPICAL C: COBBLESTONE SWALE W/ UTILITES

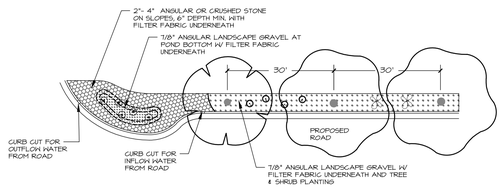
NOTES:
1. SEE GIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. SEE DETAIL A FOR TYPICAL CROSS SECTION OF SWALE.
3. TREE PLANTING SHALL BE MIN OF 5' AWAY OF ANY UTILITY LINES.

TYPICAL PLANTING FOR SUBDIVISION LANDSCAPE



(3) TYPICAL D: COBBLESTONE SWALE W/ UTILITES
WATER METER

NOTES:
1. SEE GIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. SEE DETAIL A FOR TYPICAL CROSS SECTION OF SWALE.
3. TREE PLANTING SHALL BE MIN OF 5' AWAY OF ANY UTILITY LINES.



(5) TYPICAL E: COBBLESTONE SWALE @
INTERSECTION BUMP-OUT

NOTES:
1. SEE GIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. SEE DETAIL A FOR TYPICAL CROSS SECTION OF SWALE.

NOTE:
1. FOR PLANTING DETAILS SEE SHEET 4-23.
2. FOR HARDSCAPE MATERIALS SEE PLANS 4-3 THROUGH 4-6.
3. FOR PLANT QUANTITIES SEE SHEET 4-00.
4. FOR PLANTING WATER USE SEE SHEET 4-00.

REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

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PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLANTING PLAN SUBDIVISION

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 30'	4-14

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
LST SST RST	RAIN BIRD R-VAN-STRIP 1806-SAM-P45 SHRUB ROTARY, 5FT.X15FT. (LCS AND RCS), 5FT.X30FT. (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	45
24 ADJ 24 F	RAIN BIRD R-VAN24 RD-04-SAM-P45 RAIN BIRD R-VAN24 RD-04-SAM-P45, 17 FT.-24FT. RADIUS ON 4" POP-UP WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. INSTALL PER DETAIL F/4-21	45
24 ADJ 24 F	RAIN BIRD R-VAN24 RD-04-SAM-P45 RAIN BIRD R-VAN24 RD-04-SAM-P45, 17 FT.-24FT. RADIUS ON 4" POP-UP WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. INSTALL PER DETAIL F/4-21	45
24 ADJ 24 F	TEMPORARY IRRIGATION - ROTARY 17-24' RAIN BIRD R-VAN24 1806-SAM-P45, 17FT.-24FT. ADJUSTABLE . 1800 SPRAY BODY WITH 6" POP UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. INSTALL PER DETAIL A/4-22	45
14 ADJ 14 F	TEMPERARY IRRIGATION - ROTARY 8'-14' RAINBIRD R-VAN14 1806-SAM-P45, 8FT.-14FT. ADJUSTABLE . 1800 SPRAY BODY WITH 6" POP UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. INSTALL PER DETAIL A/4-22	45
1401 1402 1404 1408	BUBBLER ASSEMBLY RAIN BIRD 1400 SERIES FULL CIRCLE BUBBLER, 1/2" FIPT. PROVIDE ONE (1) 0.25 GPM BUBBLER PER SHRUB. PROVIDE THREE (3) 0.50 GPM BUBBLER PER TREE. INSTALL PER DETAIL D/4-20	50

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS
	TEMPORARY IRRIGATION - ROTORS 2.5 RAIN BIRD 5006-PGTURF ROTOR, 6IN. POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE. INSTALL PER DETAIL A/4-22	45	2.51	37'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.36PM TO 20GPM. INSTALL PER DETAIL A/L006.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAINBIRD PGA-PRS-D- GLOBE 1", 1-1/2", 2" ELECTRIC REMOTE CONTROL VALVE, GLOBE, WITH PRESSURE REGULATOR MODULE. INSTALL PER DETAIL B/L006
	ISOLATION VALVE CHAMPION BRASS MANUAL STRAIGHT INLINE VALVE, RS SERIES. SIZE TO MAIN LINE. SEE DETAIL F/L005.
MV2 MV3	RAIN BIRD EFB-CP 1" BRASS MASTER VALVE. CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. INSTALL PER DETAIL G/L005
MV1	RAIN BIRD EFB-CP 2" BRASS MASTER VALVE. CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. INSTALL PER DETAIL G/L005
A	AIR RELEIF VALVE ASSEMBLY CRISPIN UNIVERSAL AIR RELIEF VALVE, SIZE TO MAIN LINE. FIELD LOCATE AT HIGH POINT OF MAINLINE. SEE DETAIL C/4-20.
BF	FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY IN HOT BOX MODEL #HB2, W/ HEAT TAPE. MFR. HUBBELL POWER SYSTEMS. ELECTRICAL CONNECTIONS REQUIRED BY GENERAL CONTRACTOR. INSTALL PER DETAIL F/4-19. AND MFR. SPECS.
BF2 BF3	FEBCO 825Y 3/4" REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY IN HOT BOX MODEL #HB2, W/ HEAT TAPE. MFR. HUBBELL POWER SYSTEMS. ELECTRICAL CONNECTIONS REQUIRED BY GENERAL CONTRACTOR. INSTALL PER DETAIL F/4-19. AND MFR. SPECS.
C C1 C2 C3	IRRIGATION CONTROLLER IRRINET M AC, 24 STATION OUTPUTS, 3 INPUTS, UHF HI POWER RADIO W/TRANSFORMER, ANTENNA, SURGE PROTECTION, INTERSPEC STAINLESS STEEL LOCKING SINGLE DOOR ENCLOSURE, POWDER COATED. INSTALL CONTROLLER AND GROUNDING PER MFR SPECIFICATIONS AND DETAILS A&B/4-21
FS	RAIN BIRD FS-100-B 1" FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE OF 2 GPM TO 40 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE. INSTALL PER MANUFACTURERS SPECIFICATION IN VALVE BOX WITH DRAINAGE
M1	WATER METER 1-1/2" CONTRACTOR SHALL CONNECT TO NEW DOMESTIC IRRIGATION WATER METER ARAD METER 1.5 AC 10 (SEE CIVIL PLAN). DESIGN IS BASED ON AN AVAIL. FLOW OF 75 GPM & 65 PSI STATIC PRESSURE. CONTRACTOR SHALL MEASURE GPM & PRESSURE AFTER METER AND NOTIFY IRRIGATION DESIGNER TO VERIFY HYDRAULICS.
M2 M3	WATER METER 3/4" CONTRACTOR SHALL CONNECT TO NEW DOMESTIC IRRIGATION WATER METER (SEE CIVIL PLAN). DESIGN IS BASED ON AN AVAIL. FLOW OF 24 GPM & 65 PSI STATIC PRESSURE. CONTRACTOR SHALL MEASURE GPM & PRESSURE AFTER METER AND NOTIFY IRRIGATION DESIGNER TO VERIFY HYDRAULICS.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
----------	IRRIGATION MAINLINE: PVC SCHEDULE 40 IRRIGATION MAIN LINE: SIZE PER PIPE SIZING ON PLAN. SEE DETAIL C/4-19	
- - - - - - - - - -	PIPE SLEEVE: PVC SCHEDULE 40 SLEEVES TO BE SIZED TWO SIZES LARGER THAN THE TOTAL DIAMETER OF THE PIPE TO BE SLEEVED, UNLESS OTHERNISE NOTED. PROVIDE AN ADDITIONAL 1-1/2" SLEEVE FOR WIRE AT EACH SLEEVE LOCATION. INSTALL PER DETAIL D/4-19 IRRIGATION LATERAL LINE: PVC SCHEDULE 40 IRRIGATION LATERAL LINE: SIZE PER PIPE SIZING ON PLAN. SEE DETAIL C/4-19	
	VERY LOW WATER USE ZONE	
	MEDIUM WATER USE ZONE	
	SPRINKLER IRRIGATION ZONE	

IRRIGATION PIPE SIZING CHART

LATERAL PIPES SHALL BE PVC CLASS 200, SIZE AS INDICATED ON PLAN OR AS LISTED BELOW:

MAXIMUM DEMAND	PIPE SIZE	MAXIMUM DEMAND	PIPE SIZE
UP TO 10 GPM	3/4"	36 TO 55 GPM	2"
11 TO 16 GPM	1"	56 TO 80 GPM	2 1/2"
17 TO 26 GPM	1 1/4"	81 TO 120 GPM	3"
27 TO 35 GPM	1 1/2"	121 TO 200 GPM	4"



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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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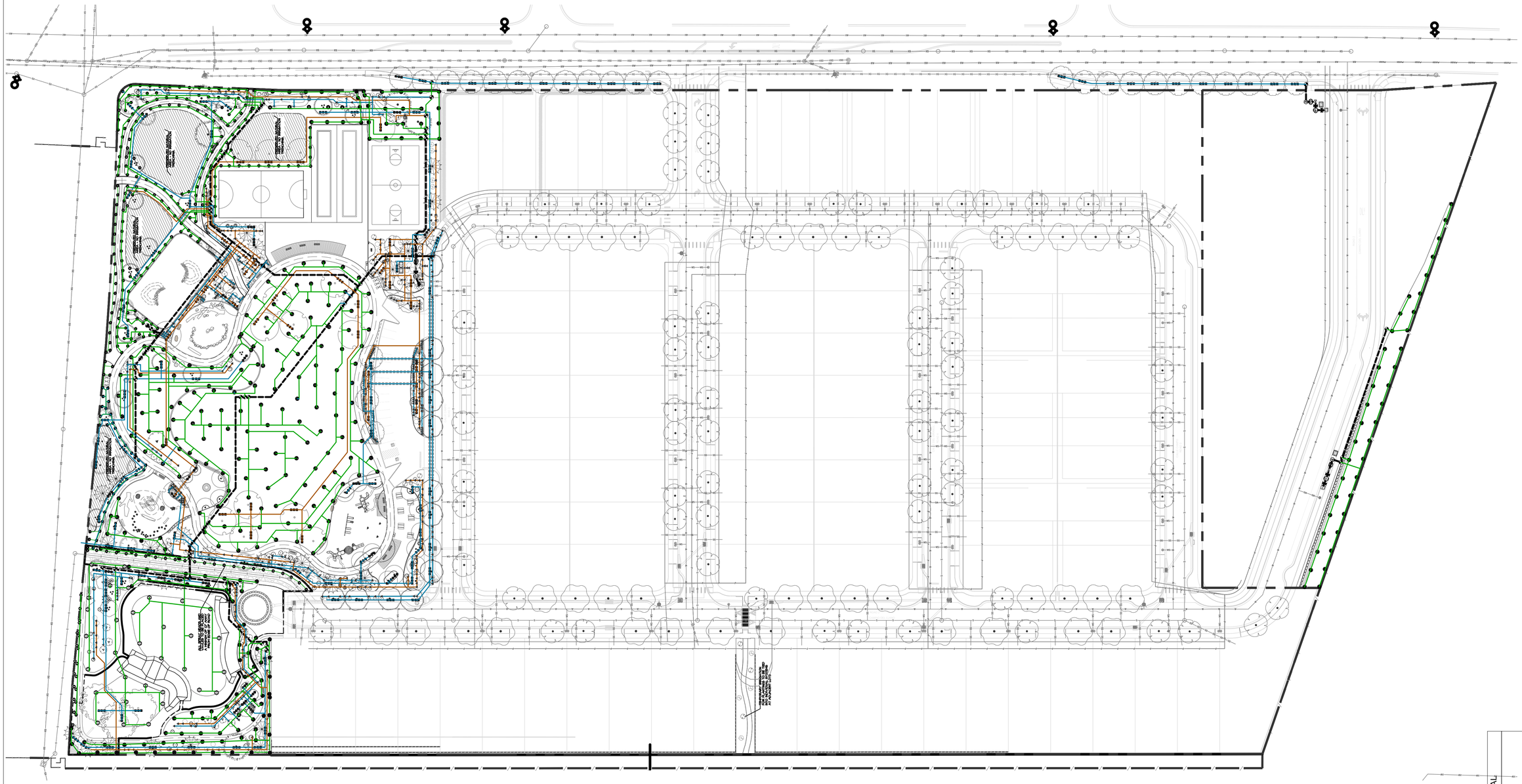
SITES SOUTHWEST

PLAN PREPARED BY:
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PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE IRRIGATION SCHEDULE

DATE:	SCALE:	SHEET:
MARCH 2024	NTS	4-15



IRRIGATION SCHEDULE

SEE FULL IRRIGATION SCHEDULE SHEET 4-11

SYMBOL	DESCRIPTION
	ROTOR SPRINKLER
LST SST RST	ROTARY SPRINKLER (SEE FULL IRRIGATION SCHEDULE FOR DETAILS)
24 ADJ 24 F	
24 ADJ 24 F	
24 ADJ 24 F	
14 ADJ 14 F	
1401 1402 1404 1408	BUBBLER

SYMBOL	DESCRIPTION
	REMOTE VALVE
	ISOLATION VALVE
MV	MASTER VALVE
A	AIR RELIEF VALVE
BF	RP BACKFLOW PREVENTER

FS	FLOW SENSOR
C	CONTROLLER
M1	WATER METER
	IRRIGATION MAINLINE
	PIPE SLEEVE
	IRRIGATION LATERAL LINE:
	VERY LOW WATER USE ZONE
	MEDIUM WATER USE ZONE
	SPRINKLER IRRIGATION ZONE

DRAINAGE ACCESS AND MAINTENANCE EASEMENT FOR LOS PRADOS HOA

0 50' 100'
Scale = 1" = 50'

SEAL

REVISIONS	DATE
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REVISED OCTOBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

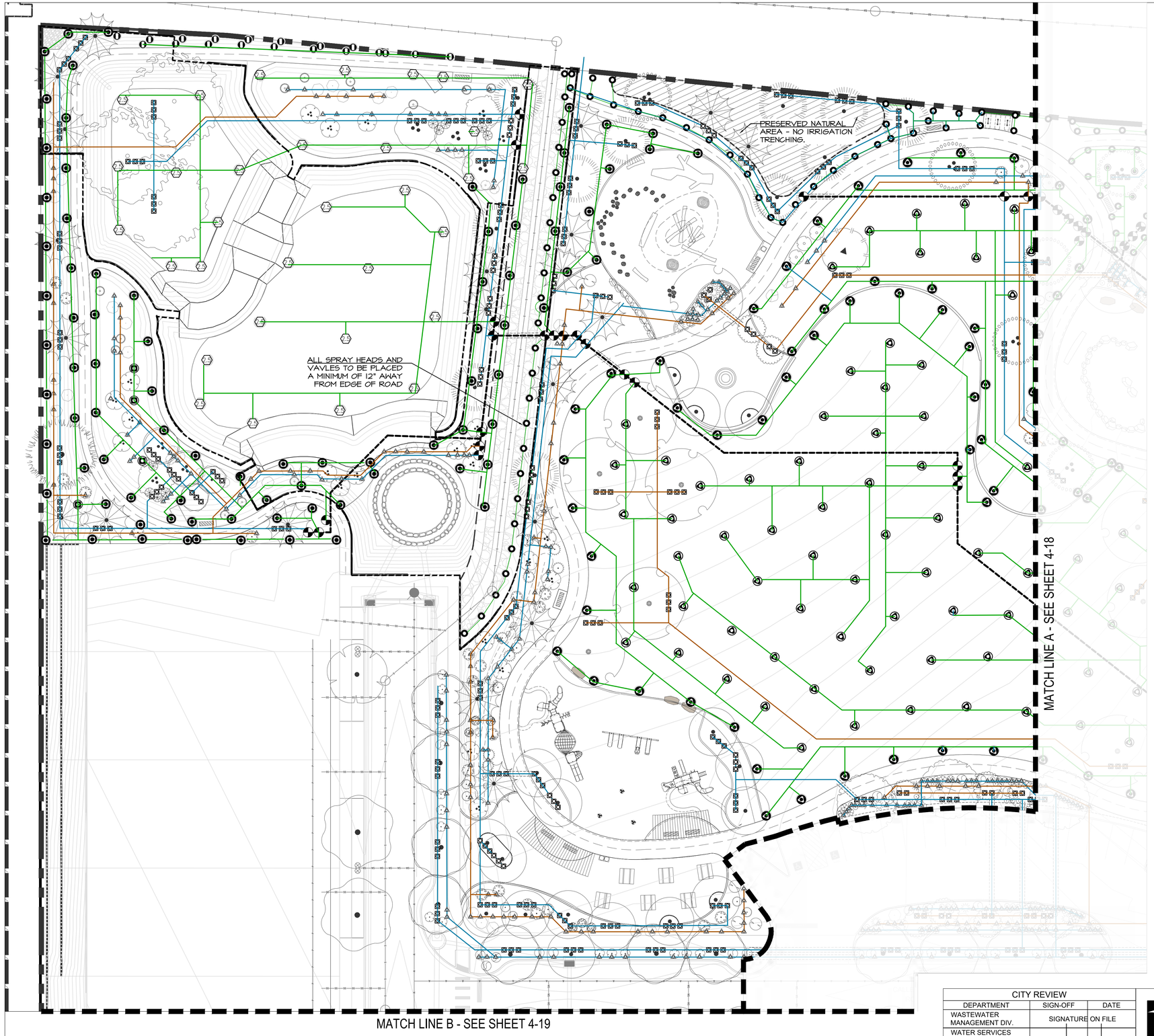
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PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE IRRIGATION PLAN
PARK & SOUTH MEADOWS RD

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	4-16



IRRIGATION SCHEDULE

SEE FULL IRRIGATION SCHEDULE SHEET 4-11

SYMBOL	DESCRIPTION
	ROTOR SPRINKLER
LST SST RST 24' ADJ 24' F 24' ADJ 24' F 24' ADJ 24' F 14' ADJ 14' F	ROTARY SPRINKLER (SEE FULL IRRIGATION SCHEDULE FOR DETAILS)
1401 1402 1404 1408	BUBBLER

SYMBOL	DESCRIPTION
	REMOTE VALVE
	ISOLATION VALVE
MV	MASTER VALVE
A	AIR RELIEF VALVE
BF	RP BACKFLOW PREVENTER
FS	FLOW SENSOR
C	CONTROLLER
M1	WATER METER
	IRRIGATION MAINLINE
	PIPE SLEEVE

IRRIGATION LATERAL LINE:

- VERY LOW WATER USE ZONE
- MEDIUM WATER USE ZONE
- SPRINKLER IRRIGATION ZONE

Valve Callout

- # — Valve Number
- #" — Valve Flow
- # — Valve Size

DRAINAGE ACCESS AND MAINTENANCE EASEMENT FOR LOS PRADOS HOA

SEAL

DATE

REVISIONS

Scale = 1" = 20'

REVISED OCTOBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE IRRIGATION PLAN PARK

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 20'	4-17

PRESERVED NATURAL AREA - NO IRRIGATION TRENCHING.

PRESERVED NATURAL AREA - NO IRRIGATION TRENCHING.

PRESERVED NATURAL AREA - NO IRRIGATION TRENCHING.

PRESERVED NATURAL AREA - NO IRRIGATION TRENCHING.

MATCH LINE A - SEE SHEET 4-17

MATCH LINE B - SEE SHEET 4-19

CALLE CAMPO
ROAD 3

C1 C

BF MV1 FS M1

IRRIGATION SCHEDULE

SEE FULL IRRIGATION SCHEDULE SHEET 4-11

SYMBOL	DESCRIPTION
4.0	ROTOR SPRINKLER
LST SST RST 24 ADJ 24 F 24 ADJ 24 F 24 ADJ 24 F 14 ADJ 14 F	ROTARY SPRINKLER (SEE FULL IRRIGATION SCHEDULE FOR DETAILS)
1401 1402 1404 1408	BUBBLER

SYMBOL	DESCRIPTION
	REMOTE VALVE
	ISOLATION VALVE
MV	MASTER VALVE
A	AIR RELIEF VALVE
BF	RP BACKFLOW PREVENTER
FS	FLOW SENSOR
C	CONTROLLER
M1	WATER METER
	IRRIGATION MAINLINE
	PIPE SLEEVE

IRRIGATION LATERAL LINE:

- VERY LOW WATER USE ZONE
- MEDIUM WATER USE ZONE
- SPRINKLER IRRIGATION ZONE

Valve Callout

- # — Valve Number
- #" — # — Valve Flow / Valve Size

0 20' 40'

Scale = 1" = 20'

REVISIONS	DATE
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REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

SEAL

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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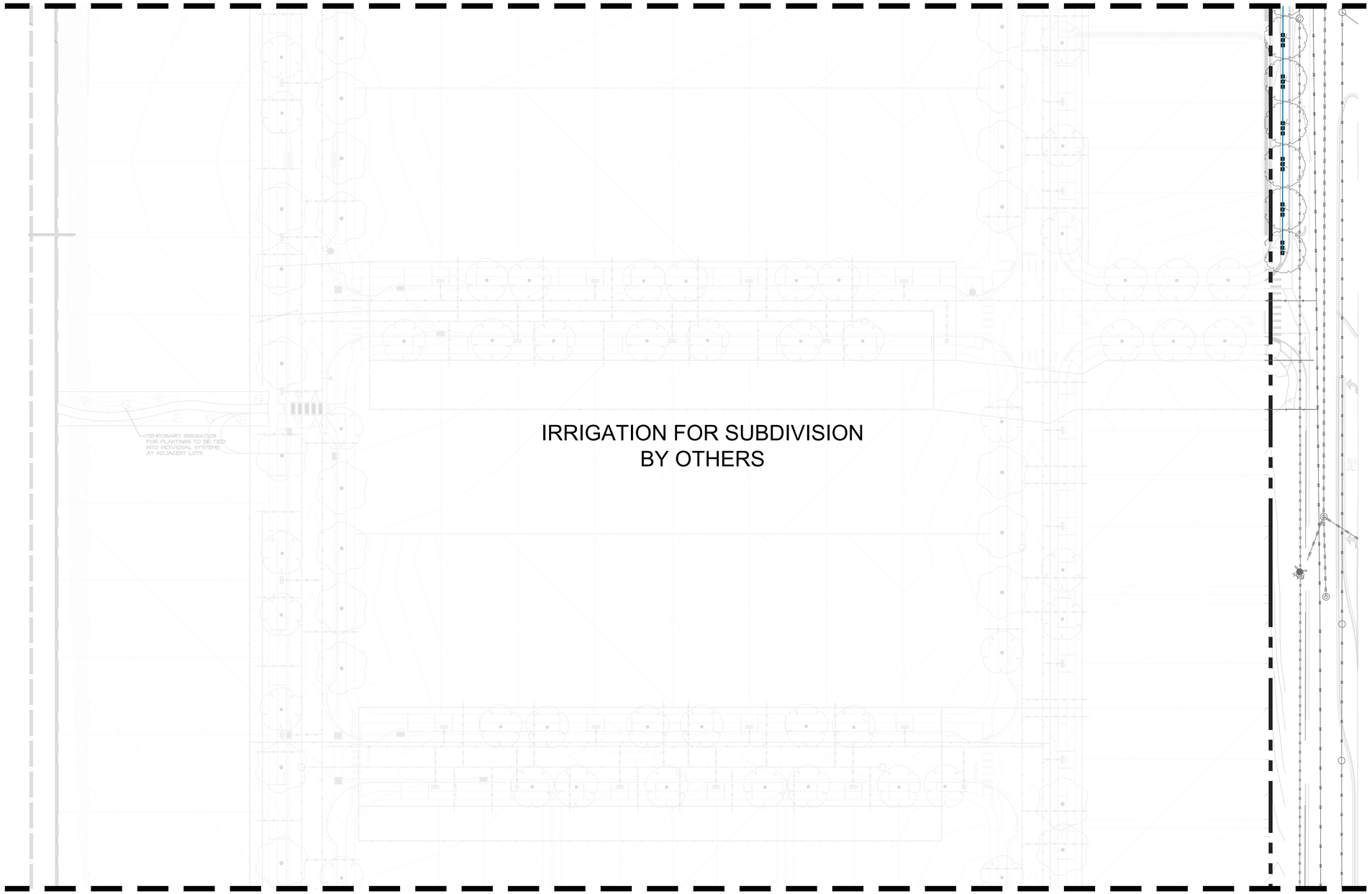
SITES SOUTHWEST

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE IRRIGATION PLAN PARK

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 20'	4-18

MATCH LINE B - SEE SHEET 4-17 & 4-18



MATCH LINE C - SEE SHEET 4-20

0 30' 60'

Scale = 1" = 30'

IRRIGATION SCHEDULE

SEE FULL IRRIGATION SCHEDULE SHEET 4-11

SYMBOL	DESCRIPTION
4.0	ROTOR SPRINKLER
LST SST RST 24 ADJ 24' F 24 ADJ 24' F 24 ADJ 24' F 14 ADJ 14' F	ROTARY SPRINKLER (SEE FULL IRRIGATION SCHEDULE FOR DETAILS)
1401 1402 1404 1408	BUBBLER

SYMBOL	DESCRIPTION
	REMOTE VALVE
	ISOLATION VALVE
MV	MASTER VALVE
A	AIR RELIEF VALVE
BF	RP BACKFLOW PREVENTER
FS	FLOW SENSOR
C	CONTROLLER
M1	WATER METER
	IRRIGATION MAINLINE
	PIPE SLEEVE
	IRRIGATION LATERAL LINE:
	VERY LOW WATER USE ZONE
	MEDIUM WATER USE ZONE
	SPRINKLER IRRIGATION ZONE

Valve Callout

Valve Number
#" # Valve Flow
Valve Size

NOTE:
IRRIGATION ONLY SHOWN FOR SOUTH MEADOWS ROAD

REVISIONS	DATE
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REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

SEAL

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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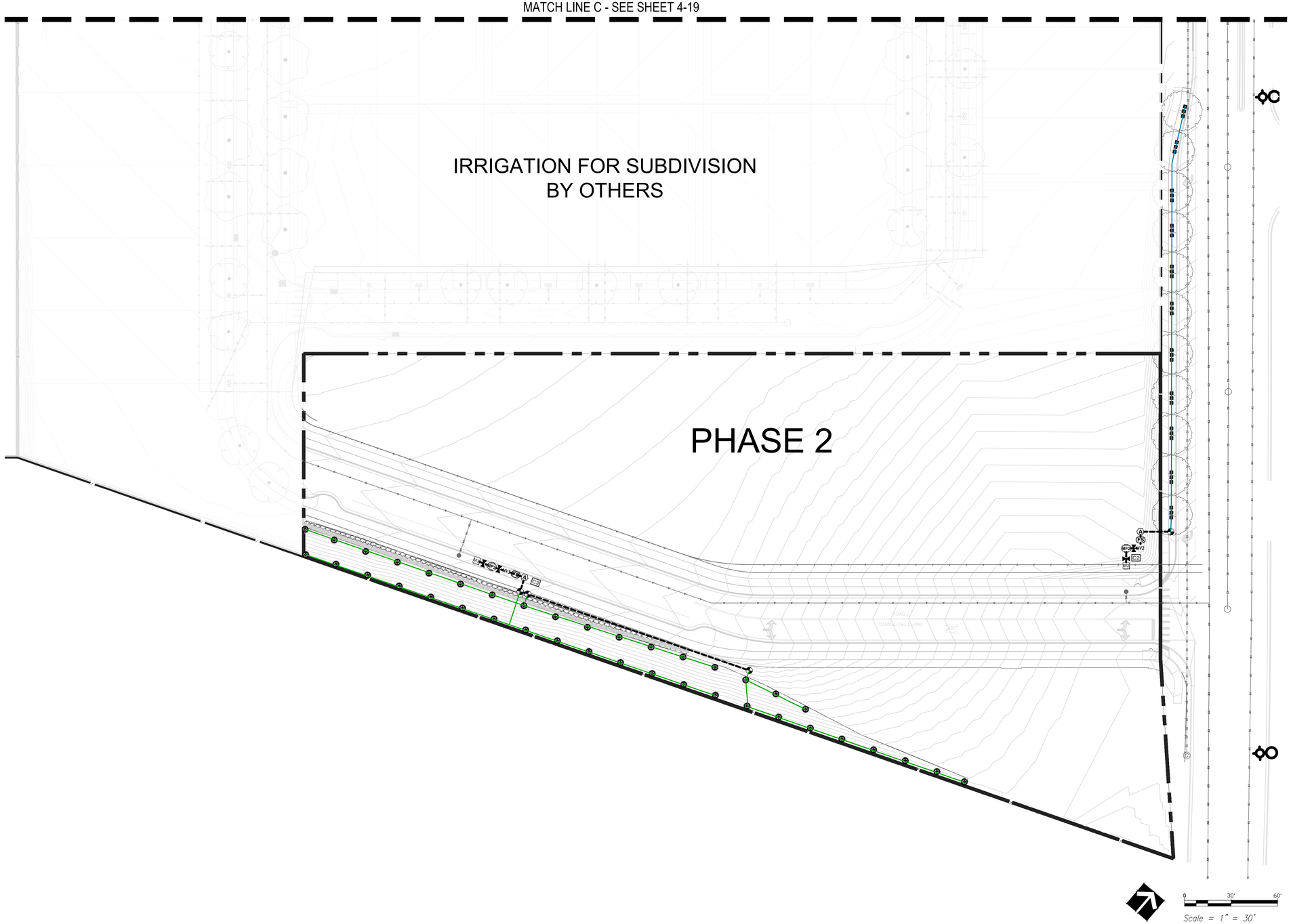
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PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE IRRIGATION PLAN SOUTH MEADOWS RD

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 30'	4-19

MATCH LINE C - SEE SHEET 4-19



IRRIGATION SCHEDULE

SEE FULL IRRIGATION SCHEDULE SHEET 4-11

SYMBOL	DESCRIPTION
4.0	ROTOR SPRINKLER
LST SST RST 24 ADJ 24 F 24 ADJ 24 F 24 ADJ 24 F 14 ADJ 14 F	ROTARY SPRINKLER (SEE FULL IRRIGATION SCHEDULE FOR DETAILS)
1401 1402 1404 1408	BUBBLER

SYMBOL	DESCRIPTION
	REMOTE VALVE
	ISOLATION VALVE
MV	MASTER VALVE
A	AIR RELIEF VALVE
BF	RP BACKFLOW PREVENTER
FS	FLOW SENSOR
C	CONTROLLER
M1	WATER METER
	IRRIGATION MAINLINE
	PIPE SLEEVE
	IRRIGATION LATERAL LINE:
	VERY LOW WATER USE ZONE
	MEDIUM WATER USE ZONE
	SPRINKLER IRRIGATION ZONE

Valve Callout

— Valve Number
#" # — Valve Flow
Valve Size

NOTE:
IRRIGATION ONLY SHOWN FOR SOUTH MEADOWS ROAD

REVISIONS	DATE
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REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

SEAL

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

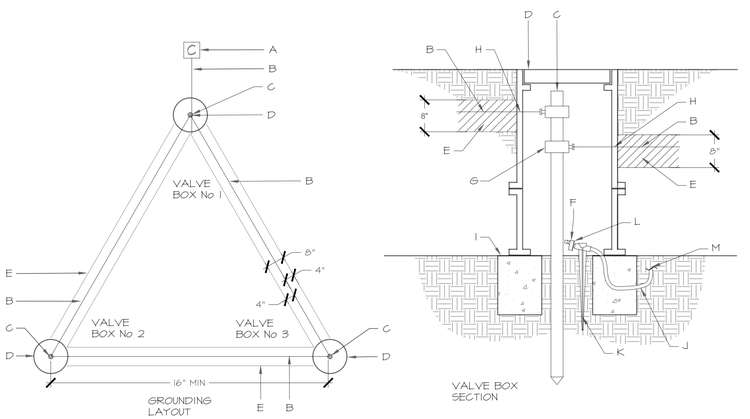
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PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE
IRRIGATION PLAN
SOUTH MEADOWS RD

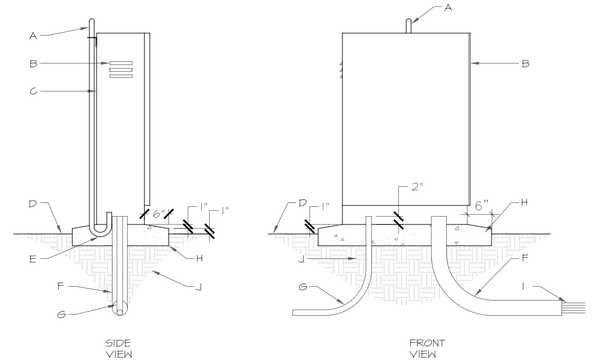
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 30'-0"	4-20



CONSTRUCTION NOTES:
A. IRRIGATION CONTROLLER, SEE IRRIGATION LEGEND.
B. #10 AWG WIRE FROM IRRIGATION CONTROLLER TO GROUND ROD CLAMP. WIRE SHALL BE INSTALLED STRAIGHT AND TAUT.
C. 8' LENGTH GROUND ROD, QUANTITY AS REQUIRED TO ACHIEVE MAX 10 OHMS RESISTANCE (MIN 3 RODS AT EACH CONTROLLER). PLACE RODS A MINIMUM OF 16' FROM ONE ANOTHER AND A MIN. 12' FROM CONTROLLER. (OPTION: REPLACE GROUNDING RODS W/ 1 EA. 1/8" X 12" X 18" COPPER, BURIED @ 12" DEPTH. SOLDER #6 BARE COPPER WIRE TO PLATE).
D. 7" DIAMETER x 9" DEEP CARSON 700 SERIES VALVE BOX WITH COVER. COLOR TO MATCH ADJACENT MATERIAL (TURF-GREEN, MULCH-TAN) OR PURPLE IF RECLAIMED WATER SYSTEM.
E. 8" DEPTH COMPACTED (90% MODIFIED PROCTOR DENSITY MIN.) PLANTING SOIL MIXTURE (4" DEPTH ABOVE AND 4" DEPTH BELOW GROUND WIRE).
F. DRIP EMITTER. (ONE 5 GPH DRIP EMITTER AT EACH GROUNDING ROD)
G. GROUND ROD CLAMP
H. DRILL A SMALL OPENING IN VALVE BOX TO MAINTAIN WIRE TAUTNESS.
I. 8"x8"x16" SOLID CMU BLOCK, 2 PER BOX.
J. 1/4-INCH VINYL DISTRIBUTION TUBING: RAIN BIRD DT-025
K. 1/4-INCH TUBING STAKE: RAIN BIRD TS-025
L. DIFFUSER BUG CAP: RAIN BIRD DBC-025
M. TO MULTI OUTLET EMISSION DEVICE SEE DETAIL B/14-24

A GROUNDING DETAIL WITH DRIP EMITTER

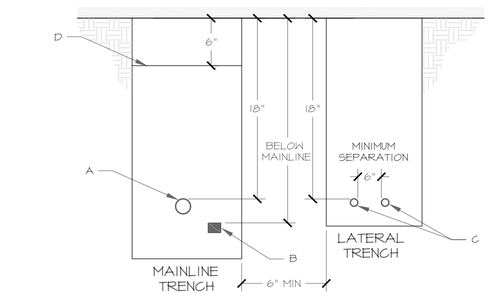
NOT TO SCALE



CONSTRUCTION NOTES:
A. N/A
B. IRRIGATION CONTROLLER, SEE IRRIGATION LEGEND. INSTALL TO MANUFACTURER'S STANDARDS
C. 1" GALVANIZED CONDUIT, MOUNT TO BACK OF CONTROLLER WITH VANDAL PROOF HARDWARE.
D. FINISH GRADE.
E. 2@ 1" GALVANIZED SWEEP 90° ELBOW AND FITTINGS
F. 4" RIGID PVC LONG 90% SWEEP ELL EXTEND 12" BEYOND ADJACENT WALKS
G. 120-VOLT SERVICE IN CONDUIT, PER N.E.C.
H. 3000 PSI CONCRETE BASE. 8" MINIMUM THICKNESS. ALL EDGES SHALL BE TOOLED WITH 1/2" RADIUS.
I. 24-VOLT WIRES FROM CONTROLLER TO AUTOMATIC VALVES, SEE SPECIFICATIONS.
J. SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

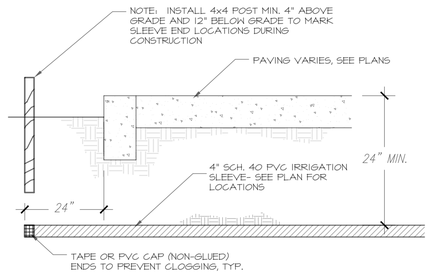
B CONTROLLER PEDESTAL

NOT TO SCALE



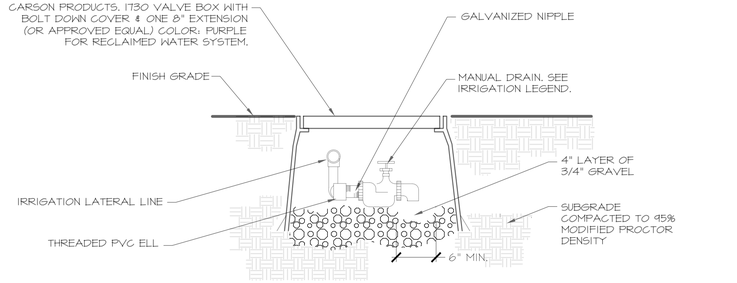
CONSTRUCTION NOTES:
A. MAINLINE PIPING- SEE PLAN FOR SIZE AND TYPE.
B. 24V DIRECT BURY ELECTRICAL WIRES, MIN 24" DEPTH OF BURY (WIRES CARRYING MORE THAN 30 VOLTS).
C. LATERAL PIPING- SEE PLAN FOR SIZE AND TYPE.
D. WARNING TAPE- 3" WIDE "IRRIGATION".

GENERAL NOTES:
1. BACKFILLL MAINLINE AND LATERAL LINE TRENCHES WITH CLEAN FILL. NO ROCKS LARGER THAN 1" DIAMETER.



D IRRIGATION SLEEVING

NOT TO SCALE

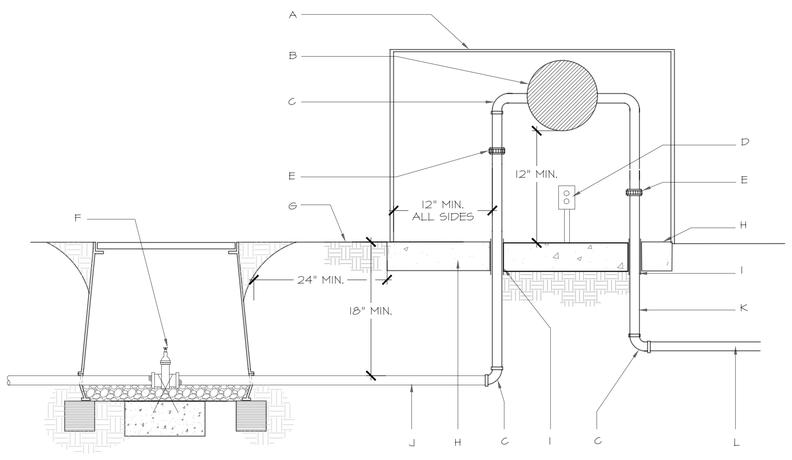


E MANUAL DRAIN

NOT TO SCALE

C PIPE & WIRE DEPTH OF BURY

NOT TO SCALE



CONSTRUCTION NOTES:
A. VALVE BOX ENCLOSURE (SEE IRRIGATION LEGEND). INSULATE (R-25 MIN.) FROM FREEZING MUST COMPLY WITH ASSE 1060 CLASS I. BOX SHALL BE LOCKABLE/ VANDAL PROOF.
B. REDUCED PRESSURE ASSEMBLY BACKFLOW PREVENTER (SEE IRRIGATION LEGEND).
C. GALVANIZED STEEL PIPE FITTINGS.
D. ELECTRICAL OUTLET FOR HEAT SOURCE, INSTALL HIGHER THAN BACKFLOW ASSEMBLY OVERFLOW.
E. UNION, 4" ABOVE GRADE, MIN.
F. ISOLATION VALVE PER DETAIL H THIS SHEET. CHAMPION BRASS MANUAL STRAIGHT INLINE VALVE, RS SERIES, SIZE TO LINE
G. FINISH GRADE.
H. 4000 PSI CONCRETE PAD, 4" DEPTH, SLOPED 1% TO DRAIN.
I. PIPE SHALL BE SLEEVED THROUGH CONCRETE PAD WITH SCH 40 PVC.
J. SERVICE LINE.
K. GALVANIZED STEEL PIPE.
L. MAIN LINE.

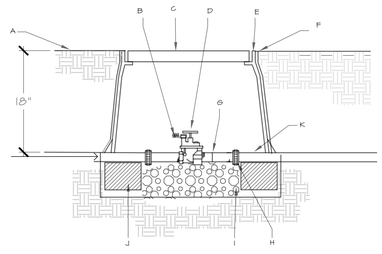
NOTE: ALL ASSEMBLIES SHOULD BE ACCESSIBLE FOR PERIODIC TESTING AND MAINTENANCE AS ESTABLISHED BY LOCAL CODES. SUGGESTED 16" MINIMUM CLEARANCE FROM TESTCOCK SIDE OF ASSEMBLY AND 12" MINIMUM CLEARANCE FROM VALVE BODY.

INSULATE (R-25 MIN.) FROM FREEZING MUST COMPLY WITH ASSE 1060-CLASS I. PROVIDE 2" CLEARANCE BETWEEN VALVE BOXES AND PVC OR GALVANIZED PIPING.

F REDUCED FLOW BACKFLOW PREVENTER

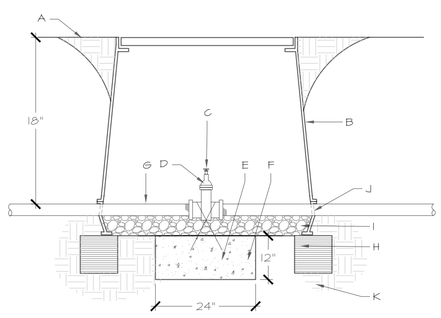
NOT TO SCALE

A. FINISH GRADE. (TOP OF FINISH MATERIAL)
B. WIRE EXPANSION COIL. EXTEND WIRE 12" ABOVE VALVE BOX FOR SERVICE.
C. CARSON BOLT DOWN (ABS) BOX COVER, COLOR: PURPLE FOR RECLAIMED WATER SYSTEM.
D. ELECTRIC MASTER VALVE WITH PRS-D REGULATING MODULE (SEE IRRIGATION LEGEND).
E. CARSON PRODUCTS INC, 1419-18 (ABS) VALVE BOX WITH 8" EXTENSIONS AS NECESSARY, COLOR TO MATCH MULCH.
F. DEWITT PRO 5 WEED CLOTH ALONG SIDES AND BASE OF VALVE BOX INSTALLATION. TAPE TO ALL INLET AND OUTLET PIPE.
G. SCHEDULE 80 PVC NIPPLE.
H. SCH 80 PVC UNION
I. 8" DEPTH, 3/8" DIAMETER PEA GRAVEL.
J. 8" X 8" X 16" SOLID CMU BLOCK.
K. SERVICE LINE.



G IRRIGATION MASTER VALVE

NOT TO SCALE



CONSTRUCTION NOTES:
A. FINISH GRADE (FLUSH WITH VALVE BOX TURF, 1/2" BELOW TOP OF VALVE BOX IN MULCH).
B. APPLIED ENGINEERING OR APPROVED EQUAL 1730-18 VALVE BOX WITH 1730-3B BOLT DOWN COVER AND ONE 8" EXTENSION. COLOR TO MATCH ADJACENT MATERIAL (TURF-GREEN, MULCH-TAN) OR PURPLE IF RECLAIMED WATER SYSTEM.
C. 2" OPERATING NUT.
D. FEGLER O'RING GASKET VALVE 708 A (LINE SIZE).
E. NO. 4 REBAR.
F. THRUST BLOCK-4000 PSI CONCRETE PLACED AGAINST UNDISTURBED SOIL.
G. IRRIGATION MAINLINE.
H. 8" X 8" X 16" SOLID CMU BLOCK.
I. 3/4" TO 1" DIAMETER CRUSHED GRAVEL, 6" DEPTH. GRAVEL SHALL BE WASHED FREE OF DIRT AND FINES.
J. CUT NOTCH IN VALVE BOX EXTENSION FOR NIPPLE. EDGE OF NOTCH SHALL BE MAXIMUM 1/2" FROM EDGE OF PIPE.
K. SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

GENERAL NOTES:
1. INSTALL AN 8"X8"X16" SOLID CMU BLOCK AT EACH END OF THE VALVE BOX.

H ISOLATION VALVE

NOT TO SCALE

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REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

SEAL

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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CITY USE ONLY

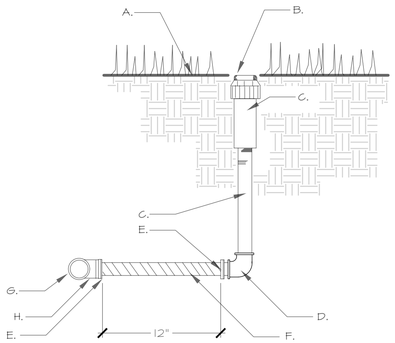
SITES SOUTHWEST

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PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE IRRIGATION DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024	NTS	4-21



GENERAL NOTES:

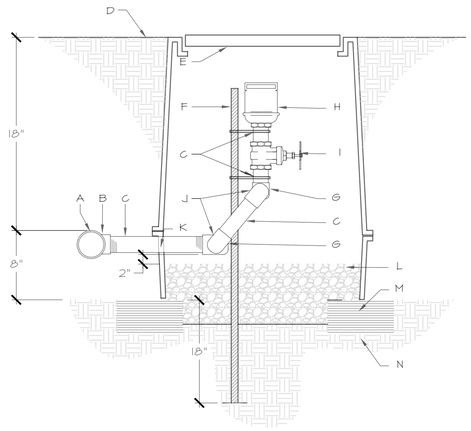
1. THIS DETAIL SHALL BE USED FOR POP-UP SHRUB SPRAY, POP-UP LAWN SPRAY, GEAR DRIVEN AND ROTARY SPRINKLER HEADS.
2. LATERAL LINE TESTING SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF THE FLEX PIPE ASSEMBLY. LATERAL TESTING SHALL BE ACCOMPLISHED BY INSTALLING A PLUG IN THE OUTLET OF LATERAL LINE TEES AND ELLS.
3. TOP OF SPRINKLER HEAD SHALL BE SET FLUSH WITH FINISH GRADE

CONSTRUCTION NOTES:

A. FINISH GRADE
B. SPRINKLER HEAD (SEE PLAN)
C. SCH. 80 PVC NIPPLE.
D. SCH 40 PVC THREADED ELL. D.
E. SCH 40 PVC MIP ADAPTER. E.
F. PVC FLEXIBLE VINYL PIPE, STD IPS
G. LATERAL PIPE.
H. SCH 40 PVC S X S X T TEE OR S X T ELL.

A IRRIGATION SPRINKLER HEAD

NOT TO SCALE



CONSTRUCTION NOTES:

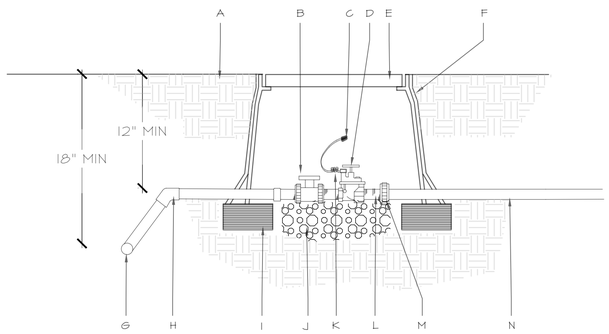
A. IRRIGATION MAINLINE.
B. IRRIGATION MAINLINE TEE.
C. SCH 80 PVC NIPPLE.
D. FINISH GRADE (FLUSH WITH VALVE BOX IN TURF, 1/2" BELOW TOP OF VALVE BOX IN MULCH).
E. CARSON, OR APPROVED EQUAL, 1730-18 VALVE BOX WITH 1730-3B BOLT DOWN COVER AND ONE 8" EXTENSION. COLOR: PURPLE FOR RECLAIMED WATER SYSTEM.
F. TEE POST (MINIMUM 18" DEPTH INTO GRADE), SECURED TO IRRIGATION COMPONENTS WITH MINIMUM 17 GA. GALVANIZED WIRE.
G. SCH 40 PVC ELL.
H. AIR RELEASE VALVE (SEE IRRIGATION LEGEND).
I. BRASS GATE VALVE.
J. SCH 40 PVC ST. ELL.
K. CUT NOTCH IN VALVE BOX EXTENSION FOR NIPPLE. EDGE OF NOTCH SHALL BE MAXIMUM 1/2" FROM EDGE OF PIPE.
L. 3/4" TO 1" DIAMETER CRUSHED GRAVEL, 6" DEPTH. GRAVEL SHALL BE WASHED FREE OF DIRT AND FINES.
M. 8"X8"X16" SOLID CMU BLOCK (FOUR PER VALVE BOX).
N. SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

GENERAL NOTES:

1. INSTALL AN 8"X8"X16" SOLID CMU BLOCK AT EACH CORNER OF VALVE BOX.
2. AIR RELIEF VALVE SHALL BE INSTALLED DOWNSTREAM OF THE MASTERVALVE AT HIGHPOINT OF MAINLINE AND AT HIGH POINT OF LATERAL LINES FOR ALL DRIP ZONES.

C AIR RELEASE VALVE

NOT TO SCALE

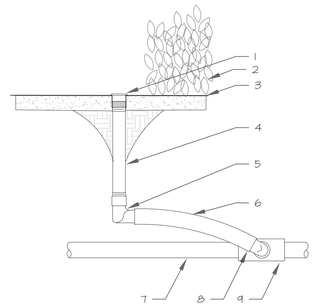


CONSTRUCTION NOTES

A. FINISH GRADE.
B. BALL VALVE- SEE IRRIGATION LEGEND.
C. DRY SPLICE CONNECTOR OR EQUAL.
D. ELECTRIC VALVE -SEE IRRIGATION LEGEND.
E. CARSON INDUSTRY 1419 (ABS) 18" VALVE BOX W/ BOLT DOWN COVER (ABS) AND ONE 8" EXTENSION. COLOR TO MATCH ADJACENT MATERIAL (TURF-GREEN, MULCH-TAN) OR PURPLE IF RECLAIMED WATER SYSTEM.
F. PROVIDE DEWITT PRO 5 WEED CLOTH ALONG SIDES AND BASE OF VALVE BOX INSTALLATION. TAPE TO ALL INLET AND OUTLET PIPE.
G. PVC MAINLINE-SEE IRRIGATION LEGEND.
H. SCH 80 - 45 DEGREE FITTING.
I. 8"X8"X16" SOLID CMU BLOCK AT EACH CORNER OF THE VALVE BOX.
J. 8" DEPTH, 3/8" DIAMETER PEA GRAVEL.
K. 24" WIRE EXPANSION COIL, EXTEND WIRE 12" ABOVE VALVE BOX FOR SERVICE.
L. SCHEDULE 80 PVC CLOSE NIPPLE.
M. SCH 80 PVC UNION.
N. LATERAL LINE.

B IRRIGATION CONTROL VALVE

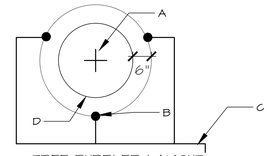
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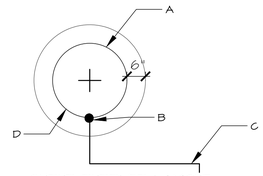
BUBBLER ASSEMBLY

CONSTRUCTION NOTES FOR BUBBLER ASSEMBLY:

1. PRESSURE COMPENSATING FULL CIRCLE BUBBLER, RAIN BIRD 1400. INSTALL FLUSH WITH TOP OF MULCH
2. PLANT MATERIAL.
3. FINISH GRADE/TOP OF MULCH.
4. UV RADIATION RESISTANT ¼" SCH 80 NIPPLE. LENGTH AS REQUIRED.
5. ¼" FEMALE NPT x 0.490" BARB ELBOW. RAIN BIRD MODEL: SBPE-050.
6. SWING PIPE, 12-INCH LENGTH. RAIN BIRD MODEL SP-100.
7. PVC LATERAL PIPE.
8. ¼" MALE NPT x .490" BARB ELBOW. RAIN BIRD MODEL SBE-050.
9. PVC SCH 40 TEE OR ELL.



TREE BUBBLER LAYOUT



SHRUB BUBBLER LAYOUT

CONSTRUCTION NOTES FOR BUBBLER LAYOUT:

A. CENTER OF SHRUB/TREE.
B. BUBBLER (SEE IRRIGATION LEGEND) INSTALLED AT GRADE, TYP. (CENTERED). SHRUBS=0.25 GPM BUBBLER; ONE (1) PER SHRUB. TREES= 0.50 GPM BUBBLER; THREE (3) PER TREE.
C. 3/4" LATERAL.
D. EDGE OF ROOTBALL.

GENERAL NOTE:

1. BUBBLER SHALL BE INSTALLED UPHILL OF THE SHRUB/TREE.

D IRRIGATION BUBBLER @ TREE AND SHRUB

NOT TO SCALE

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REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

SEAL

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

SITES SOUTHWEST

PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE IRRIGATION DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024	NTS	4-22



LEGEND

- PT — LED PEDESTRIAN POLE LIGHTING, 12' HIGH
- TM — LED TOP-MOUNTED ON SHADE STRUCTURE LIGHTING

NOTE:
1. LOCATIONS FOR LIGHTING ON SITE ONLY FOR REFERENCE. LIGHTING TYPES & DETAILS SEE ELECTRICAL PLANS

0 20' 40'

Scale = 1" = 20'

REVISIONS	DATE
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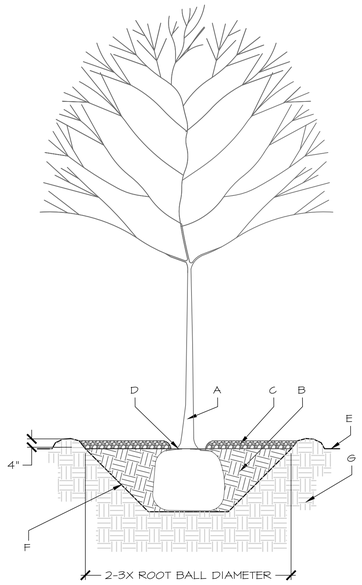
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PRELIMINARY LIGHTING PLAN PARK

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 20'	4-E1

GENERAL NOTES:

1. KEEP SOIL BELOW ROOT BALL UNDISTURBED TO PREVENT TREE FROM SETTLING.
2. REMOVE ANY EXCESS SOIL FROM TOP OF ROOT BALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE LEVEL TO FINISH GRADE (OR 1"-2" HIGHER IN SLOWLY DRAINING SOIL).
3. TAMP SOIL FIRMLY AROUND BASE OF ROOT BALL WITH FOOT PRESSURE.
4. PRIOR TO BACKFILLING, REMOVE BURLAP, ROPE, TWINE, AND WIRE FROM ENTIRE ROOT BALL AND FROM PLANTING HOLE.
5. AT TIME OF PLANTING, ONLY PRUNE CO-DOMINANT LEADERS (DOES NOT APPLY TO MULTI-TRUNK SPECIMENS), CROSSOVER LIMBS, AND DEAD OR BROKEN BRANCHES.
6. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
7. DO NOT PLACE MULCH IN CONTACT WITH TREE, KEEP AT LEAST 4" AWAY FROM TRUNK.
8. AFTER PLANTING, THOROUGHLY WATER TO ELIMINATE AIR POCKETS.



CONSTRUCTION NOTES:

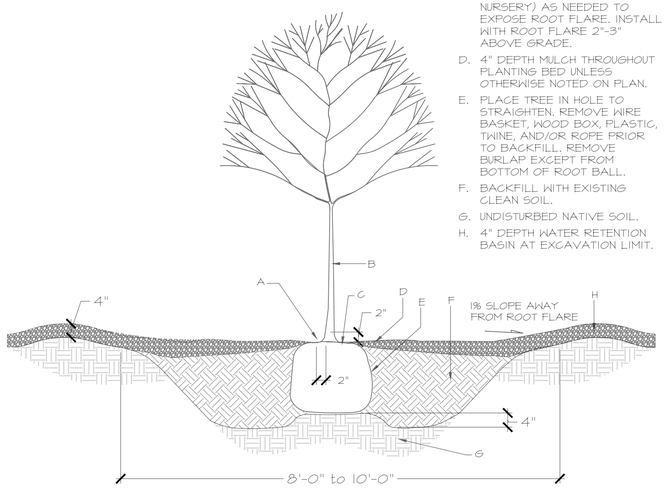
A. TREE.
B. BACKFILL WITH EXISTING SOIL.
C. 4" DEPTH OF MULCH PER PLANS.
D. 4" SPACE BETWEEN MULCH AND TREE
E. FINISH GRADE.
F. SLOPE ON SIDES OF PLANTING HOLE.
G. UNDISTURBED SOIL.

A TREE PLANTING, BALL & BURLAP

NOT TO SCALE

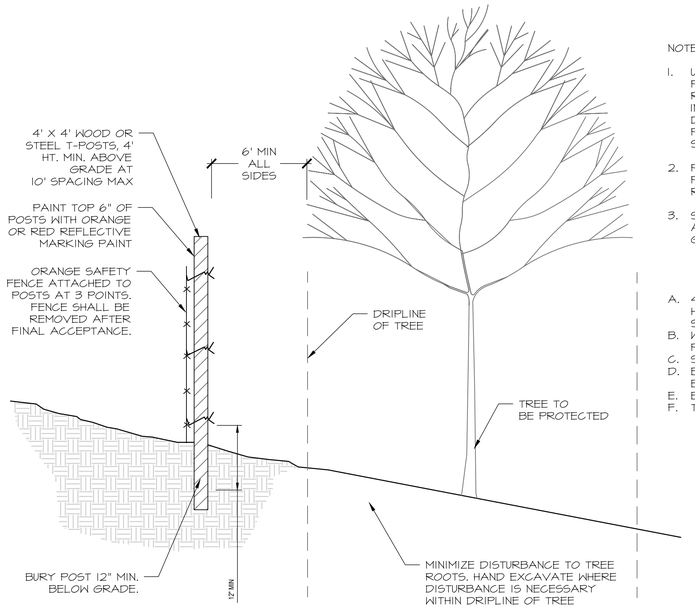
CONSTRUCTION NOTES:

A. MULCH SHALL BE HELD BACK 2" FROM TREE TRUNK.
B. TREE LOCATION AND SPECIES AS PER PLAN.
C. REMOVE EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE 2"-3" ABOVE GRADE.
D. 4" DEPTH MULCH THROUGHOUT PLANTING BED UNLESS OTHERWISE NOTED ON PLAN.
E. PLACE TREE IN HOLE TO STRAIGHTEN. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
F. BACKFILL WITH EXISTING CLEAN SOIL.
G. UNDISTURBED NATIVE SOIL.
H. 4" DEPTH WATER RETENTION BASIN AT EXCAVATION LIMIT.



B ISOLATED TREE PLANTING

NOT TO SCALE



NOTES:

1. USE SILT FENCE DETAIL FOR PROTECTION OF EXISTING TREES TO REMAIN WITHIN THE LIMITS OF WORK. INSTALL A MINIMUM OF 6' BEYOND DRIPLINE OF TREES TO BE PRESERVED AND ALONG CURB AND SIDEWALK.
2. PAINT OUTSIDE TOP 8" OF ALL POSTS WITH RED OR ORANGE REFLECTIVE MARKING PAINT, TYP.
3. SILT FENCE SHALL BE REMOVED AFTER FINAL ACCEPTANCE OF ALL GRADING WORK.

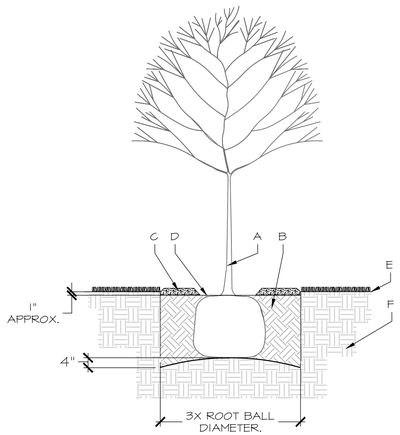
A. 4' x 4' WOOD OR STEEL T-POSTS, 4" HT. MIN. ABOVE GRADE AT 1' SPACING MAX.
B. WELDED WIRE PANELS FASTENED TO POSTS.
C. SILT FENCE.
D. BOTTOM 12" MIN. OF SILT FENCE BURIED AT 6" DEPTH MIN.
E. BURY POST 12" MIN. BELOW GRADE.
F. TREE TO BE PROTECTED.

C TEMPORARY TREE PROTECTION

NOT TO SCALE

CONSTRUCTION NOTES:

A. TREE.
B. BACKFILL WITH EXISTING SOIL.
C. 4" LAYER OF MULCH, NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL
D. 4" GAP BETWEEN MULCH AND TREE.
E. EXISTING GRADE.
F. UNDISTURBED SOIL.

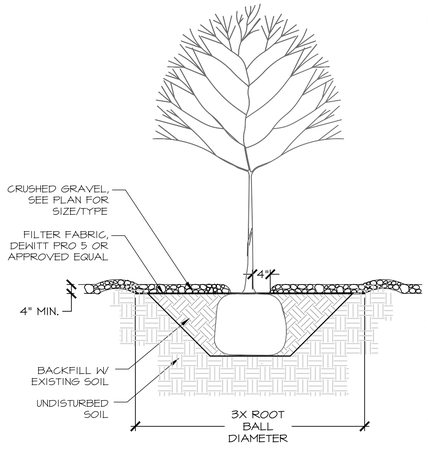


GENERAL NOTES:

1. DO NOT LOOSEN SOIL BELOW ROOT BALL TO PREVENT TREE FROM SETTLING.
2. REMOVE ANY EXCESS SOIL FROM TOP OF ROOTBALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE SLIGHTLY LOWER THAN ADJACENT EXISTING GRADE TO CREATE WATER BASIN AND ALLOW FOR MULCH PLACEMENT.
3. TAMP SOIL FIRMLY AROUND BASE OF ROOTBALL WITH FOOT PRESSURE.
4. PRIOR TO BACKFILLING, REMOVE ALL EXPOSED BURLAP, ROPE, TWINE, AND WIRE FROM ROOTBALL AND PLANTING HOLE.
5. TREES WITH CO-DOMINANT LEADERS WILL NOT BE ACCEPTED.
6. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
7. DO NOT PLACE MULCH IN CONTACT WITH TREE, KEEP AT LEAST 4" AWAY FROM TRUNK.
8. AFTER PLANTING, THOROUGHLY WATER TO ELIMINATE AIR POCKETS AND BACKFILL WITH ADDITIONAL SOIL TO FILL ANY VOIDS.
9. REMOVE SOD TO CLEAN EDGE; REPLACE AS NECESSARY IF DAMAGED DURING PLANT INSTALLATION.

D TREE PLANTING IN TURF

NOT TO SCALE



GENERAL NOTES:

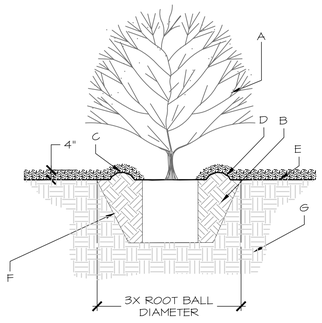
1. KEEP SOIL BELOW ROOT BALL UNDISTURBED TO PREVENT TREE FROM SETTLING.
2. REMOVE ANY EXCESS SOIL FROM TOP OF ROOT BALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE LEVEL TO FINISH GRADE (OR 1"-2" HIGHER IN SLOWLY DRAINING SOIL).
3. REMOVE CONTAINER AND CUT ANY ROOTS THAT ARE CIRCLING THE CONTAINER.
4. TAMP SOIL FIRMLY AROUND BASE OF ROOT BALL WITH FOOT PRESSURE.
5. AT TIME OF PLANTING, ONLY PRUNE CO-DOMINANT LEADERS (DOES NOT APPLY TO MULTI-TRUNK SPECIMENS), CROSSOVER LIMBS, AND DEAD OR BROKEN BRANCHES.
6. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
7. DO NOT PLACE MULCH IN CONTACT WITH TREE, KEEP AT LEAST 4" AWAY FROM TRUNK.
8. AFTER PLANTING, THOROUGHLY WATER TO ELIMINATE AIR POCKETS.

E TREE PLANTING IN GRAVEL

NOT TO SCALE

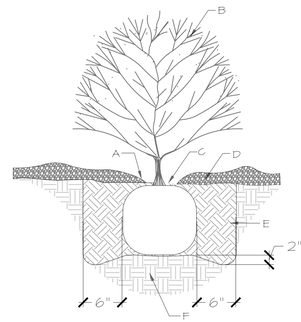
CONSTRUCTION NOTES:

A. SHRUB.
B. BACKFILL WITH EXISTING SOIL.
C. 4" DEPTH LAYER OF MULCH PER PLANS. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL.
D. 4" X 8" WIDE ROUND TOP SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL.
E. FINISH GRADE.
F. SLOPE ON SIDES OF PLANTING HOLE.
G. UNDISTURBED SOIL.



F SHRUB PLANTING, CONTAINER

NOT TO SCALE



CONSTRUCTION NOTES:

A. MULCH SHALL BE FEATHERED TO A 2" DEPTH ON TOP OF ROOT BALL AND SHALL BE HELD BACK 2" FROM SHRUB STEM(S).
B. SHRUB LOCATION AND SPECIES AS PER PLAN
C. PLANT WITH TOP OF ROOT BALL FLUSH WITH SUB-GRADE (BOTTOM OF MULCH).
D. 4" DEPTH MULCH THROUGHOUT SHRUB BED UNLESS OTHERWISE NOTED.
E. BACKFILL WITH EXISTING SOIL.
F. UNDISTURBED NATIVE SOIL.

G ISOLATED SHRUB PLANTING

NOT TO SCALE

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CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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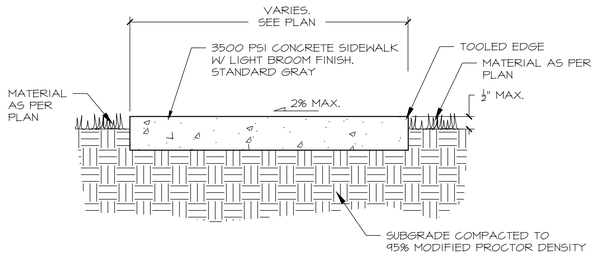
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024	NTS	4-23

CONSTRUCTION NOTES:

1. CROSS SLOPES OF CONCRETE SHALL NOT EXCEED 2%. MAX 5% RUNNING SLOPE
2. ALL CONCRETE TO DRAIN AT MINIMUM 1/2%.
3. CONTRACTOR TO REVIEW FINAL GRADING WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLING CONCRETE.
4. PROVIDE 4" DEPTH (3500 PSI) STANDARD GRAY CONCRETE. SAW CUT CONTROL JOINTS PERPENDICULAR TO PATH EDGES. SEE PLANS FOR JOINT AND PATTERN LAYOUT.
5. CONTROL JOINTS SHALL BE PLACED AT 5' O.C. EXPANSION JOINTS SHALL BE PLACED AT 20' O.C.

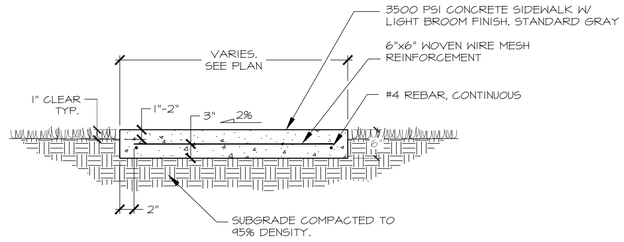


A 4" CONCRETE MATERIALS

NOT TO SCALE

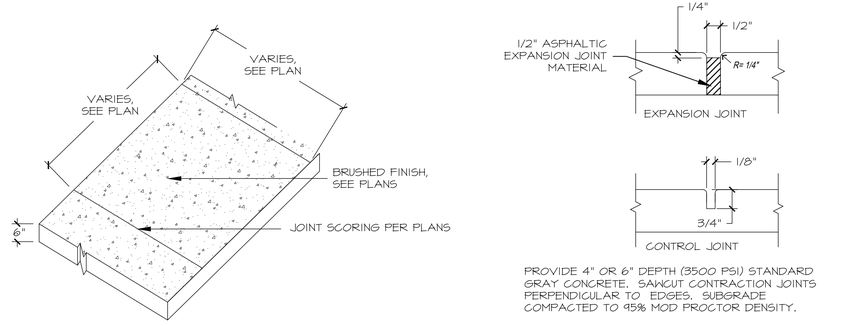
CONSTRUCTION NOTES:

1. CROSS SLOPES OF CONCRETE SHALL NOT EXCEED 2%. MAX 5% RUNNING SLOPE
2. ALL CONCRETE TO DRAIN AT MINIMUM 1/2%.
3. CONTRACTOR TO REVIEW FINAL GRADING WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLING CONCRETE.
4. PROVIDE 6" DEPTH (3500 PSI) STANDARD GRAY CONCRETE. SAW CUT CONTROL JOINTS PERPENDICULAR TO PATH EDGES. SEE PLANS FOR JOINT AND PATTERN LAYOUT.
5. CONTROL JOINTS SHALL BE PLACED AT 5' O.C. EXPANSION JOINTS SHALL BE PLACED AT 20' O.C.



B 6" REINFORCED CONCRETE

NOT TO SCALE



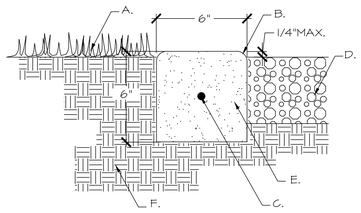
PROVIDE 4" OR 6" DEPTH (3500 PSI) STANDARD GRAY CONCRETE. SAWCUT CONTRACTION JOINTS PERPENDICULAR TO EDGES. SUBGRADE COMPACTED TO 95% MOD PROCTOR DENSITY.

C CONCRETE MATERIALS AND PATTERN

NOT TO SCALE

NOTES:

1. CONCRETE EDGER TO BE INSTALLED BETWEEN TURF GRASS AREAS AND SEEDING AREAS.
2. CONCRETE EDGER TO BE INSTALLED BETWEEN TURF GRASS AREAS AND LANDSCAPE GRAVEL MULCH AND BARK MULCH.
3. CONCRETE EDGER TO BE INSTALLED BETWEEN COMPACTED CRUSHER FINES MULCH AND LANDSCAPE GRAVEL MULCH PER PLAN.
4. CONCRETE EDGER TO BE INSTALLED BETWEEN PERMEABLE PAVEMENT AND LANDSCAPE GRAVEL MULCH AND LANDSCAPE.



GENERAL NOTES
CONTROL JOINTS TO BE PLACED AT 4' O.C. EXPANSION JOINTS TO BE PLACED AT 20' O.C.

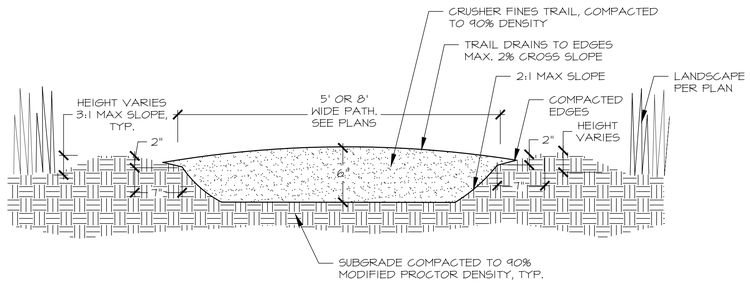
CONSTRUCTION NOTES
A. FINISH GRADE TURF
B. TOOLED EDGE.
C. #3 REBAR, HORIZONTAL AND CONTINUOUS.
D. MATERIAL VARIES, SEE PLAN.
E. 3500 PSI CONCRETE EDGER.
F. 6" SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR DENSITY, TYP.

D CONCRETE EDGER CURB

NOT TO SCALE

NOTES:

1. ALL AGGREGATE DEPTHS TO BE 6" UNLESS OTHERWISE NOTED.
2. A SAMPLE OF CRUSHER FINES & MANUFACTURER INFORMATION SHALL BE SUBMITTED TO THE OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
3. GRADING PER GRADING PLAN

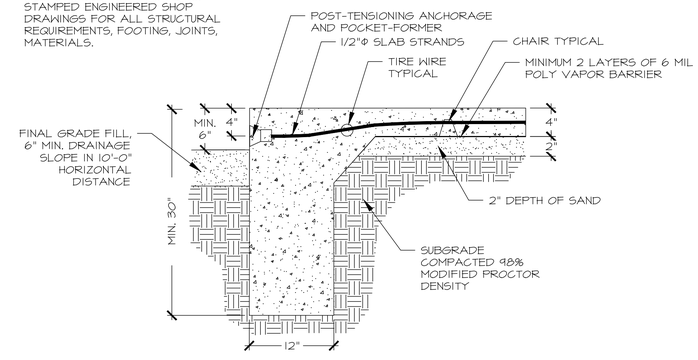


E CRUSHER FINES TRAIL (OPEN SPACE TRAIL)

NOT TO SCALE

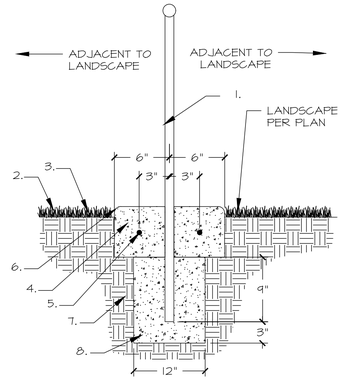
NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING STAMPED ENGINEERED SHOP DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS, FOOTING, JOINTS, MATERIALS.



F POST-TENSION SLAB MINI PITCH & BASKETBALL COURT

NOT TO SCALE



CONSTRUCTION NOTES:

1. FENCE - SEE PLANS
2. SEEDED OR SODDED TURF - SEE PLANS
3. FINISH GRADE
4. 3000 PSI CONCRETE EDGER WITH BRUSH FINISH
5. No.3 REBAR HORIZONTAL AND CONTINUOUS, CENTERED
6. TOOLED EDGE
7. 95% COMPACTED SUBGRADE
8. FENCE POST FOOTING - 3500 PSI CONCRETE

GENERAL NOTES:

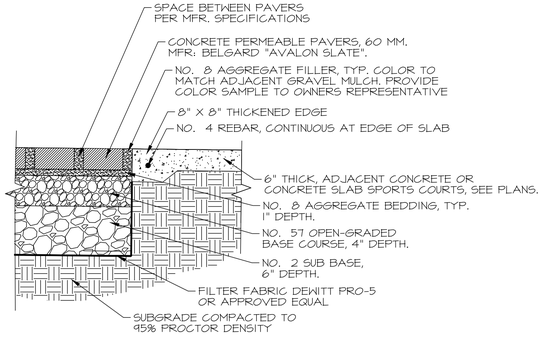
A. TOP OF EDGER SHALL FOLLOW FINISH GRADE OR MATCH GRADES SHOWN ON PLANS

G CONCRETE EDGER AT FENCE

NOT TO SCALE

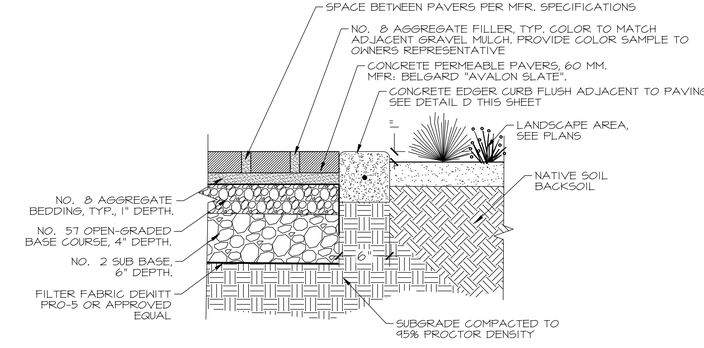
NOTES APPLY FOR DETAILS H & I ON THIS SHEET

1. INSTALLATION PAVERS TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. MFR: PAVERS BY BELGARD. PRODUCT: "AQUALINE" COLOR: AVONDALE



H PAVERS @ CONCRETE

NOT TO SCALE



I PAVERS @ LADSCAPE AREA

NOT TO SCALE

REVISIONS	DATE
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REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

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CITY REVIEW		
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WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

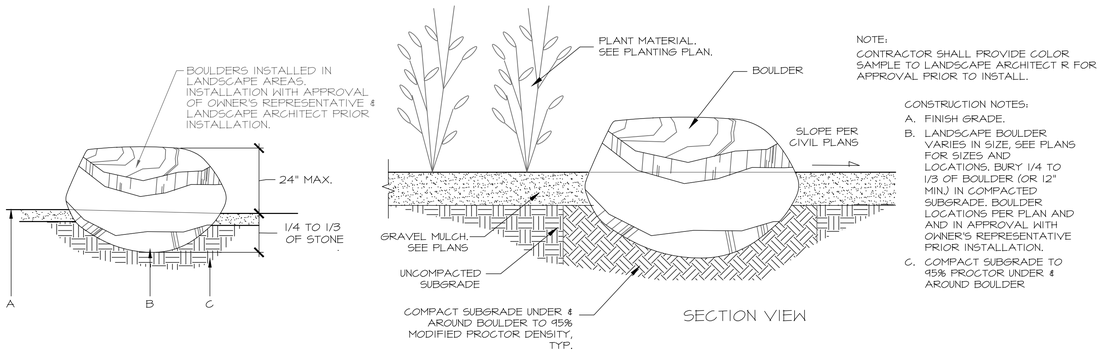
PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
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SITES SOUTHWEST

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024	NTS	4-24



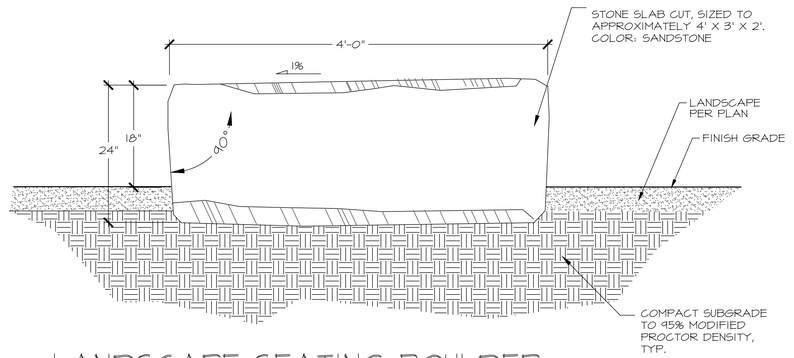
NOTE:
CONTRACTOR SHALL PROVIDE COLOR SAMPLE TO LANDSCAPE ARCHITECT R FOR APPROVAL PRIOR TO INSTALL.

CONSTRUCTION NOTES:

A. FINISH GRADE.
B. LANDSCAPE BOULDER VARIES IN SIZE, SEE PLANS FOR SIZES AND LOCATIONS. BURY 1/4 TO 1/3 OF BOULDER (OR 12" MIN.) IN COMPACTED SUBGRADE. BOULDER LOCATIONS PER PLAN AND AND IN APPROVAL WITH OWNER'S REPRESENTATIVE PRIOR INSTALLATION.
C. COMPACT SUBGRADE TO 95% PROCTOR UNDER & AROUND BOULDER.

A LANDSCAPE BOULDER INSTALLATION

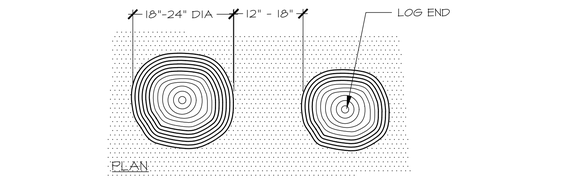
NOT TO SCALE

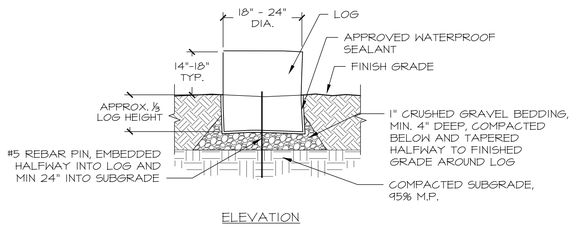


NOTES:
1. LOCATIONS TO BE FIELD VERIFIED BY OWNER'S REPRESENTATIVE. BURY 1/4 OF SLAB IN COMPACTED SUBGRADE.
2. TOP SURFACE OF STONE SHALL BE HORIZONTAL AND UNIFORM.

B LANDSCAPE SEATING BOULDER

NOT TO SCALE



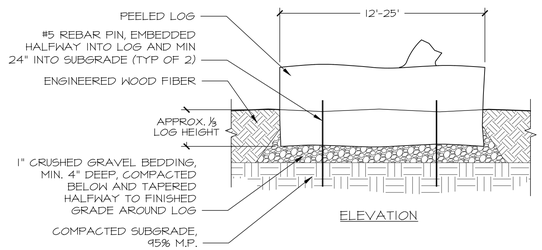


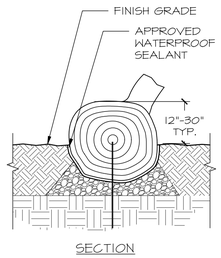
C WOOD LOG SEATING @ NATURAL PLAYGROUND

NOT TO SCALE

GENERAL NOTES APPLY FOR DETAILS E & F & G/LC-502:

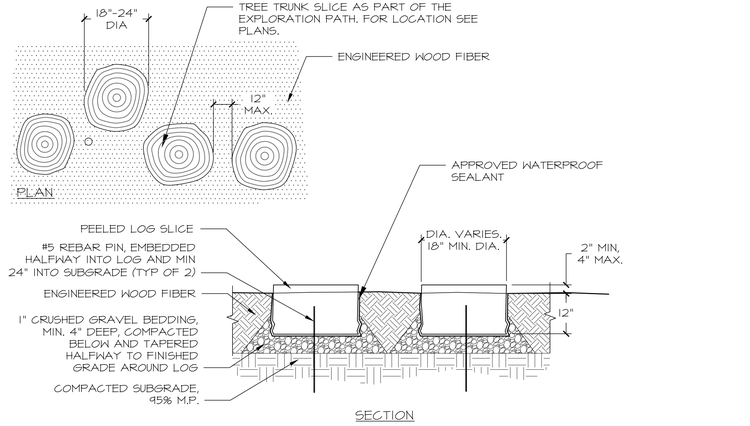
1. WOOD PRESERVATIVE APPLICATION: ALL EXPOSED WOOD TO BE TREATED WITH SOLUTION OF 1/2 BOILED LINSEED OIL, 1/2 MINERAL SPIRITS. SPRAY OR BRUSH UNTIL WOOD REACHES SATURATION. ALLOW CUT LOGS TO DRY FOR AT LEAST 30 DAYS PRIOR TO APPLICATION OF PRESERVATIVES.
2. BURIED PORTION OF LOGS TO BE COATED WITH APPROVED NON-TOXIC WATERPROOF SEALANT (PROVIDE SUBMITTAL). NO SEALANT SHALL BE VISIBLE AFTER INSTALLATION.
3. FIELD VERIFY LOCATION AND ORIENTATION WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. ENSURE THAT LOGS ARE SOLIDLY BEDDED AND DO NOT ROCK OR TIP AFTER INSTALLATION.
5. SLICES SHALL BE SELECTED BY LANDSCAPE ARCHITECT FROM APPROVED WOOD SUPPLIER.
6. LOG SLABS SHOULD HAVE SMOOTH-CUT SURFACES ROUGHLY PARALLEL TO EACH OTHER AND PERPENDICULAR TO THE TRUNK.





D HORIZONTAL LOG SCULPTURE @ NATURAL PLAYGROUND

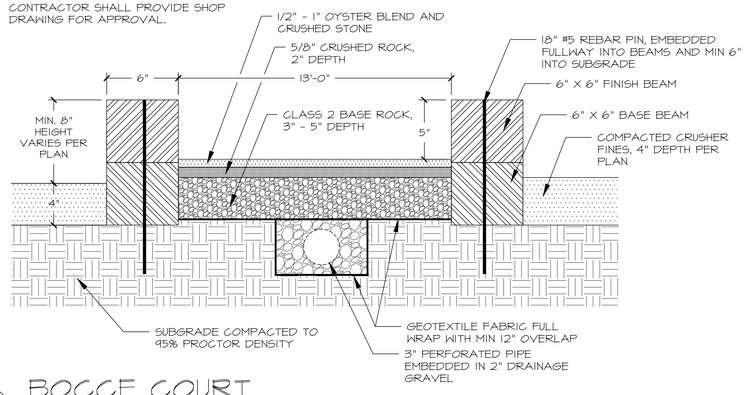
NOT TO SCALE



E WOOD SLICE STEPPING STONES @ NATURAL PLAYGROUND

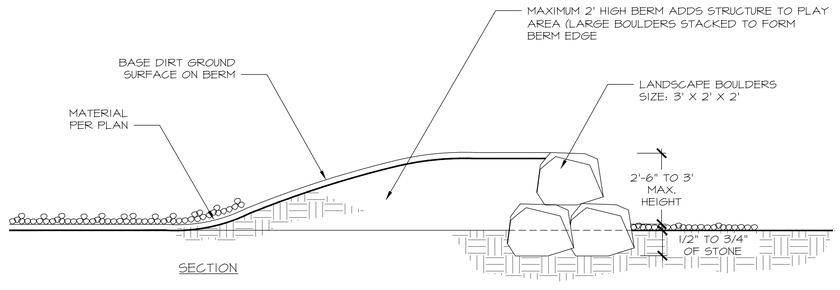
NOT TO SCALE

NOTES:
1. A SAMPLE OF OYSTER BLEND AND CRUSHED STONE OF MANUFACTURER'S INFORMATION SHALL BE SUBMITTED TO THE OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWING FOR APPROVAL.



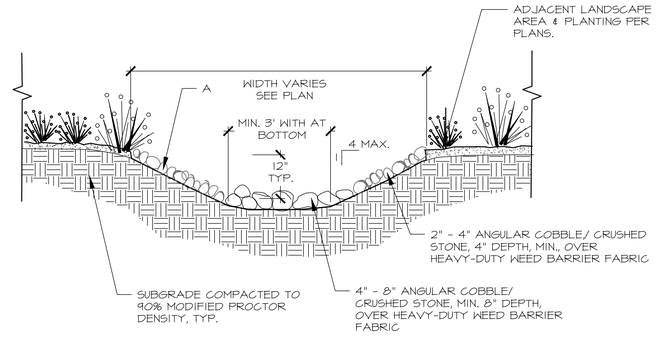
F BOCCE COURT

NOT TO SCALE



G PLAY BERM @ DOG PARK

NOT TO SCALE



H COBBLESTONE SWALE

NOT TO SCALE

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REVISED JUNE 2024 △	
PER STAFF COMMENTS △	
CASE # 2024-7998 △	

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ALBUQUERQUE, NM 87104
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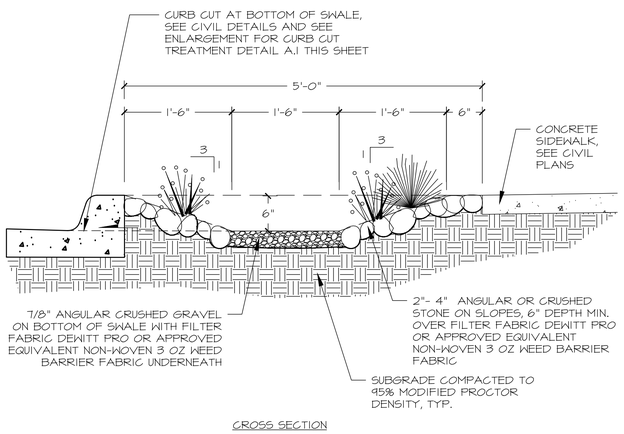
SITES SOUTHWEST

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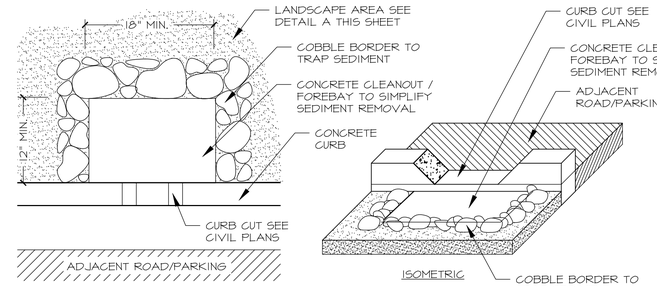
LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024	NTS	4-25

NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.

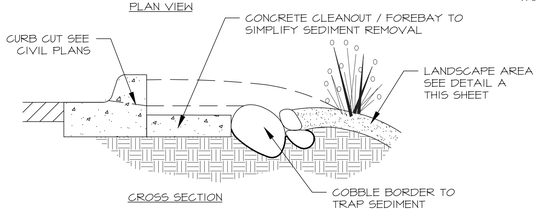


CROSS SECTION



PLAN VIEW

ISOMETRIC



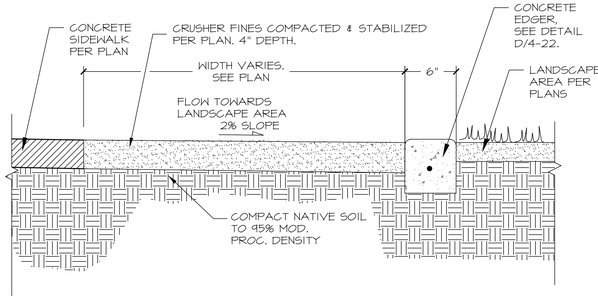
CROSS SECTION

DETAIL A.1 CURB CUT TREATMENT

A COBBLESTONE SWALE @ LANDSCAPE IN SUBDIVISION (TYP.) ALONG SIDEWALKS & BUMP-OUTS

SCALE: NTS

NOTES:
1. THE FINISHED SURFACE OF ALL GROUND COVER MATERIALS SHALL BE FLUSH TO EACH OTHER AND FORM TO THE GRADE.
2. ALL CRUSHER FINES AGGREGATE DEPTHS TO BE 4" UNLESS OTHERWISE NOTED, LANDSCAPE GRAVEL MULCH DEPTHS TO BE 4" UNLESS OTHERWISE NOTED .
3. A SAMPLE OF THE CRUSHER FINES & MANUFACTURER INFORMATION SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
4. CRUSHER FINES TO BE COMPACTED, SPRAYED WITH WATER, THEN RE-COMPACTED. PER STABILIZER MANUFACTURER SPECIFICATIONS



SPECIFICATION GRAVEL AND CRUSHER FINES STABILIZATION FOR ADA COMPLIANCE

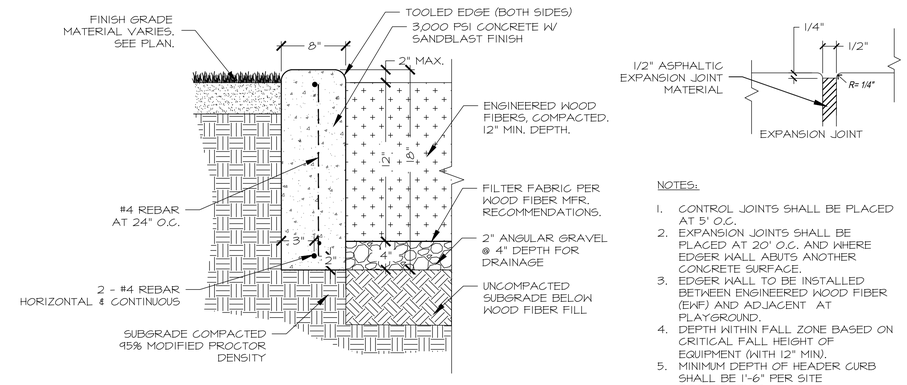
GENERAL: STABILIZED GRAVEL PATHS SHALL MEET THE ADA AND OTHER FEDERAL, STATE, AND LOCAL ACCESSIBILITY STANDARDS. STABILIZED GRAVEL PATHS MUST BE SLIP RESISTANT TO MINIMIZE HAZARDS TO PEOPLE WITH DISABILITIES, ESPECIALLY THOSE WHO ARE AMBULATORY OR SEMI-AMBULATORY OR WHO USE CANES, CRUTCHES, AND OTHER WALKING AIDS. A MINIMUM LEVEL OF SLIP RESISTANCE (COEFFICIENT OF FRICTION) IS NOT INCLUDED IN THIS SPECIFICATION AS REFERENCED IN THE ADA GUIDELINES. THE GRAVEL STABILIZED PATH MUST BE COMPACTED AND CONSOLIDATED USING A BINDER. THE BINDER SHALL BE INSTALLED AS FOLLOWS:

PREPARATION: THE SUBGRADE SHALL BE EXCAVATED BETWEEN 6A BELOW FINISHED GRADE. NATIVE SOIL SHALL BE COMPACTED USING A PLATE COMPACTOR TO A PROCTOR DENSITY OF AT LEAST 90%. A GEOTEXTILE SUCH AS SRW SB2 OR SB3 OR APPROVED EQUAL SHALL BE PLACED ON TOP OF THE COMPACTED SOIL ENSURING THAT THE FABRIC IS WIDE ENOUGH TO WRAP UP THE EDGES OF THE GRAVEL PATHS. ADD AND COMPACT BETWEEN 2A OF 3/4A BASE MATERIAL, MAKING SURE THIS MATERIAL IS 4A BELOW THE FINISHED GRADE OF THE PATHWAY. PLACE BASE MATERIAL UP TO THE EDGES OF THE PATHWAY.

INSTALLATION: INSTALL 3/8A ANGULAR GRAVEL AS SPECIFIED GRADING 1/2A - 3/4A ABOVE GRADE TO ALLOW FOR FINAL HEIGHT ONCE COMPACTED. APPLY SRW PATH STABILIZER+ OR APPROVED EQUAL TO THE GRAVEL SURFACE USING A SPRAY APPLICATOR AT A COVERAGE OF 20 SQ. FT. PER GALLON OF STABILIZER OR APPROVED EQUAL. LET THE MATERIAL REST FOR AT LEAST 2 HOURS. IF THE MATERIAL IS STILL SATURATED, LET REST UNTIL IT HAS COMPLETELY DRAINED. DO NOT ALLOW THE STABILIZER TO DRY OUT COMPLETELY. COMPACT THE ENTIRE SURFACE MAKING MULTIPLE PASSES WITH A PLATE COMPACTOR. IF THE SURFACE IS TOO SATURATED, THE COMPACTOR WILL SLOW OR STOP. WAIT UNTIL THE MATERIAL HAS DRAINED AND THIS NO LONGER HAPPENS BEFORE CONTINUING. AREAS THAT WERE COMPACTED TOO EARLY CAN BE LIGHTLY RAKED AND RE-COMPACTED.

B COMPACTED & STABILIZED CRUSHER FINES W/ CONCRETE EDGER

NOT TO SCALE

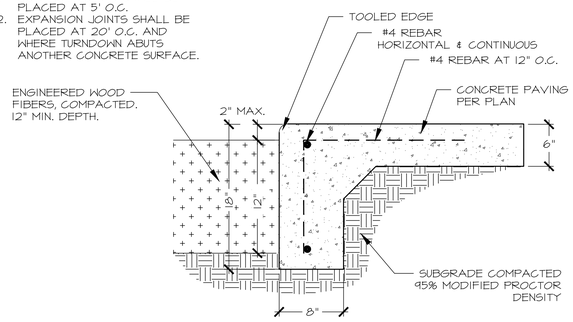


NOTES:
1. CONTROL JOINTS SHALL BE PLACED AT 5' O.C.
2. EXPANSION JOINTS SHALL BE PLACED AT 20' O.C. AND WHERE EDGER WALL ABUTS ANOTHER CONCRETE SURFACE.
3. EDGER WALL TO BE INSTALLED BETWEEN ENGINEERED WOOD FIBER (ENF) AND ADJACENT AT PLAYGROUND.
4. DEPTH WITHIN FALL ZONE BASED ON CRITICAL FALL HEIGHT OF EQUIPMENT (WITH 12" MIN).
5. MINIMUM DEPTH OF HEADER CURB SHALL BE 1'-6" PER SITE REQUIREMENTS.

C EDGER WALL @ PLAYGROUND

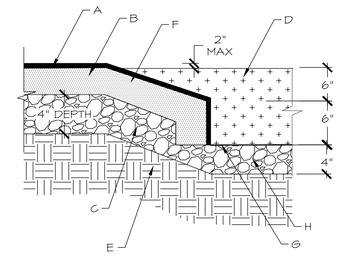
NOT TO SCALE

NOTES:
1. CONTROL JOINTS SHALL BE PLACED AT 5' O.C.
2. EXPANSION JOINTS SHALL BE PLACED AT 20' O.C. AND WHERE TURNDOWN ABUTS ANOTHER CONCRETE SURFACE.



D TURN DOWN SLAB @ PLAYGROUND

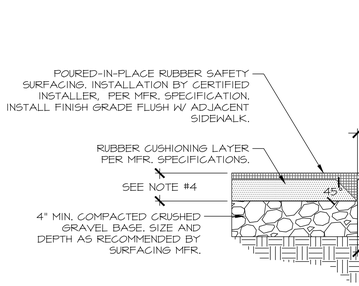
NOT TO SCALE



GENERAL NOTES:
A. 1/2" EPDM. COLOR: BLUE.
B. IMPACT COURSE BASED ON CRITICAL FALL HEIGHT OF EQUIPMENT.
C. 4" DEPTH OF COMPACTED STONE BASE. 95% MOD PROCTOR DENSITY, AS PER MFG. RECOMMENDATIONS.
D. ENGINEERED WOOD FIBER PLAYGROUND SURFACING. DEPTH WITHIN FALL ZONE BASED ON CRITICAL FALL HEIGHT OF EQUIPMENT (WITH 12" MIN)
E. COMPACTED SUBGRADE, 95% MODIFIED PROCTOR DENSITY
F. SLOPE AT 5H:1V AT TRANSITION FROM POURED IN PLACE TO WOOD FIBER SURFACING
G. FILTER FABRIC PER WOOD FIBER MFR. RECOMMENDATIONS.
H. 2" ANGULAR GRAVEL @ 4" DEPTH FOR DRAINAGE

E POURED IN PLACE @ WOOD FIBER TRANSITION

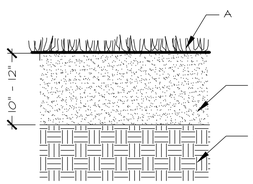
NOT TO SCALE



NOTES:
1. INSTALL DRAINAGE UNDER SURFACING AS SHOWN ON SHEET LG-101. DRAIN SHALL COMPLY WITH ALL SURFACING REQUIREMENTS. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE PROPER DRAINAGE OF SURFACING.
2. COMPACTED GRAVEL SUB BASE TO BE FURNISHED BY GENERAL CONTRACTOR. RUBBER SURFACING TO BE FURNISHED BY CERTIFIED INSTALLER.
3. NO DIRT SHALL BE INTRODUCED INTO GRAVEL BASE. ANY AREA EXCAVATED FOR INSTALLATION OF EQUIPMENT SHALL BE RE-COMPACTED PRIOR TO INSTALLATION OF GRAVEL LAYER TO ENSURE THAT SURFACING WILL NOT SETTLE.
4. SURFACING INSTALLATION DEPTH PER FALL HEIGHT RATING ASSOCIATED WITH EXISTING AND NEW PLAY EQUIPMENT AND PER SURFACING MANUFACTURER SPECIFICATIONS.
5. COLOR : BLUE

F POURED-IN PLACE RUBBER SURFACING

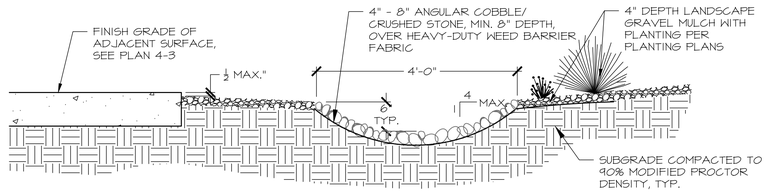
NOT TO SCALE



GENERAL NOTES
A. TURF GRASS PER PLANTING PLAN.
B. TREATMENT/COMPACTION OF ROOT ZONE.
C. SUBGRADE COMPACTED 95% MODIFIED PROCTOR DENSITY.

G TURF GRASS @ PARK

NOT TO SCALE



H COBBLESTONE SWALE IN GRAVEL LANDSCAPE

NOT TO SCALE

REVISIONS	DATE
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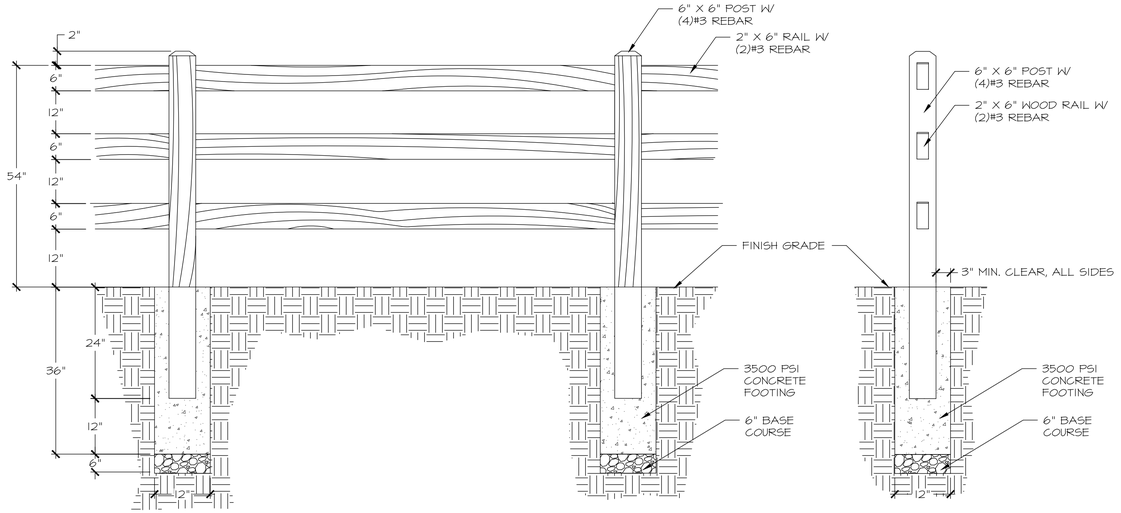
PLAN PREPARED BY:
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1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
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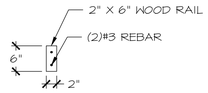
LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024	NTS	4-26

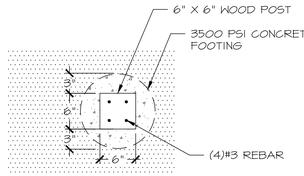


ELEVATION

SECTION



RAIL SECTION



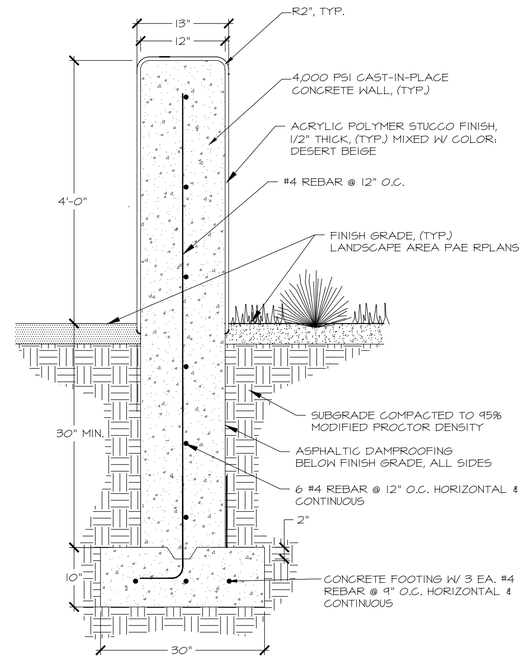
FOOTING DETAIL

GENERAL NOTES

1. THREE DIFFERENT SPLIT RAIL FENCE LENGTHS PER PLAN 4-4: 62 FEET, 42 FEET AND 20 FEET.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. WOOD TYPE: WESTERN RED CEDAR, NATURALLY WEATHER RESISTANT / NO CHEMICALS.

A WOOD SPLIT RAIL FENCE

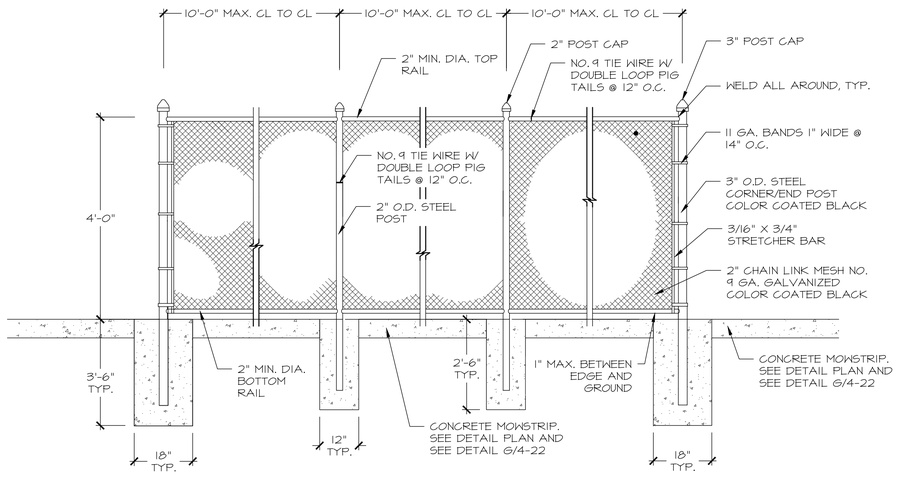
NOT TO SCALE



WALL SECTION

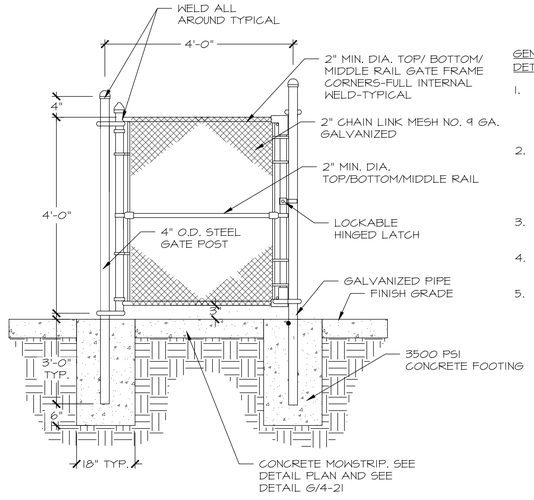
B CAST-IN-PLACE CONCRETE WALL WITH STUCCO

NOT TO SCALE



C 4' HIGH CHAINLINK FENCE

NOT TO SCALE



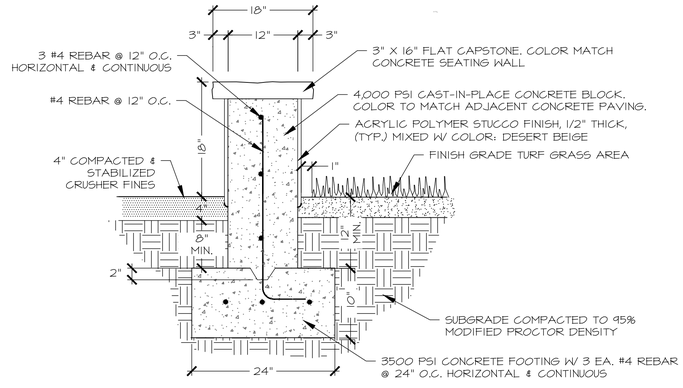
GENERAL NOTES APPLY FOR DETAIL C & D ON THIS SHEET

1. PROVIDE CLEAN WELDED ASSEMBLY FOR ENTIRE FENCE- COLOR COAT ALL PARTS (BLACK) .
2. PROVIDE HEAVY DUTY INDUSTRIAL GRADE GALVANIZED HARDWARE AND ACCESSORIES COLOR COAT BLACK
3. CONCRETE FOOTING SHALL BE 3000 PSI.
4. PROVIDE CLOSING & LOCKING MECHANISM.
5. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR LATCHING SYSTEM.

D 4' HEIGHT CHAINLINK FENCE SINGLE GATE DETAIL

NOT TO SCALE

NOTE:
CONSTANT HEIGHT OF RETAINING SEAT WALL RELATIVE TO THE ADJACENT FINISH GRADE OF LANDSCAPE



E CAST-IN-PLACE CONCRETE SEAT WALL WITH STUCCO

NOT TO SCALE

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△ REVISED JUNE 2024	
△ PER STAFF COMMENTS	
△ CASE # 2024-7998	

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CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
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WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
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MAIL: MAIL@SITES-SW.COM

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024	NTS	4-27

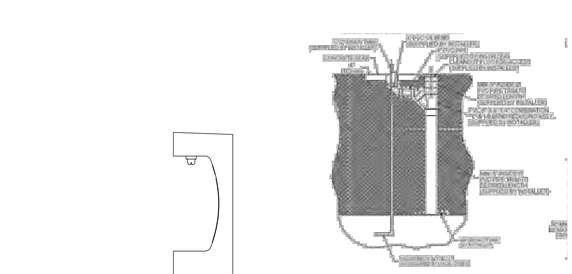


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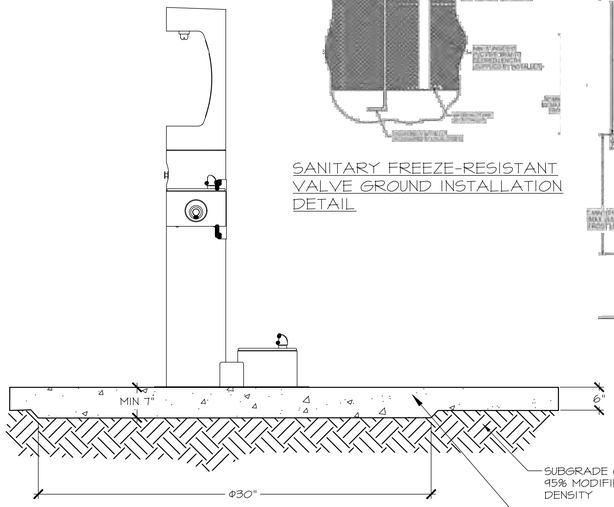
1. CONTRACTOR SHALL INSTALL 2" SQUARE ALUMINUM POST. IN GROUND MOUNT PER MANUFACTURER RECOMMENDATIONS.
2. MFR. DOG WASTE DEPOT.
3. MODEL: DEPOT-355-GRN
4. COLOR: MATTE GREEN

(A) DOG DISPENSER KIT W/ RECEPTACLE

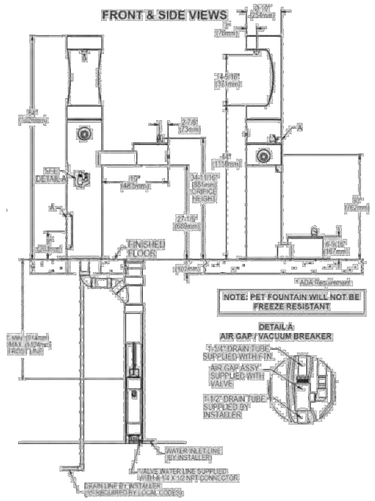
NOT TO SCALE



SANITARY FREEZE-RESISTANT VALVE GROUND INSTALLATION DETAIL



SECTION

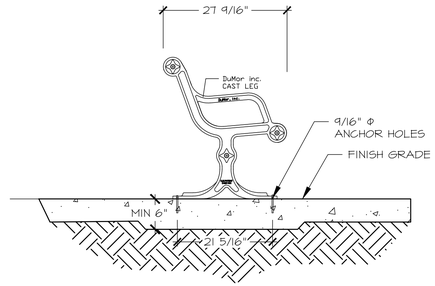


NOTES:

1. DRINKING FOUNTAIN ADA COMPLIANT W/ UPPER BOTTLE FILLING STATION, PET STATION, NON-FILTERED, NON-REFRIGERATED, FREEZE RESISTANT.
2. MFR: ELKAY
3. MODEL: LK4420BFIUDBFRK
4. COLOR: GRAY.
5. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR INSTALLATION.

(B) DRINKING FOUNTAIN

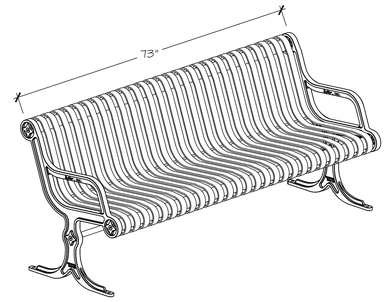
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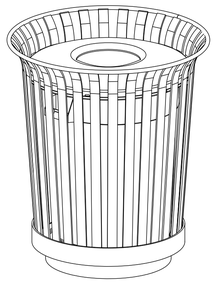
NOTES:

1. MFR. DuMOR, MODEL: 140-60 W END ARMRESTS.
2. ALL STEEL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING. COLOR: ARGENTO W/ ANTI-GRAFFITI PROTECTION.
3. SURFACE MOUNTED.
4. USE 1/2" x 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED BY MFR.
5. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR INSTALLATION.



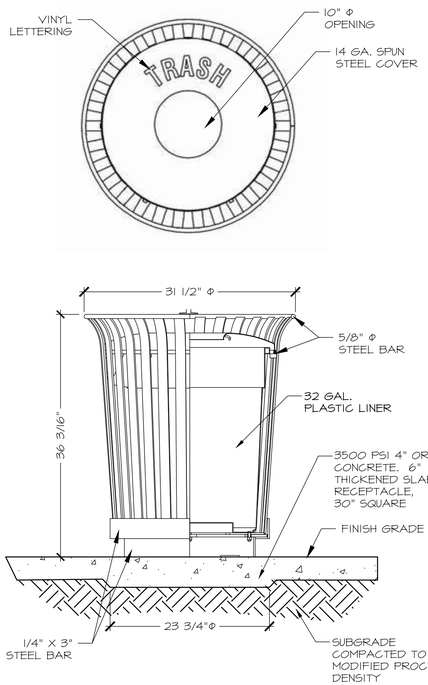
(C) 6' BENCH INSTALLATION

NOT TO SCALE



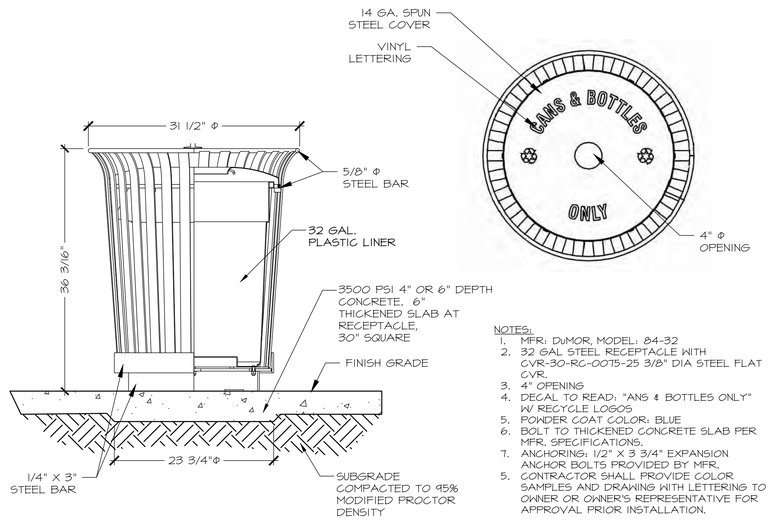
NOTES:

1. MFR: DuMOR, MODEL: 84-32
2. 32 GAL STEEL RECEPTACLE WITH CVR-30-RC-0011-25 3/8" DIA STEEL FLAT CVR.
3. 10" OPENING
4. DECAL TO READ: "TRASH"POWDER COAT COLOR: ARGENTO W/ ANTI-GRAFFITI PROTECTION.
5. BOLT TO THICKENED CONCRETE SLAB PER MFR. SPECIFICATIONS.
6. ANCHORING 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED (QTY 3) BY MFR.
7. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR INSTALLATION.



(D) 32 GAL TRASH RECEPTACLES INSTALLATION

NOT TO SCALE

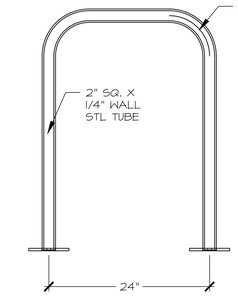


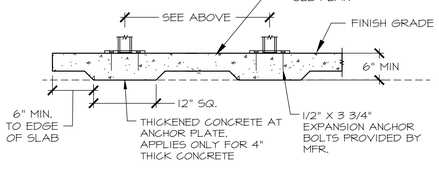
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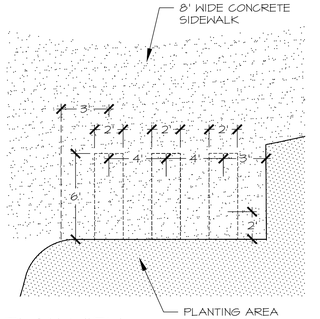
1. MFR: DuMOR, MODEL: 84-32
2. 32 GAL STEEL RECEPTACLE WITH CVR-30-RC-0015-25 3/8" DIA STEEL FLAT CVR.
3. 4" OPENING
4. DECAL TO READ: "ANS & BOTTLES ONLY" W/ RECYCLE LOGOS
5. POWDER COAT COLOR: BLUE
6. BOLT TO THICKENED CONCRETE SLAB PER MFR. SPECIFICATIONS.
7. ANCHORING: 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED BY MFR.
5. CONTRACTOR SHALL PROVIDE COLOR SAMPLES AND DRAWING WITH LETTERING TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR INSTALLATION.

(E) 40 GAL RECYCLING BIN INSTALLATION

NOT TO SCALE







PLAN VIEW

NOTES:

1. MFR:DuMOR, MODEL: 291-00/S-2.
2. ALL STEEL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POWDER COATING. COLOR: BRONZE
3. SURFACE MOUNTED.
4. USE 1/2" x 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED BY MFR.
5. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR INSTALLATION.

(F) BIKE RACK INSTALLATION

NOT TO SCALE

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REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

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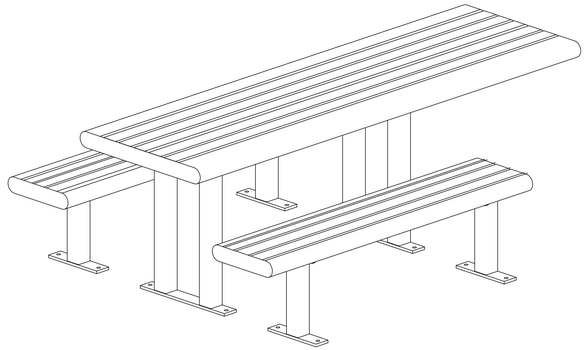
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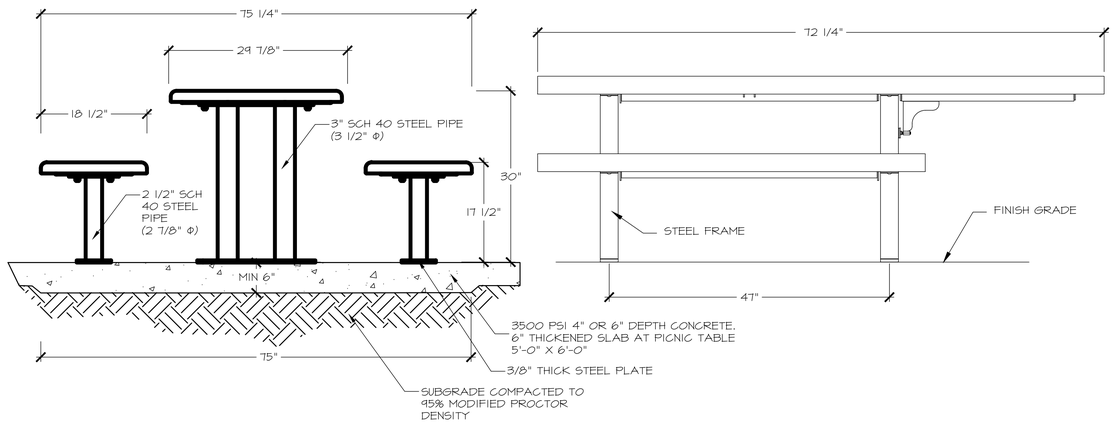
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
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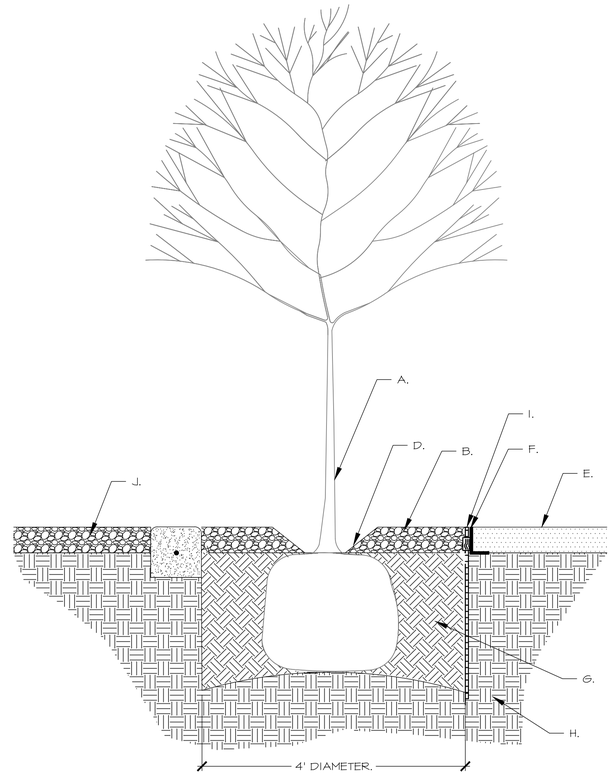


NOTES:
1. MFR: DuMOR
2. MODEL: 298-60-2H5, ADA ACCESSIBLE, HORIZONTAL STEEL STRAP
3. SURFACE MOUNT
   COLOR: ARGENTO W/ ANTI-GRAFFITI PROTECTION COAT.
4. BOLT TO THICKENED CONCRETE SLAB PER MFR. SPECIFICATIONS.
5. ALL STEEL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POWDER COATING.
   COLOR: ARGENTO
6. 1/2" x 3 3/4" EXPANSION ANCHOR BOLTS
7. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR INSTALLATION.



A PICNIC TABLE INSTALLATION

NOT TO SCALE



CONSTRUCTION NOTES:

A. TREE.

B. BACKFILL WITH AMENDED SITE SOIL.

C. MIN 4" DEPTH LANDSCAPE GRAVEL.

D. 4" GAP BETWEEN MULCH AND TREE.

E. FINISH GRADE OF COMPACTED & STABILIZED CRUSHER FINES, 4" DEPTH.

F. 3/16" X 4" PERMALOC PERMASTRIP ALUMINUM EDGING OR APPROVED EQUAL. TOP OF EDGING TO BE MAXIMUM OF 1/4" ABOVE SURFACE MATERIAL.

G. UNDISTURBED SOIL.

H. COMPACTED TO 95% MOD PROCTOR (UNDER PAVER ONLY)

I. 12" ALUMINUM STAKES TO LOCK INTO PRE-FORMED LOOPS ON THE EDGING

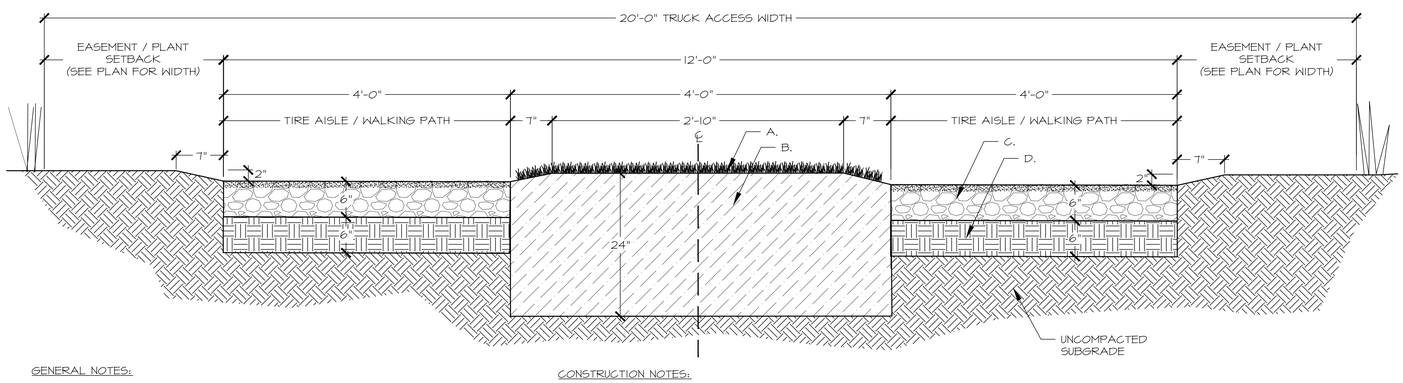
J. 4" DEPTH LANDSCAPE GRAVEL MULCH WITH PLANTING PER PLANTING PLANS.

NOTES:

1. INSTALLATION EDGING TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

B TREE PLANTING AT PLAZA

NOT TO SCALE



GENERAL NOTES:

1. SOIL SHALL BE RAKED LEVEL PRIOR TO ANY SEEDING.
2. SEED LAYER SHALL BE SPREAD IN FURROWS LENGTHWAYS OF THE PATH.
3. TO PREPARE EXISTING SOIL FOR SEED, ALL SOIL SHALL BE REMOVED BETWEEN THE TWO TRACKS AND AMMENDED WITH THE FOLLOWING MIXTURE.

   SOIL MIXTURE:
   80% CLEAN NATIVE SOIL
   20% ORGANIC MATERIALS.

CONSTRUCTION NOTES:

A. THIN SEED LAYER TOPDRESSED W/ FINE MULCH SEED LAYER SHOULD BE LAID OUT IN FURROWS LENGTHWAYS.

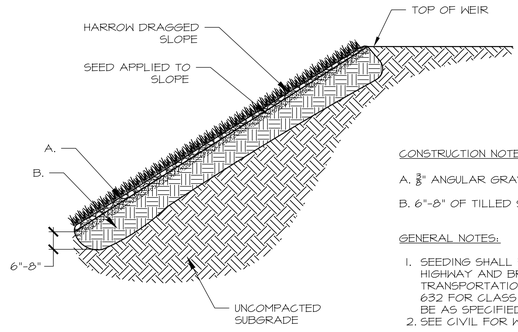
B. SOIL MIXTURE.

C. 6" DEPTH, TYPE I AGGREGATE BASE COURSE W/ A THIN TOP LAYER OF SEED.

D. COMPACTED SUBGRADE AT 90% PROCTOR DENSITY

C SEWER ACCESS: TWO TRACK GRAVEL PATH

NOT TO SCALE



CONSTRUCTION NOTES:

A. $\frac{3}{8}$" ANGULAR GRAVEL SEEDED WITH REVEGETATION SEED MIX

B. 6"-8" OF TILLED SOIL

GENERAL NOTES:

1. SEEDING SHALL FOLLOW THE STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, NEW MEXICO DEPARTMENT OF TRANSPORTATION, 2019 EDITION. SEE ABOVE DETAIL AND SECTION 632 FOR CLASS C SEEDING WITH ROCK MULCH. SEED LIST SHALL BE AS SPECIFIED IN THESE DRAWINGS AND SPECIFICATIONS.
2. SEE CIVIL FOR WEIR DETAILS.

D BERM ARMORING

NOT TO SCALE

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PER STAFF COMMENTS
CASE # 2024-7998

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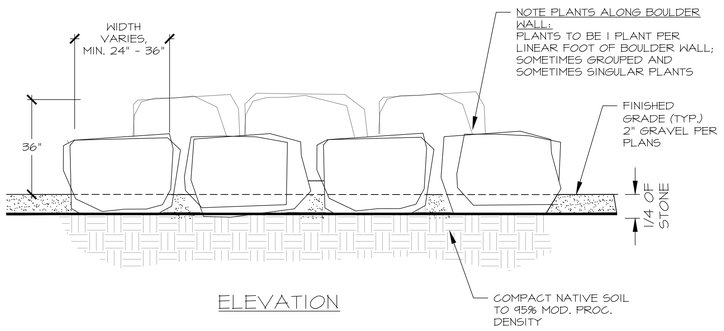
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DETAILS

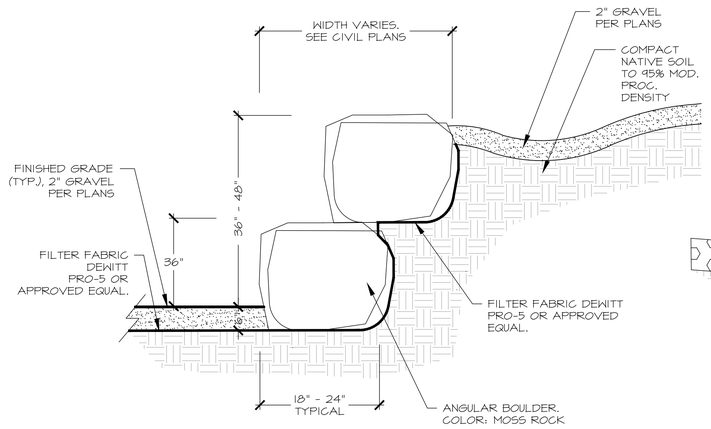
DATE:	SCALE:	SHEET:
MARCH 2024	NTS	4-29

NOTE:
- GRADING PER CIVIL PLANS.
- CONTRACTOR SHALL PROVIDE COLOR SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- BOULDERS PROVIDED AND INSTALLED BY LANDSCAPE CONTRACTOR.

CONSTRUCTION NOTES:
- BURY 1/4 TO 1/3 OF BOULDER (OR 4" TO 6" MIN.) IN COMPACTED SUBGRADE. BOULDER LOCATIONS PER PLAN AND AND IN APPROVAL WITH LANDSCAPE ARCHITECT PRIOR INSTALLATION.
- COMPACTED SUBGRADE TO 95% PROCTOR UNDER & AROUND BOULDER



ELEVATION



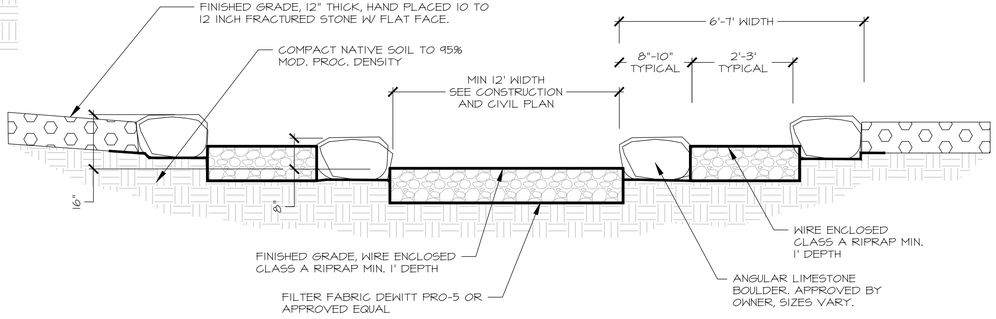
SECTION

A MOSS ROCK RETAINER WALL @ SUBDIVISION

NOT TO SCALE

NOTE:
- GRADING PER CIVIL PLANS.
- CONTRACTOR SHALL PROVIDE COLOR SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- LIMESTONE BOULDERS PROVIDED AND INSTALLED BY LANDSCAPE CONTRACTOR.
- SPILLWAY AND DRAINAGE DETAILS PER CIVIL PLANS.

CONSTRUCTION NOTES:
- BURY 1/4 TO 1/3 OF BOULDER (OR 4" TO 6" MIN.) IN COMPACTED SUBGRADE. BOULDER LOCATIONS PER PLAN AND AND IN APPROVAL WITH LANDSCAPE ARCHITECT PRIOR INSTALLATION.
- HAND PLACED FRACTURED STONE TO BE REINFORCED WITH FORMED IN NON-SHRINK GROUT. 2000 PSI AT 3 DAY STRENGTH WHEN INSTALLED BY DAMP PACK METHOD.
- COMPACTED SUBGRADE TO 95% PROCTOR UNDER & AROUND BOULDER



B CIRCULAR ENERGY DISSIPATOR SECTION @ POND

NOT TO SCALE



IMAGE FOR REFERENCE ONLY. BACHECHI PARK IN ALBUQUERQUE, NM

C WAYFINDING SIGNAGE

NOT TO SCALE



IMAGE FOR REFERENCE ONLY



IMAGE FOR REFERENCE ONLY. BACHECHI PARK IN ALBUQUERQUE, NM



IMAGE FOR REFERENCE ONLY. BACHECHI PARK IN ALBUQUERQUE, NM.

D "DO NOT DISTURB LANDSCAPE" SIGN

NOT TO SCALE

NOTE:
PRELIMINARY DESIGN FOR SIGNAGES STILL IN PROGRESS AND ONLY FOR DISCUSSION PURPOSES. PRELIMINARY DESIGN IS NOT APPROVED BY OWNER.

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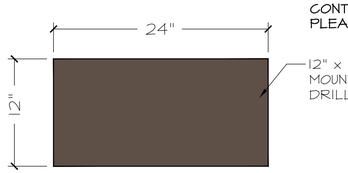
PLAN PREPARED BY:
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PRELIMINARY SUBDIVISION PLAT SUBMITTAL
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LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024		4-30

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CONTENT FOR EACH INTERPRETIVE SIGN
PLEASE SEE XXXX

12" x 24" x 3/8" THICK INTERPRETIVE STEEL PANEL MOUNTED WITH 1/4" VANDAL PROOF SCREWS DRILL 5/16" HOLES IN MOUNTING IPE WOOD PANEL.

ENLARGEMENT
INTERPRETIVE PANEL

NOTES:
1. ALL STEEL-TO-STEEL JOINTS SHALL BE WELDED AND GROUND FLUSH.
2. ALL EXPOSED STEEL SURFACES SHALL BE BRONZE ANODIZED.
3. FOUNDATION DIMENSIONS & THICKNESS TO BE VERIFIED AND TO BE CONFIRMED AND STAMPED BY STRUCTURAL ENGINEER PRIOR TO INSTALLATION. STAMPED SHOP DRAWINGS PROVIDED BY CONTRACTOR.
4. STRUCTURAL ENGINEER SHALL BE RESPONSIBLE FOR ALL FOOTING, STEEL MEMBERS SIZING, STUDS SIZING FOR MOUNTING AND ALL CONNECTIONS.
5. FONT STYLE MUST BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
6. THE TEXT FONT SHALL BE CENTERED ON THE STEEL PANEL IN BOTH DIRECTIONS.
7. FONT STYLE SHALL BE SWIS721 EX BT ROMAN.

GENERAL NOTES:

SIGN CONTRACTOR IS RESPONSIBLE FOR SIGN ENGINEERING. SIGN SHALL BE OF DURABLE CONSTRUCTION WITH AN APPROPRIATE FOOTING.

SIGN CONTRACTOR SHALL PROVIDE A SHOP DRAWING FOR THE MOUNTING SYSTEM FOR THE LETTERS.

SITE SPECIFIC ORIENTATION TO BE FIELD VERIFIED BY SIGN CONTRACTOR UPON CONSULTATION WITH OWNER
AND LANDSCAPE ARCHITECT.

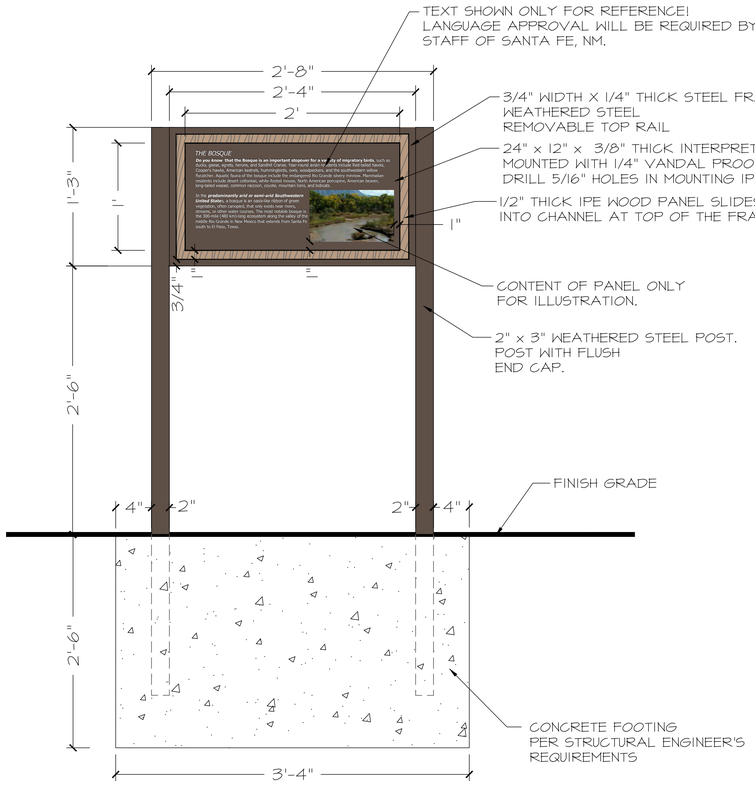
LANGUAGE ON SIGNAGE SHALL BE APPROVED BY CITY STAFF BEFORE INSTALLATION.



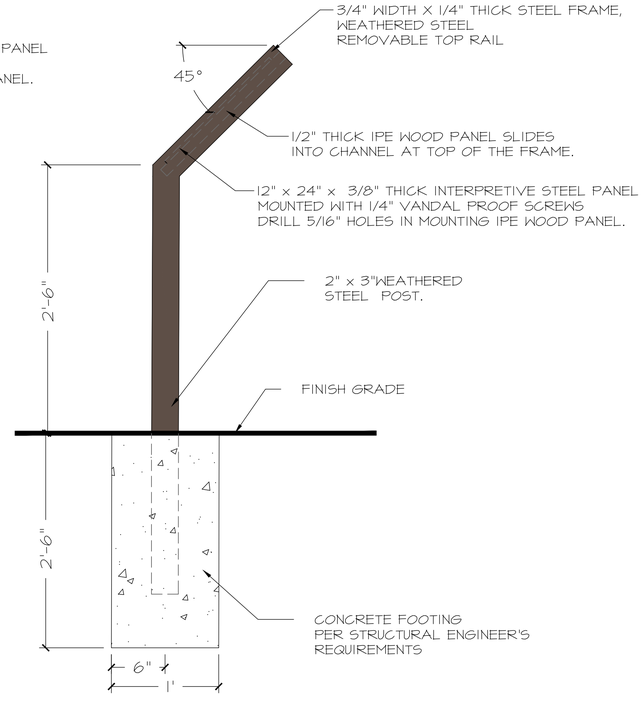
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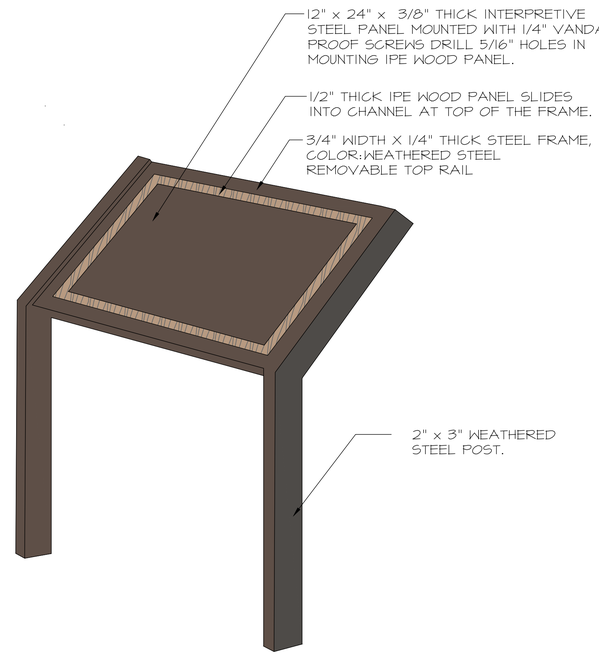
ALTERNATE: IMAGE FOR REFERENCE ONLY
BACHECHI PARK, ALBUQUERQUE



FRONT VIEW



SIDE VIEW



PERSPECTIVE - N.T.S.

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SUBDIVISION ENGINEER		

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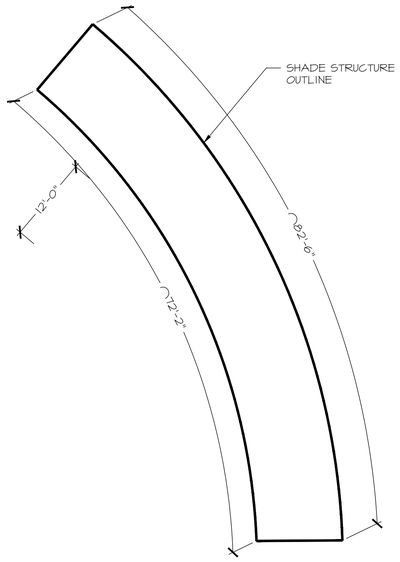
PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

SITES SOUTHWEST

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

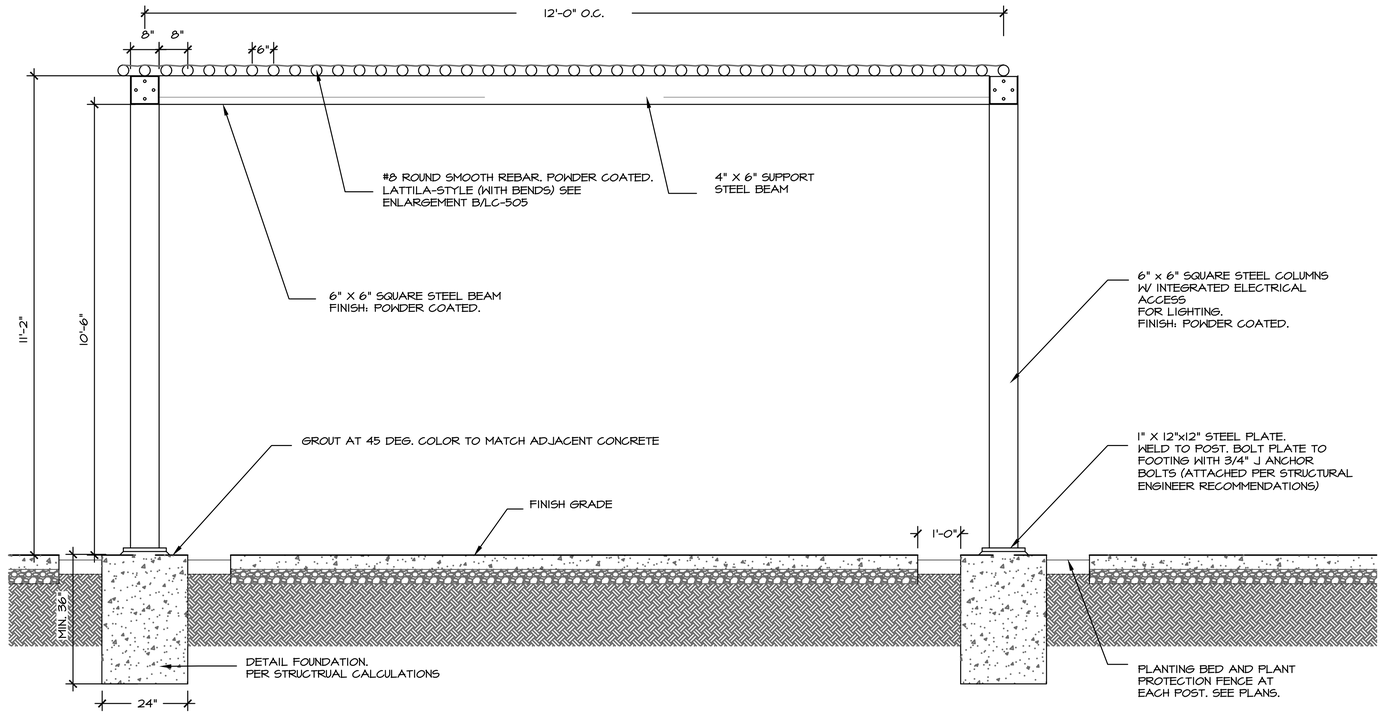
LANDSCAPE DETAILS

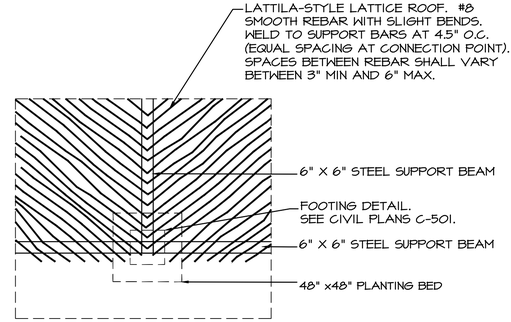
DATE:	SCALE:	SHEET:
MARCH 2024		4-31



NOTES:

1. DRAWINGS ARE SCHEMATIC IN NATURE TO SHOW DESIGN AND MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING STAMPED ENGINEERED SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING STAMPED ENGINEERED SHOP DRAWINGS FOR ALL FOOTING AND STEEL MEMBER SIZING AND ALL CONNECTIONS AND FASTENERS.
3. DIMENSION BETWEEN COLUMNS TO BE VERIFIED AND TRELLIS SPAN TO BE CONFIRMED AND STAMPED BY STRUCTURAL ENGINEER PRIOR TO INSTALLATION. STAMPED SHOP DRAWINGS PROVIDED BY CONTRACTOR.





NOTES:

1. CONTRACTOR SHALL VERIFY PROPOSED LOCATIONS OF PERGOLA POSTS PRIOR TO FABRICATION OF STRUCTURE TO ENSURE THAT ALL POST FOOTINGS ARE NOT IN CONFLICT WITH EXISTING BUILDING FOUNDATIONS, ARTWORK, OR OTHER SITE FEATURES TO REMAIN.
2. LATTILA/LATTICE PATTERN SHOWN IS SCHEMATIC FOR LAYOUT PURPOSES.
3. ALL STEEL POSTS SHALL BE INSTALLED PLUMB, PERPENDICULAR TO GRADE.
4. ALL METAL JOINTS TO BE CONTINUOUSLY FILLET WELDED, TOP SURFACES TO BE GROUND FLUSH.
5. ALL METAL PARTS SHALL BE POWDER COATED FINISH BY SHADE STRUCTURE MANUFACTURER. COLOR: MATTE BROWN. COLOR SAMPLES SHALL BE PROVIDED AND APPROVED BY LANDSCAPE ARCHITECT.
6. ENDS OF ALL TUBE MEMBERS TO BE CAPPED, WELDED, AND FINISHED AS NOTED ABOVE.
7. UTILIZE VANDAL RESISTANT HARDWARE. BOLT HEADS SHALL BE TACK WELDED TO STEEL SUPPORT AND SHALL NOT BE GALVANIZED.
8. LIGHTING FIXTURE PER ELECTRICAL ENGINEER. SEE PLANS ES-101 & E-103. PROVIDE CLEAR PASSAGE FOR WIRING INSIDE OF POST AND SUPPORT BEAMS.
9. PROVIDE HAND HOLES AS NECESSARY TO FACILITATE RUNNING WIRE INTERIOR TO STRUCTURE. COORDINATE WITH ELECTRICAL FOR LOCATIONS. HAND HOLES SHALL BE 3" BY 7" RECTANGULAR WITH COVER PLATE AND TAMPER RESISTANT HARDWARE. TO BE LOCATED ON TOP OF BEAM OR SIDE OF POST. COVER AND HARDWARE TO BE PREFABRICATED WITH SHELTER AND TO MATCH FINISH OF SHELTER.





A SHADE STRUCTURE - PLAZA

NOT TO SCALE

NOTE:
PRELIMINARY DESIGN FOR SHADE STRUCTURES STILL IN PROGRESS AND ONLY FOR DISCUSSION PURPOSES. DESIGN IS NOT APPROVED BY OWNER. FINALIZED DESIGN WILL APPLY FOR ALL THREE (3) SHADE STRUCTURES IN THE PARK.

REVISIONS	DATE
△	
△	
△	
△	
△	
△	
△	

REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

SEAL

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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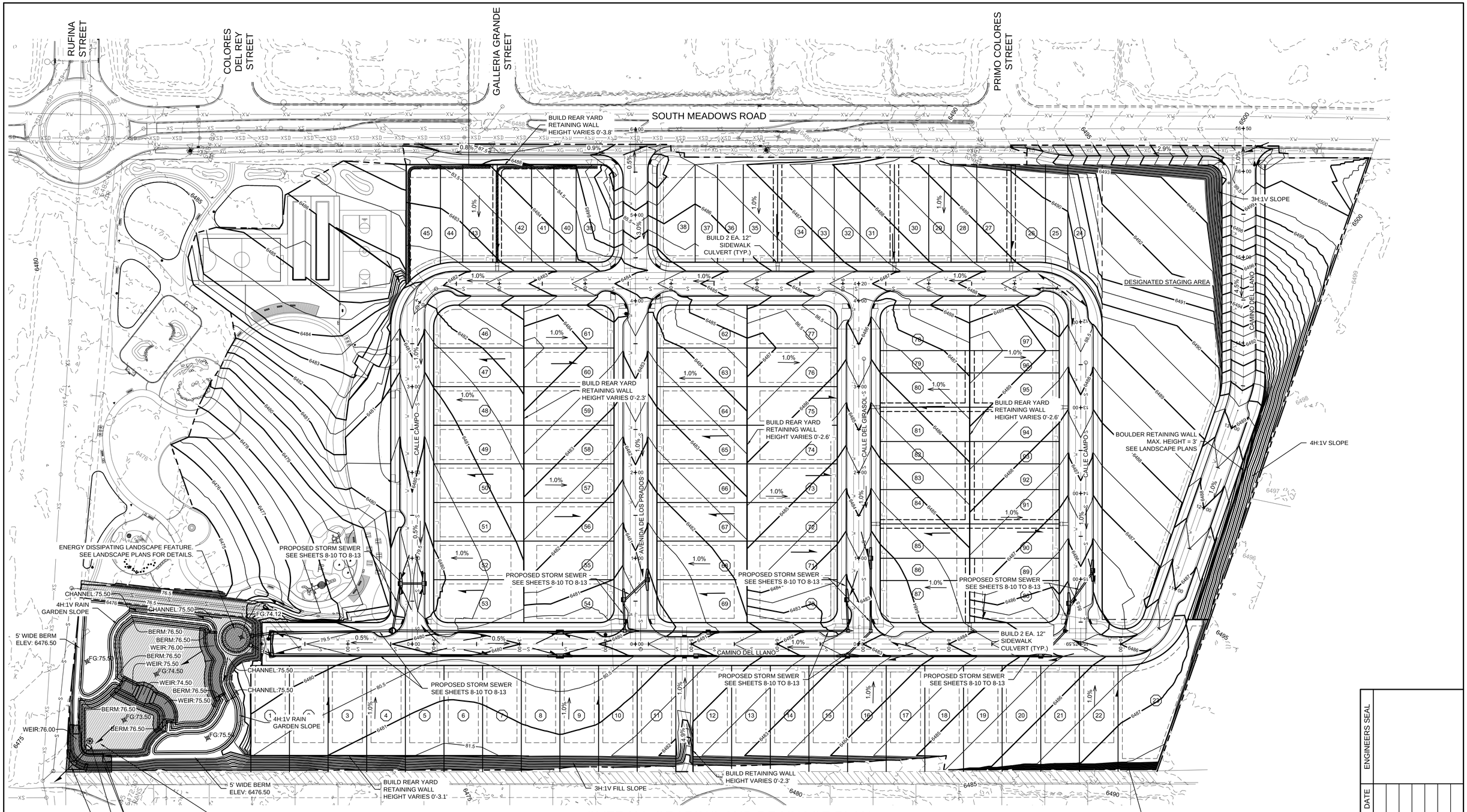
SITES SOUTHWEST

PLAN PREPARED BY:
SITES SOUTHWEST
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PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024		4-32



WATER CATCHMENT AREA INFORMATION:

STAGE 1:
TOP ELEVATION = 6376.50 FT
BOTTOM ELEVATION = 6374.50 FT

STAGE 2:
TOP ELEVATION = 6376.50 FT
BOTTOM ELEVATION = 6374.50 FT

STAGE 3:
TOP ELEVATION = 6376.50 FT
BOTTOM ELEVATION = 6373.50 FT
VOLUME = 43,588 CF
AREA = 31,441 SF

LEGEND

- FINISHED CONTOUR
- EXISTING CONTOUR
- DIRECTION OF FLOW
- RETAINING WALL
- PROPERTY LINE / ROW
- POST AND STAFF GAUGE
- HOA MAINTENANCE AREA

OVERALL GRADING AND DRAINAGE PLAN

SCALE: 1" = 50'
CONTOUR INTERVAL = 0.5'

0 25 50 100
SCALE: 1" = 50'

NOTES:

1. EXISTING CONTOURS WITHIN GRADING LIMITS OMITTED FOR CLARITY.
2. SEE LANDSCAPE PLANS FOR FOR TREE PRESERVATION.
3. SEE LANDSCAPE PLANS FOR WATER CATCHMENT AREA PLANTINGS AND ADDITIONAL BERM EROSION CONTROL DETAILS.

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
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WATER SERVICES		
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FIRE		
LANDSCAPE		
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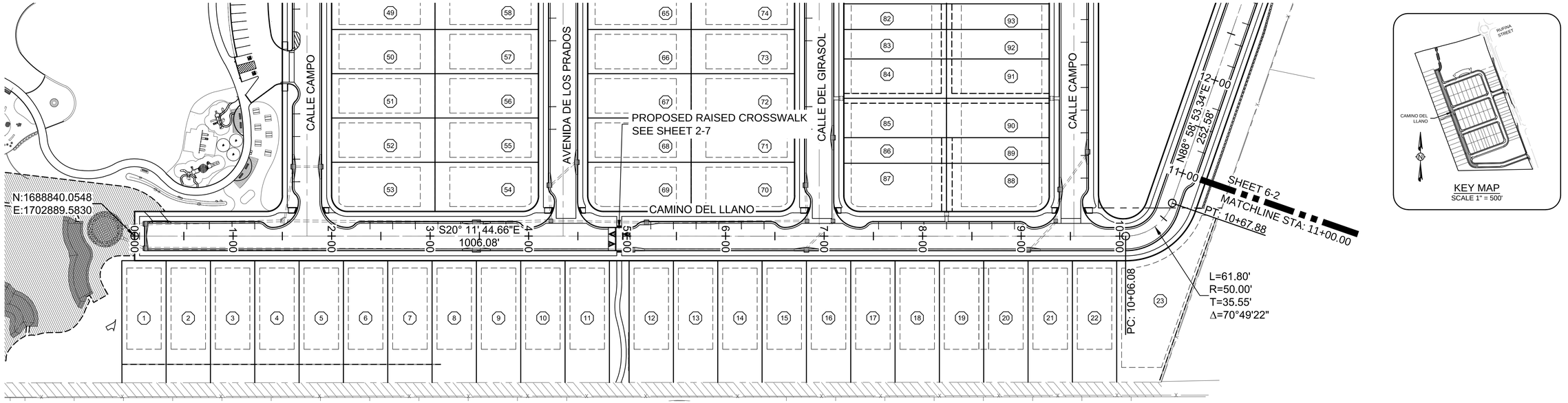
Santa Fe Engineering Consultants, LLC
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http://www.SFENGR.com

PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

OVERALL GRADING AND DRAINAGE PLAN

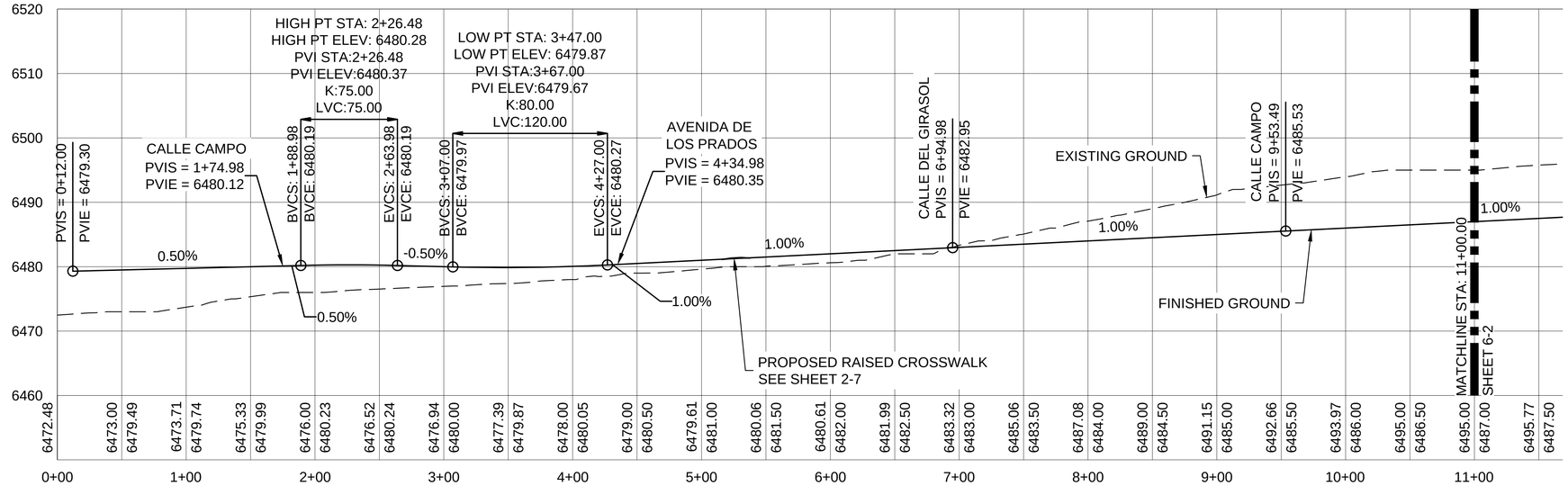
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	5-2

ENGINEERS SEAL
DATE
REVISIONS



CAMINO DEL LLANO - PLAN VIEW

SCALE: 1" = 50'



CAMINO DEL LLANO - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
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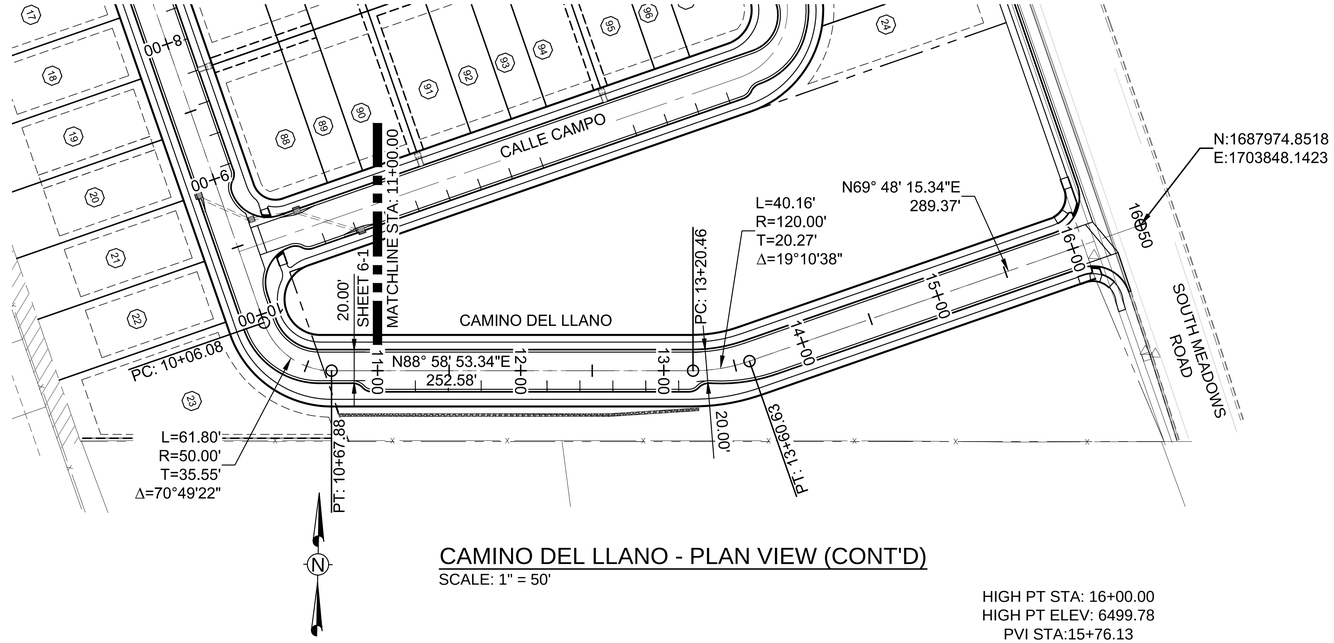
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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY PLAN AND PROFILE

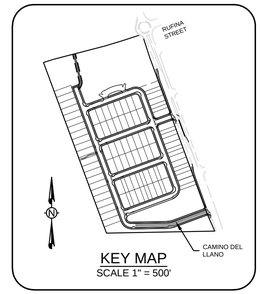
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	6-1

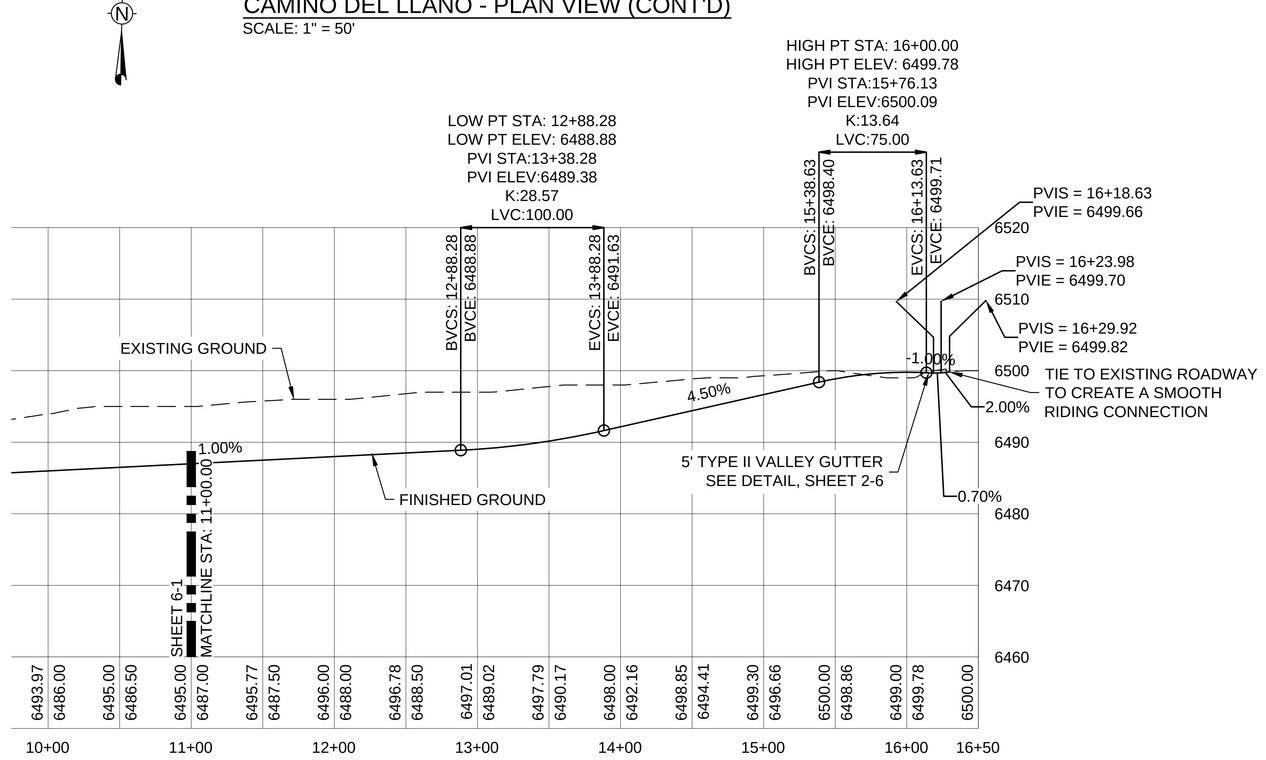
ENGINEERS SEAL
DATE
REVISIONS



CAMINO DEL LLANO - PLAN VIEW (CONT'D)

SCALE: 1" = 50'





CAMINO DEL LLANO - PROFILE VIEW (CONT'D)

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

DATE

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REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
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TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

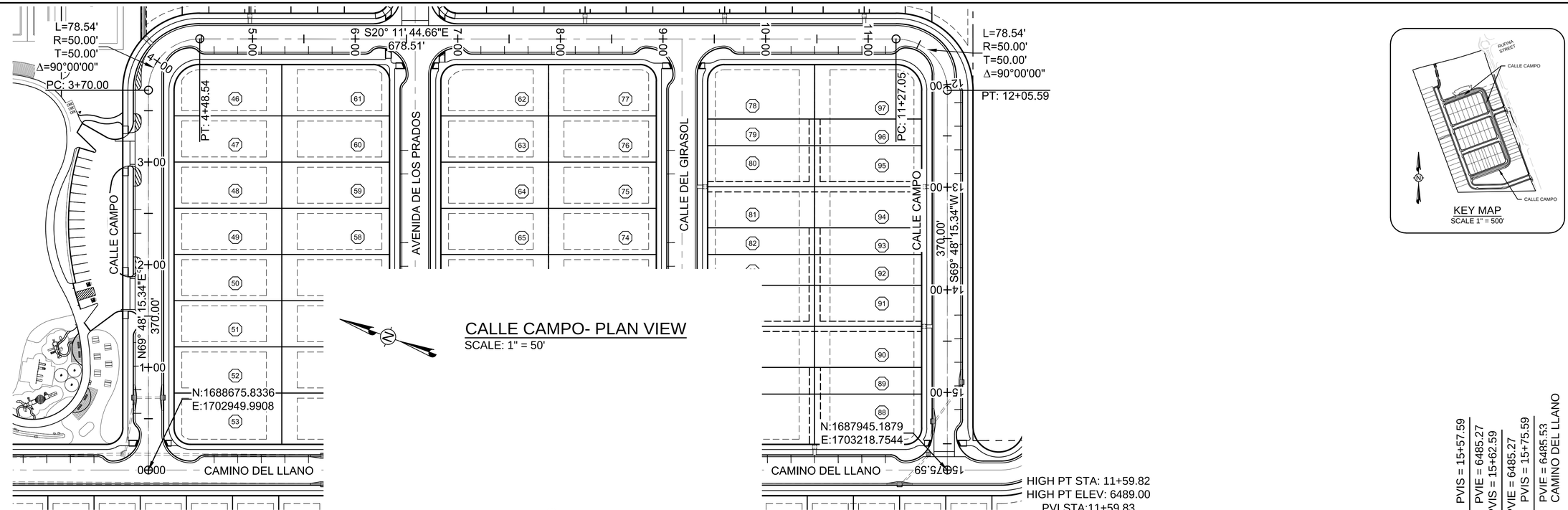
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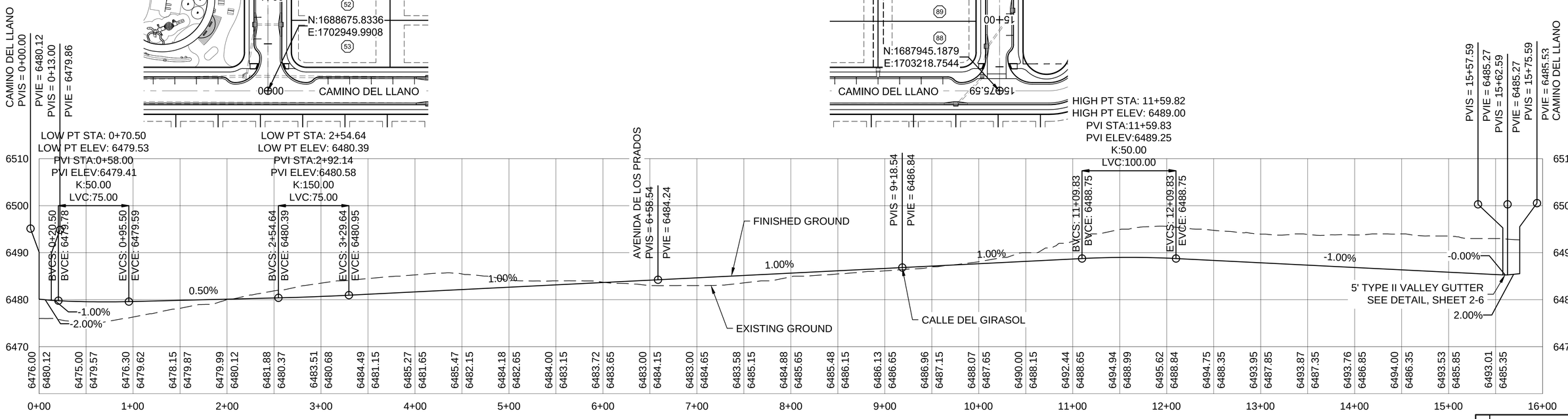
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY PLAN AND PROFILE
(CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	6-2



CALLE CAMPO- PLAN VIEW
SCALE: 1" = 50'



CALLE CAMPO- PROFILE VIEW
SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

DATE

REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

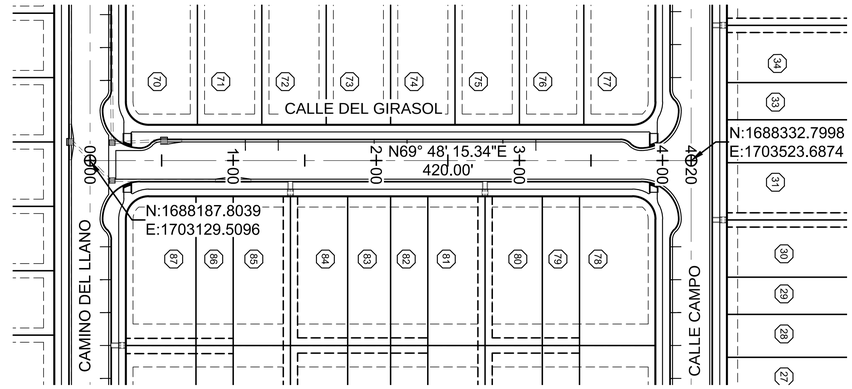
ROADWAY PLAN AND PROFILE (CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	6-3



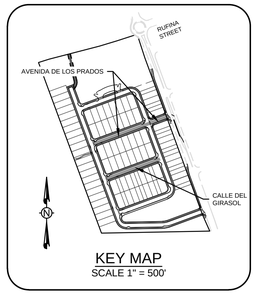
AVENIDA DE LOS PRADOS - PLAN VIEW

SCALE: 1" = 50'



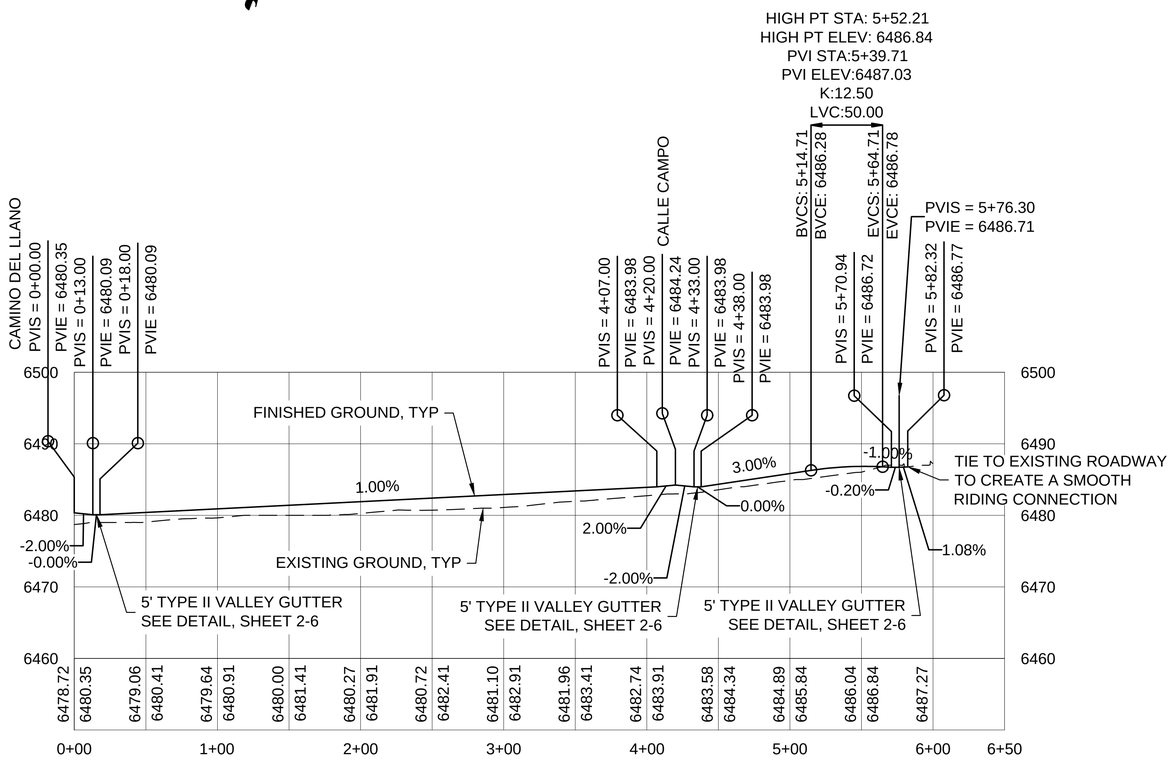
CALLE DEL GIRASOL - PLAN VIEW

SCALE: 1" = 50'



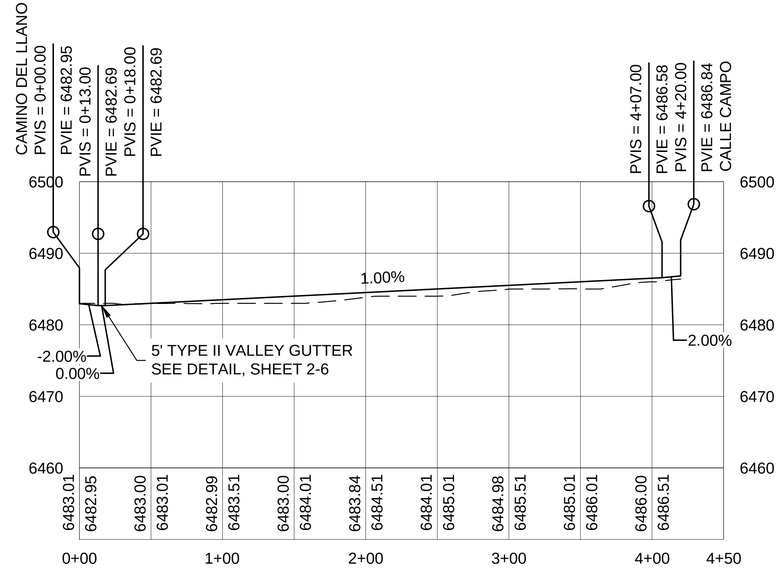
KEY MAP
SCALE 1" = 500'

HIGH PT STA: 5+52.21
HIGH PT ELEV: 6486.84
PVI STA:5+39.71
PVI ELEV:6487.03
K:12.50
LVC:50.00



AVENIDA DE LOS PRADOS - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'



CALLE DEL GIRASOL - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

REVISIONS	DATE	ENGINEERS SEAL

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY PLAN AND PROFILE (CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	6-4

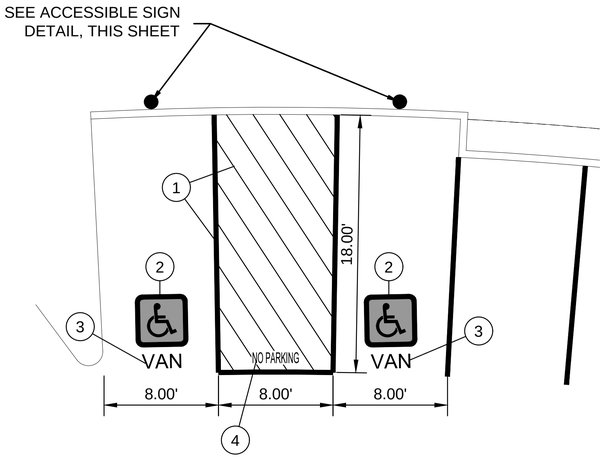
CITY OF SANTA FE SIGNING AND STRIPING NOTES:

SIGN AND POST REQUIREMENTS

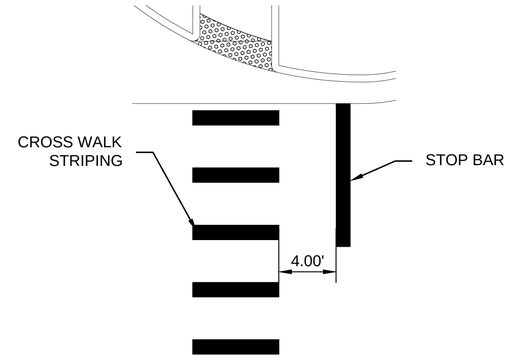
1. ALL ALUMINUM PANEL SIGNING AND STEEL POSTS SHALL COMPLY WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT); *CURRENT* EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (SSHBC).
2. ALL SIGNING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - *CURRENT* EDITION.
3. SIGNPOSTS WITH APPROVED BREAKAWAY DEVICE SHALL BE "MARION" BRAND 4 LB. / 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 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. STOP BARS SHALL BE A MINIMUM 12" WIDE; WHITE RETROREFLECTIVE THERMOPLASTIC PREFORMED PATTERNED PAVEMENT STRIPE.
2. CROSSWALK STRIPES SHALL BE 12" WIDE; WHITE RETROREFLECTIVE THERMOPLASTIC PREFORMED PATTERNED PAVEMENT STRIPE, ARRANGED IN A CONTINENTAL PATTERN, THAT IS, LONGITUDINAL LINES PARALLEL TO THE FLOW OF TRAFFIC AND ARRANGED TO AVOID WHEEL PATHS, (MUTCD P. 384, SECTION 3B.18).
3. ALL RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE 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 PAINTED PAVEMENT MARKING 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.

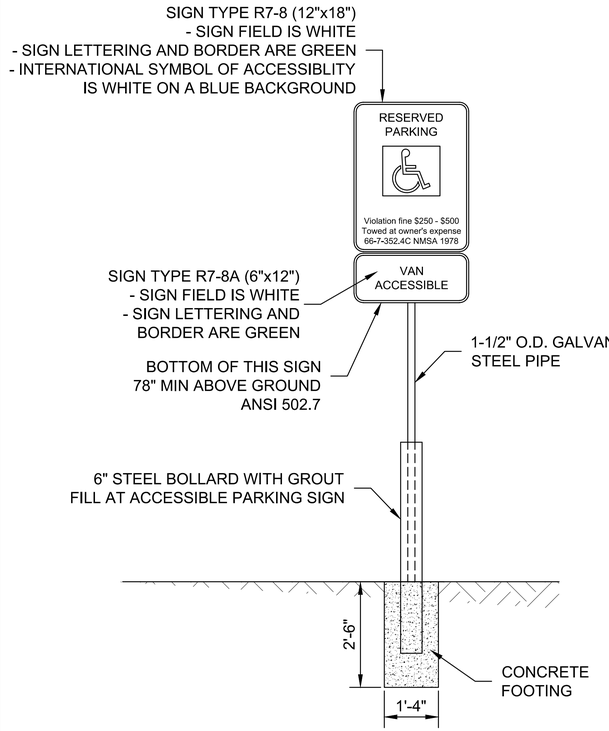


ADA PARKING DETAIL
SCALE: 1" = 5'

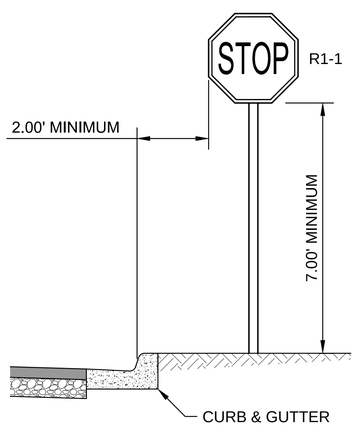


STOP BAR PLACEMENT DETAIL
SCALE: 1" = 5'

#	STRIPING KEY
1	RETROREFLECTORIZED PAINTED PAVEMENT MARKING STRIPE - 4" SOLID BLUE [PAINT] (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS)
2	THERMOPLASTIC PRE-FORMED ADA ACCESSIBLE PAVEMENT MARKING
3	THERMOPLASTIC PRE-FORMED PAVEMENT MARKING WORD "VAN"
4	THERMOPLASTIC PRE-FORMED PAVEMENT MARKING WORDS "NO PARKING"
5	RETROREFLECTORIZED PAINTED PAVEMENT MARKING STRIPE - 4" SOLID WHITE [PAINT] (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS)



ACCESSIBLE SIGN DETAIL
SCALE: N.T.S.

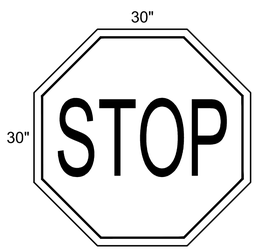


TYPICAL SIGN PLACEMENT
SCALE: N.T.S.

R1-5
B/W
(36" X 36")



R2-1 (20)
B/W



R1-1
W/R



W14-1
B/Y



R7-12
R/W



R7-1(L)
R/W



R7-1(R)
R/W

SIGN FACE DETAILS
SCALE: N.T.S.

ENGINEERS SEAL	
DATE	
REVISIONS	

CITY REVIEW		
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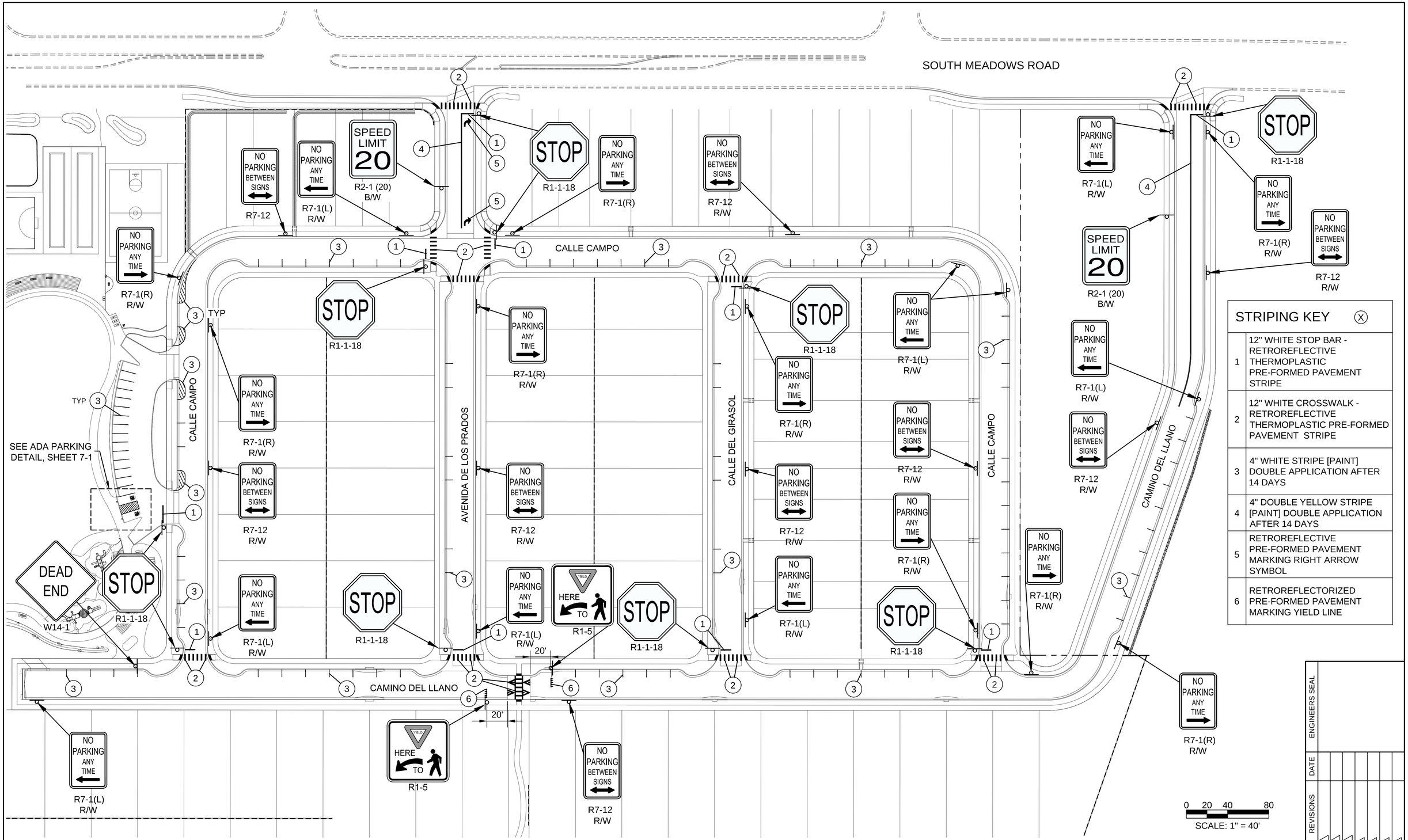
REVISED SEPTEMBER 2024
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CASE # 2024-7998

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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SIGNING AND STRIPING NOTES AND DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	7-1



STRIPING KEY (X)	
1	12" WHITE STOP BAR - RETROREFLECTIVE THERMOPLASTIC PRE-FORMED PAVEMENT STRIPE
2	12" WHITE CROSSWALK - RETROREFLECTIVE THERMOPLASTIC PRE-FORMED PAVEMENT STRIPE
3	4" WHITE STRIPE [PAINT] DOUBLE APPLICATION AFTER 14 DAYS
4	4" DOUBLE YELLOW STRIPE [PAINT] DOUBLE APPLICATION AFTER 14 DAYS
5	RETROREFLECTIVE PRE-FORMED PAVEMENT MARKING RIGHT ARROW SYMBOL
6	RETROREFLECTORIZED PRE-FORMED PAVEMENT MARKING YIELD LINE

ENGINEERS SEAL

DATE

REVISIONS

SIGNING AND STRIPING PLAN

SCALE: 1" = 40'

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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SUBDIVISION ENGINEER		

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SIGNING AND STRIPING PLAN

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 40'	7-2

CALLE CAMPO

AVENIDA DE LOS PRADOS

CALLE DEL GIRASOL

CALLE CAMPO

CONCEPTUAL LOCATION OF FUTURE PHASE 2 DRIVEWAY

CAMINO DEL LLANO

CAMINO DEL LLANO

ON-STREET PARKING LAYOUT

SCALE: 1" = 40'

TOTAL ON-STREET PARKING STALLS SHOWN = 70

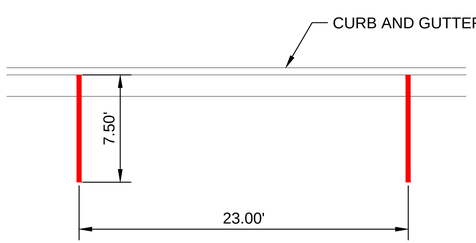
NOTE:
DRIVEWAYS SHOWN HEREON ARE CONCEPTUAL AND, THEREFORE THE PARKING LAYOUT IS SUBJECT TO CHANGE BASED ON FINAL DRIVEWAY LOCATIONS. HOWEVER, A MINIMUM OF 70 ON-STREET PARKING SPACES WILL BE PROVIDED.

0 2.5 5 10
SCALE: 1" = 5'

0 20 40 80
SCALE: 1" = 40'

NOTES

1. SEE SHEET 7-1 FOR SIGN FACE DETAILS.
2. SEE SHEET 7-1 FOR SIGN MOUNTING HEIGHT REQUIREMENTS.
3. SEE SHEET 7-2 FOR PLACEMENT OF NO PARKING SIGNS.



TYPICAL ON-STREET PARKING STALL

SCALE: 1" = 5'

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

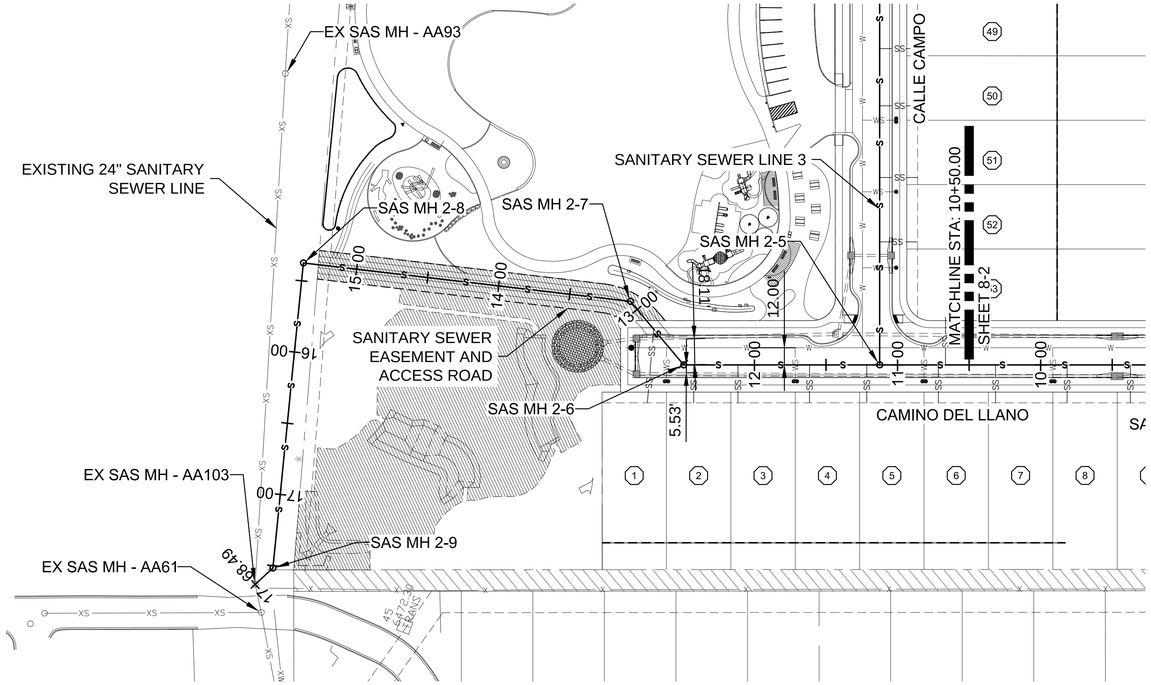
ON-STREET PARKING LAYOUT

DATE:	SCALE:	SHEET:
MARCH 2024	AS NOTED	7-3

ENGINEERS SEAL

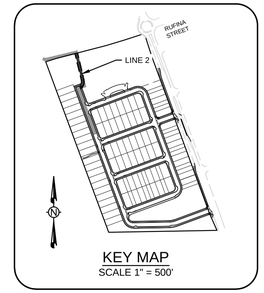
DATE

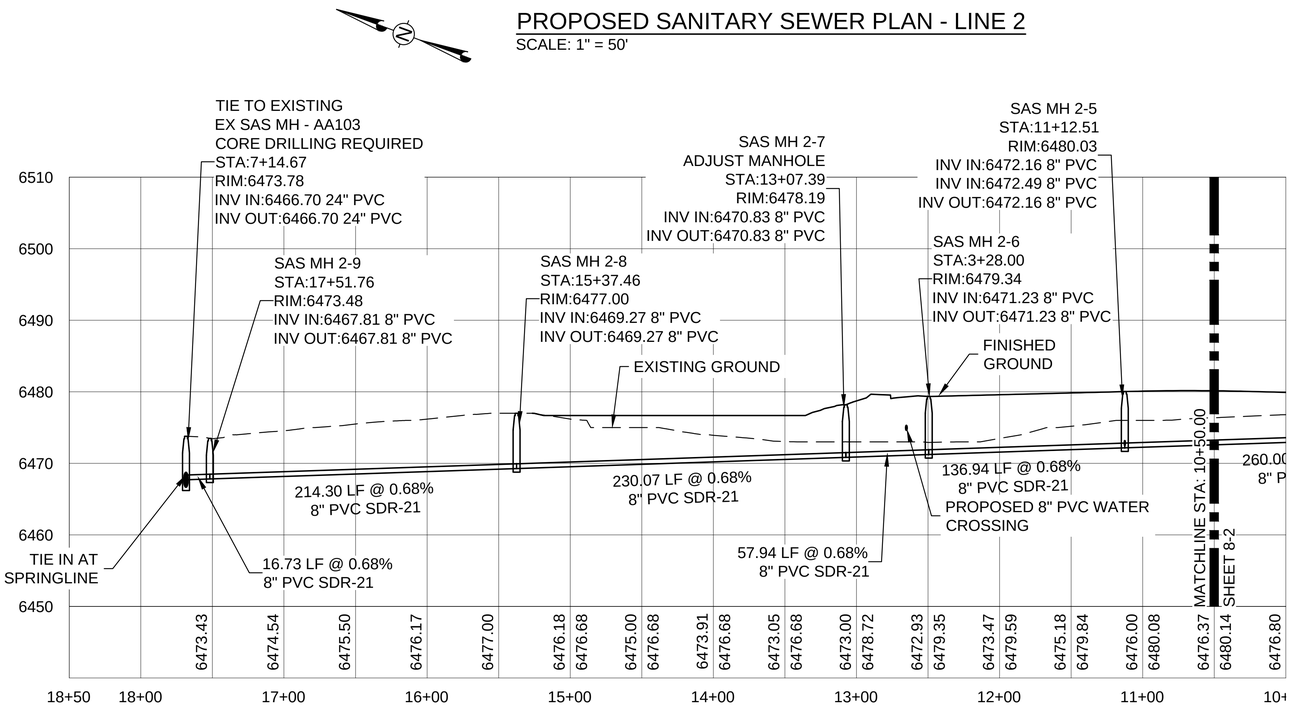
REVISIONS



PROPOSED SANITARY SEWER PLAN - LINE 2

SCALE: 1" = 50'





PROPOSED SANITARY SEWER PROFILE - LINE 2

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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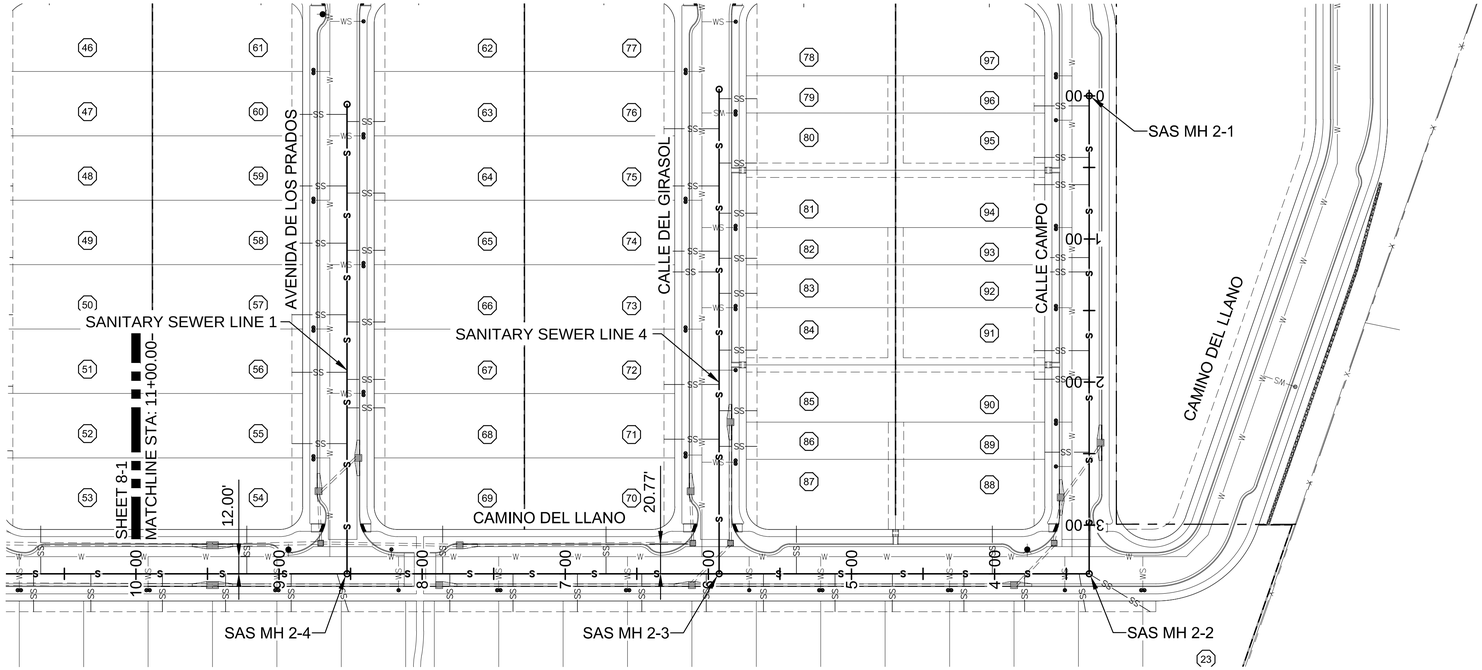
ENGINEERS SEAL
DATE
REVISIONS

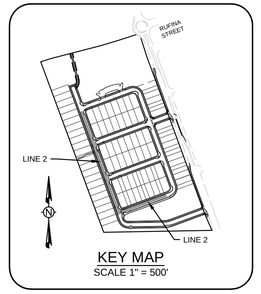
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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SANITARY SEWER PLAN AND PROFILE

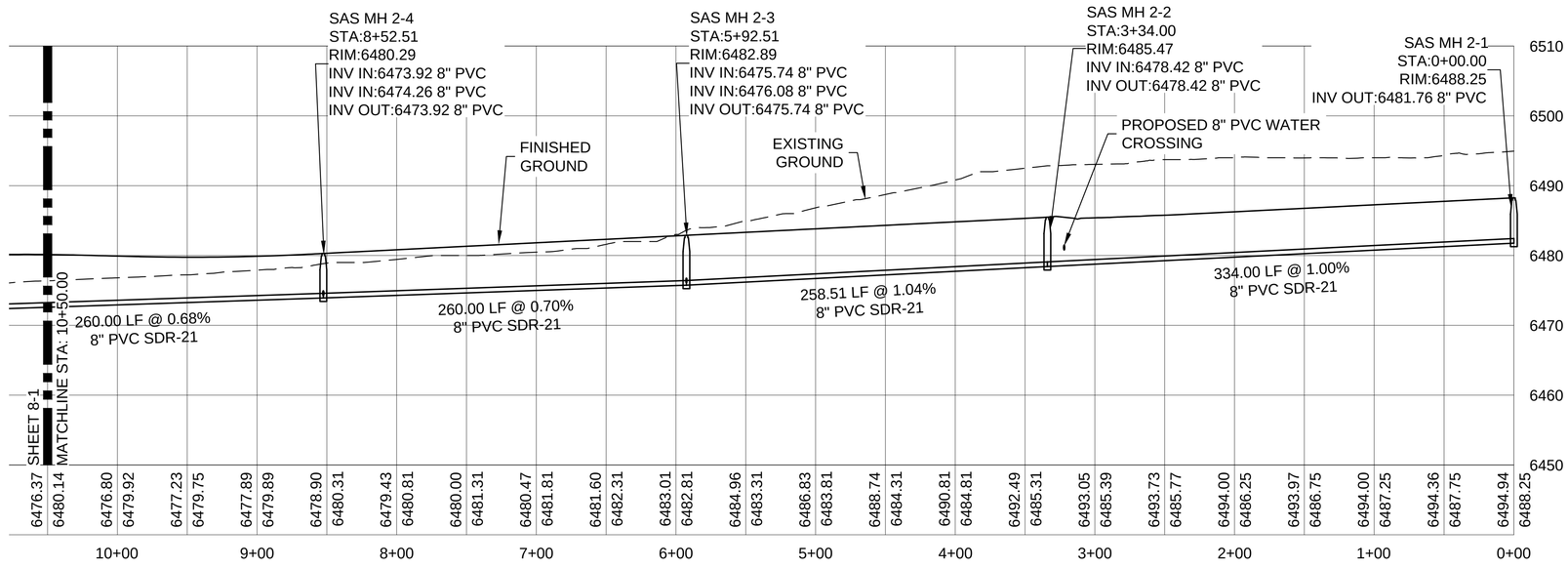
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	8-1





PROPOSED SANITARY SEWER PLAN - LINE 2

SCALE: 1" = 50'



0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

PROPOSED SANITARY SEWER PROFILE - LINE 2

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

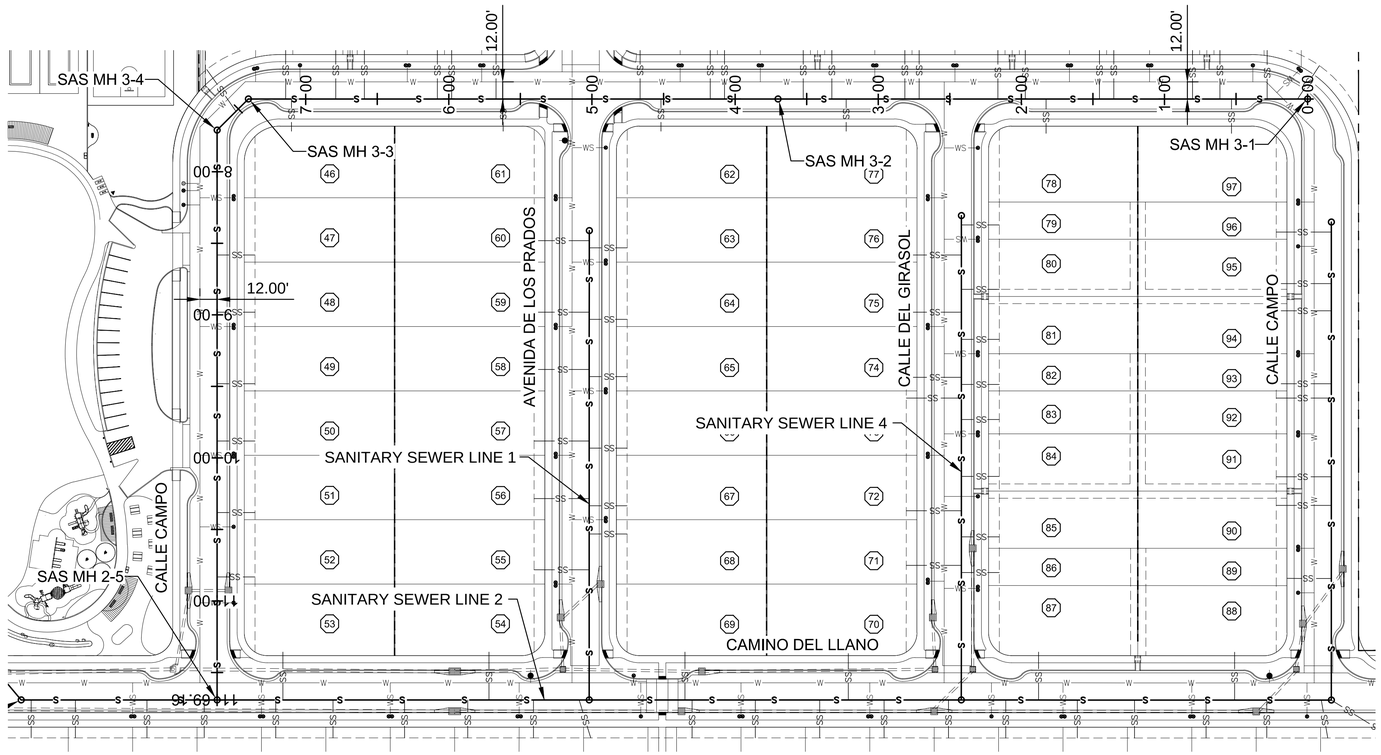
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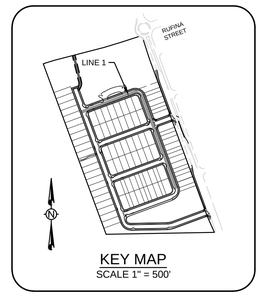
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SANITARY SEWER PLAN AND PROFILE (CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	8-2

ENGINEERS SEAL
DATE
REVISIONS

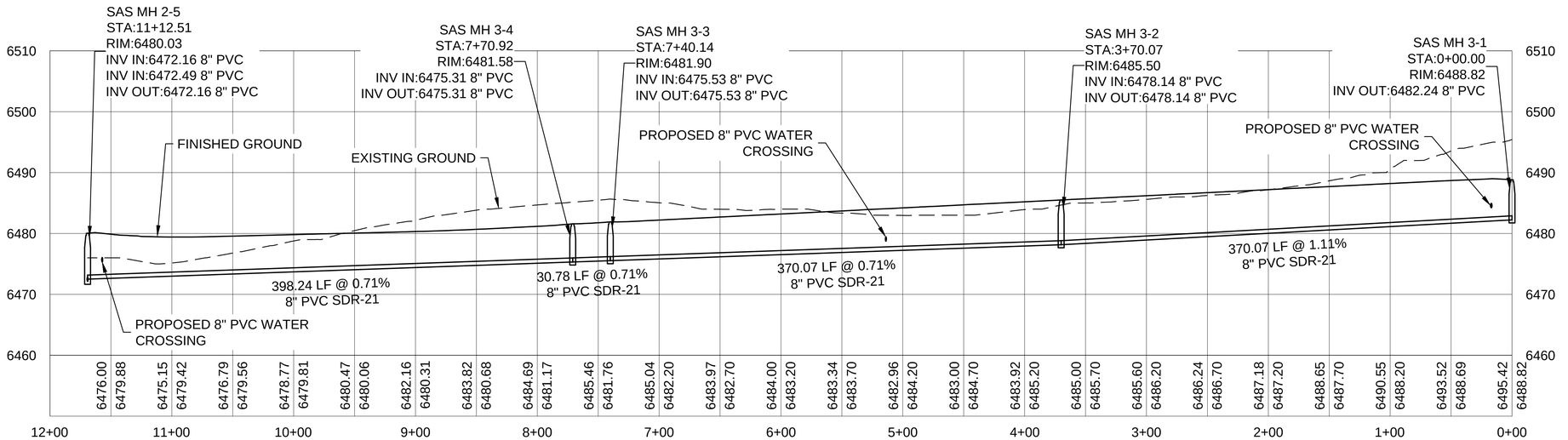




KEY MAP
SCALE 1" = 500'

PROPOSED SANITARY SEWER PLAN - LINE 3

SCALE: 1" = 50'



0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

PROPOSED SANITARY SEWER PROFILE - LINE 3

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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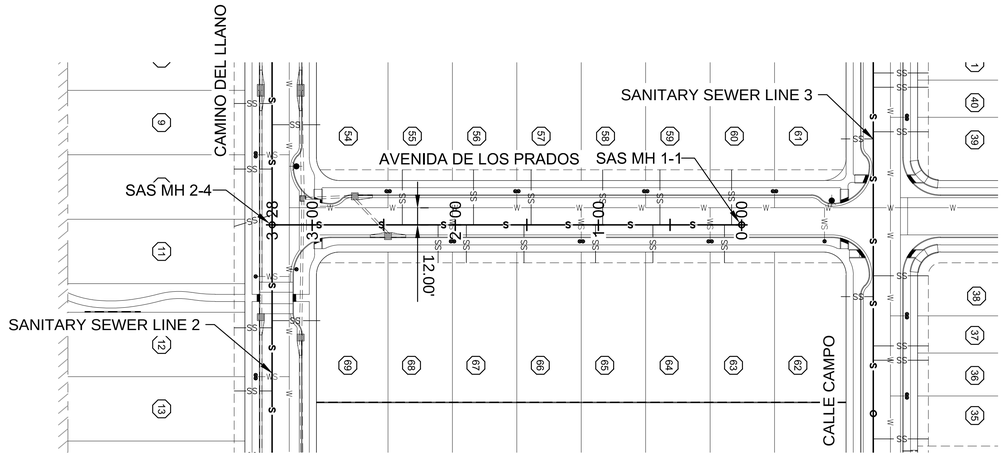
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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
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SANITARY SEWER PLAN AND PROFILE

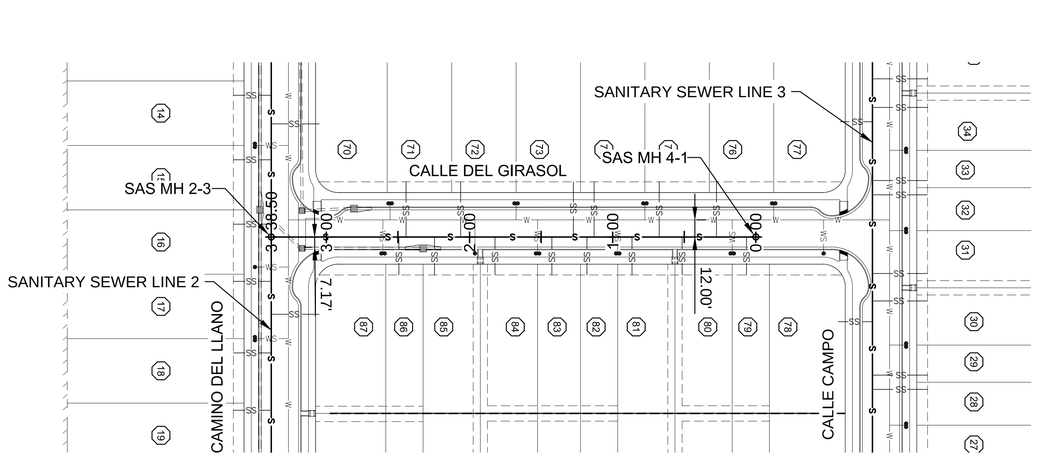
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	8-3

ENGINEERS SEAL
DATE
REVISIONS



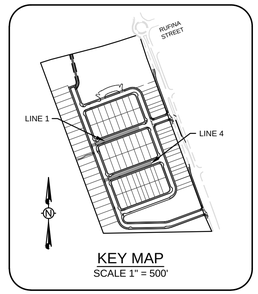
PROPOSED SANITARY SEWER PLAN - LINE 1

SCALE: 1" = 50'

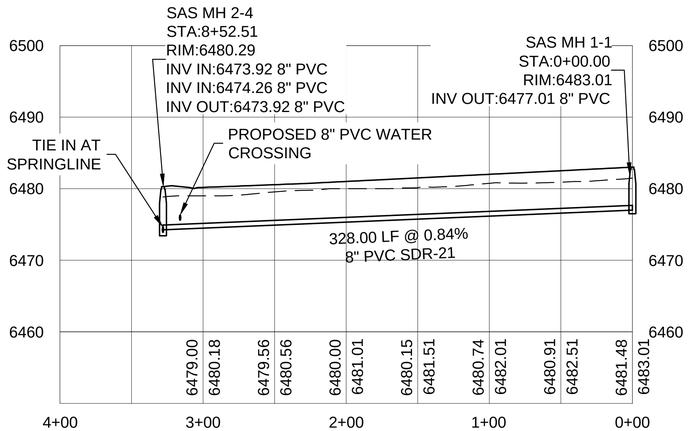


PROPOSED SANITARY SEWER PLAN - LINE 4

SCALE: 1" = 50'

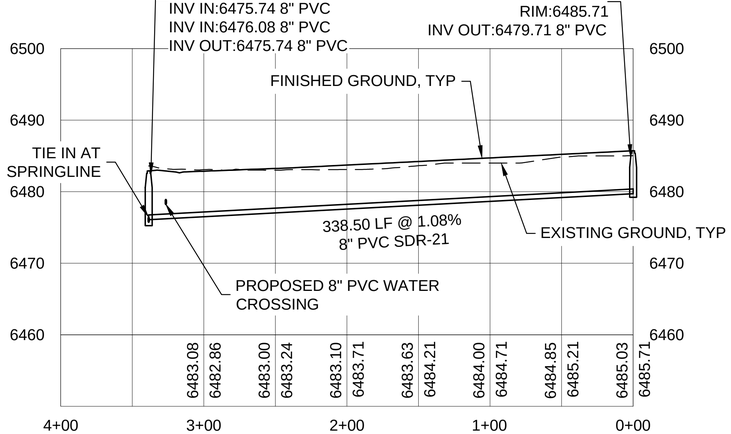


KEY MAP
SCALE 1" = 500'



PROPOSED SANITARY SEWER PROFILE - LINE 1

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'



PROPOSED SANITARY SEWER PROFILE - LINE 4

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

DATE

REVISIONS

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
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WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

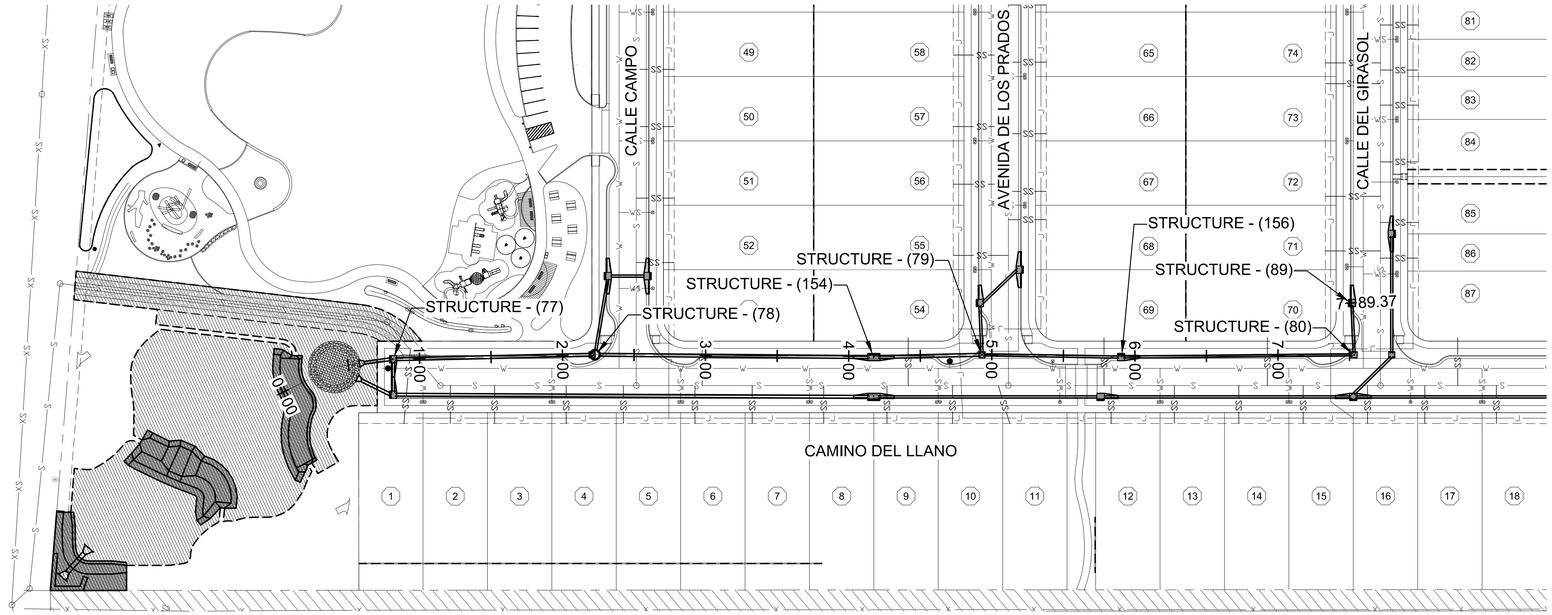
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3600 AND 3740 SOUTH MEADOWS ROAD

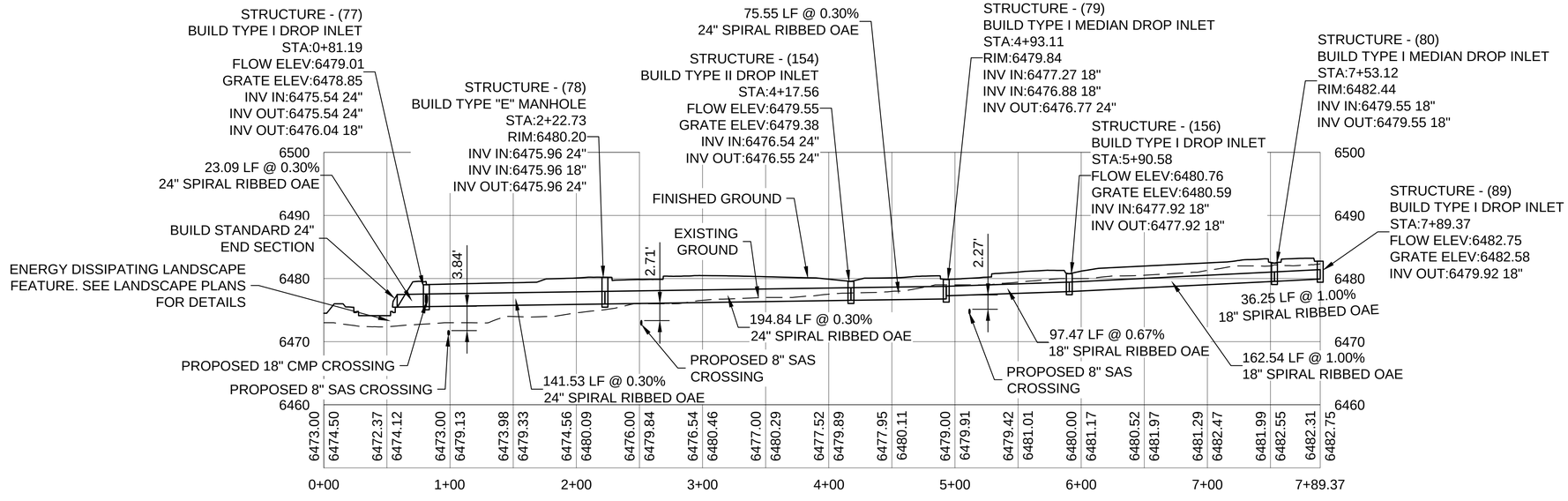
SANITARY SEWER PLAN AND PROFILE

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	8-4



PROPOSED STORM SEWER STS 1 - PLAN VIEW

SCALE: 1" = 50'



PROPOSED STORM SEWER STS 1 - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

DATE

REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

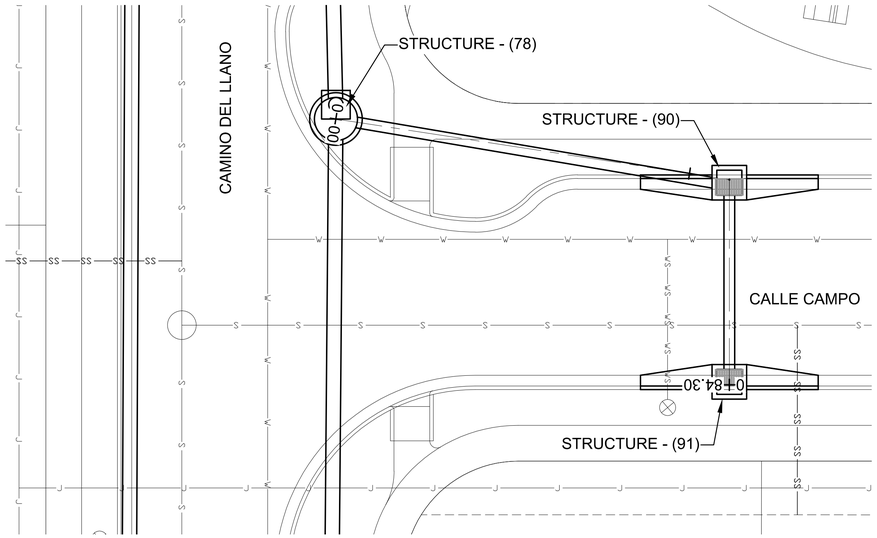
REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

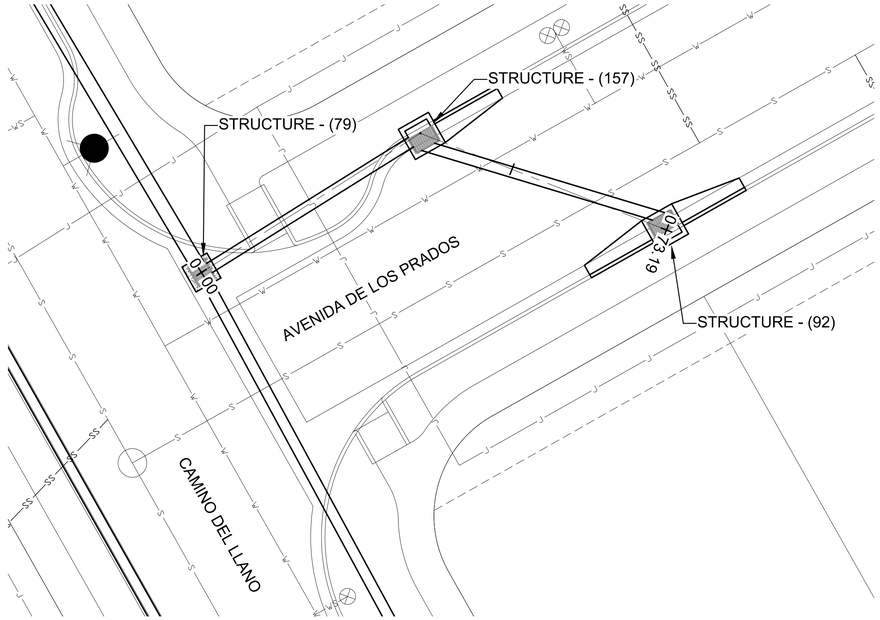
STRUCTURE SECTIONS - STS 1

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	8-10



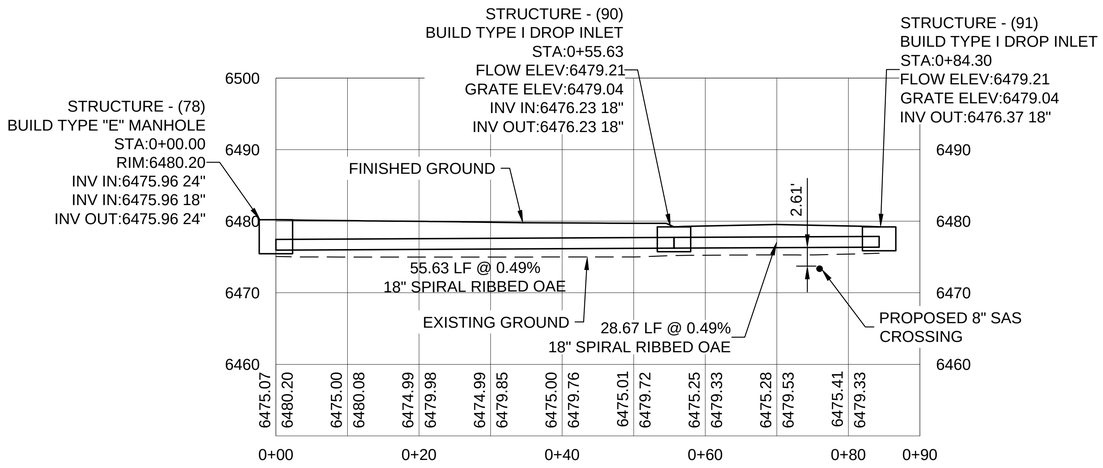
PROPOSED STORM SEWER STS 1.1 - PLAN VIEW

SCALE: 1" = 10'



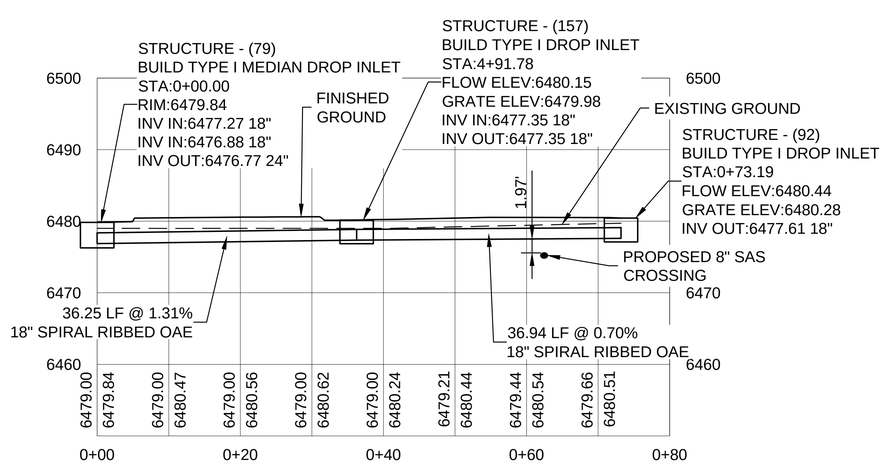
PROPOSED STORM SEWER STS 1.2 - PLAN VIEW

SCALE: 1" = 10'



PROPOSED STORM SEWER STS 1.1 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



PROPOSED STORM SEWER STS 1.2 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

ENGINEER'S SEAL

DATE

REVISIONS

CITY REVIEW		
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WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

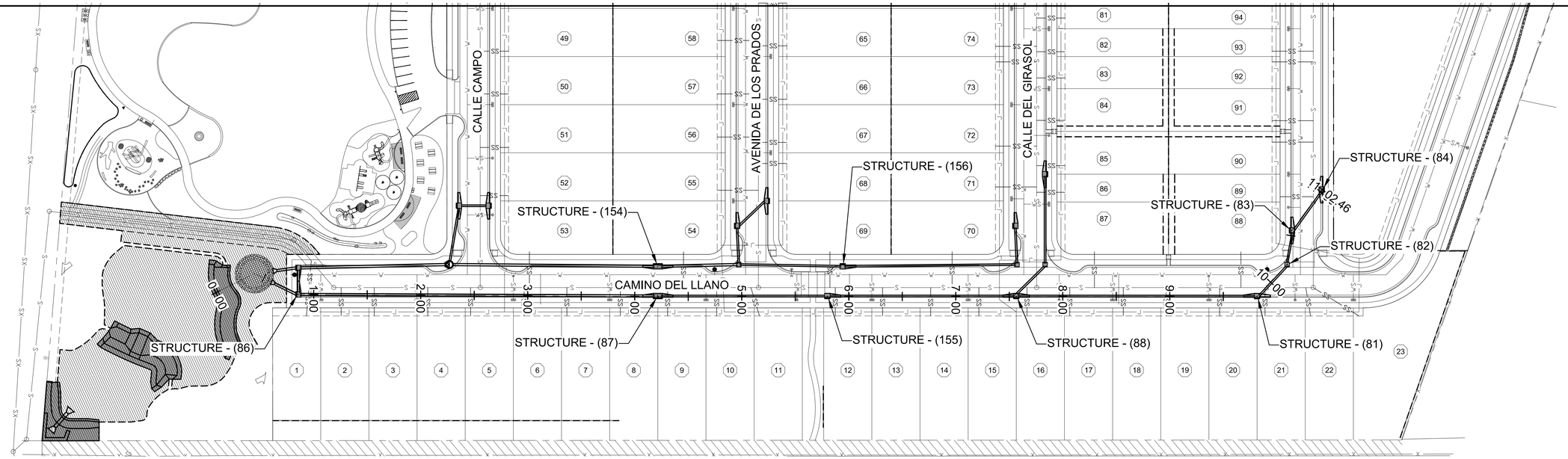
REVISED SEPTEMBER 2024
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SUBMITTAL FOR LOS PRADOS
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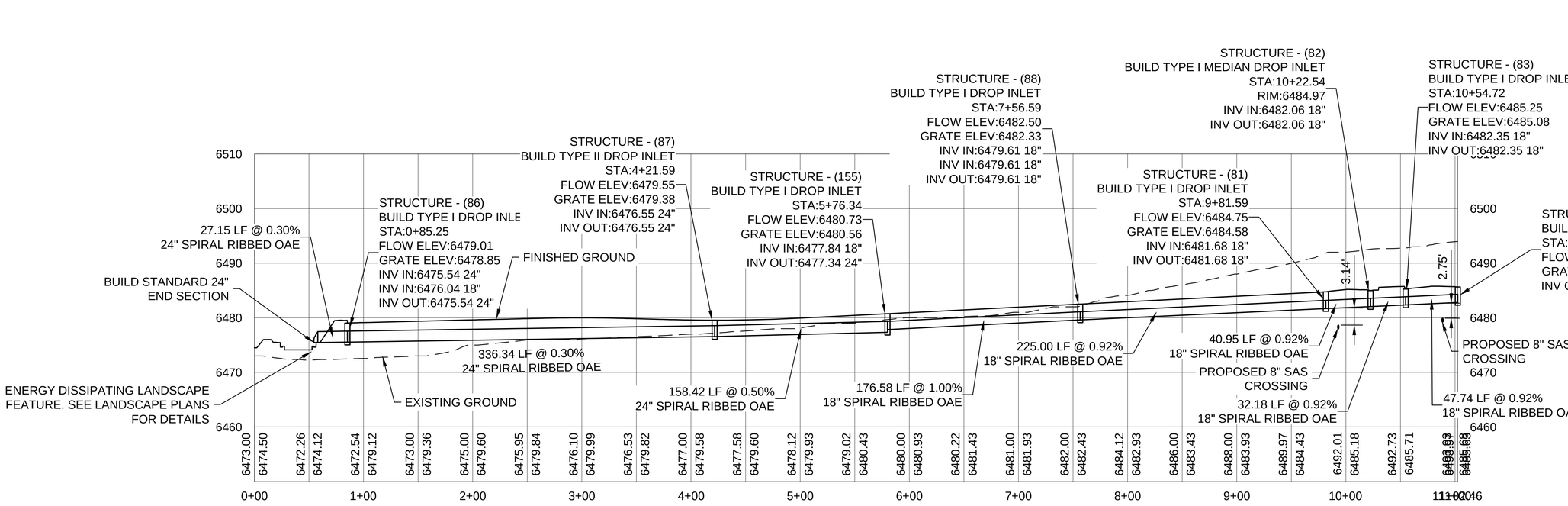
STRUCTURE SECTIONS - STS 1.1 & 1.2

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	8-11



PROPOSED STORM SEWER STS 2 - PLAN VIEW

SCALE: 1" = 50'



PROPOSED STORM SEWER STS 2 - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

DATE

REVISIONS

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW

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TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

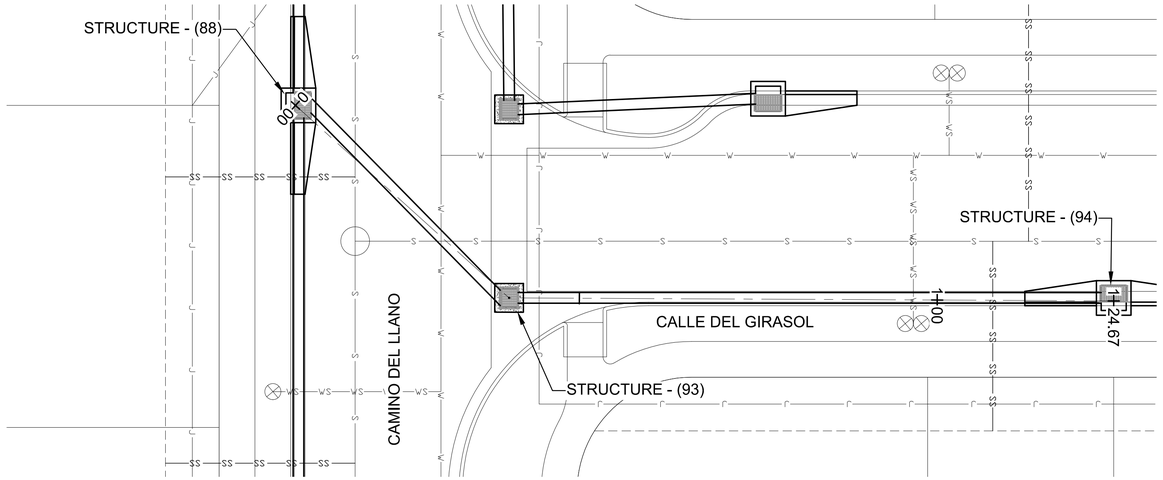
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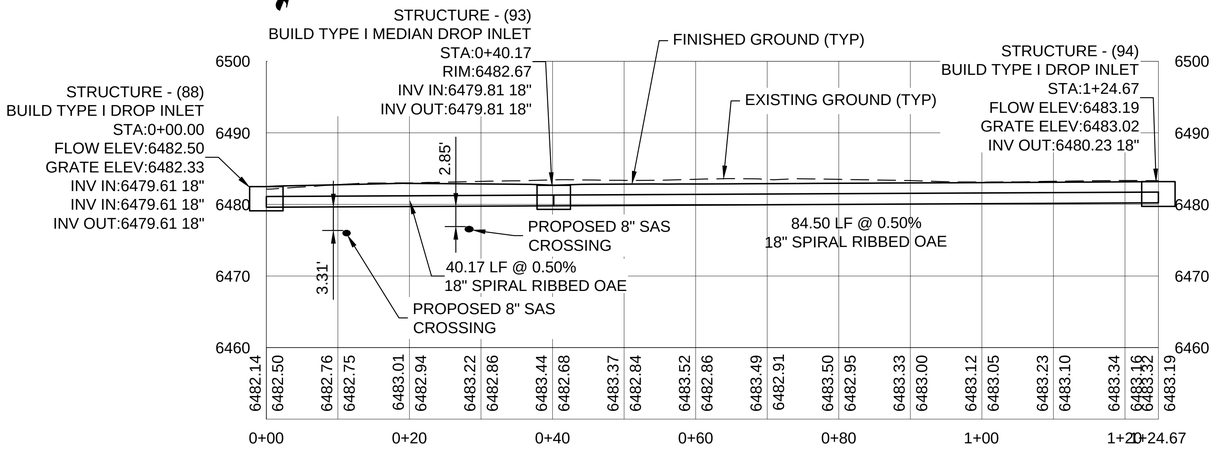
STRUCTURE SECTIONS - STS 2

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	8-12



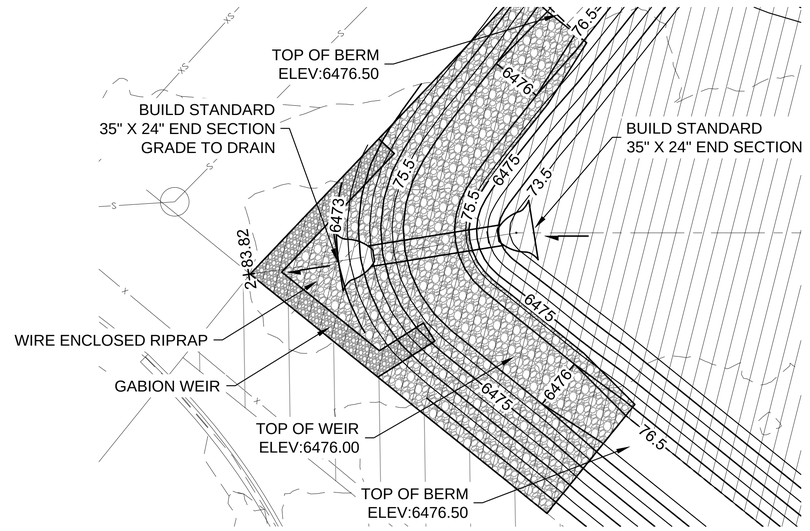
PROPOSED STORM SEWER STS 2.1 - PLAN VIEW

SCALE: 1" = 10'



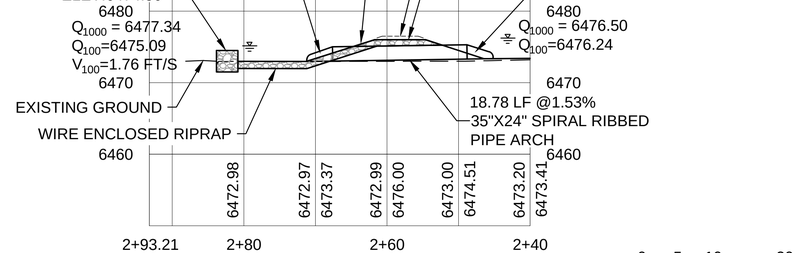
PROPOSED STORM SEWER STS 2.1 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



WATER CATCHMENT OUTFALL - PLAN VIEW

SCALE: 1" = 10'



0 5 10 20

SCALE: 1" = 10'

WATER CATCHMENT OUTFALL - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

ENGINEERS SEAL

DATE

REVISIONS

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
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WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

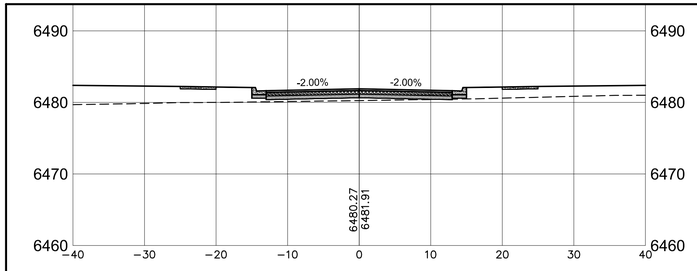
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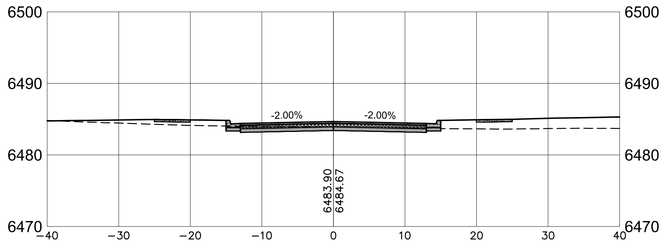
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

STRUCTURE SECTIONS - STS 2.1 & WATER CATCHMENT OUTFALL

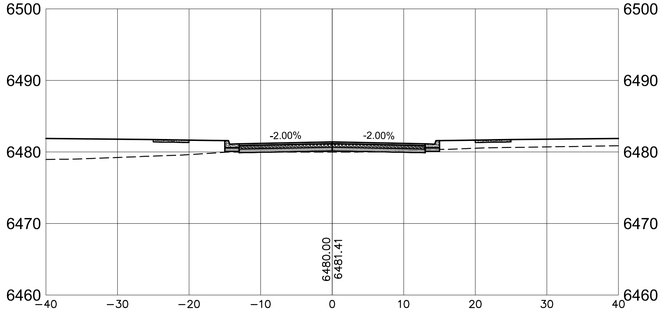
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	8-13



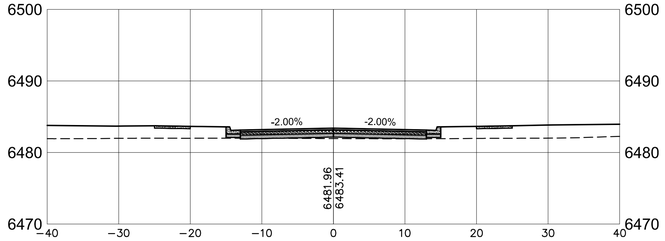
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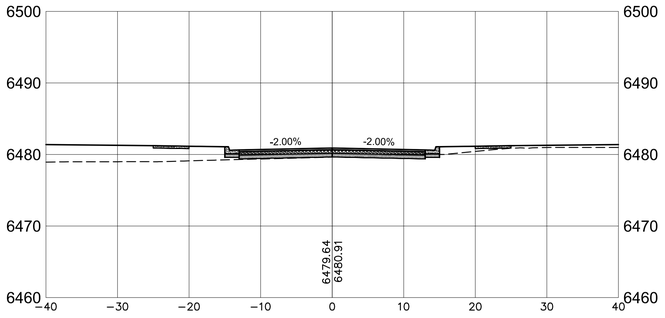
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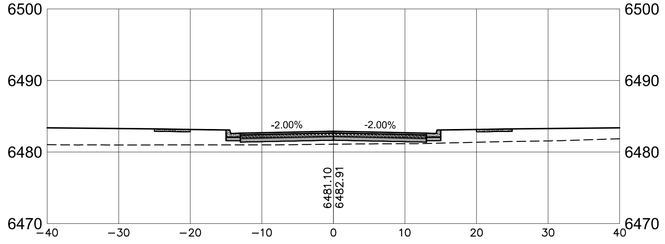
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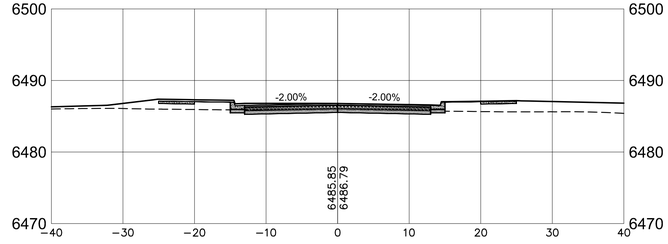
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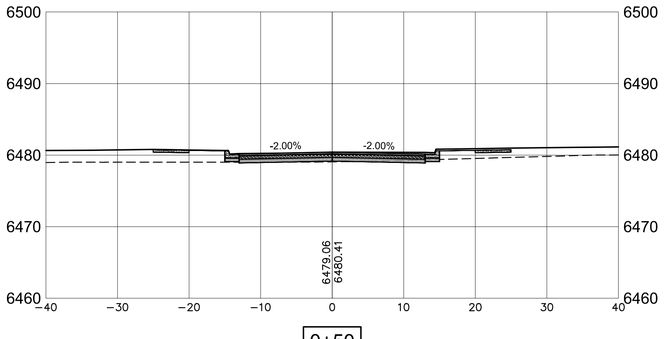
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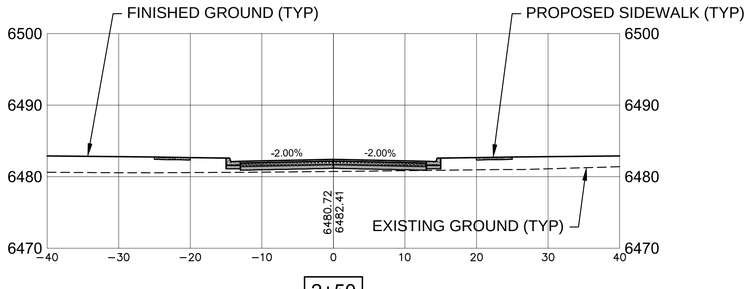
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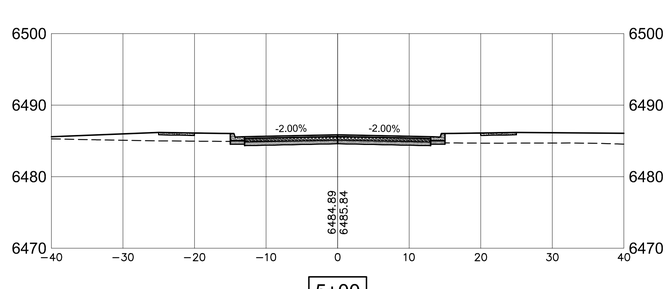
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0+50



2+50



5+00

0 5 10 20

SCALE: 1" = 10'

ROADWAY CROSS SECTIONS - AVENIDA DE LOS PRADOS

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

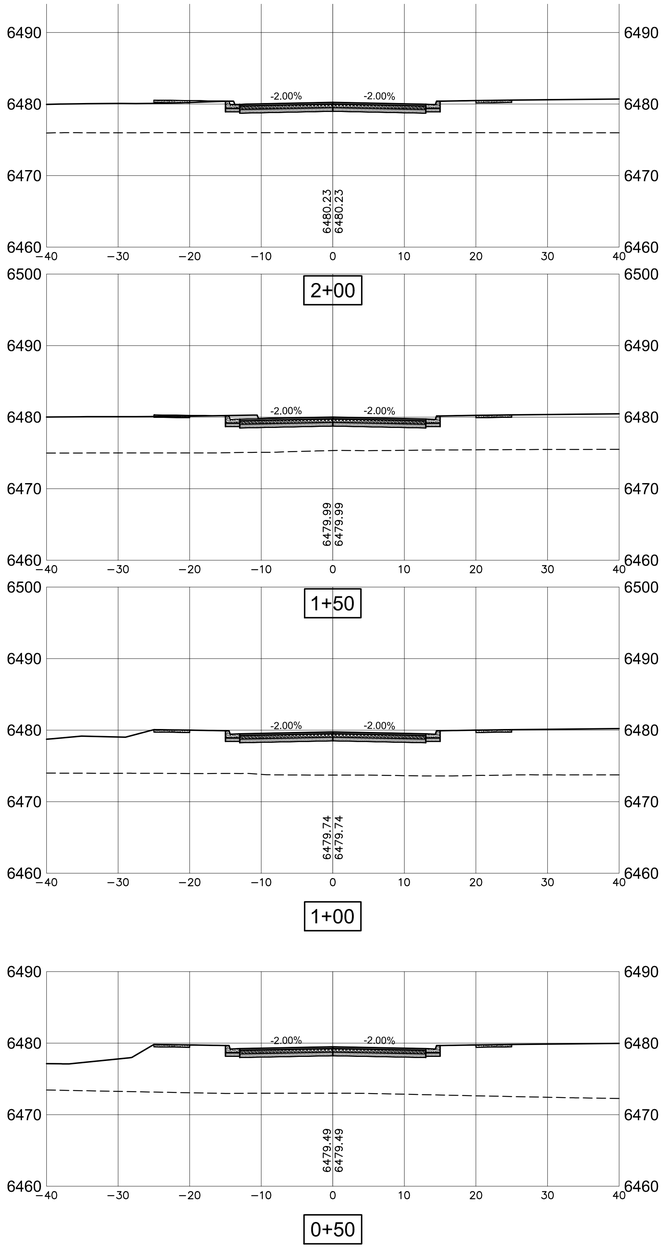
ROADWAY CROSS SECTIONS - AVENIDA DE LOS PRADOS

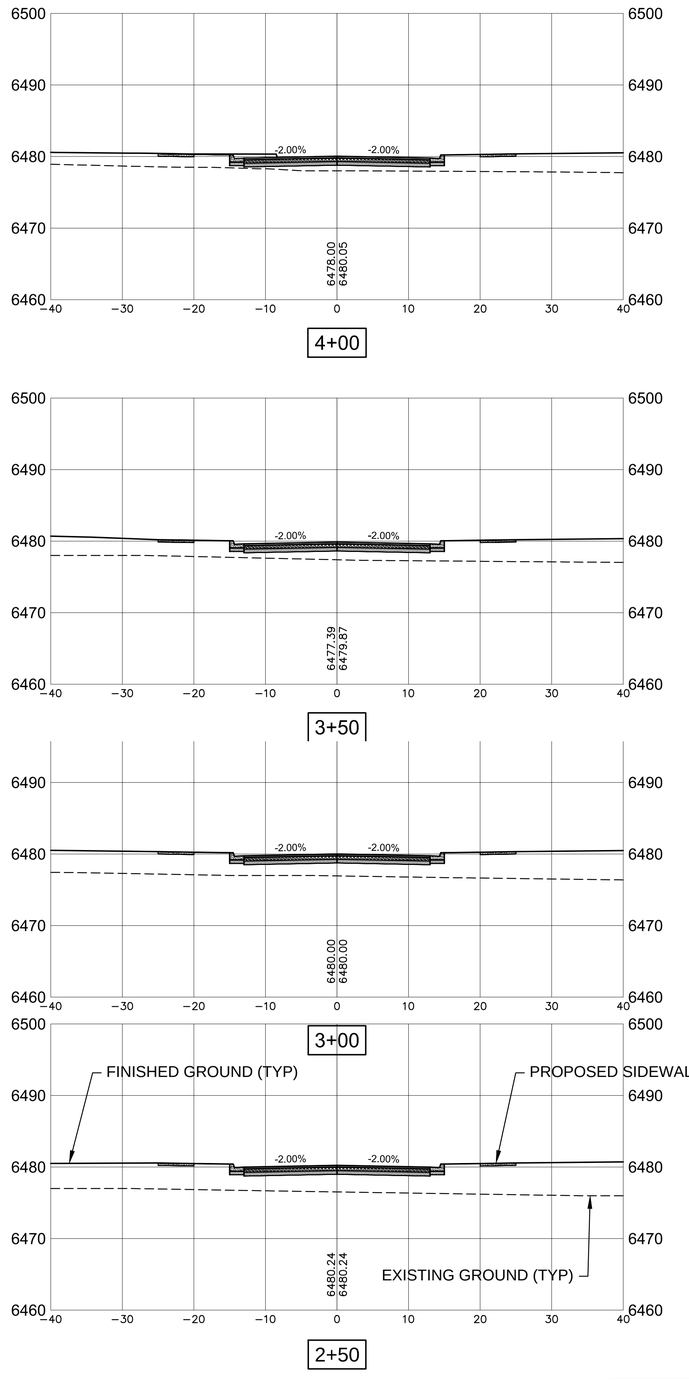
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-1

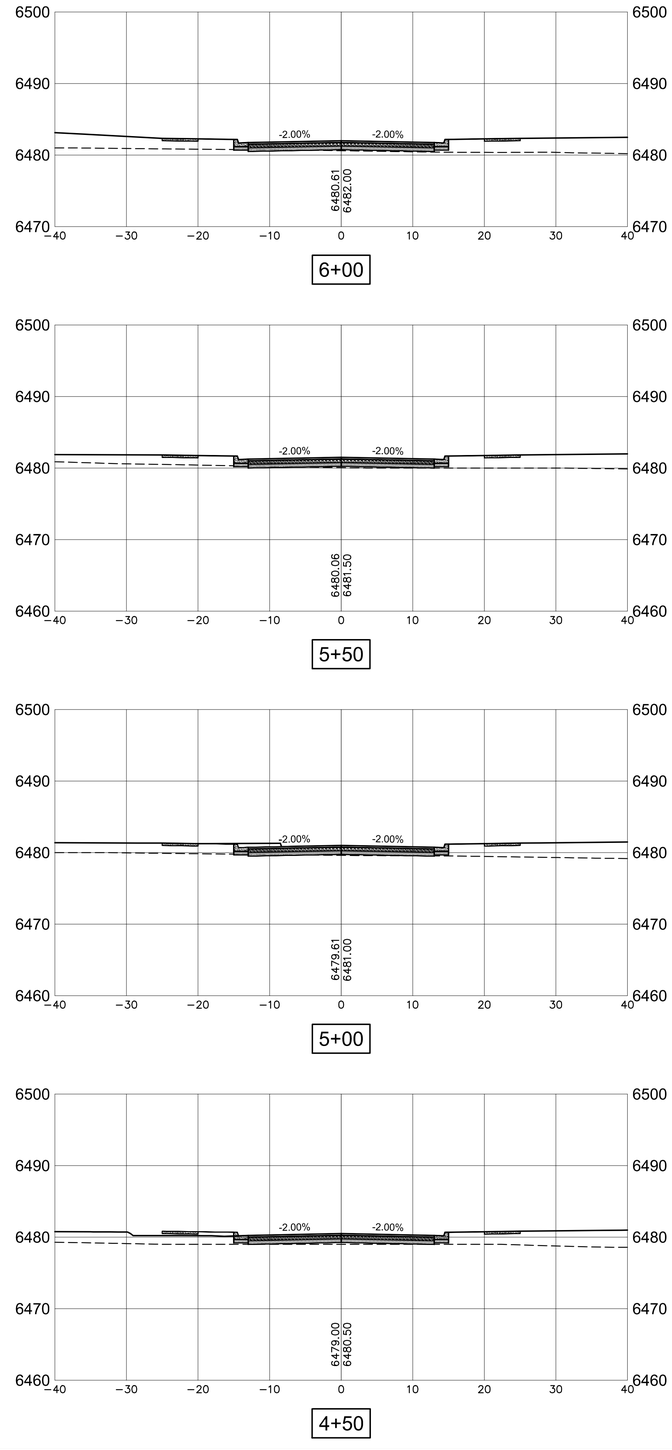
ENGINEERS SEAL

DATE

REVISIONS







0 5 10 20

SCALE: 1" = 10'

ROADWAY CROSS SECTIONS - CAMINO DEL LLANO

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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3600 AND 3740 SOUTH MEADOWS ROAD

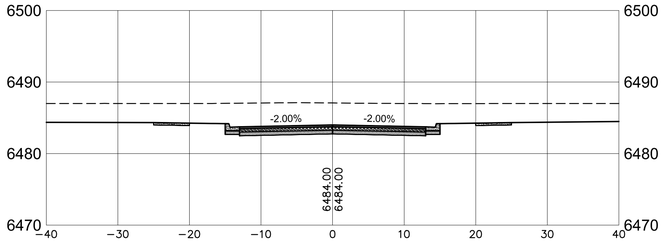
ROADWAY CROSS SECTIONS - CAMINO DEL LLANO

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MARCH 2024	1" = 10'	9-2

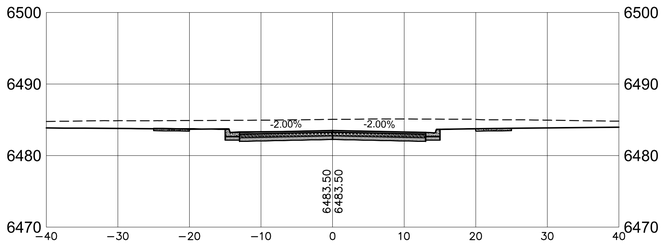
ENGINEERS SEAL

DATE

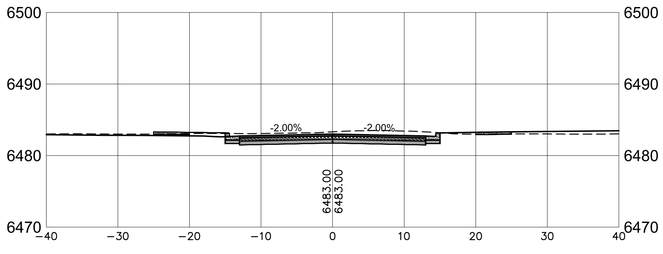
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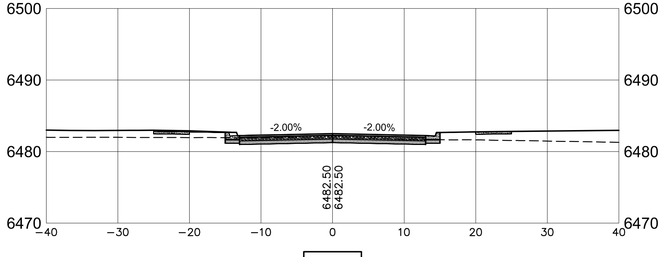
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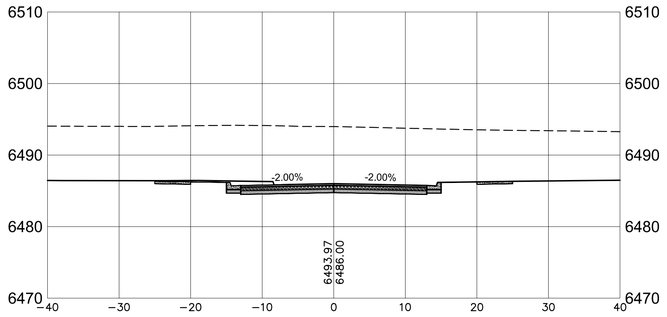
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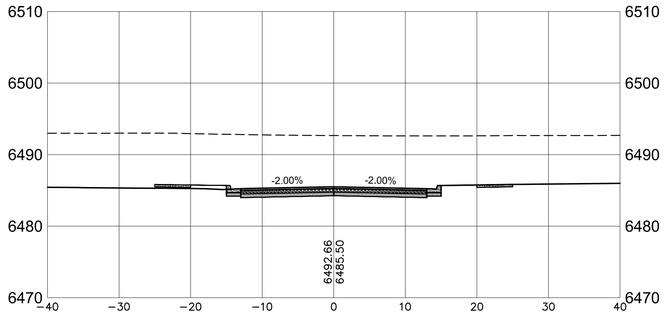
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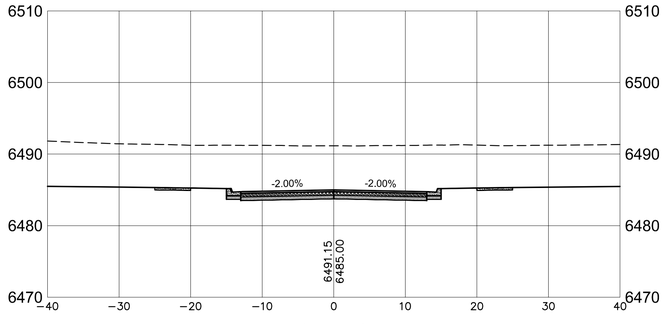
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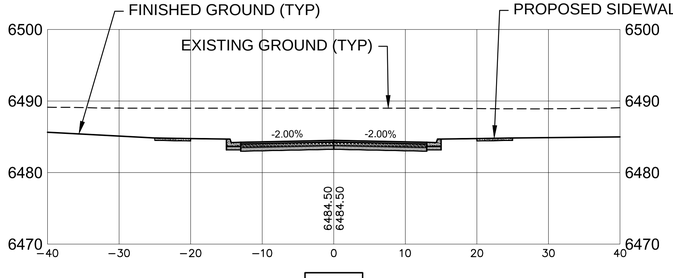
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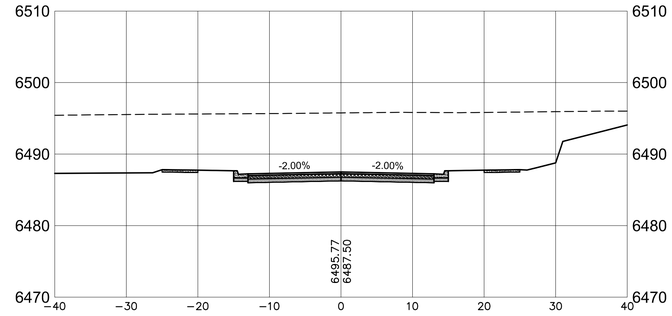
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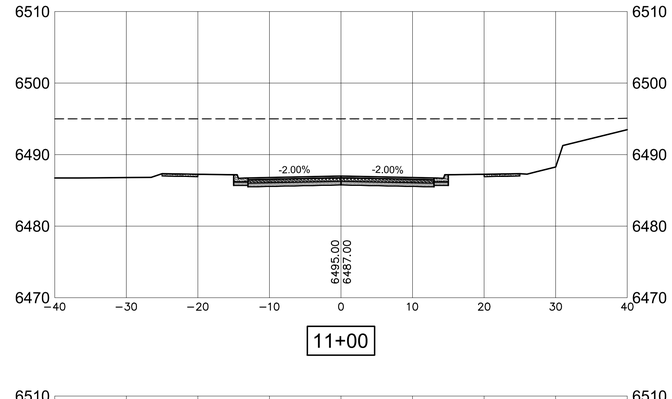
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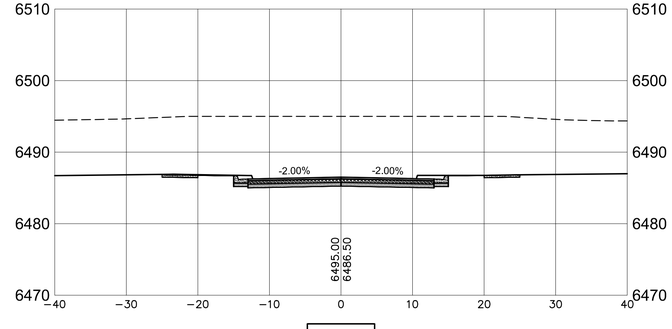
8+50



11+50



11+00



10+50

0 5 10 20

SCALE: 1" = 10'

ROADWAY CROSS SECTIONS - CAMINO DEL LLANO (CONT'D)

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

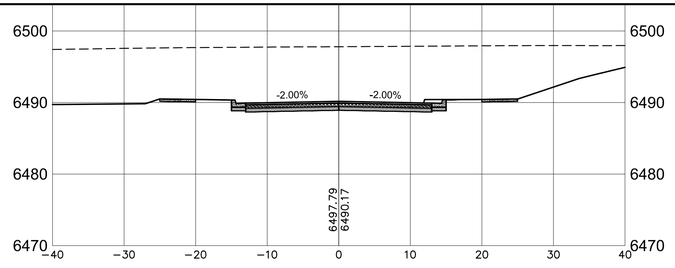
ROADWAY CROSS SECTIONS - CAMINO DEL LLANO(CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-3

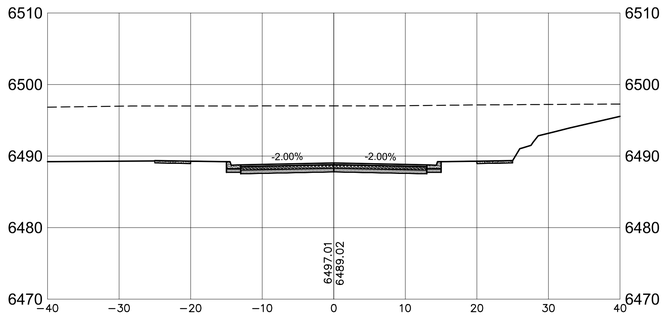
ENGINEERS SEAL

DATE

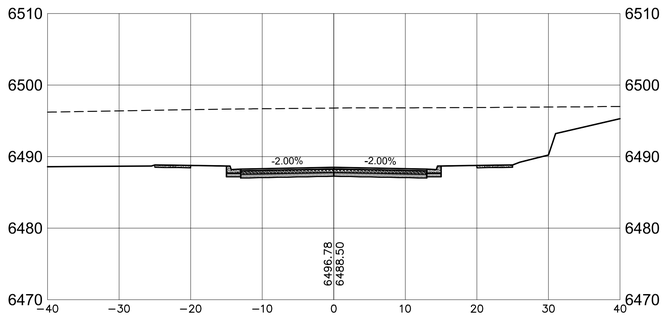
REVISIONS



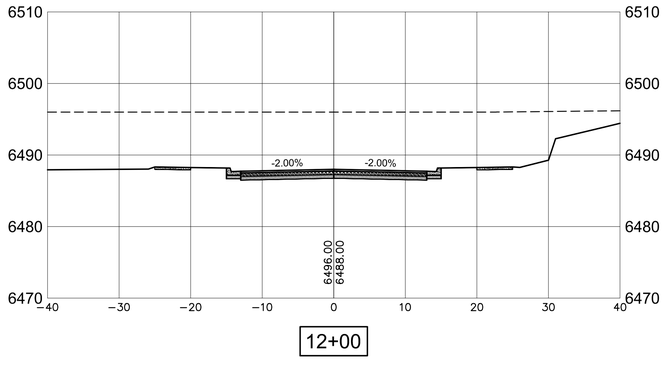
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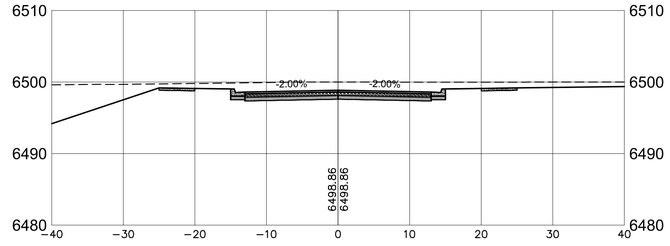
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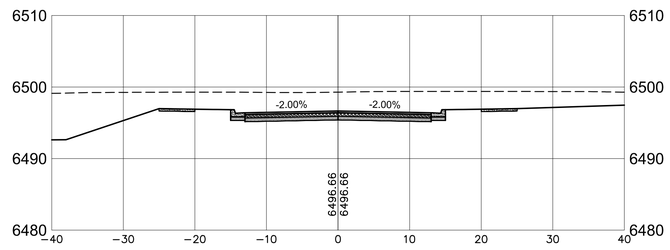
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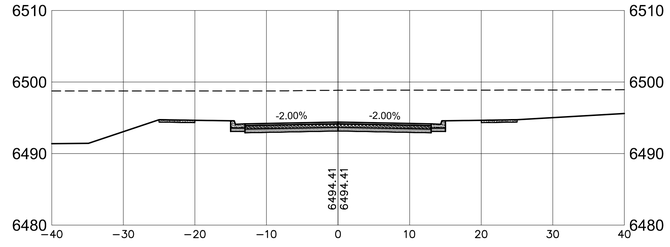
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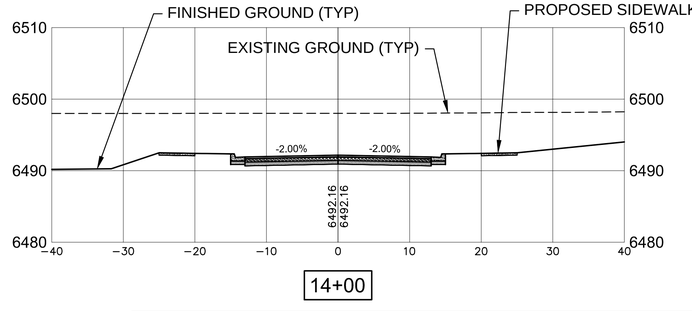
15+50



15+00



14+50



14+00

0 5 10 20

SCALE: 1" = 10'

ENGINEERS SEAL

DATE

REVISIONS

ROADWAY CROSS SECTIONS - CAMINO DEL LLANO (CONT'D)

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

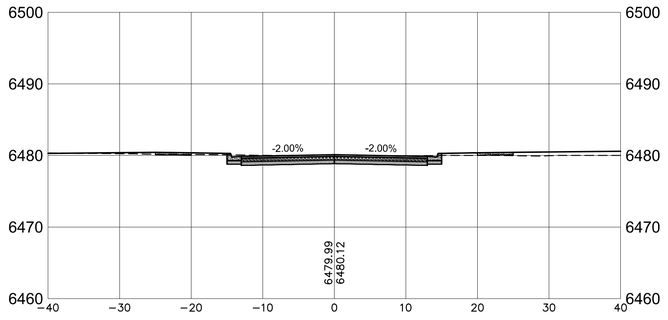
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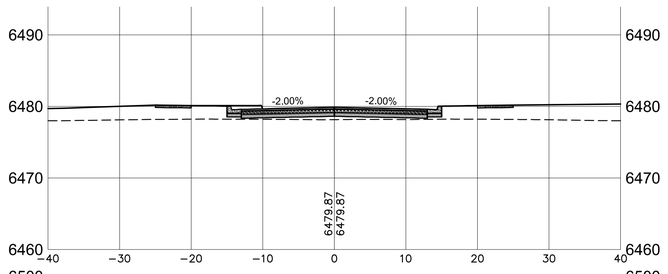
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CAMINO DEL LLANO (CONT'D)

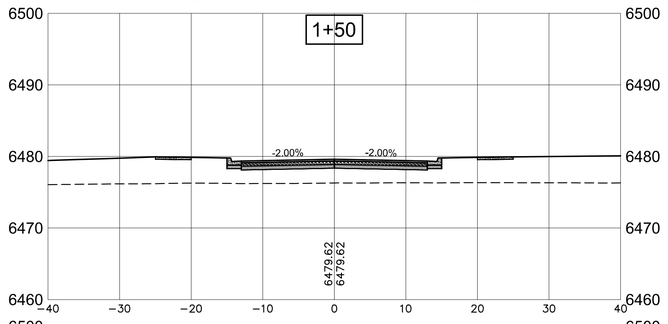
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MARCH 2024	1" = 10'	9-4



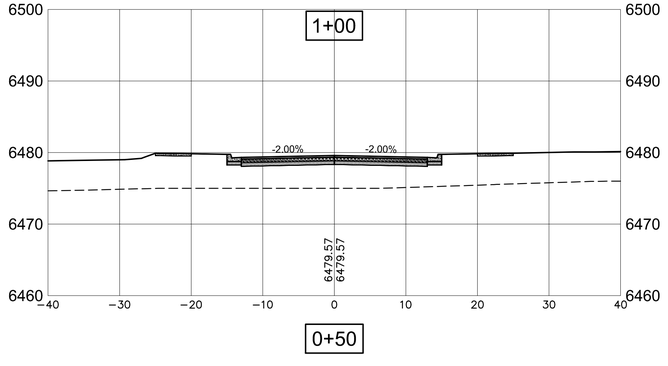
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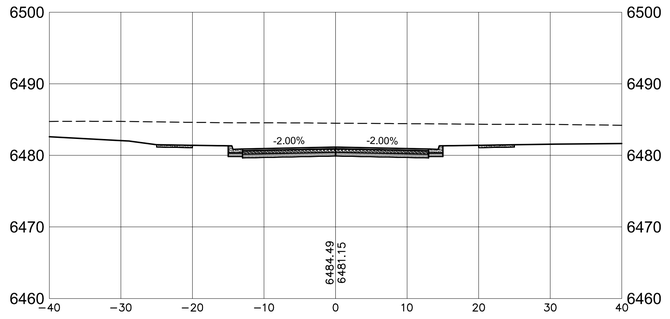
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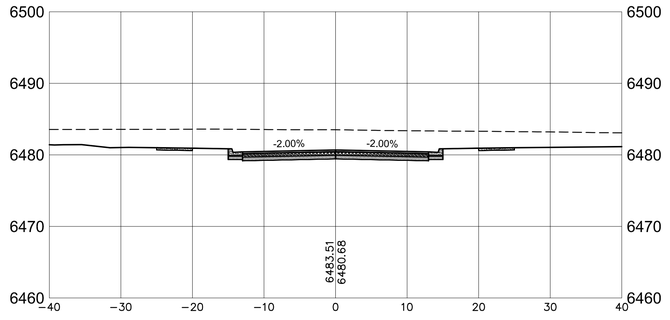
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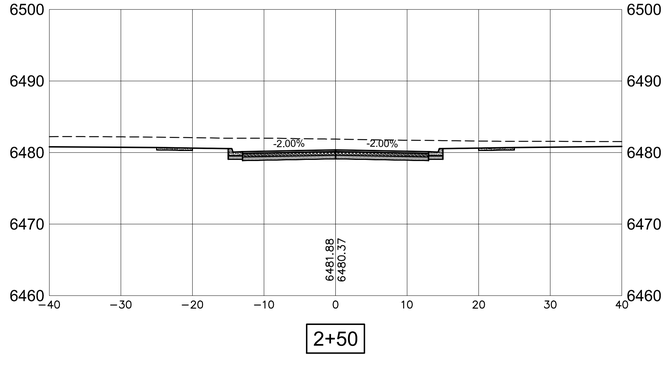
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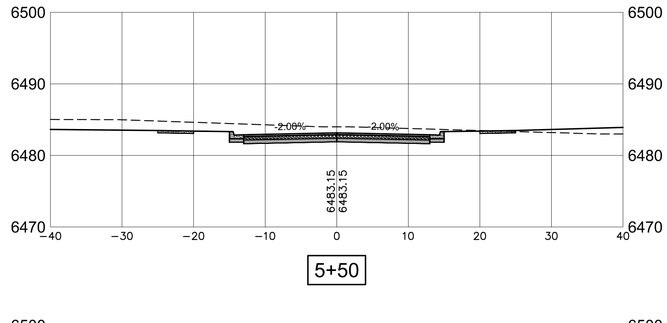
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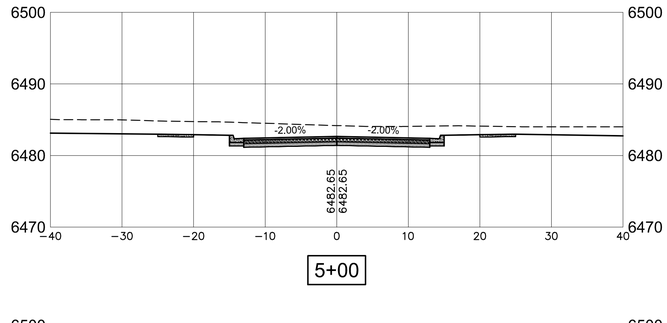
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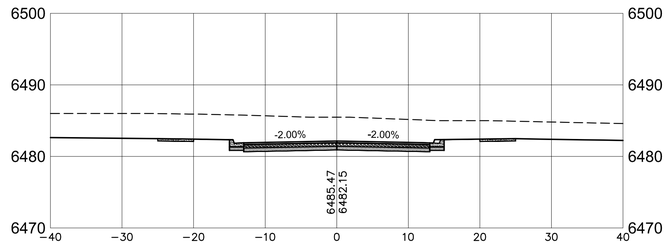
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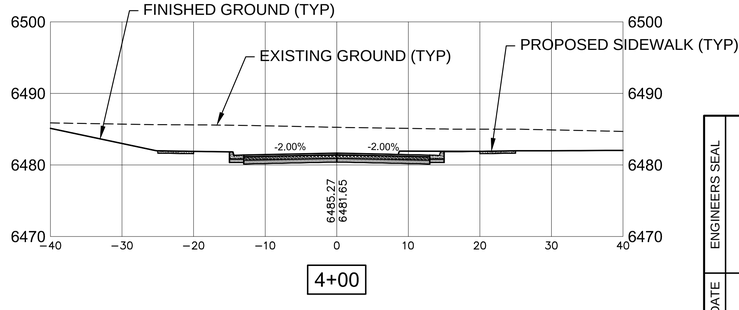
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5+00



4+50



4+00

ROADWAY CROSS SECTIONS - CALLE CAMPO

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

CITY REVIEW		
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LANDSCAPE		
SUBDIVISION ENGINEER		

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REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

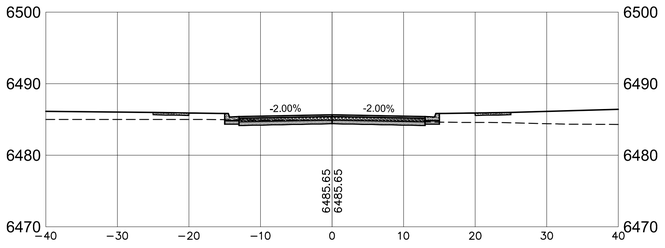
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3600 AND 3740 SOUTH MEADOWS ROAD

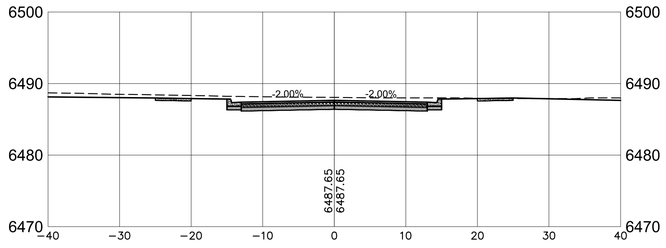
ROADWAY CROSS SECTIONS - CALLE CAMPO

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-5

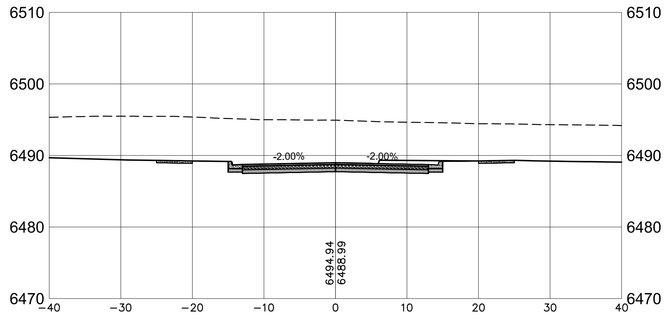
ENGINEERS SEAL
DATE
REVISIONS



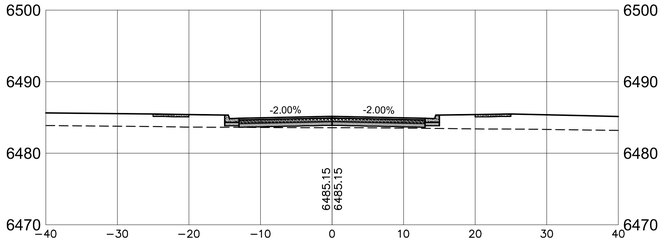
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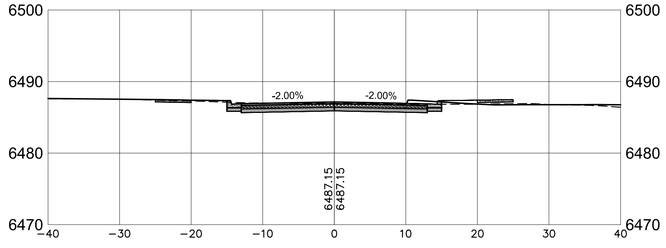
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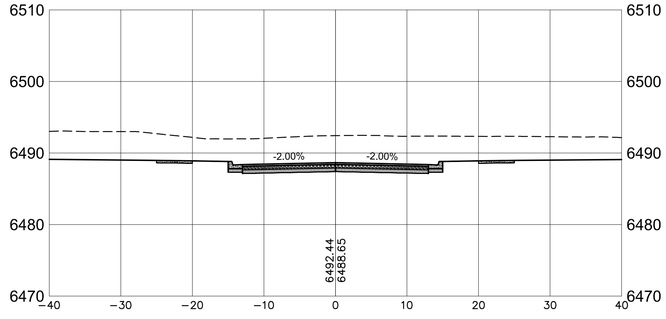
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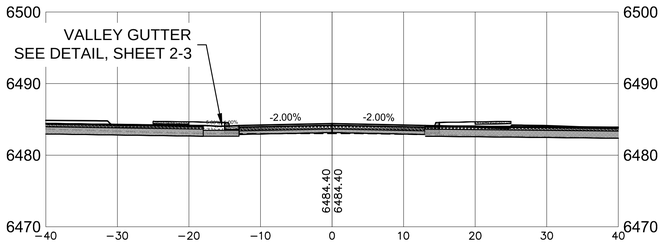
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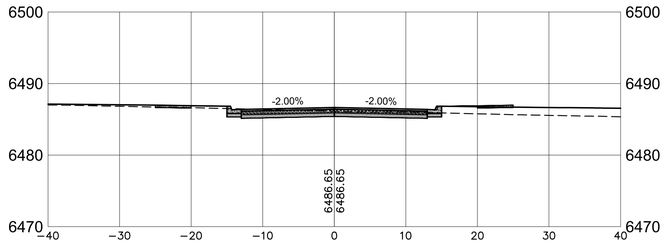
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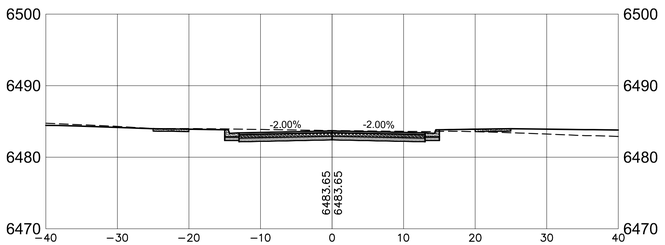
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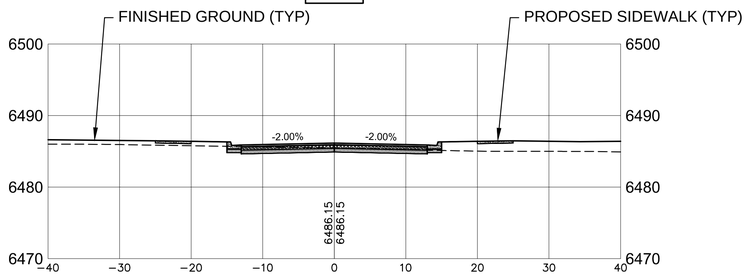
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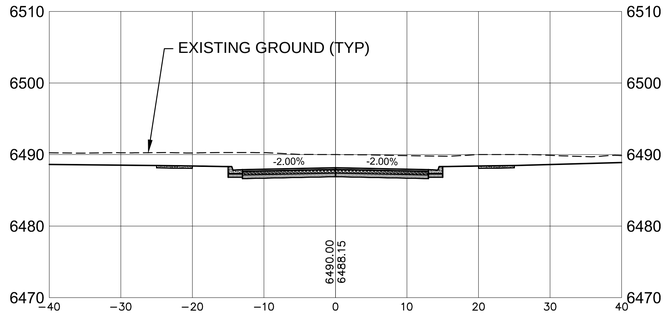
9+00



6+00



8+50



10+50

ROADWAY CROSS SECTIONS - CALLE CAMPO (CONT'D)

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

DATE

REVISIONS

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

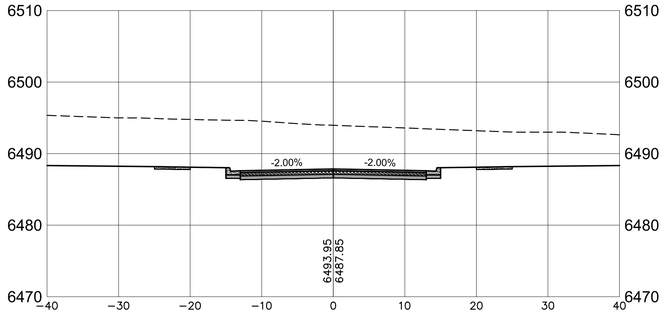
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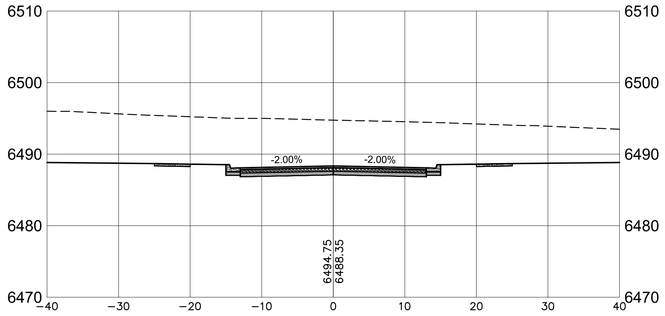
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CALLE CAMPO (CONT'D)

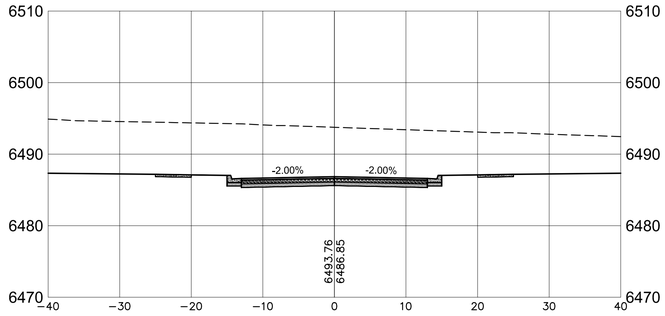
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MARCH 2024	1" = 10'	9-6



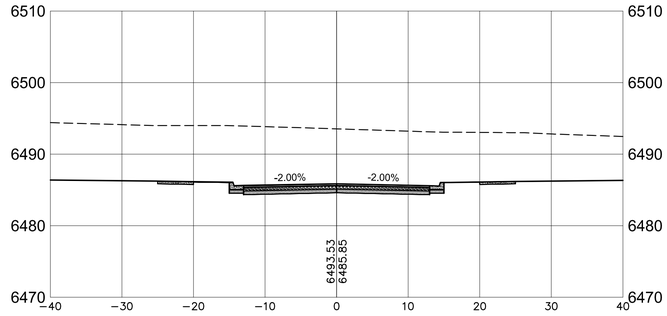
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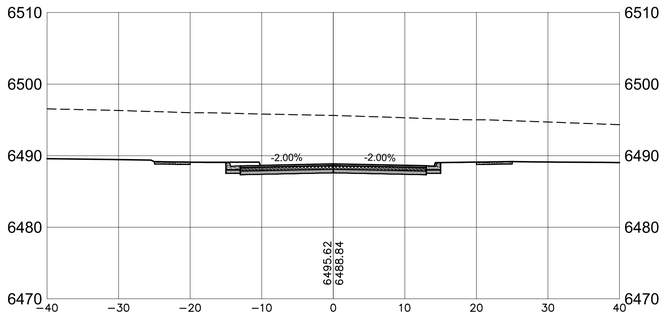
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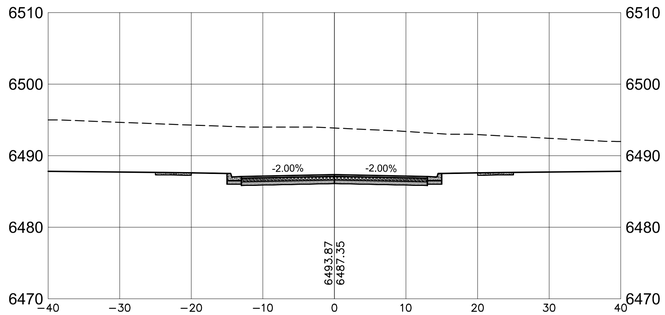
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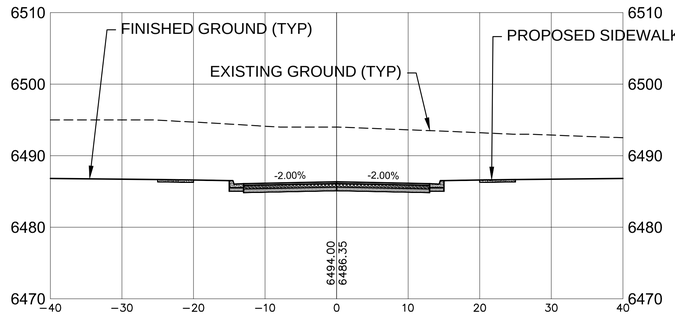
15+00



12+00



13+50



14+50

ROADWAY CROSS SECTIONS - CALLE CAMPO (CONT'D)

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

DATE

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REVISED SEPTEMBER 2024
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CITY REVIEW		
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TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

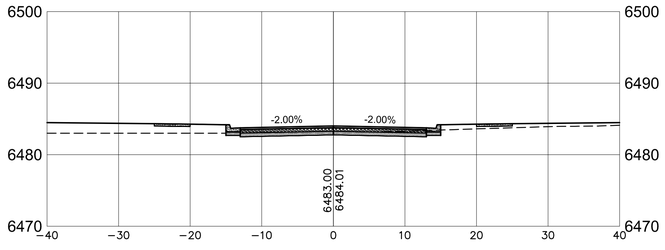
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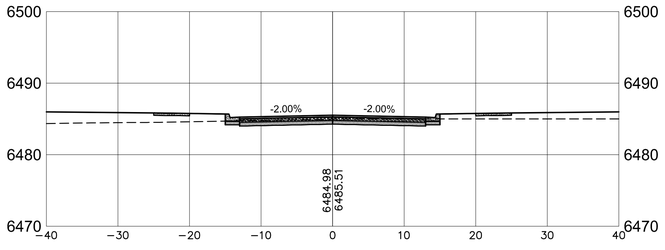
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CALLE CAMPO (CONT'D)

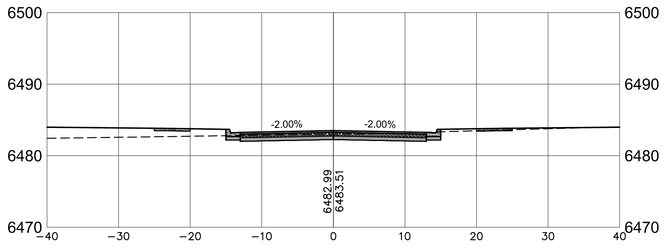
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-7



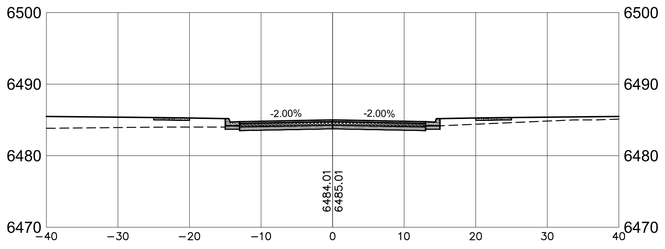
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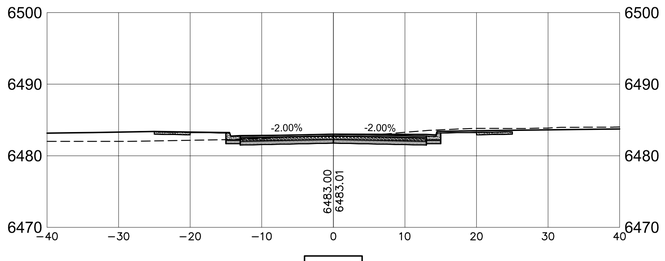
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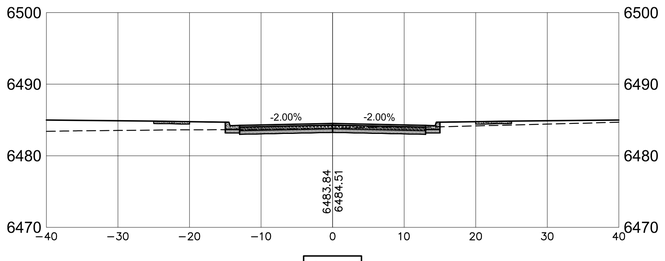
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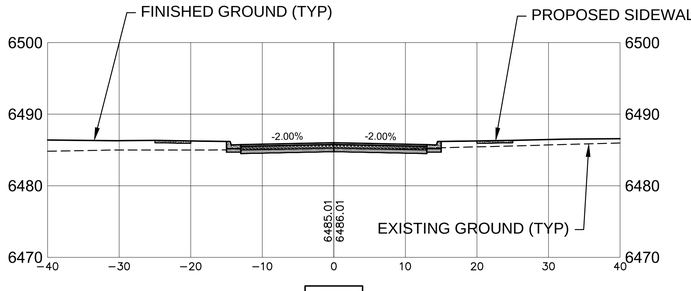
2+50



0+50



2+00



3+50

ROADWAY CROSS SECTIONS - CALLE DEL GIRASOL

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20

SCALE: 1" = 10'

ENGINEERS SEAL

DATE

REVISIONS

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CALLE DEL GIRASOL

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-8

SWPP Plan Inspection Report

Project Name: _____

Purpose of Inspection: _____ Date: _____

Inspector: _____

Weather Information: Type, Time, Amount, and Duration of Each Storm Event since Last Inspection. List Dates and Location for Storm Events:

_____

_____

_____

Location of NPDES Notice of Permit Coverage Posting: _____

_____

Has Land Disturbance Log been maintained: [ ] Yes [ ] No [ ] N/A

Does the site map reflect current BMPs and Site Characteristics? [ ] Yes [ ] No

Does the site map reflect current BMPs and Site Characteristics? [ ] Yes [ ] No

Comments: _____

_____

_____

Evidence of Discharges of Sediment or other Pollutants from the Site (Describe Below): [ ] Yes [ ] No

Evidence of Spills or Leaks (Describe Below): [ ] Yes [ ] No

Evidence of Offsite Sediment Tracking (Describe Below) [ ] Yes [ ] No

Comments: _____

_____

Is Facility in Compliance with SWPP Plan and Permit? [ ] Yes [ ] No

Incidents of Non-Compliance with SWPP Plan: _____

_____

_____

Land Disturbance Log, including Location and Date of Soil Disturbance, Activities and Stabilization Initiated:

_____

_____

SWPP Plan Inspection Report (Continued)

Certification Statement:

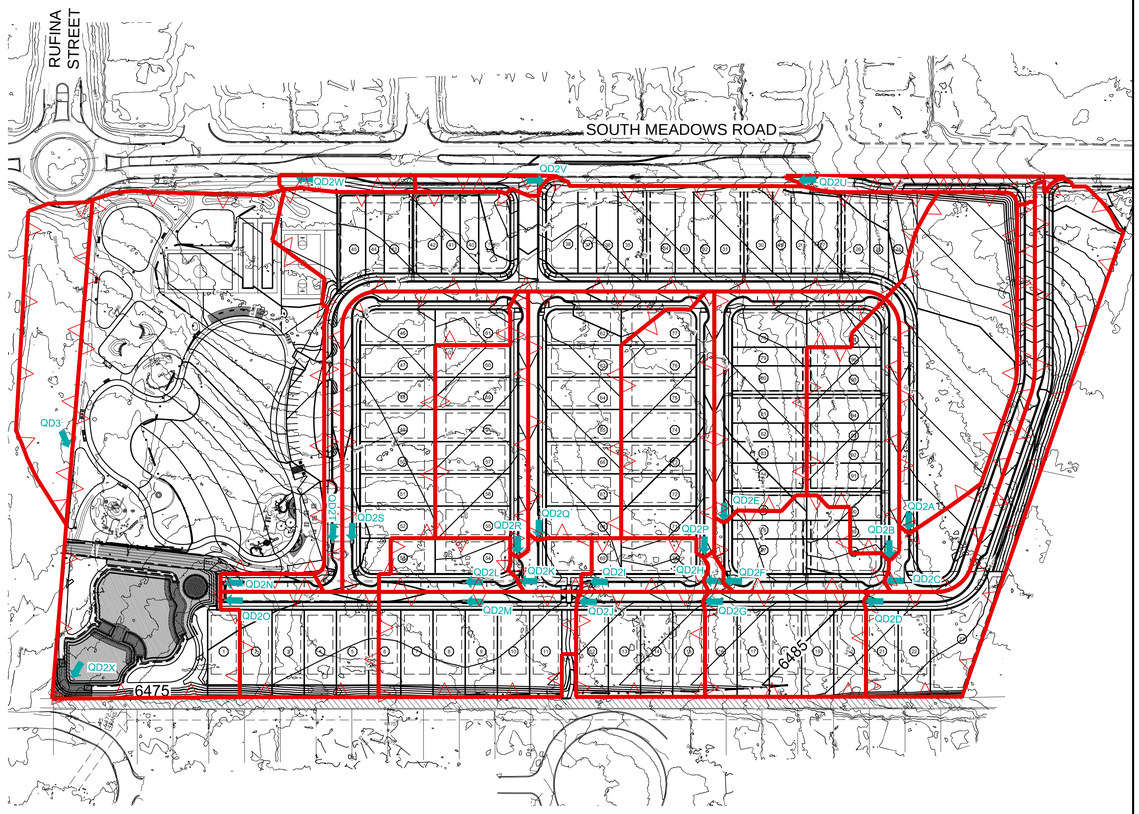
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

_____

(Signature)

_____

(Please Print Name, Title)



SEE REPORT ENTITLED "TERRAIN MANAGEMENT REPORT SOILS, GRADING, AND DRAINAGE PRELIMINARY SUBDIVISION PLAT SUBMITTAL FOR LOS PRADOS 3600 AND 3740 SOUTH MEADOWS ROAD SANTA FE, NEW MEXICO", PREPARED BY SANTA FE ENGINEERING CONSULTANTS, LLC, DATED NOVEMBER 2023, REVISED JUNE 2024.

DRAINAGE MAP
SCALE: 1" = 100'

0 50 100 200
SCALE: 1" = 100'

STORM WATER POLLUTION PREVENTION PLAN
LOS PRADOS MULTI-FAMILY C/O HOMEWISE, INC.
SANTA FE, NEW MEXICO

1. SITE AND PROJECT DESCRIPTION

The project site for Los Prados is currently undeveloped. The property is bordered by South Meadows Road to the east, vacant land to the south, existing Jimenez Subdivision to the east and vacant land to the north.

1.1 Owner Operator:

HOMEWISE, INC.
1301 SILER RD, BLDG D
SANTA FE, NM 87507

Construction Operator (Separate NPDES Permit needed).

_____

_____

_____

_____

Telephone: _____

Fax: _____

1.2 Location of the site:

The site is located in Township 16 North, Range 8 East, Section 1 in Santa Fe, New Mexico.

The latitude and longitude are as follows:

Latitude: 35˚38'26" N
Longitude: 106˚2'19" W

1.3 The total area of the site:

22.182 ± acres

1.4 The area of the site that is expected to be disturbed:

18.448 ± acres

1.5 Endangered Species:

Based on the instruction provided by the EPA Compliance Assurance and Enforcement Division Water Enforcement Branch, Region 6 "Storm Water Region 6 NPDES General Permit for Storm Water Discharge from Construction Activity," there are no endangered or threaten species, or designated critical habitat, which are likely to be adversely affected by the construction activity's storm water discharge or storm water discharge related activities.

1.6 Intended sequence of major construction activities:

1. Install Best Management Practices (BMP's). The contractor shall minimize soil disturbance and insure the proper stockpiling of materials.

2. Site Grading. The contractors shall use site-specific controls as shown on the Temporary Erosion Control Plans and Grading and Drainage Plans. Soil disturbance shall be minimized.

3. Stabilization. The contractors shall use site-specific controls as shown on the Permanent Erosion Control Plans.

1.7 The following maps have been prepared:

1.7.1 Vicinity Map

See Sheet 1-1.

1.7.2 Drainage patterns:

See Grading and Drainage Plan, See 5 Series.

1.7.3 Approximate slopes after major grading.

See Permanent Erosion Control, Sheet 10-3.

1.7.4 Outline area of disturbance:

See Permanent Erosion Control, Sheet 10-3.

1.7.5 Outline of areas which won't be disturbed:

See Permanent Erosion Control, Sheet 10-3.

1.7.6 Location of major structural and non-structural concepts:

See Temporary Erosion Control Plan, Sheet 10-2.

1.7.7 Areas where stabilization practices are expected to occur.

See Permanent Erosion Control Plan, Sheet 10-3.

2. DESCRIPTION OF CONTROLS

2.1 Posting Requirements:

The Contractor will post conspicuously near the entrance to the site the following items:

Copies of NOIs
Name and telephone number of contact persons.

2.2 "Good Housekeeping":

The contractors shall practice "Good Housekeeping." This includes the proper disposal of construction and demolition debris on a daily basis, proper wash down methods of construction vehicles, the proper stockpiling of materials. The construction site shall be kept in a neat and orderly manner and exposure of material to storm water will be minimized to the extent practicable.

2.3 Concrete Washout

Concrete washout is a process wastewater and must be controlled in a designated area (e.g. bermed pit) and disposed of properly and noted on the Temporary Erosion Control Plans.

2.4 Minimize Disturbance and Preserve Natural Vegetation:

The Contractor shall minimize disturbance. The limits of construction shall be clearly delineated and enforced. Special attention will be given to protecting established vegetation. The contractor will be responsible for replacing vegetation that is unnecessarily disturbed.

2.5 Inspections:

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.

Inspections shall be documented on the inspection and maintenance form. Inspections shall be continued by the Owner and final stabilization of an area is achieved and/or the Notice of Termination is submitted.

2.6 Record Keeping:

A copy of the SWPP Plan will be maintained onsite for the use of all Operators and those identified in the SWPP Plan as having on site responsibilities. Items that will be maintained and attached to the SWPP include:

Inspection Reports: The inspection reports shall be signed by a qualified inspector assigned by the Contractor. The SWPP package and reports shall be available to EPA representatives at all times during construction.

Land Disturbance Log containing: dates when major soil disturbing activities occur, dates when construction activities temporarily or permanently cease on a portion of the site, and dates when stabilization measures are initiated.

Spill Tracking

Copies of SWPP Plans, inspection records, spill reports, all reports required by NPDES Permit coverage, and data used to complete the NOI shall be retained by the permitees.

2.7 Plan Amendment:

This SWPP Plan will be amended when:

There is a change in design, construction, operation, or maintenance.

If the inspection report identifies problems or inadequacies with the current BMPs, the SWPP Plan shall be modified as necessary to include additional or modified BMP's designed to correct the problems.

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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REVISIONS

PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

STORM WATER POLLUTION PREVENTION PLAN

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 100'	10-1

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 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.

DUST CONTROL

ALL ON-SITE SOIL DISTURBING CONSTRUCTION ACTIVITIES SHALL BE ADDRESSED AND PROVIDE MEASURES TO MITIGATE OR CONTROL DUST FROM BEING TRANSPORTED OFFSITE AND POLLUTING NEIGHBORING PROPERTIES. ANY PERSON, OWNER, CONTRACTOR OR OPERATOR WHO CONDUCTS EARTHMOVING AND/OR DUST GENERATING ACTIVITIES IS RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT PRACTICES (BMPS) IN ORDER TO MITIGATE OFF-PROPERTY TRANSPORT OF FUGITIVE DUST EMISSIONS.A PLAN, OR STORM WATER POLLUTION 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:

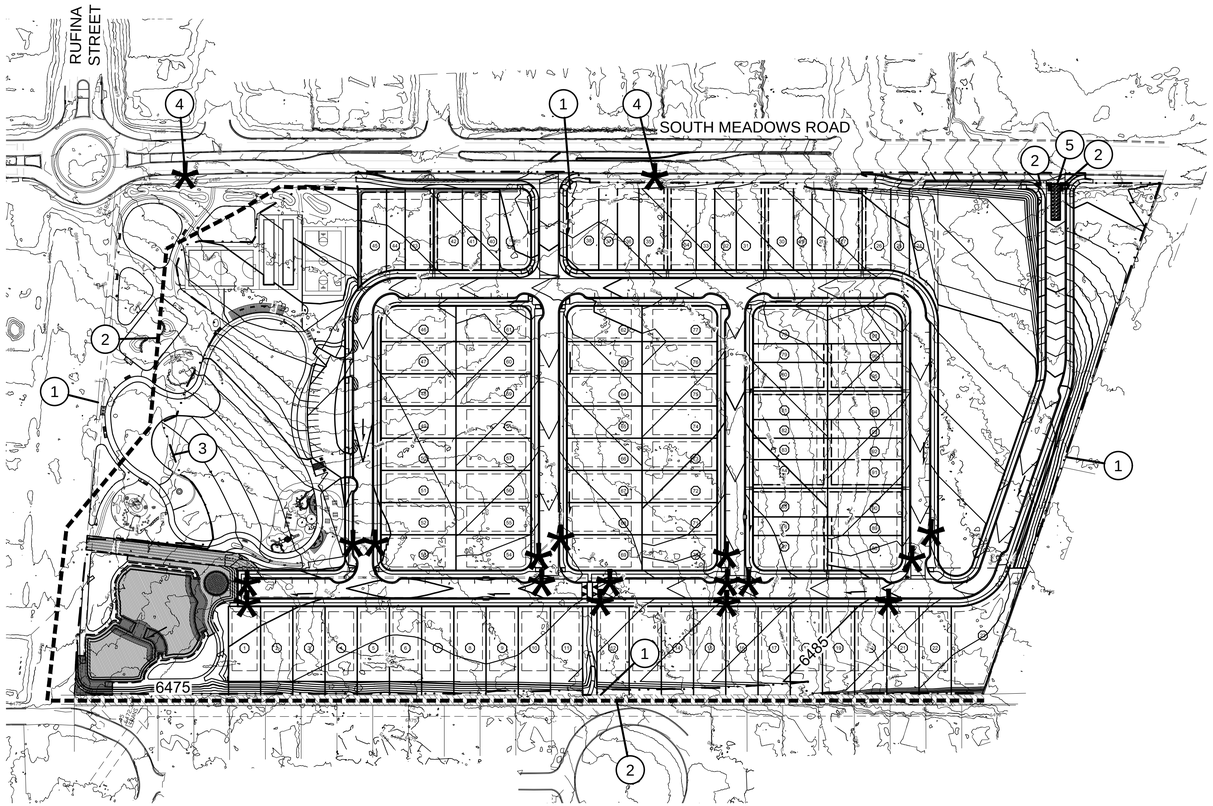
1. THE REDUCTION OF VEHICLE SPEEDS: ESTABLISH A MAXIMUM SPEED LIMIT OR INSTALL TRAFFIC CALMING DEVICES TO REDUCE SPEEDS TO A RATE TO MITIGATE OFF-PROPERTY TRANSPORT OF DUST ENTRAINED BY VEHICLES.
2. THE MINIMIZATION OF DROP HEIGHT: DRIVERS AND OPERATORS SHALL UNLOAD TRUCK BEDS AND LOADER OR EXCAVATOR BUCKETS SLOWLY, AND MINIMIZE DROP HEIGHT OF MATERIALS TO THE LOWEST HEIGHT POSSIBLE, INCLUDING SCREENING OPERATIONS.
3. HIGH WINDS RESTRICTION: TEMPORARILY HALT WORK ACTIVITIES DURING HIGH WIND EVENTS GREATER THAN 30 MPH IF OPERATIONS WOULD RESULT IN OFF-PROPERTY TRANSPORT.
4. 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):

1. 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.
2. WIND BARRIER: CONSTRUCT A FENCE OR OTHER TYPE OF WIND BARRIER TO PREVENT WIND EROSION OF THE GRADED OR DISTURBED SURFACE.
3. VEGETATION: PLANT VEGETATION APPROPRIATE FOR RETAINING SOILS OR CREATING A WIND BREAK.
4. SURFACE ROUGHENING: STABILIZE AN ACTIVE CONSTRUCTION AREA DURING PERIODS OF INACTIVITY OR WHEN VEGETATION CANNOT BE IMMEDIATELY ESTABLISHED.
5. 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.
6. SOIL RETENTION: STABILIZE DISTURBED OR EXPOSED SOIL SURFACE AREAS THAT WILL BE INACTIVE FOR MORE THAN 30 DAYS OR WHILE VEGETATION IS BEING ESTABLISHED.

BEST MANAGEMENT PRACTICES - 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 ARE 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. THERE ARE NO 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. WATERING DOWN EXPOSED AREAS IS REQUIRED TO PREVENT THE BLOWING OF DUST OR SEDIMENT.
6. PROTECTION FOR 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.



TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 100'

0 50 100 200
SCALE: 1" = 100'

SHEET KEYNOTES

1. PROPERTY LINE
2. EPA APPROVED BMP
3. GRADING LIMITS
4. INLET PROTECTION
5. CONSTRUCTION ENTRANCE W/ DRY TIRE WASH AREA, SEE SHEET 10-4 FOR DETAILS

LEGEND

- EPA APPROVED BMP SEE SHEETS 10-5 & 10-6 FOR DETAILS
- GRADING LIMITS
- DRAINAGE FLOW ARROW
- * INLET PROTECTION SEE SHEETS 10-5 & 10-6 FOR DETAILS

ENGINEERS SEAL | DATE | REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
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http://www.SFENGR.com

PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 100'	10-2

ANY FORMAL DRAINAGE IMPROVEMENTS ACCEPTING STORWATER FLOWS FROM LOS PRADOS WILL BE PLACED IN A DRAINAGE EASEMENT DEDICATED TO THE LOS PRADOS HOMEOWNERS ASSOCIATION. ALL MAINTENANCE OF THESE FACILITIES IS THE RESPONSIBILITY OF THE LOS PRADOS HOMEOWNERS ASSOCIATION. IF THE HOA FAILS TO FULFILL THESE RESPONSIBLITIES A NOTICE OF VIOLATION (NOV) WILL BE ISSUED, AND ENFORCEMENT ACTIONS WILL FOLLOW. THE CITY RESERVES THE RIGHT TO INSPECT STORMWATER FACILITIES AND PERFORM NECESSARY MAINTENANCE. THE CITY SHALL CHARGE THE HOA THE FULL COST OF SAID MAINTENANCE AND RESERVES THE RIGHT TO ASSESS INDIVIDUAL HOMEOWNERS AND ASSIGN PENALTIES AND LIENS.CORRECTIVE ACTION MUST BE MADE WITHIN THIRTY (30) DAYS AFTER THE NOV IS ISSUED BY THE CITY. INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON.

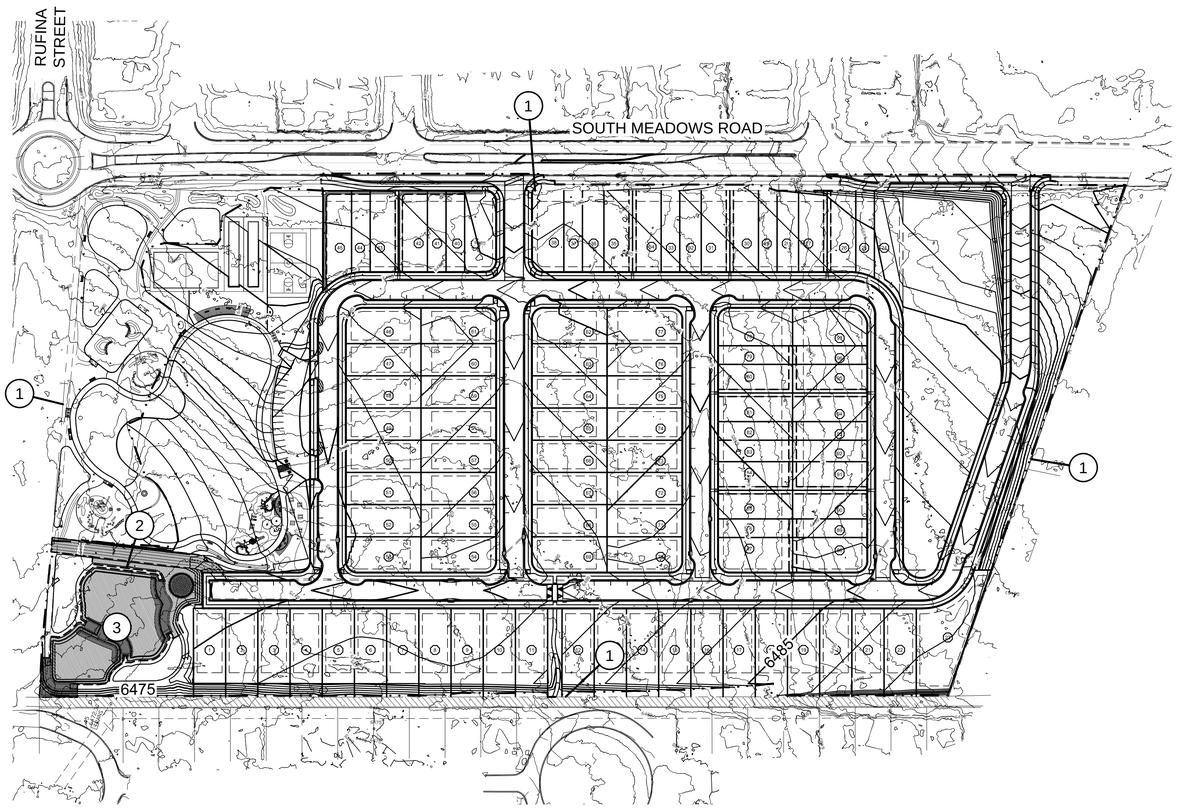
INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
ON OR ABOUT MARCH 15TH, ON OR ABOUT SEPTEMBER 15TH, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. THE MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

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

A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORMWATER IN THE DRAINAGE STRUCTURE.
B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH AND IF NECESSARY RESEED WITH NATIVE GRASSES AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.
C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINAGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.
D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS CUT AND FILL SLOPES AND REPAIR OR STABILIZE ACCORDINGLY.
E. INSPECT STRUCTURAL INTEGRITY OF DRAINAGE PONDS SLOPES RIP-RAP AND OTHER EROSION CONTROL MEASURES AND REPAIR OR STABILIZE ACCORDINGLY.

THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY.

THE OWNER AGREES TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.



PERMANENT EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 100'

0 50 100 200

SCALE: 1" = 100'

SHEET KEYNOTES

1. PROPERTY LINE
2. GRADING LIMITS
3. WATER CATCHMENT AREA INFORMATION:
   STAGE 1:
   TOP ELEVATION = 6376.50 FT
   BOTTOM ELEVATION = 6374.50 FT

   STAGE 2:
   TOP ELEVATION = 6376.50 FT
   BOTTOM ELEVATION = 6374.50 FT

   STAGE 3:
   TOP ELEVATION = 6376.50 FT
   BOTTOM ELEVATION = 6373.50 FT
   VOLUME = 43,588 CF
   AREA = 31,441 SF

LEGEND

– · · — · · – GRADING LIMITS

DRAINAGE MAINTENANCE:

1. ALL DRAINAGE FACILITIES, INCLUDING DRAINAGE FACILITIES WITHIN THE CITY-OWNED PARK AS DELINEATED ON SHEET 4-3 "LANDSCAPE PARK PLAN" SHALL BE MAINTAINED BY ALL PROPERTY OWNERS OR THE HOA.

ENGINEERS SEAL

DATE

REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
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LANDSCAPE		
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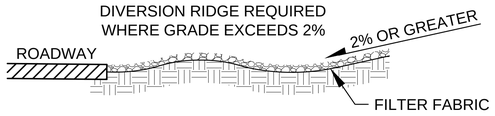
PRELIMINARY SUBDIVSION PLAT
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3600 AND 3740 SOUTH MEADOWS ROAD

PERMANENT EROSION AND SEDIMENT CONTROL PLAN

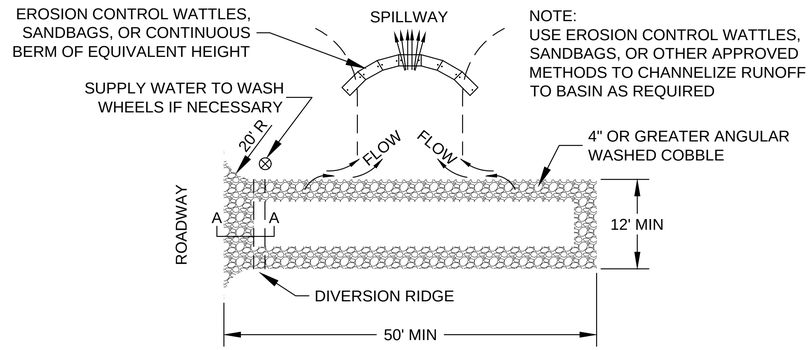
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 100'	10-3

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL MINIMIZE SEDIMENT TRACKING OR TRANSPORT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE ADDING ADDITIONAL LAYERS OF GRAVEL, REPAIR AND/OR CLEANOUT OF MEASURE USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC ROADWAYS.
3. VEHICLE WASHING SHALL BE CONDUCTED IN A STABILIZED AREA WITH APPROPRIATE STORM WATER CONTROLS IN PLACE.



SECTION A-A

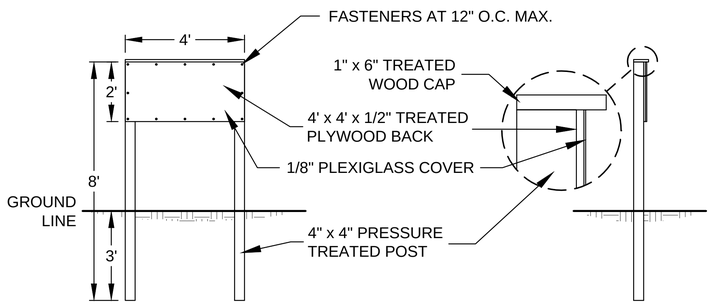


PLAN VIEW

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT

CITY OF SANTA FE NPDES STORMWATER MANAGEMENT NOTES

1. DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE SFCC CHAPTER XIII STORMWATER UTILITY INCLUDING THE STORMWATER UTILITY SERVICE CHARGE AND STORMWATER ILLICIT DISCHARGE CONTROL REQUIREMENTS.
2. DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF NPDES GENERAL MS4 DISCHARGE PERMIT NO. NMR 040000 AND NPDES CONSTRUCTION GENERAL PERMIT NO. NMR 100000.
3. CONSTRUCTION GENERAL DISCHARGE PERMIT NO. NMR 100000
   A STORMWATER POLLUTION PREVENTION PLAN MUST BE PREPARED BY A QUALIFIED PROFESSIONAL AND A NOTICE OF INTENT (NOI) FOR COVERAGE MUST BE FILED WITH THE EPA. CONSTRUCTION STORMWATER DISCHARGES **ARE NOT PERMITTED** UNTIL A MINIMUM OF SEVEN (7) CALENDAR DAYS AFTER EPA ACKNOWLEDGEMENT OF A COMPLETE NOI.
4. CITY OF SANTA FE STORMWATER ILLICIT DISCHARGE CONTROL
   SFCC 13-2 PROHIBITS THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, SLURRIES, MUD, PLASTERS, CONCRETE RINSATES AND ANY CONSTRUCTION MATERIALS, WASTES AND GARBAGE, ETC. INTO THE STORM DRAIN SYSTEM. THE STORM DRAIN SYSTEM INCLUDES ROADS, STREETS, CURBS, GUTTERS, DROP INLETS, PIPED STORM DRAINS, CULVERTS, RETENTION AND DETENTION BASINS, NATURAL AND MAN-MADE DRAINAGE CHANNELS, ARROYOS, RIVERS AND ANY FACILITY AND APPURTENANCE BY WHICH STORMWATER IS COLLECTED AND/OR CONVEYED.
5. CITY OF SANTA FE TERRAIN AND STORMWATER REGULATIONS
   SFCC 14-8.2 REQUIRES THAT CONSTRUCTION DISTURBED AREA SHALL BE PROTECTED AGAINST EROSION. SEDIMENT MUST BE CONTAINED ON THE DISTURBED AREA BY THE USE OF TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SUCH AS SILT FENCING, SWALES, BERMS, GEOTEXTILES, SEDIMENT BASINS AND TRAPS. PROTECTION FOR STORM DRAIN INLETS SHALL BE PROVIDED TO PREVENT THE ENTRY OF SEDIMENT FROM THE SITE WHILE STILL ALLOWING THE ENTRY OF STORMWATER. CONTROL DEVICES SHALL BE KEPT IN PLACE AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
6. THE CONTRACTOR SHALL NOT REMOVE SILT FENCE AND MULCH SOCKS OR OTHER TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES UNTIL DISTURBED AREAS ARE STABILIZED. SOIL STABILIZATION AND EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER COMPLETION OF CONSTRUCTION OR OTHER SOIL DISTURBANCE ACTIVITIES ON THE SITE. IF THE TIME OF YEAR IS NOT CONDUCIVE TO PLANTING, THEN PLANTING MAY BE DELAYED UNTIL THE NEXT APPROPRIATE PLANTING SEASON PROVIDED THAT ALL TEMPORARY EROSION CONTROL MEASURES ARE MAINTAINED UNTIL PERMANENT EROSION CONTROL MEASURES ARE IMPLEMENTED. TEMPORARY EROSION CONTROL MEASURES SHALL BE SELECTED, DESIGNED AND INSTALLED WITH AN APPROPRIATE SEED BASE TO PROVIDE EROSION CONTROL FOR AT LEAST THREE YEARS WITHOUT ACTIVE MAINTENANCE. TEMPORARY EROSION CONTROL MEASURES SHALL BE SELECTED, DESIGNED AND INSTALLED TO ACHIEVE 70 PERCENT VEGETATIVE COVER WITHIN THREE YEARS.



N.P.D.E.S. PERMIT POSTING BOARD
(LOCATED AT MAIN ENTRANCE)

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
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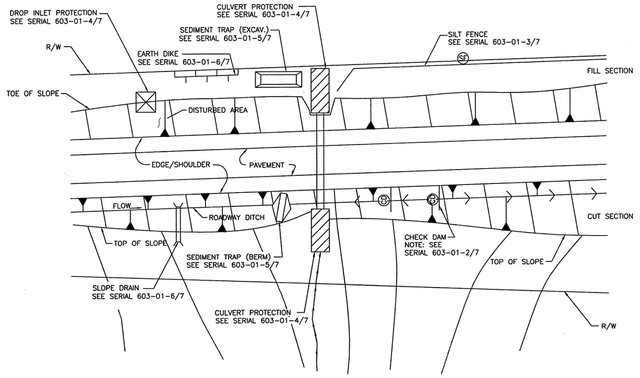
STORM WATER CONTROL DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	10-4

ENGINEERS SEAL

DATE

REVISIONS



TYPICAL USAGE OF SELECTED EROSION AND SEDIMENT CONTROL MEASURES

STANDARD SYMBOLS FOR EROSION AND SEDIMENT CONTROL MEASURES

SILT FENCE (SF)

STRAW BALE (SB)

EARTH DIKE (ED)

DIVERSION CHANNEL (SWALE) (DC)

PIPE SLOPE DRAIN

DROP INLET PROTECTION

CULVERT PROTECTION

CHECK DAM (CD)

SEDIMENT TRAP, BERM

SEDIMENT TRAP, EXCAVATED

SEDIMENT BASIN (SB)

TRIANGULAR SEDIMENT FILTER DIKE (TSFD)

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES (T.E.S.C.M.)

GENERAL NOTES

1. THE SOIL RETENTION BLANKET INSTALLATION DETAILS SHOWN FOR CULVERT PROTECTION SHALL BE USED FOR ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES UTILIZING SOIL RETENTION BLANKETS UNLESS OTHERWISE NOTED.
2. ROCK PLATING USED IN THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THESE SHEETS SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES UNLESS OTHERWISE INDICATED.
3. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES PLACED WITHIN THE CONSTRUCTION CLEAR ZONE SHALL BE INSTALLED WITH 8:1 SLOPES PARALLEL TO TRAFFIC AND 4:1 SLOPES PERPENDICULAR TO TRAFFIC.
4. SEDIMENT TRAPS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.
5. CHECK DAMS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE CHECK DAM.
6. CULVERT PROTECTIONS SHALL BE INSTALLED UPON INITIATION OF EARTH WORK ACTIVITIES AND MAINTAINED AS MUCH AS PRACTICAL UNTIL STABILIZATION IS COMPLETED AND ACCEPTED. CULVERT PROTECTIONS MAY BE REMOVED FOR PERIODS OF TIME AS REQUIRED DURING CONSTRUCTION TO COMPLETE ADJACENT IMPROVEMENTS.
7. THE CONTRACTOR MAY CONSTRUCT AN EARTH DIKE AS SHOWN, OR RELOCATE THE CHECK DAMS AS CONSTRUCTION PROGRESSES. NO DIRECT PAYMENT SHALL BE MADE FOR RELOCATION OF THE CHECK DAMS.
8. STRAW BALES ARE NOT INTENDED FOR USE ON NEW MEXICO DEPARTMENT OF TRANSPORTATION PROJECTS.

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

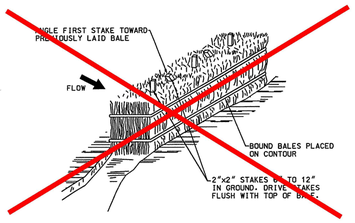
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES

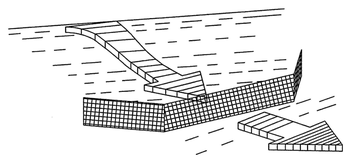
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DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

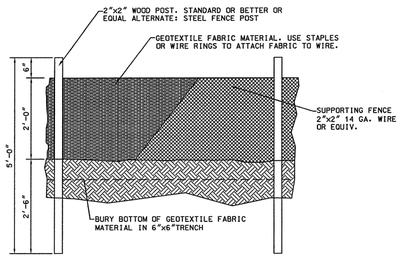
603-01-1/7 SERIAL 1 OF 7

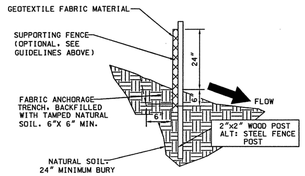


TYPE II
STRAW BALE OPTION



TYPE I
SILT FENCE





NOTES: SILT FENCE AND CHECK DAM

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE POST SPACING FOR SILT FENCES TO MINIMIZE MAINTENANCE.

1. POST SPACING SHALL BE 4 FT. MAXIMUM WITHOUT SUPPORTING FENCE. 10 FT. MAXIMUM WITH SUPPORTING FENCE.
2. POSTS FOR 4 FT. MAXIMUM POST SPACING SHALL BE 2 INCH SQUARE NOMINAL SIZE OR HEAVIER WOOD POSTS. OR STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 2 LBS. PER. LINEAR FOOT.

   POSTS FOR 10 FT. MAXIMUM POST SPACING SHALL BE 4 INCH SQUARE NOMINAL SIZE OR HEAVIER WOOD POSTS. OR STEEL POSTS AS SPECIFIED ABOVE.
3. SUPPORTING FENCE SHALL BE WIRE MESH (14 GA. MIN.. 1 INCH MAX. MESH OPENINGS). SNOW FENCE. PLASTIC FENCE OR APPROVED.
4. SUPPORTING FENCE SHALL BE FASTENED SECURELY TO POSTS WITH STAPLES OR WIRE TIES. GEOTEXTILE FABRIC SHALL BE FASTENED SECURELY TO SUPPORTING FENCE WITH WIRE TIES SPACED AT 2 FT. CENTERS ALONG THE TOP AND MID-SECTION. WHEN A SUPPORTING FENCE IS NOT USED. GEOTEXTILE FABRIC SHALL BE SECURELY FASTENED TO POSTS WITH STAPLES OR WIRE TIES.
5. WHEN SILT FENCE IS USED FOR CHECK DAMS INSTALLED IN DITCHES. A SUPPORTING FENCE SHALL BE PROVIDED. WITH MAXIMUM POST SPACING OF 10 FT.
6. STANDARD "T" OR "U" SECTION STEEL POSTS SHALL NOT BE USED WITHIN THE CONSTRUCTION CLEAR ZONE RECOVERY AREA.
7. STRAW BALES ARE NOT INTENDED FOR USE ON NEW MEXICO DEPARTMENT OF TRANSPORTATION PROJECTS.

NO.	DATE	REV. BY	DESCRIPTION
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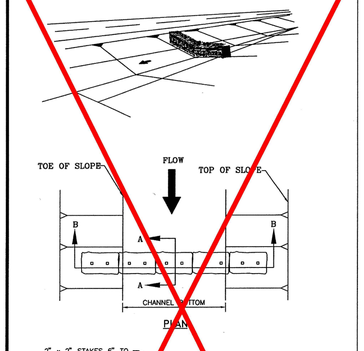
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TEMPORARY EROSION & SEDIMENT CONTROL MEASURES SILT FENCE

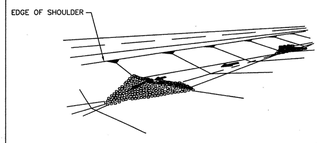
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DESIGN ENGINEER — DATE

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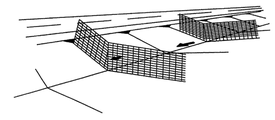
603-01-3/7



TYPE III
(STRAW BALE)



TYPE II
STONE DAM



TYPE I SILT FENCE

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			REVISIONS (OR CHANGE NOTICES)

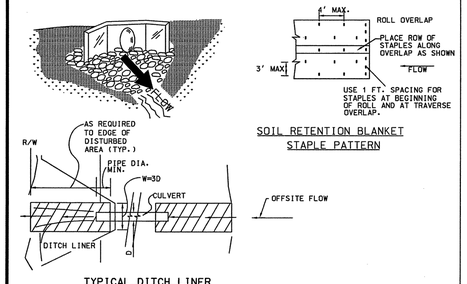
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES CHECK DAMS

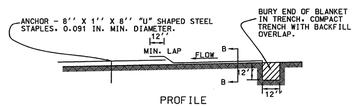
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DESIGN ENGINEER — DATE

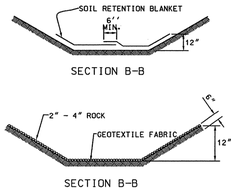
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603-01-2/7 SHEET 2 OF 7



TYPICAL DITCH LINER INSTALLATIONS AT CULVERTS

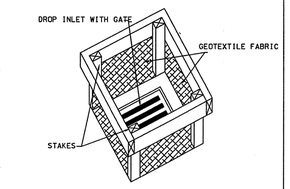




NOTES: CULVERT PROTECTION

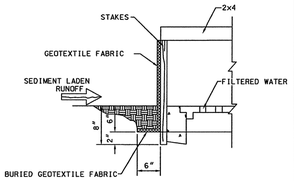
1. WHEN CULVERT PROTECTION IS SPECIFIED. EITHER SOIL RETENTION BLANKETS OR SOIL RETENTION ROCK MAY BE PROVIDED.
2. THE CULVERT PROTECTION WIDTH REQUIRED SHALL BE IN ACCORDANCE WITH THESE DETAILS UNLESS SPECIFIED OTHERWISE.
3. THE SOIL RETENTION BLANKET INSTALLATION SHOWN OUTLINES MINIMUM REQUIREMENTS. MANUFACTURER'S RECOMMENDATIONS SHALL BE USED IF THEY ARE MORE STRINGENT.

CULVERT PROTECTION

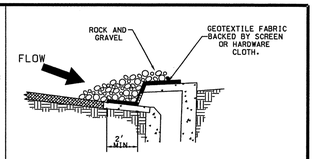


TYPE I

NOTE: WHEN SPECIFIED. ROCKS OR STRAW BALES CAN BE SUBSTITUTED FOR SILT FENCE.



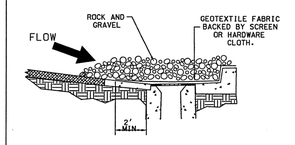
DROP INLET PROTECTION



TYPE I
CURB OPENING

NOTES: GRAVEL INLET PROTECTION

1. THIS INSTALLATION IS FOR A TYPE I CURB DROP INLET ONLY. THE TYPE II. III TO "N" INSTALLATION IS SIMILAR.
2. THE SPACING OF THE LONGITUDINAL BRACING SHALL NOT EXCEED 5 FT.



TYPE II
CURB DROP INLET

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

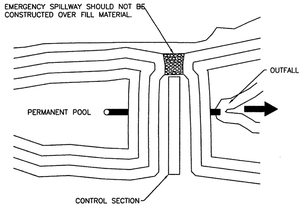
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES CULVERT & DROP INLET PROTECTION

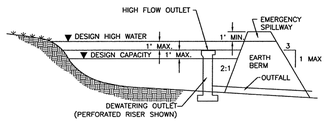
APPROVED Raymunda Van Haven 11/29/04
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-4/7

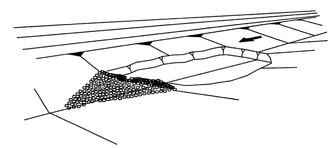


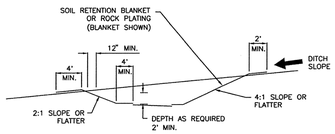
PLAN VIEW



CROSS SECTION

SEDIMENT BASIN



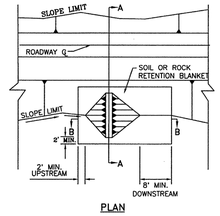


SEDIMENT BASIN, EXCAVATED

NOTES: SEDIMENT TRAP

1. TEMPORARY SEDIMENT TRAPS MAY BE CONSTRUCTED BY EXCAVATION ALONE OR BY EXCAVATION IN COMBINATION WITH AN EMBANKMENT.
2. TEMPORARY SEDIMENT TRAPS ARE OFTEN USED IN CONJUNCTION WITH A DIVERSION DIKE OR SWELL.
3. THE DRAINAGE AREA FOR THE SEDIMENT TRAP SHOULD NOT EXCEED 5 DISTURBED ACRES.
4. THE TRAP MUST BE ACCESSIBLE FOR EASE OF REGULAR MAINTENANCE, WHICH IS CRITICAL TO ITS PROPER FUNCTIONING.
5. SEDIMENT TRAPS ARE TEMPORARY MEASURES AND SHOULD NOT REMAIN IN PLACE LONGER THAN 18 TO 24 MONTHS.
6. THE EMBANKMENT MAY NOT EXCEED 5 FT. IN HEIGHT.
7. THE RECOMMENDED MINIMUM WIDTH AT THE TOP OF THE EMBANKMENT IS BETWEEN 2 FT. AND 5 FT.

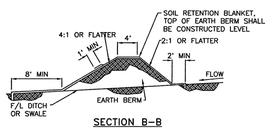
SEDIMENT TRAP



PLAN



SECTION A–A



SECTION B–B

EARTH DIKE (BERM)

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

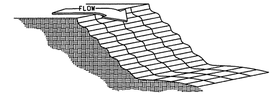
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

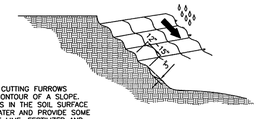
T.E.S.C.M. SEDIMENT BASIN, SEDIMENT TRAP & EARTH DIKE

APPROVED Raymunda Van Horn 11/29/04
(DESIGN ENGINEER) DATE

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

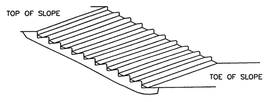
603-01-5/7 SHEET 5 OF 7

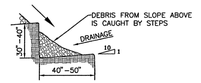




GROOVING IS CUTTING FURROWS ALONG THE CONTOUR OF A SLOPE. IRREGULARITIES IN THE SOIL SURFACE CATCH RAINWATER AND PROVIDE SOME RETENTION OF LIME, FERTILIZER AND SEED.

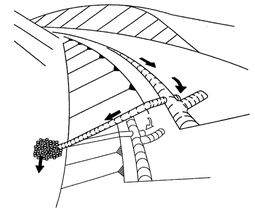
GROOVING SLOPES

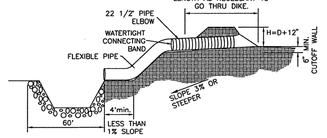


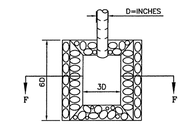


STAIR STEPPING CUT SLOPE

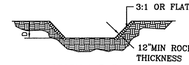
SURFACE ROUGHENING







RIPRAP APRON PLAN



SECTION F–F

SLOPE DRAIN

NOTES: PIPE SLOPE DRAIN

1. THE FLEXIBLE PIPE SHALL BE THE SAME DIAMETER AS THE INLET PIPE AND SHALL BE CONSTRUCTED OF A DURABLE MATERIAL WITH HOLD-DOWN GROMMETS SPACED AT 10 FT. ON CENTER.
2. THE FLEXIBLE PIPE SHALL BE SECURELY FASTENED TO THE CORRUGATED METAL OR HIGH DENSITY POLYETHYLENE PIPE WITH METAL STRAPPING OR WATERTIGHT CONNECTING COLLARS.
3. THE FLEXIBLE PIPE SHALL BE STAKED AT 10 FT. CENTERS ALONG THE SLOPE USING MINIMUM 4 INCH SQUARE WOOD POSTS OR STANDARD STEEL POSTS DRIVEN 2 FT. MINIMUM INTO THE GROUND.
4. RIGID PIPE SHALL BE ANCHORED AT BENDS. ANCHORAGE SHALL CONSIST OF A MINIMUM 4 INCH SQUARE WOOD POSTS OR STANDARD STEEL POSTS DRIVEN 2 FT. MINIMUM INTO GROUND, OR EARTHEN THRUST BLOCK.
5. PAYMENT OF BASIN ITEMS ARE INCIDENTAL TO THE COST OF FLEXIBLE STORM DRAIN PIPE.
6. FOR PIPE DIAMETER ON TEMPORARY SLOPE DRAIN SEE TABLE BELOW

TEMPORARY SLOPE DRAIN PIPES

Runoff Flow Rate (cfs)	Pipe Diameter Required (inches)
0 – 6.0	18
6.0 – 9.0	21
9.0 – 12.0	24
12.0 – 20.0	30

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

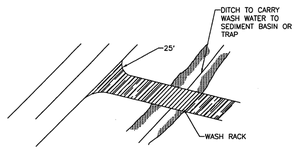
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

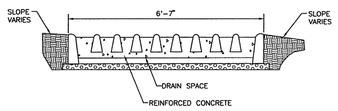
TEMPORARY EROSION & SEDIMENT CONTROL MEASURES PIPE SLOPE DRAIN & SURFACE ROUGHENING

APPROVED Raymunda Van Horn 11/29/04
(DESIGN ENGINEER) DATE

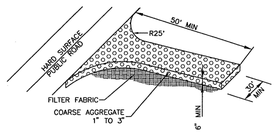
DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

603-01-6/7 SHEET 6 OF 7

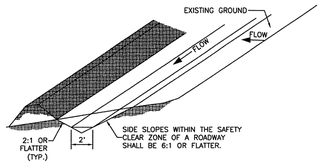




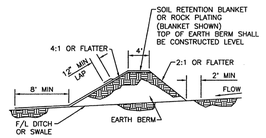
WASH RACK



OFFSITE TRACKING PREVENTION



TYPICAL SWALE CONFIGURATION



FILTER FABRIC DIVERSION DIKE

DIVERSION DIKE

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

T.E.S.C.M. OFFSITE TRACKING PREVENTION & DIVERSION DIKE

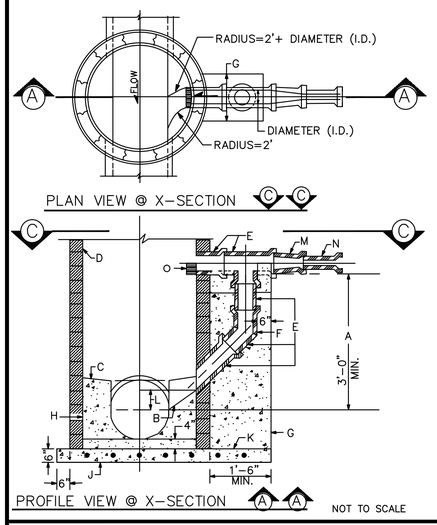
APPROVED Raymunda Van Horn 11/29/04
(DESIGN ENGINEER) DATE

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

603-01-7/7 SHEET 7 OF 7

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



PLAN VIEW @ X-SECTION (C)(C)

PROFILE VIEW @ X-SECTION (A)(A)

NOT TO SCALE

CONSTRUCTION NOTES

A. 3' (FT) MINIMUM DISTANCE OF VERTICAL DROP. LESS THAN 3'(FT) DISALLOWS DROP MANHOLE.

B. FORM PIPE INVERT IN SHELF. INVERT TO SPRINGLINE.

C. SHELF SLOPE, 1"(IN) PER FT.

D. MANHOLE TYPE FOR UPPER PORTION IS SPECIFIED IN MANHOLE TYPE "E" DETAIL DWG NO. SAS-2.

E. USE D.I. OR P.V.C.(SDR 35) PIPE THROUGHOUT DROP. ALL PIPING IN DROP STRUCTURE FROM THE TEE IS INCREASED ONE PIPE SIZE FROM THE SERVICE LINE. (SERVICE=8" DROP=10")

F. USE BELL AND SPIGOT 45° LONG RADIUS BEND.

G. CONCRETE SUPPORT WIDTH EQUALS PIPE O.D. PLUS 6"(IN) MINIMUM EACH SIDE.

H. CONCRETE FILL.

J. CAST IN PLACE REINFORCED CONCRETE BASE REQUIRED. CONCRETE BASE TO BE POURED IN PLACE USING NO.4 BARS AT 6"(IN) O.C. EACH WAY FOR MANHOLE DEPTH OF 16'(FT) OR GREATER. NO4 BARS AT 12"(IN) O.C. EACH WAY FOR MANHOLE DEPTH LESS THAN 16'(FT) IN DEPTH.

K. FOR NEW DROP ON EXISTING MANHOLE CONSTRUCT 3X3 REINFORCED CONCRETE BASE BEFORE CONSTRUCTING DROP SUPPORT.

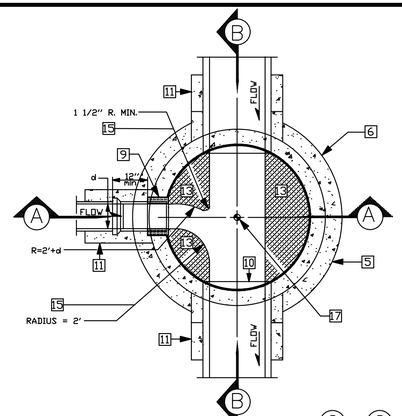
L. MINIMUM 2"(IN) ABOVE SPRINGLINE OR AS SHOWN ON PLAN.

M. REDUCER

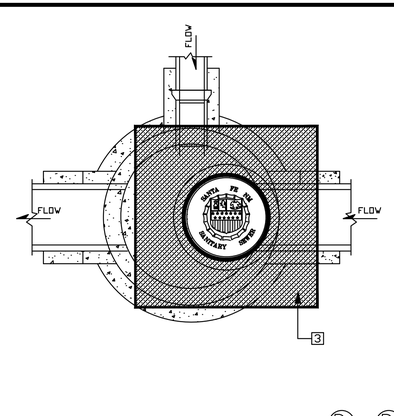
N. SERVICE LINE

O. EXTEND PIPE 3"(IN) MINIMUM 6"(IN) MAXIMUM INTO MANHOLE TOP. 1/2 PIPE REMOVED.

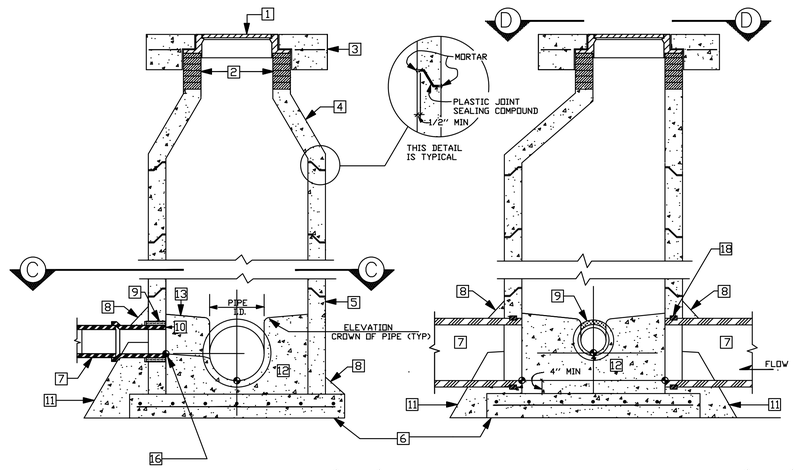
DROP MANHOLE DETAIL
DWG. #: SAS-1



PLAN VIEW @ X-SECTION (C)(C)



PLAN VIEW @ X-SECTION (D)(D)



PROFILE VIEW @ X-SECTION (A)(A)

PROFILE VIEW @ X-SECTION (B)(B)

◆ DENOTES ELEVATION PER ENGINEERS DESIGN

NOT TO SCALE

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

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 "YELLOWLINK" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR AC/PVC ADAPTER COUPLINGS.
F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SCH. 40 DWV.
G. SERVICE CONNECTIONS:
1. VCP PIPE: FACTORY TEE FITTINGS; SECTION 125 NM APWA.
2. PVC PIPE: CAST IRON BODIES TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS; FOWLER "QUICKWAY",GENECO, HERSEY "PIONEER", OR APPROVED EQUAL.
H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 701.3.5 NM APWA.

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

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

FIELD QUALITY CONTROL

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

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

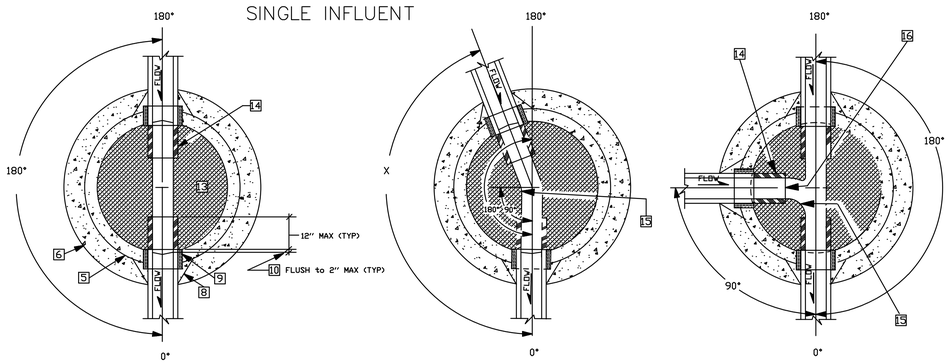
FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

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

FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDES 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.

SINGLE INFLUENT



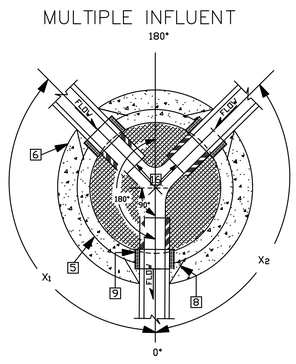
180° or STRAIGHT THROUGH

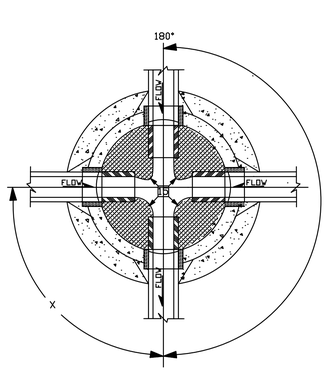
DIRECTIONAL CHANGE
X ≥ 90°
ANGLE X MEASURED FROM EFFLUENT CENTERLINE

TEE, 90° & 180°
ANGLE MEASURED FROM EFFLUENT CENTERLINE

MULTIPLE INFLUENT

WYE
MINIMUM BEND 90°
MAXIMUM BEND 180°
ANGLE X MEASURED FROM EFFLUENT CENTERLINE





4-WAY TEE
ANGLE X MEASURED FROM EFFLUENT CENTERLINE
MINIMUM BEND 90°

NOT TO SCALE

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

SCDT1-4 - 6/7/00

WATER QUALITY DIVISION — UTILITY DEVELOPMENT

CITY OF SANTA FE
WATER QUALITY DIVISION

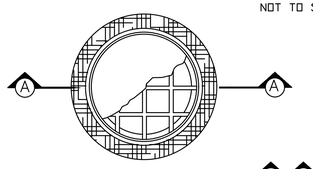
TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS	FILE #: E:\AUTO\DWG\SCDT1-4
DRAWN BY: G. CHAVEZ	8-3-92	
CADD RENDITION BY: G. CHAVEZ	12-14-92	SHEET 11-1
APPROVED BY: E. BROWN	11-16-94	

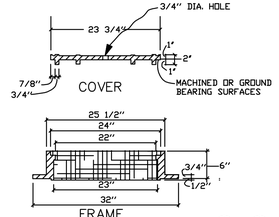
LEGEND

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

NOT TO SCALE

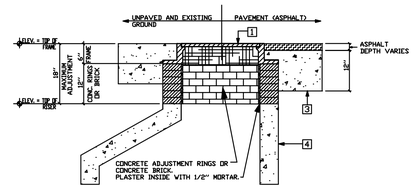


PLAN VIEW @ X-SECTION (A) (A)



PROFILE VIEW @ X-SECTION (A) (A)

MANHOLE FRAME & COVER DETAIL/DWG # SAS-4



PROFILE VIEW

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 9'(FT.) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

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

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

CONSTRUCTION MATERIALS

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

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

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

FIELD QUALITY CONTROL

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

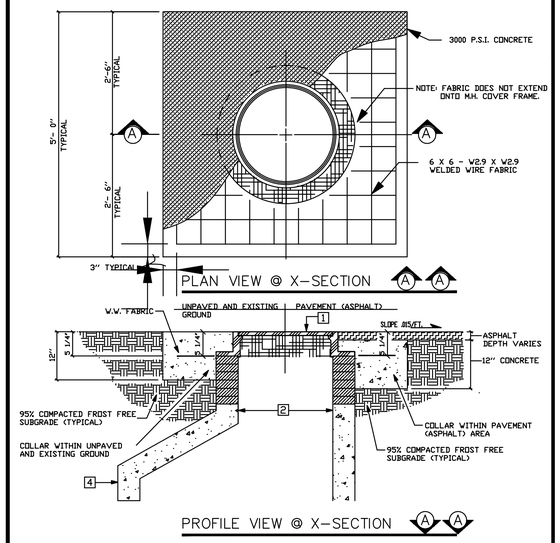
FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

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

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

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

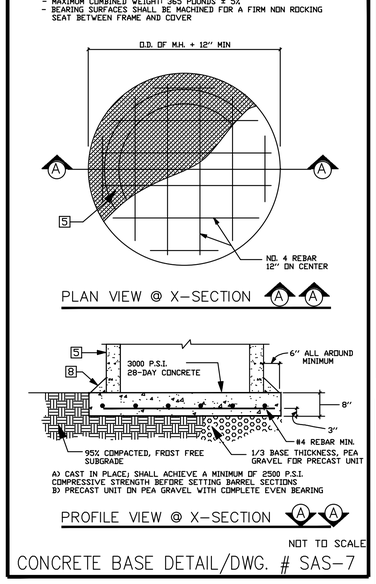
NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.



PLAN VIEW @ X-SECTION (A) (A)

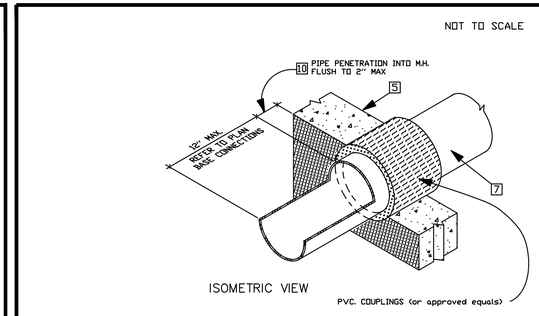
PROFILE VIEW @ X-SECTION (A) (A)

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

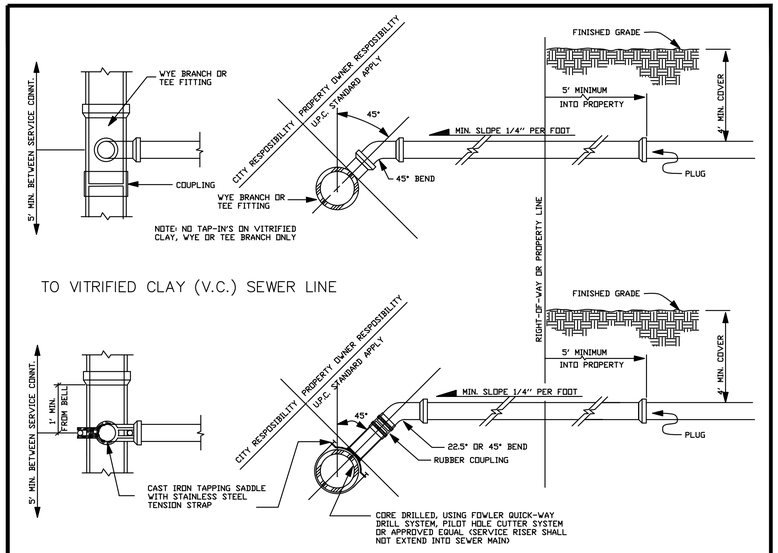


NOT TO SCALE

CONCRETE BASE DETAIL/DWG. # SAS-7

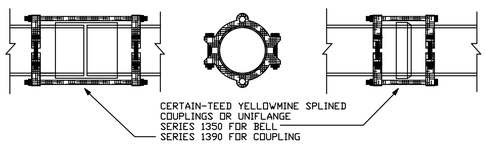


MANHOLE ADAPTER DETAIL/DWG. # SAS-8



NOT TO SCALE

SERVICE CONNECTION DETAILS/DWG. # SAS-10



NOTE: AT RIVER AND ARROYO CROSSINGS

SCDT2-4 - 6/7/00

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

CITY OF SANTA FE
WATER QUALITY DIVISION

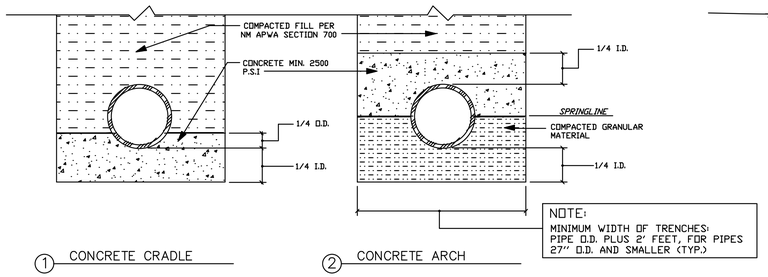
TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

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

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

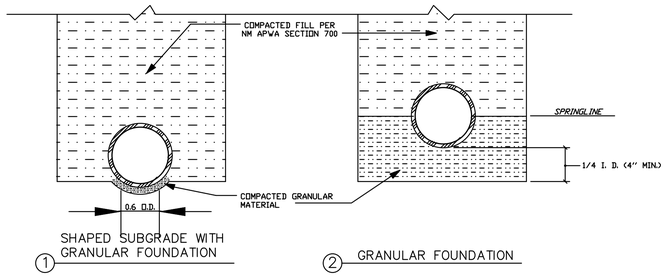
NOT TO SCALE

CLASS "A"



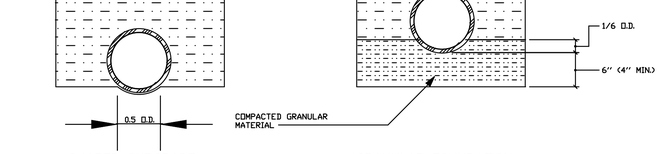
① CONCRETE CRADLE ② CONCRETE ARCH

CLASS "B"

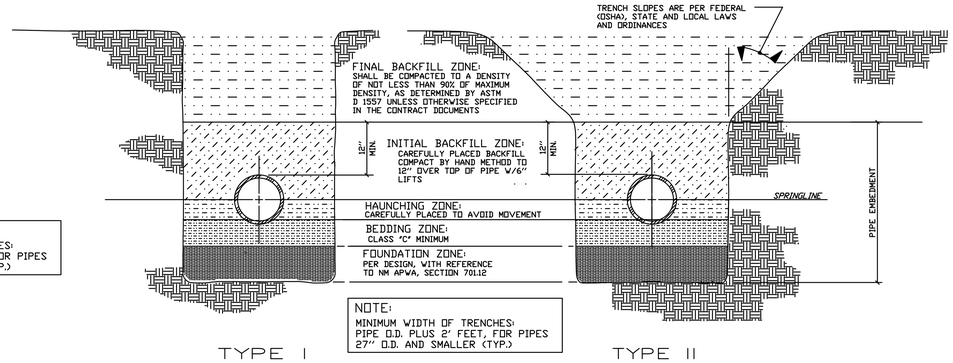


① SHAPED SUBGRADE WITH GRANULAR FOUNDATION ② GRANULAR FOUNDATION

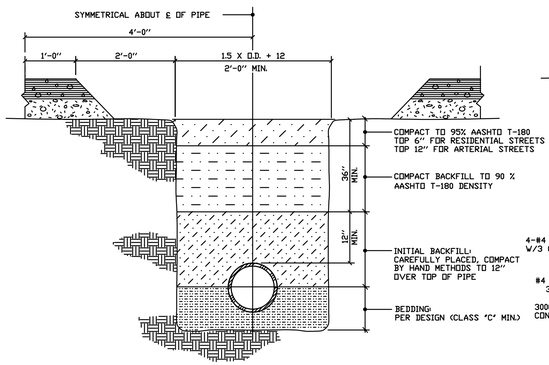
CLASS "C"



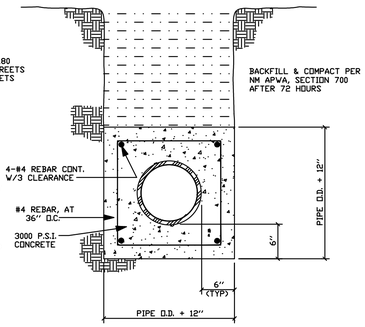
① SHAPED SUBGRADE ② GRANULAR FOUNDATION



TYPE I TYPE II



PAVED AREAS



CONCRETE ENCASEMENT

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 1380 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 "PHONEER", OR APPROVED EQUAL.
- H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 701.3.5 NM APWA.

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

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

FIELD QUALITY CONTROL

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

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

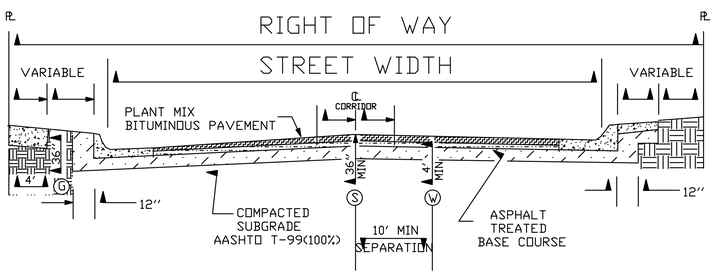
FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

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

FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDES 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.

TYPICAL UTILITIES SEPARATION DETAIL/DWG. # SAS-12



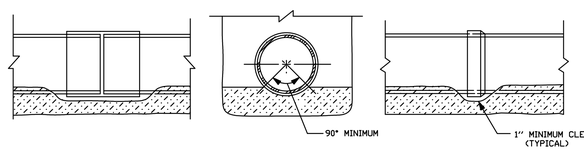
LEGEND

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

NOT TO SCALE

SCDT3-4 - 6/7/00

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



NOT TO SCALE

WATER QUALITY DIVISION — UTILITY DEVELOPMENT

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	
CADD RENDITION BY: G. CHAVEZ	2 12-14-92	SHEET 11-3
APPROVED BY: E. BROWN	3 11-16-94	

TABLE 1

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

NOTE

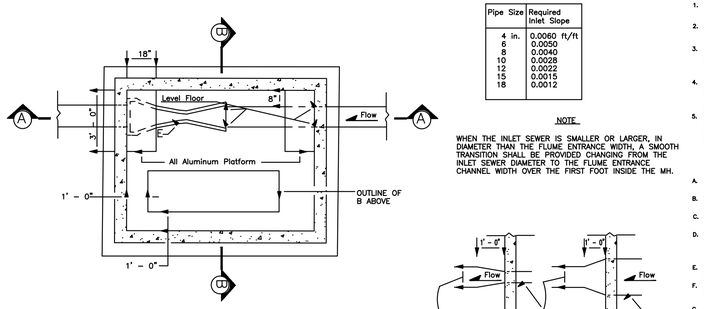
WHEN THE INLET SEWER IS SMALLER OR LARGER, IN DIAMETER THAN THE FLUME ENTRANCE WIDTH, A SMOOTH TRANSITION SHALL BE PROVIDED CHANGING FROM THE INLET SEWER DIAMETER TO THE FLUME ENTRANCE CHANNEL WIDTH OVER THE FIRST FOOT INSIDE THE MH.

GENERAL NOTES

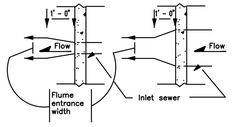
1. THIS DESIGN IS APPLICABLE FOR MANHOLES 6.0 FT. & LESS IN DEPTH MEASURED FROM FLOOR TO CONCRETE COVER. DEPTHS GREATER THAN 6.0 FT. WILL REQUIRE THE 8' DIAMETER, ROUND MANHOLE PER DWG NO. IP-1.
2. INDUSTRIAL MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF CITY RIGHT-OF-WAY. CITY PERSONNEL SHALL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

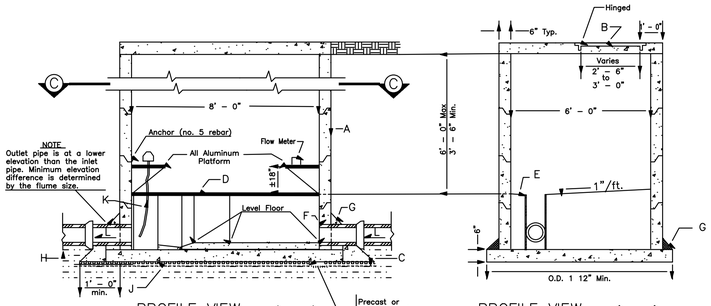
CONSTRUCTION NOTES

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



PLAN VIEW @ X-SECTION C C



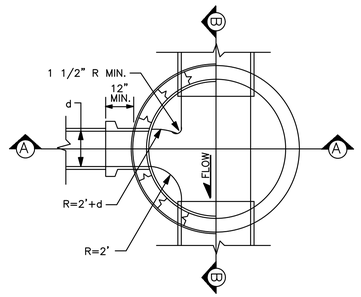


PROFILE VIEW @ X-SECTION A A

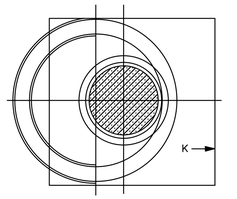
PROFILE VIEW @ X-SECTION B B

NOT TO SCALE

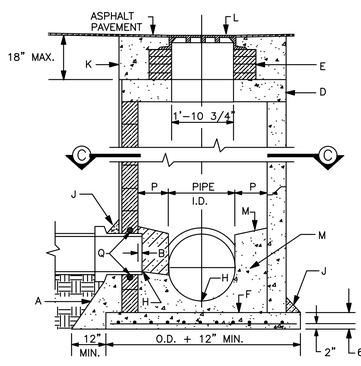
SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (6x8 RECTANGULAR)/DWG # IP-2



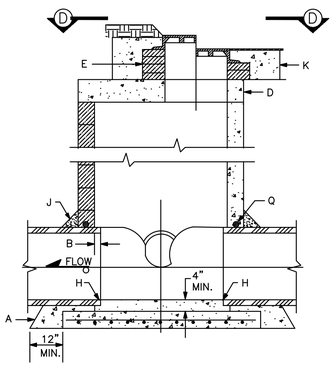
PLAN VIEW @ X-SECTION C C



PLAN VIEW @ X-SECTION D D



PROFILE VIEW @ X-SECTION A A



PROFILE VIEW @ X-SECTION B B

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 OR. 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

TABLE 1

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

NOTE

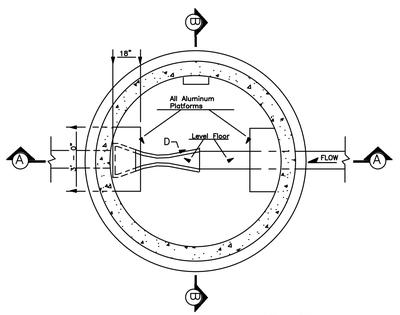
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GENERAL NOTES

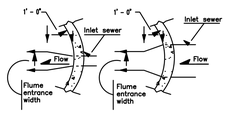
1. THIS DESIGN IS APPLICABLE FOR MANHOLES 8.0 FT. & GREATER IN DEPTH MEASURED FROM FLOOR TO CONCRETE COVER. DEPTHS LESS THAN 8.0 FT. WILL REQUIRE THE 6' DIAMETER, ROUND MANHOLE PER DWG NO. IP-2.
2. INDUSTRIAL MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF CITY RIGHT-OF-WAY. CITY PERSONNEL SHALL HAVE ACCESS TO THE MANHOLE AT ALL TIMES OF THE DAY OR NIGHT.
3. NOT ALL INSTALLATIONS WILL REQUIRE THE ALUMINUM PLATFORMS. SAMPLER AND FLOW METERING APPARATUS TO BE PROVIDED BY THE INDUSTRIAL USER. FINAL DECISIONS RELATIVE TO THE REQUIREMENT FOR MONITORING EQUIPMENT AND THE SPECIFIC TYPE OF FLUME WILL BE MADE BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION FOR EACH INDIVIDUAL CASE.
4. A PARSHALL FLUME OR PALMER BOWLUS FLUME SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THIS DETAIL. THE FLUME SHALL BE SIZED TO ACCURATELY MEASURE ALL ANTICIPATED FLOW LEVELS. PRIOR TO INSTALLATION THE FLUME SIZE, AND TYPE MUST BE APPROVED BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION.
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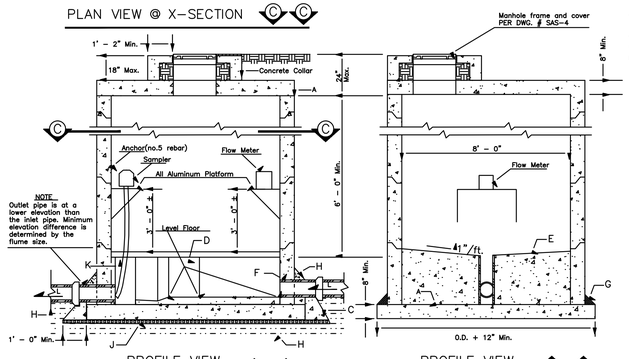
CONSTRUCTION NOTES

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E. CONCRETE FILLETS, USE 3000 PSI CONC. WITH TYPE II CEMENT. FILLETS TO MATCH TOP OF FLUME AND SLOPE ONE INCH PER FOOT.
F. MANHOLE PIPE CONNECTIONS TO BE PER ASTM C-923; STANDARD SPEC. FOR RESILIENT CONNECTORS BETWEEN REINFORCED CONCRETE MANHOLE STRUCTURES AND PIPES. RESILIENT CONNECTORS TO BE A-LOK OR APPROVED EQUAL.
G. 6 IN. GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.
H 6" SUBGRADE AND BACKFILL COMPACTED TO 95% MODIFIED PROCTOR.
J. 2 IN. GRAVEL CRUSHED STONE LEVELING COURSE.
K. FLUME OUTLET END ADAPTER, PLASTI-FAB OR APPROVED EQUAK.
L. SLOPE PER TABLE 1.



PLAN VIEW @ X-SECTION C C





PROFILE VIEW @ X-SECTION A A

PROFILE VIEW @ X-SECTION B B

NOT TO SCALE

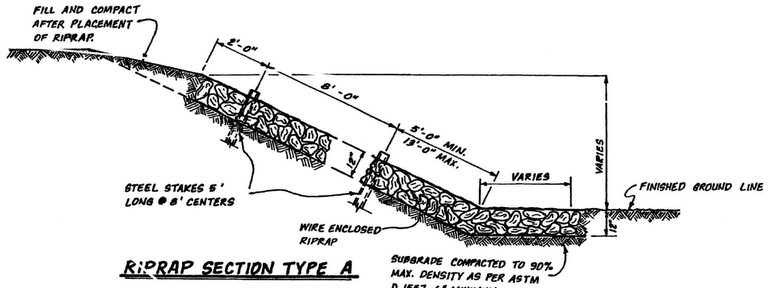
SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (8 FT. DIA.)/DWG. # IP-1

SCDT4-4X - 6/7/00

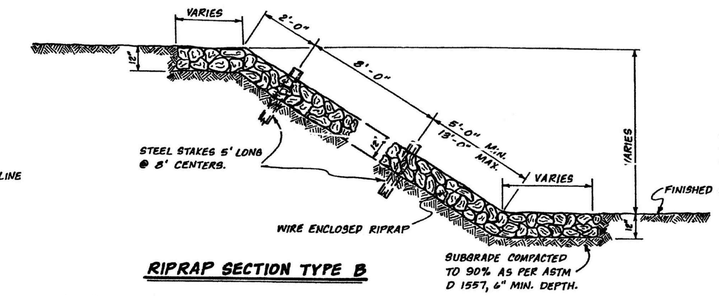
CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

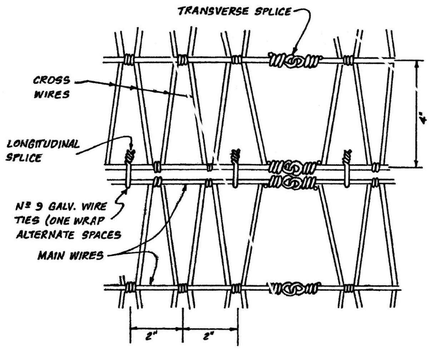
DATE: JULY 1992	REVISIONS	FILE #: E:\AUTO\DWG\SCDT4-4
DRAWN BY: G. CHAVEZ	1 8-4-92	
CADD RENDITION BY: G. CHAVEZ		SHEET 11-4
APPROVED BY: E. BROWN		



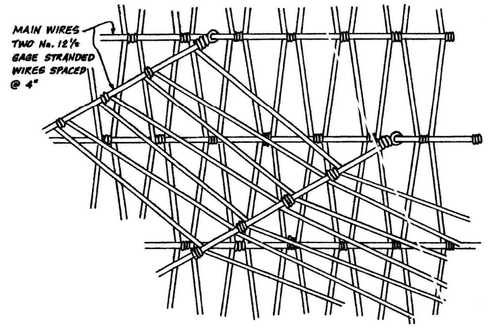
RIPRAP SECTION TYPE A



RIPRAP SECTION TYPE B



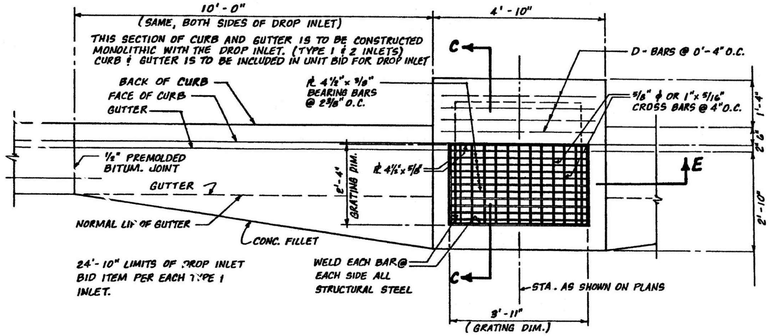
DETAIL OF WIRE FABRIC AND NORMAL SPLICE



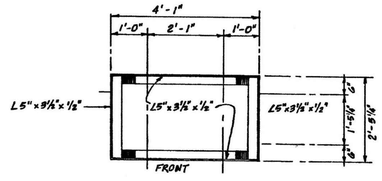
DETAIL OF SPLICE @ SKEWED INTERSECTION

RIPRAP - GENERAL NOTES:

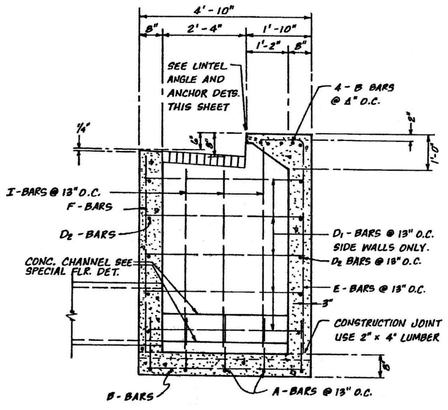
1. WIRE FABRIC IS TO BE GALVANIZED "V" MESH OF THE FOLLOWING CONSTRUCTION: MAIN WIRES ; TWO No. 12½ GAGE STRANDED WIRES SPACED AT 4". CROSS WIRES; SINGLE No. 12½ GAGE WIRES SPACED AT 2" WITH NOT LESS THAN TWO TURNS AROUND THE MAIN WIRES. APPROXIMATE WEIGHT; 48 POUNDS PER 100 SQUARE FEET.
2. STEEL STAKES MAY BE RAILROAD RAILS WEIGHING NOT LESS THAN 30 LBS. PER YARD, 4" O.D. STANDARD STRENGTH GALVANIZED STEEL PIPE OR 4 x 4 x ⅜ STEEL ANGLES. STEEL STAKES SHALL PROJECT 6" ABOVE TOP OF RIPRAP. STEEL STAKES ARE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE WORK AND NO DIRECT MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
3. IF LENGTH OF SLOPE IS 15 FEET OR LESS ONLY ONE ROW OF STEEL STAKES, 2 FEET FROM THE TOP EDGE OF THE RIPRAP, WILL BE REQUIRED UNLESS OTHERWISE NOTED ON PLANS.
4. AS AN ALTERNATE, WIRE FABRIC MAY BE GALVANIZED STEEL WIRE MEETING THE REQUIREMENTS FOR CLASS 3, FINISH 5, MEDIUM TENSILE STRENGTH COATED WIRE AS SET FORTH IN FEDERAL SPECIFICATION QQ-W-461. THE WIRES SHALL BE CONTINUOUS, HAVE A DIAMETER OF NOT LESS THAN 0.118 INCH AND SHALL BE TRIPLE TWISTED TO FORM A UNIFORM HEXAGONAL MESH PATTERN WITH A MAXIMUM OPENING SIZE OF 3" x 4¾".
5. DETAIL FROM N.M.S.H.D. DETAIL, SERIAL BRR-001-05.



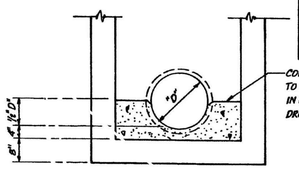
TYPE - 1 INLET PLAN



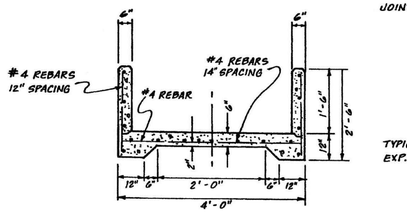
GRATING FRAME DETAIL



SECTION C-C

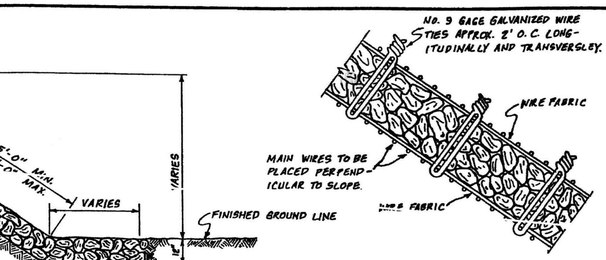


SPECIAL FLOOR DETAIL

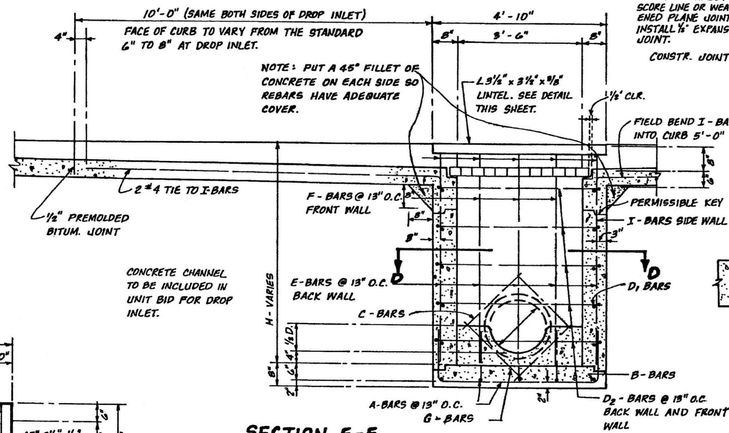


NOTE: REINFORCING IS TO BE CONTINUOUS THRU EXPANSION JOINT

TYPICAL RUNDOWN DETAIL
SECTION F-F

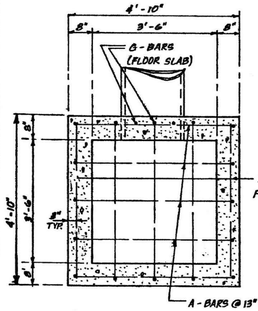


TYPICAL SECTION

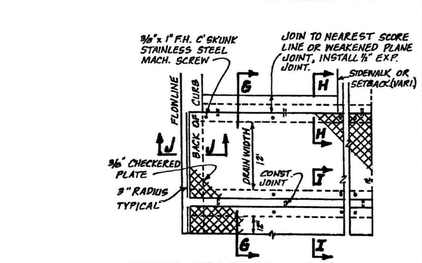


SECTION E-E

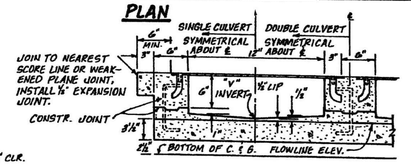
RE - BAR SCHEDULE			
BAR TYPE	SIZE & SHAPE	BAR No.	BAR TYPE & QUANTITY
A	R 1⅞" 4'-6" 8'-6"	#4	TYPE -1 - 8 REQUIRED TYPE 2 - 12 REQUIRED TYPE - 2 - 4 REQUIRED
B	4'-6" 8'-6"	#4	TYPE -1 - 6 REQUIRED TYPE - 2 - 6 REQUIRED
C	8'-6"	#4	TYPE -1-2 REQ'D PER OUTLET TYPE-2-2 REQ'D PER OUTLET
D_1	4'-6"	#4	TYPE -1-2 REQ'D PER FT. INT. TYPE-2-2 REQ'D PER FT. INT.
D_2	R 1⅞" 8'-1" 2'-0"	#4	TYPE -1-2 REQ'D PER 19" INT. TYPE-2-2 REQ'D PER 19" INT.
E	14" LESS 0'-4"	#4	TYPE -1 - 6 REQUIRED TYPE - 2 - 9 REQUIRED
F	2" LESS 0'-4"	#3	TYPE - 1 - 8 REQUIRED TYPE - 2 - 7 REQUIRED
G	2'-0"	#4	TYPE -1- 2 REQ'D. PER OUTLET TYPE-2-2 REQ'D. PER OUTLET
H	R 1⅞" 4'-0" 14" LESS 0'-11"	#4	TYPE -1-8 REQ'D FIELD BEND TYPE-2-5 REQ'D INTO CURB



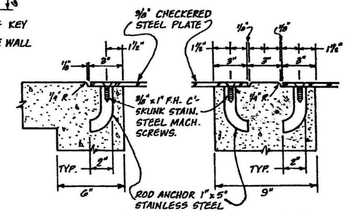
SECTION D-D



SINGLE AND DR MULTIPLE CULVERT PLAN



SECTION G-G



SECTION H-H

SECTION I-I

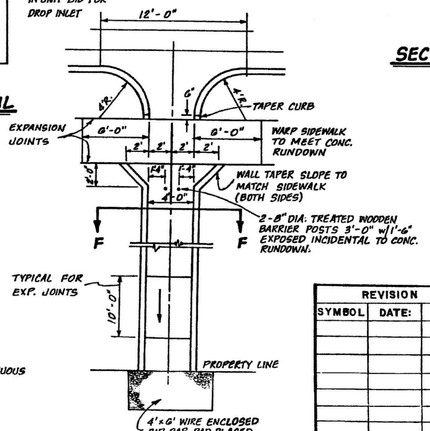
SECTION J-J

DOWEL DETAIL

SIDEWALK CULVERT DETAIL

GENERAL NOTES:

1. PLACING OF DRAIN THRU EXIST. SIDEWALK, C. & G. REQUIRE THAT ENTIRE SIDEWALK, C. & G. STONES BE REMOVED & REPLACED AS DETAILED HEREIN.
2. BOTTOM SLAB OF CULVERT SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER.
3. ALL EXPOSED CONC. SURFACE SHALL MATCH GRADE COLOR, FINISH AND SCORING OF ADJACENT CURB AND SIDEWALK.
4. SIDEWALK REPLACED DURING CONSTRUCTION TO BE POURED MONOLITHICALLY WITH CULVERT WALLS.
5. FOR ALL CONCRETE, THE MINIMUM DESIGN COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 4000 POUNDS PER SQUARE INCH, 7 - BAG MIX AND THAT THE MINIMUM COARSE AGGREGATE SIZE ALLOWED WILL BE 1 INCH. PERCENTAGE OF AIR - ENTRAINMENT IN THE CONCRETE AT THE PROJECT SITE SHALL BE IN THE RANGE OF 4 TO 7 PERCENT.
6. THE CITY WILL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF ANY SIDEWALK CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS.



CONCRETE DRAINAGE @ INDOWAY

REVISION		
SYMBOL	DATE:	BY:

CITY OF SANTA FE

DRAINAGE DETAILS

DRAWN BY: Charlie Gonz. CHECKED BY: DATE: SHT

SUMMARY
FILENAME

GENERAL NOTES:

1. *NMDOT IS RECOGNIZED AS A TITLE II PUBLIC ENTITY UNDER THE AMERICANS WITH DISABILITIES ACT (ADA), OF 1990 (PUBLIC LAW 101-336). A TITLE II ENTITY IS DEFINED AS ANY STATE OR LOCAL GOVERNMENT ENTITY AND PROHIBITS DISCRIMINATION ON THE BASIS OF DISABILITY. THE ADA EXTENDS THE PRINCIPLES OF SECTION 504 OF THE REHABILITATION ACT, OF 1973, AS AMENDED, TO PROTECT PERSONS WITH DISABILITIES IN ALL PUBLIC FACILITIES AND PROGRAMS IRRESPECTIVE OF THE FUNDING SOURCE.*
2. *THESE DRAWINGS PROVIDE GUIDANCE FOR COMPLIANCE WITH THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY (PROWAG), JULY 26, 2011, OR LATEST EDITION . THESE GUIDELINES SHALL APPLY TO ALL NEW AND ALTERED PEDESTRIAN ACCESS ROUTES (PAR).*
3. *REFER TO CONSTRUCTION PLANS FOR THE DETAILED LAYOUTS AND DETAILS.*
4. *PEDESTRIAN ACCESS ROUTES (PAR) SHALL BE FIRM, STABLE, AND SLIP RESISTANT. PROVIDE SLIP RESISTANT TEXTURE ON SIDEWALKS AND CURB RAMPS BY BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP AND/OR PERPENDICULAR TO PEDESTRIAN TRAVEL. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING SIDE FLARES. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATIONS ONLY.*
5. *VERTICAL SURFACE DISCONTINUITIES SHALL BE 0.5 INCHES MAXIMUM. VERTICAL DISCONTINUITIES BETWEEN 0.25 INCHES AND 0.5 INCHES SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 50 PERCENT. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE VERTICAL SURFACE DISCONTINUITY.*
6. *HORIZONTAL OPENINGS IN GRATINGS AND JOINTS SHALL NOT PERMIT PASSAGE OF A SPHERE MORE THAN 0.5 INCHES IN DIAMETER. ELONGATED OPENINGS IN GRATES SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.*
7. *PROVIDE EXPANSION JOINT MATERIAL 0.5 INCHES THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.*
8. *SEAL ALL JOINTS WITH AN APPROVED SEALING MATERIAL.*
9. *INSTALL JOINTS WHERE CURB RAMPS, TURNING SPACES, FLARES, AND SIDEWALKS ABUT. ALL JOINTS AND TRANSITIONS SHALL BE FLUSH*
10. *VERTICAL WALLS OR HEADER CURBS ARE PERMITTED WHEN ADJACENT TO NON-WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY CURB RAMP FLARES OR GRADING. GRADE NON-WALK AREAS AT 3:1 OR FLATTER.*
11. *CONSTRUCTION TOP / BOTTOM OF CURB TO BE FLUSH WITH ADJACENT SURFACES (CURB RAMPS, SIDEWALKS, AND FLARES). VERTICAL LIPS NOT PERMITTED AT THE BOTTOM OF CURB RAMP WHERE THE RAMP MEETS STREET LEVEL.*

SIDEWALKS

12. *SIDEWALK, AND CURB AND GUTTER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SERIAL 609-01-17.*
13. *SIDEWALK CROSS SLOPE IS RECOMMENDED TO BE CONSTRUCTED FOR CROSS SLOPE OF 1.5% TYPICAL, BUT SHALL NOT EXCEED 2.0% CROSS SLOPE ON THE PEDESTRIAN ACCESS ROUTE (PAR).*
14. *SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 5.0 FT, EXCLUSIVE OF THE WIDTH OF THE CURB RETURN.*
    EXCEPTION: WHERE SIDEWALK WIDTH NEEDS TO BE REDUCED TO NO LESS 4.0 FT, PASSING SPACES SHALL BE PROVIDED AT INTERVALS OF 200 FT MAXIMUM. PASSING SPACES SHALL BE 5.0 FT MINIMUM BY 5.0 FT MINIMUM.
15. *ANY SIGNS POSTS, UTILITY POLES, FIRE HYDRANTS, TRAFFIC SIGNALS, STREET FURNITURE, AND OTHER OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH TO LESS THAN 4.0 FT.*
16. *THE CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES (PAR) WITHIN MEDIANS AND PEDESTRIAN REFUGE ISLANDS SHALL BE 5.0 FT MINIMUM.*

CURB RAMPS

17. *FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE FEASIBLE. THE MAXIMUM SLOPE ALLOWABLE IS INDICATED IN NOTE 18 OF THE CURB RAMP STANDARD DETAILS. SLOPES THAT EXCEED THOSE INDICATED IN THE CURB RAMP STANDARD DETAILS, OR CONSTRUCTION PLANS, WILL NOT BE ACCEPTED AND WILL BE REMOVED AND RECONSTRUCTED.*
18. *RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.*
19. *CONSTRUCT THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS, AND TURNING SPACES AS TYPICAL 5.0 FT X 5.0 FT AND MINIMUM 4.0 FT X 4.0 FT CLEAR SPACE BEYOND THE CURB FACE, WITHIN THE WIDTH OF THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.*
20. *CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE.*
21. *THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.3%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP RUNS, TURNING SPACE OR BLENDED TRANSITION IS NOT TO EXCEED 5.0%.*
22. *CONSTRUCT CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE.*
23. *GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE CURB RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF CURB RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.*
24. *ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF CURB RAMP IS NOT SOLELY DEPENDENT ON THE HEIGHT OF CURB. (FOR EXAMPLE, A 6" CURB DOES NOT NECESSARILY MEAN A RAMP LENGTH OF 6.0 FT FOR AN 8.3% SLOPE).*

CROSSWALKS

25. *PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED CROSSWALK. CURB RAMP LOCATIONS SHALL BE PLACED WITHIN THE WIDTH OF THE MARKED OR UNMARKED CROSSWALK AS SHOWN IN THE CONSTRUCTION PLANS.*

DETECTABLE WARNING

26. *DETECTABLE WARNING SURFACES (DWS) CONSISTING OF TRUNCATED DOMES SHALL BE UTILIZED WHERE CURB RAMPS, BLENDED TRANSITIONS, OR TURNING SPACE PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE STREET OR WHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CROSSES A STREET, ALLEY, TRAFFIC ISLAND, MEDIAN, OR RAILROAD. DETECTABLE WARNING SURFACES (DWS) WILL NOT BE INSTALLED AT RESIDENTIAL DRIVEWAYS . DETECTABLE WARNING SURFACE MUST BE PROVIDED AT THE JUNCTION BETWEEN THE PAR AND COMMERCIAL DRIVEWAYS THAT ARE STOP OR YIELD CONTROLLED OR ARE CONTROLLED BY A SIGNAL.*
27. *DETAILS OF DETECTABLE WARNING SURFACE ARE SHOWN IN CONTRACT PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.*

ACCESSIBLE PEDESTRIAN SIGNALS (APS) AND PEDESTRIAN PUSHBUTTONS

28. *FOR ALTERATION PROJECTS, PROVIDE ACCESS TO EXISTING PEDESTRIAN PUSHBUTTONS TO THE MAXIMUM EXTENT PRACTICABLE. INSTALL PEDESTRIAN STUB POLES, WHERE APPLICABLE, SO AS NOT TO CREATE PEDESTRIAN OBSTRUCTIONS. REFER TO THE MUTCD FOR FURTHER GUIDANCE.*
29. *PEDESTRIAN SIGNAL PUSH BUTTONS SHALL COMPLY WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCATED WITHIN A HORIZONTAL REACH OF 9" TO 10" AND SHALL BE WITHIN 36" TO 48" ABOVE THE SIDEWALK SURFACE*
30. *PEDESTRIAN SIGNAL SHALL HAVE 4FT'x4FT MIN TURNING SPACE TO PROVIDE ACCESS TO PUSH BUTTONS.*

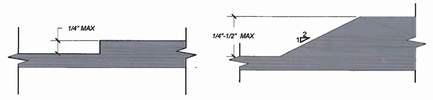
ALTERATIONS TO EXISTING FACILITIES - GENERAL NOTES:

ADDITIONS OR ALTERATIONS TO ANY FACILITY SHALL CONFORM TO THE REQUIREMENTS OF THE NEW CONSTRUCTION STANDARDS WITHIN THE NMDOT PEDESTRIAN ACCESS STANDARDS AND PROWAG 2011 OR LATEST EDITION. ANY DESIGN / CONSTRUCTION DEVIATION THAT IS DEEMED AN VARIANCE OR TECHNICALLY INFEASIBLE BY THE DEFINITION BELOW SHALL REQUIRE SUBMITTAL AND APPROVAL OF ADA DESIGN VARIANCE PROCEDURES.

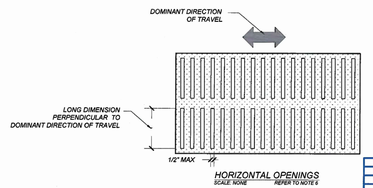
31. *EXCEPTION: IN ALTERATION WORK, IF COMPLIANCE IS TECHNICALLY INFEASIBLE. THE ALTERATION SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OR FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL BE MADE ACCESSIBLE WITHIN THE SCOPE OF THE ALTERATION.*

32. *TECHNICAL INFEASIBILITY: MEANS, WITH RESPECT TO AN ALTERATION OF A BUILDING OR A FACILITY, THAT IT HAS LITTLE LIKELIHOOD OF BEING ACCOMPLISHED BECAUSE EXISTING STRUCTURAL CONDITIONS WOULD REQUIRE REMOVING OR ALTERING A LOAD-BEARING MEMBER WHICH IS AN ESSENTIAL PART OF THE STRUCTURAL FRAME; OR BECAUSE OTHER EXISTING PHYSICAL OR SITE CONSTRAINTS PROHIBIT.*

33. *IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.*



VERTICAL SURFACE DISCONTINUITIES
SCALE: NONE REFER TO NOTE 5



HORIZONTAL OPENINGS
SCALE: NONE REFER TO NOTE 6

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN ACCESS ROUTE
GENERAL NOTES

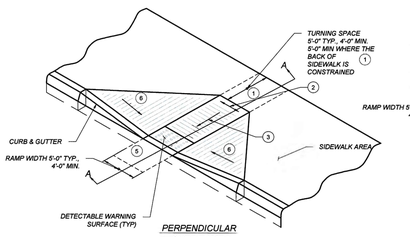
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608-001- 1 | 608-1 of 12

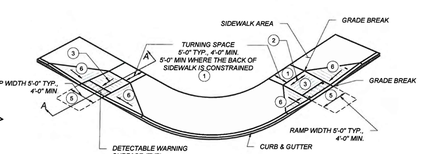
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DRAWING SCALE = NOT TO SCALE

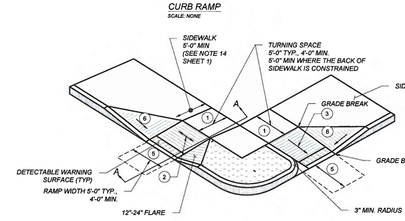
SUMMARY
FILENAME



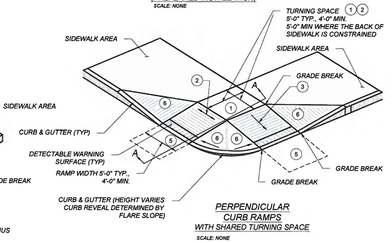
PERPENDICULAR CURB RAMP
SCALE: NONE



DUAL PERPENDICULAR CURB RAMP
(PREFERRED INSTALLATION)
SCALE: NONE



DUAL PERPENDICULAR CURB RAMP
(ALTERNATE INSTALLATION)
SCALE: NONE



PERPENDICULAR CURB RAMPS WITH SHARED TURNING SPACE
SCALE: NONE

KEYED NOTES

1. *TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.*
2. *CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.*
3. *RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.*
4. *GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.*
5. *COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.*
6. *FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.*

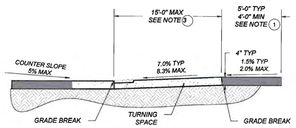
NOTES:

A. *DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.*

B. *DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.*

C. *IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.*

D. *CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.*



SECTION A-A
SCALE: NONE

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PERPENDICULAR
CURB RAMPS

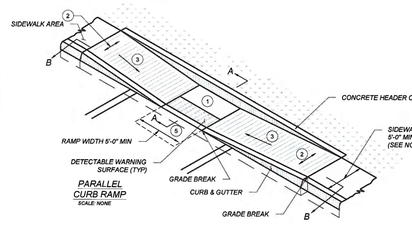
APPROVED: DESIGN ENGINEER — DATE: 1-13-15

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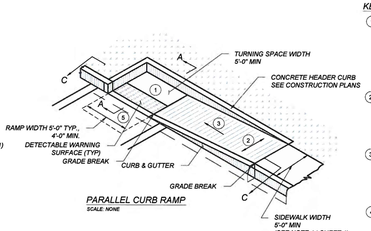
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DRAWING SCALE = NOT TO SCALE

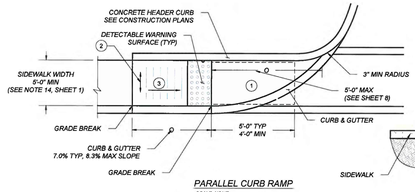
SUMMARY
FILENAME



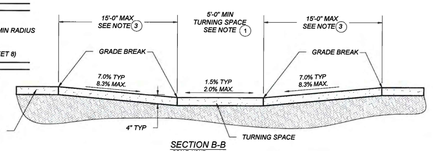
PARALLEL CURB RAMP
SCALE: NONE



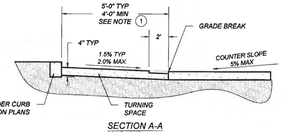
PARALLEL CURB RAMP
SCALE: NONE



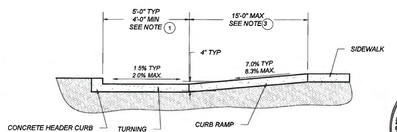
PARALLEL CURB RAMP
SCALE: NONE



SECTION B-B
SCALE: NONE



SECTION A-A
SCALE: NONE



SECTION C-C
SCALE: NONE

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PARALLEL
CURB RAMPS

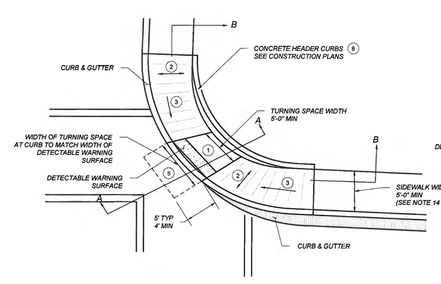
APPROVED: DESIGN ENGINEER — DATE: 1-13-15

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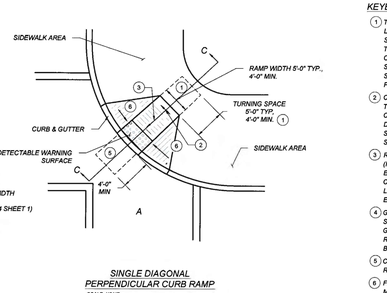
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DRAWING SCALE = NOT TO SCALE

SUMMARY
FILENAME



SINGLE DIAGONAL PARALLEL CURB RAMP
SCALE: NONE



SINGLE DIAGONAL PERPENDICULAR CURB RAMP
SCALE: NONE

KEYED NOTES

1. *TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.*
2. *CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.*
3. *RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.*
4. *GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.*
5. *COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.*
6. *FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.*

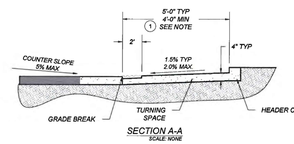
NOTES:

A. *DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.*

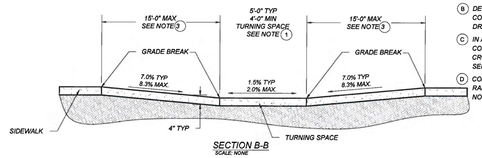
B. *DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.*

C. *IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.*

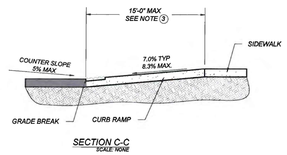
D. *CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.*



SECTION A-A
SCALE: NONE



SECTION B-B
SCALE: NONE



SECTION C-C
SCALE: NONE

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 7-13-15

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DIAGONAL
CURB RAMPS

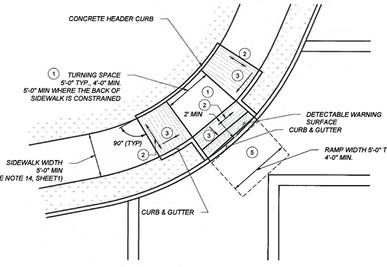
APPROVED: DESIGN ENGINEER — DATE: 1-13-15

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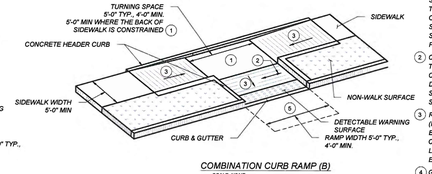
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DRAWING SCALE = NOT TO SCALE

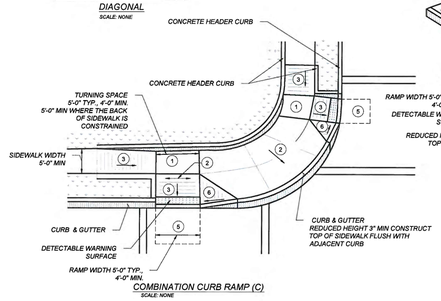
SUMMARY
FILENAME



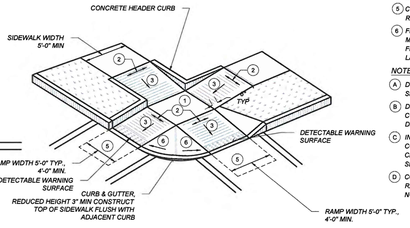
COMBINATION CURB RAMP (A) DIAGONAL
SCALE: NONE



COMBINATION CURB RAMP (B)
SCALE: NONE



COMBINATION CURB RAMP (C)
SCALE: NONE



COMBINATION CURB RAMP (D) WITH SHARED TURNING SPACE
SCALE: NONE

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.

B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.

C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.

D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608604 AND NO SEPARATE PAYMENT WILL BE MADE.



NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

COMBINATION CURB RAMPS

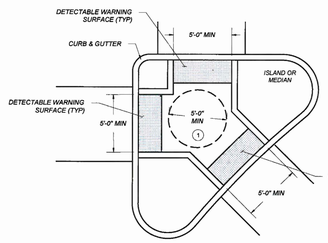
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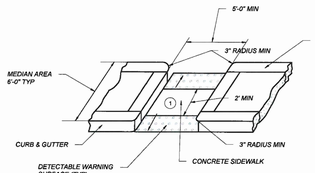
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file path

DRAWING SCALE = NOT TO SCALE



PEDESTRIAN REFUGE ISLAND CURB RAMP
SCALE: NONE



TYPICAL CUT-THROUGH PEDESTRIAN REFUGE ISLAND OPENING WITH CURB SIDES
SCALE: NONE

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
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NOTES:

A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.

B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.

C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.

D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608604 AND NO SEPARATE PAYMENT WILL BE MADE.



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REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN REFUGE ISLAND

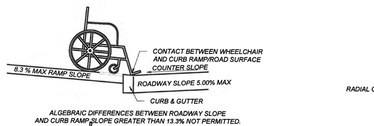
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608-001-6

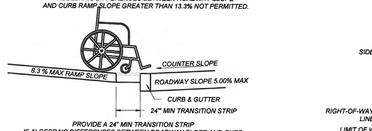
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DRAWING SCALE = NOT TO SCALE



ALGEBRAIC DIFFERENCES BETWEEN ROADWAY SLOPE AND CURB RAMP SLOPE GREATER THAN 13.3% NOT PERMITTED.



PROVIDE A 24" MIN TRANSITION STRIP IF ALGEBRAIC DIFFERENCES BETWEEN ROADWAY SLOPE AND CURB RAMP SLOPE ARE GREATER THAN 13.33% TRANSITION STRIP SLOPE NOT TO EXCEED 5.00%

CHANGE OF GRADE LIMITATIONS
SCALE: NONE



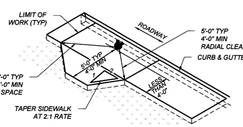
RAMP CROSS SLOPE TRANSITION TO MATCH ROADWAY PROFILE SLOPE

* SLOPES SHOWN ARE FOR ILLUSTRATION ONLY.

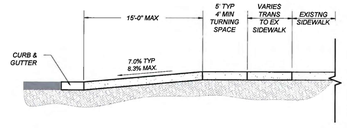
NOTE:

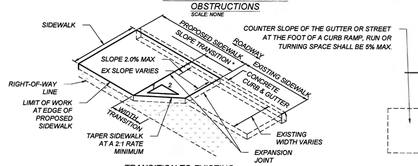
1) CROSS SLOPE OF CURB RAMP AT PEDESTRIAN STREET CROSSING WITHOUT YIELD ON STOP CONTROL, AND AT MID BLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE ARE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE.

2) CROSS SLOPE IF CURB RAMP IS AT YIELD OR STOP CONTROL REQUIRES 2% MAX CROSS SLOPE AT CURB LINE

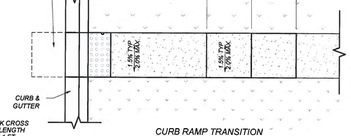


SIDEWALK ADDITION DUE TO OBSTRUCTIONS
SCALE: NONE





TRANSITION TO EXISTING SIDEWALK DETAIL
SCALE: NONE



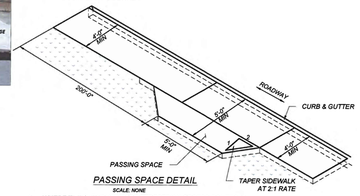
CURB RAMP TRANSITION TO EXISTING SIDEWALK DETAIL

MINIMUM SLOPE TRANSITION LENGTH BASED ON THE DIFFERENCE OF PROPOSED SIDEWALK CROSS SLOPE AND EXISTING SIDEWALK CROSS SLOPE AT THE LOCATION OF TIE IN. THIS MINIMUM LENGTH TO BE DETERMINED BY THE FOLLOWING FORMULA: DELTA % SLOPE X 0.5' OR MIN WIDTH OF 1 FT.

THE MINIMUM WIDTH TRANSITION SHALL BE CALCULATED USING THE FOLLOWING FORMULA CHANGE IN WIDTH X 2.

DEPENDING ON WHICH IS LONGEST, EITHER THE SLOPE TRANSITION OR WIDTH TRANSITION WILL CONTROL THE LENGTH OF SIDEWALK TRANSITION.

TRANSITION AREAS SERVE AS TEMPORARY CONNECTIONS OF THE PEDESTRIAN ACCESS ROUTE. FUTURE IMPROVEMENTS TO THE REMAINING PORTION OF EXISTING SIDEWALK SHALL INCLUDE REMOVING THE TRANSITION AREA AND CONSTRUCTING A FULLY COMPLIANT SIDEWALK.



PASSING SPACE DETAIL
SCALE: NONE

1. WHERE THE CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES IS GREATER THAN 48 AND LESS THAN 96, PASSING SPACES SHALL BE PROVIDED AT INTERVALS 200ft MAXIMUM.
2. PASSING SPACES ARE PERMITTED TO OVERLAP PEDESTRIAN ACCESS ROUTES.



NO.	DATE	REV. BY	DESCRIPTION
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NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

CURB RAMP AND SIDEWALK TRANSITION DETAILS

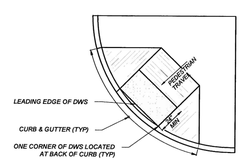
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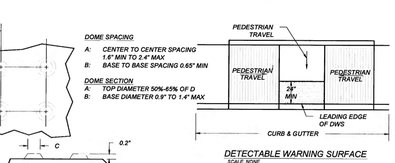
DRAWING SCALE = NOT TO SCALE

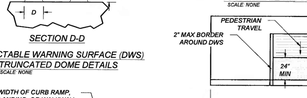


PLAN

DOME SPACING
A: CENTER TO CENTER SPACING 1.6" MIN TO 2.4" MAX
B: BASE TO BASE SPACING 0.65" MIN

DOME SECTION
A: TOP DIAMETER 50%-65% OF D
B: BASE DIAMETER 0.9" TO 1.4" MAX





SECTION D-D

DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAILS
SCALE: NONE

DETECTABLE WARNING SURFACE (DWS):

A STANDARDIZED TRUNCATED DOME GRID SURFACE BUILT IN OR APPLIED TO THE PEDESTRIAN ACCESS ROUTE TO WARN VISUALLY IMPAIRED PEOPLE OF HAZARDS. THE SURFACE IS PLACED WHERE DETECTABLE WARNING SURFACE (DWS): A STANDARDIZED TRUNCATED DOME GRID SURFACE BUILT IN OR APPLIED TO THE PEDESTRIAN ACCESS ROUTE TO WARN VISUALLY IMPAIRED PEOPLE OF HAZARDS. THE SURFACE IS PLACED WHERE PEDESTRIANS WILL ENCOUNTER THE PRESENCE OF HAZARDS IN THE LINE OF TRAVEL, SUCH AS THE EDGE OF ROADWAY AND AT-GRADE RAIL CROSSINGS, INDICATING THEY SHOULD STOP AND DETERMINE THE NATURE OF THE HAZARD BEFORE PROCEEDING.

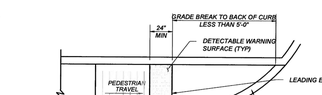
LOCATION:

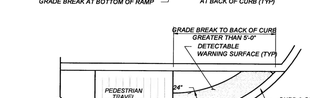
1. THE DETECTABLE WARNING SURFACE (DWS) SHALL BE 2.0 FT MINIMUM WIDTH AND EXTENDED THE FULL WIDTH OF THE CURB RAMP RUN, TURNING SPACE, BLENDED TRANSITION, AN EXCLUDING ANY THE FLARED SIDES
2. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED TO BE PERPENDICULAR TO THE GRADE BREAK AT THE BACK OF THE CURB.
3. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED TO BE PARALLEL TO THE DIRECTION OF TRAVEL.
4. IF CURB AND GUTTER ARE NOT PRESENT, SUCH AS A SHARED-USE PATH CONNECTION, THE DETECTABLE WARNING SURFACE SHALL BE PLACED AT THE PAVEMENT EDGE.
5. PEDESTRIAN REFUGE ISLANDS SHALL HAVE DETECTABLE WARNINGS. DETECTABLE WARNINGS AT CUT THROUGH ISLANDS SHALL BE SEPARATED BY A 24 INCH MINIMUM LENGTH OF THE WALKWAY WITHOUT MARKINGS.

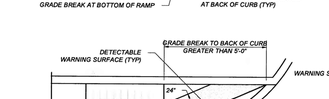
EXCEPTION: DETECTABLE WARNINGS SHALL NOT BE REQUIRED ON CUT THROUGH ISLANDS WHERE THE CROSSING IS LESS THAN 6 FT IN THE DIRECTION OF PEDESTRIAN TRAVEL.

NOTES:

1. DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION OR RECONSTRUCTION OF STREETS, CURBS, OR SIDEWALKS BY ALL PUBLIC AGENCIES AND BY ALL PRIVATE ORGANIZATIONS CONSTRUCTING FACILITIES FOR PUBLIC USE.
2. DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR THE FULL WIDTH OF RAMP.
3. ALL PRODUCTS USED FOR DETECTABLE WARNING SURFACES SHALL BE ON THE DEPARTMENT'S APPROVED PRODUCT LIST.

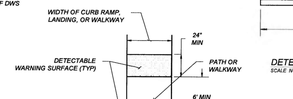




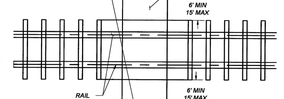


DETECTABLE WARNING SURFACE (DWS)ON CURVED SURFACES
SCALE: NONE

DETECTABLE WARNING SURFACE
SCALE: NONE



PEDESTRIAN AT-GRADE RAIL CROSSINGS
SCALE: NONE

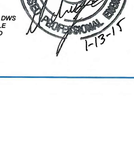


SHARED-USE PATH CONNECTION
SCALE: NONE

MEDIAN CUT-THROUGH
SCALE: NONE

EXCEPTION: IF THE LENGTH BETWEEN TWO DWS SURFACE IS LESS THAN 2' THEN DETECTABLE WARNING SURFACE WILL NOT BE INSTALLED

DETECTABLE WARNING SURFACE
SCALE: NONE



NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DETECTABLE WARNING SURFACE

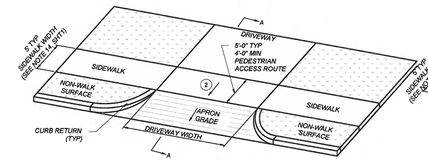
APPROVED: _____ DESIGN ENGINEER — 1-13-15 DATE

608-001-8

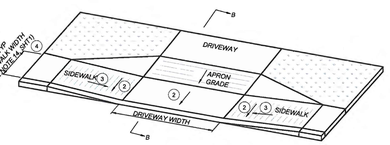
608- 8 of 12

file path

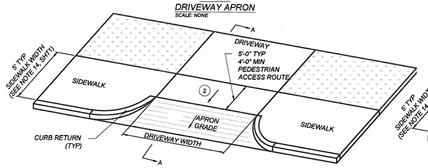
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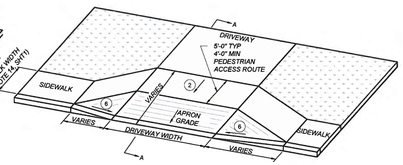
TYPE 2
DRIVEWAY APRON
SCALE: NONE



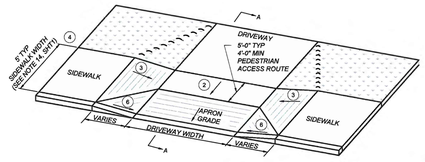
TYPE 3A
DRIVEWAY APRON
SCALE: NONE



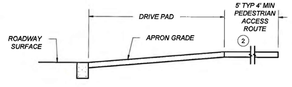
TYPE 2A
DRIVEWAY APRON
SCALE: NONE



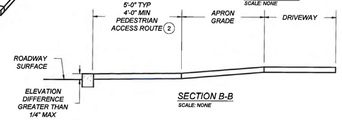
TYPE 2C
DRIVEWAY APRON
SCALE: NONE



TYPE 2B
DRIVEWAY APRON
SCALE: NONE



SECTION A-A
SCALE: NONE



SECTION B-B
SCALE: NONE

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX. (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.
C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DRIVEWAY APRONS

APPROVED _____ 1-13-15
DESIGN ENGINEER DATE

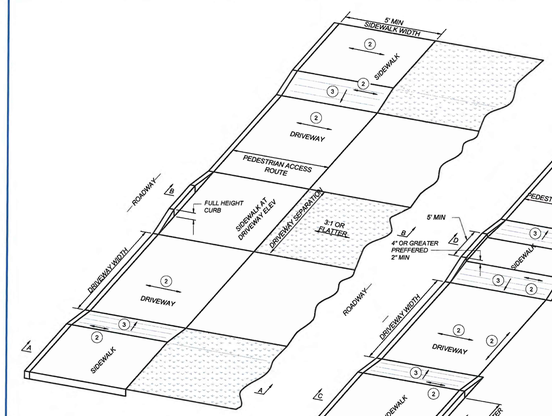
608-001-9

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MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

file path

DRAWING SCALE = NOT TO SCALE



TYPE 5
MULTIPLE DRIVEWAYS
SCALE: NONE

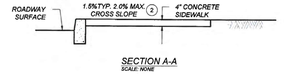
TYPE 5A
MULTIPLE DRIVEWAYS
SCALE: NONE

KEYED NOTES

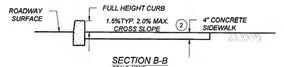
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NOTES:

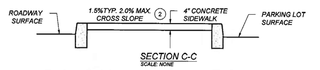
A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
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D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.



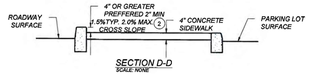
SECTION A-A
SCALE: NONE



SECTION B-B
SCALE: NONE



SECTION C-C
SCALE: NONE



SECTION D-D
SCALE: NONE



SECTION E-E
SCALE: NONE

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REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DRIVEWAY APRONS

APPROVED _____ 1-13-15
DESIGN ENGINEER DATE

608-001-10

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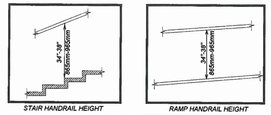
DRAWING SCALE = NOT TO SCALE

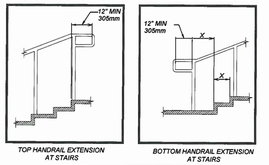
STAIRWAY REQUIREMENTS

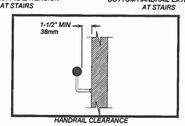
1. STAIRWAYS SHALL BE 4 FT WIDE MINIMUM BETWEEN HANDRAILS.
2. ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTH. RISERS SHALL BE 4 INCHES (100mm) HIGH MINIMUM AND 7 INCHES (180mm) MAXIMUM. TREADS SHALL BE 11 INCHES (280mm) DEEP MINIMUM MEASURED FROM RISER TO RISER.
3. OPEN RISERS SHALL NOT BE PERMITTED.
4. STAIR TREADS SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
5. THE RADIUS OF CURVATURE AT THE LENDING EDGE OF THE TREAD SHALL BE ½ INCH (13mm) MAXIMUM. NOSINGS THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LANDING EDGE CURVED OR BEVELED. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEGREES MAXIMUM FROM THE VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL BE 1 INCHES (38mm) MAXIMUM BEYOND THE TREAD BELOW.
6. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS.
7. OUTDOOR STAIRS AND OUTDOOR APPROACHES TO STAIRS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

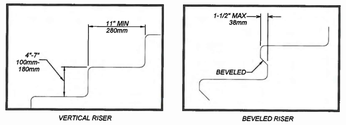
HANDRAIL REQUIREMENTS

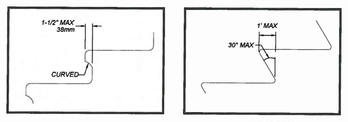
1. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.
2. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCH BACK OR DOGLEG STAIRS OR RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS.
3. TOP GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES (865mm) MINIMUM AND 38 INCHES (965mm) MAXIMUM VERTICALLY ABOVE STAIR NOSINGS AND RAMP SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE STAIR NOSINGS AND RAMP SURFACES.
4. CLEAR SPACE BETWEEN HANDRAIL AND WALL SHALL BE 1 INCH (38mm) MINIMUM
5. GRIPPING SURFACES SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NEW POSTS OTHER CONSTRUCTION ELEMENTS, OR OBSTRUCTIONS.
   EXCEPTION:
   HANDRAIL BRACKETS OR BALUSTERS ATTACHED TO THE BOTTOM SURFACE OF THE HANDRAIL SHALL NOT BE CONSIDERED OBSTRUCTIONS PROVIDED THEY COMPLY WITH THE FOLLOWING CRITERIA:
   A. NOT MORE THAN 20 PERCENT OF THE HANDRAIL LENGTH IS OBSTRUCTED.
   B. HORIZONTAL PROJECTIONS BEYOND THE SIDES OF THE HANDRAIL OCCUR 2 INCHES (64mm) MINIMUM BELOW THE BOTTOM OF THE HANDRAIL AND
   C. EDGES HAVE 11 INCH (324M) MINIMUM RADIUS.
6. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OD 1-1/4" or 1.25" INCH (32mm) MINIMUM AND 2 INCH (51mm) MAXIMUM OR SHALL PROVIDE EQUIVALENT GRASPABILITY. EXCEPTION: HANDRAILS WITH OTHER SHAPES SHALL BE PERMITTED PROVIDED THEY HAVE A PERIMETER DIMENSION OF 4 INCH (100mm) MINIMUM AND A 6.25 INCH(160mm) MAXIMUM AND PROVIDED THEIR LARGEST CROSS SECTION DIMENSION IS 2.25 INCH (57mm) MAXIMUM.
7. HANDRAILS AND ANY WALL OR OTHER SURFACES ADJACENT TO THEM, SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE 1 INCH (32mm) MINIMUM RADIUS.
8. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
9. HANDRAILS FOR STAIRS AND RAMPS SHALL HAVE EXTENSIONS.
   EXCEPTIONS:
   A. EXTENSIONS ARE NOT REQUIRED FOR CONTINUOUS HANDRAILS AT THE INSIDE TURN OF STAIRS AND RAMPS
   B. IN ALTERATIONS FULL EXTENSIONS OF HANDRAILS SHALL NOT BE REQUIRED WHERE SUCH EXTENSIONS WOULD BE HAZARDOUS OR IMPOSSIBLE DUE TO PLAN CONFIGURATION.
10. RAMP HANDRAILS SHALL EXTEND HORIZONTALLY 12 INCHES (305mm) MINIMUM BEYOND OF RAMP RUNS SUCH EXTENSION SHALL RETURN TO WALL GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.
11. AT THE TOP OF A STAIR FLIGHT HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES (305mm) MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. SUCH EXTENSIONS SHALL RETURN TO A WALL, OR THE WALKING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
12. AT THE BOTTOM OF THE STAIR FLIGHT HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO ON TREAD DEPTH BEYOND THE LAST RISER NOSING. EXTENSIONS SHALL RETURN TO A WELL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.











NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN ACCESS DETAILS
STAIRWAY AND HANDRAILS

APPROVED _____ 1-13-15
DESIGN ENGINEER DATE

608-001-11

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MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

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DRAWING SCALE = NOT TO SCALE

ACCESSIBLE ROUTES:

ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE OR FACILITY.

ACCESSIBLE PARKING REQUIREMENTS:

1. EACH FACILITY SHALL PROVIDE ACCESSIBLE PARKING SPACES IN COMPLIANCE WITH THE FOLLOWING TABLE:

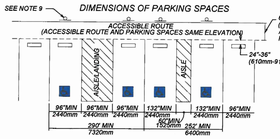
NUMBER OF ACCESSIBLE PARKING SPACES

TOTAL PARKING SPACES	TOTAL REQUIRED ACCESSIBLE PARKING SPACES	NUMBER REQUIRED TO BE VAN ACCESSIBLE
1-25	1	1
26-35	2	1
36-50	3	1
51-100	4	1
101-300	8	2
301-500	12	2
501-800	16	3
801-1000	20	4
OVER 1,000	20 SPACES PLUS 1 SPACE FOR EVERY 100 SPACES, OR FRACTION THEREOF, OVER 1,000	1 OF EVERY 6 ACCESSIBLE PARKING SPACES, OR FRACTION THEREOF

2. CAR SPACES SHALL BE 96 INCHES (2440 mm) WIDE MINIMUM AND VAN PARKING SPACES SHALL BE 132 INCHES AND SHALL HAVE AN ADJACENT ACCESS AISLE.
3. ACCESS AISLES SERVING PARKING SPACES SHALL CONNECT TO THE BUILDING OR FACILITY ENTRANCE BY AN ACCESSIBLE SIDEWALK. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE. THE VAN ACCESS AISLE IS PREFERRED TO BE AT THE RIGHT SIDE (PASSENGER SIDE) OF THE PARKING SPACE. (AN ACCESSIBLE SIDEWALK IS 60 INCHES (1525mm) MINIMUM CLEAR WIDTH, 50:1 MAXIMUM CROSS SLOPE WITH A RUNNING SLOPE OF 20:1 MAXIMUM OR THE RUNNING SLOPE MAY FOLLOW THE ADJACENT ROAD PROFILE GRADE.) PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE MINIMUM 48 INCH CLEAR WIDTH OF AN ACCESSIBLE ROUTE.
4. ACCESS AISLES SERVING CAR PARKING SPACES SHALL BE 60 INCHES (1525mm) WIDE MINIMUM. ACCESS AISLES SERVING VAN PARKING SPACES SHALL BE 96 INCHES (2440mm) WIDE MINIMUM.
5. ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACES THEY SERVE.
6. PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 50:1. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.
7. PARKING SPACES FOR VANS SHALL HAVE A VERTICAL CLEARANCE OF 98 INCHES (2490mm) MINIMUM AT THE SPACE AND ALONG THE VEHICULAR ROUTE THERETO.
8. EACH ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN ON A POST. SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE CLEARANCE TO THE BOTTOM OF THE SIGN (R7-8) SHALL BE AT LEAST 7 FEET (2100mm). LOCATED AT THE HEAD OF THE PARKING SPACE. VAN ACCESSIBLE PARKING SPACES SHALL HAVE AN ADDITIONAL SIGN (R7-8A) MOUNTED BELOW THE INTERNATIONAL SYMBOL OF ACCESS IDENTIFYING THE SPACE AS "VAN ACCESSIBLE." SIGNS MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING .
9. PARKING SPACE AND ACCESS AISLES SHALL HAVE OSHA SAFETY BLUE STRIPING. STRIPING SHALL BE 4 INCHES (100mm) WIDE. ACCESS AISLES STRIPING SHALL BE 30 INCHES (760mm) ON CENTER ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTER OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLES REAR TIRES WOULD BE PLACED.
10. EACH ACCESSIBLE PARKING SPACE SHALL INCLUDE, CENTERED AT THE FOOT, A PAVEMENT MARKING OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY TO BE CLEARLY VISIBLE WHEN THE SPACE IS OCCUPIED.

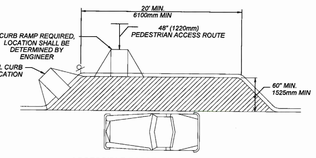
SEE NOTE 9

DIMENSIONS OF PARKING SPACES



ACCESSIBLE PASSENGER LOADING ZONE REQUIREMENTS:

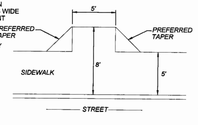
1. PASSENGER LOADING ZONES SHALL PROVIDE A 60 INCH (1525mm) WIDE ACCESS AISLE ADJACENT AND PARALLEL TO A VEHICLE PULL-UP SPACE. ACCESS AISLES SHALL BE 20 FEET (6100mm) LONG MINIMUM.
2. ACCESS AISLES SHALL BE PART OF THE ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE, AND MARKED TO DISCOURAGE PARKING.
3. VEHICLE PULL-UP SPACES IN PASSENGER LOADING ZONES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 50:1. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE.
4. VERTICAL CLEARANCE OF 114 INCHES (2895mm) MINIMUM SHALL BE PROVIDED AT PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES
5. EACH ACCESSIBLE PASSENGER LOADING ZONE SHALL BE IDENTIFIED BY A SIGN ON A POST. SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.



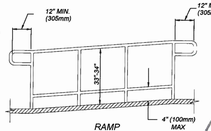
ACCESSIBLE PASSENGER LOADING ZONE
PLAN VIEW

TRANSIT STOP REQUIREMENTS

1. TRANSIT STOPS SHOULD BE LOCATED SO THAT THERE IS A LEVEL AND STABLE SURFACE FOR BOARDING VEHICLES.
2. LOCATING TRANSIT STOPS AT SIGNALIZED INTERSECTIONS INCREASE THE USABILITY FOR PEDESTRIANS WITH DISABILITIES.
3. WHERE SECURITY BOLLARDS ARE INSTALLED AT TRANSIT STOPS, THEY MUST NOT OBSTRUCT THE CLEAR SPACE AT BOARDING AND ALIGHTING AREAS OR REDUCE THE REQUIRED CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES.
4. TRANSIT STOPS SHALL COMPLY WITH PROWAG SECTION R 308 TRANSIT STOPS AND TRANSIT SHELTERS.



TRANSIT STOP
PLAN VIEW



RAMP

RAMP REQUIREMENTS:

1. RAMP RUNS SHALL HAVE A RUNNING SLOPE GREATER THAN 1:20 AND NOT STEEPER THAN 1:12. THE EXCEPTION SHALL REMAIN AS SHOWN, INCLUDING THE TABLE FOR EXISTING BUILDINGS AND FACILITIES.
2. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 12:1. EXCEPTION: RAMPS IN OR ON EXISTING BUILDINGS OR FACILITIES SHALL BE PERMITTED TO HAVE SLOPES STEEPER THAN 12:1 AND SHALL COMPLY WITH THE FOLLOWING TABLE WHERE SUCH SLOPES STEEPER THAN 8:1 SHALL NOT BE PERMITTED.

TABLE FOR EXISTING SITES, BUILDINGS AND FACILITIES

SLOPE	MAXIMUM RISE
STEEPER THAN 10:1 BUT NOT STEEPER THAN 8:1	3 INCHES (75mm)
STEEPER THAN 12:1 BUT NOT STEEPER THAN 10:1	6 INCHES (150mm)

3. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 50:1.
4. FLOOR OR GROUND SURFACES OF RAMP RUN SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
5. THE CLEAR WIDTH OF A RAMP RUN SHALL BE 48 INCHES (915mm) MINIMUM MEASURED BETWEEN HANDRAILS.
6. THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES (760mm) MAXIMUM.
7. RAMPS SHALL HAVE LANDINGS AT THE BOTTOM AND TOP OF EACH RUN. LANDINGS SHALL COMPLY WITH THE FOLLOWING:
   A. LANDINGS SHALL HAVE A SOPE NOT STEEPER THAN 50:1.
   B. CLEAR WIDTH OF LANDINGS SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.
   C. LANDING LENGTH SHALL BE 60 INCHES (1525mm) MINIMUM CLEAR.
   D. RAMPS THAT CHANGE DIRECTION AT LANDINGS SHALL HAVE A 60 INCH BY 60 INCH (1525mm) MINIMUM LANDING.
   E. WHERE DOORWAYS ARE ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES SHALL COMPLY WITH **2010 AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN** (2010 ADA) SECTION 404.
8. RAMPS WITH A RISE GREATER THAN 6 INCHES (150mm) SHALL HAVE HANDRAILS. HANDRAILS SHALL NOT REDUCE THE REQUIRED CLEARANCES OF A RAMP RUN OR LANDINGS.
9. EDGE PROTECTION SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS.
   EXCEPTIONS:
   A. RAMPS NOT REQUIRED TO HAVE HANDRAILS WHERE SIDE FLARES ARE PROVIDED.
   B. SIDES OF RAMP LANDINGS SERVING AN ADJOINING RAMP RUN OR STAIRWAY.
   C. SIDES OF RAMP TURN SPACE HAVING A VERTICAL DROP-OFF OF 1/2 INCH (13mm) MAXIMUM WITHIN 10 INCHES (255mm) HORIZONTALLY OF THE MINIMUM LANDING AREA.
10. EDGE PROTECTION MAY BE PROVIDED BY EXTENDING A FLOOR OR GROUND SURFACE, OF THE RAMP RUN OR LANDING, 12 INCHES (305mm) MINIMUM BEYOND THE INSIDE FACE OF A HANDRAIL OR AN EDGE PROTECTION CURB OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4-INCH (100mm) DIAMETER SPHERE BELOW A HEIGHT OF 4 INCHES (100mm).
11. OUTDOOR RAMPS AND APPROACHES TO RAMPS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN ACCESS DETAILS PARKING AND PASSENGER LOADING ZONES

APPROVED _____ 1-13-15
DESIGN ENGINEER DATE

608-001-12

608- 12 of 12

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

file path

DRAWING SCALE = NOT TO SCALE

TABLE 1–R

HELICAL CORRUGATED STEEL PIPE–2 2/3" X 1/2" CORRUGATION

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 15	16–20	21–25	26–30	31–35	36–40	MIN. CVR (INCHES)
	SPECIFIED WALL THICKNESS (INCH)						
12	0.064	0.064	0.064	0.064	0.064	0.064	12
18	0.064	0.064	0.064	0.064	0.064	0.064	12
24	0.064	0.064	0.064	0.064	0.064	0.064	12
30	0.064	0.064	0.064	0.064	0.064	0.064	12
36	0.064	0.064	0.064	0.064	0.064	0.064	12
42	0.064	0.064	0.064	0.064	0.064	0.064	12
48	0.064	0.064	0.064	0.064	0.064	0.064	12
54	0.079	0.079	0.079	0.079	0.079	0.079	12
60	0.109	0.109	0.109	0.109	0.109	0.109	12
66	0.138	0.138	0.138	0.138	0.138	0.138	12
72	0.138	0.138	0.138	0.138	0.138	0.138	12
78	0.168	0.168	0.168	0.168	0.168	0.168	12
84	0.168	0.168	0.168	0.168	0.168	0.168	12

TABLE 2–R

HELICAL CORRUGATED STEEL PIPE – 3" X 1" CORRUGATION

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 15	16–20	21–25	26–30	31–35	36–40	MIN. CVR (INCHES)
	SPECIFIED WALL THICKNESS (INCH)						
54	0.064	0.064	0.064	0.064	0.064	0.064	12
60	0.064	0.064	0.064	0.064	0.064	0.064	12
66	0.064	0.064	0.064	0.064	0.064	0.064	12
72	0.064	0.064	0.064	0.064	0.064	0.079	12
78	0.064	0.064	0.064	0.064	0.064	0.079	12
84	0.064	0.064	0.064	0.064	0.079	0.079	12
90	0.064	0.064	0.064	0.064	0.079	0.109	12
96	0.079	0.079	0.079	0.079	0.079	0.109	12
102	0.079	0.079	0.079	0.079	0.109	0.109	18
108	0.109	0.109	0.109	0.109	0.109	0.109	18
114	0.109	0.109	0.109	0.109	0.109	0.109	18
120	0.109	0.109	0.109	0.109	0.109	0.138	18
126	0.138	0.138	0.138	0.138	0.138	0.138	18
132	0.138	0.138	0.138	0.138	0.138	0.138	18
138	0.138	0.138	0.138	0.138	0.138	0.138	18
144	0.168	0.168	0.168	0.168	0.168	0.168	18

TABLE 3–R

HELICAL CORRUGATED STEEL PIPE – 5" X 1" CORRUGATION

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 15	16–20	21–25	26–30	31–35	36–40	MIN. CVR (INCHES)
	SPECIFIED WALL THICKNESS (INCH)						
54	0.064	0.064	0.064	0.064	0.064	0.064	12
60	0.064	0.064	0.064	0.064	0.064	0.064	12
66	0.064	0.064	0.064	0.064	0.064	0.079	12
72	0.064	0.064	0.064	0.064	0.079	0.079	12
78	0.064	0.064	0.064	0.064	0.079	0.079	12
84	0.064	0.064	0.064	0.079	0.079	0.109	12
90	0.064	0.064	0.064	0.079	0.079	0.109	12
96	0.079	0.079	0.079	0.079	0.109	0.109	12
102	0.079	0.079	0.079	0.079	0.109	0.109	18
108	0.109	0.109	0.109	0.109	0.109	0.109	18
114	0.109	0.109	0.109	0.109	0.109	0.138	18
120	0.109	0.109	0.109	0.109	0.109	0.138	18
126	0.138	0.138	0.138	0.138	0.138	0.138	18
132	0.138	0.138	0.138	0.138	0.138	0.138	18
138	0.138	0.138	0.138	0.138	0.138	0.138	18
144	0.168	0.168	0.168	0.168	0.168	0.168	18

NOTES: 1. BACKFILL AROUND PIPE MUST BE COMPACTED TO SPECIFIED AASHTO T–99 DENSITY OF 100%.
2. USE REASONABLE CARE IN HANDLING AND INSTALLATION.

TABLE 4–R

STEEL SPIRAL RIB PIPE – 3/4" X 3/4" X 7 1/2"

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 3/4" X 3/4" X 7 1/2" CORRUGATION 0.064	0.079	0.109	0.138	MIN. CVR (INCHES)
24	67	95	158		12
30	54	75	126		12
36	45	63	105		12
42	38	54	90		12
48	* 33	47	78	114	12
54	29	41	70	101	15
60		37	63	91	15
66		* 34	57	83	18
72			52	76	18
78			48	70	21
84			* 44	65	21
90				60	24
96				* 56	24
102				* 50	27

TABLE 5–R

STEEL SPIRAL RIB PIPE – 3/4" X 1" X 11 1/2"

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 3/4" X 1" X 11 1/2" CORRUGATION 0.064	0.079	0.109	MIN. CVR (INCHES)
24	40	40	40	12
30	39	40	40	12
36	32	40	40	12
42	28	39	40	12
48	24	34	40	12
54	21	30	40	18
60		27	40	18
66		25	40	18
72		* 22	38	18
78			35	24
84			33	24
90			* 31	24

NOTES: 1. FOR TABLES 4–R AND 5–R, COVER LIMITS INDICATED WITH * ARE FOR TRENCH INSTALLATION ONLY. FOR EMBANKMENT CONDITIONS, USE NEXT HEAVIER GAGE IF AVAILABLE.
2. SEE "INSTALLATION AND BACKFILL OF SPIRAL RIB PIPE" SECTION OF "HANDBOOK OF STEEL DRAINAGE & HIGHWAY CONSTRUCTION PRODUCTS" BY AISI OF 1994 EDITION FOR MORE DETAILS ON INSTALLATION.

GENERAL NOTES:

1. WHERE ABRASIVE OR CORROSIVE CONDITIONS EXIST, A HEAVIER WALL THICKNESS OR A PROTECTIVE COATING MAY BE REQUIRED. SEE SECTION 570 OF SPECIFICATIONS FOR CORROSION RESISTANCE NUMBER.
2. THE CONTRACTOR MAY FURNISH A HEAVIER WALL THICKNESS THAN THE MINIMUM SHOWN IN THE TABLES AT NO ADDITIONAL COST TO THE DEPARTMENT.
3. ALL PIPES SHALL BE PROTECTED BY A COVER OF AT LEAST 4 FEET BEFORE PERMITTING HEAVY CONSTRUCTION EQUIPMENT TO PASS OVER THEM DURING CONSTRUCTION.
4. MINIMUM COVERS SHOWN IN THE TABLES SHALL BE MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE THE FLEXIBLE PAVEMENT OR TO THE TOP OF THE RIGID PAVEMENT. FOR MINIMUM COVERS, A MINIMUM 6" CUSHION OF BACKFILL MATERIAL SHALL BE PROVIDED BETWEEN THE BOTTOM OF THE RIGID PAVEMENT AND THE TOP OF THE PIPE.
5. ALL STEEL CORRUGATED METAL AND AND STRUCTURAL PLATE SHALL CONFORM TO AASHTO SPECIFICATION M–36 AND M–167.
8. ALL PIPES ARE TO BE CAMBERED TO ACCOMMODATE SOIL SETTLEMENT AND CONSOLIDATION. THE AMOUNT OF CAMBER WILL DEPEND ON SOIL CHARACTERISTICS, COVER, LENGTH OF CULVERT, SLOPE, AND OTHER FACTORS AND SHALL BE APPROVED BY THE PROJECT MANAGER.
9. SEE 206–07–1/1 – CORRUGATED METAL CULVERT AND PIPE ARCHES BEDDING AND BACKFILL DETAILS FOR INSTALLATION.
10. SEE SECTION 570 PIPE CULVERT SPECIFICATIONS AND SECTION 571 STRUCTURAL PLATE STRUCTURES SPECIFICATIONS.
6. FOR PIPE SIZES NOT SHOWN, THE GAUGE WILL BE THAT REQUIRED BY THE MINIMUM AND MAXIMUM COVERS FOR THE NEXT LARGER TABULATED PIPE SIZE.
7. COVER HEIGHTS OVER 40 FEET SHALL BE USED ONLY AFTER A THOROUGH INVESTIGATION OF THE FOUNDATION MATERIALS.

GAUGE	THICKNESS (INCHES)
1	0.280
3	0.249
5	0.218
7	0.188
8	0.168
10	0.138
12	0.109
14	0.079
16	0.064
18	0.052

NOTE: GAUGES SHOWN ARE "US STANDARD GAUGE" FOR UNCOATED STEEL SHEETS AND PLATES. THICKNESS SHOWN IN INCHES INCLUDE GALVANIZED COATING.

R = ROUND PIPE

DESIGN DATA:

SPECIFICATIONS: AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12, 2007 EDITION, WITH 2008 INTERIM REVISIONS.

DEAD LOAD: 120 POUNDS PER CUBIC FOOT EARTH.

LIVE LOAD: HL–93

SAFETY FACTORS: APPROXIMATELY 3.0 FOR LONGITUDINAL SEAM STRENGTH 2.0, FOR PIPE WALL BUCKLING.

BACKFILL: SOIL STIFFNESS COEFFICIENT (k) = 0.22.

◆ DENOTES THAT THE FURNISHED TABLE IS STILL BASED ON DESIGN SPECIFICATION OF LFD, NOT LRFD YET.

◆ TABLE 6–R

STRUCTURAL PLATE PIPE – 6" X 2" CORRUGATION

DIAMETER OF PIPE (FEET)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 15	16–20	21–25	26–30	31–35	36–40	MIN. CVR (INCHES)
	SPECIFIED WALL THICKNESS (INCH)						
5.0	0.111	0.111	0.111	0.111	0.111	0.111	12
5.5	0.111	0.111	0.111	0.111	0.111	0.111	12
6.0	0.111	0.111	0.111	0.111	0.111	0.111	12
6.5	0.111	0.111	0.111	0.111	0.111	0.111	12
7.0	0.111	0.111	0.111	0.111	0.111	0.111	12
7.5	0.111	0.111	0.111	0.111	0.111	0.111	12
8.0	0.111	0.111	0.111	0.111	0.111	0.111	12
8.5	0.111	0.111	0.111	0.111	0.111	0.111	18
9.0	0.111	0.111	0.111	0.111	0.111	0.111	18
9.5	0.111	0.111	0.111	0.111	0.111	0.111	18
10.0	0.111	0.111	0.111	0.111	0.111	0.111	18
10.5	0.111	0.111	0.111	0.111	0.111	0.140	18
11.0	0.111	0.111	0.111	0.111	0.111	0.140	18
11.5	0.111	0.111	0.111	0.111	0.140	0.140	18
12.0	0.111	0.111	0.111	0.111	0.140	0.140	18
12.5	0.111	0.111	0.111	0.111	0.111	0.140	24
13.0	0.111	0.111	0.111	0.111	0.140	0.140	24
13.5	0.111	0.111	0.111	0.111	0.140	0.140	24
14.0	0.111	0.111	0.111	0.140	0.140	0.140	24
14.5	0.111	0.111	0.111	0.111	0.140	0.140	24
15.0	0.111	0.111	0.111	0.140	0.140	0.140	24
15.5	0.111	0.111	0.111	0.140	0.140	0.170	24
16.0	0.111	0.111	0.111	0.140	0.140	0.170	24
16.5	0.140	0.140	0.140	0.140	0.140	0.170	30
17.0	0.140	0.140	0.140	0.140	0.140	0.170	30
17.5	0.140	0.140	0.140	0.140	0.140	0.170	30
18.0	0.140	0.140	0.140	0.140	0.140	0.170	30
18.5	0.170	0.170	0.170	0.170	0.170	0.188	30
19.0	0.170	0.170	0.170	0.170	0.170	0.188	30
19.5	0.170	0.170	0.170	0.170	0.170	0.188	30
20.0	0.170	0.170	0.170	0.170	0.170	0.188	30
20.5	0.188	0.188	0.188	0.188	0.188	0.218	36
21.0	0.188	0.188	0.188	0.188	0.188	0.218	36
21.5	0.218	0.218	0.218	0.218	0.218	0.218	36
22.0	0.218	0.218	0.218	0.218	0.218	0.249	36
22.5	0.218	0.218	0.218	0.218	0.218	0.249	36
23.0	0.218	0.218	0.218	0.218	0.218	0.249	36
23.5	0.249	0.249	0.249	0.249	0.249	0.249	36
24.0	0.249	0.249	0.249	0.249	0.249	0.280	42
24.5	0.249	0.249	0.249	0.249	0.249	0.280	42
25.0	0.280	0.280	0.280	0.280	0.280	0.280	42
25.5	0.280	0.280	0.280	0.280	0.280	0.280	42
26.0	0.280	0.280	0.280	0.280	0.280	0.280	42

NOTES: 1. BACKFILL AROUND PIPE MUST BE COMPACTED TO SPECIFIED AASHTO T–99 DENSITY OF 100%.
2. USE REASONABLE CARE IN HANDLING AND INSTALLATION.

DATE	BY	DESCRIPTION
		REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

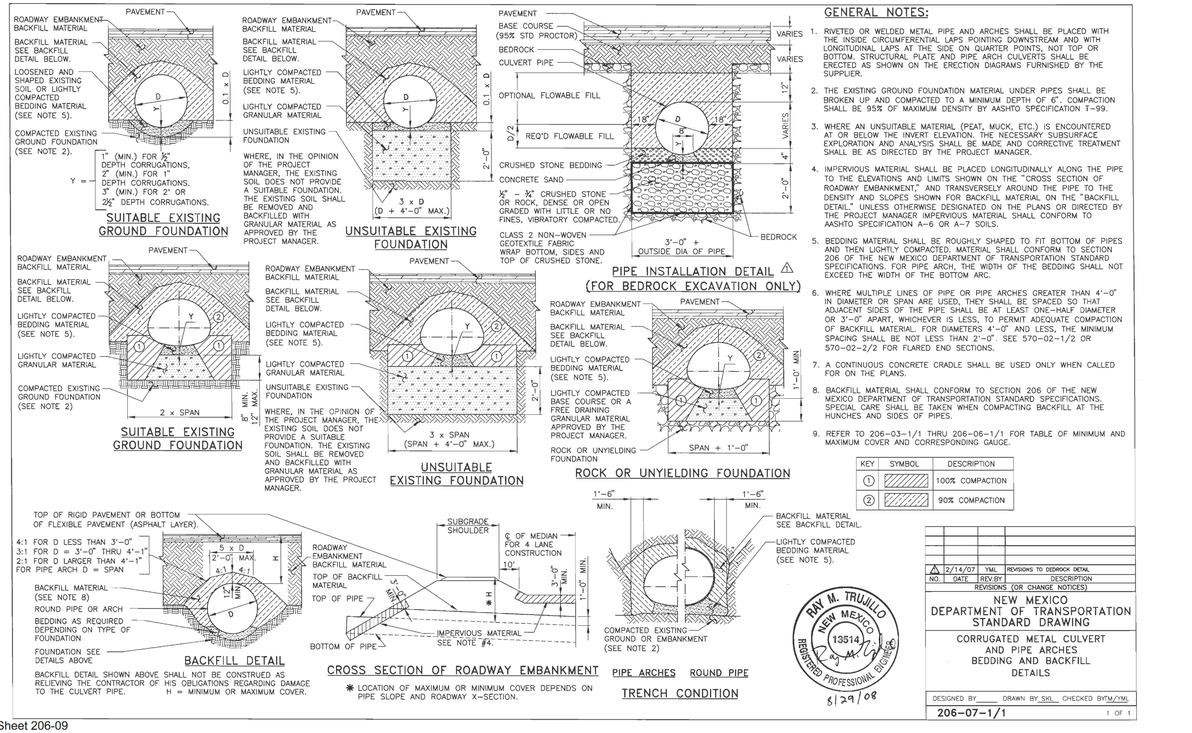
MAXIMUM AND MINIMUM COVER
STEEL–ROUND PIPES
HELICAL CORRUGATED METAL
AND
STRUCTURAL PLATES

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

206–03–1/1 1 of 1

TIMOTHY A. MARIS, NEW MEXICO, 14072, REGISTERED PROFESSIONAL ENGINEER, 4-17-08

Sheet 206-03



GENERAL NOTES:

1. RIVETED OR WELDED METAL PIPE AND ARCHES SHALL BE PLACED WITH THE INSIDE CIRCUMFERENTIAL LAPS POINTING DOWNSTREAM AND WITH LONGITUDINAL LAPS AT THE SIDE ON QUARTER POINTS, NOT TOP OR BOTTOM. STRUCTURAL PLATE AND PIPE ARCH CULVERTS SHALL BE ERECTED AS SHOWN ON THE ERECTION DIAGRAMS FURNISHED BY THE SUPPLIER.
2. THE EXISTING GROUND FOUNDATION MATERIAL UNDER PIPES SHALL BE BROKEN UP AND COMPACTED TO A MINIMUM DEPTH OF 6". COMPACTION SHALL BE 95% OF MAXIMUM DENSITY BY AASHTO SPECIFICATION T–99.
3. WHERE AN UNSUITABLE MATERIAL (PEAT, MUCK, ETC.) IS ENCOUNTERED AT OR BELOW THE INVERT ELEVATION, THE NECESSARY SUBSURFACE EXPLORATION AND ANALYSIS SHALL BE MADE AND CORRECTIVE TREATMENT SHALL BE AS DIRECTED BY THE PROJECT MANAGER.
4. IMPERVIOUS MATERIAL SHALL BE PLACED LONGITUDINALLY ALONG THE PIPE TO THE ELEVATIONS AND LIMITS SHOWN ON THE "CROSS SECTION OF ROADWAY EMBANKMENT," AND TRANSVERSELY AROUND THE PIPE TO THE DENSITY AND SLOPES SHOWN FOR BACKFILL MATERIAL ON THE "BACKFILL DETAIL," UNLESS OTHERWISE DESIGNATED ON THE PLANS OR DIRECTED BY THE PROJECT MANAGER. IMPERVIOUS MATERIAL SHALL CONFORM TO AASHTO SPECIFICATION A–6 OR A–7 SOILS.
5. BEDDING MATERIAL SHALL BE ROUGHLY SHAPED TO FIT BOTTOM OF PIPES AND THEN LIGHTLY COMPACTED. MATERIAL SHALL CONFORM TO SECTION 206 OF THE NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. FOR PIPE ARCH, THE WIDTH OF THE BEDDING SHALL NOT EXCEED THE WIDTH OF THE BOTTOM ARC.
6. WHERE MULTIPLE LINES OF PIPE OR PIPE ARCHES GREATER THAN 4'–0" IN DIAMETER OR SPAN ARE USED, THEY SHALL BE SPACED SO THAT ADJACENT SIDES OF THE PIPE SHALL BE AT LEAST ONE–HALF DIAMETER OR 3'–0" APART, WHICHEVER IS LESS, TO PERMIT ADEQUATE COMPACTION OF BACKFILL MATERIAL. FOR DIAMETERS 4'–0" AND LESS, THE MINIMUM SPACING SHALL BE NOT LESS THAN 2–0". SEE 570–02–1/2 OR 570–02–2/2 FOR FLARED END SECTIONS.
7. A CONTINUOUS CONCRETE CRADLE SHALL BE USED ONLY WHEN CALLED FOR ON THE PLANS.
8. BACKFILL MATERIAL SHALL CONFORM TO SECTION 206 OF THE NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. SPECIAL CARE SHALL BE TAKEN WHEN COMPACTING BACKFILL AT THE HUNCHES AND SIDES OF PIPES.
9. REFER TO 206–03–1/1 THRU 206–06–1/1 FOR TABLE OF MINIMUM AND MAXIMUM COVER AND CORRESPONDING GAUGE.

KEY	SYMBOL	DESCRIPTION
1		100% COMPACTION
2		90% COMPACTION

NO.	DATE	REV.BY	DESCRIPTION
1	2/14/07	YML	REVISIONS TO DEDROCK DETAIL
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

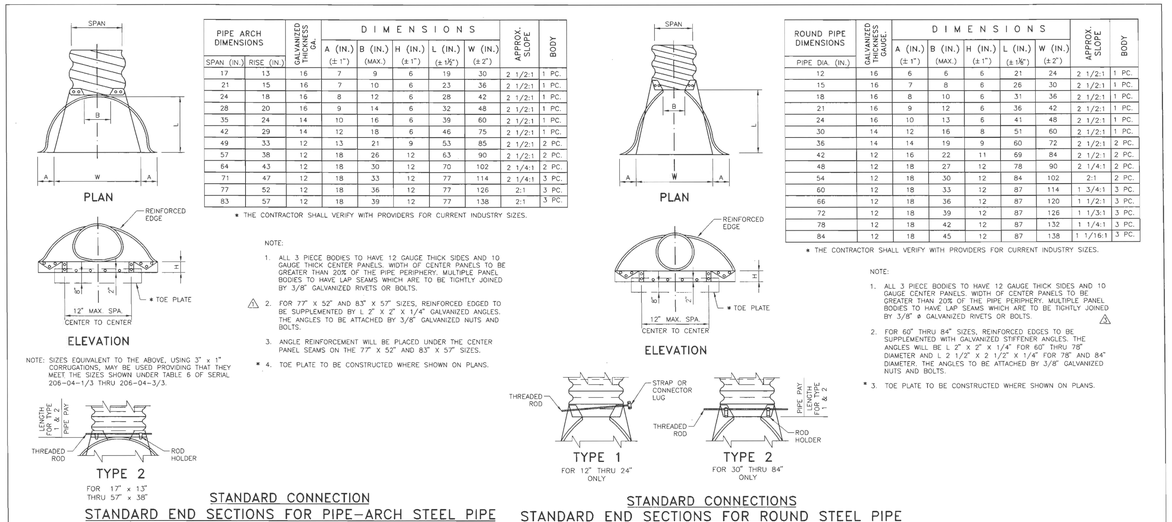
CORRUGATED METAL CULVERT
AND PIPE ARCHES
BEDDING AND BACKFILL
DETAILS

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

206–07–1/1 1 OF 1

RAY M. TRUJILLO, NEW MEXICO, 13514, REGISTERED PROFESSIONAL ENGINEER, 5/29/08

Sheet 206-09



PIPE ARCH DIMENSIONS SPAN (IN.)	RISE (IN.)	GALVANIZED THICKNESS (GA.)	DIMENSIONS A (IN.) (± 1")	B (IN.) (MAX.)	H (IN.) (± 1")	L (IN.) (± 1½")	W (IN.) (± 2")	APPROX. SLOPE	BODY
17	13	16	7	9	6	19	30	2 1/2:1	1 PC.
21	15	16	7	10	6	23	36	2 1/2:1	1 PC.
24	18	16	8	12	6	28	42	2 1/2:1	1 PC.
28	20	16	9	14	6	32	48	2 1/2:1	1 PC.
35	24	14	10	16	6	39	60	2 1/2:1	1 PC.
42	29	14	12	18	6	46	75	2 1/2:1	1 PC.
49	33	12	13	21	9	53	85	2 1/2:1	2 PC.
57	38	12	18	26	12	63	90	2 1/2:1	2 PC.
64	43	12	18	30	12	70	102	2 1/4:1	2 PC.
71	47	12	18	33	12	77	114	2 1/4:1	3 PC.
77	52	12	18	36	12	77	126	2:1	3 PC.
83	57	12	18	39	12	77	138	2:1	3 PC.

* THE CONTRACTOR SHALL VERIFY WITH PROVIDERS FOR CURRENT INDUSTRY SIZES.

NOTE:
1. ALL 3 PIECE BODIES TO HAVE 12 GAUGE THICK SIDES AND 10 GAUGE THICK CENTER PANELS. WIDTH OF CENTER PANELS TO BE GREATER THAN 20% OF THE PIPE PERIPHERY. MULTIPLE PANEL BODIES TO HAVE LAP SEAMS WHICH ARE TO BE TIGHTLY JOINED BY 3/8" GALVANIZED RIVETS OR BOLTS.
2. FOR 71" x 52" AND 83" X 57" SIZES, REINFORCED EDGED TO BE SUPPLEMENTED BY L 2" X 2" X 1/4" GALVANIZED ANGLES. THE ANGLES TO BE ATTACHED BY 3/8" GALVANIZED NUTS AND BOLTS.
3. ANGLE REINFORCEMENT WILL BE PLACED UNDER THE CENTER PANEL SEAMS ON THE 77" X 52" AND 83" X 57" SIZES.
* 4. TOE PLATE TO BE CONSTRUCTED WHERE SHOWN ON PLANS.

ROUND PIPE DIMENSIONS PIPE DIA (IN.)	GALVANIZED THICKNESS GAUGE	DIMENSIONS A (IN.) (± 1")	B (IN.) (MAX.)	H (IN.) (± 1")	L (IN.) (± 1½")	W (IN.) (± 2")	APPROX. SLOPE	BODY
12	16	6	6	6	21	24	2 1/2:1	1 PC.
15	16	7	8	6	26	30	2 1/2:1	1 PC.
18	16	8	10	6	31	36	2 1/2:1	1 PC.
21	16	9	12	6	36	42	2 1/2:1	1 PC.
24	16	10	13	6	41	48	2 1/2:1	1 PC.
30	14	12	16	8	51	60	2 1/2:1	1 PC.
36	14	14	19	9	60	72	2 1/2:1	2 PC.
42	12	16	22	11	69	84	2 1/2:1	2 PC.
48	12	18	27	12	78	90	2 1/4:1	2 PC.
54	12	18	30	12	84	102	2:1	2 PC.
60	12	18	33	12	87	114	1 3/4:1	3 PC.
66	12	18	36	12	87	120	1 1/2:1	3 PC.
72	12	18	39	12	87	126	1 1/3:1	3 PC.
78	12	18	42	12	87	132	1 1/4:1	3 PC.
84	12	18	45	12	87	138	1 1/16:1	3 PC.

* THE CONTRACTOR SHALL VERIFY WITH PROVIDERS FOR CURRENT INDUSTRY SIZES.

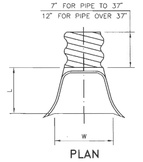
NOTE:
1. ALL 3 PIECE BODIES TO HAVE 12 GAUGE THICK SIDES AND 10 GAUGE CENTER PANELS. WIDTH OF CENTER PANELS TO BE GREATER THAN 20% OF THE PIPE PERIPHERY. MULTIPLE PANEL BODIES TO HAVE LAP SEAMS WHICH ARE TO BE TIGHTLY JOINED BY 3/8" ø GALVANIZED RIVETS OR BOLTS.
2. FOR 60" THRU 84" SIZES, REINFORCED EDGES TO BE SUPPLEMENTED WITH GALVANIZED STIFFENER ANGLES. THE ANGLES WILL BE L 2" X 2" X 1/4" FOR 60" THRU 78" DIAMETER AND L 2 1/2" X 2 1/2" X 1/4" FOR 78" AND 84" DIAMETER. THE ANGLES TO BE ATTACHED BY 3/8" GALVANIZED NUTS AND BOLTS.
* 3. TOE PLATE TO BE CONSTRUCTED WHERE SHOWN ON PLANS.

STANDARD CONNECTION
STANDARD END SECTIONS FOR PIPE–ARCH STEEL PIPE

STANDARD CONNECTIONS
STANDARD END SECTIONS FOR ROUND STEEL PIPE

GENERAL NOTES

1. FOR MULTIPLE INSTALLATION OF ALL TYPES, A MIN. OF A 2'–0" SPACING MEASURED ALONG THE HORIZONTAL BETWEEN FLARED END SECTIONS AT THEIR WIDEST CROSS SECTION SHALL BE USED.
2. WELDING WILL NOT BE PERMITTED IN CONNECTING END SECTIONS TO CONNECTOR SECTIONS OR CONNECTOR SECTIONS TO PIPE.
3. TYPE 1 AND TYPE 2 MAY BE USED WITH WELDED SEAM OR LOCKSEAM CONNECTIONS HELICALLY CORRUGATED PIPE WITH REROLLED ENDS. REROLLED ENDS SHALL INCLUDE A MINIMUM OF TWO ANNULAR CORRUGATIONS OF THE SAME SIZE AS THE PIPE CORRUGATIONS.



PIPE DIAM. (IN.)	APRONS L (IN.)	W (IN.)
18	19	30
21	23	36
24	28	42
30	31.5	48
36	38.5	60
42	47	75
48	54	85
60	63	96
66	70	112
72	77	128

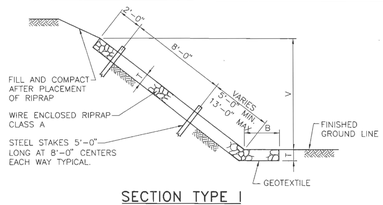
CORRUGATED ALUMINUM PIPE END SECTION

NO.	DATE	REV.BY	DESCRIPTION
1	7/10/09	YML	CORRECTED 0.6 GA. TO 3/8" ø
2	2/10/09	YML	MADE GENERAL REVISIONS
1	2/10/09	YML	CORRECTED 83" x 35" TO 83" x 57"
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

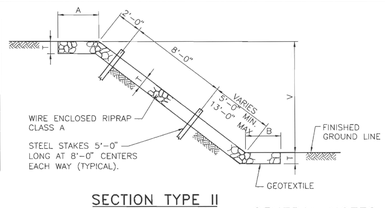
CULVERT PIPE
END SECTIONS
(METAL)

DESIGNED BY: DRAWN BY SKL CHECK



SECTION TYPE I

QUANTITIES PER LINEAR FOOT	
SLOPE	RIPRAP (CU. YDS.)
1.5 : 1	$\frac{T}{27}$ (B + 1.803 V + 0.303 T)
1.75 : 1	$\frac{T}{27}$ (B + 2.016 V + 0.266 T)
2 : 1	$\frac{T}{27}$ (B + 2.236 V + 0.236 T)
3 : 1	$\frac{T}{27}$ (B + 3.162 V + 0.162 T)
4 : 1	$\frac{T}{27}$ (B + 4.123 V + 0.123 T)

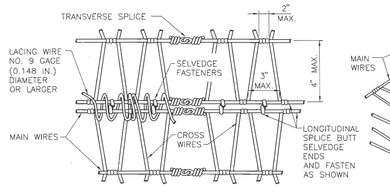


SECTION TYPE II

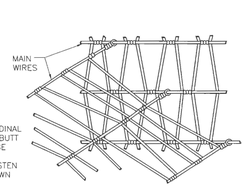
QUANTITIES PER LINEAR FOOT	
SLOPE	RIPRAP (CU. YDS.)
1 : 1	$\frac{T}{27}$ (A + B + 1.414V)
1.5 : 1	$\frac{T}{27}$ (A + B + 1.803V)
1.75 : 1	$\frac{T}{27}$ (A + B + 2.016V)
2 : 1	$\frac{T}{27}$ (A + B + 2.236V)
3 : 1	$\frac{T}{27}$ (A + B + 3.162V)
4 : 1	$\frac{T}{27}$ (A + B + 4.123V)

GENERAL NOTES

1. WIRE FABRIC FOR RIP RAP SHALL BE "W" OR HEXAGONAL MESH AND MEET THE REQUIREMENTS LISTED IN SECTION 602 OF THE NMDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTON, CURRENT EDITION.
2. STEEL STAKES MAY BE RAILROAD RAILS WEIGHING NOT LESS THAN 30 LBS. PER YARD, 4" NOMINAL DIAMETER STANDARD STRENGTH GALVANIZED STEEL PIPE, OR L 4" x 4"x 3/8" STEEL ANGLES. STEEL STAKES SHALL PROJECT 6" ABOVE TOP OF RIPRAP. STEEL STAKES ARE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE WORK AND NO DIRECT MEASUREMENT OR PAYMENT WILL BE MADE THEREFORE.
3. IF LENGTH OF SLOPE IS 15 FEET OR LESS, ONLY ONE ROW OF STEEL STAKES 2 FEET FROM THE TOP EDGE OF RIPRAP WILL BE REQUIRED UNLESS OTHERWISE NOTED ON PLANS.
4. FOR DIMENSIONS A, B, V, & T. SEE BRIDGE OR ROADWAY PLANS.
5. T=12" UNLESS OTHERWISE SHOWN ON PLANS; T=18" AT BRIDGES.
6. FASTENERS FOR SPLICES AND/OR SELVEDGE END CONNECTORS MAY BE WIRE TIES, INTERLOCKING WIRE CLIPS, HOG RINGS, OR LACING WIRE. ONLY FASTENERS WHICH APPEAR ON THE DEPARTMENT'S "APPROVED PRODUCTS LIST" MAY BE USED.
7. LACING SHALL BE CONTINUOUS AS FAR AS IS PRACTICAL AND SHALL PASS THROUGH EACH MESH OPENING.
8. WHERE SPLICING IS NECESSARY, AN OVERLAP OF LACING OF AT LEAST 1 FOOT SHALL BE PROVIDED.

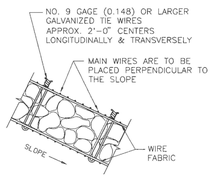


NORMAL INTERSECTION SPLICES

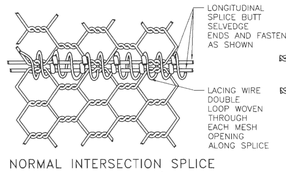


SKEWED INTERSECTION SPLICE

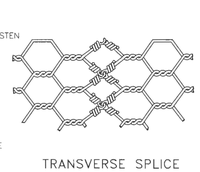
"W" MESH



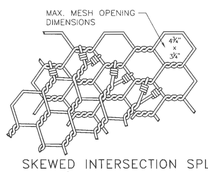
TYPICAL SECTION



NORMAL INTERSECTION SPLICE



TRANSVERSE SPLICE



SKEWED INTERSECTION SPLICE

HEXAGONAL MESH



NO.	DATE	REV.BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

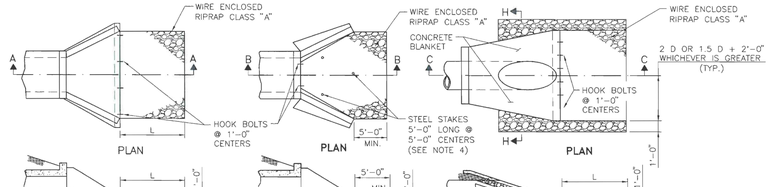
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

WIRE ENCLOSE RIPRAP CLASS "A"

DESIGNED BY ____ DRAWN BY SKL CHECKED BY YML

602-01-1/1 1 of 1

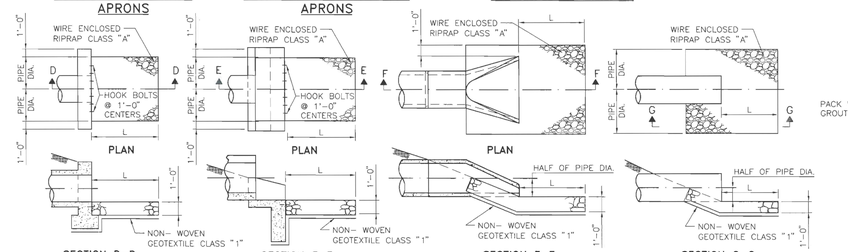
Sheet 602-01



BOX CULVERTS WITH APRONS

BOX CULVERTS WITHOUT APRONS

CONCRETE BLANKETS

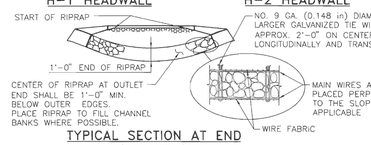


H-1 HEADWALL

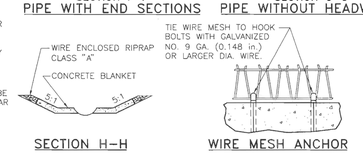
H-2 HEADWALL

PIPE WITH END SECTIONS

PIPE WITHOUT HEADWALLS



TYPICAL SECTION AT END OF RIPRAP



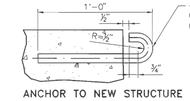
SECTION H-H

WIRE MESH ANCHOR

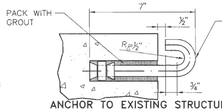
NOTE: SEE SHEET 602-01-1/1 FOR WIRE MESH SPLICE DETAILS.

GENERAL NOTES

1. ALL RIPRAP SHALL BE CLASS "A" UNLESS SPECIFIED OTHERWISE IN THE PLANS. DIMENSIONS OF RIPRAP CLASS "A" SHALL BE VERIFIED IN FIELD.
2. RIPRAP ON THIS STANDARD IS SHOWN FOR SINGLE PIPES AND CULVERTS ONLY. FOR MULTIPLE PIPE AND CULVERT INSTALLATIONS, EXTEND RIPRAP BEYOND OUTLET OPENING AS SHOWN IN PLAN DETAILS AND PLACE RIPRAP BETWEEN OUTLET OPENINGS AS SHOWN IN ELEVATION DETAILS.
3. SERIAL 602-02-1/1 MAY BE REFERENCED FOR DESCRIPTIONS OF WIRE MESH AND ALTERNATE PATTERNS.
4. STEEL STAKES MAY BE RAILROAD RAILS WEIGHING NOT LESS THAN 30 LBS. PER YARD, 4" NOMINAL DIAMETER STANDARD STRENGTH GALVANIZED STEEL PIPE, OR L 4" X 4"X 3/8" STEEL ANGLES. STEEL STAKES SHALL PROJECT 6" ABOVE TOP OF RIPRAP. STEEL STAKES ARE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE WORK AND NO DIRECT MEASUREMENT OR PAYMENT WILL BE MADE THEREFORE.
5. CONTRACTOR MAY SUBSTITUTE CONCRETE CHEMICAL ANCHORS WITH HOOK GEOMETRY SHOWN, WHICH MEET REQUIREMENTS OF SECTION 522.
6. TOE-IN OR PLACE EROSION CONTROL GEOTEXTILE UNDER FOOTINGS OR CUT-OFF WALL.
7. L (MIN.) = 10'-0" OR 1.5 x DIAMETER OR RISE, WHICHEVER IS GREATER.



ANCHOR TO NEW STRUCTURE



ANCHOR TO EXISTING STRUCTURE

HOOK BOLT DETAILS

COST OF HOOK BOLT IN PLACE TO BE INCLUDED IN UNIT BID PRICE FOR RIPRAP.

NO.	DATE	REV.BY	DESCRIPTION
1	8/09/09	YML	GENERAL REVISIONS
REVISIONS (OR CHANGE NOTICES)			

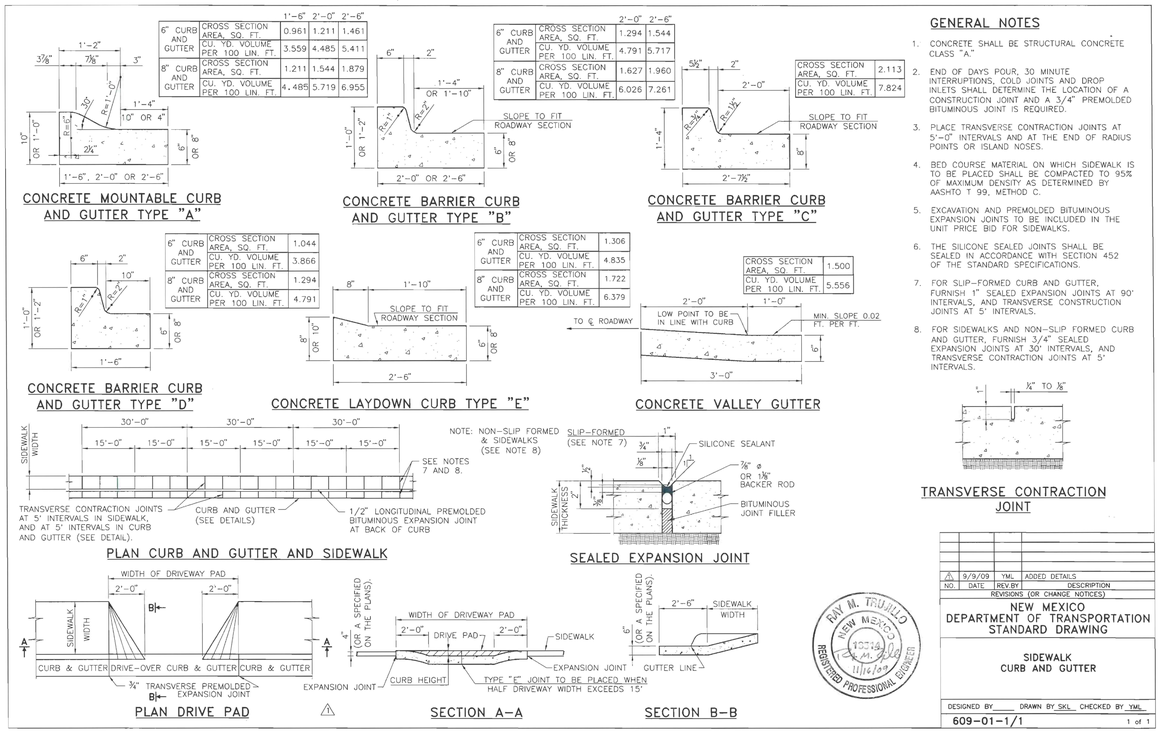
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

EROSION CONTROL AT CULVERT OUTLETS

DESIGNED BY TM DRAWN BY SKL CHECKED BY YML

602-02-1/1 1 of 1

Sheet 602-02



GENERAL NOTES

1. CONCRETE SHALL BE STRUCTURAL CONCRETE CLASS "A."
2. END OF DAYS POUR, 30 MINUTE INTERRUPTIONS, COLD JOINTS AND DROP INLETS SHALL DETERMINE THE LOCATION OF A CONSTRUCTION JOINT AND A 3/4" PREMOLDED BITUMINOUS JOINT IS REQUIRED.
3. PLACE TRANSVERSE CONTRACTION JOINTS AT 5'-0" INTERVALS AND AT THE END OF RADIUS POINTS OR ISLAND NOSES.
4. BED COURSE MATERIAL ON WHICH SIDEWALK IS TO BE PLACED SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T 99, METHOD C.
5. EXCAVATION AND PREMOLDED BITUMINOUS EXPANSION JOINTS TO BE INCLUDED IN THE UNIT PRICE BID FOR SIDEWALKS.
6. THE SILICONE SEALED JOINTS SHALL BE SEALED IN ACCORDANCE WITH SECTION 452 OF THE STANDARD SPECIFICATIONS.
7. FOR SLIP-FORMED CURB AND GUTTER, FURNISH 1" SEALED EXPANSION JOINTS AT 90' INTERVALS, AND TRANSVERSE CONSTRUCTION JOINTS AT 5' INTERVALS.
8. FOR SIDEWALKS AND NON-SLIP FORMED CURB AND GUTTER, FURNISH 3/4" SEALED EXPANSION JOINTS AT 30' INTERVALS, AND TRANSVERSE CONTRACTION JOINTS AT 5' INTERVALS.

TRANSVERSE CONTRACTION JOINT

NO.	DATE	REV.BY	DESCRIPTION
1	9/9/09	YML	ADDED DETAILS
REVISIONS (OR CHANGE NOTICES)			

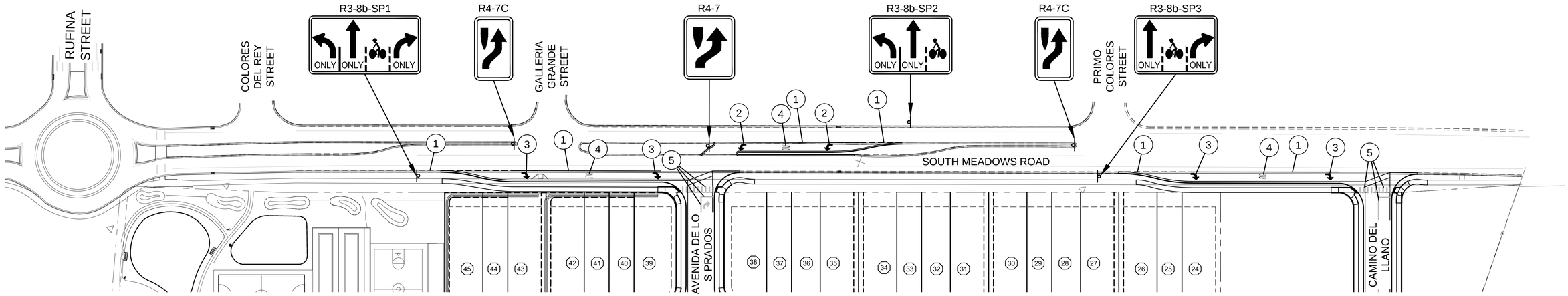
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

SIDEWALK
CURB AND GUTTER

DESIGNED BY ____ DRAWN BY SKL CHECKED BY YML

609-01-1/1 1 of 1

Sheet 609-01



CITY OF SANTA FE SIGNING AND STRIPING NOTES:

OFFSITE SIGNING AND STRIPING PLAN

SCALE: 1" = 50'

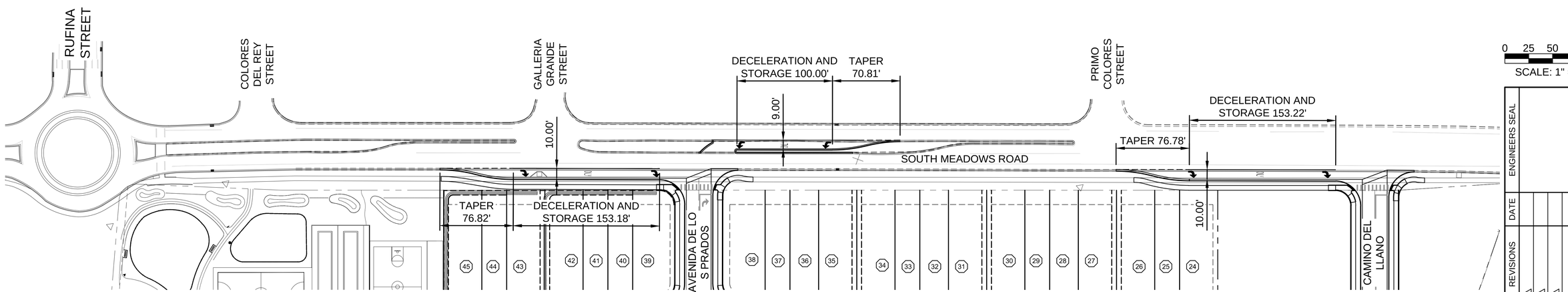
SIGN AND POST REQUIREMENTS

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 4 LB. / 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 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 PATTERNED PAVEMENT STRIPE SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
2. STOP BARS SHALL BE A MINIMUM 12" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERED PAVEMENT STRIPE; AND SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
3. CROSSWALK STRIPES SHALL BE 12" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE, ARRANGED IN A CONTINENTAL PATTERN, 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 PAINTED PAVEMENT MARKING 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.

STRIPING KEY ⓧ	
1	4" WHITE STRIPE [PAINT] DOUBLE APPLICATION AFTER 14 DAYS
2	LEFT ARROW SYMBOL
3	RIGHT ARROW SYMBOL
4	WORD "ONLY" SYMBOL
5	ONSITE STRIPING, SEE SHEET 6-2



0 25 50 100

SCALE: 1" = 50'

OFFSITE IMPROVEMENTS PLAN

SCALE: 1" = 50'

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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REVISIONS

PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

OFFSITE IMPROVEMENTS

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	12-1

Table 6H-2. Meaning of Symbols on Typical Application Diagrams

Arrow board	Shadow vehicle
Arrow board support or trailer (shown facing down)	Sign (shown facing left)
Changeable message sign or support trailer	Surveyor
Channelizing device	Temporary barrier
Crash cushion	Temporary barrier with warning light
Direction of temporary traffic detour	Traffic or pedestrian signal
Direction of traffic	Truck-mounted attenuator
Flagger	Type 3 barricade
High-level warning device (Flag tree)	Warning light
Longitudinal channelizing device	Work space
Luminaire	Work vehicle
Pavement markings that should be removed for a long-term project	

Table 6H-3. Meaning of Letter Codes on Typical Application Diagrams

Road Type	Distance Between Signs**		
	A	B	C
Urban (low speed)*	100 feet	100 feet	100 feet
Urban (high speed)*	350 feet	350 feet	350 feet
Rural	500 feet	500 feet	500 feet
Expressway / Freeway	1,000 feet	1,500 feet	2,640 feet

* Speed category to be determined by highway agency

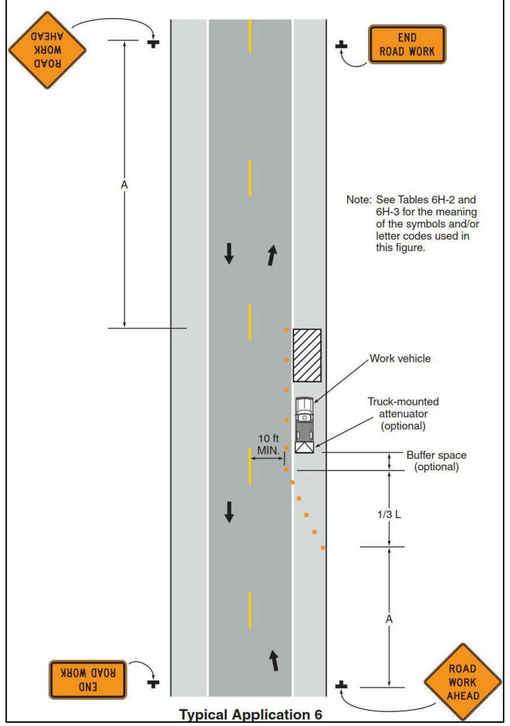
** The column headings A, B, and C are the dimensions shown in Figures 6H-1 through 6H-46. The A dimension is the distance from the transition or point of restriction to the first sign. The B dimension is the distance between the first and second signs. The C dimension is the distance between the second and third signs. (The "first sign" is the sign in a three-sign series that is closest to the TTC zone. The "third sign" is the sign that is furthest upstream from the TTC zone.)

Table 6H-4. Formulas for Determining Taper Length

Speed (S)	Taper Length (L) in feet
40 mph or less	$L = \frac{WS^2}{60}$
45 mph or more	$L = WS$

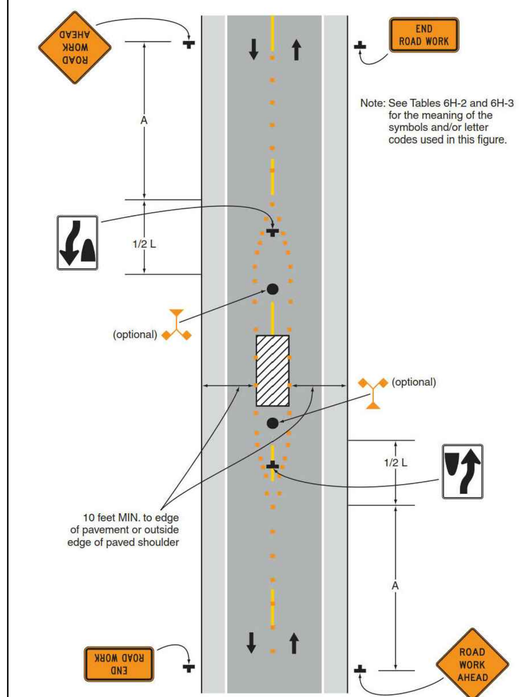
Where: L = taper length in feet
W = width of offset in feet
S = posted speed limit, or off-peak 85th-percentile speed prior to work starting, or the anticipated operating speed in mph

Figure 6H-6. Shoulder Work with Minor Encroachment (TA-6)



Typical Application 6

Figure 6H-15. Work in the Center of a Road with Low Traffic Volumes (TA-15)



Typical Application 15

TRAFFIC CONTROL NOTES:

1. ALL TRAFFIC CONTROL DEVICES AND THEIR PLACEMENT SHALL CONFORM TO CURRENT M.U.T.C.D. SPECIFICATIONS.
2. THIS PLAN IS PROVIDED FOR GUIDANCE ONLY. THE CONTRACTOR SHALL SUBMIT HIS OWN CONSTRUCTION TRAFFIC CONTROL PLAN TO BE APPROVED BY THE CITY OF SANTA FE TRAFFIC ENGINEER. ADDITIONAL PHASES AND SUB PHASES MAY BE NEEDED BASED ON THE CONTRACTOR'S DAY TO DAY VARIED OPERATIONS.
3. THIS IS AN URBAN LOW SPEED AREA. POSTED SPEED LIMIT IS 35 MPH. SIGN SPACING PER MUTCD IS 100 FEET.
4. SPACING OF PANELS SHALL BE NO GREATER (IN FEET) THAN THE POSTED SPEED.
5. 10' MINIMUM WIDTH DRIVING LANES TO BE MAINTAINED AT ALL TIMES.
6. HOURS OF OPERATIONS SHALL BE LIMITED TO MONDAY THROUGH FRIDAY, 8:00 AM TO 5:00 PM.
7. THE CONTRACTOR SHALL REMOVE OR COVER ALL CONFLICTING PERMANENT SIGNING AS DIRECTED BY THE PROJECT MANAGER.
8. THE CONTRACTOR SHALL PROVIDE INGRESS AND EGRESS TO LOCAL BUSINESSES AND RESIDENCES FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL ADVISE OF AND SCHEDULE ACCESS CLOSURES, AT LEAST 24 HOURS IN ADVANCE, WITH PROPERTY OWNERS AND THE PROJECT MANAGER.
9. THE CONTRACTOR SHALL DESIGNATE PERSONNEL WHO WILL BE AVAILABLE DURING NON-WORKING HOURS AND DAYS TO MAINTAIN TEMPORARY CONSTRUCTION TRAFFIC CONTROL.
10. CONSTRUCTION EQUIPMENT & MATERIAL STORAGE: THE CONTRACTOR SHALL NOT STORE EQUIPMENT OR MATERIAL WITHIN CLEAR ZONE UNLESS THE EQUIPMENT OR MATERIAL IS PROPERLY SHIELDED UTILIZING CURRENT SAFETY DESIGN AND INSTALLATION METHODS. THE SAFETY DESIGN FOR SHIELDING SHALL BE PROVIDED BY THE CONTRACTOR AND MUST BE APPROVED BY THE PROJECT MANAGER BEFORE IMPLEMENTING THE WORK, INCLUDING DESIGN, INSTALLATION AND REMOVAL OF THE SHIELDING, SHALL BE CONSIDERED INCIDENTAL TO THE COMPLETING OF THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFORE.
11. ADVANCE SIGNING SHALL BE SET UP AT THE BEGINNING OF ACTUAL WORK AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED. SIGNS SHALL BE REMOVED OR COVERED WHEN NOT APPLICABLE.

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REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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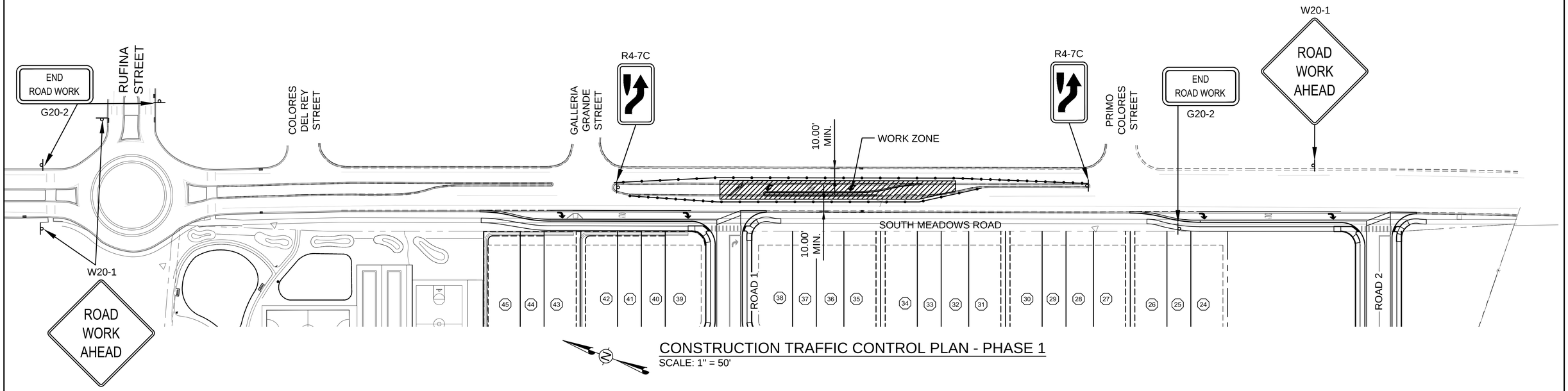
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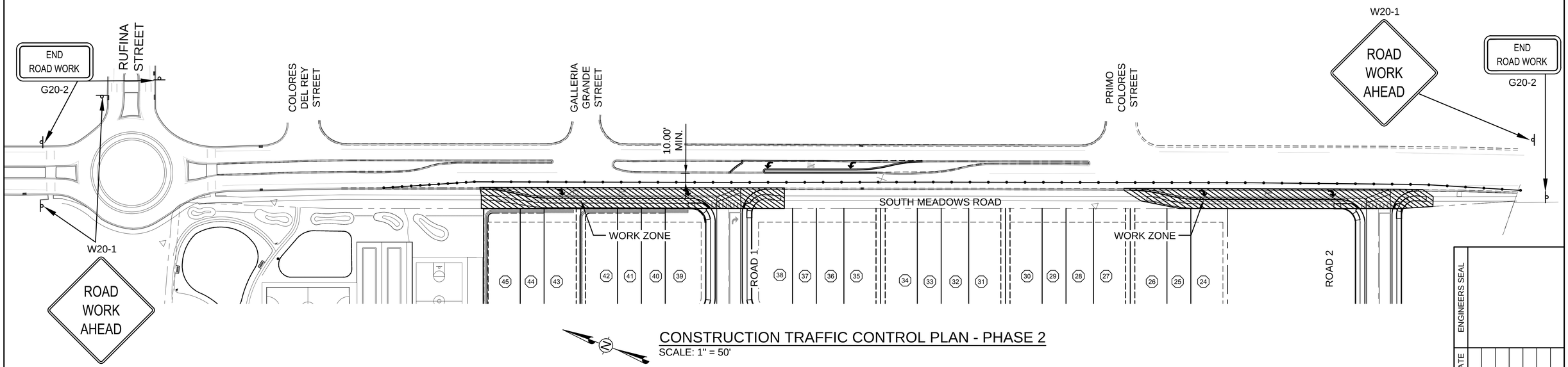
TRAFFIC CONTROL NOTES

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	12-2



CONSTRUCTION TRAFFIC CONTROL PLAN - PHASE 1

SCALE: 1" = 50'



CONSTRUCTION TRAFFIC CONTROL PLAN - PHASE 2

SCALE: 1" = 50'

0 25 50 100

SCALE: 1" = 50'

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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SUGGESTED SEQUENCE OF CONSTRUCTION

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	12-3

FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION/ LOCATION	LED			MOUNTING INSTRUCTIONS	REMARKS
				CCT	WATTS	LUMENS		
S1	AMERICAN ELECTRIC LIGHTING	#ATBS-P10-MVOLT-R2 27K VR	STREET LIGHT POLE AND LUMINAIRE WITH 20KV/10KA SURGE PROTECTION, VISUAL COMFORT OPTIC, 3 PIN NEMA PHOTOCONTROL RECEPTACLE.	2,700K	48.4	4,451	SEE POLE BASE DETAIL	

SYMBOL LEGEND

- DISCONNECT SWITCH. SIZE AND POLES FOR LOAD CONNECTED.NEMA 3R
- SPECIAL SYSTEMS CABINET W/ HINGED DOOR AND KEYED LOCK
- SURFACE MOUNTED PANEL. SEE PANEL SCHEDULE FOR CHARACTERISTICS.
- GROUND
- MOTOR CONNECTION, FRACTIONAL H.P (LESS THAN 1/3 HP)
- MOTOR CONNECTION WITH HP INDICATED.
- BRANCH CIRCUIT IN WALLS OR CEILING WITH CONDUCTORS INDICATED. (NEUTRAL, HOT, SWITCHED, AND GROUNDING CONDUCTOR-LEFT TO RIGHT RESPECTIVELY)
- BRANCH CIRCUIT IN WALLS OR UNDER FLOOR, CONDUCTORS INDICATED.
- HOME RUN TO PANEL, WITH BRANCH CIRCUIT NUMBERS INDICATED. (A-1)
- KEYED NOTE SYMBOL

ELECTRICAL GENERAL NOTES

A. PERFORM ALL ELECTRICAL WORK IN NEAT WORKMANLIKE MANNER IN FULL COMPLIANCE WITH ALL APPLICABLE, ADOPTED, CODES; INCLUDING BUT NOT LIMITED TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), UBC, NFPA, AND ADA. ALL LOCAL AND STATE REQUIREMENTS WILL BE OBSERVED DURING THE PERFORMANCE OF THIS WORK.

B. SHOULD THE CONTRACTOR DETECT DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND ANY ASSOCIATED LEGAL OR SAFETY REQUIREMENTS HE SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING.

C. FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK.

D. AFTER COMPLETION OF THE INSTALLATION, THE ENTIRE SYSTEM SHALL BE THOROUGHLY CLEANED. REMOVE ALL FOREIGN MATTER, PAINT, OR DIRT, GREASE, UNNEEDED LABELS OR STICKERS FROM FIXTURES AND EQUIPMENT. REMOVE ALL RUBBISH AND DEBRIS ACCUMULATED DURING INSTALLATION FOR THE PREMISES.

E. ALL CONDUCTORS SHALL BE COPPER, RATED FOR 600 VOLTS TYPE THHN/THWN, INSULATION, UNLESS OTHERWISE INDICATED ON THE DRAWINGS. MINIMUM WIRE SIZE SHALL BE #12 AWG AND STRANDED FOR #10 AWG OR LARGER. ALL WIRING SHALL BE RUN IN CONDUIT.

F. GENERALLY, CONDUIT SHALL BE PVC SHEDULE 40. WHERE REQUIRED TO PROTECT FROM PHYSICAL DAMAGE, CONDUIT SHALL BE RIGID GALVANIZED STEEL OR IMC TYPE. RUN CONDUIT CONCEALED UNLESS OTHERWISE SHOWN ON THE DRAWINGS. USE FLEXIBLE METALLIC CONDUIT OR SURFACE MOUNTED RACEWAY ONLY WHERE INDICATED. PROVIDE EXPANSION FITTINGS FOR CONDUIT CROSSING EXPANSION JOINTS.

G. USE ONLY ACCEPTABLE METHODS OF SUPPORT.

H. TERMINATING AND SPLICING: ALL #10 GA AND SMALLER JOINTS AND SPLICES IN BRANCH CIRCUIT WIRING SHALL BE MADE WITH AN APPROVED, SOLDERLESS TOOL. APPLICATION OR TWIST ON CONNECTORS: #8 GA AND LARGER WITH HIGH COMPRESSION BARREL SPLICES WITH SHRINK WRAP AND MANUFACTURER'S COMPATIBLE CONNECTORS IN GUTTERS, AND SIMILAR LOCATIONS; AND NOTE ALLOWED IN RACEWAYS.

I. DAMP/WET LOCATIONS USE STEEL COMPRESSION GLAND TYPE COUPLER AND CONNECTIONS.

J. IN ADDITION TO RACEWAY BONDING REQUIRED BY CODE AND OUTLET BOX BONDING JUMPERS, CONTRACTOR SHALL INSTALL A GREEN EQUIPMENT GROUND CONDUCTOR FOR EACH BRANCH CIRCUIT.

K. PROVIDE WIRING DEVICES RATED FOR THE GIVEN APPLICATION AS REQUIRED BY CODE. SPECIAL DEVICES SHALL BE PROVIDED AS INDICATED.

L. ALL EXTERIOR WIRING SHALL BE INSTALLED IN CONDUIT APPROVED FOR THE APPLICATION. UTILIZE WEATHERPROOF FITTINGS AND WEATHERPROOF BOXES/COVERS PER NEC.

M. SIZE ALL BOXES AND ENCLOSURES PER THE NATIONAL ELECTRICAL CODE. WORKING SPACE FOR ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE.

ENGINEER'S SEAL



03/14/2024

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Santa Fe, New Mexico 87501
Phone - 505.842.5787

SUBDIVSION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

FIXTURE SCHEDULE
GENERAL NOTES

DATE:	SCALE:	SHEET:
MARCH 14, 2024	NONE	E-001

GENERAL SHEET NOTES

1. THE CONTRACTOR SHALL COORDINATE WITH PNM (POWER), PRIOR TO BID AND PRIOR TO ROUGH-IN OF EQUIPMENT, PADS AND UNDERGROUND CONDUIT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL TRENCHING, BACKFILL AND COMPACTION OF ELECTRICAL UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE EASEMENT RIGHTS AND LOCATION OF EASEMENTS WITH UTILITY COMPANIES.
4. SPECIFIC REQUIREMENTS FOR ELECTRICAL SERVICE SHALL BE PER PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) RULES AND REGULATIONS AND STANDARD DRAWINGS, AND SHALL INCLUDE THE FOLLOWING:

   A.) PROVIDE ALL TRENCHING, BACKFILL AND COMPACTION FOR SECONDARY RUNS. TRENCH SHALL BE MINIMUM 36" DEEP.

   C.) METERS SHALL BE 5-JAW TYPE PER PNM RULES AND REGULATIONS.
5. ALL CIRCUITS ON THIS PROJECT ARE TO RUN IN CONDUIT. ACCEPTABLE TYPES ARE: ELECTRICAL METALLIC CONDUIT (EMT), INTERMEDIATE METALLIC CONDUIT (IMC), GALVANIZED RIGID CONDUIT (GRC), FLEXIBLE METALLIC CONDUIT (FLEX) AND WEATHERPROOF FLEXIBLE METALLIC CONDUIT (SEALTITE). PVC CONDUIT (SCHEDULE 40 AND SCHEDULE 80) ARE APPROVED FOR UNDERGROUND RUNS. EXCEPTING THAT ALL RISERS AND BENDS OF 30 DEGREES AND GREATER ARE TO UTILIZE PVC COATED IMC OR GRC PRE-MADE ELBOWS. .
6. SEE POWER RISER DIAGRAM FOR MORE INFORMATION.

SHEET KEYNOTES

1. PNM PRIMARY UNDERGROUND BY PNM AND PNM PAD MOUNT TRANSFORMER. REFER TO THE POWER RISER DIAGRAM ON SHEET E-501. COORDINATE WITH PNM AND COMPLY AS REQUIRED.
2. METER PEDESTAL AND PANEL. REFER TO THE DETAILS ON SHEET E-602.
3. NEW STREET LIGHTING BRANCH CIRCUIT, 2#2THH/THWN (CU) + 1#8 THHN/THWN (CU) GR IN 2"C, MINIMUM 36" BELOW FINISH GRADE.
4. NEW STREET LIGHT POLE AND LUMINAIRE. PROVIDE NEW CONCRETE FOUNDATION AND BASE REFER TO THE FIXTURE SCHEDULE ON SHEET E001. REFER TO THE STREET LIGHTING DETAILS ON SHEET E-601.

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

CASE # _____

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DATE

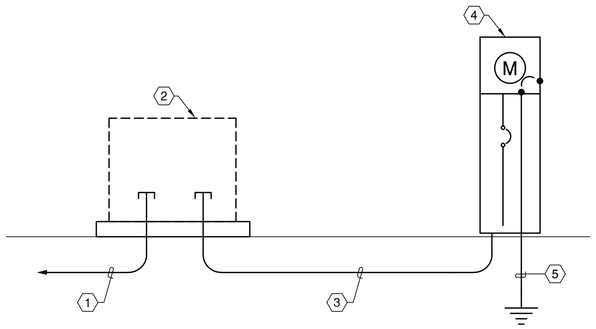
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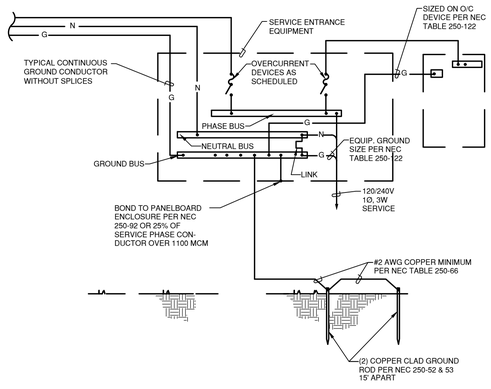
SUBDIVSION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SITE LIGHTING PLAN

DATE:	SCALE:	SHEET:
MARCH 14, 2024	1" = 40'	ES-101



POWER RISER DIAGRAM
SCALE: N.T.S.



TYPICAL BUS GROUNDING DETAIL
SCALE: NONE

LOAD SUMMARY -- 120/240V - 1PH - 3W

LOAD	CONNECTED LOAD	DEMAND LOAD
LIGHTS	3 KW	4 KW
TOTAL	3 KW	4 KW = 17 AMPERES

PROVIDE NEW 100A SERVICE ADEQUATELY RATED FOR THE PROPOSED DEMAND LOAD

SHORT CIRCUIT CALCULATIONS

ASSUME 25KVA POLE MOUNT TRANSFORMER WITH 1.4%Z. MAXIMUM LET THROUGH CURRENT AT THE SECONDARY TERMINALS OF THE POLE MOUNT TRANSFORMER = 4,286A. MAXIMUM CALCULATED FAULT AT NEW PANEL "LV" = 3,335A. NEW PANEL "LV" SHALL BE PROVIDED WITH MINIMUM 10KAIR CIRCUIT BREAKERS.

GENERAL SHEET NOTES

1. THE CONTRACTOR SHALL COORDINATE WITH PNM (POWER), PRIOR TO BID AND PRIOR TO ROUGH-IN OF EQUIPMENT, PADS AND UNDERGROUND CONDUIT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL TRENCHING, BACKFILL AND COMPACTION OF ELECTRICAL UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE EASEMENT RIGHTS AND LOCATION OF EASEMENTS WITH UTILITY COMPANIES.
4. SPECIFIC REQUIREMENTS FOR ELECTRICAL SERVICE SHALL BE PER PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) RULES AND REGULATIONS AND STANDARD DRAWINGS, AND SHALL INCLUDE THE FOLLOWING:

   A.) PROVIDE ALL TRENCHING, BACKFILL AND COMPACTION FOR SECONDARY RUNS. TRENCH SHALL BE MINIMUM 36" DEEP.

   C.) METERS SHALL BE 5-JAW TYPE PER PNM RULES AND REGULATIONS.
5. ALL CIRCUITS ON THIS PROJECT ARE TO RUN IN CONDUIT. ACCEPTABLE TYPES ARE: ELECTRICAL METALLIC CONDUIT (EMT), INTERMEDIATE METALLIC CONDUIT (IMC), GALVANIZED RIGID CONDUIT (GRC), FLEXIBLE METALLIC CONDUIT (FLEX) AND WEATHERPROOF FLEXIBLE METALLIC CONDUIT (SEALTITE). PVC CONDUIT (SCHEDULE 40 AND SCHEDULE 80) ARE APPROVED FOR UNDERGROUND RUNS. EXCEPTING THAT ALL RISERS AND BENDS OF 30 DEGREES AND GREATER ARE TO UTILIZE PVC COATED IMC OR GRC PRE-MADE ELBOWS. .
6. SEE POWER RISER DIAGRAM FOR MORE INFORMATION.

(7) SHEET KEYNOTES

1. PNM PRIMARY UNDERGROUND BY PNM. COORDINATE WITH PNM AND COMPLY AS REQUIRED.
2. PNM PAD MOUNT TRANSFORMER. PROVIDE PAD PER PNM DWG #DS-7-16.1 "25-167 KVA SINGLE PHASE BOX PAD". VERIFY WITH PNM AND COMPLY AS REQUIRED.
3. SECONDARY SERVICE ENTRANCE CONDUCTORS, 3#2 THHN/THWN (CU) IN 2"C FROM THE PNM PAD MOUNT TRANSFORMER TO THE METER PEDESTAL, MINIMUM 36" BELOW FINISH GRADE.
4. METER PEDESTAL AND PANEL. REFER TO THE DETAILS ON SHEET E-602.
5. 1#6 BSD (CU) SERVICE GROUND IN 1"C TO TWO (2) DRIVEN .75" X 10'-0" COPPERCLAD GROUND RODS PER THE GROUNDING DETAIL THIS SHEET.

ENGINEERS SEAL



03/14/2024

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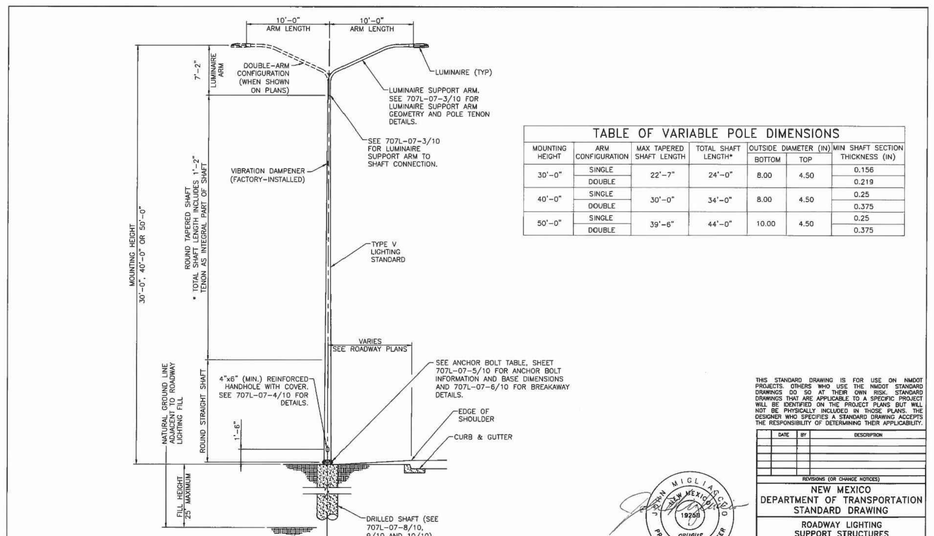
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FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

POWER RISER DIAGRAM
GROUNDING DETAIL

DATE:	SCALE:	SHEET:
MARCH 14, 2024	NONE	E-501



ROADWAY LIGHTING TYPE V POLE ELEVATION
NOT TO SCALE

TABLE OF VARIABLE POLE DIMENSIONS						
MOUNTING HEIGHT	ARM CONFIGURATION	MAX TAPERED SHAFT LENGTH	TOTAL SHAFT LENGTH*	OUTSIDE DIAMETER (IN) BOTTOM	OUTSIDE DIAMETER (IN) TOP	MIN SHAFT SECTION THICKNESS (IN)
30'-0"	SINGLE	22'-7"	24'-0"	8.00	4.50	0.156
	DOUBLE					0.219
40'-0"	SINGLE	30'-0"	34'-0"	8.00	4.50	0.25
	DOUBLE					0.375
50'-0"	SINGLE	39'-6"	44'-0"	10.00	4.50	0.25
	DOUBLE					0.375

THIS STANDARD DRAWING IS FOR USE ON NMDOT PROJECTS. OTHERS WHO USE THE NMDOT STANDARD DRAWINGS DO SO AT THEIR OWN RISK. STANDARD DRAWINGS THAT ARE APPLICABLE TO A SPECIFIC PROJECT WILL BE IDENTIFIED ON THE PROJECT PLANS BUT WILL NOT BE PHYSICALLY INCLUDED IN THOSE PLANS. THE DESIGNER WHO SPECIFIES A STANDARD DRAWING ACCEPTS THE RESPONSIBILITY OF DETERMINING THEIR APPLICABILITY.

DATE	BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

ROADWAY LIGHTING
SUPPORT STRUCTURES
TYPE V

POLE ELEVATION AND DIMENSIONS

707L-07-2/10 | 2 OF 10

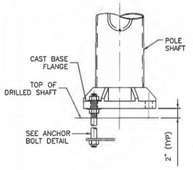
JOHN MIGLIACCIO — NEW MEXICO — 19258 — 03/19/18 — PROFESSIONAL ENGINEER

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

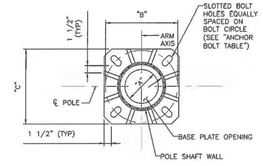
APPROVED FOR USE ON NMDOT PROJECTS: Kathy Crell DATE: 3/22/18

Rev 1.0 February 2023

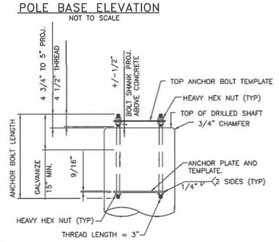
ANCHOR BOLT TABLE									
MOUNTING HEIGHT	BOLT DIAMETER	NUMBER OF BOLTS	SLOTTED HOLE SIZE	BOLT CIRCLE DIAMETER "B"	BOLT TEMPLATE O.D.	BOLT TEMPLATE I.D.	BASE PLATE OPENING "A"	BASE PLATE WIDTH "C"	BASE PLATE THICKNESS "D"
(FT)	(IN)		(IN x IN)	(IN)	(IN)	(IN)	(IN)	(IN)	(IN)
50	1.0	4	1.25 x 2.25	15.0	18.0	12.0	7.0	16.0	1.0
40	1.0	4	1.25 x 2.25	11.5	14.5	8.5	6.0	14.0	1.0
30	1.0	4	1.25 x 2.25	11.5	14.5	8.5	5.0	14.0	1.0



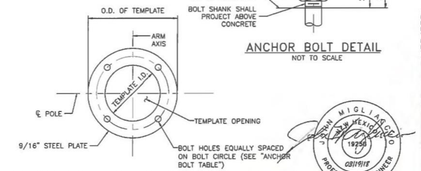
POLE BASE ELEVATION
NOT TO SCALE



POLE BASE PLAN
NOT TO SCALE

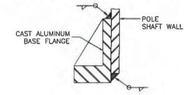


ANCHOR BOLT ASSEMBLY
NOT TO SCALE
(SEE ANCHOR BOLT TABLE)

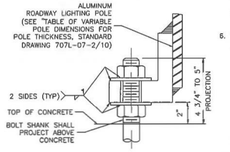


ANCHOR BOLT AND ANCHOR PLATE TEMPLATE
NOT TO SCALE

BASE WELD TABLE		
MOUNTING HEIGHT	WELD SIZE (SINGLE ARM)	WELD SIZE (DOUBLE ARM)
(FT)	(IN)	(IN)
50	5/16	3/8
40	5/16	3/8
30	1/4	1/4



BASE WELD DETAIL
NOT TO SCALE



ANCHOR BOLT DETAIL
NOT TO SCALE

GENERAL NOTES

1. REFER TO STANDARD DRAWING 707L-07-6/10 FOR BREAKAWAY POLE BASE SYSTEM DETAILS AND REQUIREMENTS.
2. INSTALL DIRECT-MOUNT BASE ONLY WHEN SPECIFIED. REFER TO PLANS FOR DIRECT-MOUNT OR BREAKAWAY BASE REQUIREMENT.
3. ALUMINUM BASE FLANGE SHALL BE CAST FROM ALUMINUM ALLOY 356 T6, CONFORMING TO ASTM B 108. BASE FLANGE SHALL ACCOMMODATE FOUR ANCHOR BOLTS AS SHOWN, AND SHALL BE CAPABLE OF DEVELOPING THE FULL MOMENT, SHEAR, AND TORSIONAL STRENGTHS OF THE ALUMINUM POLE SHAFTS. BASE FLANGE SHALL ACCOMMODATE POLE SHAFT OUTSIDE DIAMETER, OR POLE SHAFT DIAMETER MAY BE INCREASED TO BE COMPATIBLE WITH BASE FLANGE.
4. ANCHOR BOLTS AND BOLT CIRCLE DIMENSIONS FOR THE ALUMINUM POLE SHALL ACCOMMODATE THE PROVIDED CAST BASE FLANGE. ANCHOR BOLT SIZES SHOWN SHALL BE CONSIDERED A MINIMUM.
5. ANCHOR BOLT PROJECTION LENGTHS AND TOTAL LENGTHS SHOWN IN STANDARD DRAWINGS 707L-07-9/10 AND 10/10 APPLY TO DIRECT-MOUNT BASE CONDITION. ADJUST ACCORDINGLY FOR BREAKAWAY BASE CONDITION.
6. WHEN BREAKAWAY COUPLINGS ARE SPECIFIED, THREAD UNC OF ANCHOR BOLTS SHALL MATCH THAT OF THE COUPLINGS.

THIS STANDARD DRAWING IS FOR USE ON NMDOT PROJECTS. OTHERS WHO USE THE NMDOT STANDARD DRAWINGS DO SO AT THEIR OWN RISK. STANDARD DRAWINGS THAT ARE APPLICABLE TO A SPECIFIC PROJECT WILL BE IDENTIFIED ON THE PROJECT PLANS BUT WILL NOT BE PHYSICALLY INCLUDED IN THOSE PLANS. THE DESIGNER WHO SPECIFIES A STANDARD DRAWING ACCEPTS THE RESPONSIBILITY OF DETERMINING THEIR APPLICABILITY.

DATE	BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

ROADWAY LIGHTING
SUPPORT STRUCTURES
TYPE V

BASE PLATE & ANCHOR BOLT DETAILS

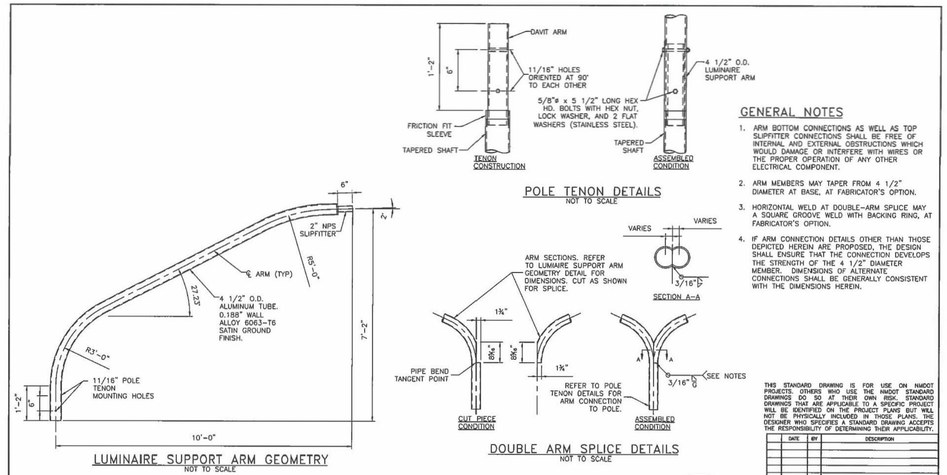
707L-07-5/10 | 5 OF 10

JOHN MIGLIACCIO — NEW MEXICO — 19258 — 03/19/18 — PROFESSIONAL ENGINEER

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

APPROVED FOR USE ON NMDOT PROJECTS: Kathy Crell DATE: 3/22/18

Rev 1.0 February 2023



POLE TENON DETAILS
NOT TO SCALE

GENERAL NOTES

1. ARM BOTTOM CONNECTIONS AS WELL AS TOP SLIPFITTER CONNECTIONS SHALL BE FREE OF INTERNAL AND EXTERNAL OBSTRUCTIONS WHICH WOULD DAMAGE OR INTERFERE WITH WIRES OR THE PROPER OPERATION OF ANY OTHER ELECTRICAL COMPONENT.
2. ARM MEMBERS MAY TAPER FROM 4 1/2" DIAMETER AT BASE, AT FABRICATOR'S OPTION.
3. HORIZONTAL WELD AT DOUBLE-ARM SPLICE MAY A SQUARE GROOVE WELD WITH BACKING RING, AT FABRICATOR'S OPTION.
4. IF ARM CONNECTION DETAILS OTHER THAN THOSE DEPICTED HEREIN ARE PROPOSED, THE DESIGN SHALL ENSURE THAT THE CONNECTION DEVELOPS THE STRENGTH OF THE 4 1/2" DIAMETER MEMBER. DIMENSIONS OF ALTERNATE CONNECTIONS SHALL BE GENERALLY CONSISTENT WITH THE DIMENSIONS HEREIN.

LUMINAIRE SUPPORT ARM GEOMETRY
NOT TO SCALE

DOUBLE ARM SPLICE DETAILS
NOT TO SCALE

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DATE	BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

ROADWAY LIGHTING
SUPPORT STRUCTURES
TYPE V

ARM AND TENON DETAILS

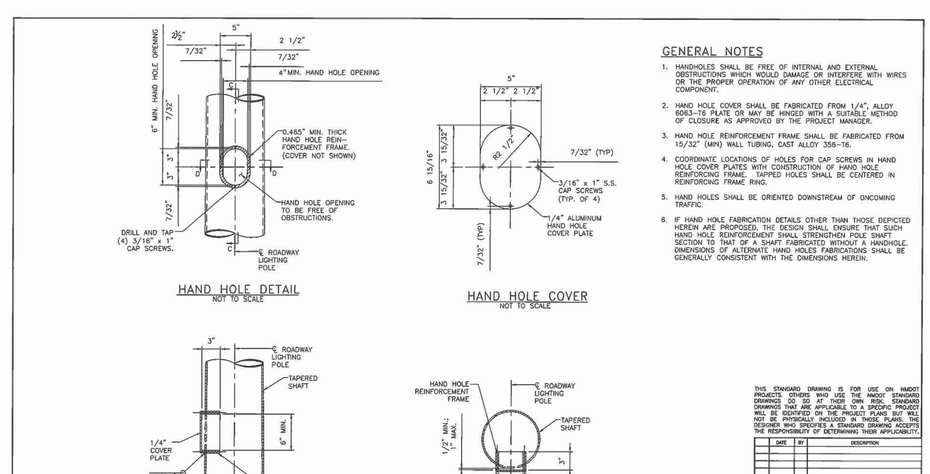
707L-07-3/10 | 3 OF 10

JOHN MIGLIACCIO — NEW MEXICO — 19258 — 03/19/18 — PROFESSIONAL ENGINEER

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

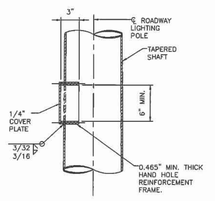
APPROVED FOR USE ON NMDOT PROJECTS: Kathy Crell DATE: 3/22/18

Rev 1.0 February 2023

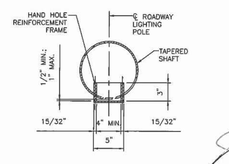


HAND HOLE DETAIL
NOT TO SCALE

HAND HOLE COVER
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE

GENERAL NOTES

1. HANDHOLES SHALL BE FREE OF INTERNAL AND EXTERNAL OBSTRUCTIONS WHICH WOULD DAMAGE OR INTERFERE WITH WIRES OR THE PROPER OPERATION OF ANY OTHER ELECTRICAL COMPONENT.
2. HAND HOLE COVER SHALL BE FABRICATED FROM 1/4", ALLOY 6063-T6 PLATE OR MAY BE HINGED WITH A SUITABLE METHOD OF CLOSURE AS APPROVED BY THE PROJECT MANAGER.
3. HAND HOLE REINFORCEMENT FRAME SHALL BE FABRICATED FROM 15/32" (MIN) WALL TUBING, CAST ALLOY 356-T6.
4. COORDINATE LOCATIONS OF HOLES FOR CAP SCREWS IN HAND HOLE COVER PLATES WITH CONSTRUCTION OF HAND HOLE REINFORCING FRAME. TAPPED HOLES SHALL BE CENTERED IN REINFORCING FRAME RING.
5. HAND HOLES SHALL BE ORIENTED DOWNSTREAM OF ONCOMING TRAFFIC.
6. IF HAND HOLE FABRICATION DETAILS OTHER THAN THOSE DEPICTED HEREIN ARE PROPOSED, THE DESIGN SHALL ENSURE THAT SUCH HAND HOLE REINFORCEMENT SHALL STRENGTHEN POLE SHAFT SECTION TO THAT OF A SHAFT FABRICATED WITHOUT A HANDHOLE. DIMENSIONS OF ALTERNATE HAND HOLES FABRICATIONS SHALL BE GENERALLY CONSISTENT WITH THE DIMENSIONS HEREIN.

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DATE	BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

ROADWAY LIGHTING
SUPPORT STRUCTURES
TYPE V

HAND HOLE DETAILS

707L-07-4/10 | 4 OF 10

JOHN MIGLIACCIO — NEW MEXICO — 19258 — 03/19/18 — PROFESSIONAL ENGINEER

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

APPROVED FOR USE ON NMDOT PROJECTS: Kathy Crell DATE: 3/22/18

Rev 1.0 February 2023

ENGINEERS SEAL — FREDERICK J. TELCK — STATE OF NEW MEXICO — 12297 — REGISTERED PROFESSIONAL ENGINEER — 03/14/2024

DATE

REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CASE # _____

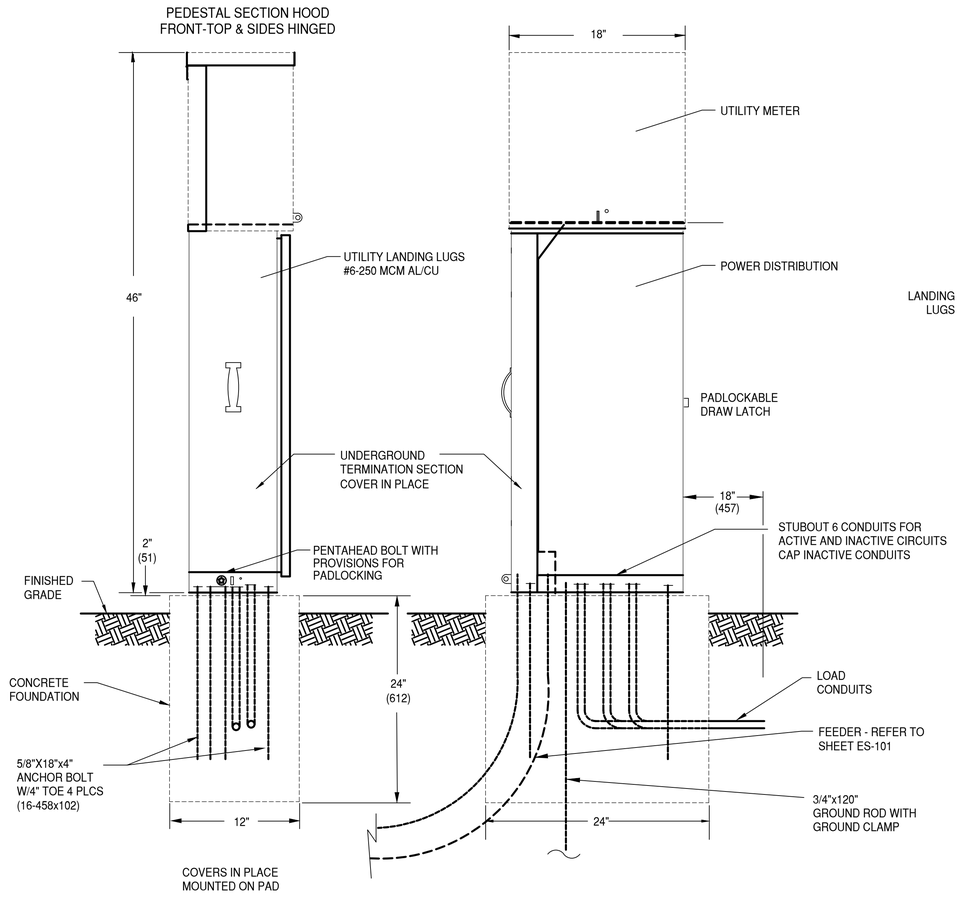
CITY USE ONLY

A C ENGINEERING ENTERPRISES, LLC
141 E. Palace Ave Garden Level
Santa Fe, New Mexico 87501
Phone - 505.842.5787

SUBDIVSION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

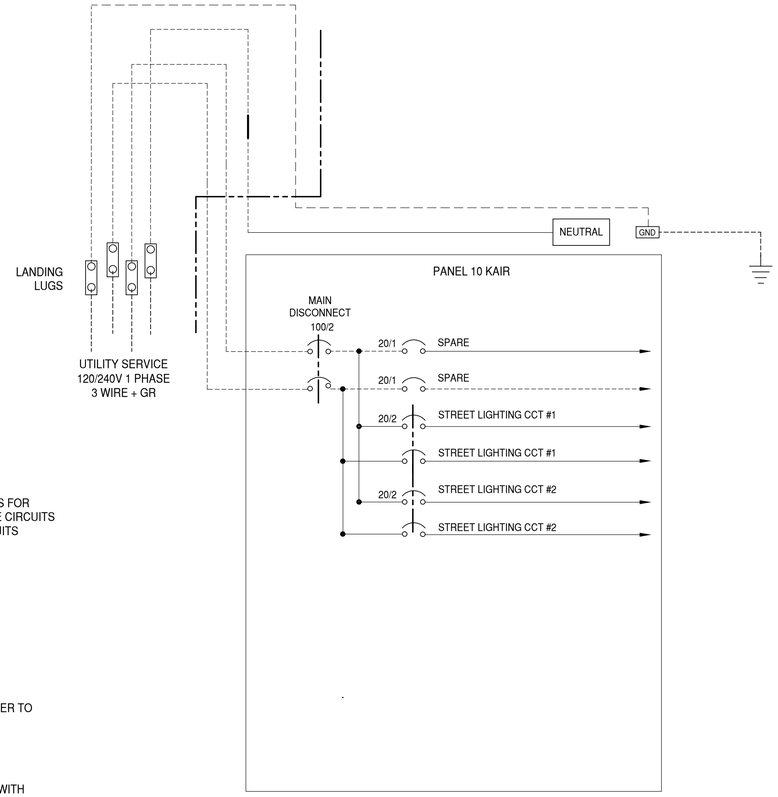
ELECTRICAL DETAILS

DATE:	SCALE:	SHEET:
MARCH 14, 2024	NONE	E-601



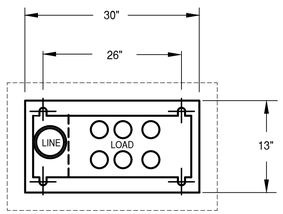
LEFT SIDE

FRONT VIEW



PEDESTAL
WIRING DIAGRAM

CONSTRUCTION MATERIALS AND FINISH	
12 GA HD GALVANIZED SHEET STEEL	POWDER COATED
POWDER COAT COLOR:	DESERT TAN
PHOTO ELECTRIC CELL:	IN SERVICE CABINET



BASE PLAN

PEDESTAL CABINET CONSTRUCTION NOTES

1. PEDESTAL CABINET SHALL BE UL LISTED "INDUSTRIAL CONTROL PANEL" PER UL 508.
2. CONSTRUCTION SHALL BE NEMA 3R AND 12, RAIN TIGHT AND DUST TIGHT. ELECTRICALLY WELDED AND REINFORCED WHERE REQUIRED.
3. ALL NUTS, BOLTS, SCREWS AND HINGES SHALL BE STAINLESS STEEL.
4. NUTS, BOLTS & SCREWS SHALL NOT BE VISIBLE FROM OUTSIDE OF CABINET.
5. PHENOLIC NAMEPLATES SHALL BE PROVIDED AS REQUIRED.
6. CIRCUIT BREAKERS SHALL BE CABLE IN-CABLE OUT WITH LINE ON TOP & LOAD ON THE BOTTOM. HANDLE POSITION UP="ON", MIDDLE="TRIPPED", DOWN="OFF".
7. A PLASTIC COVERED WIRING DIAGRAM SHALL BE ATTACHED TO THE INSIDE OF THE FRONT DOOR.

   CABINET SHALL BE FACTORY WIRED AND CONFORM TO REQUIRED NEMA STANDARDS.

   ALL POWDER CONTROL COATED CONTROL CABINETS SHALL HAVE A CORROSION RESISTANT COATING WHICH INCLUDES A FIVE STEP DIP TANK METAL PREPARATION PROCESS:
   A. ALKALINE CLEANER 160° F.
   B. CLEAR WATER RINSE.
   C. IRON PHOSPHATE APPLICATION 150° F.
   D. CLEAR WATER RINSE.
   E. INHIBITIVE RINSE TO SEAL PHOSPHATED SURFACES 120° F.

   FINISHED WITH AN ELECTROSTATICALLY APPLIED DRY POLYESTER POWDER COATING THEN BAKED @ 380° F TO CURE.

ENGINEERS SEAL

FREDERICK J. TELCK
STATE OF NEW MEXICO
6257
REGISTERED PROFESSIONAL ENGINEER
03/14/2024

DATE

REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

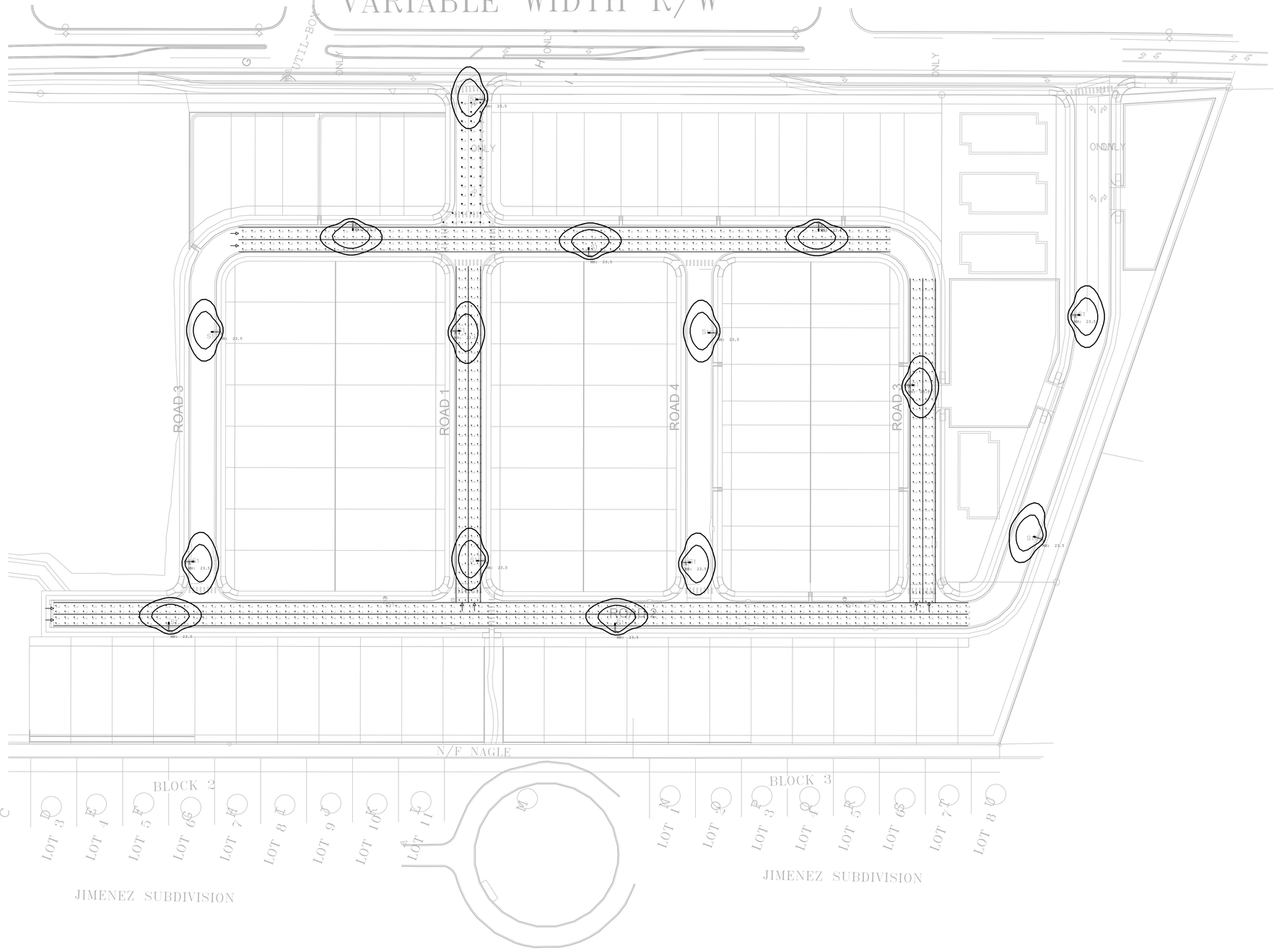
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SUBDIVSION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

METER PEDESTAL DETAIL

DATE:	SCALE:	SHEET:
MARCH 14, 2024		E-602

SOUTH MEADOWS
VARIABLE WIDTH R/W



CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

CASE # _____

ENGINEERS SEAL

FREDERICK R. TELCK — STATE OF NEW MEXICO — 6297 — REGISTERED PROFESSIONAL ENGINEER

03/14/2024

DATE

REVISIONS

A C ENGINEERING ENTERPRISES, LLC
141 E. Palace Ave Garden Level
Santa Fe, New Mexico 87501
Phone - 505.842.5787

SUBDIVSION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SITE LIGHTIING PHOTOMETRICS

DATE:	SCALE:	SHEET:
MARCH 14, 2024		E-603