June 5, 2025

Planning Commission

Case 2025-10420: Los Prados Final Subdivision Plat

ATTACHMENT D

Applicant Materials

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

December 9, 2024
Revised: March 26, 2025

Janice Biletnikoff, Senior Planner
Current Planning Division
City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM 87501

RE: Los Prados, Phase 1 – Final Subdivision Plat Application
3730 South Meadows Road

Dear Janice:

This letter is respectfully submitted on behalf of Homewise, Inc. in application for Final Subdivision Plat approval for the Los Prados Subdivision for consideration by the Planning Commission at their meeting of February 6, 2025. The 14.41-acre subject property is located at 3730 South Meadows Road and is zoned R-6 (six dwellings per acre).

Background

On February 8, 2023, the City Council approved General Plan Amendment, Rezone, and Master Plan applications permitting 97 single family dwelling units (Phase 1), 64 condominiums (Phase 2), and a 5.12-acre Neighborhood Park (Phase 1). The Preliminary Subdivision Plat Application was submitted on March 11, 2024, with revisions delivered on June 25 and October 7, 2024 addressing staff comments. The Preliminary Plat application is scheduled to be heard at the January 16, 2025 Planning Commission meeting.

Project Description

Phase 1 of Los Prados will be developed on Tract 4-A totaling 14.41 acres and will comprise 42 townhomes and 55 single family detached homes, for a total of 97 homes as permitted by the Master Plan, and a 5.12-acre Neighborhood Park. The Park will be developed at the Applicant's expense on Tract 4-B as part of Phase 1, which will be dedicated to the City of Santa Fe.

Subdivision Approval Criteria

The Subdivision approval criteria in §14-3.7(C) are addressed below:

(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.

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.

(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 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).

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.

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

The proposed subdivision plat conforms with all applicable standards of SFCC §14-9.

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

The proposed plat creates no non-conformities and no variances are requested with this application.

(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 .

The proposed subdivision plat creates no non-conformities nor increases the degree of an existing non-conformity.

Neighborhood Park

As depicted in the Los Prados Master Plan, Phase 1 includes the construction of new a 5.12-acre Neighborhood Park on Tract 4-B north of the subdivision and adjacent to the future extension of the City of Santa Fe's Acequia Trail. The effect of placing the park next to the trail corridor is an

expanded amenity that will serve as an activity node along the Acequia Trail and provide enhanced community benefit as a result of its connectivity to the City's network of trails and open spaces. The park design as shown in the subdivision plans was developed in close collaboration with the City Parks Division and area residents. Homewise conducted extensive outreach last year, including a community open house/workshop and two Early Neighborhood Notification meetings dedicated to the park design where valuable community input was provided. The resultant design delivers an appropriate mix of active and passive park elements, including walking trails, natural open space, a mini-pitch soccer court, basketball court, bocce ball courts, and active and natural children's play areas. In addition, 17 off-street parking spaces are provided. Homewise will construct the park as part of Phase 1, and it will then be dedicated to the City of Santa Fe for ongoing maintenance.

The Master Plan includes a condition of approval requiring Homewise to provide a financial guaranty for construction of the Park. A cost estimate was prepared based on the preliminary park design and approved by Land Use and the Parks Division on January 19, 2024, and a bond is now in place with the City. Prior to recording the Final Subdivision Plat, an updated park estimate will be submitted based on the final design and a new financial guaranty provided for the park construction.

Affordable Housing

A total of 48 affordable homes will be provided, comprising 20% Santa Fe Homes Program units and an additional 30% Low Priced Dwelling Units. Please see the attached recorded SFHP Affordable Housing Agreement for more details.

Access and Traffic

The subject property is located at the southwest corner of Rufina Street and South Meadows Road. Access to the project will be via two access points on South Meadows – the north access road providing right-in, right-out, and left-in turning movements and a south road connection with full access. According to the Traffic Impact Analysis approved as part of the Master Plan process, all intersections studied (South Meadows/Rufina, Airport/South Meadows, and the two new entry roadways) meet NMDOT operational requirements during the AM and PM Peak Hours both in the existing conditions and in the implementation year (2026). Additionally, in response to neighborhood concerns, traffic counts were conducted for roadways intersecting South Meadows from the east, and all maintain acceptable levels of service.

A median will be constructed in South Meadows to accommodate the northbound left-turn lane at the north entrance, which will prevent left-turns exiting the subdivision at this access point.

All internal roadways will be constructed to sub-collector standards with 50-foot rights-of-way and will be dedicated to the City as public roadways. Ample on-street parking is provided as depicted in the subdivision plans. Pedestrian connections are provided to the existing neighborhood to the west at two locations – at the northwest corner of the Park and further south from the internal sidewalk network. Furthermore, as described above, the Park includes trail

connections to the future Acequia Trail Extension to enhance access to the City's network of trails and open space.

Water and Wastewater

The Project will be served by the existing 16-inch City waterline in South Meadows Rd. via two 8-inch connections at the proposed roadways. Four new fire hydrants are proposed as depicted in the attached plans. A Water Budget is submitted herewith for review and new water demand will be offset in accordance with City Code requirements.

Terrain Management

The site's terrain slopes gradually from the southeast to the northwest with an overall grade change of ±15 feet over the 14.41-acre site. No significant drainageways or flood plains are present on the site, and no natural 30% or greater slopes will be disturbed by future development.

Under current conditions, stormwater flows to the northwest corner of the Park, which will be developed as a landscaped water harvesting area to collect the stormwater flows from the subdivision as depicted in the approved Master Plan. This "rain garden" approach was developed in collaboration with the Parks Division and is considered an opportunity to educate park visitors about the importance of water harvesting to passively irrigate plantings and recharge the water table. An easement will be established for drainage improvements, which will be dedicated to Los Prados Homeowners' Association for ongoing maintenance, per the Master Plan note below:

> *"There is an existing, natural depression at the northwest area of the site that currently collects all stormwater flows from the site. Therefore, it is the intent of the future park design to maximize passive stormwater harvesting opportunities through employing rain gardens, permaculture, and other similar low-impact techniques. Any formal drainage improvements accepting stormwater flows from Los Prados will be placed in a drainage easement dedicated to the Los Prados homeowners association who will be responsible for the maintenance of such improvements in accordance with the City's adopted drainage maintenance requirements and schedule."*

Stormwater collection is also provided in the landscape strips along the subdivision streets, with larger cobble swales at the intersections providing additional catchment. Please refer to the Terrain Management Plans for further information.

Landscaping

Per the requirements of SFCC §14-8.4, street trees will be provided along all roadways within the 5-foot planting strips. All disturbed areas will be reseeded or stabilized with gravel mulch. In addition, the landscaping plans for the Park are included in the subdivision submittal plans.

Archaeology

The Project is located in both the River and Trails and the Suburban Archaeological Districts and archaeological clearance from the City of Santa Fe Archaeological Review Committee is required prior to development. In accordance with Santa Fe County Ordinance No. 1996-10, Article VI, Section 3 and State of New Mexico Historic Preservation Division guidelines and state regulations, an archaeological survey was completed at the time that Santa Fe County acquired the property in 2001 (NMCRIS No. 76184). Further, in 2010, a historical study of the property was conducted (NMCRIS No. 116848). Prior to final plat approval, the City of Santa Fe Archaeological Review Committee will be required to review these reports and issue archaeological clearance.

Early Neighborhood Notification

Early Neighborhood Notification (ENN) meetings were conducted to discuss the park design on August 31 and September 19, 2023. Subsequently, an ENN meeting was held regarding the subdivision application on February 21, 2024, the meeting notes for which are attached.

Application Fees

The Application Fees are calculated as follows:

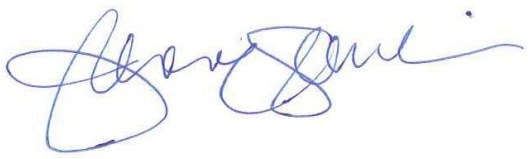
49 Market Rate Lots X $150.00 =	$7,350.00
Posters	$ 0.00 *(will re-use prelim plat posters)*
TOTAL:	$7,350.00

In support of this request, the following documentation is submitted herewith for your review:

1. Subdivision Application
2. Letter of Authorization
3. Property Deed 2022
4. Legal Lot of Record
5. Approved Master Plan
6. ENN Meeting Notes
7. ENN Participants
8. SFHP Agreement
9. Water Budget
10. Terrain Management Report
11. Geotechnical Report
12. Utility Service Application
13. Final Subdivision Plans

Please let me know if you have any questions or need additional information. Thank you.

Sincerely,



Jennifer Jenkins

SUBDIVISION APPLICATION

Parcel Information

Project Name: Los Prados

Address: 3730 South Meadows Rd

Property Size: 14.41 acres

Current Use of Land: Vacant

Proposed Use of Land: Subdivsion

Does a Rezoning application accompany this application? YES ☐ NO ☑

Are any variances required? YES ☐ NO ☑

Preapplication Conference Date: 5/25/2023

Early Neighborhood Notice (ENN) meeting date: 2/21/2024

Zoning: R-6

Check One: Preliminary Plat ☐ Final Plat ☑

UPC Number: 1048096450107000000

Property Owner Information

Company Name: Homewise, Inc.

Name: *First* *Last*

Address: 1301 Siler Rd (*Street Address*) Bldg D (*Suite/Unit #*)

Santa Fe (*City*) NM (*State*) 87507 (*ZIP Code*)

Phone: (505) 469-6195 E-mail Address: LHuval@homewise.org

Applicant/Agent Information (if different from owner)

Company Name: JenkinsGavin Inc.

Name: Jennifer (*First*) Jenkins (*Last*)

Address: 130 Grant Ave (*Street Address*) 101 (*Suite/Unit #*)

Santa Fe (*City*) NM (*State*) 87501 (*ZIP Code*)

Phone: (505) 820-7444 E-mail Address: jennifer@jenkinsgavin.com / angelica@jenkinsgavin.com

Correspondence Directed to: ☐ Owner ☑ Applicant ☐ Both

Agent Authorization (if applicable)

I am are the owner and record title holder of the property located at: << See authorization form >>

I authorize _____ to act as my agent to execute this application.

Signed: _____ Date: _____

Submittal Checklist (Requirements found in Section 14-3.7 SFCC 1987)

☐ *Six (6) 24"x36" plan sets and one CD containing the same information as the paper set (PDF) are required. Please include the following:*

☑	Letter of Application (intent, location, acreage)	☑	Legal Lot of Record, Legal Description	☑	Preliminary Plat or Final Plat	☑	Landscape, Parking and Lighting Plan, Signage Specifications	☑	Terrain Management Plans (as required by Section 14-8.2 SFCC 2001)
☐	Traffic Impact Analysis (if required)	☑	Sewer and Water Plan (Profiles and details – Final Plat only)	☐	Phasing Plan (if applicable)	☐	Archaeological Clearance (if applicable)	☐	
Subdivisions per Section 14-3.7 SFCC 1987:									

Preliminary Plat (Section 14-3.7(B)(3) SFCC 1987)
See above for submittal requirements. See also Section 14-9 Infrastructure Design, Improvement and Dedication Standards.

Final Plat (Section 14-3.7(B)(4) SFCC 1987)
The final plat shall conform substantially to the preliminary plat as approved.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature: Jennifer Jenkins Date: 12.09.24 Revised: 3.26.25

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, you will be contacted by us regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Please contact the Land Use Department staff at (505) 955-6585 with any questions.

June 22, 2021

City of Santa Fe
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

RE: **Homewise – South Meadows & Rufina**

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced property regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

Homewise, Inc.

By: Jaime Jaramillo 6/22/21

Jaime Jaramillo
Print Name

Date

OFFICIAL SEAL
Elena L. Gonzales
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10/29/23

State of New Mexico)
) ss
County of Bernalillo)

The foregoing instrument was acknowledged before me this 22nd day of June, 2021 by Jaime Jaramillo.

Notary Public

COUNTY OF SANTA FE) QUITCLAIM DEED
STATE OF NEW MEXICO) ss PAGES: 1

I Hereby Certify That This Instrument Was e-Recorded for Record On The 29TH Day Of April, A.D., 2022 at 10:32:10 AM And Was Duly Recorded as Instrument # 1987215 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy - GLUJAN County Clerk, Santa Fe, NM

Recorded 1987215 04/29/22 SFC

Return to First American Title Insurance Company
File No. 2614116-SF01 jlo

QUITCLAIM DEED

County of Santa Fe, a political subivision of the State of New Mexico, for consideration paid, quitclaims to Homewise, Inc., a New Mexico non-profit corporation, whose address is 1301 Siler Rd., Bldg. D, Santa Fe, New Mexico 87507, the following described real estate in Santa Fe County New Mexico:

Blocks 3 and 4, of South Meadows Lot Split, as shown and delineated a the plat thereof, filed January 29, 1985, recorded in Plat Book 148, Page 040, as Document No. 560,068; and as further shown "Boundary Survey Prepared for Paul & Joanne Peppard Peppard Family Trust of Blocks 3 & 4 as shown on Plat Recorded in Plat Book 402, Page 14, Within Section 1, T.16N., R.8E., and Section 6, T.16N., R.9E., Santa Fe County, New Mexico", filed July 12, 2001, recorded in Plat Book 478, Page 32, as Document No. 1163,822, in the records of Santa Fe County, New Mexico.

WITNESS our hands and seal this 29th day of April, 2022.

County of Santa Fe, a political subdivision of the State of New Mexico

By: Katherine Miller, Santa Fe County Manager

Representative Capacity

State of New Mexico)
) SS
County of Santa Fe)

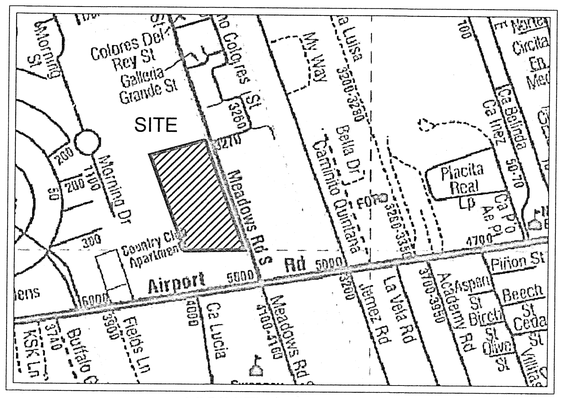
This instrument was acknowledged before me on April 29, 2022, by Katherine Miller as Santa Fe County Manager of the County of Santa Fe, a political subdivision of the State of New Mexico, on behalf thereof.

My commission expires: Notary Public

(Seal)

STATE OF NEW MEXICO
NOTARY PUBLIC
JAMES P. LUCERO
COMMISSION #1013504
COMMISSION EXPIRES 08/21/2022

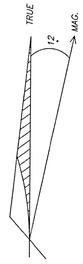
924-36



VICINITY MAP (NTS)

ADJOINER INFORMATION

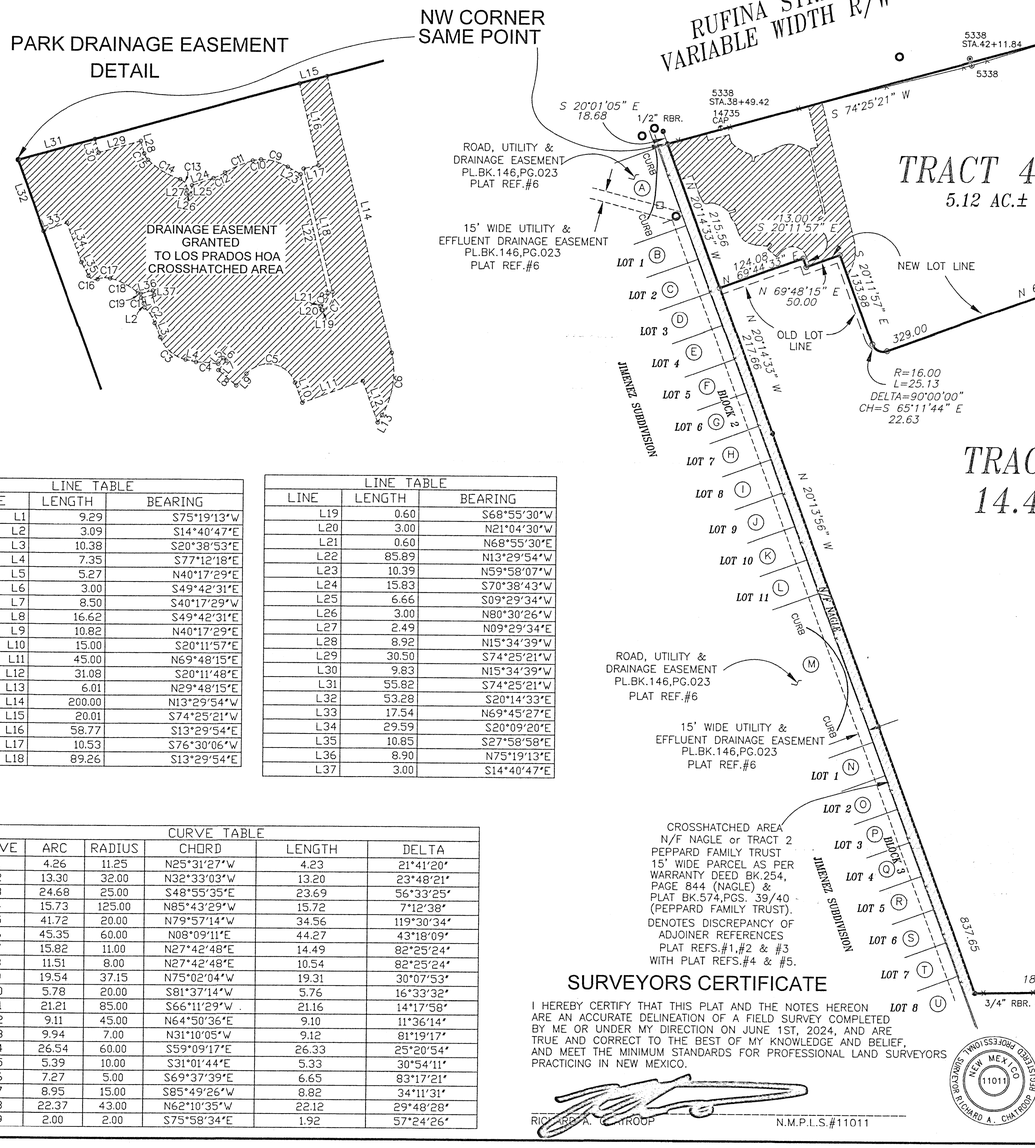
LETTER	OWNER	DOC#-BK/PG
A	SANTA FE COUNTY	
B	MORRISON	1763014
C	WUNNICKE	1292/707A
D	ALDERETE	1024/371
E	WINN	1779532
F	TORREZ	698/877
G	RUCKEL	2121/401
H	MOUTON	638/554
I	VRABEL	714/185
J	MENIKTOS	1887191
K	MONTOYA	1919071
L	RABI REV.TRUST	1518940
M	SANTA FE COUNTY	1310905
N	MICHAEL	1742279
O	MARYOL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



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 REGISTERED SURVEYOR 11011 RICHARD A. CHATROOP

APPROVED BY THE CITY OF SANTA FE LAND USE DEPARTMENT AS CASE #2024-008764

CITY ENGINEER FOR LAND USE — DATE 5/6/25

CITY PLANNER Daniel A. Esquivel — DATE 5-6-2025

CONSENT 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 24 DAY OF April, 2025.

NOTARY SIGNATURE Norma Frescas

MY COMMISSION EXPIRES Jul 30 2028

NOTES

1. WASTEWATER UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT THE TIME OF CONSTRUCTION PERMIT APPLICATION.
2. NEW DEVELOPMENT SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC OR INSTALL AN AUTOMATIC SPRINKLER SYSTEM.
3. PRIOR TO ANY NEW CONSTRUCTION OR REMODELING ALL FIRE DEPARTMENT REQUIREMENTS MUST BE MET OR AUTOMATIC SPRINKLER SYSTEMS MAY BE REQUIRED.
4. 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.

NORMA L FRESCAS Notary Public State of New Mexico Comm. # 1129045 My Comm. Exp. Jul 30, 2028

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

NOTES-CONTINUED

5. CITY APPROVAL OF THIS PLAT DOES NOT ALTER OR REMOVE ANY EASEMENTS, RESTRICTIONS, OR RESERVATIONS OF RECORD PERTAINING TO THE LAND HEREIN DESCRIBED.
6. TRACT 4-A AND 4-B ARE BOUND BY THE MASTER PLAN CONDITIONS AS OUTLINED IN LAND USE CASE #2022-5618, TITLED "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 GOVERNING BODY ON FEBRUARY 1, 2023.
7. 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 IMPROVEMENTS ACCEPTING STORMWATER IN THIS LOCATION ARE PLACED IN AN EASEMENT GRANTED TO THE LOS PRADOS HOMEOWNERS ASSOCIATION FOR MAINTENANCE OF THE IMPROVEMENTS.
8. THE PARK SHALL BE BUILT AS PART OF PHASE 1.
9. 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.
10. 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 DEVELOPERS PRESENCE, APPROVAL COORDINATION, PROGRESS OR COMPLETION OF THE ADJACENT DEVELOPMENT.
11. 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.
12. 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.

CONDITIONS

A. ANY NEW CONSTRUCTION, ADDITIONS, OR REMODELS ON TRACT 3 AND TRACT 4-A WILL BE REQUIRED TO SATISFY ALL CURRENT REGULATIONS OF THE LAND USE DEVELOPMENT CODE.

B. THE AREAS OF LAND EXCHANGED HEREIN WITH HOMEWISE, INC. SHALL BE SUBJECT TO ALL CONDITIONS OF APPROVAL THAT APPLY TO THE RECEIVING PARCEL WHICH THE EXCHANGED AREA IS JOINING. CONDITIONS OF APPROVAL THAT APPLY TO THE EXCHANGED AREAS' PREVIOUS PARCELS ARE NO LONGER APPLICABLE TO THE EXCHANGED AREAS ONCE THOSE AREAS ARE REMOVED FROM THE PREVIOUS PARCEL.

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

CROSSHATCHED AREA DENOTES N/F NAGLE or TRACT 2 PEPPARD FAMILY TRUST 15' WIDE PARCEL AS PER WARRANTY DEED BK.254, PAGE 844 (NAGLE) & PLAT BK.574,PGS. 39/40 (PEPPARD FAMILY TRUST). DENOTES DISCREPANCY OF ADJOINER REFERENCES PLAT REFS.#1,#2 & #3 WITH PLAT REFS.#4 & #5.

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.

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO) I#2058435
I hereby certify that this instrument was filed for record on the 7th day of May A.D. 20 25 at 10:13 o'clock A m. and was duly recorded in book 924 page 36 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Katharine Clark
County Clerk, Santa Fe County, N.M.
Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

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.

911 1

MASTER PLAN
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS RD



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

TABLE OF CONTENTS

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3-4	MASTER PLAN CONDITIONS OF APPROVAL AND TECHNICAL CORRECTIONS

NOTE:
INFRASTRUCTURE PLANS ARE FILED IN THE CITY OF SANTA FE PLAT ROOM

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 18 day of March, 2024 A.D. at 9:10 o'clock A.m. and was duly recorded in book 911, page (s) 1-6 of the records of Santa Fe County.

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

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

by Lisa Howal
HOMEWISE INC.
STATE OF NEW MEXICO
COUNTY OF SANTA FE SS
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY

STATE OF NEW MEXICO
NOTARY PUBLIC
SARAI ARENAS
COMMISSION # 1115732
EXPIRES AUGUST 19, 2024

THIS 7 DAY OF March, 2024 Lisa Howal
MY COMMISSION EXPIRES August 19, 2024 NOTARY PUBLIC

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

CITY OF SANTA FE APPROVALS

GOVERNING BODY APPROVAL, CASE NO. 2022-5618
APPROVED BY THE GOVERNING BODY AT THEIR MEETING OF FEBRUARY 8, 2023.

MAYOR 3/13/2024 DATE

ATTEST: CITY CLERK 3/18/2024 DATE

CITY OF SANTA FE ORGANIZED JULY 10, A.D. 1891 SEAL NEW MEXICO

CITY OF SANTA FE LAND USE APPROVAL

CITY PLANNER 3/12/24 DATE

CITY ENGINEER FOR LAND USE 3/12/24 DATE

SFEC 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

SHEET 1-1

2024-62

908-15

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE DIVIDED AND DEDICATED THOSE LANDS SHOWN HEREON THIS DIVISION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S).

THE AREA DESIGNATED AS CITY OF SANTA FE PARK (5.12 AC.±) IS HEREBY DEDICATED TO THE CITY OF SANTA FE FEE SIMPLE.

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

EASEMENTS ARE VACATED AS SHOWN.

by Jaime Jaramillo
~~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 1 DAY OF November, 2023 Jamie Jaramillo

MY COMMISSION EXPIRES 7/9/2024 NOTARY PUBLIC

STATE OF NEW MEXICO
NOTARY PUBLIC
NORMA L. CAMPOS
COMMISSION # 1129045
COMMISSION EXPIRES 07/09/2024

VACATION OF EASEMENT OF WAY

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE VACATED A CERTAIN EASEMENT OF WAY FOR A 15' WIDE MAINTENANCE EASEMENT FOR SEWER INTERCEPTOR LINES GRANTED BY DEED FOR EASEMENT OF WAY IN BOOK 175 MISC., PAGE 497, AS RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON FEB. 20TH 1961. EASEMENT VACATED ONLY WITHIN THE LIMITS OF TRACTS 3, 4A & 4B SHOWN HEREON.

THIS VACATION OF EASEMENT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

COUNTY OF SANTA FE REVIEW 911 2

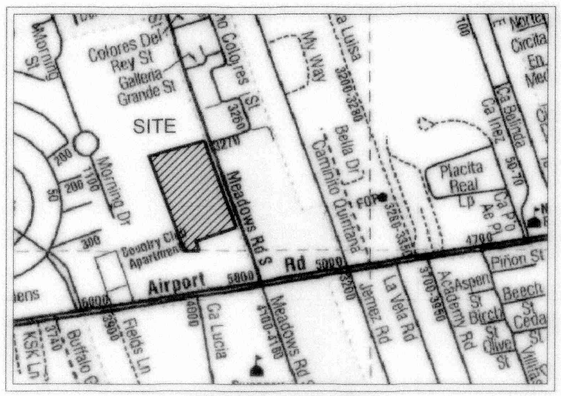
COUNTY TREASURER — DATE Nov. 6, 2023

CITY OF SANTA FE APPROVAL,

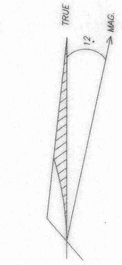
NOTES AND CONDITIONS:

CITY ENGINEER FOR LAND USE — DATE 11/13/23

CITY PLANNER — DATE 11/10/2023



VICINITY MAP (NTS)



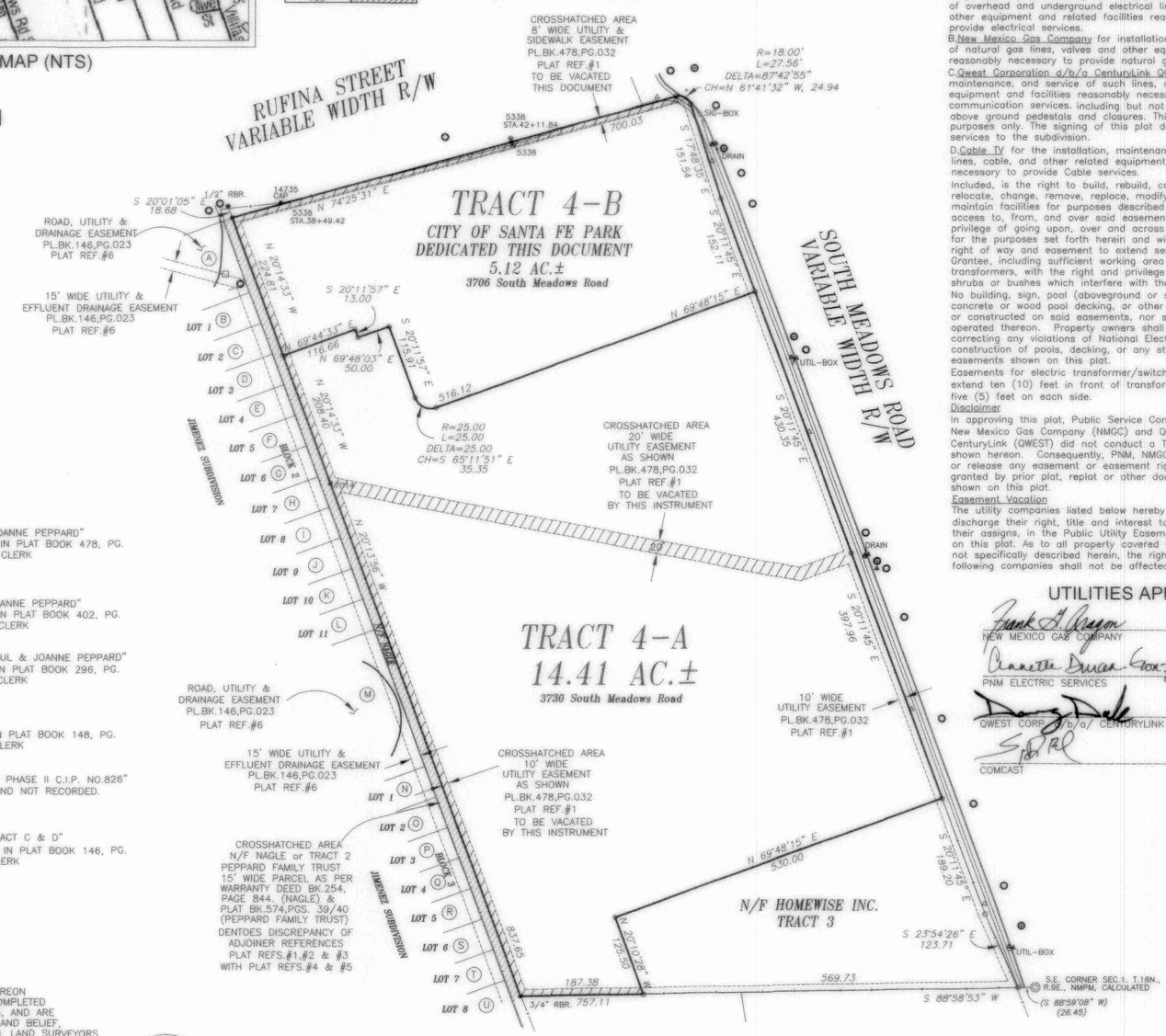
NORTH

SCALE 1"=100'

100' 100'

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	CITY OF SANTA FE	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



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

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 — 11/07/23 — N.M.P.L.S.#11011

NEW MEXICO 11011 REGISTERED PROFESSIONAL SURVEYOR RICHARD A. CHATROOP

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide above ground 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 subdivision.

D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easement Vacation

The utility companies listed below hereby release, waive, quitclaim and discharge their right, title and interest to the present owner(s), and their assigns, in the Public Utility Easement as shown to be vacated on this plat. As to all property covered by such easement, which is not specifically described herein, the right, title, and interest of the following companies shall not be affected by this release.

UTILITIES APPROVAL

NEW MEXICO GAS COMPANY — 10/24/2023 DATE

PNM ELECTRIC SERVICES — 10/30/23 DATE

QWEST CORP. d/b/a/ CENTURYLINK QC — 10-24-2023 DATE

COMCAST — 10-31-23 DATE

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 1st day of November A.D. 20 23 at 10:33 o'clock A m. and was duly recorded in book ____ page 13 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

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. FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION.
5. PRIOR TO ANY NEW CONSTRUCTION OR REMOLDELING ALL FIRE DEPATRMENT REQUIREMENTS MUST BE MET OR AUTOMATIC SPRINKLER SYSTEMS MAY BE REQUIRED.
6. TRACT 4 LIES 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.
7. CITY APPROVAL OF THIS PLAT DOES NOT ALTER OR REMOVE ANY EASEMENTS, RESTRICTIONS, OR RESERVATIONS OF RECORD PERTAINING TO THE LAND HEREIN DESCRIBED.
8. 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 GOVERNING BODY ON FEBUARY 1, 2023
9. ANY FORMAL DRAINAGE IMPROVENMENTS ACCEPTING STORMWATER FLOWS FROM THE FUTURE DEVELOPMENT OF TRACT 4-A WILL BE PLACED IN A DRAINAGE EASEMENT DEDICATED TO THE TRACT 4-A HOMEOWNERS ASSOCIATION WHO WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH IMPROVEMENTS IN ACCORDANCE WITH THE CITY'S ADOPTED DRAINAGE MAINTENANCE REQUIREMENTS AND SCHEDULE.

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
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- ◉ 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 LINE ADJUSTMENT FOR HOMEWISE, TRACTS 3 AND 4" BY RICHARD A. CHATROOP NMPLS#11011 AND FILED IN PLAT BOOK 898, PG.37, INSTR.#2004713 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

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

PURPOSE STATEMENT: THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 4 INTO 2 LOTS

LOT SPLIT FOR HOMEWISE, INC. OF TRACT 4

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

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

COUNTY CLERK SEAL

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

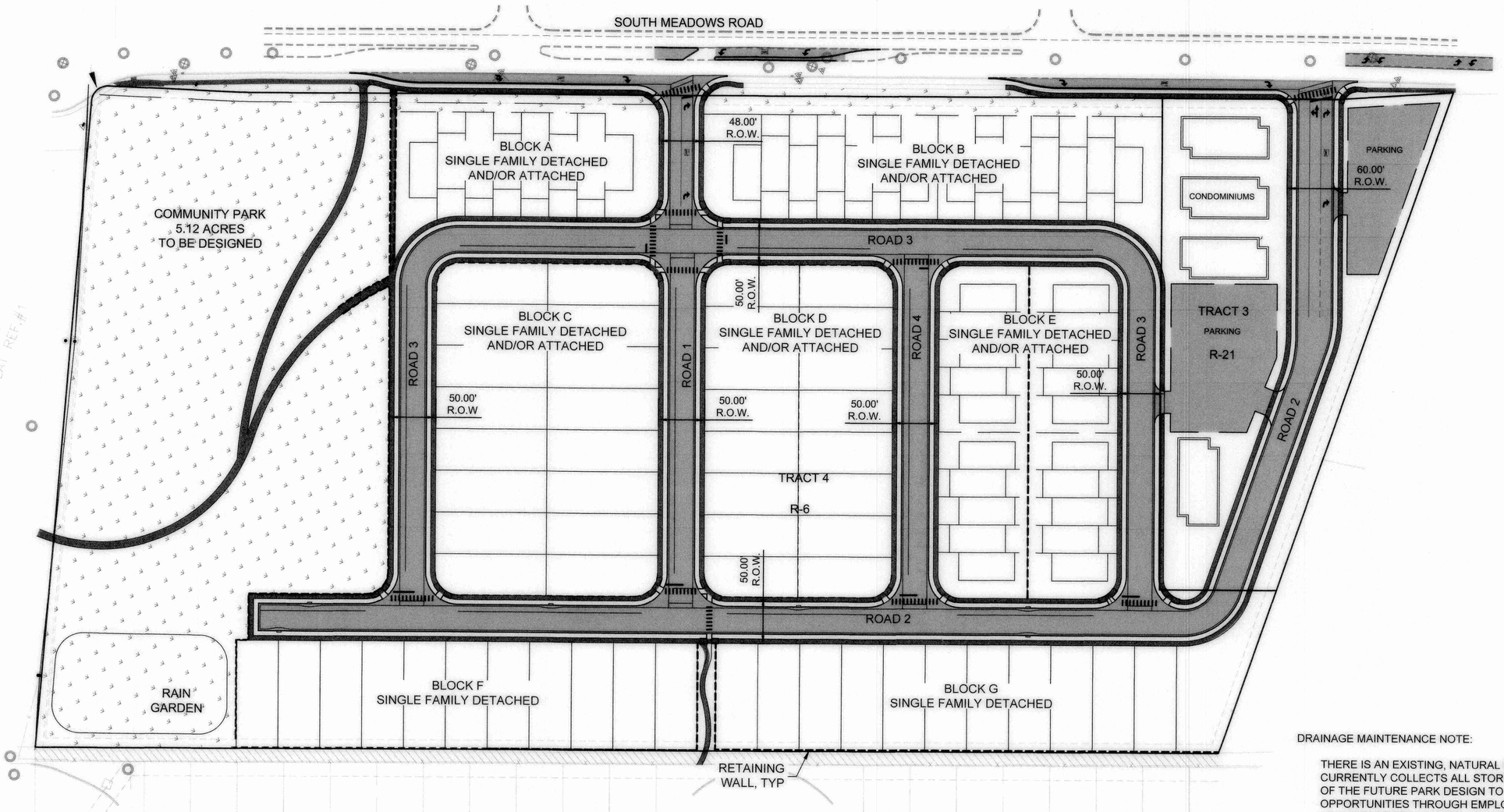
OWNER: HOMEWISE, INC.

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

CASE# 2023- HOMEWISE SOUTH MEADOWS

2024-62 SHEET 2-1

911 3



SITE DATA

TRACT 4	
TOTAL AREA	19.54 ACRES
PROPOSED ZONING	R-6, 6 DWELLINGS/ACRE
COMMUNITY PARK	5.12 ACRES
MAXIMUM PERMISSIBLE DWELLINGS:	97 UNITS
TRACT 3	
TOTAL AREA	2.66 ACRES
PROPOSED ZONING	R-21, 21 DWELLINGS PER ACRE
MAXIMUM PERMISSIBLE DWELLINGS:	64 UNITS (INCLUSIVE OF SFHP 15% DENSITY BONUS)

DRAINAGE MAINTENANCE NOTE:

THERE IS AN EXISTING, NATURAL DEPRESSION AT THE NORTHWEST AREA OF THE SITE THAT CURRENTLY COLLECTS ALL STORMWATER FLOWS FROM THE SITE. THEREFORE, IT IS THE INTENT OF THE FUTURE PARK DESIGN TO MAXIMIZE PASSIVE STORMWATER HARVESTING OPPORTUNITIES THROUGH EMPLOYING RAIN GARDENS, PERMACULTURE, AND OTHER SIMILAR LOW-IMPACT TECHNIQUES. ANY FORMAL DRAINAGE IMPROVEMENTS ACCEPTING STORMWATER FLOWS FROM LOS PRADOS WILL BE PLACED IN A DRAINAGE EASEMENT DEDICATED TO THE LOS PRADOS HOMEOWNERS ASSOCIATION WHO WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH IMPROVEMENTS IN ACCORDANCE WITH THE CITY'S ADOPTED DRAINAGE MAINTENANCE REQUIREMENTS AND SCHEDULE.

GENERAL NOTES

1. PROPERTY WILL BE SUBJECT TO THE WATER ALLOCATION AND/OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO. 2002-29 AND RESOLUTION 2002-55 AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST. COMPLIANCE SHALL BE ACHIEVED BY USE OF RETROFIT CREDITS OR WATER TRANSFERS, IF APPLICABLE.
2. COMPLIANCE WITH PROVISIONS OF GUNNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
3. AMERICANS WITH DISABILITIES ACT (ADA) INSPECTION SHALL BE CONDUCTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE AN INSPECTION.
4. FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
5. UTILITY EXPANSION CHARGES (UEC) 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.
6. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE.
7. COMPLY WITH THE CURRENT COSF WATER CONSERVATION STAGE.
8. LANDSCAPE DESIGN SHALL COMPLY WITH APPLICABLE PROVISIONS OF SFCC SECTION 14-8.4.
9. PARK DESIGN SHALL BE COORDINATED WITH THE PARKS DIVISION, AND THE PARK SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF SANTA FE. THE PARK SHALL BE CONSTRUCTED BY THE DEVELOPER AS PART OF PHASE 1.
10. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(f)(5), "PLANT MATERIAL STANDARDS," WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
11. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF COSF ORDINANCE NO. 2008-02 (IMPACT FEES).
12. 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.
13. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
14. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO SUBMITTAL WITH BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
15. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1.
16. 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.
17. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
18. THIS DEVELOPMENT LIES OUTSIDE OF A CITY OF SANTA FE HISTORIC DISTRICT.
19. THE LAYOUT SHOWN HEREON IS CONCEPTUAL AND MAY BE MODIFIED AS PART OF THE SUBDIVISION PLATTING AND/OR DEVELOPMENT PLAN PROCESS WITHOUT THE NEED FOR MASTER PLAN AMENDMENT.
20. PROPERTY DEVELOPMENT IS ANTICIPATED TO TAKE PLACE IN THREE PHASES, PER THE APPROVED PHASING PLAN. PHASING MAY BE MODIFIED ADMINISTRATIVELY BY THE CITY OF SANTA FE LAND USE DEPARTMENT WITHOUT THE NEED FOR A MASTER PLAN AMENDMENT.



MASTER PLAN
SCALE: 1" = 50'

0 30 60 120
SCALE: 1" = 60'

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

MASTER PLAN
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS RD

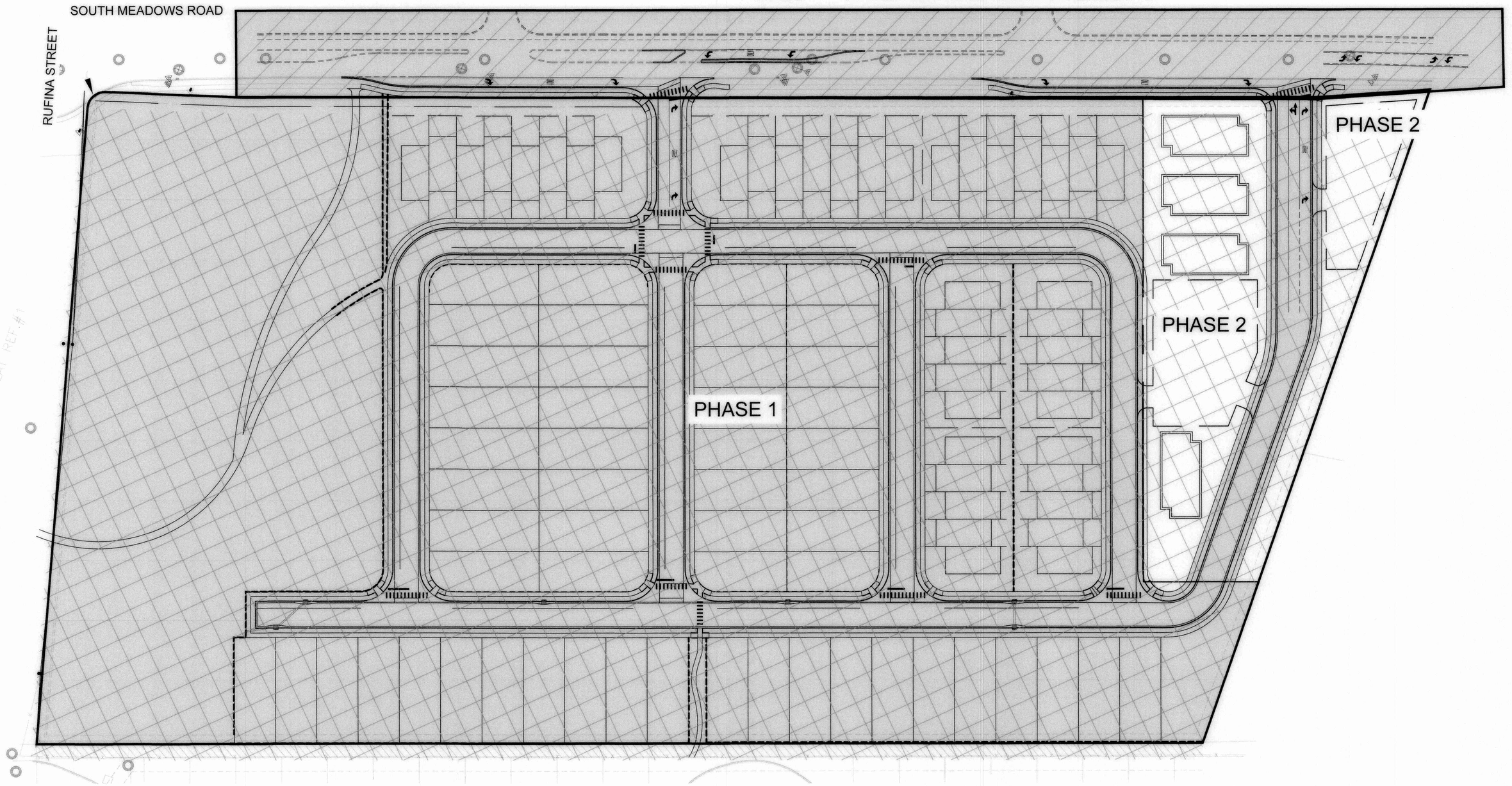
LOS PRADOS MASTER PLAN

DATE:	SCALE:	SHEET:
AUGUST 2022	1" = 60'	3-1

2021-42

911 4

PHASE 1 - OFFSITE ROAD IMPROVEMENTS



PLAT REF.#1

PHASING PLAN
SCALE: 1" = 50'

0 25 50 100
SCALE: 1" = 50'

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MASTER PLAN
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3600 AND 3740 SOUTH MEADOWS RD

PHASING PLAN

DATE:	SCALE:	SHEET:
AUGUST 2022	1" = 50'	3-2

2024-62

CONDITIONS OF APPROVAL AND TECHNICAL CORRECTIONS

(No variances have been adopted as part of the Los Prados Master Plan)

FIRE PREVENTION [Fire Marshal conditions and Technical corrections to be completed at the time of any new construction or remodel.]

1) 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. (Verifying widths will maintain 20' width with on street parking)
2) 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. (Verifying widths will maintain 20' width with on street parking)
3) 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. (Verifying widths will maintain 20' width with on street parking)
4) 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 (IFC 2015 Section 503.2.1)
5) 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.
6) Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)
7) Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1)
8) Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 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.
9) Shall have water supply that meets fire flow requirements as per IFC (Appendix B)
10) Shall comply with Section D102.1 Access and Loading (75,000 lbs).
11) Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)
12) Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.
13) Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates.
14) Shall comply with D105 Aerial Fire Apparatus Access Roads. (width and proximity to building)
15) Shall comply with D105 Aerial Fire Apparatus Access Roads. (width and proximity to building)
16) 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.
17) 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.
18) Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.

LAND USE / Technical Review Division (Terrain Management & Landscape - Conditions and Technical Corections)

19) The grading plan states that 67,644 Cu Ft of water must be ponded. The calculations do not state how much impervious surface is assumed on each lot or if a minimum amount of water must be retained on each lot. The pond calculations do not state that roadways are included. No ponding area is shown on the grading plan. [Prior to recording plat]
20) The park should be built as part of phase 1. All required ponding for phase one should be complete with phase one. [Shown prior to planning commission for phased project review]
21) Provide a landscape, Irrigation and Outdoor lighting designs. [Shown prior to planning commission for phased project review]
22) Complete construction plans will be required as part of the development plan and prior to recordation. Comments on those drawings will be provided and corrections required to be completed. [prior to recordation]
23) Landscape plan must include the following information: Open space calculations are required by 14-7.5. Tree and shrub calculations for open space and retention pond areas as required by 14-8.4(H) & 14-8.4(F) respectively. Provide plant counts for open space, ponding, and street trees. Provide a detailed list of required and provided plant material. Provide a count of the boulders. [Prior to permit review]
24) 14-8.4(H) Open Space Planting Requirements (Ord. No. 2014-31 § 32) (1) Required open space shall be planted with a minimum of one tree and two shrubs every five hundred (500) square feet, exclusive of areas developed with patios, game courts, swimming pools or similar hardscape recreational features. (2) In addition to required trees and shrubs, open space areas shall be landscaped with ground cover plants or decorative mulch or naturally occurring ground cover plants shall be maintained. (3) Street trees and landscaping required for parking lots may be counted toward meeting the minimum planting requirements for open space. (4) At least twenty-five percent of required trees and shrubs shall be evergreen. Existing trees and shrubs shall be accepted for required landscaping if they otherwise meet the requirements of this Section 14-8.4. [Prior to permit review]
25) 14-8.4(F)(5)(c) Provide significant tree information: species and quantities of Pinon, Juniper, Siberian Elm and any other species. All significant trees to be removed shall include the removal of the root systems. [Prior to permit review]
26) 14-8.4(F)(5)(d) During Construction, existing plant material to be preserved shall be enclosed by a temporary fence at least five (5) feet outside the dripline. In no case shall vehicles be parked or materials or equipment be stored or stockpiled within the enclosed area. 14- 8.4(F)(5)(f) Destroyed vegetation shall be removed promptly to prevent insect infestation of healthy vegetation. [Prior to permit review]
27) 14-8.4(F)(5)(f) Destroyed vegetation shall be removed promptly to prevent insect infestation of healthy vegetation [Prior to permit review]
28) 14-8.4(E)(1) The landscaping plan shall include water harvesting for landscape irrigation purposes as a minimum requirement. Water harvesting that is a primary component of stormwater management may qualify for open space reduction as provided in Section 14- 7.5(D)(6). Provide strategic curb cuts at islands and planter stripes for water harvesting. 14- 8.4(E)(4)(g) planting beds shall be swaled, sloped or recessed below grade prevent fugitive water.[Prior to permit review]
29) 14-8.4 (F)(2)(f) Any plant material required by this Section 14-8.4 that fails to show healthy growth due to damage, pest, disease or neglect shall be promptly replaced with a similar plant. [Prior to permit review]
30) 14-8.4(G)(3)(d) street trees shall be located at least fifteen (15) feet from light standards, so as not to impede outdoor illumination. [Prior to permit review]
31) 14-8.4(G)(3)(e) street trees shall be located at least fifteen (15) feet from fire hydrants so as not to interfere with hydrant operation. [Prior to permit review]
32) Weed fabric under all Gravel Mulches and Cobble is requested. Weed fabric is required at all drainage ways and all planter strips next to City streets. City staff respectfully request the use of a gravel mulch that is washed and screened. [Prior to permit review]
33) Provide an irrigation design that meet Chapter 14-8.4€ Water Harvesting and Irrigation Standards and COSF Landscape Irrigation Design Standards. Provide a complete set of installation details, notes and specifications for the irrigation system. Show on the detail drawings the installation of all assemblies without any questions for size or type of materials to use for said irrigation system. COSF Code 3.19.1 requires landscape irrigation plans for large projects not to exceed 20 scale, 1 inch equals 20 feet. [Prior to permit review]
34) Provide a water budget: Irrigation system operation information including recommended monthly and seasonal irrigation schedules and water budgets based on gallons used for landscape plantings for year one and year three shall be included on the irrigation plan. Per 3.18. Design Regulations of Landscape Irrigation Design Standards City of Santa Fe. [Prior to permit review]
35) Provide a dedicated irrigation meter. [Prior to permit review]
36) Irrigation water lines shall not cross city water mains. [Prior to permit review]
37) 14-8.4(E)(4)(h) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plants with similar water use requirements shall be grouped together, i.e. native low water using trees and non-native trees shall have separate zones, native low water using shrubs and non-native shrubs shall have separate zones. Separate zones are required for permanent and temporary irrigation lines. Separate zones are required for trees and shrubs. [Prior to permit review]
38) A water level measuring device with zero set at finish grade located at the center of each pond is required. [Prior to permit review]
39) A security fence around ponds deeper than three feet with a maintenance gate is required. [Prior to permit review]
40) 14-8.4(F)(5)(d) During Construction, existing plant material to be preserved shall be enclosed by a temporary fence at least five (5) feet outside the dripline. In no case shall vehicles be parked or materials or equipment be stored or stockpiled within the enclosed area. 14- 8.4(F)(5)(f) Destroyed vegetation shall be removed promptly to prevent insect infestation of healthy vegetation. [Prior to permit review]
41) All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated. 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. [Prior to permit review]
42) 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. [Prior to permit review]
43) Provide irrigation to all revegetation native seed areas. (Per COSF Code 14-8.2 (D)(5)(c) Seeded areas shall be graded two inches (2") below top of concrete curbs and sidewalks. Add a heat treated compost material one inch (1") depth to all seeded areas. Disk or rototill soil and amendments 4-6" depth. Grade prepared soil level removing all stones ¾" and larger. Sowing shall be accomplished by drill seeding or by hand raking into the soil. Mulch is to be used at the rate of two tons per acre and tucked with a disk or anchored with a tackifier or by Hydro-seed, the slurry is to contain mulch and tackifier as recommended by the manufacturer. Slopes of 3:1 and greater shall be seeded by hand raking into soil or by the use of a hydro-seeder. Install erosion control fabric on all slopes 3:1 and greater. All seeding shall be done between May 15 and August 15. A one year Warrantee shall be provided by the contractor. A 70% germination rate equal to the surrounding native pristine landscape is required. [Prior to permit review]
44) Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. [Prior to permit review]

PUBLIC WORKS/Parks Division (Conditions and Technical Corrections)

44) The developer is proposing a pedestrian network of sidewalks and trail connections and a 5.12-acre (+/-) park that will be open to the public. Typically, developed neighborhood parks include amenities such as pedestrian paths, picnic tables, benches, play equipment, fitness/gym equipment, a multi- use open field for youth soccer and baseball, sport courts or multipurpose paved areas, landscaping and irrigation. [Prior to filing the Subdivision and Development Plan]
44) The developer is required to hold a minimum of two (2) ENN public hearings to gather community feedback on the amenities proposed seeking alignment with the neighborhood needs. Parks and Open Space staff must be present at these meetings. The developer shall seek to provide community driven programming, while simultaneously seeking to increase water conservation and best management practices for weed control. [Prior to filing the Subdivision and Development Plan]
45) The developer is required to hold a minimum of two (2) ENN public hearings to gather community feedback on the amenities proposed seeking alignment with the neighborhood needs. Parks and Open Space staff must be present at these meetings. The developer shall seek to provide community driven programming, while simultaneously seeking to increase water conservation and best management practices for weed control. [Prior to filing the Subdivision and Development Plan]
46) The developer shall provide an estimate by a landscape architect or engineer detailing the costs for all amenities as part of the development plan application packet. This will be reviewed and confirmed by the Parks and Open Space Division. [Prior to filing the Subdivision and Development Plan]
47) Detailed landscaping/irrigation/lighting/stormwater-use plans shall be submitted as part of the development plan for review. The park plan shall include materials, sizing, and spacing. The project shall comply with the City of Santa Fe Landscape Irrigation Design Standards for Water Efficiency and is required to select plant species that are drought tolerant and/or native will be on an irrigation system that maximizes water conservation and a grading plan that infiltrates and/or uses stormwater throughout the park. The applicant is encouraged to utilize the City of Santa Fe Municipal Tree Board plant list and use shade trees and screen trees for the benefit of park users and neighbors. [Prior to filing the Subdivision and Development Plan]
48) Backflow-prevention devices shall be required. All such devices will be required to be insulated and have vandal-proof casing. The location of all backflow-prevention devices, ground irrigation controls, and irrigation meters shall be subject to the review and approval of the Parks and Open Space Division Director or designated staff. [Prior to filing the Subdivision and Development Plan]
49) The irrigation controller must be an IRRInet M 24 station controller or IRRInet Ace 32 with the Arad type meter or be compatible with the City's master controller system and approved by the Parks and Open Space Division Director or designated staff. [Prior to filing the Subdivision and Development Plan]

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MASTER PLAN CONDITIONS OF APPROVAL AND TECHNICAL CORRECTIONS

DATE:	SCALE:	SHEET:
AUGUST 2022	N.T.S.	3-3

CONDITIONS OF APPROVAL AND TECHNICAL CORRECTIONS

PUBLIC WORKS/Parks Division (Conditions and Technical Corrections Continued)

50) The developer is required to provide park amenities for all ages but must include play activities that serves children ranging from 2-yrs to 15-yrs. [Prior to filing the Subdivision and Development Plan]
51) The park shall be constructed to prevent vehicular and ATV access. Measures such as bollards, post and cable, fencing, hedges, boulders, or similar features are required to prevent access. [Prior to filing the Subdivision and Development Plan]
52) The park shall provide a shaded area for sitting with at least three (3) picnic tables. Additionally, a minimum of six (6) benches shall be sited throughout the park. [Prior to filing the Subdivision and Development Plan]
53) LED lighting is required within parking areas and along trails for easy navigation through the park. [Prior to filing the Subdivision and Development Plan]
54) One potable water fountain with water-bottle-refill option is required. [Prior to filing the Subdivision and Development Plan]
55) At least three (3) doggie pot waste-stations will be provided and minimum of five (5) garbage bins and three (3) recycling bins with a min. capacity of 32 gallons are required. Style must be approved by the Parks and Open Space Division. [Prior to filing the Subdivision and Development Plan]
56) Vehicle parking is required as per city code. [Prior to filing the Subdivision and Development Plan]
57) Bike parking/racks must be provided as per City standards found in Exhibit C Off-Street Bicycle Parking Tables 14-8.6-3, 14-8.6-4,14-8.6-5 and 14- 8.6-6. (tables are located in the Land Development Appendix following Section 14-12.) [Prior to filing the Subdivision and Development Plan]
58) All park signage shall be provided by the developer including bike and pedestrian wayfinding to nearby trails. Size and height requirement must meet city code and language approval will be required by city staff. [Prior to filing the Subdivision and Development Plan]
59) Complete construction plans will be required as part of the development plan and prior to recording. Comments on those drawings will be provided and corrections required to be completed prior to recording. [Prior to recordation]
60) Maintenance schedules and requirements must be included in the final documents. [Prior to recordation]

PUBLIC WORKS/Traffic (Conditions and Technical Corrections)

61) Road 1 to be changed to partial access (Right- in/Right-out/Left-in) in consideration of the full access points on east side of the roadway (Galleria Grande and Primo Colores). [Prior to filing the Subdivision and Development Plan]

PUBLIC UTILITIES/Water (Conditions)

62) An approved Water Plan will be required. Water Plan to be submitted to the City Water Division for review. [Prior to constructions]
63) An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure. [Prior to constructions]
64) Any re-grading of site over existing water main to maintain a minimum 4-feet cover, not to exceed 5- feet of cover. Depth of existing main to be adjusted to maintain a minimum 4-feet cover, not to exceed 5-feet of cover if site grading impacts these depth requirements. [Prior to constructions]
65) An agreement for metered service (AMS) will be required to install new service [Prior to constructions]

PUBLIC UTILITIES/Wastewater (Conditions)

66) A plan and profile sewer plan set is required for this project. The plan set shall show the items required by the Wastewater Division such as pipe material, size of pipe, elevations and slope. In addition, if the sewer system is to be constructed in phases, plan and profile plan sets for the completed project and the individual phases shall be provided. [Plans shall be part of the Preliminary Submittal and Development Plan submittal]

Land Use/Current Planning (Conditions)

67) Parking for the proposed project shall comply with Chapter 14, SFCC 1987, Table 14-8.6-1 "Parking and Loading Requirements", for "Household Living." [At the time of Preliminary Plat and or Development Plan submittal.]
68) Bicycle parking shall be included for the Development Plan and park use as required by. [At the time of Preliminary Plat and or Development Plan submittal.]

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JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

LOS PRADOS PHASE ONE SUBDIVSION
EARLY NEIGHBORHOOD NOTIFICATION MEETING NOTES

Date: February 21, 2024
Time: 5:30 to 7:30 pm
Location: Virtual Meeting held via Zoom
Attendees: City Land Use Department Representative (Margaret Moore, Planning Manager)
(Janice Biletnikoff, Senior Planner)
JenkinsGavin, Inc. (Jennifer Jenkins) (Angelica Reed)
Homewise, Inc. (Lisa Huval) (Jamie Jaramillo)
Santa Fe Engineering (Eric Cornelius)
Sites SW (George Radnovich) (Norma Oder)
33± Attendees

A presentation was given by Jennifer Jenkins of JenkinsGavin, Inc. regarding upcoming Development Plan and/or Master Plan and Rezone applications to the City of Santa Fe for the property located at 3730 South Meadows Road. This meeting was recorded by JenkinsGavin Inc. with participant's approval.

Following the presentation, a Question & Answer session was held. The following notes capture the questions and concerns raised and the responses by the Project Team.

Questions/Comments	**Responses**
Please address the pond area in the Park.	**Jennifer Jenkins:** We've had meetings and design reviews with Park Staff and our Engineer has been able to drill down more on the design. The southwest corner of the site is the low point so all the storm water today moves to this location. In working with the City we found this was a great opportunity for water harvesting, in terms of capturing the water, planting this area, passively irrigating these plantings and it's a great educational opportunity. We are looking into some signage to talk about the importance of water harvesting.
Concerned about the ponding not being safe for kids and the runoff and contamination that will occur from the subdivision into the pond.	**Jennifer Jenkins:** This is being designed in a way where you would not be seeing standing water. It will be very shallow and planted as a natural vegetated area. **George Radnovich:** The water harvesting area will be maintained by the Los Prados HOA. It

	is being designed in a way where the planting will serve as a natural filtration. It will have an irrigation system that will be used to irrigate the shrubs and the grasses and trees that will be in and around that pond. The plant will take up the contaminants and the nitrates from the subdivision. Wil be harvesting water from within the park itself. The water harvesting area will also be useful for recreational activities. **Parks Division:** we see this as an amenity. It's meant to educate about contaminants in our system. We are doing this all along the river, trying to educate people on how to properly handle storm water. This is safer than having it just run across the street.
I live in Tiempo Lindo, and the back yard is facing the development. I have a wooden fence. How much easement will be between my fence and your land? Is there a plan to put up and fencing?	**Jennifer Jenkins:** There is an existing 15 foot easement from our development to Tiempo Lindo. Also, the backyards that will face your property will be fenced.
Is there any other drainage out of this subdivision? Are there storm drains or sewer lines? Will it all go down to the pond at the park?	**Eric Cornelius**: We will have a series of storm drains throughout the subdivision to collect storm water as it runs down the street, the reason for this is so we can get it off the street and prevent any flooding. Once we take it off the street we will pipe it underground with a storm/ sewer network and that will drain to the water catchment area and that's how it will be treated. In regards to the sewer system, we do not dump any of the storm water into the sewer system, we keep those separate. This goes into the piping into the City's network and that makes it to the City's Waste Water Treatment Plant.
What is the square footage for the Affordable Housing?	**Jennifer Jenkins:** We have not yet confirmed what our Affordable Housing program will look like in regards to various home types, I was just showing an example of what it could look like. They will likely be traditionally sized, ranging from single family 1,200- 1,800 SF and of course the townhomes will be a little smaller.
The single family homes that bump up against Tiempo Lindo will they be one story? We are	**Jennifer Jenkins:** We have not gotten to the point of identifying what homes will go where,

asking that no two story homes be placed there.	but this will be noted.
I live in Tiempo Lindo and it was originally an affordable housing neighborhood, and I can see where corners were cut. I want to advocate for affordable housing to make sure no corners are cut and everything is done up to code and not just as cheap as possible.	
What will the Affordable Housing look like? Dessert Sage was supposed to be 100% affordable, like this one, and it doesn't seem to be the case.	**Jennifer Jenkins:** We will be entering into an Affordable Housing Agreement with the City of Santa Fe, which is a contractual agreement. There is 50% which is the low price dwelling units, which is significantly subsidized pricing the other 50% is defined as below market rates. Homewise really tries to target those who don't fall within the deeply subsidized homes but still can't afford one at market rate. **Lisa Huval:** 50% of the homes were committed to be affordable per the City of Santa Fe's regulations, and that serves households between 50-120% AMI. The other 50% we are committed to selling below the median sales price for the City of Santa Fe so other working folks who may be above 120% AMI can still afford a home in Los Prados.
The last time I checked the lowest priced and most affordable home at Dessert Sage was over $400,000, so when you say median, median is like $600,000 right now, so does anything under the $600,000 count?	**Lisa Huval:** There are a few elements here, yes we are committed to selling homes below the median sales price. I also want to clarify how this process works, when you look at what the sales price is for an affordable home it will be listed at the market price. We offer a subsidy to the homeowner based on their income to bring the price down to an affordable rate. And the reason we do that is so we don't lower the values of homes in the surrounding area.
In regards to the other meetings for this project will it be posted just like this one?	**Jennifer Jenkins:** Yes, we will send out mailings and there will be the big yellow signs posted.
What is the timeline for the Acequia Trail? That land hasn't been purchased by the city yet. Will there be meeting to discuss this as well?	**Jennifer Jenkins:** We have been engaging very closely with the City regarding the Acequia Trail and its status, the have hired a design team and are getting the contract finalized. Part of those efforts will be securing any real estate necessary for the trail extension. There will be meeting through the city's public works department as well.

I want to look into naming the park for a college friend of mine that passed away, is that time bound to get that dedication done.	**Jennifer Jenkins:** There is no time limit on that you can do it at any time.
Will there be dust control during construction?	**Jennifer Jenkins:** The City of Santa Fe has really strengthened their dust control requirements and are serious about enforcement. There will be water trucks on site and the site will be fenced with wind screens to serve as a better barrier for dust.
Can we get clarity on when the park will be built? Will the park and homes be built together or will the park be built first so we have access to it while the homes are being built?	**Jennifer Jenkins:** It will happen more parallel. We don't have the construction staging worked out yet. The vehicular access to the park in through our internal road way so to get to the park even for construction we have to have a way to get there. Also home construction close to the park for a safety stand point. We are still working through these details but I can tell you the park will not be complete before we start building homes. Infrastructure will happen first before we move to the park.
What's going to happen with all the fencing? Are you using existing fencing as construction fencing?	**Jennifer Jenkins:** We will put up construction fencing as the fence already in place is not tall enough. Construction fencing is usually 6 ft tall. The construction fencing will be up while under construction and as homes are completed the fencing will start coming down. It's sequential.
Will the park have ADA access and equipment for children with disabilities?	**Norma Oder:** we are ADA compliant in regards to access to the park and with the playground we have play equipment for kids with disabilities.
Concerned about the contamination testing that you said was done. Who can I email to get a copy of that report?	**Jennifer Jenkins:** You can email me, I will write my email in the chat.
If there is a 15ft easement why do you need to take down the original fencing? I rely on that fence for my backyard.	**Eric Cornelius:** We will not be touching your fence on your property as there is that 15 foot easement that we will not be touching. Your existing fence will remain in place.
Do you know how much will you be leveling off on Morning Side drive (south side)?	**Eric Cornelius:** the ground does vary it is a little high on the south side and low on the north side, we are going to try to normalize that and make it one continuous slope. So on the southern lots we will be cutting the ground down and on the northern we will be raising it up a little bit. However we won't be touching the ground in that 15 foot easement.

What is the qualifying process to get into these affordable homes?	**Lisa Huval:** Please reach out to Homewise, you can call the main office or go online. It's nuanced for each person. For affordable units there is a set price based on the household's income. There is quite a few things that go into the process so it's best to reach out to Homewise directly to guide you through the process.
What was the drilling going on last week?	**Jamie Jaramillo:** That was for Geotechnical soil testing. Which will test the soil for building homes and foundations. Once we get that report it will give us greater clarity on the soil we are working with. It was tested to a 5 foot depth.
Was the drilling testing for contamination?	**Jamie Jaramillo**: We did have a report done previously and it does have the soil tests that you are referring to and we would be happy to share that report. **Jennifer Jenkins:** There are two different tests for two different purposes. One is done in respect to contamination. And then the soils test for the purpose of construction, looking at the quality of the soils.
Since the plans have road ways and more traffic, would you consider picking materials for the fence that it is something that will help screen the lights?	**Jennifer Jenkins:** Typically in Homewise communities the fencing is opaque wood fencing. It will serve that purpose.
You tested the grounds for radiation already? Nothing was drilled the way you are drilling now. The environmental department translated the report sent to me and they confirmed it was just surface testing and no drilling.	**Jamie Jaramillo:** NV5 was our consultant and drilled to 5ft below the soil. They did not have the large rigs but they did drill down to 5ft. We had two different tests/reports done by NV5, the first one was topical. The second report was 5 feet of drilling and we can follow up with you and get you that report.
We have no lighting over here? What lighting will be in Los Prados	**Jennifer Jenkins:** We are still working through that with our design and the City of Santa Fe. We are advocating for as little as possible. We will need some lighting but we will have as little as possible. We want to create a safe environment but also protect the night sky.

Name (Original Name)
Jennifer Jenkins
BarbT
Janette Smith (janette Smith)
Maggie Moore, City of Santa Fe
Joanna Garcia
ASL Interpreter | Cynthia
Benjamin Rossi
Marlow Morrison
Janice Biletnikoff (Janice Biletnikoff)
cinthya and Carolina
Carolina Quiñones-Suarez Spanish Interpreter (Carolina Quiñc
Isaac Hammond-Paul
Lisa Huval, Homewise
Yesica earth care poder familiar (Yesica)
Cathleen
ASL Interpreter | Gabi C (Interpreter — Gabi C)
mgomez
Eric (SFEC)
Melissa McDonald, Parks & Open Space Division
Scott Overlie (Zoe Isaacson)
Heather Lamboy
Jaime Jaramillo
Johanna Gilligan
George Radnovich, Sites Southwest
Benjamin C. Rossi
Barbara's iPad
Norma Oder
Ellen Stone (169995)
Samsung SM-S901U
Marilyn Bennett
MarilynBennett
Allia Englert
BarbT
Heather Lamboy

User Email	Duration (Minutes)	Guest
jennifer@jenkinsgavin.com	99	No
	36	Yes
	96	Yes
	96	Yes
	96	Yes
	97	Yes
	96	Yes
	88	Yes
	95	Yes
	94	Yes
ɔnes-Suarez)	93	Yes
	92	Yes
	91	Yes
	91	Yes
	90	Yes
	91	Yes
	89	Yes
	89	Yes
	89	Yes
	87	Yes
	60	Yes
	87	Yes
	86	Yes
	53	Yes
	3	Yes
	84	Yes
	84	Yes
	82	Yes
	81	Yes
	62	Yes
	62	Yes
	62	Yes
	61	Yes
	28	Yes

Recording Consent

Yes
Yes
Yes
Yes
Yes
Yes
Yes

Yes
Yes
Yes
No
Yes
Yes
Yes
Yes
Yes

Yes
Yes
Yes
Yes

Yes
Yes
Yes
Yes

Yes
Yes

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Alma G. Castro, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

May 21, 2024

Greetings,

Attached for recordation with the Santa Fe County, you will find the originally signed City of Santa Fe Homes Program Agreement concerning *Los Prados Phase 1, 3600 South Meadows Road, Santa Fe, New Mexico.*

Please ensure you return the original fully executed, recorded agreement to Office of Affordable Housing. Office of Affordable Housing will file the agreement at the City of Santa Fe Clerk's Office.

I'm happy to email a copy to you.

Thank you,

Toniette Candelaria Martinez
Office of Affordable Housing
123 E. Marcy Suite 205, Santa Fe, NM 87501
tocandelariamartinez@santafenm.gov
505-955-6607 | 505-316-4634

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

AGREEMENT
PAGES: 14

I Hereby Certify That This Instrument Was Filed for
Record On The 21ST Day Of May, 2024 at 04:21:08 PM
And Was Duly Recorded as Instrument # 2034222
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy _____ County Clerk, Santa Fe, NM

COUNTY CLERK
KATHARINE E. CLARK
SANTA FE COUNTY NEW MEXICO
EXCELSIOR TEMPO

SFC CLERK RECORDED 05/21/2024

RE-RECORDED FOR
CORRECTIVE PURPOSES

ITEM # 24-0339

CITY OF SANTA FE
SANTA FE HOMES PROGRAM AGREEMENT
for 19 SFHP Home(s) and 29 LPDU Home(s) to be located at
"*Los Prados Phase 1*", *3600 South Meadows Road*, Santa Fe, New Mexico

This Santa Fe Homes Program Agreement ("Agreement") is entered into on this 21st day of May, 2024 by and between ***Homewise, Inc.*** (the "SFHP Developer/Successor in Interest"), a New Mexico limited liability company, and the City of Santa Fe, New Mexico, a municipal corporation, (the "City").

WHEREAS, the City has duly adopted the Santa Fe Homes Program and Administrative Procedures (collectively "SFHP") and other regulatory structures in order to ensure that private development bears its fair share of the burden of housing affordability in the Santa Fe community; and

WHEREAS, the City's Office of Affordable Housing has determined that upon individualized assessment, the Agreement will provide, at a minimum, the amount of affordable housing necessary to offset impacts on the affordable housing market in the region of the project; and

WHEREAS, the City and the SFHP Developer/Successor in Interest have entered into a SFHP proposal ("Proposal") in accordance with the requirements of the SFHP. The Proposal is attached hereto and incorporated herein by reference; and

WHEREAS, the City and SFHP Developer/Successor in Interest now wish to satisfy the SFHP requirement for a final agreement in order to ensure SFHP compliance and a mechanism for ensuring long-term affordability.

NOW THEREFORE, the City and the SFHP Developer/Successor in Interest for themselves and their heirs, successors and assigns (including, without limitation, all persons who subsequently own a SFHP Home or any interest therein, or the Property or any portion thereof containing a SFHP Home, while this Agreement is in effect) hereby agree that the SFHP Home shall be subject to the following Agreements and restrictions for the benefit of the City.

1. Definitions. All terms capitalized herein shall have the meanings given to them in this Agreement or the meanings as defined in the Santa Fe City Code sections regarding the SFHP. In this Agreement the following words and phrases have the following meaning:

A. "Agreement" means this SFHP Agreement.

B. "Certificate of SFHP Homebuyer Eligibility" means a certificate issued by the City or the City's assignee or agent, which certifies that the buyer is a qualified buyer who is income eligible.

C. "Certified Homebuyer" means a person determined, pursuant to the SFHP and such other criteria as the City or its agents may deem appropriate, to be qualified on the basis of need and preference

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for the purchase of a SFHP Home and who has properly obtained a "Certificate of SFHP Homebuyer Eligibility".

D. "Fair Market Value", unless otherwise stated, means fair market value as of the day of the event in question (for example, purchase of the SFHP Home or termination of this Agreement), taking into account the restrictions on SFHP Developer/Successor in Interest and occupancy imposed by this Agreement as if such restrictions were perpetual.

E. "SFHP Developer/Successor in Interest" means each legal and equitable SFHP Developer and/or Successor in interest to the original SFHP Developer of all or any portion of a SFHP Home on the Property during the term of this Agreement, including without limitation the SFHP Developer/Successor in Interest identified above, and any subsequent SFHP Developer/Successor in Interest and/or any other Successor in Interest by sale, conveyance or other transfer of any legal or beneficial interest in a SFHP Home or the Property, as set forth in Section 2.1 herein. Unless the context otherwise requires, SFHP Developer/Successor in Interest shall mean the SFHP Developer/Successor in Interest at the time in question. SFHP Developer/Successor in Interest and SFHP Developer/Successor in Interests and Successor in Interest are used interchangeably.

F. "SFHP Home" shall mean the units of housing to be constructed, marketed and/or sold by SFHP Developer/Successor in Interest at the affordable price pursuant to the SFHP and this Agreement.

G. "SFHP Lot" means housing lot(s) housings to be constructed, developed, marketed and/or sold by SFHP Developer/Successor in Interest as affordable housing.

H. "SFHP Homebuyer" shall mean any person or entity, which purchases the SFHP Home and/or SFHP Lot from the SFHP Developer/Successor in Interest and any subsequent purchasers who buy from the initial purchaser during the term of this Agreement.

I. "Repurchaser" means the City or the City's Assignee. A general delegation of authority by the City to another person as Repurchaser shall transfer those rights, powers and obligations assigned to the Repurchaser in this Agreement or the Lien. Transfer of any rights, powers and obligations assigned to the City in this Agreement shall be effective only to the extent such rights, powers and obligations are specifically enumerated in the delegation of authority.

J. "Senior Lien" means a mortgage with respect to the Property from the Purchaser, as mortgagor, to any lender or its agent or assigns, as mortgagee which loan is solely used to purchase the SFHP Home.

2. THE PROJECT.

2.1 Property. The SFHP Developer/Successor in Interest is or will become the owner of certain property situated in the County of Santa Fe, New Mexico, located at ***3600 South Meadows Road*** and known as ***"Los Prados Phase 1"*** which property contains more or less **19.5** acres and is more particularly described in Exhibit A attached hereto (The "Property").

2.2. Intended Conveyance of Interest. The Property is to be developed and the units thereon marketed as for sale housing.

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SFC CLERK RECORDED 09/20/2013

2.3 SFHP Plan. Phase 1 of Los Prados will be developed on Tract 4-A totaling 14.41 acres and will comprise 42 townhomes, 55 single family detached homes, for a total of 97 homes as permitted by the Master Plan. The SFHP Developer/Successor in Interest agrees to construct a total of **19 SFHP Homes and 29 Low Priced Dwelling Units** (LPDU) as indicated on the attached Exhibit B (SFHP Plan). The SFHP Plan shall include the number of bedrooms and bathrooms, the minimum square footage and the minimum household size, the income range to be served and the current SFHP Home price for each SFHP Home as set forth in Section 8.2 of the SFHP Administrative Procedures. If the development is constructed in phases, a SFHP Plan for each phase shall be reviewed and approved by the City and recorded at the County Clerk's office prior to issuance of a building permit by the City for that phase.

2.4 Agreement to Sell at SFHP Home Price. The SFHP Developer/Successor in Interest agrees to sell the SFHP Homes at the current SFHP Home Price or such SFHP Home Price as may be current at the time of sale by the SFHP Developer/Successor in Interest.

A. The affordable home price and shall be reduced in order to limit the impact on SFHP home buyers of fees assessed by condominium, common area, or homeowner associations. The affordable home price shall be reduced so that the buyer's mortgage or manufactured home loan principal amount and, accordingly, the buyer's monthly mortgage payments, are reduced by an amount equal to the assessed fee in excess of seventy-five dollars ($75.00).Additionally, the SFHP Developer/Successor in Interest agrees that the association's bylaws will identify limits to annual fee increases for the owners of affordable units so that increases do not exceed 5% annually or 10% over any three-year time frame.

B. The affordable home price may be increased at the request of the SFHP home buyer by the price of allowable option upgrades, not to exceed the maximum option upgrade allowance, as established pursuant to administrative procedures.

C. The affordable home price may be increased by the amount of the approved energy efficiency adjustment pursuant to administrative procedures.

2.5 Agreement for Payments for Fraction Portions of a SFHP Home. SFHP Developer/Successor in Interest **does not owe** any fractional portion of a SFHP Home as calculated pursuant to SFHP to the City or its agent prior to recording this Agreement.

2.6 Marketing Sequence. The SFHP Homes shall be marketed at the same time as all other units on the Property or at a time, and in a proportion, equal to the number of non-SFHP Homes being marketed for sale during a given phase of development.

2.7 Development Incentives. The City agrees to the following incentives: Development review and building permit fees shall be waived or reduced proportionately to the number of SFHP Homes and capital impact fees and utility expansion charges shall be waived or reduced as set forth in section 13.1 of the Administrative Procedures. SFHP Developer/Successor in Interest also requests a 15% density bonus as set forth in section 13.2 of the Administrative Procedures.

2.8 Agreements Regarding Transfers of Non-SFHP Homes on the Property. SFHP Developer/Successor in Interest acknowledges and hereby agrees that compliance with this Agreement shall be a precondition for any releases or express termination of SFHP Developer/Successor in Interest's SFHP Agreements and all future City approvals of building permits, certificates of occupancy and utility connections, and such other development approvals regarding the Property as may be required by law for development, construction, occupation and use of the Property.

3. SFHP LIEN.

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3.1 Creation of SFHP Lien. The SFHP Developer/Successor in Interest/Successor in Interest hereby creates a lien upon each SFHP Home for the benefit of the City, its agents, heirs, successors and assigns (the "Lien"). The Lien shall be for the sole purpose of complying with the SFHP and this Agreement and for the purpose of retaining long-term affordability of SFHP Homes.

3.2 Subordination. The Lien shall be subject and subordinate in all respects to liens, terms, covenants and conditions of a Senior Lien including all sums advanced for the purpose of (a) protecting or further securing the lien of the Senior Lien, curing defaults by the SFHP Homebuyer, its successors and assigns under the Senior Lien or for any other purpose expressly permitted by the Senior Lien or (b) constructing, renovating, repairing, furnishing, fixturing or equipping the Property. The terms and provisions of the Senior Lien are paramount and controlling, and they supersede any other terms and provisions hereof in conflict therewith. In the event of a foreclosure or deed in lieu of foreclosure of the Senior Lien, any provisions wherein or in any other collateral agreement restricting the use of the Property to income eligible households or otherwise restricting the SFHP Homebuyer, its successor's or assign's ability to sell the Property, shall have no effect on subsequent purchasers of the Property. Any purchaser following foreclosure, including his successors or assigns (other than the SFHP Homebuyer or a related entity of the SFHP Homebuyer), receiving title to the Property through a foreclosure or deed in lieu of foreclosure of the Senior Lien shall receive the title to the Property free and clear from such restrictions.

Further, if the holder of the Senior Lien acquires title to the Property pursuant to a deed in lieu of foreclosure, this Lien shall automatically terminate upon acquisition of the title by the holder of the Senior Lien, provided that (a) the City has been given written notice of default under the Senior Lien and (b) the City shall not have cured the default under the Senior Lien, or diligently pursued curing the default as determined by the holder of the Senior Lien, within the 60-day period provided in such notice sent to the City.

In no event shall the SFHP Developer/Successor in Interest or any of its officers, principals, or representatives, or employees, or affiliated entities, contract to purchase, purchase, accept or otherwise have transferred to it an SFHP Homebuyer's or Repurchaser's statutory right of redemption of the SFHP Home or SFHP Lot, and in no event shall the aforementioned persons exercise any right of redemption or foreclosure for that SFHP Home or SFHP Lot.

The Lien and/or deed restriction must be shown on Schedule B-II of the lender's title policy as a subordinate item(s) to the first mortgage that is to be sold to Fannie Mae.

Notwithstanding any terms to the contrary, herein, the City and its agent's rights to collect and apply the insurance proceeds of hazard or property insurance or other insurance proceeds shall be subject and subordinate to the rights of the Senior Lien holder to collect and apply such proceeds in accordance with the Senior Lien. Likewise, the proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the property subject to the Lien, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to the Senior Lien holder, subject to the terms of the Senior Lien.

3.3 Lien Amount. The Lien amount shall be the difference between the current SFHP Home price at the time of closing and 95% of the Fair Market Value as determined by a certified appraiser. The Lien amount shall be calculated after construction of the SFHP Home but prior to purchase by the SFHP Homebuyer. SFHP Developer/Successor in Interest agrees to execute such additional documents as are necessary to record the SFHP Lien with the Lien amount.

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3.4 Term of Lien. The Lien shall run from the date of purchase of the SFHP Home by the SFHP Homebuyer or SFHP Developer/Successor in Interest until such time as the City exercises its right of first refusal or purchase under this Agreement. During this term, so long as the SFHP Homebuyer or SFHP Developer/Successor in Interest complies with SFHP and the terms of this Agreement, no payments will be due on this Lien.

3.5 Transfers of Lien. The Lien may be assumed by subsequent SFHP Homebuyers of the SFHP Home, including those acquiring the SFHP Home through testate or intestate succession so long as a Notice of Intent to Sell is received by the City and the City gives written approval of the assumption of the Lien. The Lien shall not be assigned by the City or its agent without the Senior Lien holder's prior written consent so long as the Senior Lien remains outstanding and the obligation to make payment on the mortgage note has not been satisfied. Subsequent SFHP Homebuyers or SFHP Developer/Successor in Interest shall also obtain a "Certificate of SFHP Homebuyer Eligibility".

3.6 Collection of the Lien Amount. The City and its agent agree that they will not commence foreclosure proceedings or accept a deed in lieu of foreclosure, or exercise any other rights or remedies hereunder until it has given the Senior Lien holder at least 60 days prior written notice. The subordinate lien holder (the City or its agent) will give the Senior Lien holder written notice of default and prior written notice of any acceleration under the subordinate mortgage (the Lien). However, it is understood that the subordinate lien holder is only holding the Lien for purposes of retaining long-term affordability and, therefore, will not accelerate the payment of the Lien amount.

In the event of a foreclosure on the Senior Lien the City hereby agrees to accept a note for any deficiency in the Lien amount and to forgive, release and forgo collection upon the Lien.

4. CLOSING SALES AND CONVEYANCES OF THE SFHP HOMES.

4.1 Certification of Homebuyer. SFHP Developer/Successor in Interest agrees to sell the SFHP Homes only to Certified Homebuyers who qualify for the purchase of a SFHP Home under the SFHP. The City hereby represents and warrants that Santa Fe Community Housing Trust or Homewise are its authorized agents under the most current agreements between the City and Santa Fe Community Housing Trust or Homewise, for the purpose of qualifying buyers under this Agreement and issuing Certificates of SFHP Homebuyer Eligibility.

4.2 SFHP Developer/Successor in Interest's or SFHP Homebuyer's Notice of Intent to Sell or Transfer the Property. Any time the SFHP Developer/Successor in Interest or any subsequent SFHP Homebuyer who is subject to this Lien intends to sell or otherwise transfer the Property or any interest in the SFHP Home, whether by deed, real estate contract, intestacy, testate succession or otherwise, said transferor shall give written notice to the City which shall state the transferor's intention to sell or otherwise transfer said Property or interest in the SFHP Home. (The "Notice of Intent to Sell").

4.3 Notice to Prospective SFHP Homebuyer of Lien.The SFHP Developer/Successor in Interest agrees to provide actual notice to any prospective purchaser of the covenants, conditions, and encumbrances, which are or will be placed upon the SFHP Homes to be sold by SFHP Developer/Successor in Interest to the Certified SFHP Homebuyer. Any purchase agreement containing the foregoing language or accompanied by a signed disclosure statement containing the foregoing

language shall be deemed acceptable to the City pursuant to Section 26-1.18 SFCC 1987. The notice shall, at a minimum, state:

A. The SFHP Home and/or SFHP Lot is subject to a Lien which is intended to retain the long-term affordability of the SFHP Home.

B. The Lien may limit the ability of the SFHP Homebuyer to get subsequent mortgage or equity loans.

C. The Lien gives the City and its agents a right to exercise its right of first refusal and repurchase of the SFHP Home and/or SFHP Lot at the fair market value less the amount of the lien.

D. The Right of First Refusal granted to the City can be assigned by the City to an agent or third party Certified SFHP Homebuyer.

E. The Lien will limit the SFHP Homebuyer's ability to sell the SFHP Home in the future and shall require the City or its agents to agree to any additional use of the SFHP Home as collateral or security.

F. The Lien will reduce the total amount payable to the SFHP Homebuyer upon resale by the Lien amount if the SFHP Home is sold or transferred during the Lien term.

4.4 Escrow Instructions Regarding Initial SFHP Compliance. SFHP Developer/Successor in Interest agrees to sell the SFHP Homes through an escrow agent. The escrow agent shall be required by SFHP Developer/Successor in Interest as a precondition for closing to certify to the City that:

A. The SFHP Homebuyer has been notified of and has indicated their understanding of the Lien and its affect.

B. The total sales price at closing does not exceed the SFHP Home Price plus such transactional costs of closing as are usual and customary.

C. The SFHP Home is being sold to a buyer who has agreed that the SFHP Home shall be their principal residence and who has provided the escrow agent with a Certificate of SFHP Homebuyer Eligibility.

4.5 SFHP Developer/Successor in Interest to Reference Agreement and Lien. The SFHP Developer/Successor in Interest shall include a reference to this Agreement in any and all deeds or other instruments conveying any interest in the SFHP Home and/or SFHP Lot or any part thereof or interest therein, although neither the validity nor enforceability of this Agreement shall be affected in any manner by failure to do so.

5. RIGHT OF FIRST REFUSAL OR PURCHASE.

5.1 Grant of Right of First Refusal. To maintain the SFHP Home as affordable the City and its agents shall have, and SFHP Developer/Successor in Interest, its heirs, successors and assigns, hereby grant the City and its agent the right (but without obligation) to purchase the SFHP Home and SFHP Lot in any of the following circumstances (the "Rights of First Refusal"):

SEC. CLERK. RECORDED 03/30/2021 REQUESTED BY 2021-0000045

A. The SFHP Developer/Successor in Interest has given the City Notice of Intent to Sell; or

B. The SFHP Home is no longer the principal residence of any person purchasing the SFHP Home from the SFHP Developer/Successor in Interest or any subsequent SFHP Homebuyer, their heirs, successors or assigns whose occupancy does not comply with the covenant to maintain the SFHP Home only as a principle residence and not as a trade or business, as an investment property, (income/rental property) or as a recreational second home, or non-principal residence so long as said SFHP Homebuyer of the SFHP Home has been given written notice identifying the violations and has failed to cure them; or

C. Any legal or beneficial interest in the SFHP Home and/or SFHP Lot is conveyed or otherwise transferred (for example, by inheritance) without both Notice of Intent to Sell and Second Notice of Intent to Sell as required in this Section having been given, unless the City has waived the Right of First Refusal in writing; or

D. The City has notice of a pending mortgage or other lien foreclosure or similar proceeding (for instance, a sheriff's sale) against the SFHP Home and/or SFHP Lot or of a civil action or equivalent proceeding for unpaid condominium common expenses; or

E. The City has notice that the SFHP Home and/or SFHP Lot is being taken for unpaid taxes; or

F. The SFHP Homebuyer made material misrepresentations in applying to acquire the SFHP Home and/or SFHP Lot; or

G. The SFHP Homebuyer has failed to observe and perform the SFHP Homebuyer's obligations under this Agreement (other than as stated in (H.) below), has been given written notice identifying the violations and has failed to cure them; or

H. The SFHP Homebuyer has failed to observe and perform the SFHP Homebuyer's obligations under this Covenant in a manner, which constitutes criminal conduct, or in the City's judgment constitutes other willful, egregious and continuing violation of such obligations.

The City shall be obligated to give notice and an opportunity to cure only for events under subsections (B.) or (G.); and for those events, the SFHP Homebuyer and any holder of a Senior Lien shall have a reasonable time to cure which shall not exceed six months. In all cases other than sale or other transfer of the SFHP Home under subsection (A.), the City's right to buy the SFHP Home shall continue only while the event giving rise to exercise of the Right of First Refusal continues un-remedied.

5.2 City's Exercise of Right of First Refusal. In the event that the City has received a Notice of Intent to Sell pursuant to this Agreement, the City shall have 30 days in which to exercise its Right of First Refusal. During this 30-day period, the City and its agent shall have the exclusive right to market the SFHP Home and the SFHP Homebuyer shall not list the SFHP Home with a realtor or any other selling agent.

5.3 Duration of Right of First Refusal. The City and the SFHP Homebuyer intend that the Right of First Refusal are for the purpose of promoting and enforcing this Agreement in its goal of ensuring continuance of the SFHP Home as affordable housing as permitted under New Mexico law and

SFC CLERK RECORDED 08/23/2021

accordingly are intended to be exercisable throughout the term of this Agreement (or such shorter period as is the longest permitted under law).

5.4 Purchase Price. The purchase price of the SFHP Home and/or SFHP Lot under the Right of First Refusal shall be equal to the appraised price at the time of sale less the Lien amount. In the event that there is a dispute as to the purchase price, the seller shall be entitled, at its own expense, to have a separate appraisal performed and if the seller and City or its agent still can not agree as to the purchase price, the seller and City shall resolve the matter through binding arbitration.

6. MONITORING AND ENFORCEMENT.

6.1 Notice. The City agrees to provide notice pursuant to the SFHP of any violation or alleged violation of the terms and conditions of this Agreement and further agrees to give SFHP Developer/Successor in Interest 30 days to cure and violation under this Agreement. SFHP Developer/Successor in Interest agrees to provide the City with notice and 30 days opportunity to cure any violation of this Agreement.

6.2 Term. This Agreement shall become effective when signed by the SFHP Developer/Successor in Interest and the City, and shall remain in effect: (1) as to the SFHP Developer/Successor in Interest, until all SFHP Homes on the Property covered by this Agreement have been sold and all other obligations on the part of the SFHP Developer/Successor in Interest under this Agreement have been satisfactorily discharged; and (2) as to the terms and conditions which apply to the SFHP Homebuyers, for as long as the Lien on the SFHP Home remains in effect under this Agreement, including any renewals.

6.3 Enforcement. It is understood and agreed by SFHP Developer/Successor in Interest that the remedies provided under this Agreement are additional remedies, not exclusive of any remedy under the law.

6.4 Release by City. City hereby agrees to release SFHP Developer/Successor in Interest from this Agreement upon fulfillment of all terms of this Agreement and to issue upon request a certificate of termination within a reasonable time of receipt of written request. The City will issue the certificate in recordable form stating (if such be the case) that this Agreement has been terminated, and any such certificate, when recorded with the Santa Fe County Clerk, shall be binding and conclusive on the City and all persons relying thereon.

7. MISCELLANEOUS PROVISIONS.

7.1 Recordation. SFHP Developer/Successor in Interest agrees to record this Agreement and thus the Lien prior to closing the sale of the SFHP Home so as to legally attach, run with the land and ensure that the purposes of the SFHP are met.

7.2 Successors and Assigns; Covenants to Run. This Agreement shall be legally binding on, as the obligations of, the parties and their respective successors and assigns, including without limitation, successors in title or interest to the Property, SFHP Home or this Agreement, who by their acceptance of any interest in the Property, SFHP Home or this Agreement shall be deemed to have agreed to perform and observe all the SFHP Developer/Successor in Interest's obligations under, and to be bound by all the terms and conditions of, this Agreement. Furthermore, all the agreements, rights and

STATE OF NEW MEXICO RECORDED 09/30/2021 02:21:21 PM

restrictions set forth in this Agreement shall run with the Property for the purpose of maintaining the SFHP Home as affordable housing throughout the term of this Agreement and the Liens entered into pursuant to this Agreement.

7.3 Reporting and Verification.

A. SFHP Developer/Successor in Interest agrees to sign an affidavit declaring that the sale price did not exceed the amount specified in this Agreement.

B. SFHP Developer/Successor in Interest agrees to provide such information and documentation as the City may reasonably require in order to ensure that the actual sale was in compliance with this Agreement.

C. SFHP Developer/Successor in Interest agrees to provide income verification in selling the SFHP Home for certification by the City or its agent as complying with the SFHP Ordinance.

D. SFHP Developer/Successor in Interest agrees to grant access to the City, or its agent, to inspect the records of SFHP Developer/Successor in Interest for the SFHP Home in order to determine compliance with the SFHP Ordinance and this Agreement.

7.4 Further Assurances. The parties agree to execute such documents as may be required to show the satisfactory compliance with SFHP and this Agreement. The City may certify current compliance with the SFHP on a unit by unit basis as may be reasonably requested by SFHP Developer/Successor in Interest, escrow agents, realtors, lenders or any other interested party.

7.5 City's Right to Enter. Each SFHP Developer/Successor in Interest hereby grants to the City the right to enter upon the SFHP Home upon reasonable notice for the purpose of inspection and enforcement of the SFHP, the Santa Fe City Code and this Agreement.

7.6 Survival of Enforcement Rights. Notwithstanding the definition of SFHP Developer/Successor in Interest contained in this Agreement, the rights of enforcement for violations of this Agreement shall survive any subsequent sale or transfer of the SFHP Home.

7.7 City's Zoning Authority Unimpaired. The City's rights to enforce any and all provisions of the Santa Fe City Code shall be the same as its rights generally to enforce any other ordinance, which shall in no way be diminished by this Agreement. The SFHP Developer/Successor in Interest acknowledges that this Agreement is included within the zoning authority and charter authority of the City, which is, and is hereby, accepted by the SFHP Developer/Successor in Interest as a sufficient but additional basis for this Agreement.

7.8 Notices. Any demand, notice or request by either party to the other shall be sufficiently given if in writing delivered to the party intended to receive the same, or if mailed by certified mail, return receipt requested, or delivered to a recognized national courier, or if given in a manner sufficient for legal process. Each notice to the SFHP Developer/Successor in Interest named above shall be addressed to such party, or to such other address as may be stated in a notice given as herein provided. Each notice to subsequent SFHP Developer/Successor in Interests shall be sufficiently given if addressed to or given at the SFHP Home.

7.9 Public Purpose. The City declares, and the SFHP Developer/Successor in Interest and each other person, including mortgagees, hereafter holding any interest in the Property or a SFHP Home

acknowledges, that the Lien and this Agreement as well as all restrictions contained in this Agreement are for public purposes.

7.10 Sanctions. The City has the right to impose sanctions or take other actions as set forth in the SFHP Ordinance after notice of violation has been given and not complied with.

7.11 Headings Not Part of Agreement. Section headings have been inserted for convenient reference only and are not to be construed as part of this Agreement.

7.12 Severability. If any provision of this Agreement or the application thereof to any person or circumstances is held to be invalid or unenforceable by any decision of any court of competent jurisdiction, such decision shall not impair or otherwise affect any other provision of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable.

7.13 Interpretation. This Agreement shall be enforceable according to its terms and New Mexico law. This Agreement is subject to the general principles of equity, fairness and reasonableness irrespective of whether such enforcement or interpretation is considered in a proceeding at equity or in law and shall be construed according to its purpose of fostering and preserving affordable housing. Any benefit to private parties arising under this Agreement is purely incidental to the purpose of creating affordable housing.

7.14 No Additional Payments. Nothing herein shall be deemed a requirement to pay to the City or its agent additional payments for amounts already paid to the Senior Lien holder. The borrower shall not be obligated to make such payments of funds to the City or its agent to the extent that the borrower under the Senior Lien makes such payments to the Senior Lien holder in accordance with the Senior Lien.

7.15 No Waiver. No actions taken by the parties following a breach of any of the terms contained in this Agreement shall be construed to be a waiver of any claim or consent to any succeeding breach of the same or any other term.

7.16 Numbers and Genders. Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

7.17 Agreement. This Agreement states the entire agreement of the parties. This Agreement shall not relieve SFHP Developer/Successor in Interest from complying with present or future City ordinances, duly adopted resolutions or regulations applicable to the development.

7.18 Amendments. This Agreement shall not be altered, changed or amended except by instrument in writing executed by the parties hereto. Any amendments to this Agreement shall be reviewed by the Office of Affordable Housing and sent, if applicable, to the appropriate review body as set forth in the SFHP Ordinance and then to the City Manager for approval.

SFC CLERK RECORDED 05/21/2021

WHEREFORE, the parties set their hands and seals this 21st day of May, 2024.

ATTEST:

GERALYN CARDENAS
INTERIM CITY CLERK

CITY OF SANTA FE:

JOHN W. BLAIR
CITY MANAGER

APPROVED AS TO FORM:

PATRICIA FEGHALI
ASSISTANT CITY ATTORNEY

APPROVED:

5/20/24

EMILY OSTER
FINANCE DIRECTOR

SFC CLERK RECORDED 05/23/2024

SFHP DEVELOPER/SUCCESSOR IN INTEREST:

By: Lisa Huval
Signature

Lisa Huval
Printed Name

Its: Senior Director of RED
Title

ACKNOWLEDGEMENTS

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 27 day of March, 2024 by Lisa Huval.

Sandy Hernandez
NOTARY PUBLIC

My Commission Expires:

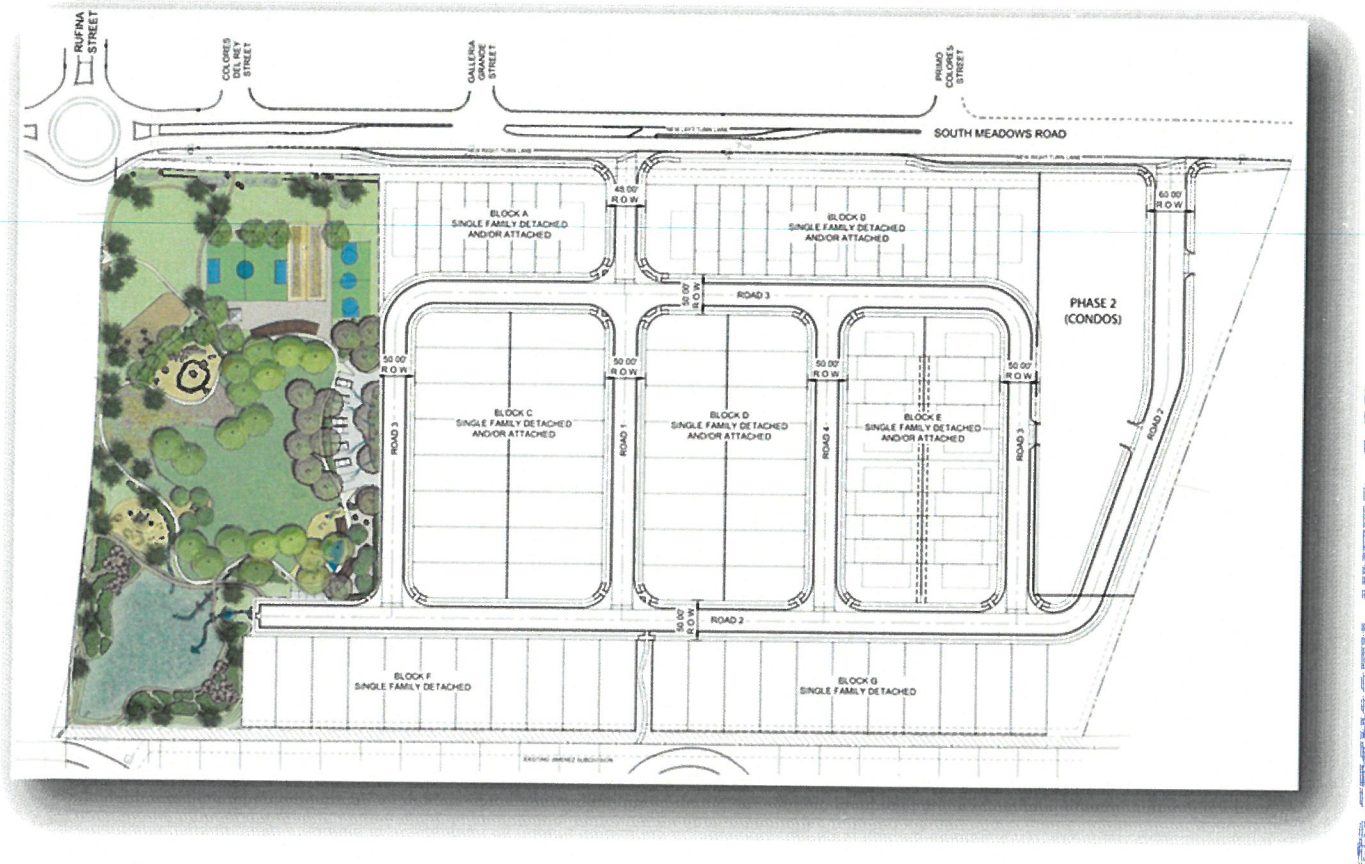
4-3-2024

OFFICIAL SEAL
Sandy Hernandez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4-3-2024

Attachments: Exhibit A: The Property
Exhibit B: SFHP Plan

RECORDED 04/17/2024 SFC QUEEN, RECORDING 2024

EXHIBIT A



AGREEMENT
PAGES: 15

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

I Hereby Certify That This Instrument Was Filed for Record On The 20TH Day Of September, 2024 at 04:11:10 PM And Was Duly Recorded as Instrument # 2042250 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
County Clerk, Santa Fe, NM

Deputy _____

COUNTY CLERK
SANTA FE COUNTY NEW MEXICO
KATHARINE E. CLARK

SFC CLERK RECORDED 09/23/2024

EXHIBIT B

SANTA FE HOMES PROGRAM
SFHP PLAN AND HOME SALES PRICING SCHEDULE
Effective June 15, 2023*
(without green code adjustment pricing, unless noted)

Income Range	***Two Bedrooms*** *1-2 person HH (900 sq min)*	***Three Bedrooms*** *3-4 person HH (1,150 sq ft min)*	***Four Bedrooms*** *4-5 person HH (1,250 sq ft min)*
2 (50-65%AMI)	Max. Price $161,250 2 Units	Max. Price $181,500 2 Unit	Max. Price $201,500 1 Units
3 (65-80%AMI)	Max. Price $209,750 3 Unit	Max. Price $236,000 3 Unit	Max. Price $262,000 3 Units
4 (80-100%AMI)	Max. Price $258,000 1 Unit	Max. Price $290,250 2 Units	Max. Price $322,500 2 Units

Prices reflect June 2023 HUD Area Median Incomes for Santa Fe. Refer to Section 26-1.16 (B) and the SFHP Administrative Procedures. For specific requirements, contact The Office of Affordable Housing.

AFFORDABILITY CALCULATION
Single Family/Condo Building Lots

The project has an area of approximately 19.5 acres, zoned R-6, permitting 6 dwelling homes per acre. The required number of SFHP units is 20% of the total units, 5% each in Income Ranges 2 and 4 and 10% in Income Range 3. The project proposes **97 of total lots** for development as single family homes.

CALCULATION for the SFHP requirement:

= Total number of units multiplied by (0.2) = # of Units Required
= **97 total units** x 0.2 = **19.4 SFHP unit**(s) are required
= No fractional fee is due because the Developer proposes to sell to income-qualified homebuyers **29 additional** Low Priced Dwelling Units (LPDUs), as priced according to the schedule below.
= **48 TOTAL Affordable Homes**

Unit Size - BR	HH size	% Median Income Limit	Income per year	Total Price (100%AMI)
2	3	120%	$92,150	$376,083
3	4	120%	$102,350	$403,083
4	5	120%	$110,650	$430,083

NOTE: The home prices and fractional fee schedule are modified by the City according to Section 8.7.3 of the SFHP Administrative Procedures to reflect annual changes in the median income levels. The SFHP Home prices shown in this SFHP Agreement are the prices in effect at the time this Agreement is made. The current SFHP prices that are in effect at the time the SFHP Home is made available for sale or the fractional fees are paid, determines the actual SFHP Home Price and/or amount of fractional fee. The prices are updated annually.

SFC CLERK RECORDED 03/25/2024

LOS PRADOS SUBDIVISION
WATER BUDGET
March 26, 2025

97	LOTS	
0.15	AFY	PER LOT <6,000 SF
0.17	AFY	PER LOT 6,000 - 10,890 SF
0.25	AFY	PER LOT >10,890 SF

48	MARKET LOTS <6,000 SF	7.20	AFY
1	MARKET LOT 6,000 - 10,890 SF	0.17	AFY
19	SFHP LOTS <6,000 SF	2.85	AFY
29	LOW PRICED DWELLING UNITS <6,000 SF	4.35	AFY
97	*SUBTOTAL DOMESTIC WATER BUDGET*	*14.57*	*AFY*
	COMMON AREA IRRIGATION (Average of Years 1-3)	*0.08*	*AFY*
TOTAL WATER BUDGET		***14.65***	***AFY***
	SFHP LOTS <6,000 SF	2.85	AFY
	LOW PRICED DWELLING UNITS <6,000 SF	4.35	AFY
	SUBTOTAL AFFORDABLE LOTS	*7.20*	*AFY*
DEVELOPMENT WATER BUDGET - MARKET LOTS & IRRIGATION		**7.24**	**AFY**
	9.8% LINE LOSS CONTINGENCY	0.71	AFY
TOTAL WATER DEMAND OFFSET		**7.95**	**AFY**

LANDSCAPE IRRIGATION BUDGET

	GPW	**GPY**	**AFY**
YEAR 1	687	37,801	0.12
YEAR 2	687	37,801	0.12
YEAR 3	0.0	0.0	0.00
3 YEAR AVERAGE IRRIGATION BUDGET	*458.0*	*25200.7*	*0.08*

Los Brios Subdivision Water Budget per Lot Submittal 4/5/22

Lot #	Lot Size	Water Budget	Market or Affordable	Lot Size in acres
2	5,625	0.15 afy	AFFORDABLE	0.13
5	5,584	0.15 afy	AFFORDABLE	0.13
15	5,375	0.15 afy	AFFORDABLE	0.12
31	5,375	0.15 afy	AFFORDABLE	0.12
35	5,375	0.15 afy	AFFORDABLE	0.12
40	5,375	0.15 afy	AFFORDABLE	0.12

0.15	*AFY*	*PER LOT <6,000 SF*
0.17	*AFY*	*PER LOT 6,000 - 10,890 SF*

Los Brios Subdivision Water Budget per Lot Submittal 4/5/22

Lot #	Lot Size	Water Budget	Market or Affordable	Lot Size in acres
5	5,584	0.15 afy	AFFORDABLE	0.13
14	5,710	0.15 afy	AFFORDABLE	0.13
16	5,280	0.15 afy	AFFORDABLE	0.12
31	5,375	0.17 afy	AFFORDABLE	0.12
35	5,375	0.17 afy	AFFORDABLE	0.12
40	5,375	0.17 afy	AFFORDABLE	0.12

Open Space Tract	SF	Acre
A	8,711	0.20
B	3,307	0.08
C	29,977	0.69
D	12,250	0.28
E	99,094	2.27
F	2,874	0.07
G	40,087	0.92
Los Brios North Landscape Strip	19,990	0.46
Los Brios South Landscape Strip	23,889	0.55
Total	240,179	5.51
Site Area		17.15
Provided Open Space		5.51
Required open space 30%		5.15
Developed		1.44
Undeveloped		4.07
Required Open Space		30%
Provided Open Space		32%
Developed Open Space		8%

LOS ANGELES SUBDIVISION

EXHIBIT F-2

CITY SECTION ACCESS

MAY 6, 2022

30	CITY		
C-72	ART	15000 LOT 14,000 SF	
C-77	ART	15000 LOT 10,000 - 15,000 SF	
C-78	ART	15000 LOT 7-10,000 SF	
45	TRANSIT CITY	5,000 - 10,000 SF	7 DB
4	TRANSIT CITY	1-10,000 SF	5 DB
4	WATERFRONT CITY	10,000 SF	5 DB
5	WATERFRONT CITY	5,000 - 10,000 SF	5 DB
FULL	51		51 DB

ART

SUBTOTAL (ANNUAL MAINTENANCE)	12.47	per f
	4.14	per f
LEGAL EXPENSES(MISC.) 0.5%	1.76	per f
TOTAL ANNUAL FIX CHARGES	21.42	per f
OTHERS(CLERK)	0.76	per f
ANNUAL EXPENDIT NECESSARY - AMUSEMENT 0.5%	0.35	per f
R.P.'s CAN LOOK CONTRIBUTION	0.35	per f
TOTAL ANNUAL EXPENDITURE NECESSARY	23.88	per f

Compatibility Report for 9_Water Budget_12.09.24.xls
Run on 3/26/2025 15:38

If the workbook is saved in an earlier file format or opened in an earlier version of Microsoft Excel, the listed features will not be available.

Minor loss of fidelity	# of occurrences
Some data in this workbook is filtered by more than two criteria. Rows that are hidden by the filter will remain hidden, but the filter itself will not display correctly in earlier versions of Excel.	2 REVISED LOT DETAIL'!A4:E60 Original LOT DETAIL'!A4:E60

Version

Excel 97-2003

Excel 97-2003

Santa Fe Engineering Consultants, LLC

Civil and Traffic Engineering
Construction Management
Land Development

TERRAIN MANAGEMENT REPORT
SOILS, GRADING, AND DRAINAGE
SUBDIVISION PLAT SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD
SANTA FE, NEW MEXICO

Prepared For:

Homewise, Inc.
1301 Siler Road, Bldg D
Santa Fe, NM 87507

Prepared By:

Santa Fe Engineering Consultants, LLC
1599 S. St. Francis Drive, Suite B
Santa Fe, New Mexico

November 2023
Revised March 2025

TERRAIN MANAGEMENT REPORT
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SUBDIVISION PLAT SUBMITTAL FOR LOS PRADOS
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SANTA FE, NEW MEXICO

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APPENDIX B EXISTING CONDITIONS DRAINAGE CALCULATIONS

APPENDIX C DEVELOPED CONDITIONS DRAINAGE CALCULATIONS

APPENDIX D ENERGY DISSIPATOR CALCULATIONS

APPENDIX E FLOW ROUTING CALCULATIONS

TERRAIN MANAGEMENT REPORT
SOILS, GRADING, AND DRAINAGE
SUBDIVISION PLAT SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD
SANTA FE, NEW MEXICO

I. INTRODUCTION

Homewise Inc. is proposing to construct a new residential development named Los Prados to be located southwest of the intersection of South Meadows Road / Rufina Street in Santa Fe, NM. The 22.2 ± AC site is currently vacant. It is proposed to develop a mix of single-family lots, townhouses, and condominiums.

The proposed development is located on a vacant parcel west of South Meadows Road. The site is located within the City of Santa Fe within Section 1, Township 16 North, Range 8 East, N.M.P.M. The coordinates are Latitude 35°38'30.75" North and Longitude 106°2'19.43" West. Access to the development is provided by two new roadways off of South Meadows Road. The Vicinity Map is presented in Figure 1, Appendix A. The legal lot of record is presented in Figure 2, Appendix A.

The proposed Civil Site Plan is presented in Figure 3, Appendix A. The Subdivision Plat shows a mix of uses as presented in Table 1:

TABLE 1
PROPOSED DEVELOPMENT
MAXIMUM DENSITIES ALLOWED BY ZONING

Description	**Area (Ac)**	**Dwelling Units**
TRACTS 4A and 4B **(Proposed Zoning – R-6, 6 Dwelling Units Per Acre)**	**19.54 Acres**	
4-B Community Park	5.12 Acres	
4-A Unit Count (Inclusive of 15% Density Bonus)	**19.54 Acres**	**134.8 Units**
4-A Single Family Lots	43%	58
4-A Townhouses	57%	77
Subtotal		**135** (Rounded)
TRACT 3 **(Proposed Zoning – R-21, 21 Dwelling Units Per Acre)**	2.66 Acres	
Unit Count - 2.66 Acres (Inclusive of 15% Density Bonus)	**2.66 Acres**	**64.23**
Condominiums (future, by others)		64 (Rounded)
TOTAL	**22.2 Acres**	**199**

The purpose of this report is to evaluate soils and drainage conditions and to provide recommendations for site grading and runoff control to meet City of Santa Fe Terrain Management Regulations.

The central residential portion of the development in Tract 4-A will consist of 55 single family lots and 42 townhouse lots. On lot ponding will not be required for these lots.

The community park on the north end of the development in Tract 4-B will be dedicated to the City of Santa Fe. Homewise has committed to construct the park improvements. The park is being designed in conjunction with the City Parks and Recreation department, the neighborhood, and Homewise.

The condominium area at the south end of the development in Tract 3 will not be built at this time. However, this area will still be rough graded and used as the contractor's designated staging area during construction. This report accounts for rough grading of these areas. Any future development in this area will require a new Terrain Management Report to account for any additional runoff on Tract 3.

There is a natural low spot on the west end of the property that causes shallow ponding. Overflow from this low spot is currently directed behind the existing Jimenez residential subdivision on Morning Drive. The proposed development will mitigate the existing deficient drainage patterns in the area. The streets within the development are to be dedicated to the City of Santa Fe. In order to maintain the existing hydrologic conditions, it is proposed that runoff from the public streets be allowed to enter the water catchments areas west of the park to be used as a rain garden and water harvesting amenity for storm water attenuation and educating the community on water harvesting techniques. The Los Prados Homeowners Association will be responsible for the maintenance of the Water Catchment Area. A drainage easement for this is shown on the Final Subdivision Plat in Figure 4, Appendix A.

II. EXISTING CONDITIONS

The Los Prados development will be located on land that is currently vacant. The property is undeveloped and is mainly in its natural condition. Existing ground cover consists of herbaceous land with a fair native grass cover.

Existing land uses in the area vary from commercial to residential to vacant land. The site is located west of South Meadows Road; the Colores del Sol Subdivision borders the site on the north and east; Eberline Instrument Corp, Country Club mobile home park, and Airport Road are located to the south. The Jimenez subdivision is located on the east. The Existing Conditions Map is presented in Figure 5, Appendix A

Topographic mapping at a scale of 1 inch = 100 feet, with 1-foot contour intervals was prepared for this project by Rick Chatroop, N.M.L.S. 11011. The certified topographic map is presented in Figure 6, Appendix A.

A slope analysis was prepared using one-foot contours. The Slope Analysis Map is presented on the project plans (full size) and Figure 7, Appendix A. The slope analysis map indicates that the majority of the project is relatively flat with less than 20% slopes. The development is situated outside of any natural 30% slopes. Any 30% and greater slopes within the project limits are manmade.

III. SOILS

Soil classifications were obtained from the Natural Resource Conservation Service, "Soil Survey of Santa Fe Area, N.M.," by the U.S.D.A., dated July 14, 2022. The survey in this area is the result of a high intensity soil survey. The Soils Map is presented in Figure 8, Appendix A. The following soils are to be found onsite:

TABLE 1
ONSITE SOILS

No.	Soil	Natural Drainage Class	Capacity of Transmit Water	Hydrologic Soil Group
103	Zepol silt loam, 0 to 2 percent slopes, flooded	Well drained	Moderately high to high (0.60 to 2.00 in/hr)	B
114	Devargas-Urban land complex, 1 to 3 percent slopes	Well drained	Moderately high (0.20 to 0.57 in/hr)	C
115	Panky-Urban land complex, 1 to 4 percent slopes	Well drained	Moderately low to moderately high (0.06 to 0.20 in/hr)	C

The NCRS has classified the soils into four hydrologic soils groups. The hydrologic soils groups, according to their infiltration and transmission rates, are defined as follows:

A. (Low runoff potential). Soils having high infiltration rates even thoroughly wetted. These consist chiefly of deep, well to excessively drained, sands or gravel. These soils have a high rate of water transmission in that water readily passes through them.

B. Soils having moderate infiltration rates when thoroughly wetted. These consist chiefly of moderately deep to deep, moderately well to well drained soils with moderately fine to moderately coarse textures such as loamy sands and course sandy loams. These soils have a moderate rate of water transmission.

C. Soils having slow infiltration rates when thoroughly wetted. These consist chiefly of soils with a layer that impedes downward movement of water or soils with moderately fine-to-fine textures such as loams and fine sandy loams. These soils have slow rate of water transmission.

D. (High Runoff Potential). Soils having very slow infiltration rates when thoroughly wetted. These consist chiefly of clay soils with a high swelling potential, soils with a permanent high-water table, soils with a claypan or clay layer at or near the surface, and shallow soils over nearly impervious material. These soils have a very slow rate of water transmission.

For the onsite development, it is assumed that the onsite soils are Type C with herbaceous fair cover.

IV. DRAINAGE

According to maps prepared by the United States Department of Commerce, presented in NOAA Atlas 14 Volume 1, Version 5, dated 2004, revised 2017, the precipitation data in Table 2 should be used for the project:

TABLE 2
PRECIPITATION DATA

Frequency	Duration	Precipitation
100 Year	24 Hour	3.23”
50 Year	24 Hour	2.91”
25 Year	24 Hour	2.60”

A. Existing Conditions

Runoff at this location flows mostly from the south to the north. Drainage areas were delineated using the on-site certified topographic mapping by Rick Chatroop, Professional Land Surveyor. Offsite topographic mapping was obtained using USGS LiDAR data.

Drainage areas were measured in AutoCAD Civil 3D. Drainage area and channel lengths were measured several times and average numbers used for this report. The Existing Conditions Basin Map is presented in Figure 9, Appendix A. Offsite drainage enters the site from the north and from the south. It should be noted that the Eberline Instrument Corp building and most of their property drains to the south to Airport Road. A small portion of the Eberline property drains northerly into the site. There is a natural low spot within the park that causes shallow ponding with an overflow directed to the rear yards of existing residencies in the Jimenez Subdivision on Moring Drive. This existing drainage deficiency will be mitigated by this project. All runoff that enters the site will be discharged to a more appropriate location at the northwest corner of the property.

The drainage basins which impact the site are presented in Table 3.

TABLE 3 EXISTING DRAINAGE BASIN CHARACTERISTICS		
Basin	Description	Acres
Q1	Offsite basin entering the site from the south (Eberline property)	1.04
Q2	Onsite basin exiting the site on the north	24.4
Q3	Offsite basin entering the site from the north	1.27
Q4	Onsite basin exiting the site on the east	0.46

The WinTR-55 software by the NRCS, version 1.00.10 dated April 2011, was used to calculate weighted runoff number, time of concentration, and peak flow for the existing drainage basins. TR-55 takes into account soil type, time of concentration, and cover conditions to estimate runoff. The graphical discharge method was used. The 25, 50, and 100-year frequency storms were calculated.

Existing drainage calculations are presented in Appendix B. The calculated peak flows by basin are presented in Table 4.

TABLE 4 PEAK FLOW QUANTITIES EXISTING CONDITIONS					
Basin	Description	CN	Q25 (CFS)	Q50 (CFS)	Q100 (CFS)
Q1	Offsite basin entering the site from the south (Eberline property)	81	1.03	1.28	1.54
Q2	Onsite basin exiting the site on the north	81	21.21	26.37	31.83
Q3	Offsite basin entering the site from the north	81	1.61	1.98	2.39
Q4	Onsite basin exiting the site on the east	81	0.53	0.65	0.79

B. Developed Conditions

The proposed development will alter existing drainage patterns. Drainage areas and channel flow lines were delineated on the grading plan. The Developed Conditions Basin Map is presented in Figure 10, Appendix A. Drainage areas were measured in AutoCAD Civil 3D. The basins, basin descriptions, and areas are presented in Table 5.

TABLE 5 DEVELOPED DRAINAGE BASIN CHARACTERISTICS		
Basin	Description	Acres
Q1	Offsite basin entering the site from the south	1.04
QD2A	Flow to DI on Calle Campo	1.50
QD2B	Flow to DI on Calle Campo	0.83
QD2C	Flow to DI on Camino Del Llano	0.54
QD2D	Flow to DI on Camino Del Llano	1.45
QD2E	Flow to DI on Calle Del Girasol	1.05
QD2F	Flow to DI on Camino Del Llano	0.56
QD2G	Flow to DI on Camino Del Llano	0.76
QD2H	Flow to DI on Camino Del Llano	0.03
QD2I	Flow to DI on Camino Del Llano	0.28
QD2J	Flow to DI on Camino Del Llano	0.60
QD2K	Flow to DI on Camino Del Llano	0.17
QD2L	Flow to DI on Camino Del Llano	0.30
QD2M	Flow to DI on Camino Del Llano	0.90
QD2N	Flow to DI on Camino Del Llano	0.09
QD2O	Flow to DI on Camino Del Llano	0.67
QD2P	Flow to DI on Calle Del Girasol	0.94
QD2Q	Flow to DI on Avenida De Los Prados	1.13
QD2R	Flow to DI on Avenida De Los Prados	0.86
QD2S	Flow to DI on Calle Campo	1.31
QD2T	Flow to DI on Calle Campo	3.13
QD2U	Flow on South Meadows Road	0.18
QD2V	Flow on South Meadows Road	0.10
QD2W	Flow on South Meadows Road	0.09
QD2X	Outflow from Pond	5.05
QD3	Offsite basin entering the site from the north	0.75

The WinTR-55 software by the NRCS, version 1.00.10 dated April 2011, was used to calculate weighted runoff number, time of concentration, and peak flow for the existing standalone drainage basins. The graphical discharge method was used. Runoff curve numbers were chosen based on the land uses that make up each basin. The majority of the land use is “Residential districts (1/8 acre)” with hydrologic soil group C. The 25, 50, and 100-year frequency storms were calculated. Developed conditions drainage calculations are presented in Appendix C. The calculated peak flows by basin are presented in Table 6.

TABLE 6 PEAK FLOW QUANTITIES DEVELOPED CONDITIONS					
Basin	Description	CN	Q25 (CFS)	Q50 (CFS)	Q100 (CFS)
Q1	Offsite basin entering the site from the south	81	1.03	1.28	1.54
QD2A	Flow to DI on Calle Campo	92	3.34	3.86	4.38
QD2B	Flow to DI on Calle Campo	90	1.59	1.89	2.14
QD2C	Flow to DI on Camino Del Llano	95	1.48	1.68	1.98
QD2D	Flow to DI on Camino Del Llano	92	2.92	3.37	3.83
QD2E	Flow to DI on Calle Del Girasol	90	2.25	2.63	3.02
QD2F	Flow to DI on Camino Del Llano	90	1.40	1.63	1.88
QD2G	Flow to DI on Camino Del Llano	90	1.60	1.87	2.15
QD2H	Flow to DI on Camino Del Llano	98	0.10	0.12	0.13
QD2I	Flow to DI on Camino Del Llano	90	0.60	0.70	0.80
QD2J	Flow to DI on Camino Del Llano	90	1.28	1.50	1.72
QD2K	Flow to DI on Camino Del Llano	90	0.35	0.42	0.48
QD2L	Flow to DI on Camino Del Llano	90	0.61	0.71	0.82
QD2M	Flow to DI on Camino Del Llano	90	1.93	2.26	2.59
QD2N	Flow to DI on Camino Del Llano	96	0.28	0.32	0.35
QD2O	Flow to DI on Camino Del Llano	90	1.60	1.87	2.15
QD2P	Flow to DI on Calle Del Girasol	90	1.58	1.85	2.13
QD2Q	Flow to DI on Avenida De Los Prados	90	2.16	2.53	2.91
QD2R	Flow to DI on Avenida De Los Prados	90	1.79	2.09	2.40
QD2S	Flow to DI on Calle Campo	90	2.17	2.54	2.92
QD2T	Flow to DI on Calle Campo	91	5.29	6.16	7.04
QD2U	Flow on South Meadows Road	97	0.57	0.65	0.72
QD2V	Flow on South Meadows Road	97	0.33	0.37	0.41
QD2W	Flow on South Meadows Road	93	0.24	0.28	0.32
QD2X	Outflow from Pond	74	2.93	3.90	4.97
QD3	Offsite basin entering the site from the north	81	0.95	1.17	1.41

All storm water from the development will flow to the north and west into and out of a series of rain gardens along the roadways before draining into drop inlets at the bottom most basins. The rain gardens were modeled in the Developed Conditions draining calculations by lowering the Manning's "n" roughness coefficient of a portion of each subbasin to increase its time of concentration. This runoff then spills into the Water Catchment Area via an energy dissipating landscape feature at the end of the road. Energy dissipator sizing and calculations are presented in Appendix D.

The developed conditions peak flows exceed the pre-developed condition peak flows. A comparison of Table 4 and Table 6 indicates that without additional runoff mitigating measures, the development of the project will have an impact on stormwater runoff due to the grading of the site and the additional impervious areas. In order to control this excess runoff, the storm water management plan provides for additional absorption and attenuation features on top of the roadside rain gardens via a Water Catchment Area north of the site and west of the park.

The Water Catchment Area has been designed to temporarily store and attenuate runoff as well as serve as a landscaped raingarden and bioretention area. Runoff in this area will first enter the energy dissipating landscape feature to slow down runoff to non-erosive velocities. After the runoff is dissipated, it will then spread to the raingarden plantings and pasture grass areas to the north and west. This is the first stage of the Water Catchment Area. As these areas fill up to a depth of 6", excess stormwater will then flow over a weir into the second stage of the pond. This weir is strategically located to keep velocities in the raingarden area near zero. The second stage on the Water Catchment Area consists of bioretention seeding and will fill to a depth of 12" before spilling over a second weir into the third stage of the pond. The third stage consists of another bioretention seeding area, a controlled outlet structure, and an emergency overflow weir. The overall Water Catchment Area is less than 3 feet deep and provides a hydraulic storage capacity of 43,588 cubic feet. All stages of the Water Catchment Area allow for infiltration based on the percolation rates in the geotechnical report prepared for this development. The controlled outlet structure is designed to attenuate the peak flows to pre-developed conditions. The Water Catchment Area is shown in Figure 11, Appendix A.

The flow routing calculations are presented in Appendix E. A comparison of developed and pre-developed condition peak flow values for each of the analyzed storm frequencies is presented in Table 7.

TABLE 7
PEAK RUNOFF FROM SITE

Frequency	Pre-developed Condition (CFS)	Routed Developed Condition (CFS)
Q25	22.20	24.51
Q50	27.78	26.68
Q100	33.54	27.60

Apart from a minor increase for the 25-year storm frequency, the total flow exiting the site is reduced in the routed developed condition for all storm frequencies, with a substantial reduction for the 100- year storm frequency, in accordance with the City of Santa Fe Terrain Management Requirements.

As a result of changes in precipitation due to climate change, a 1,000-year check storm was modeled to verify the Water Catchment Area 's hydraulic capacity. The Water Catchment Area does not overtop during a 1,000-year event.

C. Rain gardens

The Water Catchment Area has an overall hydraulic capacity of 43,588 CF. To achieve the above routed flows, the total volume of ponding needed to attenuate the 100-year storm is 28,727 CF resulting in a surplus of 14,861 CF. This excess capacity, combined with the series of rain gardens along the roadways, can benefit the subdivision as detailed in the following paragraphs.

As noted in section "IV-B - Developed Conditions", the majority of the developed land use for this project is "Residential Districts (1/8 acre)" with hydrologic soil group C resulted in a runoff curve number of 90. This number provides an appropriate runoff estimate based on roadways, sidewalks, driveways, and other on-lot improvements typically found in developments of this density.

At the request of the City Engineer, the averaged runoff curve number of 90 was applied to a typical lot measuring 105' deep and 45' wide within the subdivision to verify the impervious area accounted for in this averaged curve number. The analysis area includes public improvements up to the roadway centerline along the lot's frontage to include impervious areas from the street, curbing, and sidewalk. This ensures we are accounting for the roads within the subdivision as these are included in the averaged curve number calculation. When performing this calculation, the averaged runoff curve number of 90 resulted in 47% impervious coverage within the lot.

The rain gardens provided throughout the subdivision not only slow down the water as it is flowing in and out of the gutter along the roadway, but they also provide areas for micro-ponding throughout the subdivision. The rain gardens will be located at strategic locations within the landscape buffer between the curbs and sidewalks. The Conceptual Landscape Buffer Swale Locations are shown as Figure 12, Appendix A. Different swale configurations will be required based on their location and proximity to driveways and utilities as detailed in Figures 13-15, Appendix A.

The total volume provided by the rain gardens that in areas without driveways is 1,110 CF. The townhouse lots have tighter driveway and utility spacing resulting in only 54 CF of rain gardens that can be installed along their frontages. The remainder of the single family lots were analyzed based on different possible driveway configurations. It was determined that regardless of the driveway configuration used, the overall amount of ponding provided was the same when averaged over all of the single family lots. These rain gardens provide an additional 432 CF of volume, for a total of 1,596 CF added from the rain gardens.

When we combine the surplus capacity of the Water Catchment Area with the additional volume provided from the rain gardens, we get an additional ponding capacity of 16,457 CF for a 100-year storm. This surplus capacity was then divided by 0.16 CF/SF to convert this volume to 102,856 SF of additional impervious surfacing allowed on the lots. This square footage was then added as an area-weighted value to each lot's allowable impervious surfacing to bring the total to 69.7% for each lot before additional ponding is required. To be conservative, the City has asked that a value of 65% allowable impervious surfacing per lot be added to the plat to help determine when future

minor developments on each lot would trigger the need for additional on-lot ponding. The value of 0.16 CF/SF is taken from the current City Code Article 14-8.2(E)(2) for stormwater standards for minor development.

D. Floodplains

The flooding situation in the City of Santa Fe has been investigated by the Federal Insurance Administration (FIA). Their studies are contained in a report titled "Flood Insurance Study, Santa Fe County, New Mexico and Incorporated Areas." The FEMA Flood Plain Map Number 35049C0393D, dated June 17, 2008, indicates that all development is outside of the 1% Annual Chance Flood of being equaled or exceeded in any given year (base flood). The Flood Insurance Map Study (FIS) was revised December 4, 2012. Not all Flood Insurance Rate Maps were updated. According to the FEMA Flood Map Center, Map Number 35049C0393D, from the 2008 FIS, is the most current. The Flood Insurance Rate Map (FIRM) is shown in Figure 16, Appendix A.

V. GRADING AND EROSION CONTROL PLAN

Grading plans have been prepared for this development. Included within these plans are existing road profiles, proposed profiles, and typical roadway cross-sections. Roadway construction methods to be utilized for this development will be pursuant to the 2019 New Mexico Department of Transportation Specifications for Road and Bridge Construction.

The grading activity at the site will require cut and fill operations. Utility installation will be scheduled to coincide with roadway grading and will be located with the roadway section and parkway.

The following plans will be utilized for controlling erosion and drainage through construction:

A. The limits of construction will be clearly delineated to avoid unnecessary disturbance of adjacent areas prior to construction.

B. Cut and fill slopes will be no steeper than:

Fills - 1 vertical on 3 horizontals

Cuts - 1 vertical on 2 horizontals

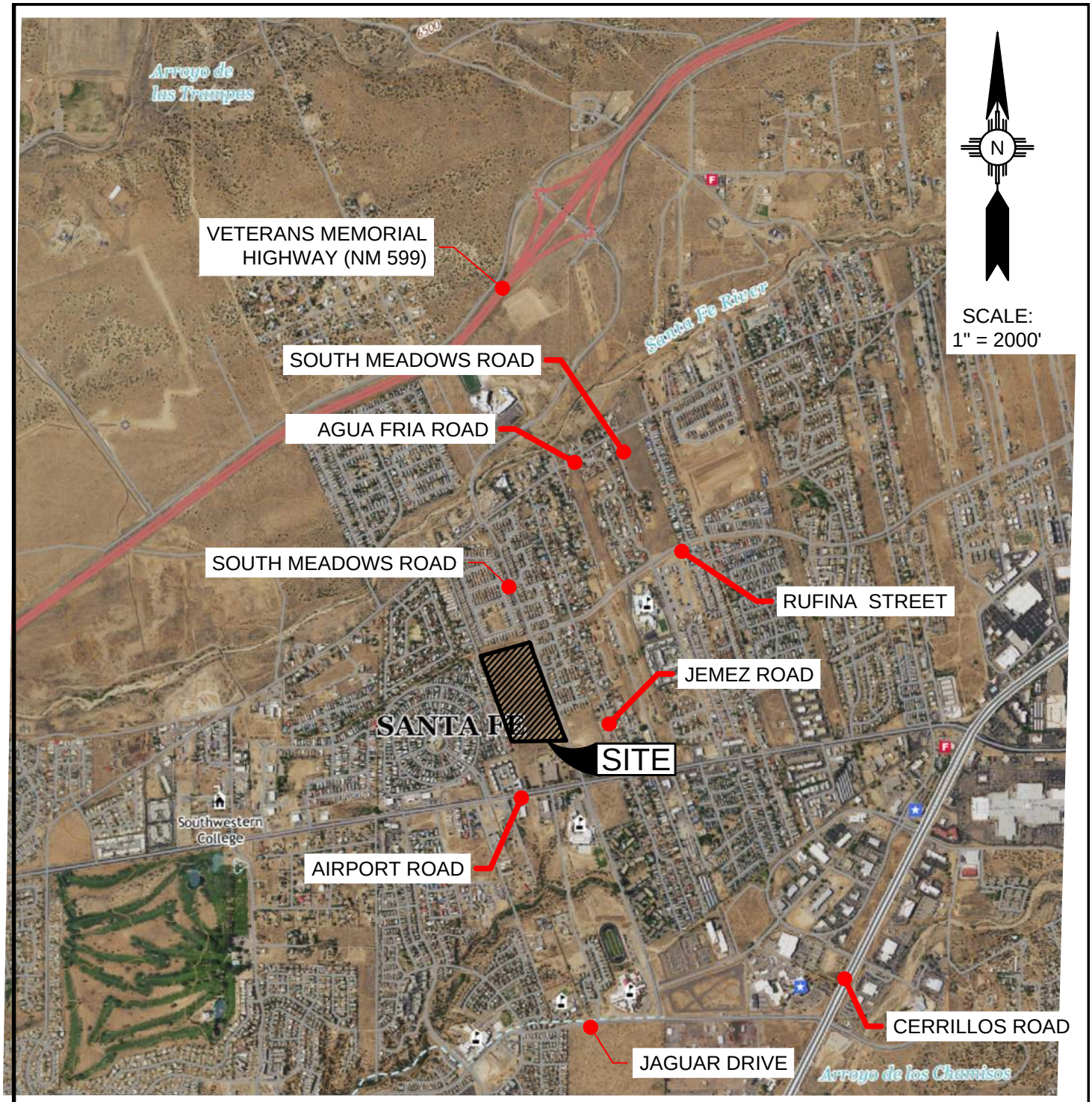
C. Roadway drainage structures (culverts, rain gardens, ponds, check dams, and repairs to existing structures) will be constructed in conjunction with grading. No changes in the drainage ways or floodplain will be permitted except as shown on the drainage plans.

D. Stabilization of cut or fills will begin soon after construction at the optimum time for plant survival, according to an approved landscape plan.

E. The project will be inspected on a regular basis and additional measures such as silt fences, borrow ditches, etc., will be utilized as required to meet field conditions and to control erosion.

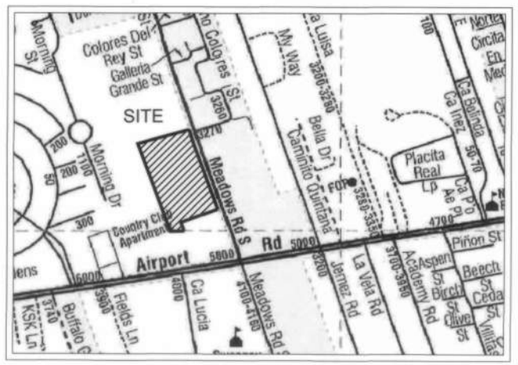
APPENDIX A

FIGURES



REFERENCE:
U.S.G.S. QUADRANGLE MAPS ENTITLED
"AGUA FRIA, NM" DATED 2020

VICINITY MAP
FIGURE 1



VICINITY MAP (NTS)

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	CITY OF SANTA FE	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

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 ((( ))).

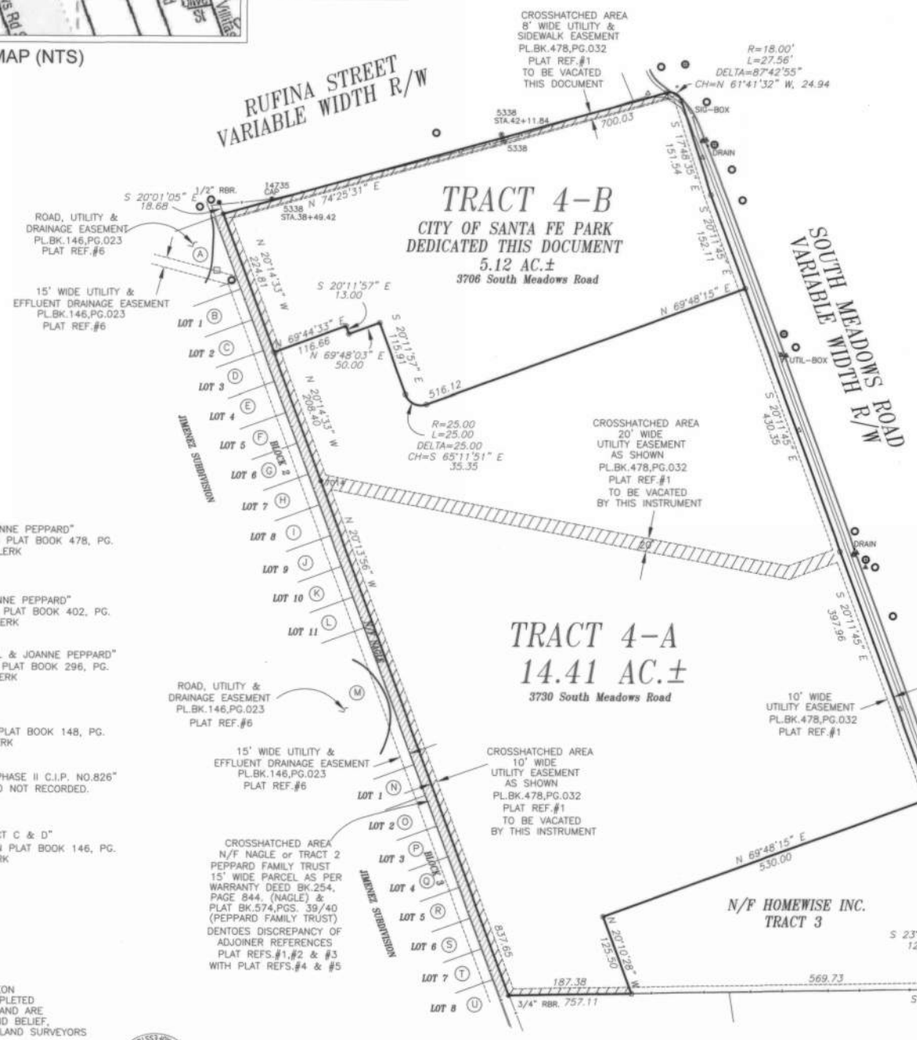
PLAT REFERENCE#6
"AMENDED PLAT OF THE JIMENEZ SUBDIVISION TRACT C & D"
BY MORRIS A. APODACA NMPLS#5300 AND FILED IN PLAT BOOK 146, PG. 23 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

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 — 11/07/23
N.M.P.L.S.#11011

NEW MEXICO PROFESSIONAL SURVEYOR — RICHARD A. CHATROOP — 11011



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE DIVIDED AND DEDICATED THOSE LANDS SHOWN HEREON THIS DIVISION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S).

THE AREA DESIGNATED AS CITY OF SANTA FE PARK (5.12 AC.±) IS HEREBY DEDICATED TO THE CITY OF SANTA FE FEE SIMPLE.

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

EASEMENTS ARE VACATED AS SHOWN.

by Jamie Jaramillo
~~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 1 DAY OF December, 2023 Jamie Jaramillo
MY COMMISSION EXPIRES 7/9/2024 NOTARY PUBLIC

STATE OF NEW MEXICO
NOTARY PUBLIC
NORMA L. CAMPOS
COMMISSION # 1129045
COMMISSION EXPIRES 07/09/2024

NORTH
SCALE 1"=100'

908-15

VACATION OF EASEMENT OF WAY

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE VACATED A CERTAIN EASEMENT OF WAY FOR A 15' WIDE MAINTENANCE EASEMENT FOR SEWER INTERCEPTOR LINES GRANTED BY DEED FOR EASEMENT OF WAY IN BOOK 175 MISC., PAGE 497, AS RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON FEB. 20TH 1961. EASEMENT VACATED ONLY WITHIN THE LIMITS OF TRACTS 3, 4A & 4B SHOWN HEREON.

THIS VACATION OF EASEMENT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A Public Service Company of New Mexico
corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide above ground 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 subdivision.

D Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain the facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer
In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easement Vacation
The utility companies listed below hereby release, waive, quitclaim and discharge their right, title and interest to the present owner(s), and their assigns, in the Public Utility Easement as shown to be vacated on this plat. As to all property covered by such easement, which is not specifically described herein, the right, title, and interest of the following companies shall not be affected by this release.

UTILITIES APPROVAL

Frank A. Gregson — 10/24/2023
NEW MEXICO GAS COMPANY — DATE

Jeanette Duran — 10/30/23
PNM ELECTRIC SERVICES — DATE

10-24-2023
QWEST CORP. d/b/a/ CENTURYLINK QC — DATE

10-31-23
COMCAST — DATE

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 1st day of November A.D. 20 23 at 10:31 o'clock A m. and was duly recorded in book 908 page 15 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Katharine Clark
County Clerk, Santa Fe County,N.M.
Deputy

COUNTY OF SANTA FE REVIEW

COUNTY TREASURER — Nov. 6, 2023 — DATE

CITY OF SANTA FE APPROVAL, NOTES AND CONDITIONS:

DB Deff Bringsheim — 11/13/23
CITY ENGINEER FOR LAND USE — DATE

11/16/2023
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. FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION.
5. PRIOR TO ANY NEW CONSTRUCTION OR REMOLDELING ALL FIRE DEPATRMENT REQUIREMENTS MUST BE MET OR AUTOMATIC SPRINKLER SYSTEMS MAY BE REQUIRED.
6. TRACT 4 LIES 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.
7. CITY APPROVAL OF THIS PLAT DOES NOT ALTER OR REMOVE ANY EASEMENTS, RESTRICTIONS, OR RESERVATIONS OF RECORD PERTAINING TO THE LAND HEREIN DESCRIBED.
8. 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 GOVERNING BODY ON FEBUARY 1, 2023
9. ANY FORMAL DRAINAGE IMPROVEMENTS ACCEPTING STORMWATER FLOWS FROM THE FUTURE DEVELOPMENT OF TRACT 4-A WILL BE PLACED IN A DRAINAGE EASEMENT DEDICATED TO THE TRACT 4-A HOMEOWNERS ASSOCIATION WHO WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH IMPROVEMENTS IN ACCORDANCE WITH THE CITY'S ADOPTED DRAINAGE MAINTENANCE REQUIREMENTS AND SCHEDULE.

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
- DENOTES FENCE LINE

1. BASIS OF BEARING IS FROM GSP OBSERVATION WGS84
LOT OF RECORD IS FROM "LOT LINE ADJUSTMENT FOR HOMEWISE, TRACTS 3 AND 4" BY RICHARD A. CHATROOP NMPLS#11011 AND FILED IN PLAT BOOK 898, PG.37, INSTR.#2004713 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

PURPOSE STATEMENT: THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 4 INTO 2 LOTS

LOT SPLIT FOR HOMEWISE, INC. OF TRACT 4

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

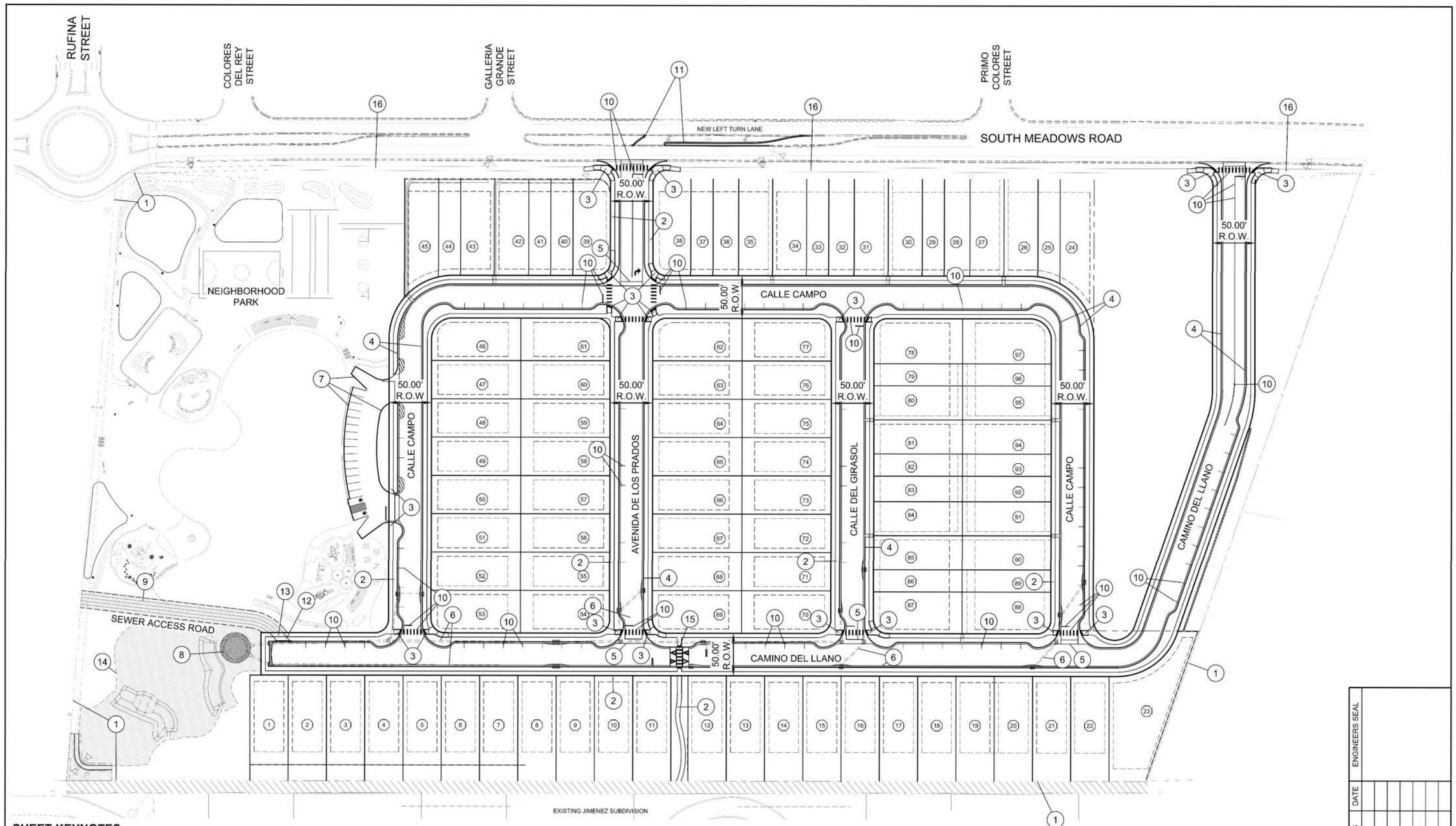
LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

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.

CASE# 2023- HOMEWISE SOUTH MEADOWS

FIGURE 2



SHEET KEYNOTES

1. PROPERTY LINE
2. PROPOSED CONCRETE SIDEWALK SEE SHEET 2-6
3. PROPOSED ADA ACCESSIBLE CURB RAMP SEE SHEETS 13-6 TO 13-8
4. PROPOSED 2' STANDARD CURB AND GUTTER, SEE SHEET 2-6
5. PROPOSED 5' TYPE II VALLEY GUTTER, SEE SHEET 2-6
6. PROPOSED STORM SEWER SEE SHEETS 8-10 TO 8-13
7. PROPOSED 6" STAND-UP CURB SEE SHEET 2-6
8. PROPOSED WATER CATCHMENT SEE SHEET 8-13
9. PROPOSED SEWER ACCESS ROAD SEE LANDSCAPING SHEETS
10. PROPOSED STRIPING SEE 7 SERIES SHEETS
11. PROPOSED OFFSITE IMPROVEMENTS SEE 12 SERIES SHEETS
12. MOUNTABLE CURB AND GUTTER SEE SHEET 2-6
13. THICKENED SIDEWALK SEE SHEET 2-6
14. DRAINAGE ACCESS AND MAINTENANCE EASEMENT FOR LOS PRADOS HOA
15. RAISED CROSSWALK SEE SHEET 2-7
16. REPLACE BROKEN AND MISALIGNED PORTIONS OF EXISTING SIDEWALK ALONG PROPERTY FRONTAGE AS DIRECTED BY THE PROJECT MANAGER

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

CIVIL SITE PLAN
SCALE: 1" = 50'

0 25 50 100
SCALE: 1" = 50'

FIGURE 3

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

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

CIVIL SITE PLAN

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

PARK DRAINAGE EASEMENT DATA

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

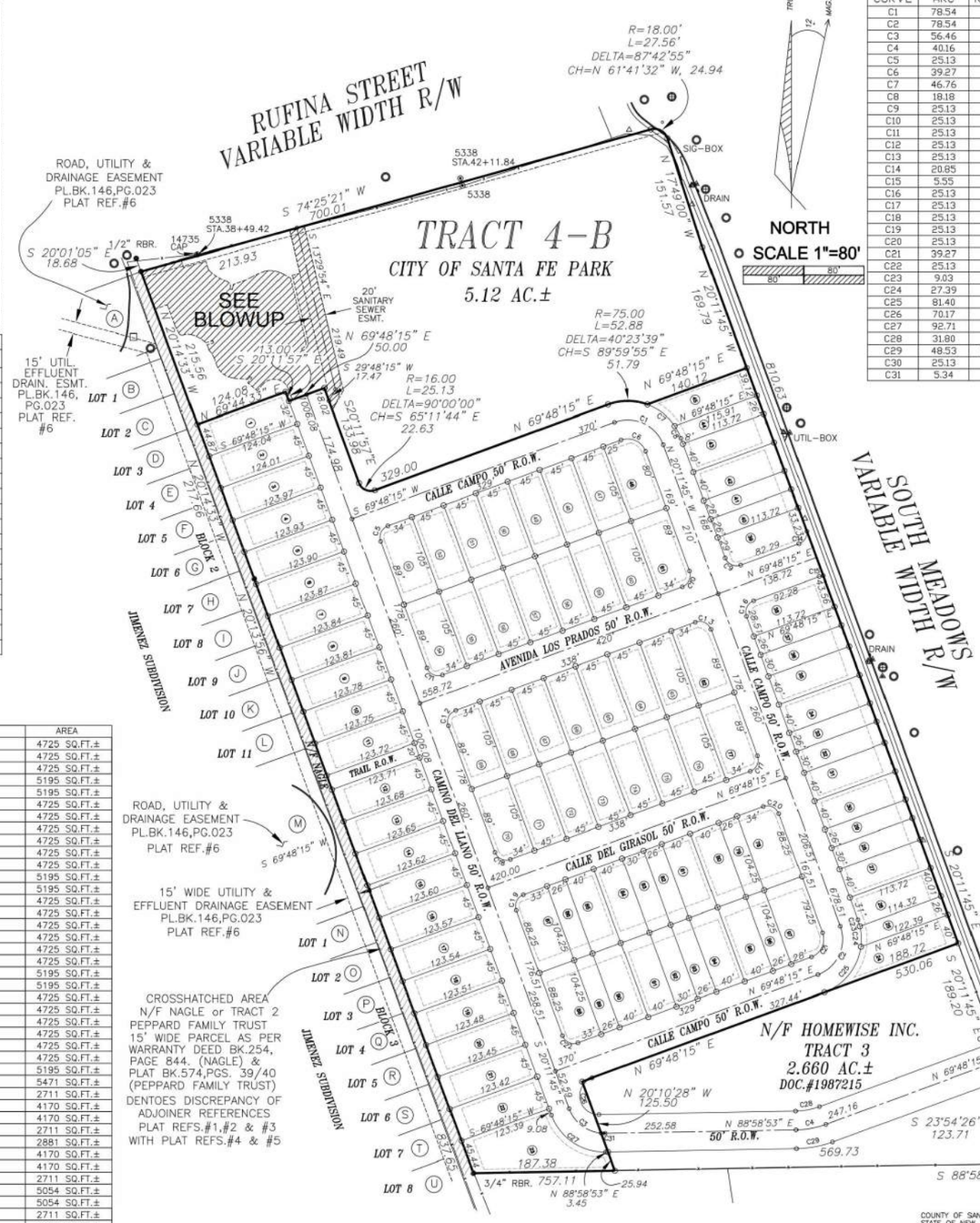
LINE TABLE		
LINE	LENGTH	BEARING
L19	0.60	S68°55'30"W
L20	3.00	N21°04'30"W
L21	0.60	N68°55'30"E
L22	85.89	N13°29'54"W
L23	10.39	N59°58'07"W
L24	15.83	S70°38'43"W
L25	6.66	S09°29'34"W
L26	3.00	N80°30'26"W
L27	2.49	N09°29'34"E
L28	8.92	N15°34'39"W
L29	30.50	S74°25'21"W
L30	9.83	N15°34'39"W
L31	55.82	S74°25'21"W
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"

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.±



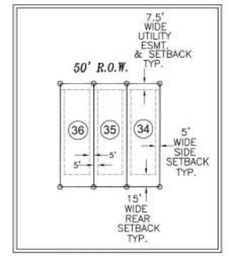
NORTH
SCALE 1"=80'

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

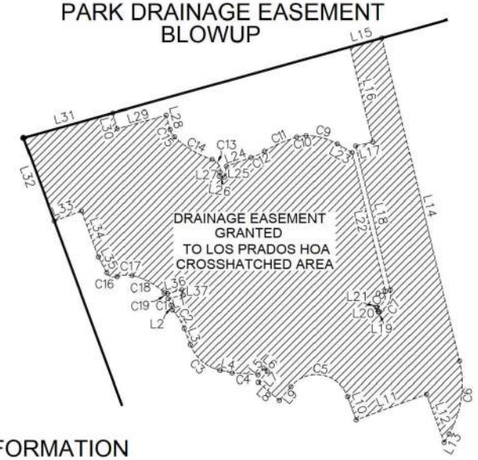
- DENOTES ELEC. TRANSFORMER
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
- DENOTES WATER MARKER
- DENOTES FIRE HYDRANT
- DENOTES GAS TEST
- DENOTES TEL./COM. RISER
- DENOTES POINT FOUND (AS NOTED)
- DENOTES MONUMENT FOUND
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- ---------- 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

PARK DRAINAGE EASEMENT BLOWUP



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

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

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.

FIGURE 4

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

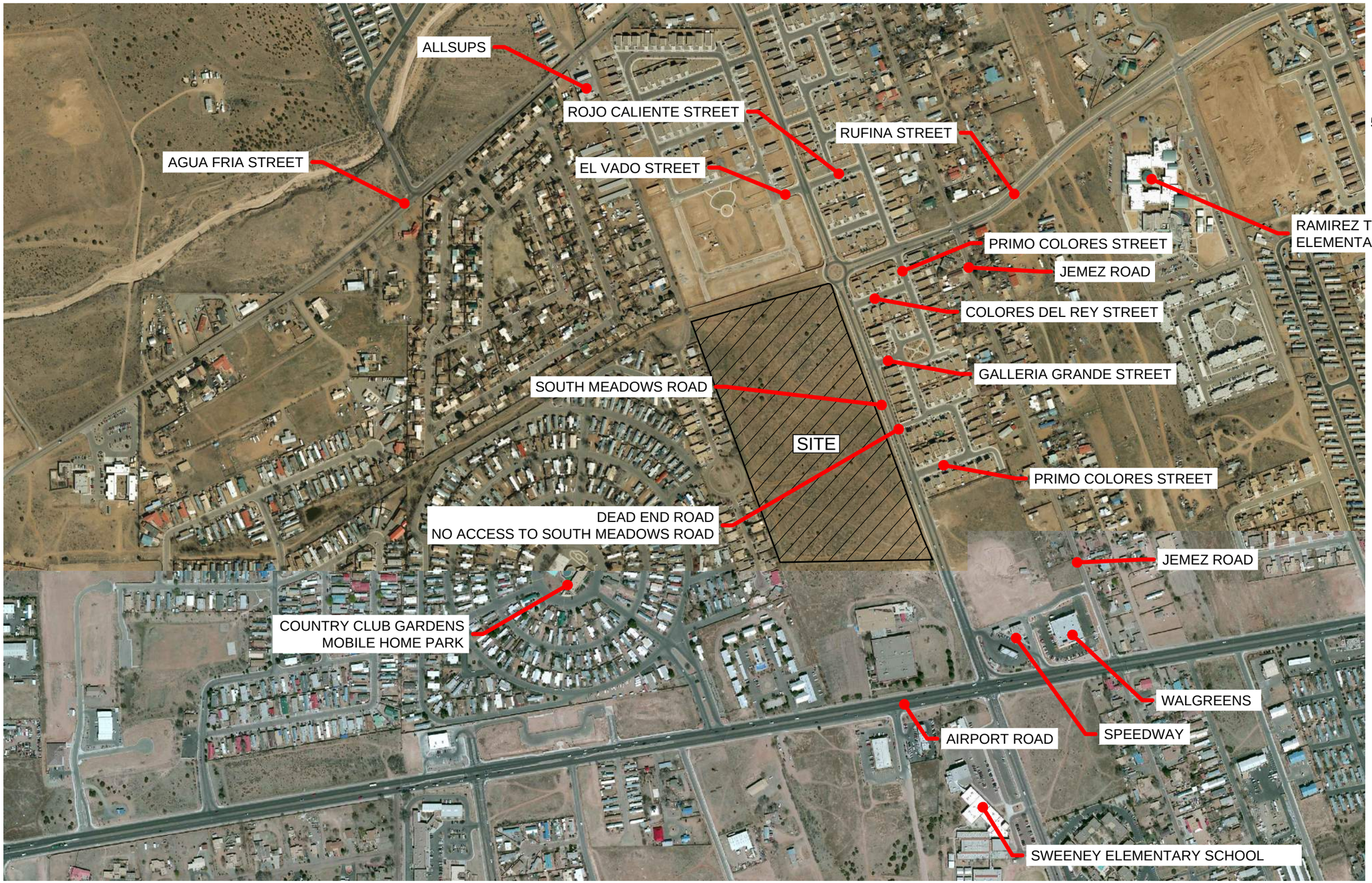
INDEXING INFORMATION FOR THE COUNTY CLERK

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



N

500 250 0 500

SCALE: 1" = 500'

REFERENCE:
CITY OF SANTA FE GIS
IMAGE DATE 2014

EXISTING CONDITIONS MAP
FIGURE 5

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'

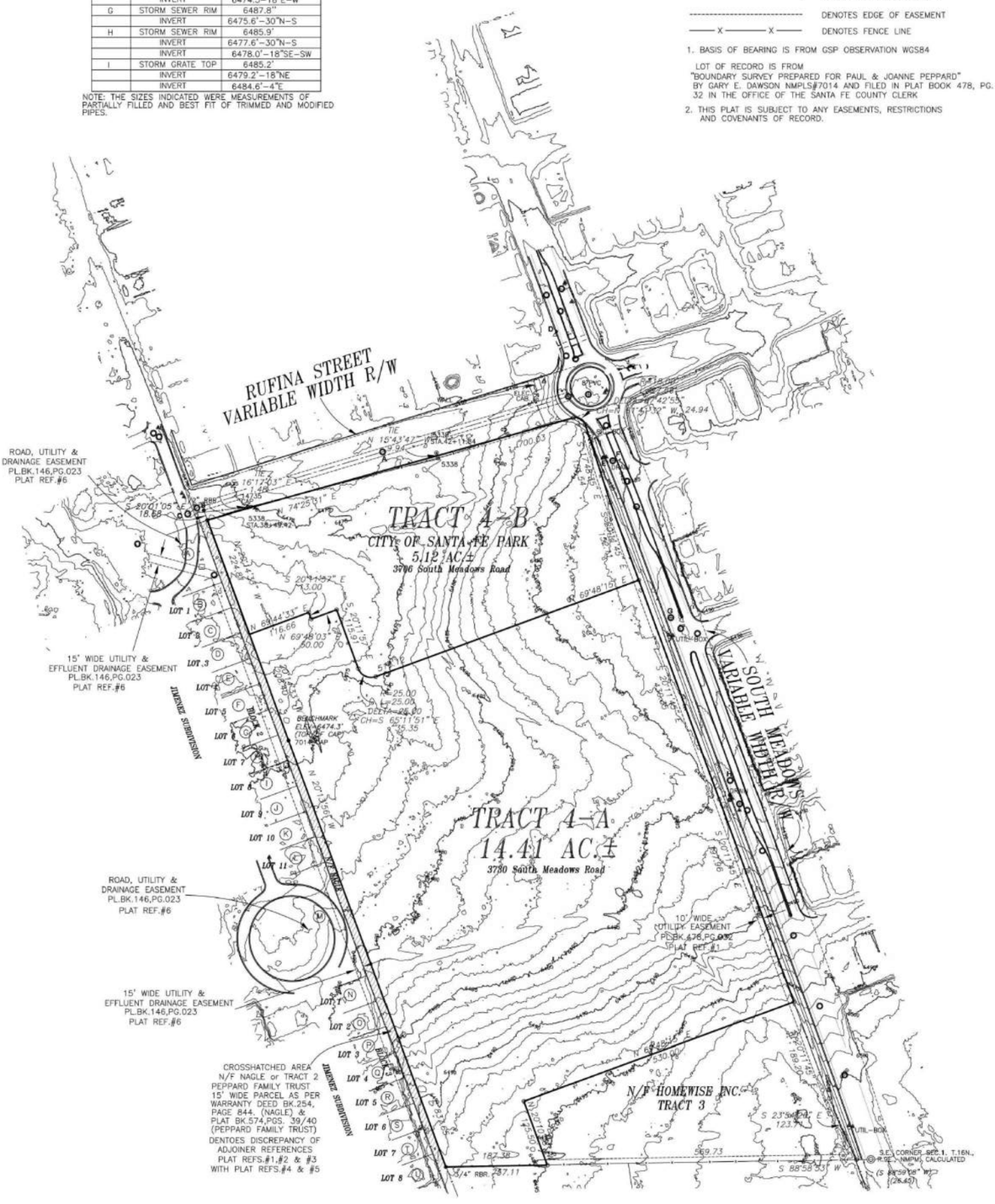
LEGEND AND NOTES

- 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 "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.



NORTH
SCALE 1"=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

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

FIGURE 6

SHEET: 1-4

RUFINA STREET

SOUTH MEADOWS ROAD

MANMADE SLOPES

MANMADE SLOPES

AREA = 27.08 SF

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'

FIGURE 7

ENGINEERS SEAL
DATE
REVISIONS

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

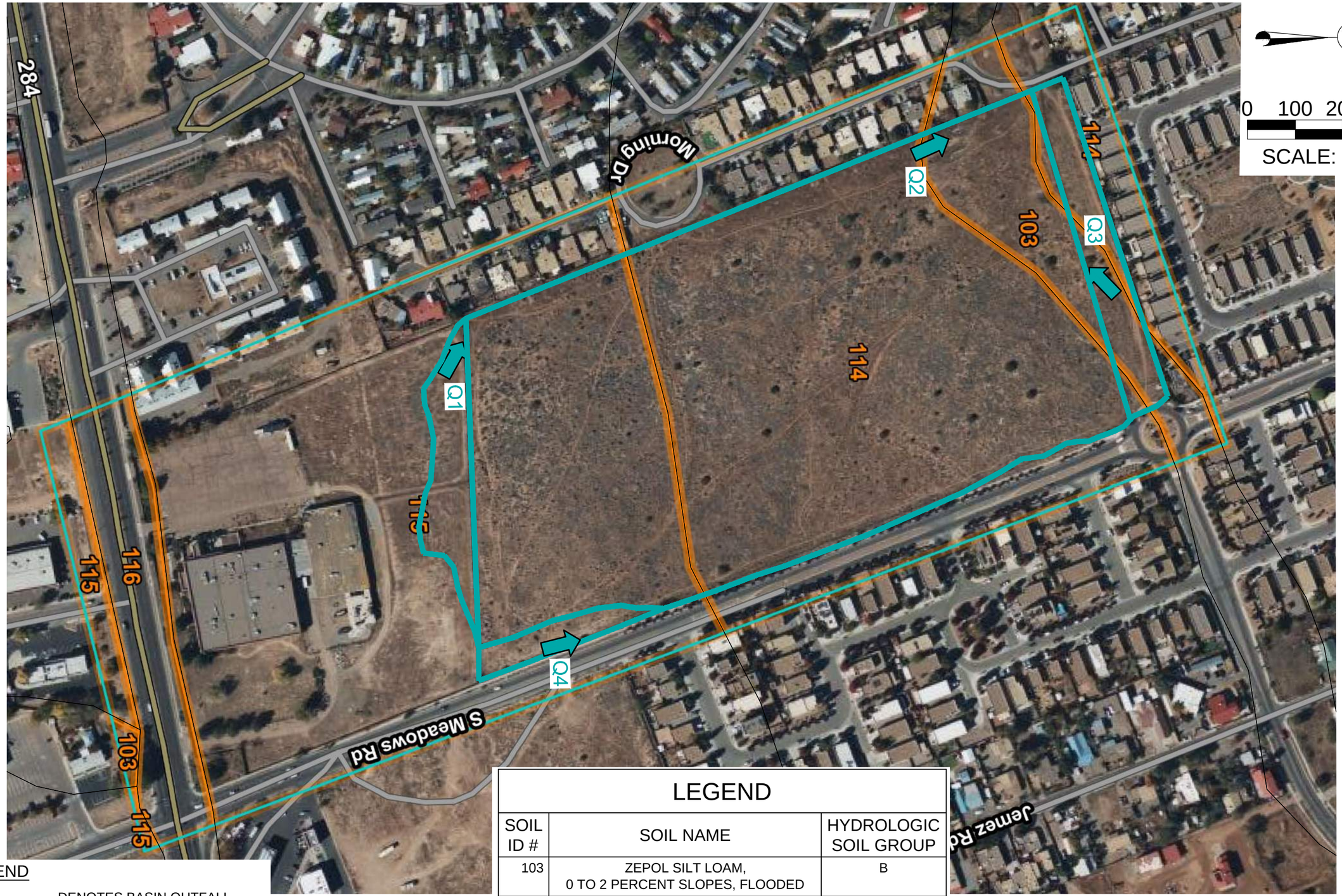
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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

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

SLOPE ANALYSIS MAP

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



LEGEND

⇨	DENOTES BASIN OUTFALL
Q1	DENOTES BASIN DESIGNATION
	DENOTES BASIN DIVIDE
	DENOTES BASIN FLOWLINE

LEGEND		
SOIL ID #	SOIL NAME	HYDROLOGIC SOIL GROUP
103	ZEPOL SILT LOAM, 0 TO 2 PERCENT SLOPES, FLOODED	B
114	DEVARGAS-URBAN LAND COMPLEX, 1 TO 3 PERCENT SLOPES	C
115	PANKY-URBAN LAND COMPLEX, 1 TO 4 PERCENT SLOPES	C

SOILS MAP
FIGURE 8

N

0 100 200 400

SCALE: 1" = 200'

Q1

Q2

Q3

Q4

6472

6475

6480

6485

6490

6495

6500

AIRPORT ROAD

SOUTH MEADOWS ROAD

RUFINA STREET

LEGEND

⇨ DENOTES BASIN OUTFALL

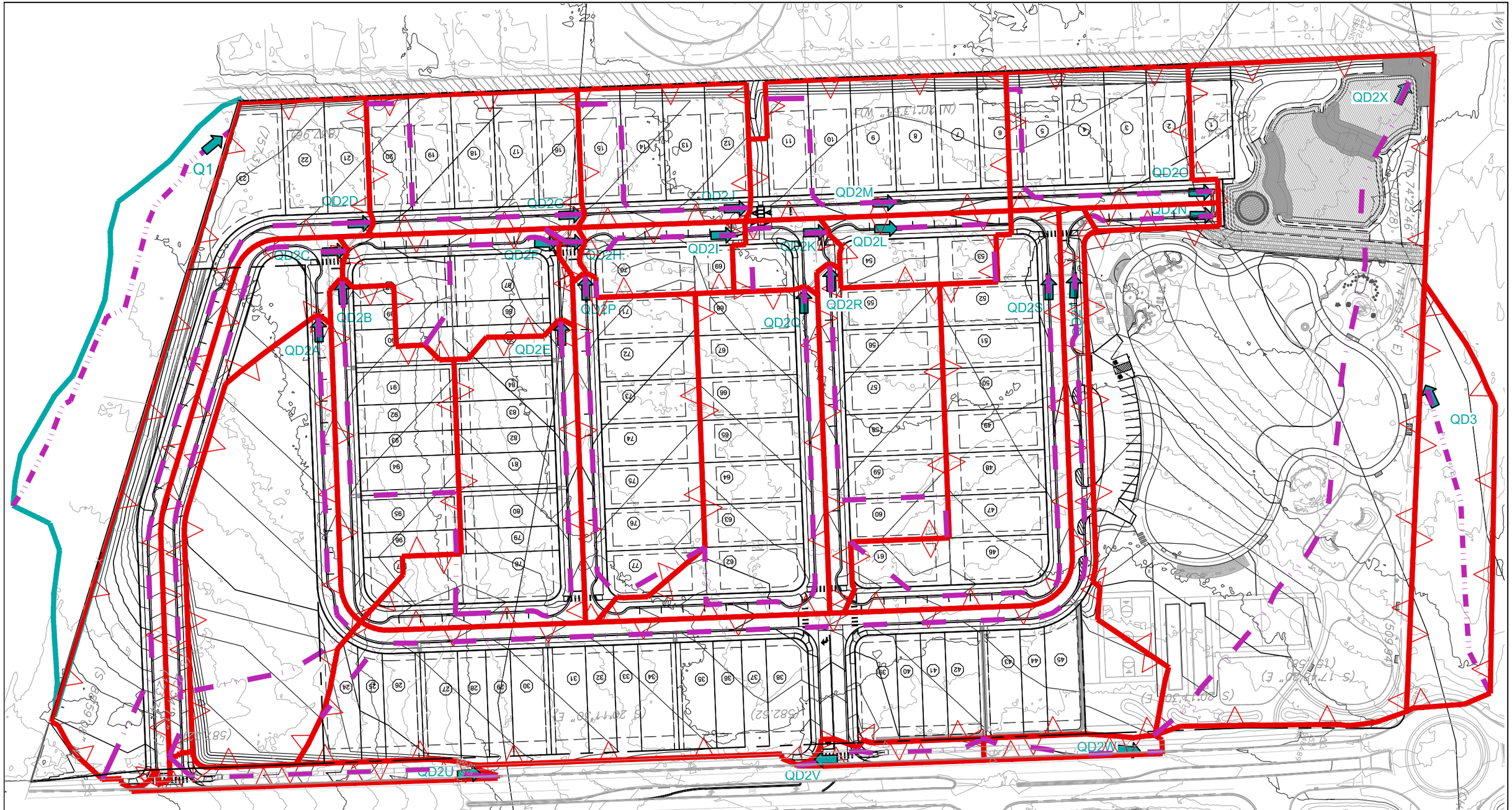
Q1 DENOTES BASIN DESIGNATION

DENOTES BASIN DIVIDE

DENOTES BASIN FLOWLINE

EXISTING CONDITIONS BASIN MAP

FIGURE 9



DEVELOPED CONDITIONS BASIN MAP
FIGURE 10



LEGEND

- STAGE 1
- STAGE 2
- STAGE 3

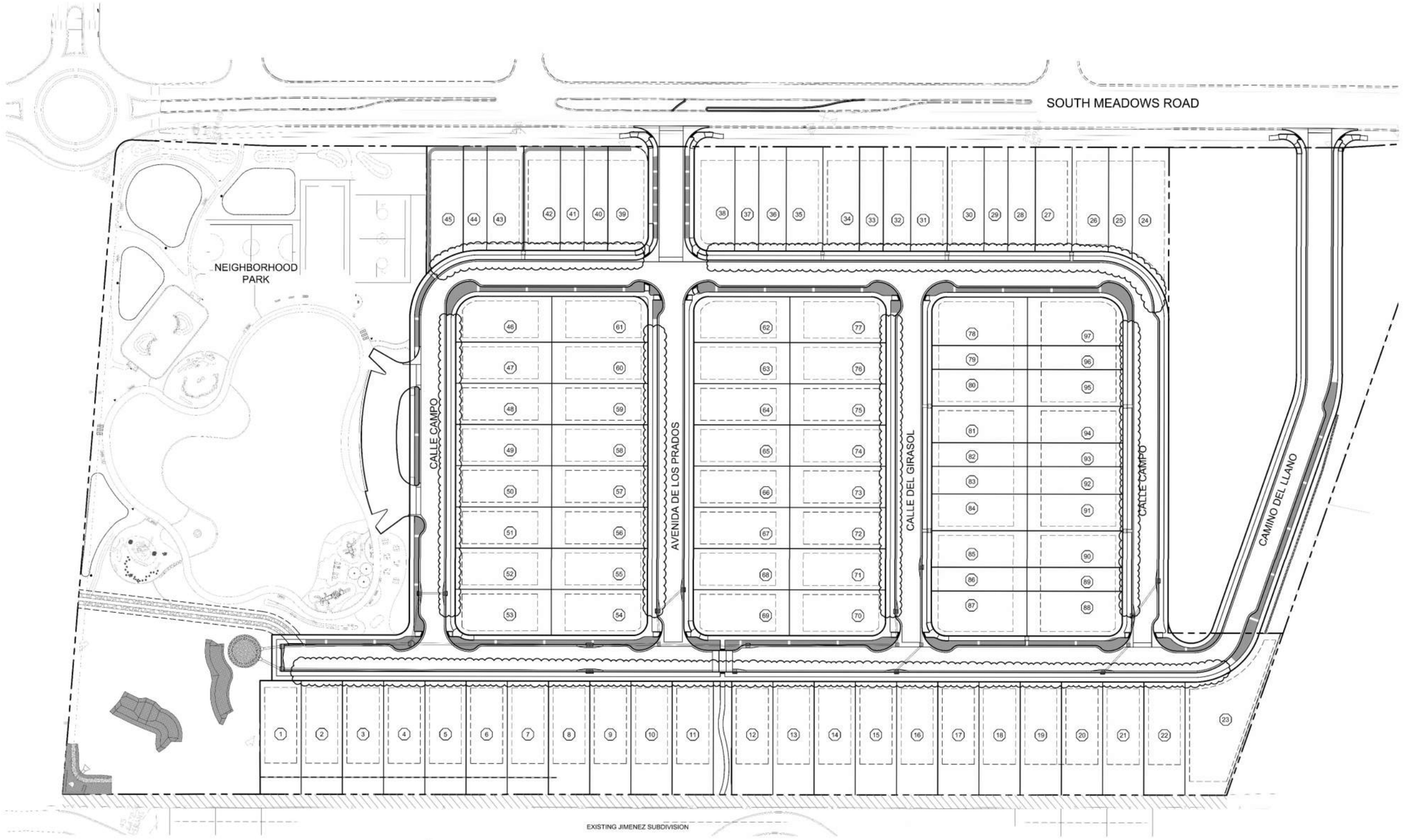
PLANT SCHEDULE

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 ADVANCED 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.

WATER CATCHMENT AREA
FIGURE 11



CONCEPTUAL LANDSCAPE BUFFER SWALE LOCATIONS

SCALE: 1" = 50'

FIGURE 12

0 25 50 100

SCALE: 1" = 50'

NOTES:

1. LANDSCAPE SWALES TO BE FIELD FIT AS DIRECTED BY THE PROJECT MANAGER.
2. SEE SHEET 2-3 FOR SWALE DETAILS ALONG PORTIONS OF ROADWAY WITHOUT DRIVEWAYS.
3. SEE SHEETS 2-4 & 2-5 FOR SWALE DETAILS ALONG LOT FRONTAGE.

LEGEND

SWALE ALONG PORTION OF ROADWAY WITHOUT DRIVEWAY (NOTE 2, THIS SHEET)

SWALE ALONG LOT FRONTAGE (NOTE 3, THIS SHEET)

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

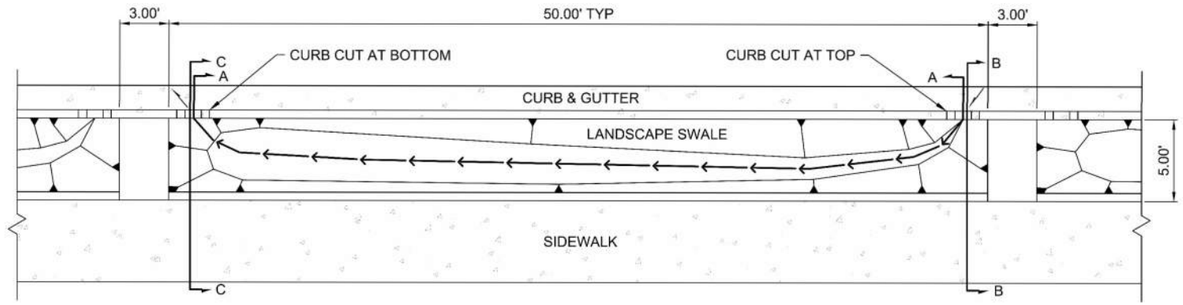
CONCEPTUAL LANDSCAPE BUFFER SWALE LOCATIONS

DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 50'	5-3

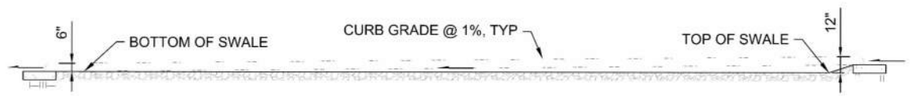
ENGINEERS SEAL

DATE

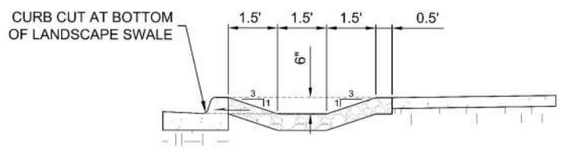
REVISIONS



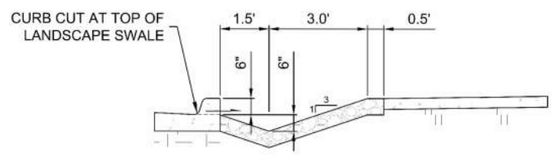
TYPICAL LANDSCAPE SWALE WITHOUT DRIVEWAY



SECTION A-A



BOTTOM SECTION C-C



TOP SECTION B-B

NOTE:
SEE LANDSCAPE PLANS FOR
ADDITIONAL DETAILS.

FIGURE 13

ENGINEERS SEAL	DATE	REVISIONS

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

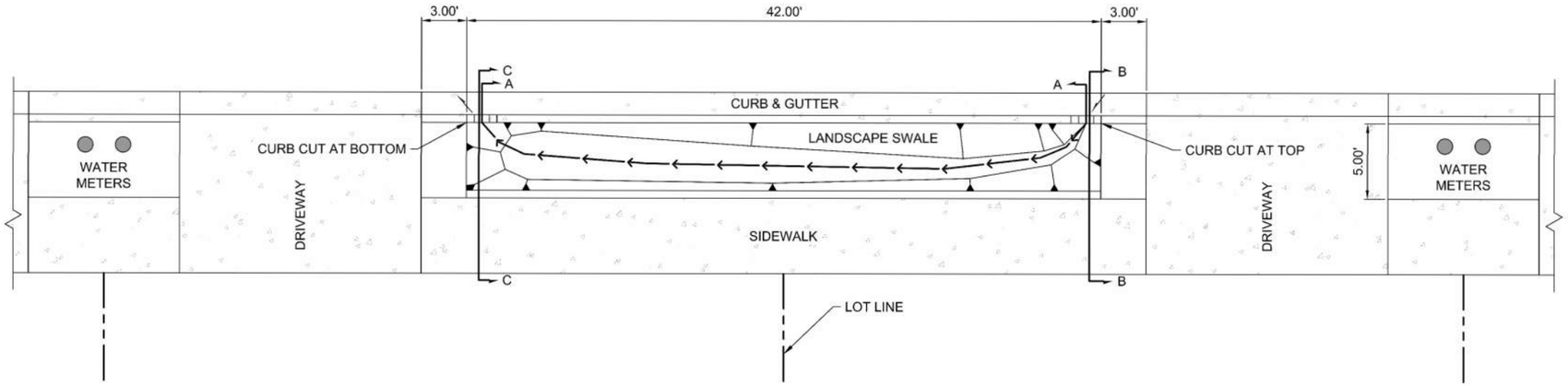
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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

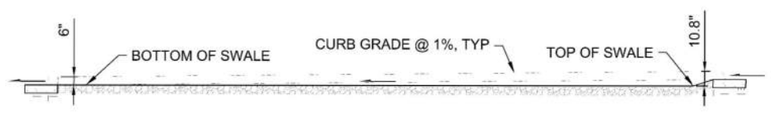
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND
DETAILS (CONT'D)

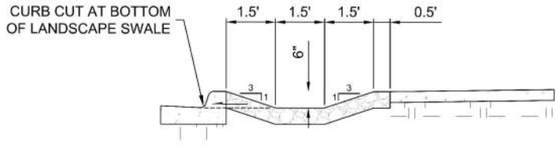
DATE:	SCALE:	SHEET:
DECEMBER 2024	N.T.S.	2-3



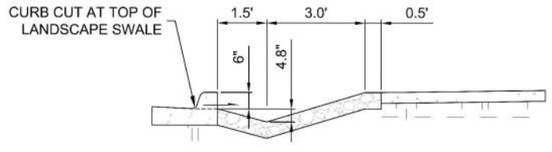
TYPICAL LANDSCAPE SWALE WITH OFFSET DRIVEWAYS



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.

FIGURE 14

ENGINEERS SEAL	
DATE	
REVISIONS	

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

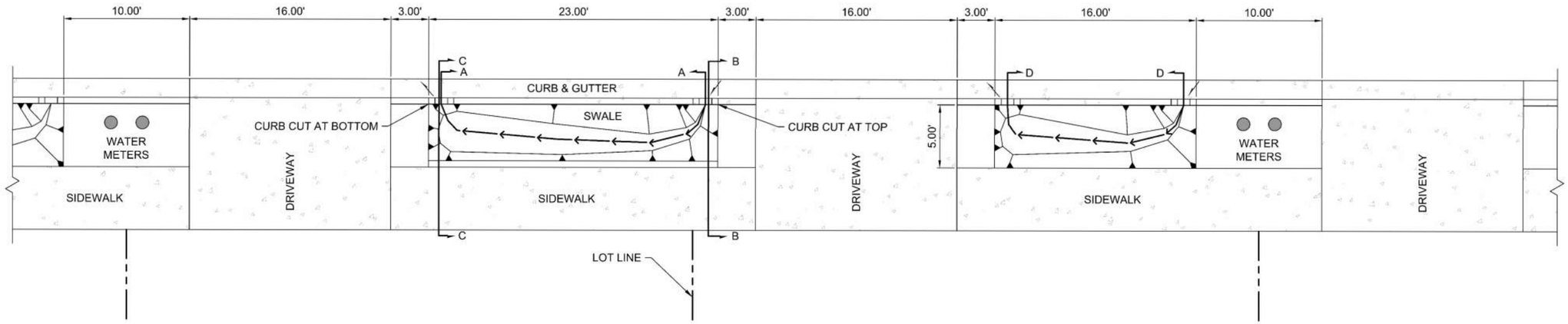
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

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

TYPICAL SECTIONS AND DETAILS (CONT'D)

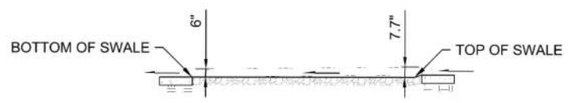
DATE:	SCALE:	SHEET:
DECEMBER 2024	N.T.S.	2-4



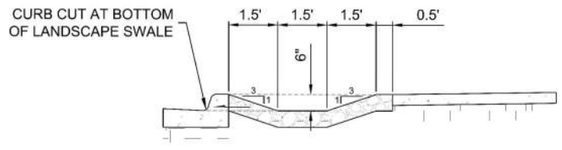
TYPICAL LANDSCAPE SWALE WITH UNIFORM DRIVEWAYS



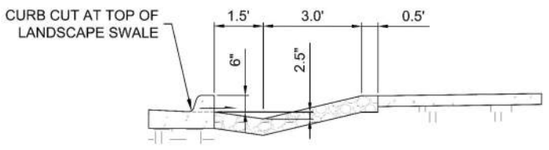
SECTION A-A



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.

FIGURE 15

ENGINEERS SEAL	
DATE	
REVISIONS	

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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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Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

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

TYPICAL SECTIONS AND DETAILS (CONT'D)

DATE:	SCALE:	SHEET:
DECEMBER 2024	N.T.S.	2-5

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction, and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map was New Mexico State Plane, Central zone. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3191

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit their website at www.ngs.noaa.gov.

Base map information shown on this FIRM was provided by the U.S. Geological Survey and Bohannan - Huston Incorporated (BHI). Digital Orthophoto Quadrangles were produced at a scale of 1:12,000 from photography dated 1997. BHI orthophotos were produced at a scale of 1:12,000 from photography dated 2001.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for the Flood Insurance Study report may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

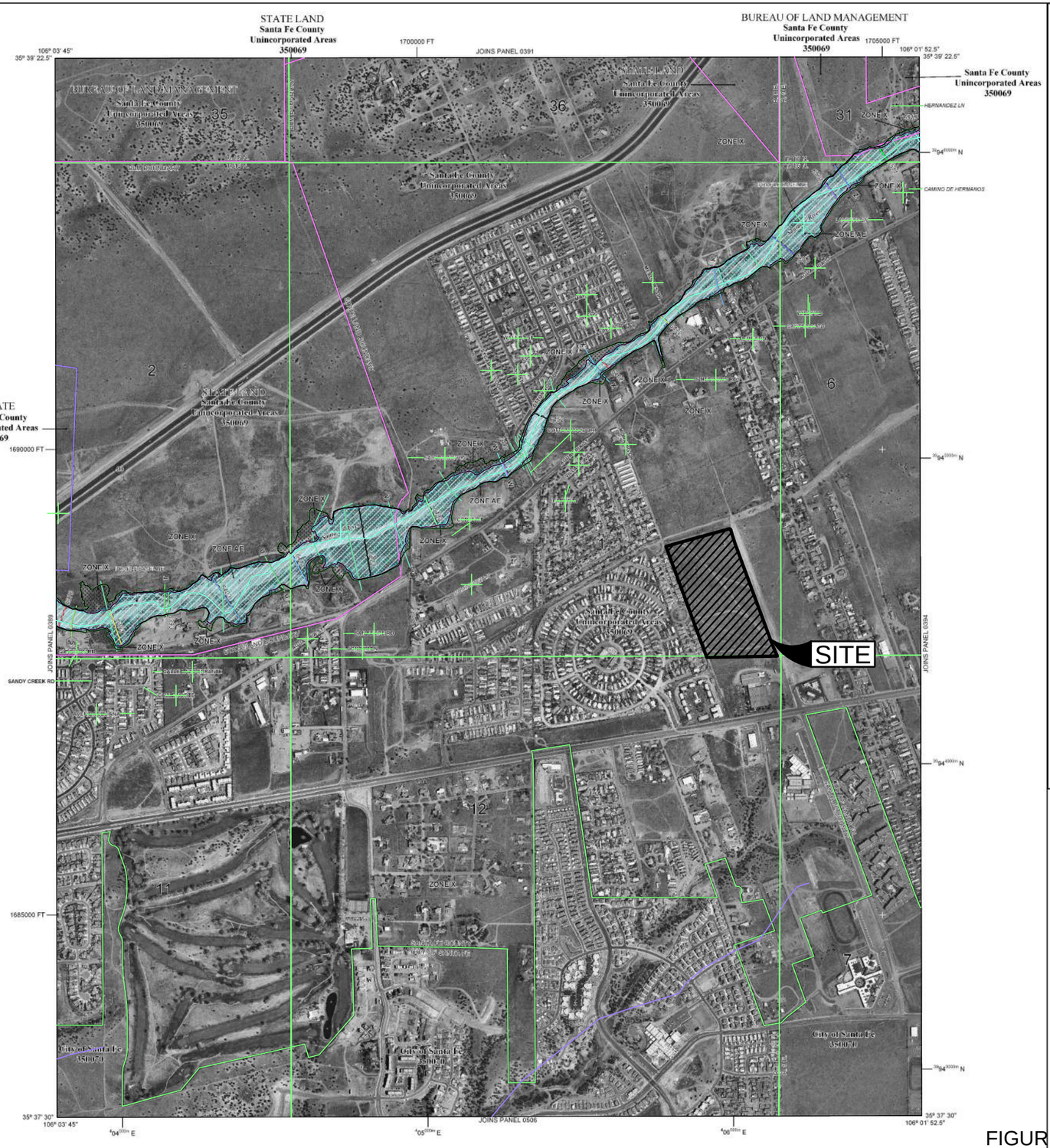
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and their website at www.msc.fema.gov/.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877- FEMA MAP** (1-877-336-2627) or visit the FEMA website at www.fema.gov.

NOTE:
THE FLOOD INSURANCE STUDY (FIS) WAS REVISED DECEMBER 4, 2012. NOT ALL FLOOD INSURANCE RATE MAPS WERE UPDATED. ACCORDING TO THE FEMA FLOOD MAP CENTER, MAP NUMBER 35049C0393D WAS NOT UPDATED.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- **ZONE A** — No Base Flood Elevations determined.
- **ZONE AE** — Base Flood Elevations determined.
- **ZONE AH** — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- **ZONE AO** — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- **ZONE AR** — Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- **ZONE A99** — Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- **ZONE VE** — Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- **ZONE X** — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- **ZONE X / ZONE D** — Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D Boundary
- CBRS and OPA Boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- (A) — Cross section line
- (23) — Transect line
- 97° 07' 30", 32° 22' 30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 1000-meter Universal Transverse Mercator grid values, zone 13
- 6000000 FT — 5000-foot grid ticks: New Mexico State Plane coordinate system, Central zone (FIPSZONE 3002), Transverse Mercator
- DX5510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index.

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP PANEL
JUNE 17, 2008

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0393D

FIRM
FLOOD INSURANCE RATE MAP
SANTA FE COUNTY, NEW MEXICO
AND INCORPORATED AREAS

PANEL 393 OF 1100

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SANTA FE, CITY OF	350070	0393	D
SANTA FE COUNTY (UNINCORPORATED AREAS)	350069	0393	D

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
35049C0393D

EFFECTIVE DATE
JUNE 17, 2008

Federal Emergency Management Agency

FIGURE 16

APPENDIX B

EXISTING CONDITIONS DRAINAGE CALCULATIONS

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: Q1 EXISTING CONDITIONS
State: New Mexico
County: Santa Fe
Filename: K:\HOMEWISE SOUTH MEADOWS\Drainage\TR55\Q1 EX.w55

Date: 9/7/2022
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Q1		Outlet	1.04	81	.405

Total area: 1.04 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
Q1	1.03	1.28	1.54
REACHES			
OUTLET	1.03	1.28	1.54

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs)	(hr)	50-Yr (cfs)	(hr)	100-Yr (cfs)	(hr)
SUBAREAS						
Q1	1.03	12.13	1.28	12.13	1.54	12.14
REACHES						
OUTLET	1.03		1.28		1.54	

CPC

LOS PRADOS
Q1 EXISTING CONDITIONS
Santa Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Q1	1.04	0.405	81	Outlet	

Total Area: 1.04 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Q1							
SHEET	100	0.0079	0.150				0.344
SHALLOW	378	0.0115	0.050				0.061
						Time of Concentration	.405

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Q1	Herbaceous	(fair)	C	1.04	81
	Total Area / Weighted Curve Number			1.04	81

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: Q2 EXISTING CONDITIONS
State: New Mexico
County: Santa Fe
Filename: K:\HOMEWISE SOUTH MEADOWS\Drainage\TR55\Q2 EX.w55

Date: 9/22/2022
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Q2		Outlet	24.4	81	.5

Total area: 24.40 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
Q2	21.21	26.37	31.83
REACHES			
OUTLET	21.21	26.37	31.83

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
Q2	21.21 12.20	26.37 12.19	31.83 12.20
REACHES			
OUTLET	21.21	26.37	31.83

CPC

LOS PRADOS
Q2 EXISTING CONDITIONS
Santa Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Q2	24.40	0.500	81	Outlet	

Total Area: 24.40 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Q2							
SHEET	100	0.0100	0.150				0.313
SHALLOW	1000	0.0218	0.050				0.117
SHALLOW	442	0.0117	0.050				0.070
						Time of Concentration	.5

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Q2	Herbaceous	(fair)	C	24.4	81
	Total Area / Weighted Curve Number			24.4	81

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: Q3 EXISTING CONDITIONS
State: New Mexico
County: Santa Fe
Filename: K:\HOMEWISE SOUTH MEADOWS\Drainage\TR55\Q3 EX.w55

Date: 9/7/2022
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Q3		Outlet	1.27	81	.238

Total area: 1.27 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
Q3	1.61	1.98	2.39
REACHES			
OUTLET	1.61	1.98	2.39

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs)	(hr)	50-Yr (cfs)	(hr)	100-Yr (cfs)	(hr)
SUBAREAS						
Q3	1.61	12.04	1.98	12.04	2.39	12.04
REACHES						
OUTLET	1.61		1.98		2.39	

CPC

LOS PRADOS
Q3 EXISTING CONDITIONS
Santa Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Q3	1.27	0.238	81	Outlet	

Total Area: 1.27 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Q3							
SHEET	100	0.0337	0.150				0.192
SHALLOW	248	0.0086	0.050				0.046
						Time of Concentration	.238

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Q3	Herbaceous	(fair)	C	1.27	81
	Total Area / Weighted Curve Number			1.27	81

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: Q4 EXISTING CONDITIONS
State: New Mexico
County: Santa Fe
Filename: K:\HOMEWISE SOUTH MEADOWS\Drainage\TR55\Q4 EX.w55

Date: 9/7/2022
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Q4		Outlet	0.46	81	.304

Total area: .46 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
Q4	0.53	0.65	0.79
REACHES			
OUTLET	0.53	0.65	0.79

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs)	(hr)	50-Yr (cfs)	(hr)	100-Yr (cfs)	(hr)
SUBAREAS						
Q4	0.53	12.08	0.65	12.07	0.79	12.07
REACHES						
OUTLET	0.53		0.65		0.79	

CPC

LOS PRADOS
Q4 EXISTING CONDITIONS
Santa Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Q4	.46	0.304	81	Outlet	

Total Area: .46 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Q4							
SHEET	100	0.0114	0.150				0.297
SHALLOW	53	0.0160	0.050				0.007
						Time of Concentration	.304

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Q4	Herbaceous	(fair)	C	.46	81
	Total Area / Weighted Curve Number			.46	81

APPENDIX C

DEVELOPED CONDITIONS DRAINAGE CALCULATIONS

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2A PROP DI ON CALLE CAMPO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2A PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2A		Outlet	1.5	92	.234

Total area: 1.50 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2A	3.34	3.86	4.39
REACHES			
OUTLET	3.34	3.86	4.39

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2A	3.34 12.02	3.86 12.02	4.39 12.03
REACHES			
OUTLET	3.34	3.86	4.39

CPC

LOS PRADOS
QD2A PROP DI ON CALLE CAMPO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2A	1.50	0.234	92	Outlet	

Total Area: 1.50 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2A							
SHEET	100	0.0472	0.150				0.168
SHALLOW	81	0.0519	0.050				0.006
SHALLOW	334	0.0091	0.050				0.060
						Time of Concentration	.234

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2A	Paved parking lots, roofs, driveways	C	.03	98
	Paved; curbs and storm sewers	C	.1	98
	Residential districts (1/8 acre)	C	.07	90
	Newly graded area (pervious only)	C	1.3	91
	Total Area / Weighted Curve Number		1.5	92

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2B PROP DI ON CALLE CAMPO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2B PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2B		Outlet	0.83	90	.281

Total area: .83 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2B	1.59	1.86	2.14
REACHES			
OUTLET	1.59	1.86	2.14

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2B	1.59 12.07	1.86 12.06	2.14 12.06
REACHES			
OUTLET	1.59	1.86	2.14

CPC

LOS PRADOS
QD2B PROP DI ON CALLE CAMPO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2B	.83	0.281	90	Outlet	

Total Area: .83 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2B							
SHEET	65	0.0100	0.150				0.222
SHALLOW	110	0.0100	0.050				0.019
SHALLOW	229	0.0099	0.050				0.040
						Time of Concentration	.281

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2B	Residential districts (1/8 acre)	C	.83	90
	Total Area / Weighted Curve Number		.83	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2C PROP DI ON CAM DEL LLANO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2C PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2C		Outlet	0.54	95	.159

Total area: .54 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2C	1.48	1.68	1.89
REACHES			
OUTLET	1.48	1.68	1.89

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs)	(hr)	50-Yr (cfs)	(hr)	100-Yr (cfs)	(hr)
SUBAREAS						
QD2C	1.48	11.97	1.68	11.96	1.89	11.97
REACHES						
OUTLET	1.48		1.68		1.89	

CPC

LOS PRADOS
QD2C PROP DI ON CAM DEL LLANO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2C	.54	0.159	95	Outlet	

Total Area: .54 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2C							
SHEET	32	0.0238	0.150				0.089
SHALLOW	614	0.0229	0.050				0.070
						Time of Concentration	.159

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2C	Paved parking lots, roofs, driveways	C	.08	98
	Paved; curbs and storm sewers	C	.25	98
	Newly graded area (pervious only)	C	.21	91
	Total Area / Weighted Curve Number		.54	95

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2D PROP DI ON CAM DEL LLANO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2D PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2D		Outlet	1.45	92	.31

Total area: 1.45 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2D	2.92	3.37	3.83
REACHES			
OUTLET	2.92	3.37	3.83

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2D	2.92 12.07	3.37 12.08	3.83 12.06
REACHES			
OUTLET	2.92	3.37	3.83

CPC

LOS PRADOS
QD2D PROP DI ON CAM DEL LLANO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2D	1.45	0.310	92	Outlet	

Total Area: 1.45 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2D							
SHEET	100	0.0210	0.150				0.232
SHALLOW	25	0.0484	0.050				0.002
SHALLOW	623	0.0197	0.050				0.076
						Time of Concentration	.31

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2D	Paved parking lots, roofs, driveways	C	.07	98
	Paved; curbs and storm sewers	C	.18	98
	Residential districts (1/8 acre)	C	.58	90
	Newly graded area (pervious only)	C	.62	91
	Total Area / Weighted Curve Number		1.45	92

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2E PROP DI ON CALLE DEL GIRASOL
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2E PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2E		Outlet	1.05	90	.198

Total area: 1.05 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2E	2.25	2.63	3.02
REACHES			
OUTLET	2.25	2.63	3.02

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2E	2.25 12.00	2.63 12.01	3.02 12.01
REACHES			
OUTLET	2.25	2.63	3.02

CPC

LOS PRADOS
QD2E PROP DI ON CALLE DEL GIRASOL
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2E	1.05	0.198	90	Outlet	

Total Area: 1.05 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2E							
SHEET	63	0.0306	0.150				0.138
SHALLOW	385	0.0122	0.050				0.060
						Time of Concentration	.198

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2E	Residential districts (1/8 acre)	C	1.05	90
	Total Area / Weighted Curve Number		1.05	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2F PROP DI ON CAM DEL LLANO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2F PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2F		Outlet	0.56	90	0.1

Total area: .56 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2F	1.40	1.63	1.88
REACHES			
OUTLET	1.40	1.63	1.88

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs)	(hr)	50-Yr (cfs)	(hr)	100-Yr (cfs)	(hr)
SUBAREAS						
QD2F	1.40	11.93	1.63	11.93	1.88	11.93
REACHES						
OUTLET	1.40		1.63		1.88	

CPC

LOS PRADOS
QD2F PROP DI ON CAM DEL LLANO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2F	.56	0.100	90	Outlet	

Total Area: .56 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2F							
SHEET	48	0.1000	0.150				0.069
SHALLOW	65	0.0512	0.050				0.005
SHALLOW	119	0.0104	0.050				0.020
						Time of Concentration	0.1

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2F	Residential districts (1/8 acre)	C	.56	90
	Total Area / Weighted Curve Number		.56	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2G PROP DI ON CAM DEL LLANO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2G PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2G		Outlet	0.76	90	.213

Total area: .76 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2G	1.60	1.87	2.15
REACHES			
OUTLET	1.60	1.87	2.15

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2G	1.60 12.02	1.87 12.01	2.15 12.01
REACHES			
OUTLET	1.60	1.87	2.15

CPC

LOS PRADOS
QD2G PROP DI ON CAM DEL LLANO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2G	.76	0.213	90	Outlet	

Total Area: .76 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2G							
SHEET	44	0.0100	0.150				0.162
SHALLOW	127	0.0100	0.050				0.022
SHALLOW	173	0.0107	0.050				0.029
						Time of Concentration	.213

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2G	Residential districts (1/8 acre)	C	.76	90
	Total Area / Weighted Curve Number		.76	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2H PROP DI ON CAM DEL LLANO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2H PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2H		Outlet	0.03	98	0.1

Total area: .03 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2H	0.10	0.12	0.13
REACHES			
OUTLET	0.10	0.12	0.13

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs)	(hr)	50-Yr (cfs)	(hr)	100-Yr (cfs)	(hr)
SUBAREAS						
QD2H	0.10	11.93	0.12	11.93	0.13	11.92
REACHES						
OUTLET	0.10		0.12		0.13	

CPC

LOS PRADOS
QD2H PROP DI ON CAM DEL LLANO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2H	.03	0.100	98	Outlet	

Total Area: .03 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2H							
SHEET	43	0.0179	0.011				0.016
						Time of Concentration	0.1

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2H	Paved; curbs and storm sewers	C	.03	98
	Total Area / Weighted Curve Number		.03	98

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2I PROP DI ON CAM DEL LLANO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2I PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2I		Outlet	0.28	90	.205

Total area: .28 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2I	0.60	0.70	0.80
REACHES			
OUTLET	0.60	0.70	0.80

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2I	0.60 12.01	0.70 12.01	0.80 12.01
REACHES			
OUTLET	0.60	0.70	0.80

CPC

LOS PRADOS
QD2I PROP DI ON CAM DEL LLANO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2I	.28	0.205	90	Outlet	

Total Area: .28 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2I							
SHEET	71	0.0196	0.150				0.182
SHALLOW	126	0.0087	0.050				0.023
						Time of Concentration	.205

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2I	Residential districts (1/8 acre)	C	.28	90
	Total Area / Weighted Curve Number		.28	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2J PROP DI ON CAM DEL LLANO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2J PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2J		Outlet	0.6	90	.203

Total area: .60 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2J	1.28	1.50	1.72
REACHES			
OUTLET	1.28	1.50	1.72

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2J	1.28 12.00	1.50 12.01	1.72 12.01
REACHES			
OUTLET	1.28	1.50	1.72

CPC

LOS PRADOS
QD2J PROP DI ON CAM DEL LLANO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2J	.60	0.203	90	Outlet	

Total Area: .60 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2J							
SHEET	44	0.0100	0.150				0.162
SHALLOW	119	0.0100	0.050				0.020
SHALLOW	123	0.0103	0.050				0.021
						Time of Concentration	.203

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2J	Residential districts (1/8 acre)	C	.6	90
	Total Area / Weighted Curve Number		.6	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2K PROP DI ON CAM DEL LLANO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2K PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2K		Outlet	0.17	90	.23

Total area: .17 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2K	0.35	0.42	0.48
REACHES			
OUTLET	0.35	0.42	0.48

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2K	0.35 12.02	0.42 12.03	0.48 12.02
REACHES			
OUTLET	0.35	0.42	0.48

CPC

LOS PRADOS
QD2K PROP DI ON CAM DEL LLANO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2K	.17	0.230	90	Outlet	

Total Area: .17 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2K							
SHEET	64	0.0100	0.150				0.219
SHALLOW	83	0.0178	0.050				0.011
						Time of Concentration	.23

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2K	Residential districts (1/8 acre)	C	.17	90
	Total Area / Weighted Curve Number		.17	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2L PROP DI ON CAM DEL LLANO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2L PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2L		Outlet	0.3	90	.239

Total area: .30 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2L	0.61	0.71	0.82
REACHES			
OUTLET	0.61	0.71	0.82

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs)	(hr)	50-Yr (cfs)	(hr)	100-Yr (cfs)	(hr)
SUBAREAS						
QD2L	0.61	12.03	0.71	12.03	0.82	12.03
REACHES						
OUTLET	0.61		0.71		0.82	

CPC

LOS PRADOS
QD2L PROP DI ON CAM DEL LLANO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2L	.30	0.239	90	Outlet	

Total Area: .30 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2L							
SHEET	61	0.0100	0.150				0.211
SHALLOW	102	0.0039	0.050				0.028
						Time of Concentration	.239

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2L	Residential districts (1/8 acre)	C	.3	90
	Total Area / Weighted Curve Number		.3	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2M PROP DI ON CAM DEL LLANO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2M PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2M		Outlet	0.9	90	.199

Total area: .90 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2M	1.93	2.26	2.59
REACHES			
OUTLET	1.93	2.26	2.59

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2M	1.93 12.00	2.26 12.00	2.59 12.00
REACHES			
OUTLET	1.93	2.26	2.59

CPC

LOS PRADOS
QD2M PROP DI ON CAM DEL LLANO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2M	.90	0.199	90	Outlet	

Total Area: .90 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2M							
SHEET	43	0.0100	0.150				0.159
SHALLOW	116	0.0100	0.050				0.020
SHALLOW	81	0.0048	0.050				0.020
						Time of Concentration	.199

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2M	Residential districts (1/8 acre)	C	.9	90
	Total Area / Weighted Curve Number		.9	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2N PROP DI ON CAM DEL LLANO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2N PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2N		Outlet	0.09	96	0.1

Total area: .09 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2N	0.28	0.32	0.35
REACHES			
OUTLET	0.28	0.32	0.35

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2N	0.28 11.93	0.32 11.93	0.35 11.92
REACHES			
OUTLET	0.28	0.32	0.35

CPC

LOS PRADOS
QD2N PROP DI ON CAM DEL LLANO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2N	.09	0.100	96	Outlet	

Total Area: .09 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2N							
SHEET	17	0.0106	0.011				0.009
SHALLOW	112	0.0091	0.050				0.020
						Time of Concentration	0.1

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2N	Paved parking lots, roofs, driveways	C	.02	98
	Paved; curbs and storm sewers	C	.05	98
	Newly graded area (pervious only)	C	.02	91
	Total Area / Weighted Curve Number		.09	96

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2O PROP DI ON CAM DEL LLANO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2O PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2O		Outlet	0.67	90	.124

Total area: .67 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2O	1.60	1.87	2.15
REACHES			
OUTLET	1.60	1.87	2.15

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2O	1.60 11.95	1.87 11.94	2.15 11.95
REACHES			
OUTLET	1.60	1.87	2.15

CPC

LOS PRADOS
QD2O PROP DI ON CAM DEL LLANO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2O	.67	0.124	90	Outlet	

Total Area: .67 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2O							
SHEET	12	0.0100	0.150				0.057
SHALLOW	120	0.0100	0.050				0.021
SHALLOW	189	0.0049	0.050				0.046
						Time of Concentration	.124

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2O	Residential districts (1/8 acre)	C	.67	90
	Total Area / Weighted Curve Number		.67	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2P PROP DI ON CALLE DEL GIRASOL
State: New Mexico
County: Santa Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2P PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2P		Outlet	0.94	90	.373

Total area: .94 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2P	1.58	1.85	2.13
REACHES			
OUTLET	1.58	1.85	2.13

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2P	1.58 12.12	1.85 12.11	2.13 12.12
REACHES			
OUTLET	1.58	1.85	2.13

CPC

LOS PRADOS
QD2P PROP DI ON CALLE DEL GIRASOL
Santa Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2P	.94	0.373	90	Outlet	

Total Area: .94 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2P							
SHEET	100	0.0100	0.150				0.313
SHALLOW	40	0.0100	0.050				0.007
SHALLOW	314	0.0103	0.050				0.053
						Time of Concentration	.373

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2P	Residential districts (1/8 acre)	C	.94	90
	Total Area / Weighted Curve Number		.94	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2Q PROP DI ON AVE DE LOS PRADOS
State: New Mexico
County: Santa Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2Q PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2Q		Outlet	1.13	90	.282

Total area: 1.13 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2Q	2.16	2.53	2.91
REACHES			
OUTLET	2.16	2.53	2.91

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2Q	2.16 12.05	2.53 12.07	2.91 12.05
REACHES			
OUTLET	2.16	2.53	2.91

CPC

LOS PRADOS
QD2Q PROP DI ON AVE DE LOS PRADOS
Santa Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2Q	1.13	0.282	90	Outlet	

Total Area: 1.13 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2Q							
SHEET	60	0.0100	0.150				0.208
SHALLOW	445	0.0108	0.050				0.074
						Time of Concentration	.282

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2Q	Residential districts (1/8 acre)	C	1.13	90
	Total Area / Weighted Curve Number		1.13	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2R PROP DI ON AVE DE LOS PRADOS
State: New Mexico
County: Santa Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2R PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2R		Outlet	0.86	90	.219

Total area: .86 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2R	1.79	2.09	2.40
REACHES			
OUTLET	1.79	2.09	2.40

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2R	1.79 12.03	2.09 12.02	2.40 12.02
REACHES			
OUTLET	1.79	2.09	2.40

CPC

LOS PRADOS
QD2R PROP DI ON AVE DE LOS PRADOS
Santa Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2R	.86	0.219	90	Outlet	

Total Area: .86 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2R							
SHEET	43	0.0100	0.150				0.159
SHALLOW	113	0.0100	0.050				0.019
SHALLOW	249	0.0110	0.050				0.041
						Time of Concentration	.219

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2R	Residential districts (1/8 acre)	C	.86	90
	Total Area / Weighted Curve Number		.86	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2S PROP DI ON CALLE CAMPO
State: New Mexico
County: Santa Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2S PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2S		Outlet	1.31	90	.386

Total area: 1.31 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2S	2.17	2.54	2.92
REACHES			
OUTLET	2.17	2.54	2.92

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs)	(hr)	50-Yr (cfs)	(hr)	100-Yr (cfs)	(hr)
SUBAREAS						
QD2S	2.17	12.13	2.54	12.11	2.92	12.11
REACHES						
OUTLET	2.17		2.54		2.92	

CPC

LOS PRADOS
QD2S PROP DI ON CALLE CAMPO
Santa Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2S	1.31	0.386	90	Outlet	

Total Area: 1.31 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2S							
SHEET	92	0.0100	0.150				0.292
SHALLOW	483	0.0078	0.050				0.094
						Time of Concentration	.386

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2S	Residential districts (1/8 acre)	C	1.31	90
	Total Area / Weighted Curve Number		1.31	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2T PROP DI ON CALLE CAMPO
State: New Mexico
County: Santa Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2T PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2T		Outlet	3.13	91	.404

Total area: 3.13 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2T	5.29	6.16	7.04
REACHES			
OUTLET	5.29	6.16	7.04

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2T	5.29 12.13	6.16 12.12	7.04 12.11
REACHES			
OUTLET	5.29	6.16	7.04

CPC

LOS PRADOS
QD2T PROP DI ON CALLE CAMPO
Santa Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2T	3.13	0.404	91	Outlet	

Total Area: 3.13 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2T							
SHEET	100	0.0289	0.150				0.204
SHALLOW	480	0.0108	0.050				0.080
SHALLOW	613	0.0077	0.050				0.120
						Time of Concentration	.404

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2T	Paved parking lots, roofs, driveways	C	.04	98
	Paved; curbs and storm sewers	C	.16	98
	Residential districts (1/8 acre)	C	2.65	90
	Newly graded area (pervious only)	C	.28	91
	Total Area / Weighted Curve Number		3.13	91

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2U PROP FLOW ON SOUTH MEADOWS ROAD
State: New Mexico
County: Santa Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-17\QD2U PRO.w55

Date: 6/17/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2U		Outlet	0.18	97	0.1

Total area: .18 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2U	0.57	0.65	0.72
REACHES			
OUTLET	0.57	0.65	0.72

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs)	(hr)	50-Yr (cfs)	(hr)	100-Yr (cfs)	(hr)
SUBAREAS						
QD2U	0.57	11.92	0.65	11.93	0.72	11.93
REACHES						
OUTLET	0.57		0.65		0.72	

CPC

LOS PRADOS
QD2U PROP FLOW ON SOUTH MEADOWS ROAD
Santa Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2U	.18	0.100	97	Outlet	

Total Area: .18 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2U							
SHEET	29	0.0245	0.011				0.010
SHALLOW	328	0.0289	0.025				0.026
						Time of Concentration	0.1

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2U	Paved parking lots, roofs, driveways	C	.04	98
	Paved; curbs and storm sewers	C	.11	98
	Newly graded area (pervious only)	C	.03	91
	Total Area / Weighted Curve Number		.18	97

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2V PROP FLOW ON SOUTH MEADOWS ROAD
State: New Mexico
County: Santa Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-17\QD2V PRO.w55

Date: 6/17/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2V		Outlet	0.1	97	.103

Total area: .10 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2V	0.33	0.37	0.41
REACHES			
OUTLET	0.33	0.37	0.41

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2V	0.33 11.93	0.37 11.93	0.41 11.93
REACHES			
OUTLET	0.33	0.37	0.41

CPC

LOS PRADOS
QD2V PROP FLOW ON SOUTH MEADOWS ROAD
Santa Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2V	.10	0.103	97	Outlet	

Total Area: .10 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2V							
SHEET	26	0.0265	0.150				0.072
SHALLOW	177	0.0059	0.025				0.031
						Time of Concentration	.103

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2V	Paved parking lots, roofs, driveways	C	.02	98
	Paved; curbs and storm sewers	C	.07	98
	Newly graded area (pervious only)	C	.01	91
	Total Area / Weighted Curve Number		.1	97

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2W PROP FLOW ON SOUTH MEADOWS ROAD
State: New Mexico
County: Santa Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-17\QD2W PRO.w55

Date: 6/17/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2W		Outlet	0.09	93	.121

Total area: .09 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2W	0.24	0.28	0.32
REACHES			
OUTLET	0.24	0.28	0.32

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs)	(hr)	50-Yr (cfs)	(hr)	100-Yr (cfs)	(hr)
SUBAREAS						
QD2W	0.24	11.94	0.28	11.94	0.32	11.94
REACHES						
OUTLET	0.24		0.28		0.32	

CPC

LOS PRADOS
QD2W PROP FLOW ON SOUTH MEADOWS ROAD
Santa Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2W	.09	0.121	93	Outlet	

Total Area: .09 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2W							
SHEET	25	0.0108	0.150				0.100
SHALLOW	167	0.0113	0.025				0.021
						Time of Concentration	.121

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2W	Paved parking lots, roofs, driveways	C	.01	98
	Paved; curbs and storm sewers	C	.02	98
	Newly graded area (pervious only)	C	.06	91
	Total Area / Weighted Curve Number		.09	93

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2X PROP OUTFLOW
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-17\QD2X PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2X		Outlet	5.05	74	.416

Total area: 5.05 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2X	2.93	3.90	4.97
REACHES			
OUTLET	2.93	3.90	4.97

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs)	(hr)	50-Yr (cfs)	(hr)	100-Yr (cfs)	(hr)
SUBAREAS						
QD2X	2.93	12.15	3.90	12.16	4.97	12.16
REACHES						
OUTLET	2.93		3.90		4.97	

CPC

LOS PRADOS
QD2X PROP OUTFLOW
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2X	5.05	0.416	74	Outlet	

Total Area: 5.05 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2X							
SHEET	100	0.0086	0.150				0.332
SHALLOW	676	0.0193	0.050				0.084
						Time of Concentration	.416

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2X	Herbaceous	(good)	C	5.05	74
	Total Area / Weighted Curve Number			5.05	74

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD3 PROP OFFSITE FLOW
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-17\QD3 PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD3		Outlet	0.75	81	.238

Total area: .75 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD3	0.95	1.17	1.41
REACHES			
OUTLET	0.95	1.17	1.41

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD3	0.95 12.04	1.17 12.04	1.41 12.04
REACHES			
OUTLET	0.95	1.17	1.41

CPC

LOS PRADOS
QD3 PROP OFFSITE FLOW
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD3	.75	0.238	81	Outlet	

Total Area: .75 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD3							
SHEET	100	0.0337	0.150				0.192
SHALLOW	248	0.0086	0.050				0.046
						Time of Concentration	.238

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD3	Herbaceous	(fair)	C	.75	81
	Total Area / Weighted Curve Number			.75	81

APPENDIX D

ENERGY DISSIPATOR CALCULATIONS

Design External Dissipator

Parameter	Value	Units
Select Culvert and Flow		
Crossing	Crossing 1	
Culvert	Culvert 1	
Flow	47.56	cfs
Culvert Data		
Culvert Width (including multiple barrels)	10.4	ft
Culvert Height	2.7	ft
Outlet Depth	0.43	ft
Outlet Velocity	6.07	ft/s
Froude Number	1.61	
Tailwater Depth	0.43	ft
Tailwater Velocity	1.25	ft/s
Tailwater Slope (SO)	0.0111	
External Dissipator Data		
External Dissipator Category	Streambed Level Structures	
External Dissipator Type	Riprap Basin	
Restrictions		
Froude Number	<3	
Input Data		
Condition to be used to Compute Basin Outlet Velocity	Envelope Curve	
D50 of the Riprap Mixture		
Note:	Minimum HS/D50 = 2 is Obtained if D50 = 0.304 ft	
D50 of the Riprap Mixture	0.304	ft
DMax of the Riprap Mixture	2.000	ft
Results		
Brink Depth	0.434	ft
Brink Velocity	6.072	ft/s
Depth (YE)	1.505	ft
Riprap Thickness	3.000	ft
Riprap Foreslope	4.0000	ft
Check HS/D50		
Note:	OK if HS/D50 > 2.0	
HS/D50	2.020	
HS/D50 Check	HS/D50 is OK	
Check D50/YE		
Note:	OK if 0.1 < D50/YE < 0.7	
Check D50/YE	0.202	
D50/YE Check	D50/YE is OK	
Basin Length (LB)	12.101	ft
Basin Width	11.077	ft
Apron Length	3.070	ft
Pool Length	9.031	ft
Pool Depth (HS)	0.614	ft
TW/YE	0.284	
Tailwater Depth (TW)	0.428	ft
Average Velocity with TW	5.387	ft/s
Critical Depth (Yc)	0.557	ft
Average Velocity with Yc	4.049	ft/s

APPENDIX E

FLOW ROUTING CALCULATIONS

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Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)							Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	------	-------	1.549	-------	-------	-------	3.332	3.851	4.386	QD2A
2	Reach	1	-------	1.558	-------	-------	-------	3.350	3.869	4.403	FLOW FROM QD2A
3	SCS Runoff	------	-------	0.668	-------	-------	-------	1.558	1.822	2.096	QD2B
4	Combine	2, 3	-------	2.225	-------	-------	-------	4.908	5.691	6.500	FLOW FROM QD2B
5	Reach	4	-------	2.243	-------	-------	-------	4.916	5.712	6.533	FLOW FROM QD2B
6	SCS Runoff	------	-------	0.866	-------	-------	-------	1.668	1.896	2.131	QD2C
7	Combine	5, 6	-------	2.745	-------	-------	-------	6.022	6.978	7.965	FLOW FROM QD2C
8	Reach	7	-------	2.770	-------	-------	-------	6.062	7.017	8.002	FLOW FROM QD2C
9	SCS Runoff	------	-------	1.376	-------	-------	-------	2.975	3.440	3.921	QD2D
10	Combine	8, 9	-------	4.146	-------	-------	-------	9.037	10.46	11.92	FLOW FROM QD2D
11	Reach	10	-------	4.121	-------	-------	-------	9.052	10.47	11.93	FLOW FROM QD2D
12	SCS Runoff	------	-------	1.055	-------	-------	-------	2.443	2.854	3.280	QD2E
13	Reach	12	-------	1.038	-------	-------	-------	2.457	2.877	3.311	FLOW FROM QD2E
14	SCS Runoff	------	-------	0.661	-------	-------	-------	1.507	1.757	2.015	QD2F
15	Combine	13, 14	-------	1.434	-------	-------	-------	3.492	4.108	4.748	FLOW FROM QD2F
16	Reach	15	-------	1.436	-------	-------	-------	3.570	4.196	4.844	FLOW FROM QD2F
18	SCS Runoff	------	-------	0.764	-------	-------	-------	1.768	2.066	2.374	QD2G
19	Combine	11, 16, 18	-------	5.972	-------	-------	-------	13.61	15.83	18.17	FLOW FROM QD2G
20	Reach	19	-------	5.999	-------	-------	-------	13.76	16.03	18.35	FLOW FROM QD2G
21	SCS Runoff	------	-------	0.603	-------	-------	-------	1.396	1.631	1.875	QD2J
22	Combine	20, 21	-------	6.466	-------	-------	-------	14.99	17.47	20.00	FLOW FROM QD2J
23	Reach	22	-------	6.465	-------	-------	-------	15.03	17.51	20.24	FLOW FROM QD2J
24	SCS Runoff	------	-------	0.905	-------	-------	-------	2.094	2.446	2.812	QD2M
25	Combine	23, 24	-------	7.070	-------	-------	-------	16.75	19.67	22.72	FLOW FROM QD2M
26	Reach	25	-------	6.971	-------	-------	-------	16.82	19.81	22.95	FLOW FROM QD2M
27	SCS Runoff	------	-------	0.742	-------	-------	-------	1.706	1.992	2.287	QD2O
28	Combine	26, 27	-------	7.139	-------	-------	-------	17.60	20.72	23.98	FLOW FROM QD2O
29	Reach	28	-------	7.180	-------	-------	-------	17.91	21.36	25.37	FLOW TO POND FROM WEST PIPE
31	SCS Runoff	------	-------	0.695	-------	-------	-------	1.628	1.906	2.194	QD2P
32	Reach	31	-------	0.694	-------	-------	-------	1.636	1.915	2.204	FLOW FROM QD2P
33	SCS Runoff	------	-------	0.059	-------	-------	-------	0.105	0.118	0.131	QD2H
34	Combine	32, 33	-------	0.701	-------	-------	-------	1.650	1.930	2.221	FLOW FROM QD2H
35	Reach	34	-------	0.641	-------	-------	-------	1.613	1.903	2.202	FLOW FROM QD2H

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)							Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
36	SCS Runoff	------	-------	0.281	-------	-------	-------	0.651	0.761	0.875	QD2I
37	Combine	35, 36	-------	0.731	-------	-------	-------	1.944	2.306	2.683	FLOW FROM QD2I
38	Reach	37	-------	0.720	-------	-------	-------	1.943	2.306	2.685	FLOW FROM QD2I
40	SCS Runoff	------	-------	0.909	-------	-------	-------	2.121	2.481	2.854	QD2Q
41	Reach	40	-------	0.910	-------	-------	-------	2.133	2.494	2.868	FLOW FROM QD2Q
42	SCS Runoff	------	-------	0.864	-------	-------	-------	2.001	2.338	2.687	QD2R
43	Combine	41, 42	-------	1.656	-------	-------	-------	3.921	4.593	5.291	FLOW FROM QD2R
44	Reach	43	-------	1.671	-------	-------	-------	3.950	4.621	5.317	FLOW FROM QD2R
46	SCS Runoff	------	-------	0.149	-------	-------	-------	0.346	0.405	0.465	QD2K
47	Combine	38, 44, 46	-------	2.412	-------	-------	-------	6.088	7.186	8.324	FLOW FROM QD2K
48	Reach	47	-------	2.405	-------	-------	-------	6.122	7.219	8.352	FLOW FROM QD2K
49	SCS Runoff	------	-------	0.263	-------	-------	-------	0.611	0.714	0.821	QD2L
50	Combine	48, 49	-------	2.616	-------	-------	-------	6.666	7.853	9.079	FLOW FROM QD2L
51	Reach	50	-------	2.506	-------	-------	-------	6.652	7.852	9.088	FLOW FROM QD2L
53	SCS Runoff	------	-------	0.969	-------	-------	-------	2.269	2.656	3.058	QD2S
54	Reach	53	-------	0.974	-------	-------	-------	2.282	2.670	3.072	FLOW FROM QD2S
55	SCS Runoff	------	-------	2.292	-------	-------	-------	5.169	6.017	6.894	QD2T
56	Combine	54, 55	-------	3.266	-------	-------	-------	7.452	8.687	9.967	FLOW FROM QD2T
57	Reach	56	-------	3.289	-------	-------	-------	7.472	8.703	9.977	FLOW FROM QD2T
58	Combine	51, 57	-------	5.775	-------	-------	-------	14.07	16.52	19.03	FLOW AT MANHOLE
59	Reach	58	-------	5.773	-------	-------	-------	14.15	16.57	19.05	FLOW FROM MANHOLE
60	SCS Runoff	------	-------	0.162	-------	-------	-------	0.300	0.340	0.380	QD2N
61	Combine	59, 60	-------	5.792	-------	-------	-------	14.19	16.61	19.10	FLOW FROM QD2N
62	Reach	61	-------	5.836	-------	-------	-------	14.20	16.69	19.23	FLOW TO POND FROM EAST PIPE
64	SCS Runoff	------	-------	0.375	-------	-------	-------	2.889	3.847	4.900	QD2X FLOW FROM PARK AREA
65	SCS Runoff	------	-------	0.267	-------	-------	-------	0.941	1.166	1.407	QD3
67	Combine	29, 62, 64, 65,	-------	13.39	-------	-------	-------	35.13	42.27	50.18	TOTAL FLOW TO POND
69	Reservoir(i)	67	-------	12.23	-------	-------	-------	24.51	26.68	27.60	Stage 3

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	3.332	2	722	9,481	------	------	------	QD2A
2	Reach	3.350	2	724	9,480	1	------	------	FLOW FROM QD2A
3	SCS Runoff	1.558	2	724	4,882	------	------	------	QD2B
4	Combine	4.908	2	724	14,363	2, 3	------	------	FLOW FROM QD2B
5	Reach	4.916	2	724	14,363	4	------	------	FLOW FROM QD2B
6	SCS Runoff	1.668	2	718	4,038	------	------	------	QD2C
7	Combine	6.022	2	722	18,401	5, 6	------	------	FLOW FROM QD2C
8	Reach	6.062	2	724	18,405	7	------	------	FLOW FROM QD2C
9	SCS Runoff	2.975	2	724	9,400	------	------	------	QD2D
10	Combine	9.037	2	724	27,806	8, 9	------	------	FLOW FROM QD2D
11	Reach	9.052	2	726	27,807	10	------	------	FLOW FROM QD2D
12	SCS Runoff	2.443	2	720	6,370	------	------	------	QD2E
13	Reach	2.457	2	722	6,368	12	------	------	FLOW FROM QD2E
14	SCS Runoff	1.507	2	716	3,088	------	------	------	QD2F
15	Combine	3.492	2	718	9,456	13, 14	------	------	FLOW FROM QD2F
16	Reach	3.570	2	720	9,456	15	------	------	FLOW FROM QD2F
18	SCS Runoff	1.768	2	720	4,610	------	------	------	QD2G
19	Combine	13.61	2	724	41,873	11, 16, 18	------	------	FLOW FROM QD2G
20	Reach	13.76	2	724	41,879	19	------	------	FLOW FROM QD2G
21	SCS Runoff	1.396	2	720	3,640	------	------	------	QD2J
22	Combine	14.99	2	724	45,519	20, 21	------	------	FLOW FROM QD2J
23	Reach	15.03	2	726	45,526	22	------	------	FLOW FROM QD2J
24	SCS Runoff	2.094	2	720	5,460	------	------	------	QD2M
25	Combine	16.75	2	724	50,986	23, 24	------	------	FLOW FROM QD2M
26	Reach	16.82	2	726	50,989	25	------	------	FLOW FROM QD2M
27	SCS Runoff	1.706	2	718	3,941	------	------	------	QD2O
28	Combine	17.60	2	726	54,930	26, 27	------	------	FLOW FROM QD2O
29	Reach	17.91	2	728	54,968	28	------	------	FLOW TO POND FROM WEST PIPE
31	SCS Runoff	1.628	2	726	5,628	------	------	------	QD2P
32	Reach	1.636	2	728	5,626	31	------	------	FLOW FROM QD2P
33	SCS Runoff	0.105	2	716	242	------	------	------	QD2H
34	Combine	1.650	2	728	5,868	32, 33	------	------	FLOW FROM QD2H
35	Reach	1.613	2	732	5,865	34	------	------	FLOW FROM QD2H

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

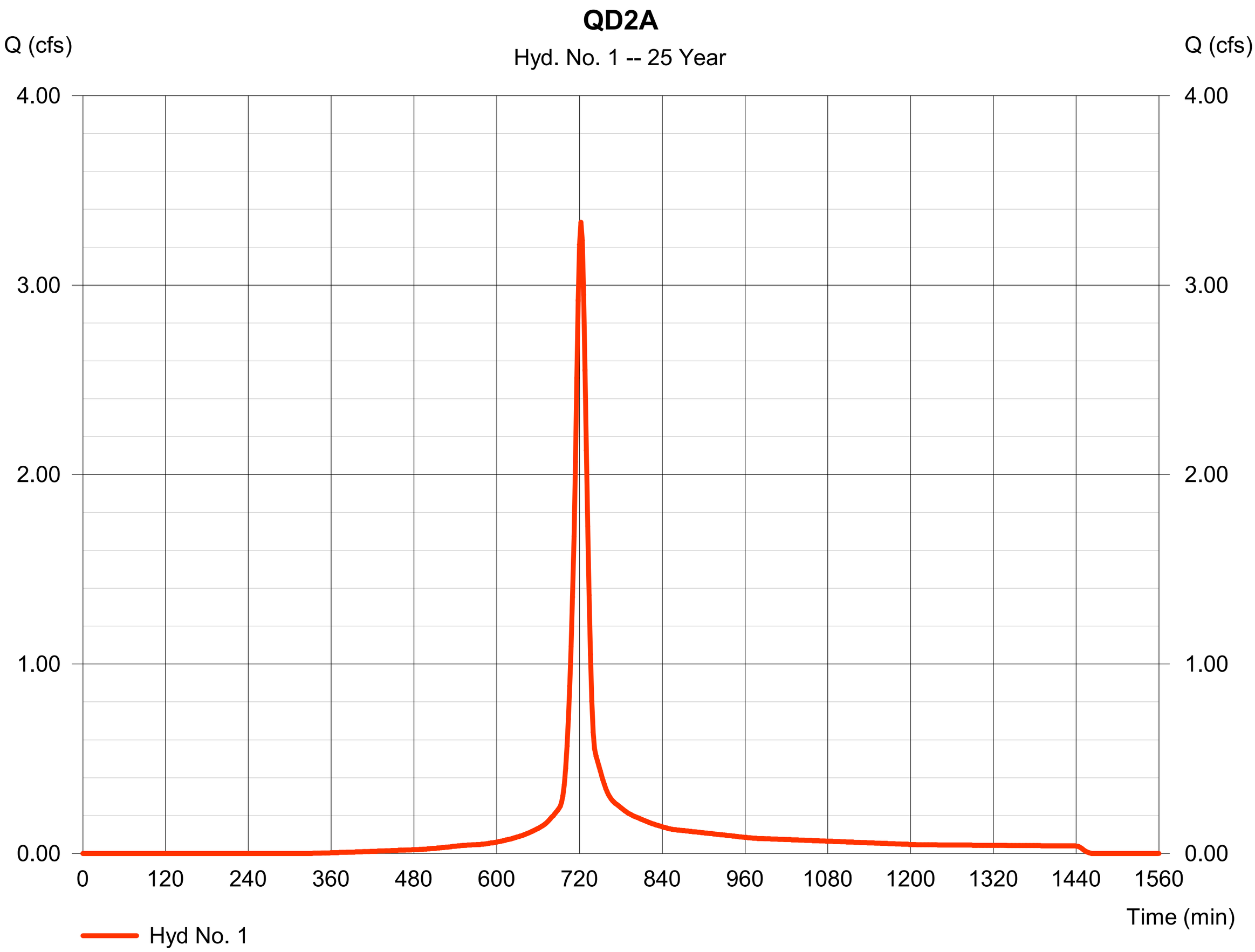
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
36	SCS Runoff	0.651	2	720	1,699	------	------	------	QD2I
37	Combine	1.944	2	728	7,564	35, 36	------	------	FLOW FROM QD2I
38	Reach	1.943	2	730	7,564	37	------	------	FLOW FROM QD2I
40	SCS Runoff	2.121	2	724	6,647	------	------	------	QD2Q
41	Reach	2.133	2	726	6,645	40	------	------	FLOW FROM QD2Q
42	SCS Runoff	2.001	2	720	5,217	------	------	------	QD2R
43	Combine	3.921	2	722	11,862	41, 42	------	------	FLOW FROM QD2R
44	Reach	3.950	2	724	11,864	43	------	------	FLOW FROM QD2R
46	SCS Runoff	0.346	2	722	975	------	------	------	QD2K
47	Combine	6.088	2	724	20,402	38, 44, 46	------	------	FLOW FROM QD2K
48	Reach	6.122	2	726	20,403	47	------	------	FLOW FROM QD2K
49	SCS Runoff	0.611	2	722	1,721	------	------	------	QD2L
50	Combine	6.666	2	726	22,124	48, 49	------	------	FLOW FROM QD2L
51	Reach	6.652	2	728	22,124	50	------	------	FLOW FROM QD2L
53	SCS Runoff	2.269	2	726	7,844	------	------	------	QD2S
54	Reach	2.282	2	728	7,841	53	------	------	FLOW FROM QD2S
55	SCS Runoff	5.169	2	728	19,032	------	------	------	QD2T
56	Combine	7.452	2	728	26,873	54, 55	------	------	FLOW FROM QD2T
57	Reach	7.472	2	730	26,871	56	------	------	FLOW FROM QD2T
58	Combine	14.07	2	728	48,995	51, 57	------	------	FLOW AT MANHOLE
59	Reach	14.15	2	730	48,995	58	------	------	FLOW FROM MANHOLE
60	SCS Runoff	0.300	2	716	661	------	------	------	QD2N
61	Combine	14.19	2	730	49,657	59, 60	------	------	FLOW FROM QD2N
62	Reach	14.20	2	730	49,663	61	------	------	FLOW TO POND FROM EAST PIPE
64	SCS Runoff	2.889	2	730	12,005	------	------	------	QD2X FLOW FROM PARK AREA
65	SCS Runoff	0.941	2	722	2,692	------	------	------	QD3
67	Combine	35.13	2	728	119,328	29, 62, 64, 65,	------	------	TOTAL FLOW TO POND
69	Reservoir(i)	24.51	2	736	84,038	67	6476.21	17,104	Stage 3

Hydrograph Report

Hyd. No. 1

QD2A

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.332 cfs
Storm frequency	=	25 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	9,481 cuft
Drainage area	=	1.500 ac	Curve number	=	92
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	14.00 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



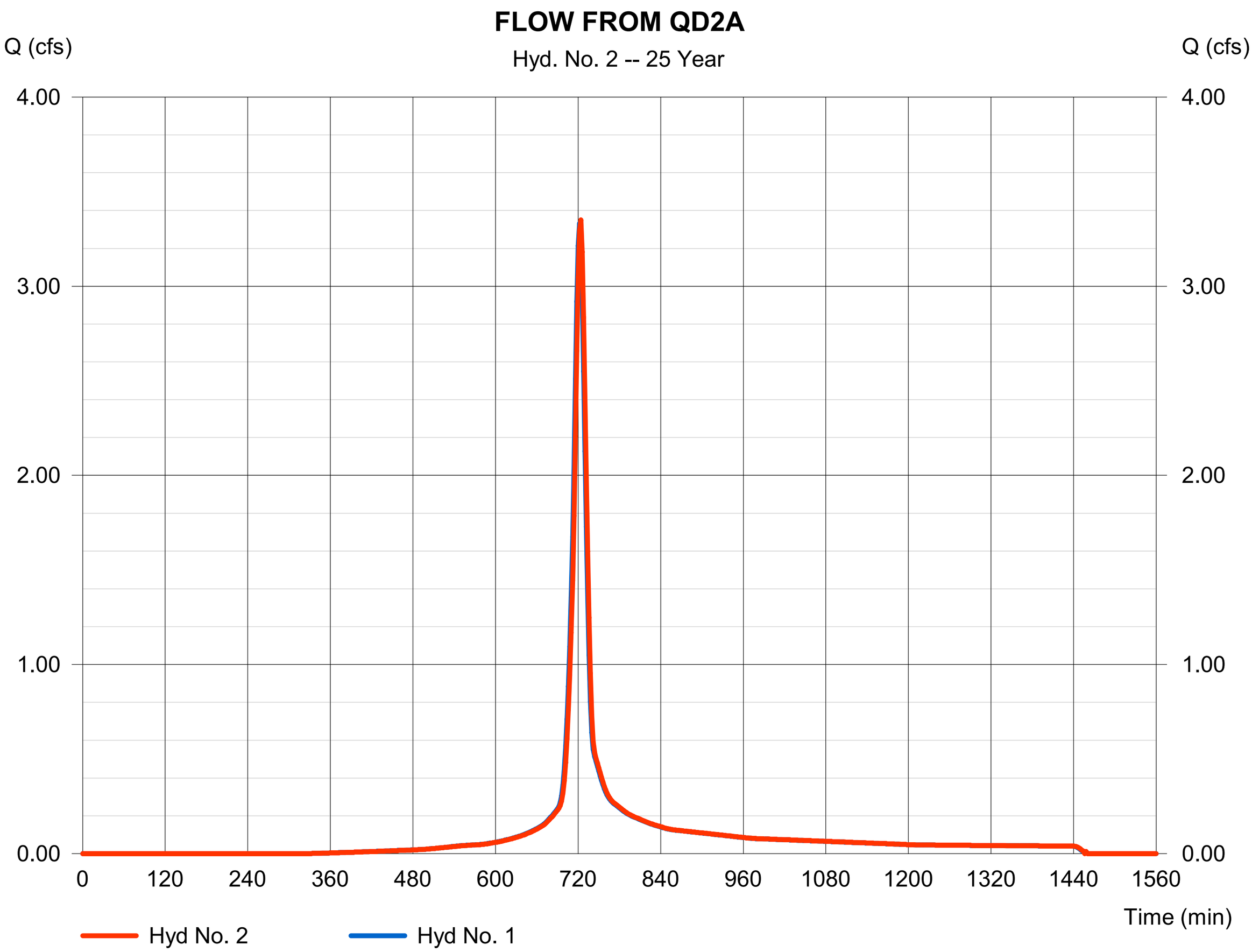
Hydrograph Report

Hyd. No. 2

FLOW FROM QD2A

Hydrograph type	=	Reach	Peak discharge	=	3.350 cfs
Storm frequency	=	25 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	9,480 cuft
Inflow hyd. No.	=	1 - QD2A	Section type	=	Circular
Reach length	=	47.7 ft	Channel slope	=	0.9 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.438	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.4952

Modified Att-Kin routing method used.

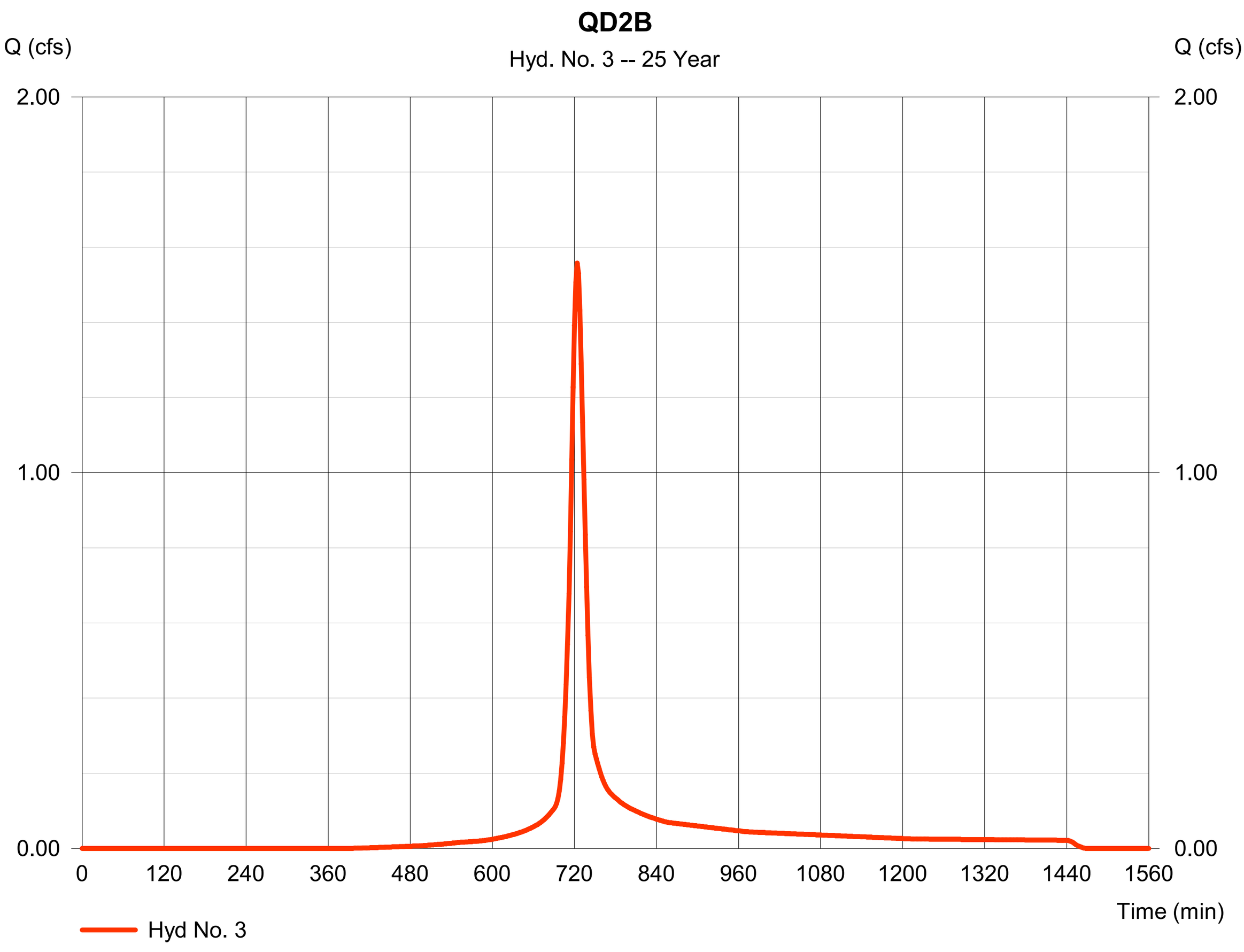


Hydrograph Report

Hyd. No. 3

QD2B

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.558 cfs
Storm frequency	=	25 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	4,882 cuft
Drainage area	=	0.830 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	16.90 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

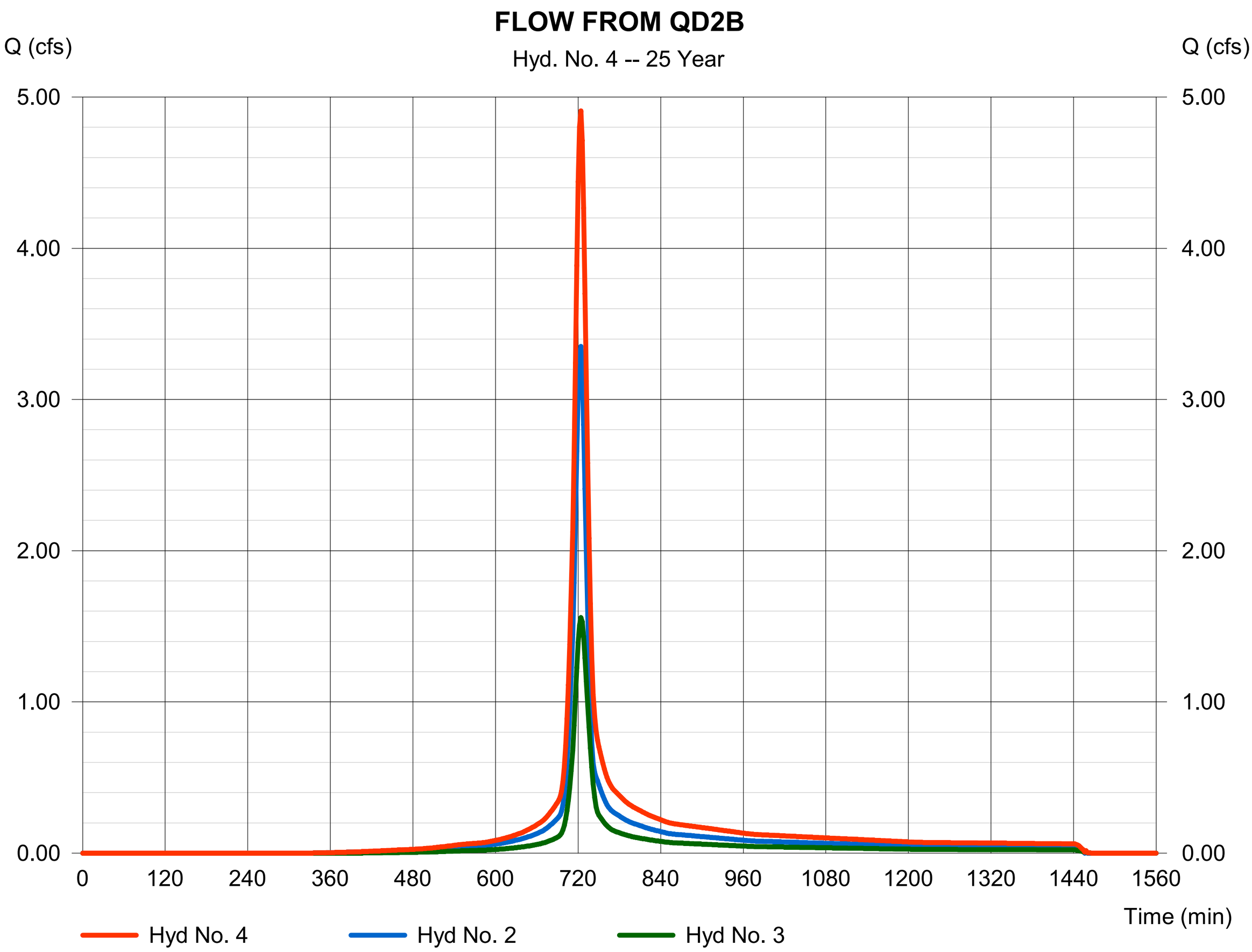


Hydrograph Report

Hyd. No. 4

FLOW FROM QD2B

Hydrograph type	=	Combine	Peak discharge	=	4.908 cfs
Storm frequency	=	25 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	14,363 cuft
Inflow hyds.	=	2, 3	Contrib. drain. area	=	0.830 ac



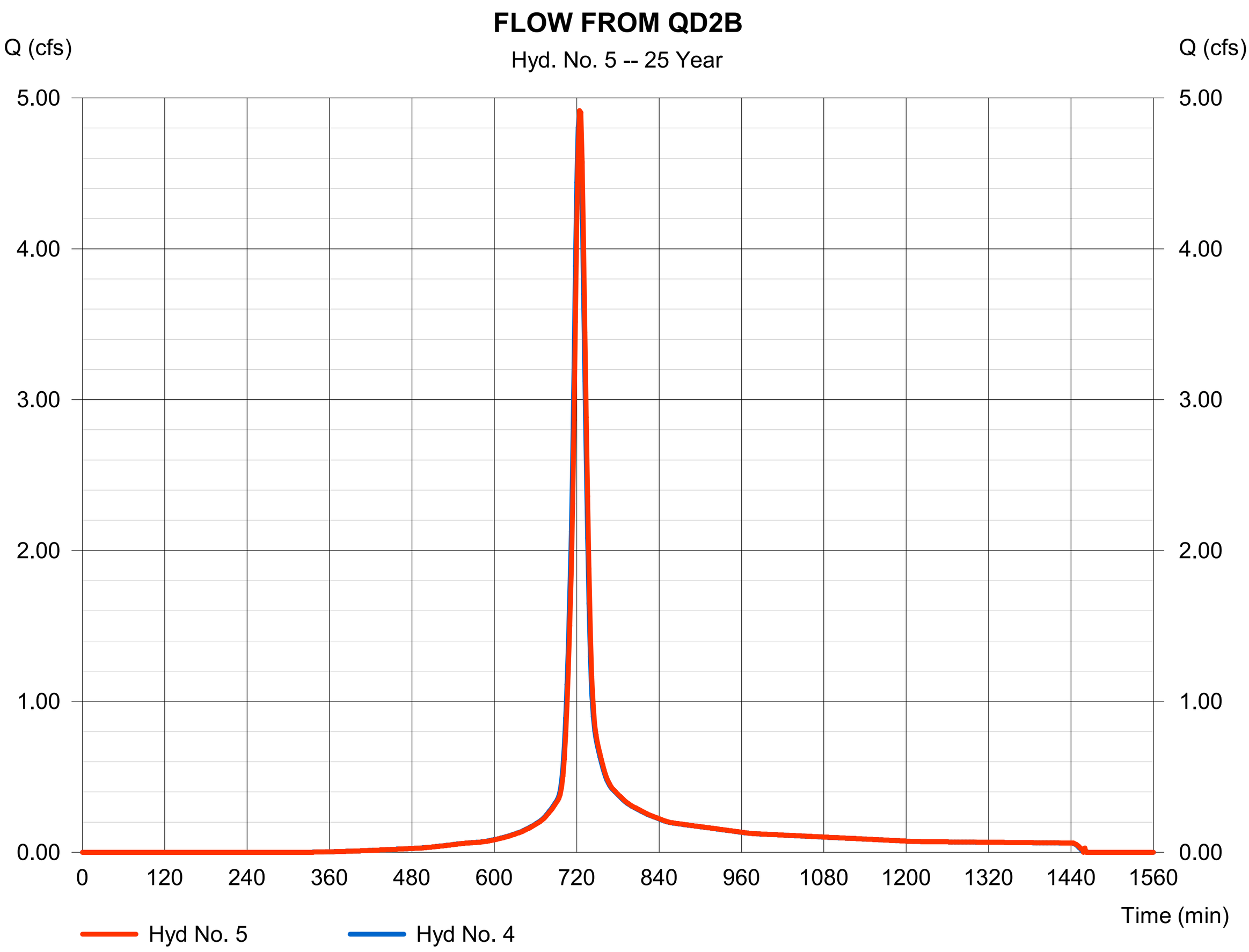
Hydrograph Report

Hyd. No. 5

FLOW FROM QD2B

Hydrograph type	=	Reach	Peak discharge	=	4.916 cfs
Storm frequency	=	25 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	14,363 cuft
Inflow hyd. No.	=	4 - FLOW FROM QD2B	Section type	=	Circular
Reach length	=	32.2 ft	Channel slope	=	0.9 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.438	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.7324

Modified Att-Kin routing method used.

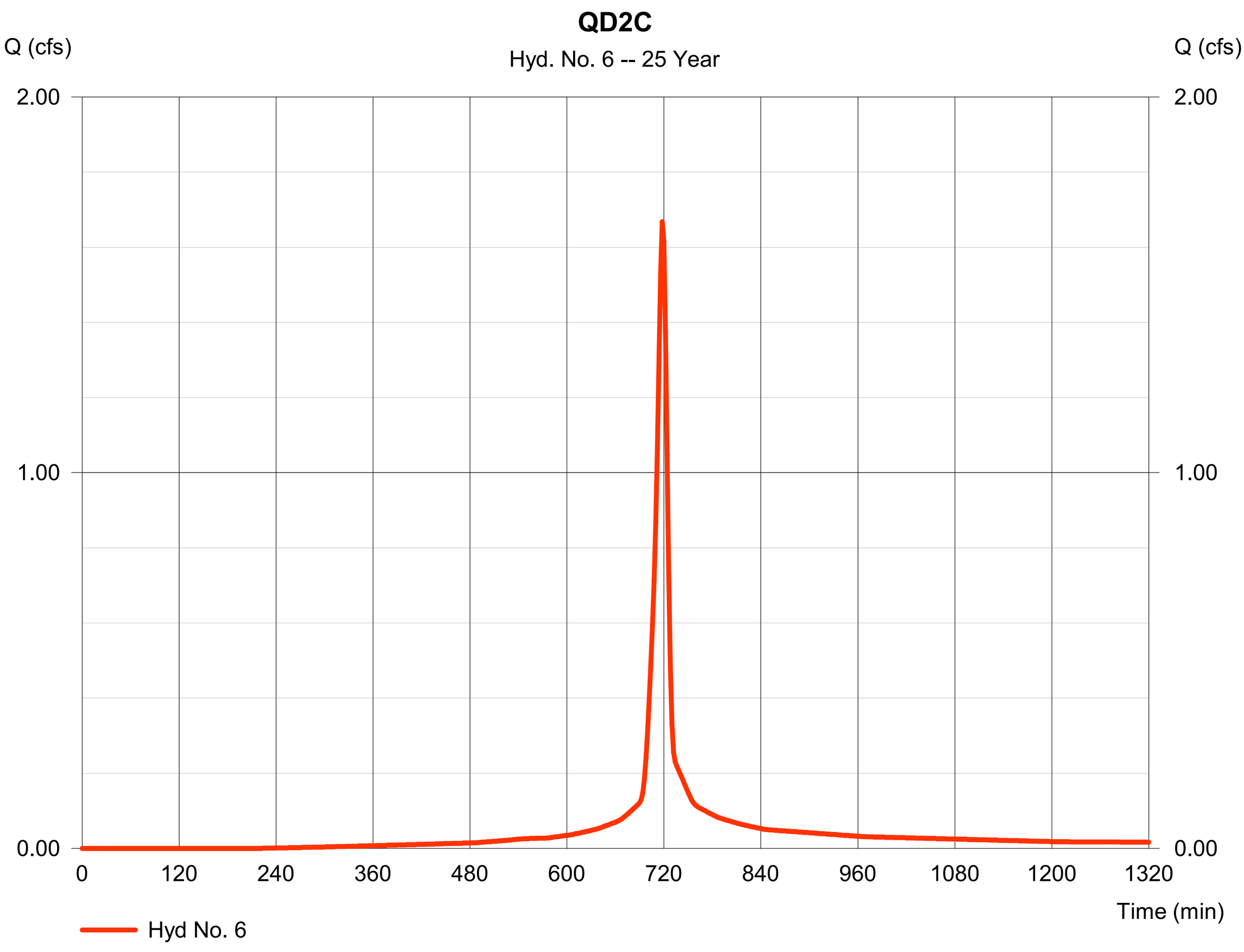


Hydrograph Report

Hyd. No. 6

QD2C

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.668 cfs
Storm frequency	=	25 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	4,038 cuft
Drainage area	=	0.540 ac	Curve number	=	95
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	9.50 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

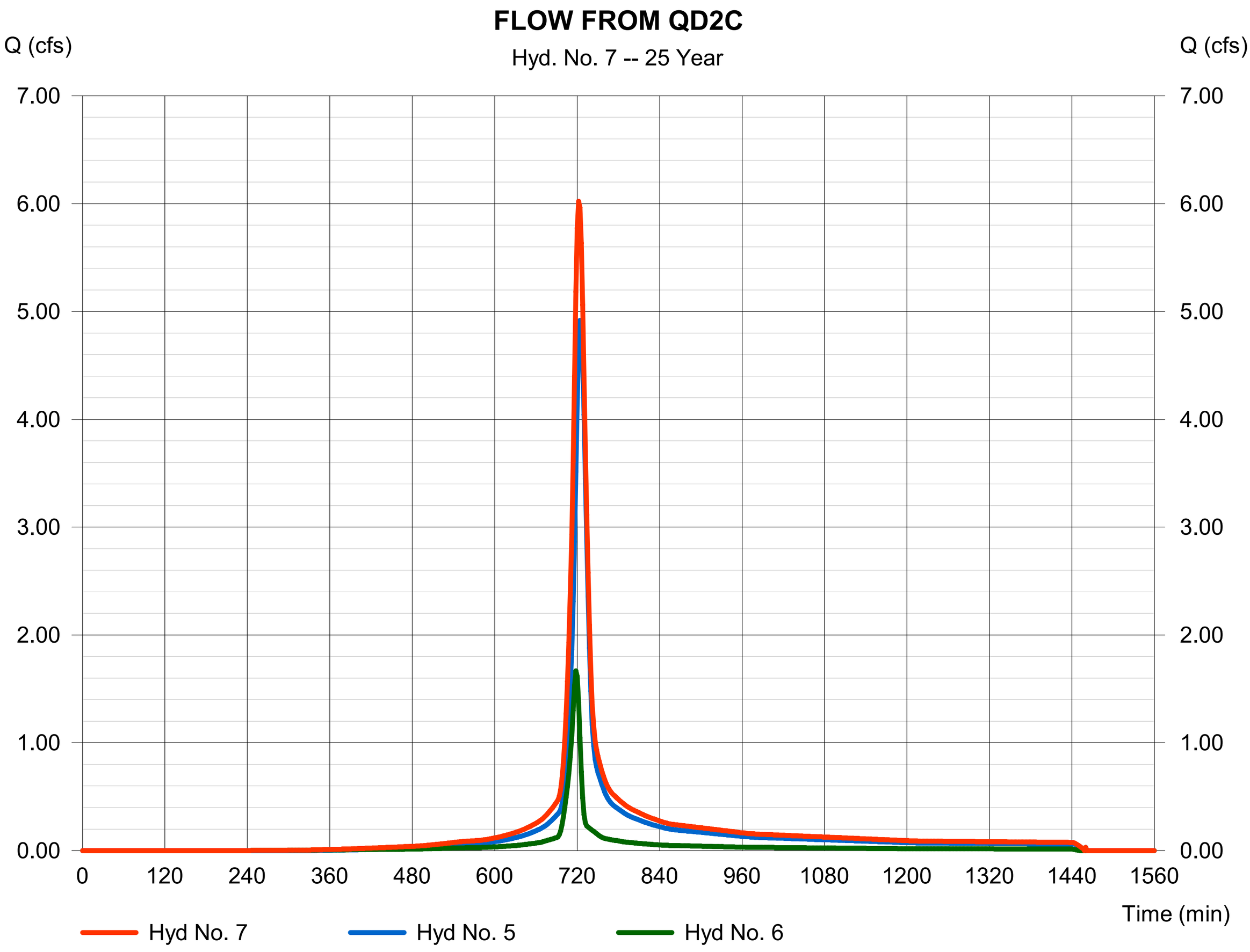


Hydrograph Report

Hyd. No. 7

FLOW FROM QD2C

Hydrograph type	=	Combine	Peak discharge	=	6.022 cfs
Storm frequency	=	25 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	18,401 cuft
Inflow hyds.	=	5, 6	Contrib. drain. area	=	0.540 ac



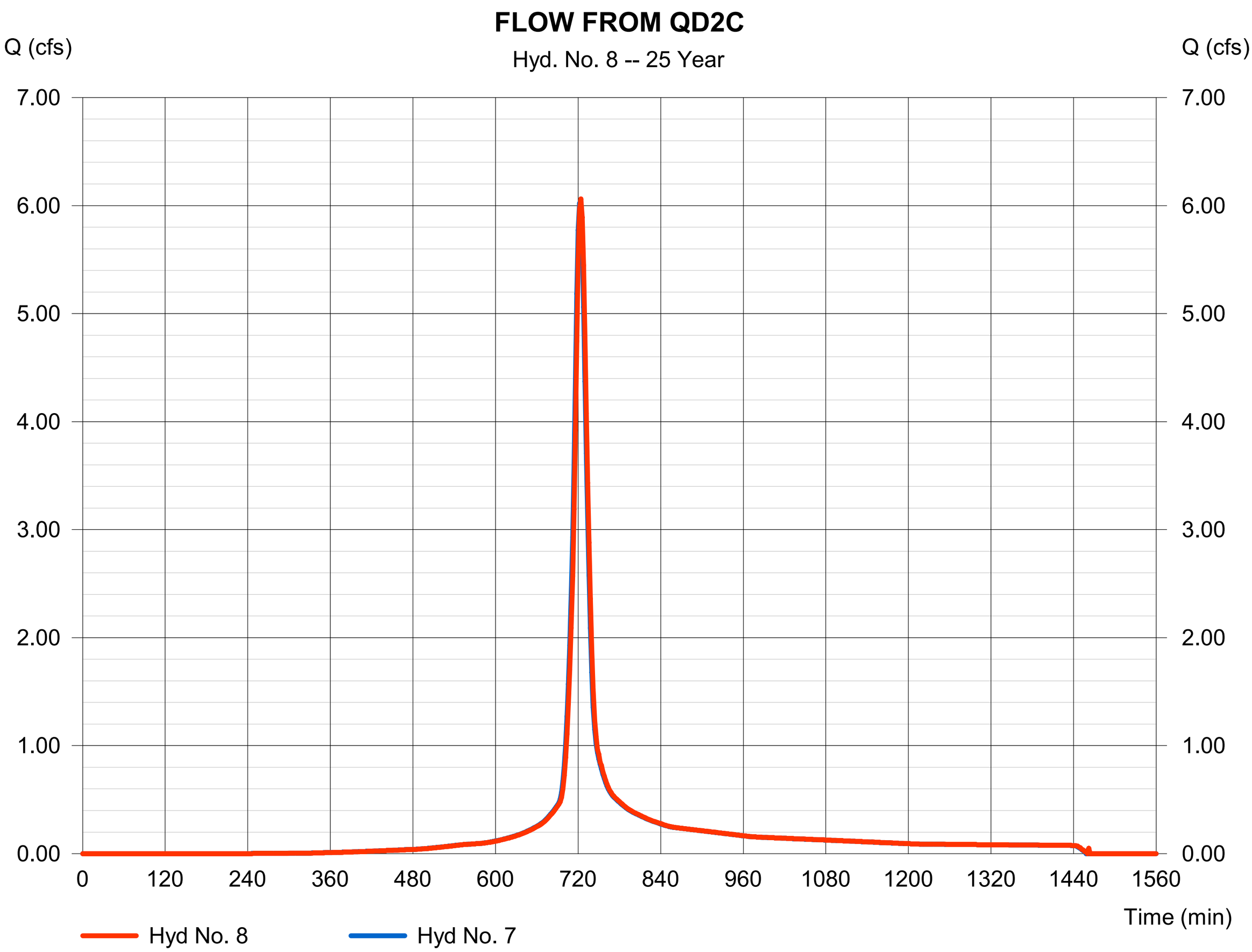
Hydrograph Report

Hyd. No. 8

FLOW FROM QD2C

Hydrograph type	=	Reach	Peak discharge	=	6.062 cfs
Storm frequency	=	25 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	18,405 cuft
Inflow hyd. No.	=	7 - FLOW FROM QD2C	Section type	=	Circular
Reach length	=	41.0 ft	Channel slope	=	0.9 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.438	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.7238

Modified Att-Kin routing method used.

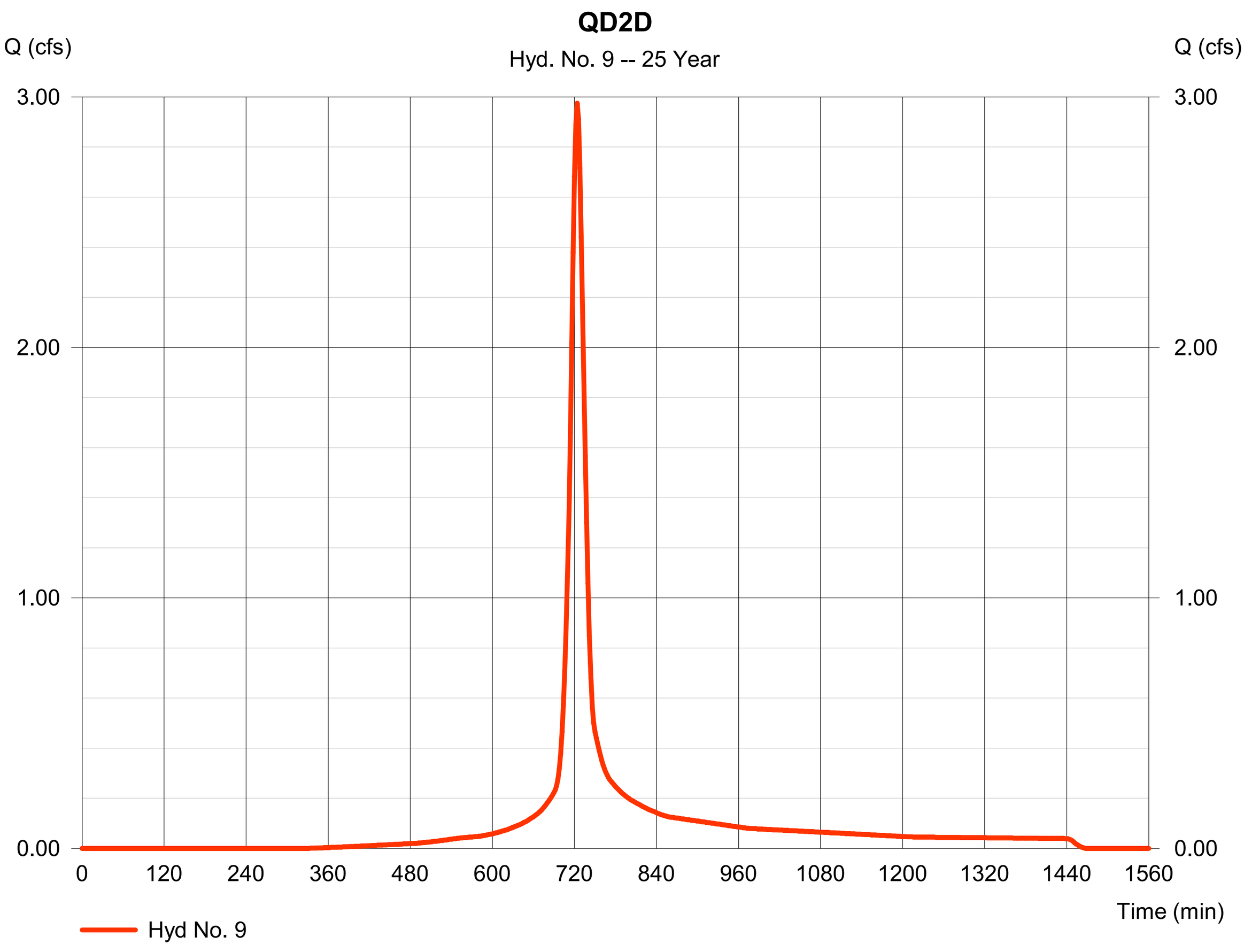


Hydrograph Report

Hyd. No. 9

QD2D

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.975 cfs
Storm frequency	=	25 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	9,400 cuft
Drainage area	=	1.450 ac	Curve number	=	92
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	18.60 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

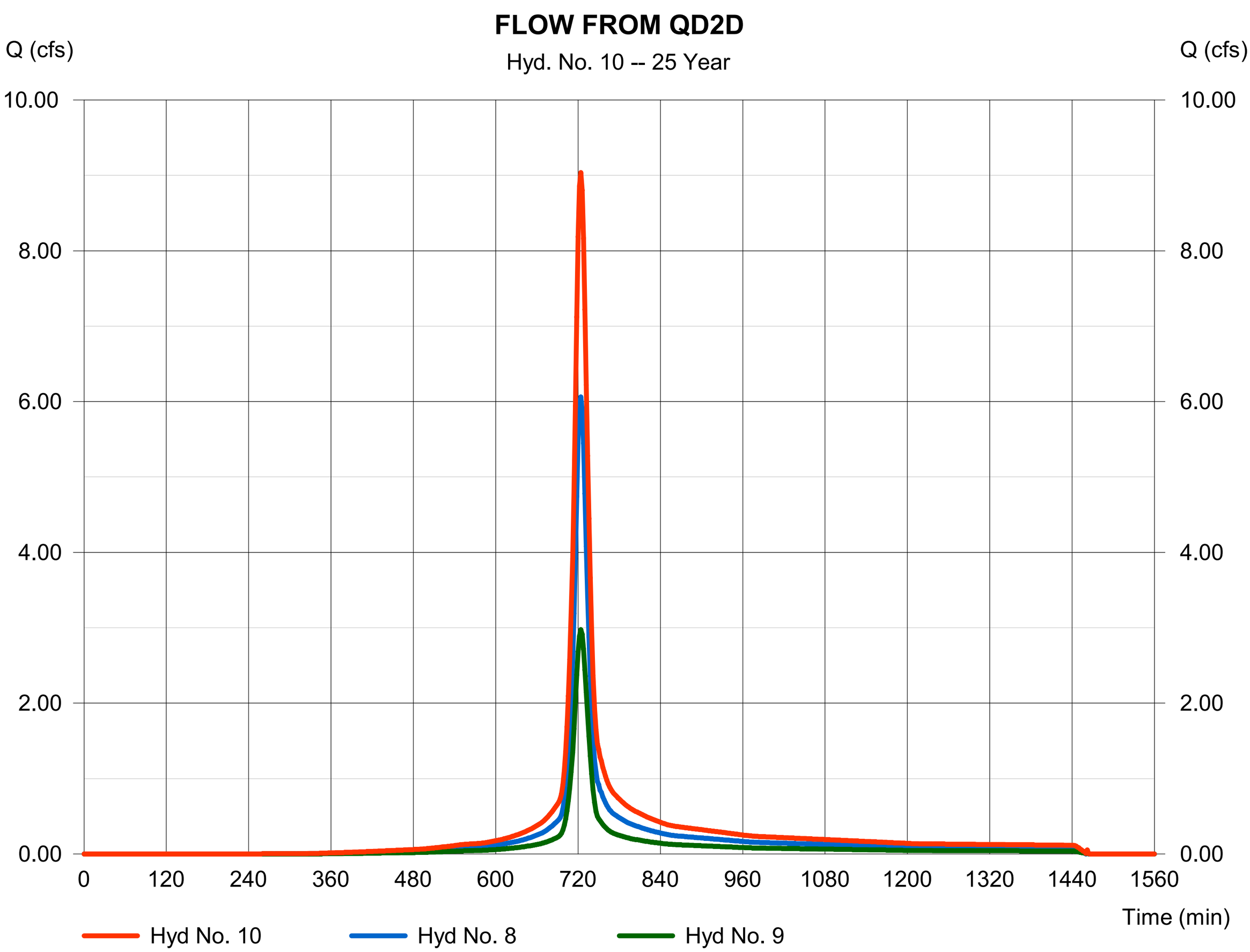


Hydrograph Report

Hyd. No. 10

FLOW FROM QD2D

Hydrograph type	= Combine	Peak discharge	= 9.037 cfs
Storm frequency	= 25 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 27,806 cuft
Inflow hyds.	= 8, 9	Contrib. drain. area	= 1.450 ac



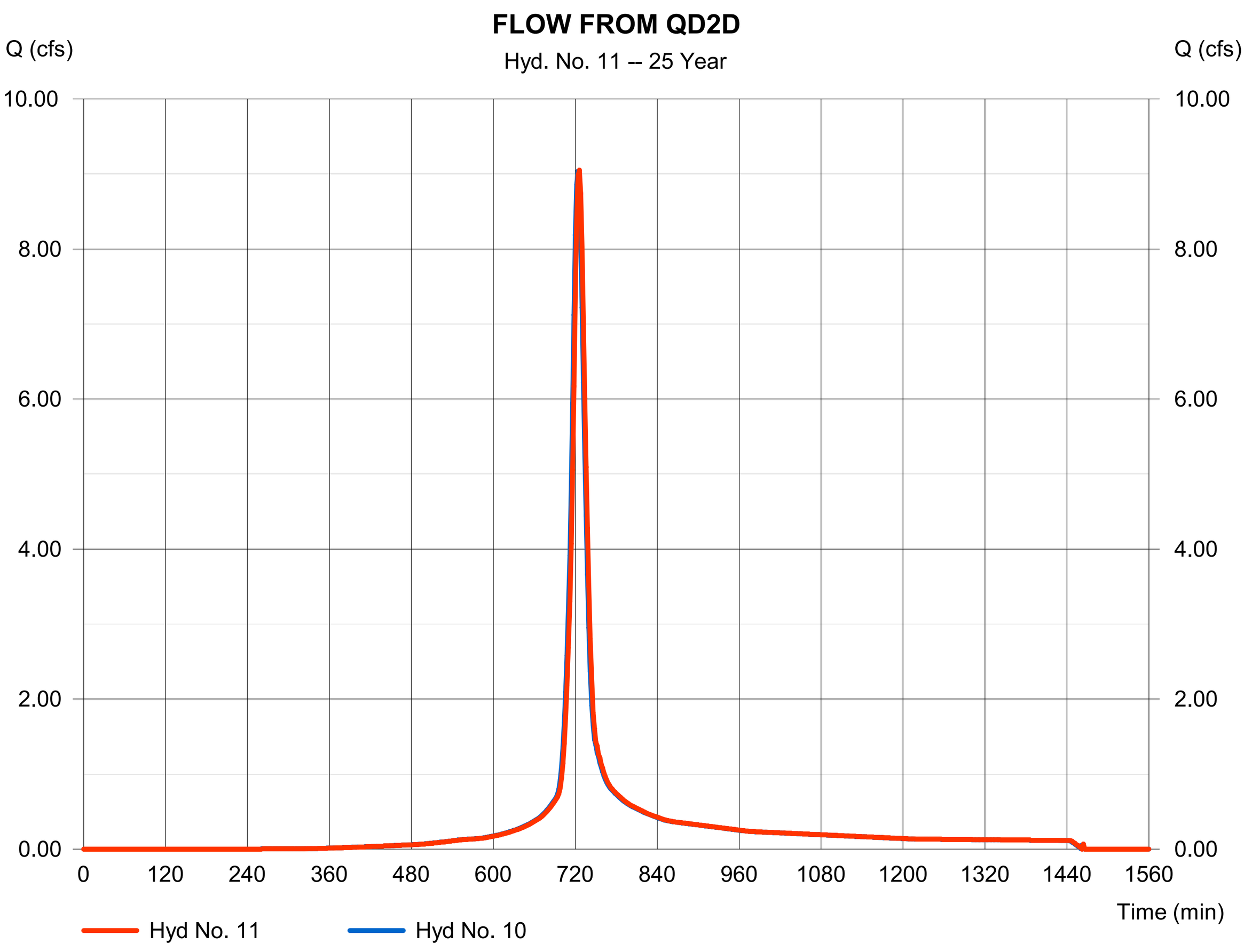
Hydrograph Report

Hyd. No. 11

FLOW FROM QD2D

Hydrograph type	=	Reach	Peak discharge	=	9.052 cfs
Storm frequency	=	25 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	27,807 cuft
Inflow hyd. No.	=	10 - FLOW FROM QD2D	Section type	=	Circular
Reach length	=	225.0 ft	Channel slope	=	0.9 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.438	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.2605

Modified Att-Kin routing method used.

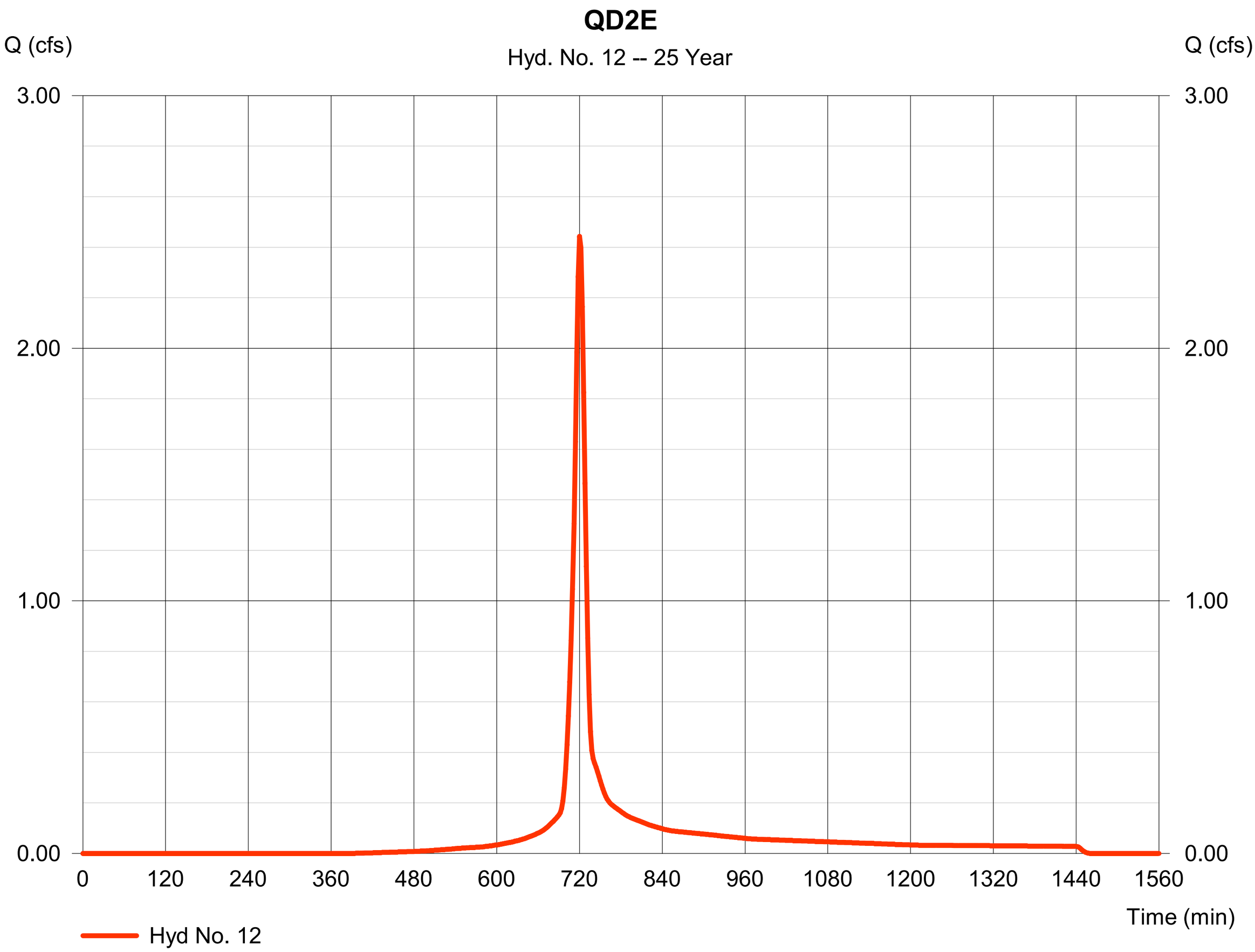


Hydrograph Report

Hyd. No. 12

QD2E

Hydrograph type	= SCS Runoff	Peak discharge	= 2.443 cfs
Storm frequency	= 25 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 6,370 cuft
Drainage area	= 1.050 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 11.90 min
Total precip.	= 2.60 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



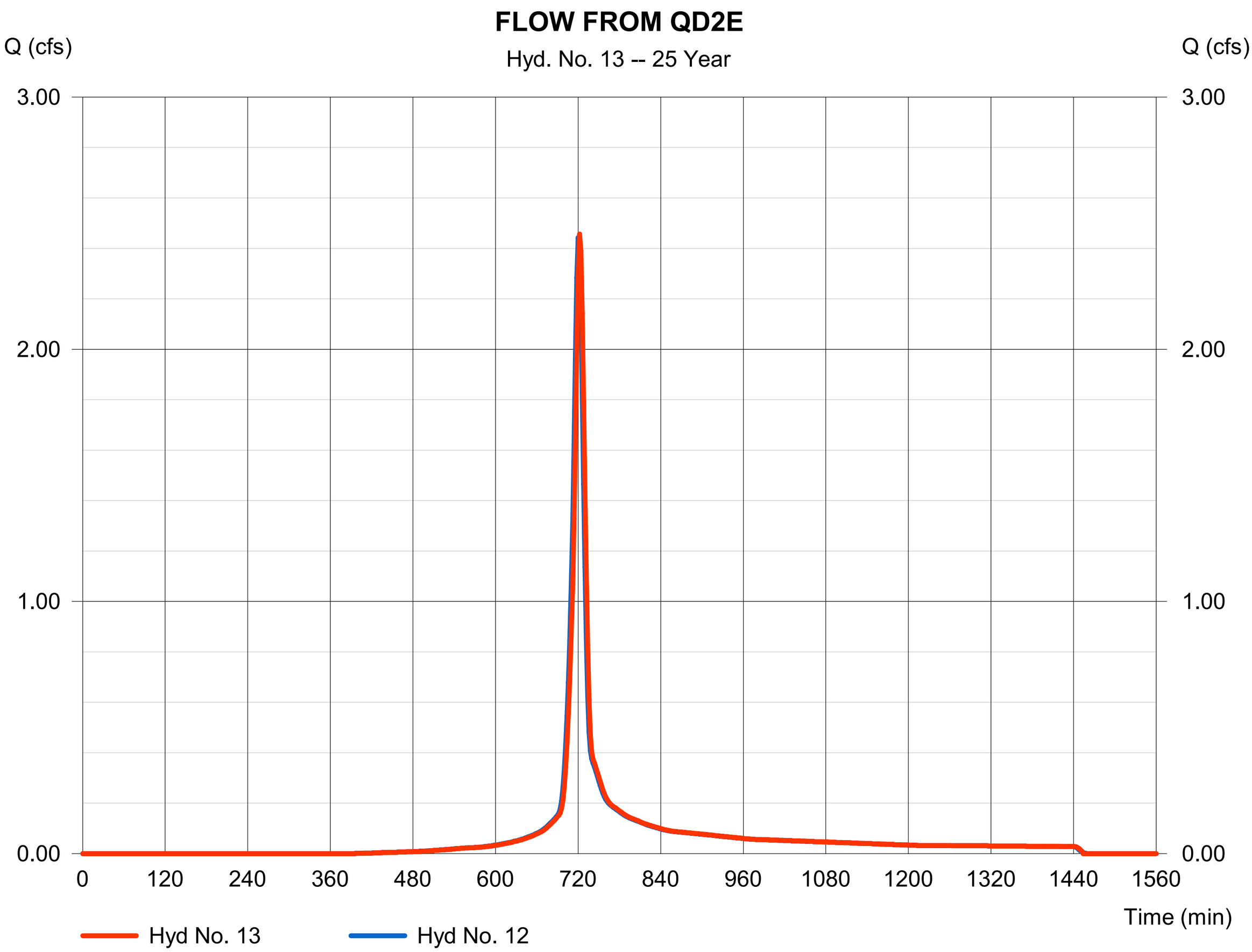
Hydrograph Report

Hyd. No. 13

FLOW FROM QD2E

Hydrograph type	=	Reach	Peak discharge	=	2.457 cfs
Storm frequency	=	25 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	6,368 cuft
Inflow hyd. No.	=	12 - QD2E	Section type	=	Circular
Reach length	=	84.5 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.534	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.1020

Modified Att-Kin routing method used.

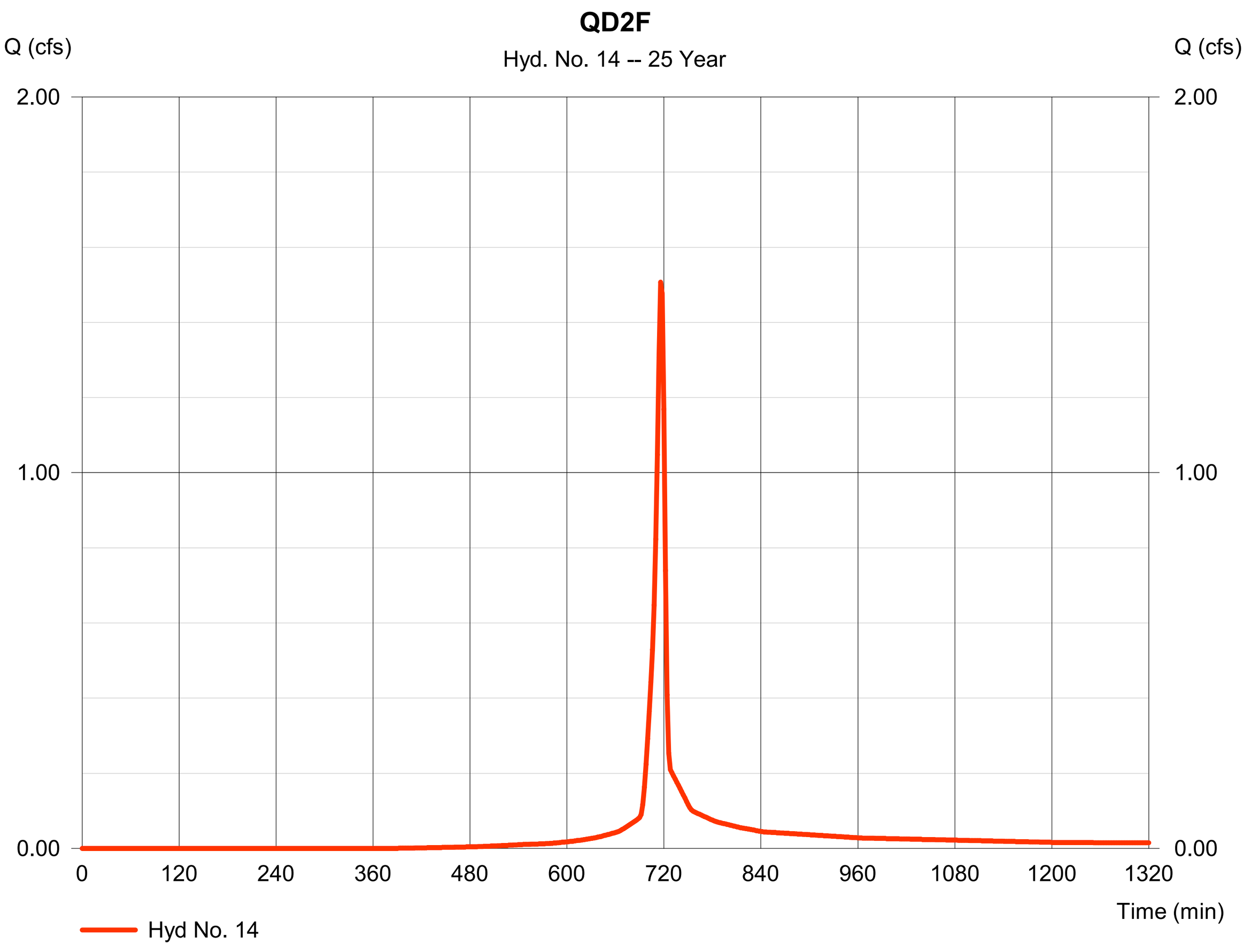


Hydrograph Report

Hyd. No. 14

QD2F

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.507 cfs
Storm frequency	=	25 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	3,088 cuft
Drainage area	=	0.560 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

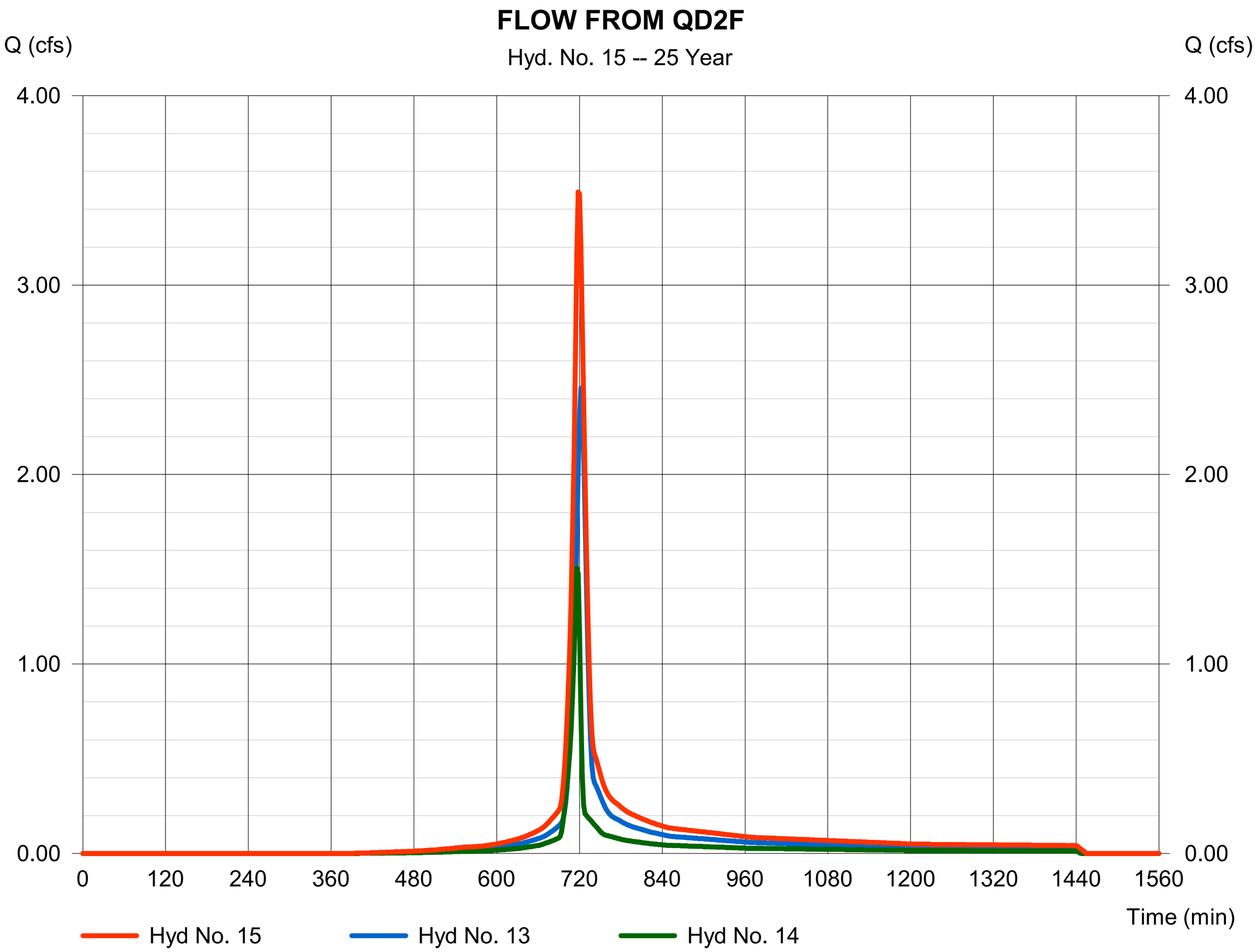


Hydrograph Report

Hyd. No. 15

FLOW FROM QD2F

Hydrograph type	=	Combine	Peak discharge	=	3.492 cfs
Storm frequency	=	25 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	9,456 cuft
Inflow hyds.	=	13, 14	Contrib. drain. area	=	0.560 ac



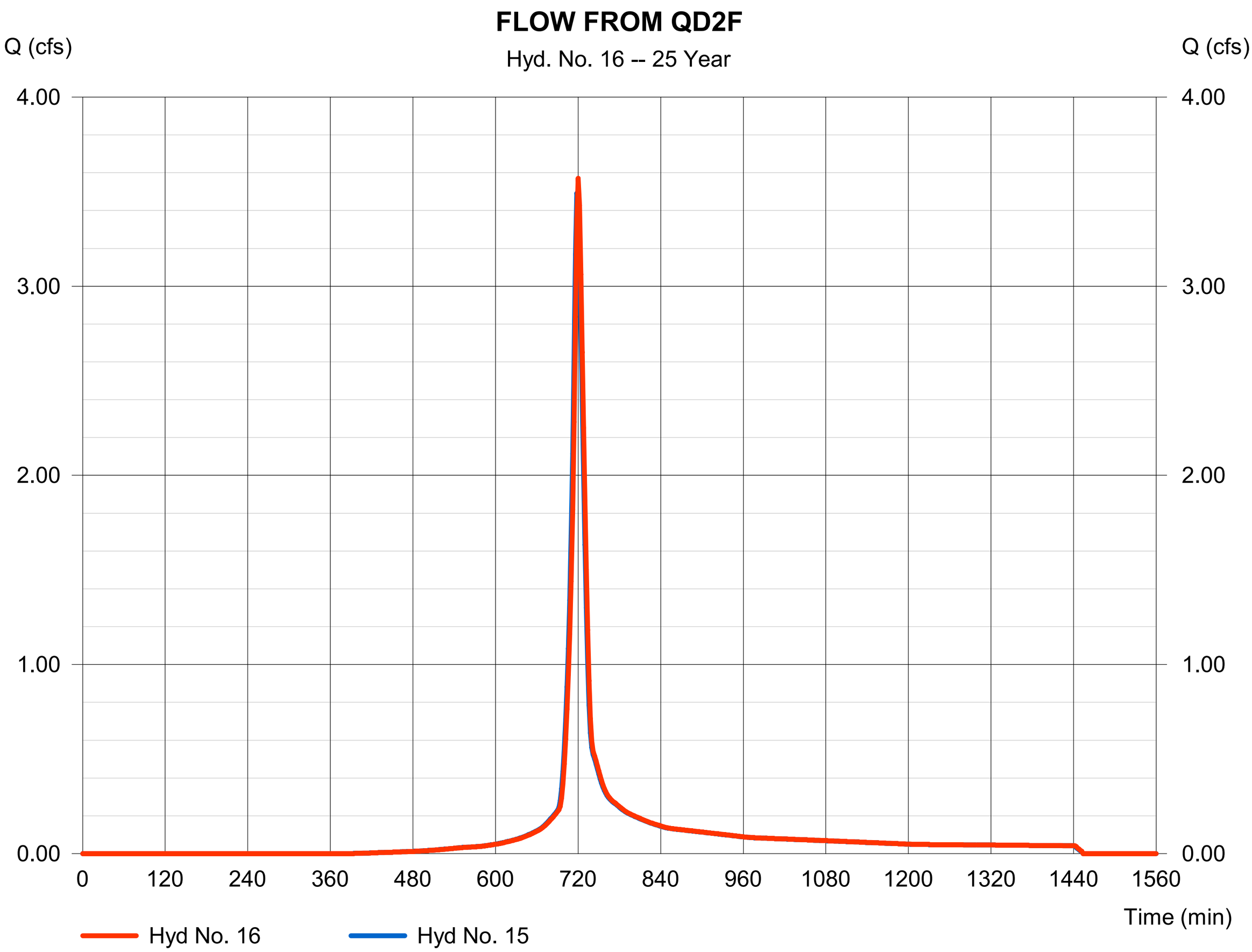
Hydrograph Report

Hyd. No. 16

FLOW FROM QD2F

Hydrograph type	=	Reach	Peak discharge	=	3.570 cfs
Storm frequency	=	25 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	9,456 cuft
Inflow hyd. No.	=	15 - FLOW FROM QD2F	Section type	=	Circular
Reach length	=	40.2 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.534	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.5735

Modified Att-Kin routing method used.

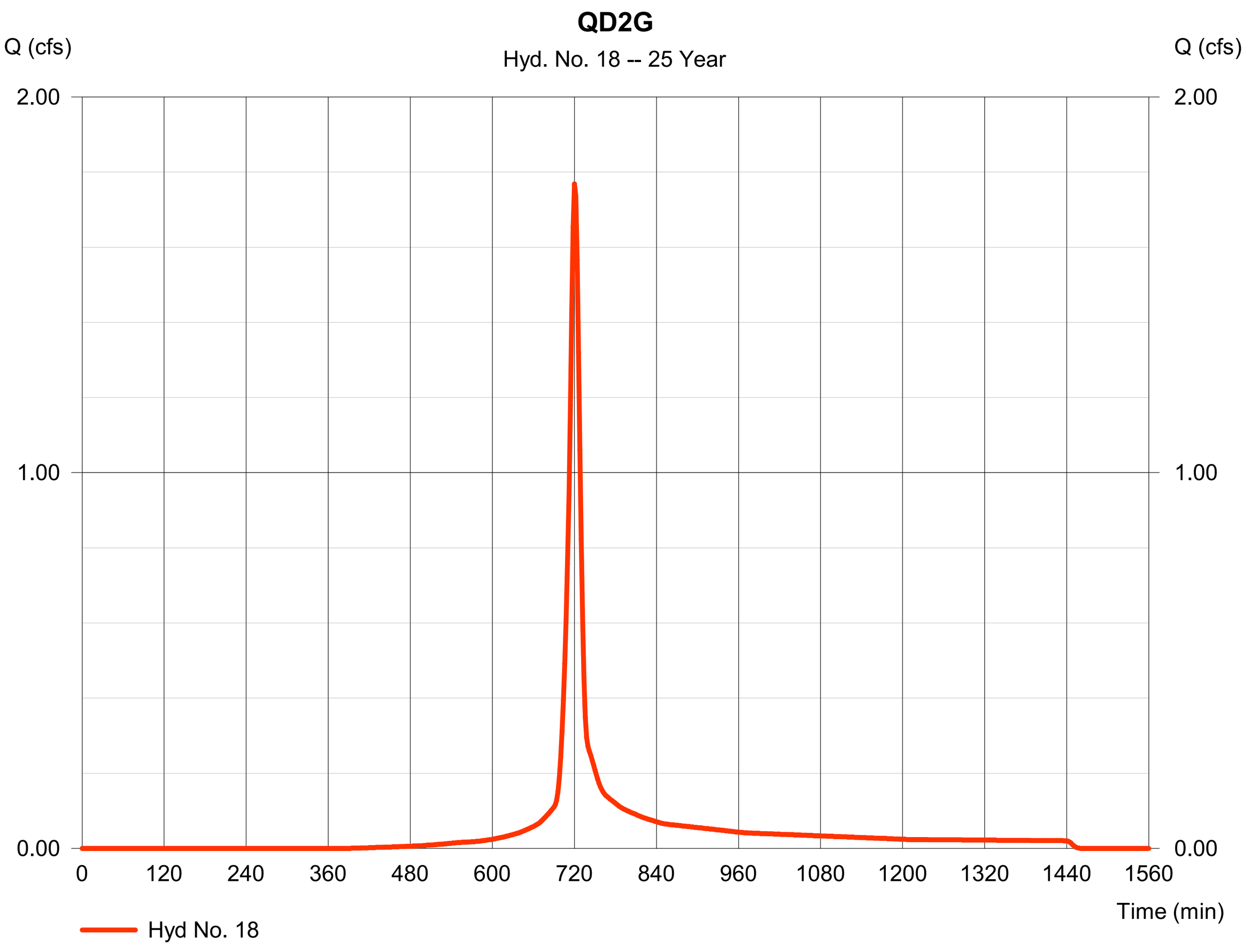


Hydrograph Report

Hyd. No. 18

QD2G

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.768 cfs
Storm frequency	=	25 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	4,610 cuft
Drainage area	=	0.760 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	12.80 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

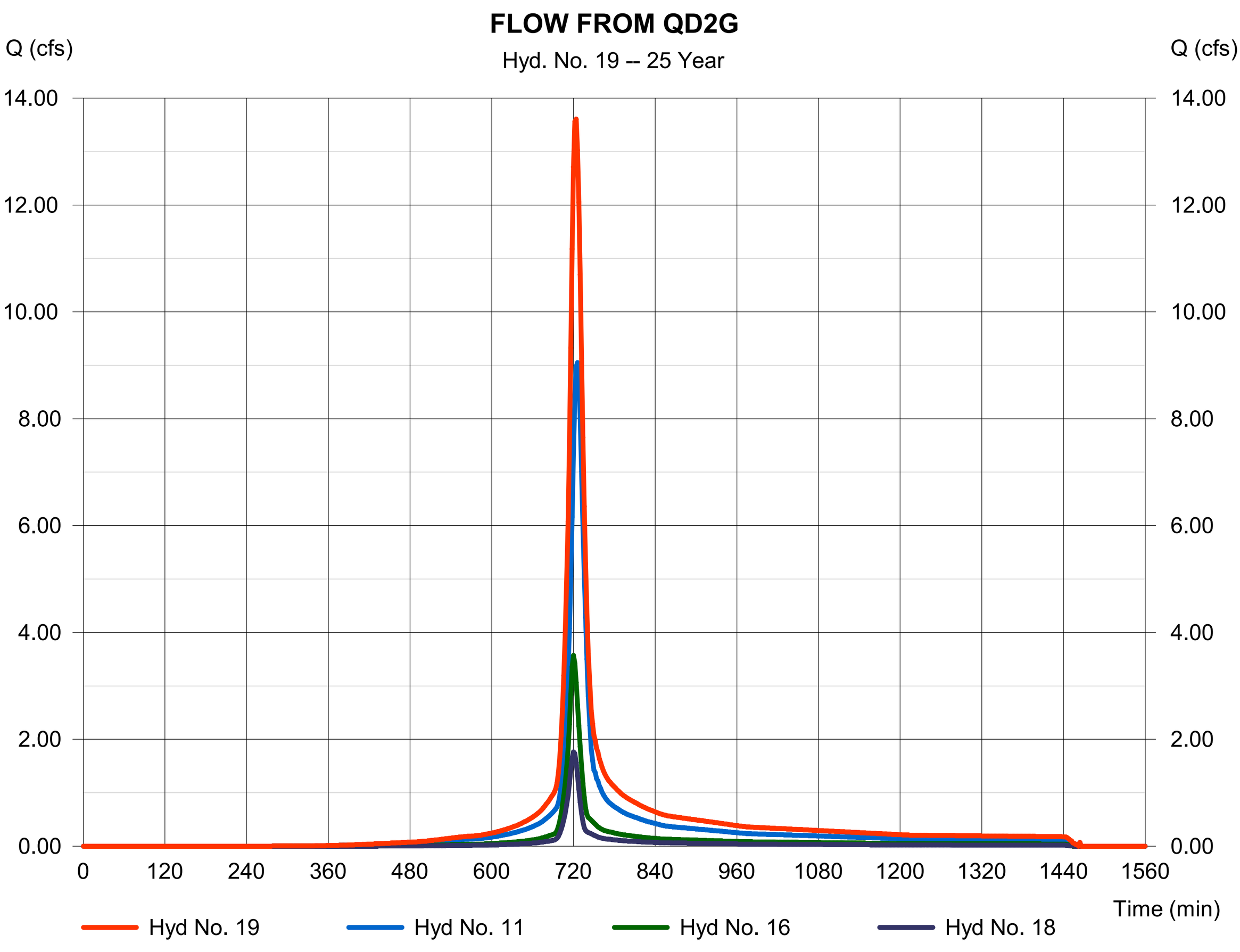


Hydrograph Report

Hyd. No. 19

FLOW FROM QD2G

Hydrograph type	=	Combine	Peak discharge	=	13.61 cfs
Storm frequency	=	25 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	41,873 cuft
Inflow hyds.	=	11, 16, 18	Contrib. drain. area	=	0.760 ac



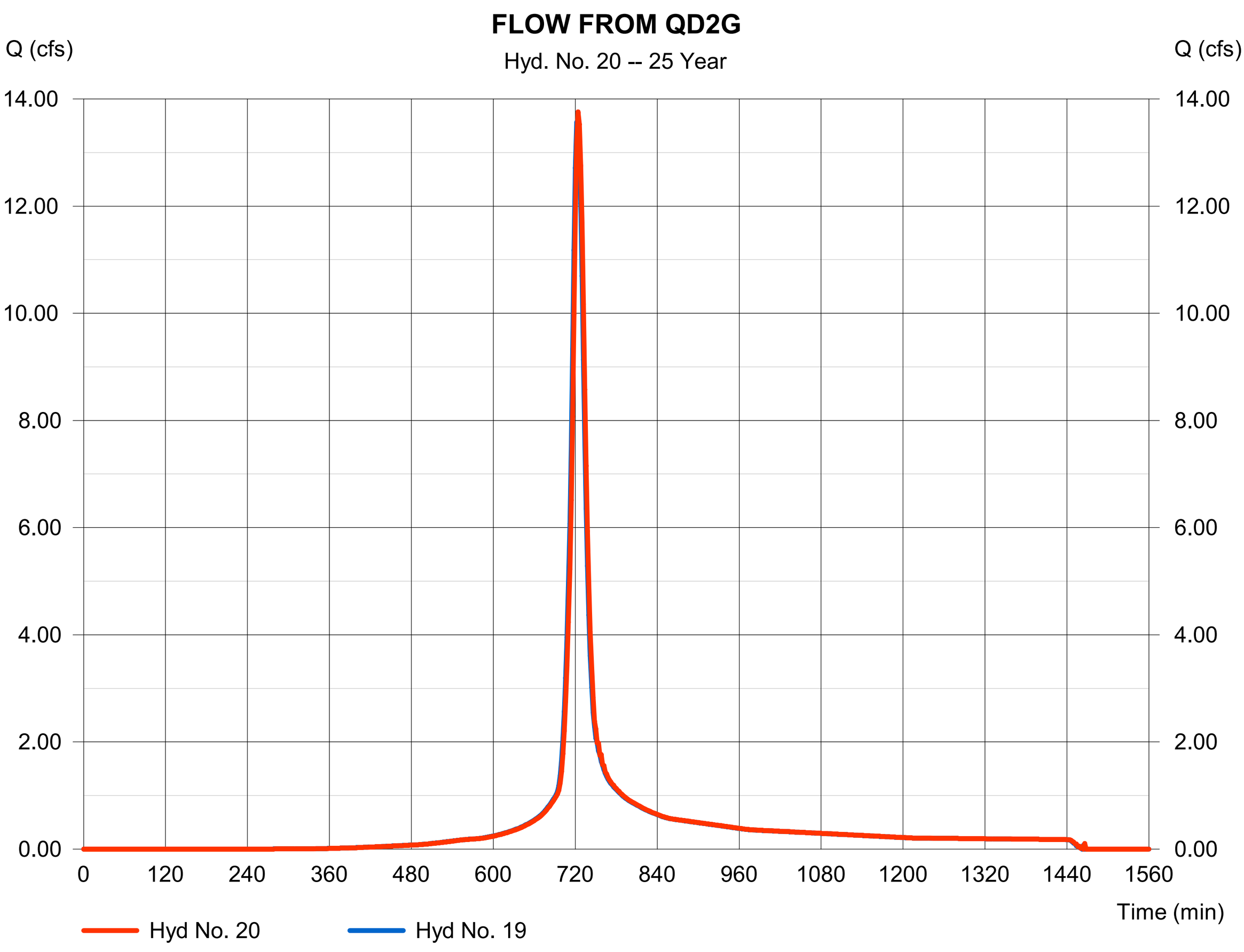
Hydrograph Report

Hyd. No. 20

FLOW FROM QD2G

Hydrograph type	=	Reach	Peak discharge	=	13.76 cfs
Storm frequency	=	25 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	41,879 cuft
Inflow hyd. No.	=	19 - FLOW FROM QD2G	Section type	=	Circular
Reach length	=	176.6 ft	Channel slope	=	1.0 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.584	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.5317

Modified Att-Kin routing method used.

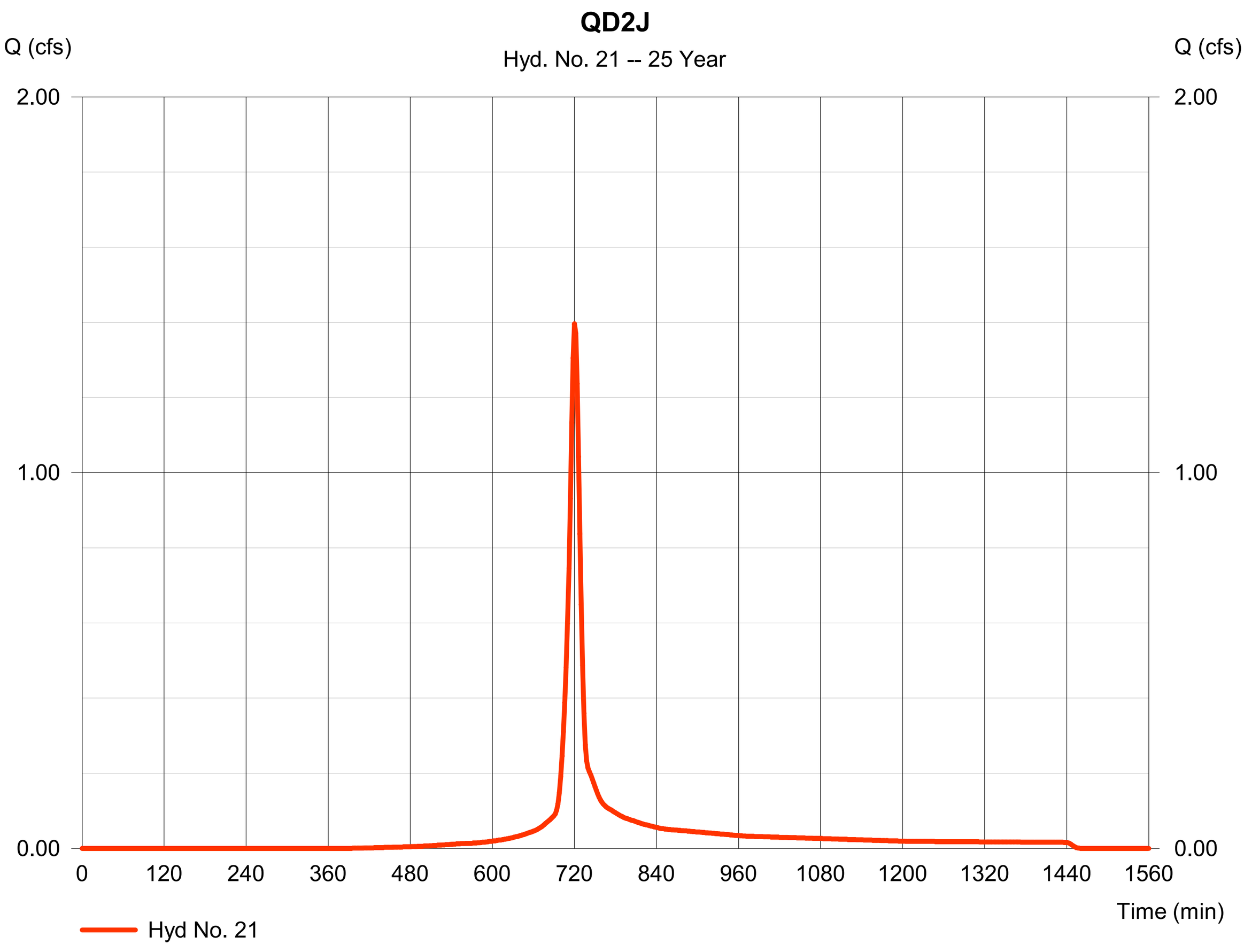


Hydrograph Report

Hyd. No. 21

QD2J

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.396 cfs
Storm frequency	=	25 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	3,640 cuft
Drainage area	=	0.600 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	12.20 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

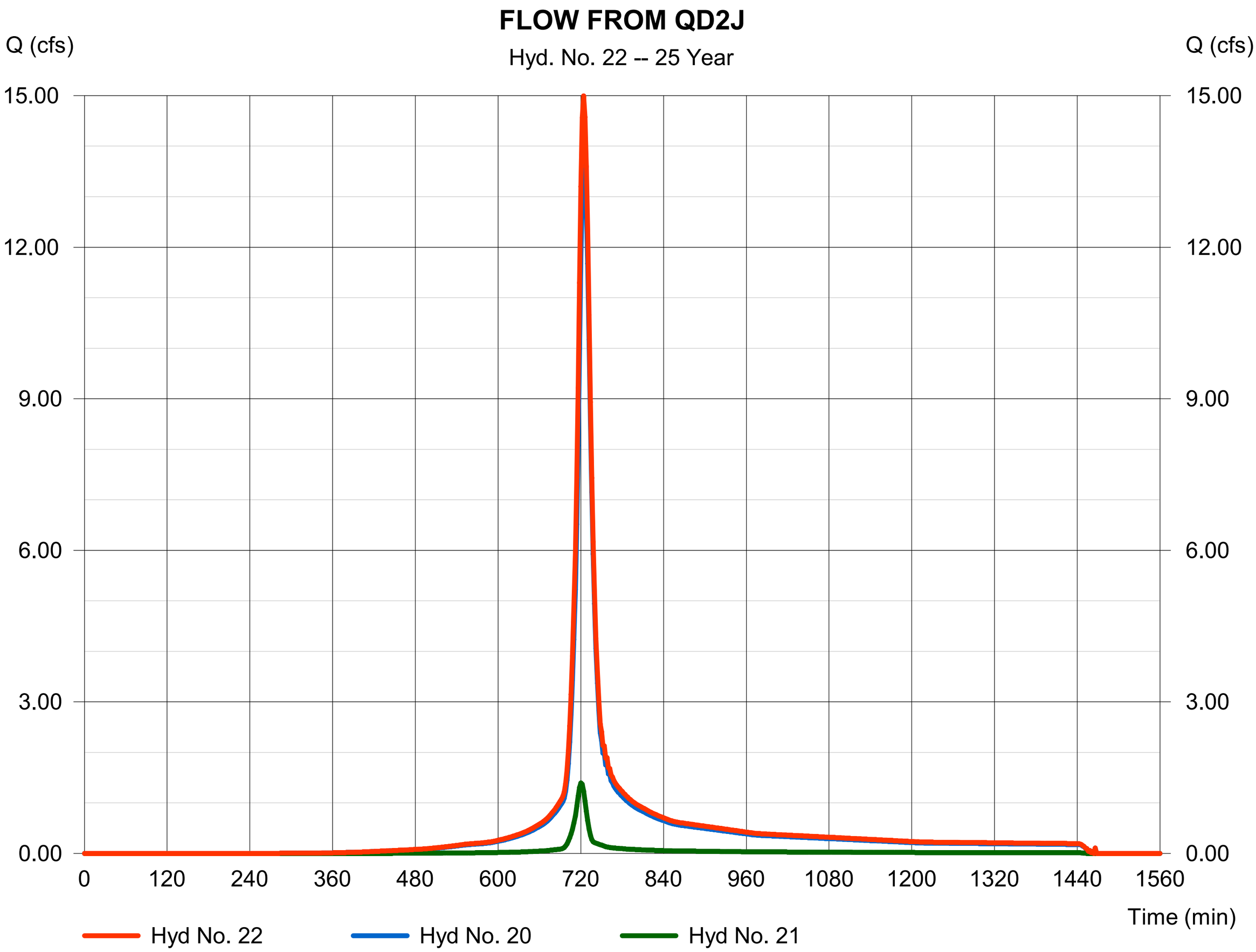


Hydrograph Report

Hyd. No. 22

FLOW FROM QD2J

Hydrograph type	= Combine	Peak discharge	= 14.99 cfs
Storm frequency	= 25 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 45,519 cuft
Inflow hyds.	= 20, 21	Contrib. drain. area	= 0.600 ac



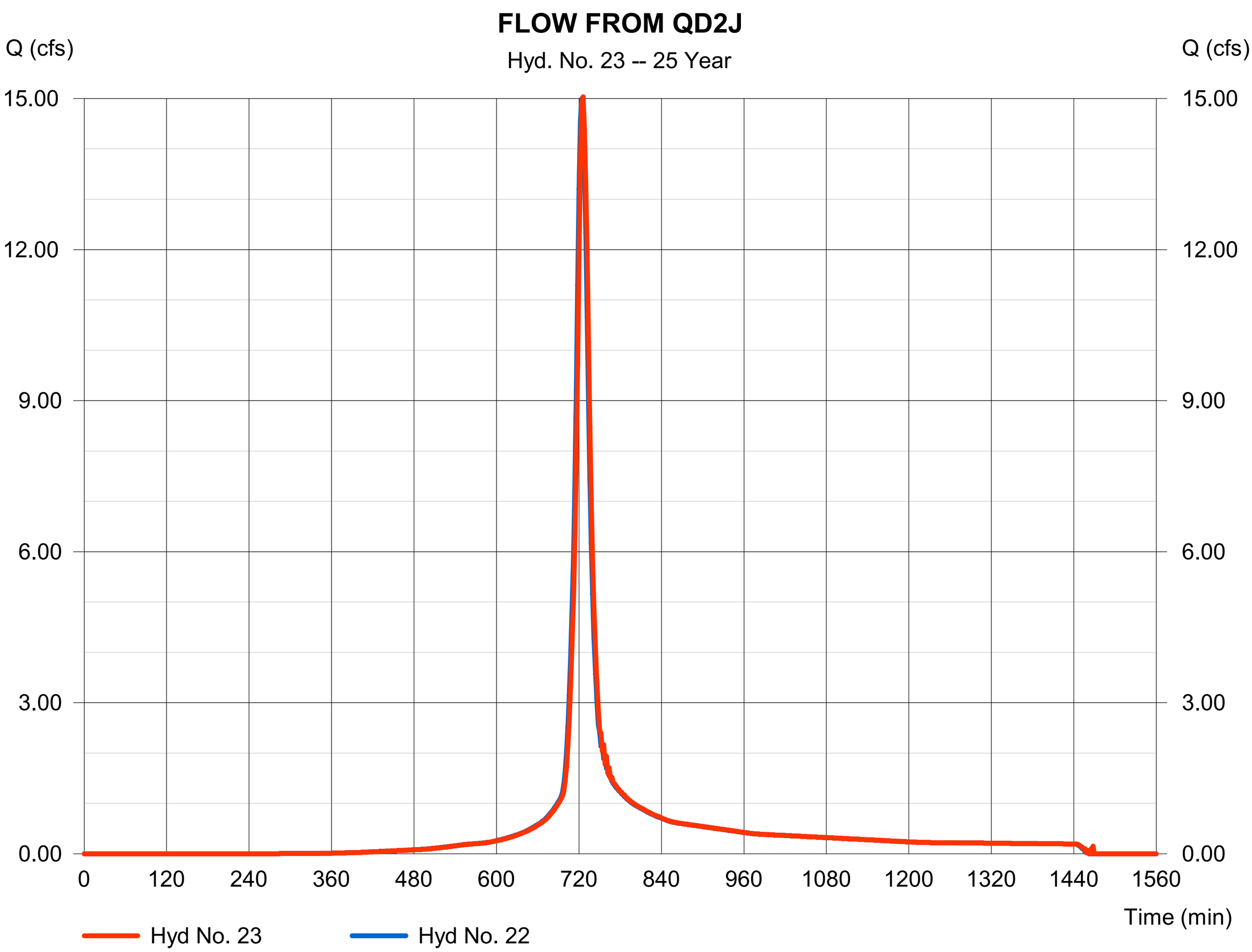
Hydrograph Report

Hyd. No. 23

FLOW FROM QD2J

Hydrograph type	=	Reach	Peak discharge	=	15.03 cfs
Storm frequency	=	25 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	45,526 cuft
Inflow hyd. No.	=	22 - FLOW FROM QD2J	Section type	=	Circular
Reach length	=	158.4 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.659	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.3864

Modified Att-Kin routing method used.

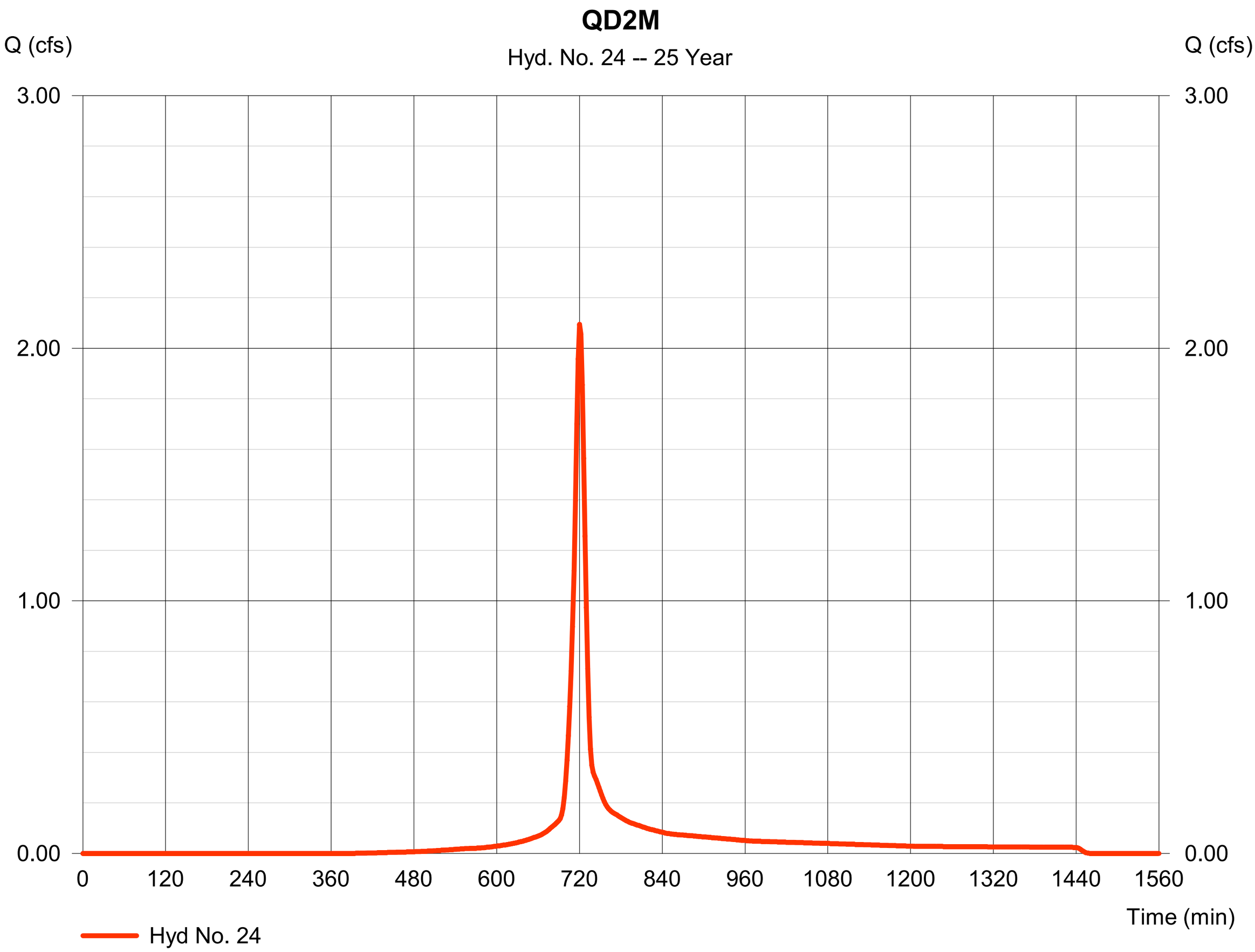


Hydrograph Report

Hyd. No. 24

QD2M

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.094 cfs
Storm frequency	=	25 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	5,460 cuft
Drainage area	=	0.900 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	11.90 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

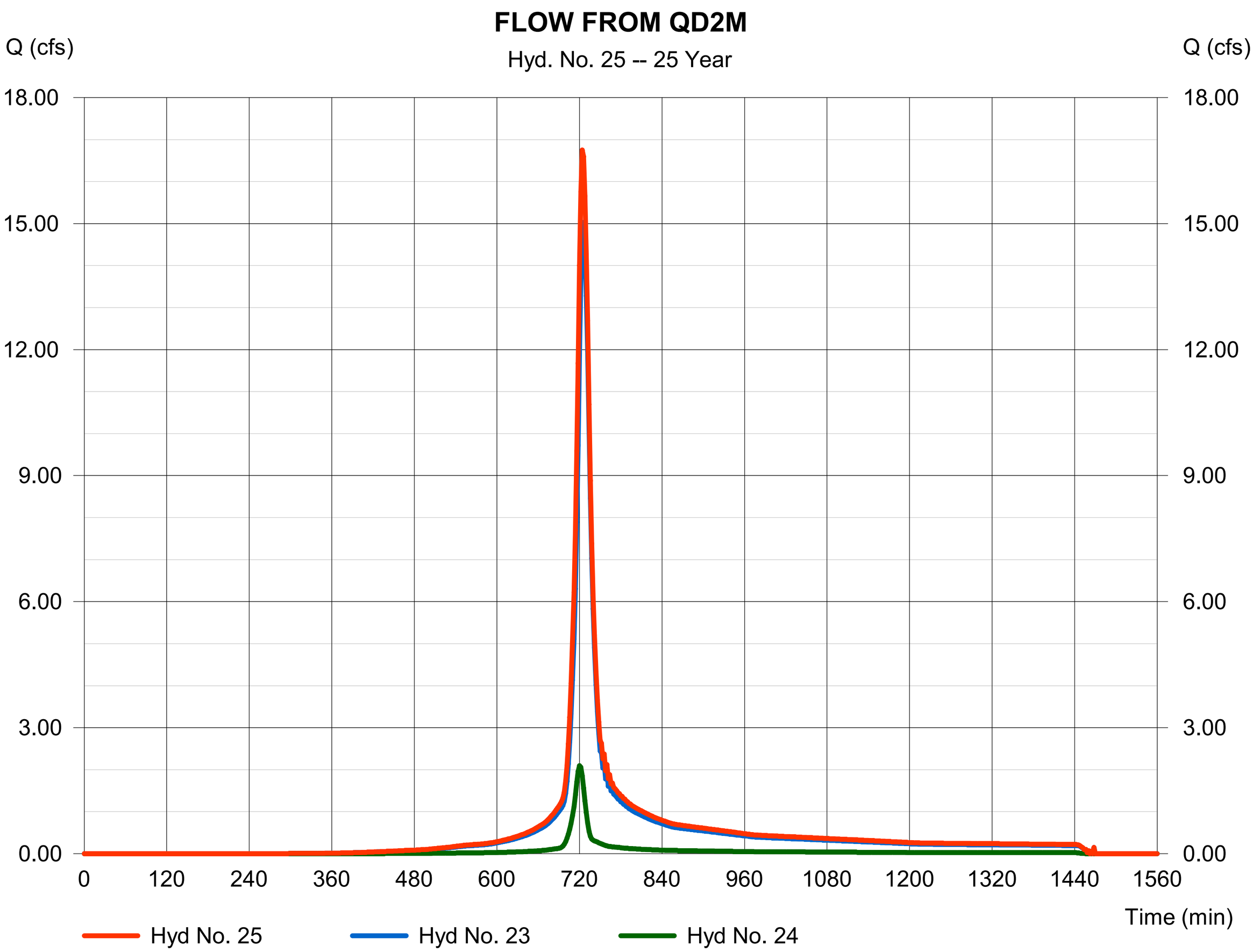


Hydrograph Report

Hyd. No. 25

FLOW FROM QD2M

Hydrograph type	=	Combine	Peak discharge	=	16.75 cfs
Storm frequency	=	25 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	50,986 cuft
Inflow hyds.	=	23, 24	Contrib. drain. area	=	0.900 ac



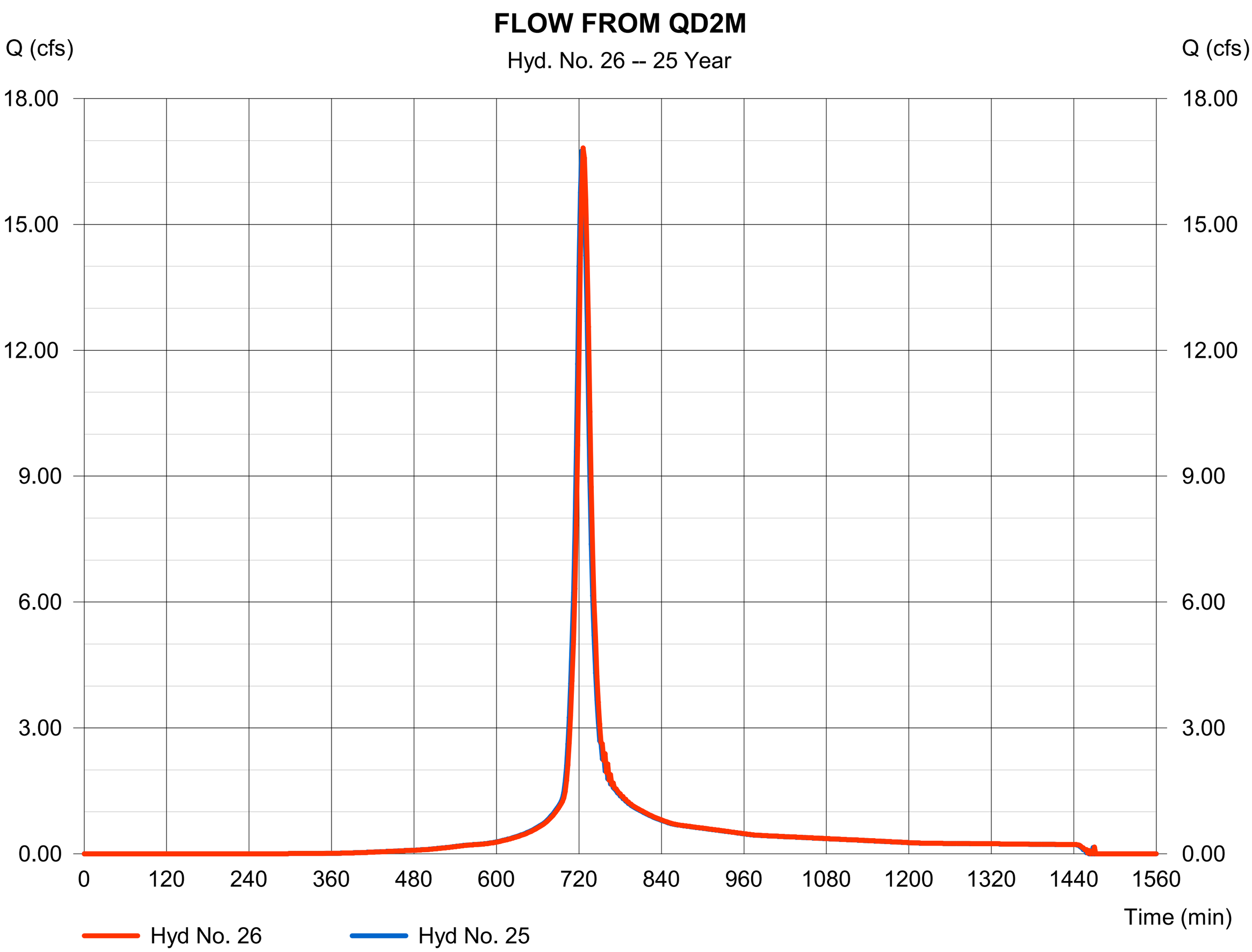
Hydrograph Report

Hyd. No. 26

FLOW FROM QD2M

Hydrograph type	=	Reach	Peak discharge	=	16.82 cfs
Storm frequency	=	25 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	50,989 cuft
Inflow hyd. No.	=	25 - FLOW FROM QD2M	Section type	=	Circular
Reach length	=	336.3 ft	Channel slope	=	0.3 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.060	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.0863

Modified Att-Kin routing method used.

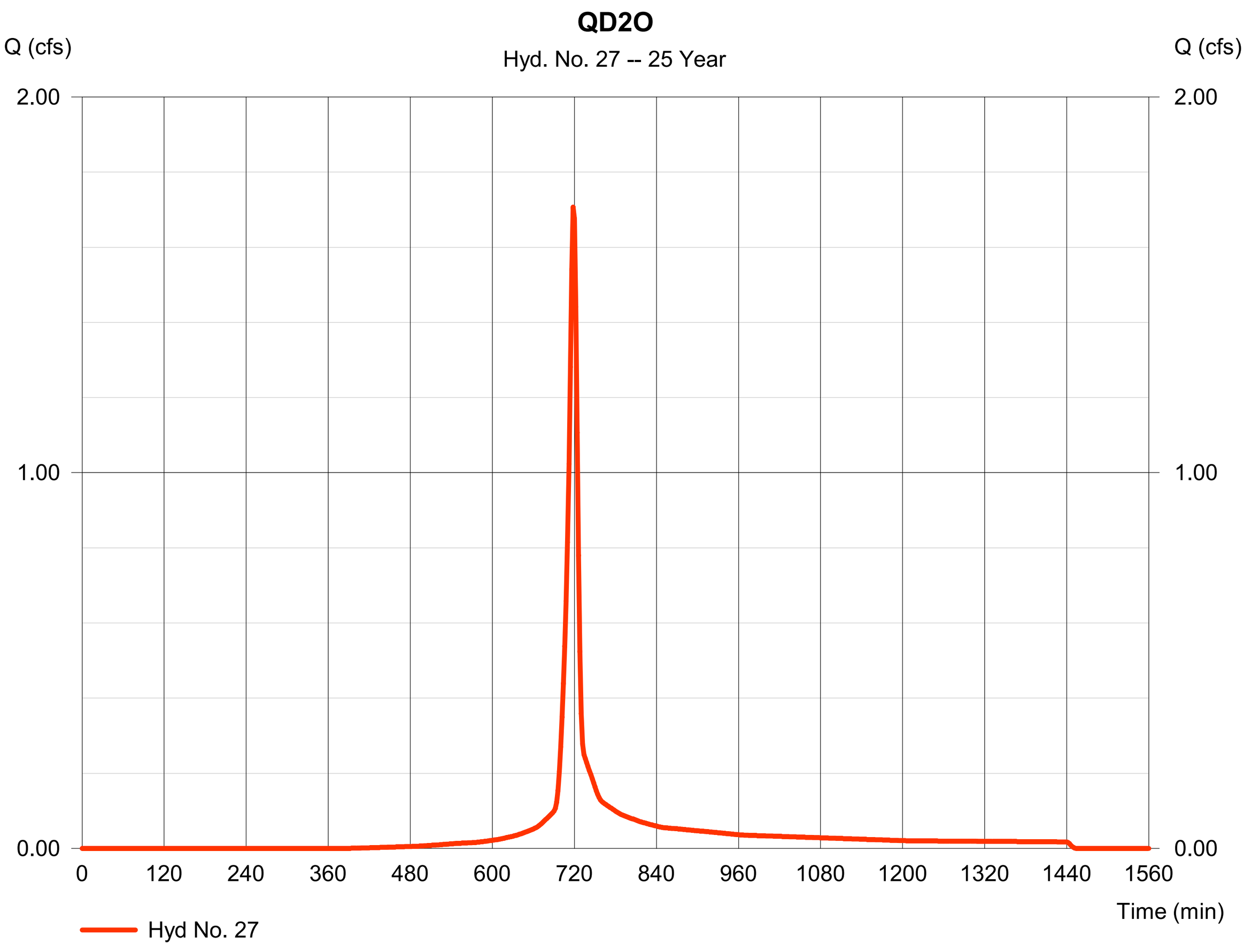


Hydrograph Report

Hyd. No. 27

QD2O

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.706 cfs
Storm frequency	=	25 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	3,941 cuft
Drainage area	=	0.670 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	7.40 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

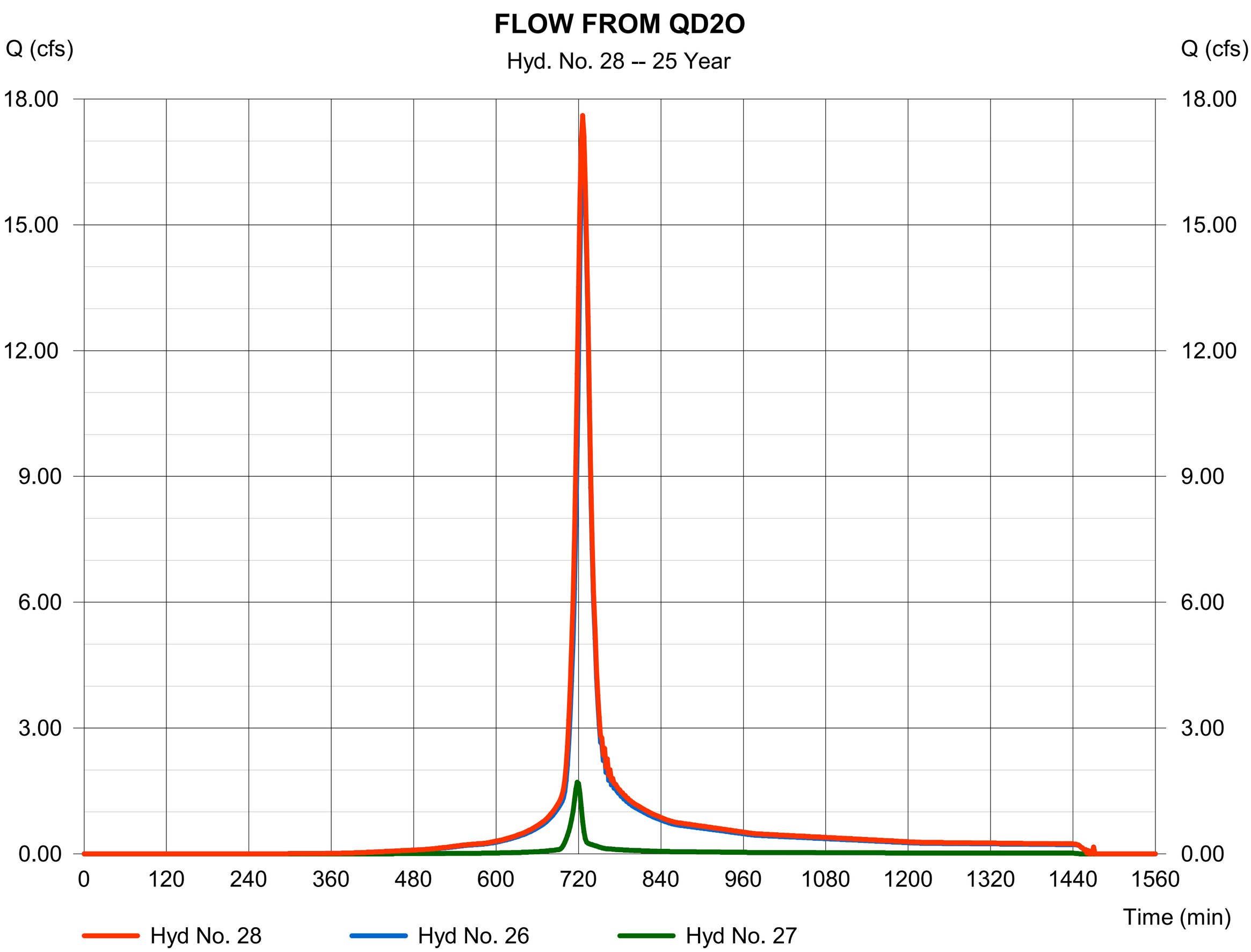


Hydrograph Report

Hyd. No. 28

FLOW FROM QD2O

Hydrograph type	= Combine	Peak discharge	= 17.60 cfs
Storm frequency	= 25 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 54,930 cuft
Inflow hyds.	= 26, 27	Contrib. drain. area	= 0.670 ac



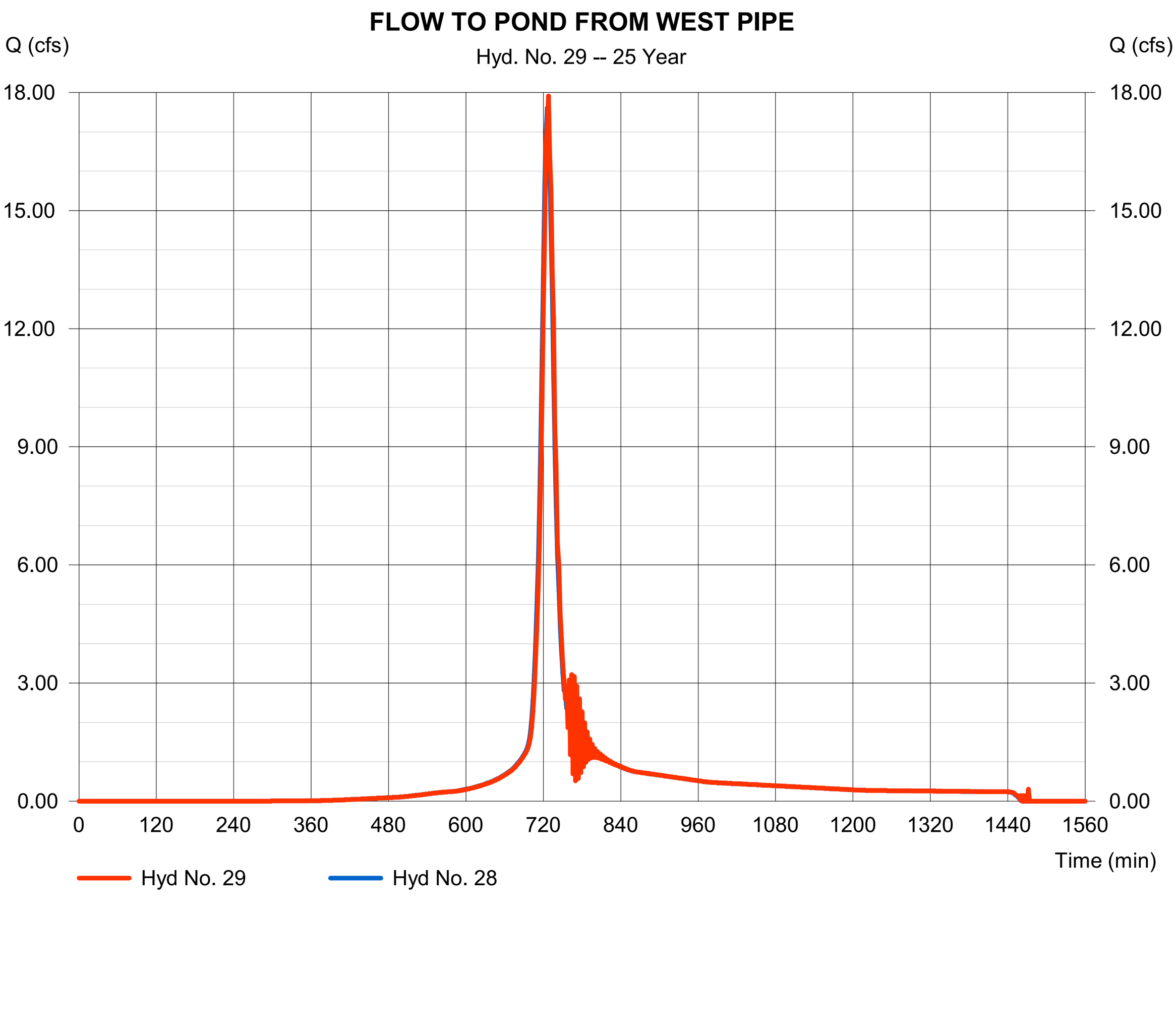
Hydrograph Report

Hyd. No. 29

FLOW TO POND FROM WEST PIPE

Hydrograph type	= Reach	Peak discharge	= 17.91 cfs
Storm frequency	= 25 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 54,968 cuft
Inflow hyd. No.	= 28 - FLOW FROM QD2O	Section type	= Circular
Reach length	= 27.1 ft	Channel slope	= 0.3 %
Manning's n	= 0.024	Bottom width	= 2.0 ft
Side slope	= 0.0:1	Max. depth	= 0.0 ft
Rating curve x	= 2.060	Rating curve m	= 1.250
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 1.8786

Modified Att-Kin routing method used.

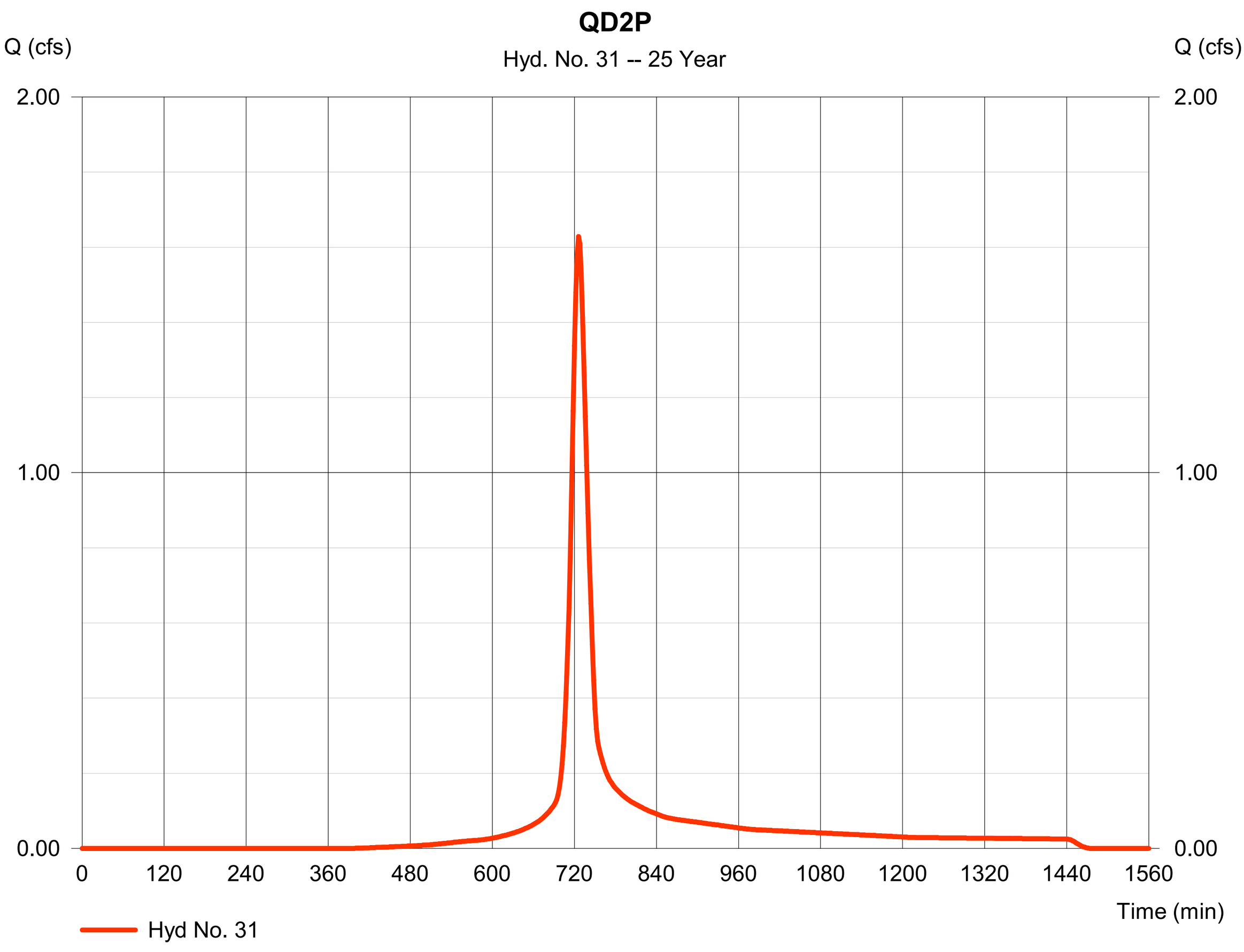


Hydrograph Report

Hyd. No. 31

QD2P

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.628 cfs
Storm frequency	=	25 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	5,628 cuft
Drainage area	=	0.940 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	22.40 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



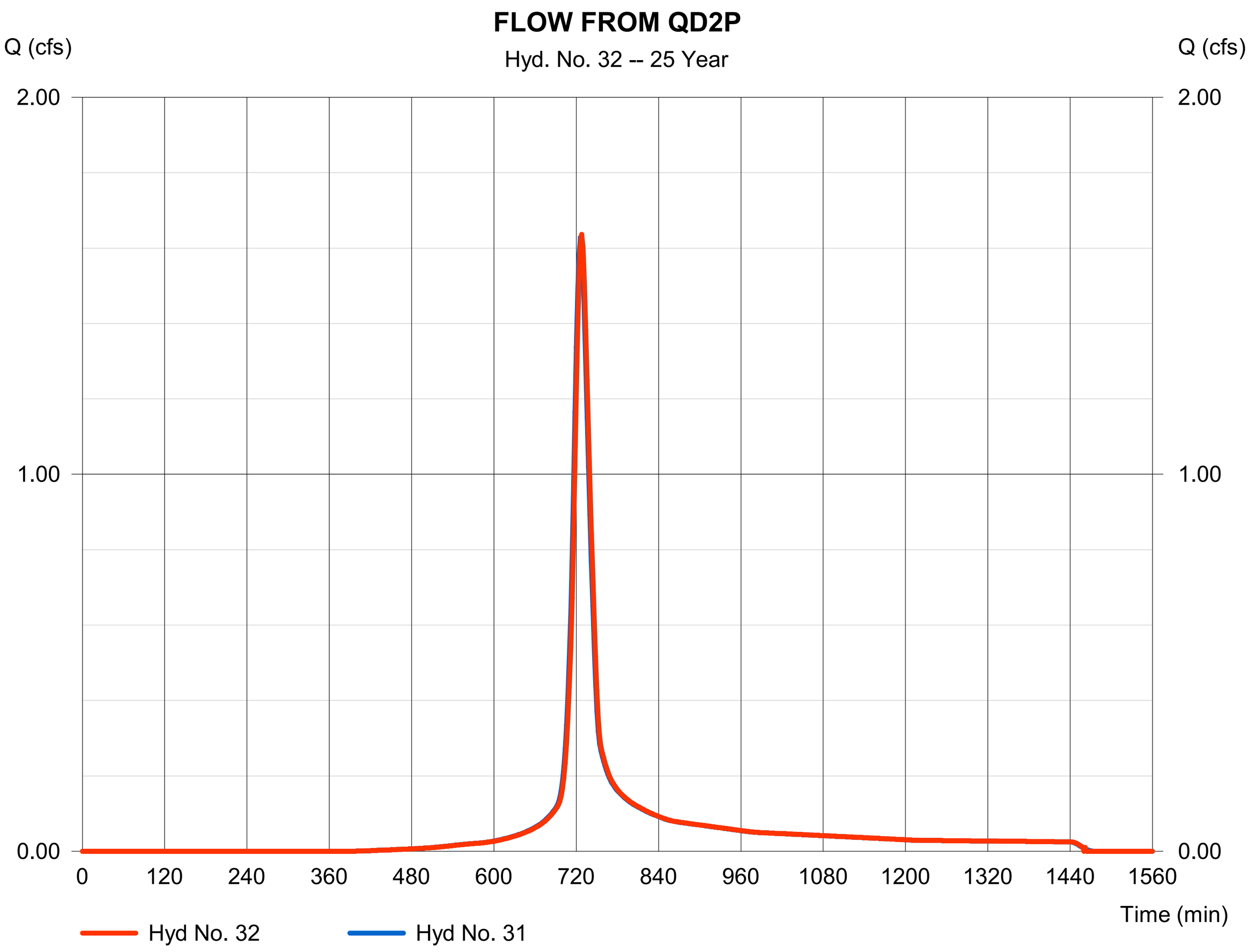
Hydrograph Report

Hyd. No. 32

FLOW FROM QD2P

Hydrograph type	=	Reach	Peak discharge	=	1.636 cfs
Storm frequency	=	25 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	5,626 cuft
Inflow hyd. No.	=	31 - QD2P	Section type	=	Circular
Reach length	=	36.3 ft	Channel slope	=	1.0 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.584	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.3118

Modified Att-Kin routing method used.

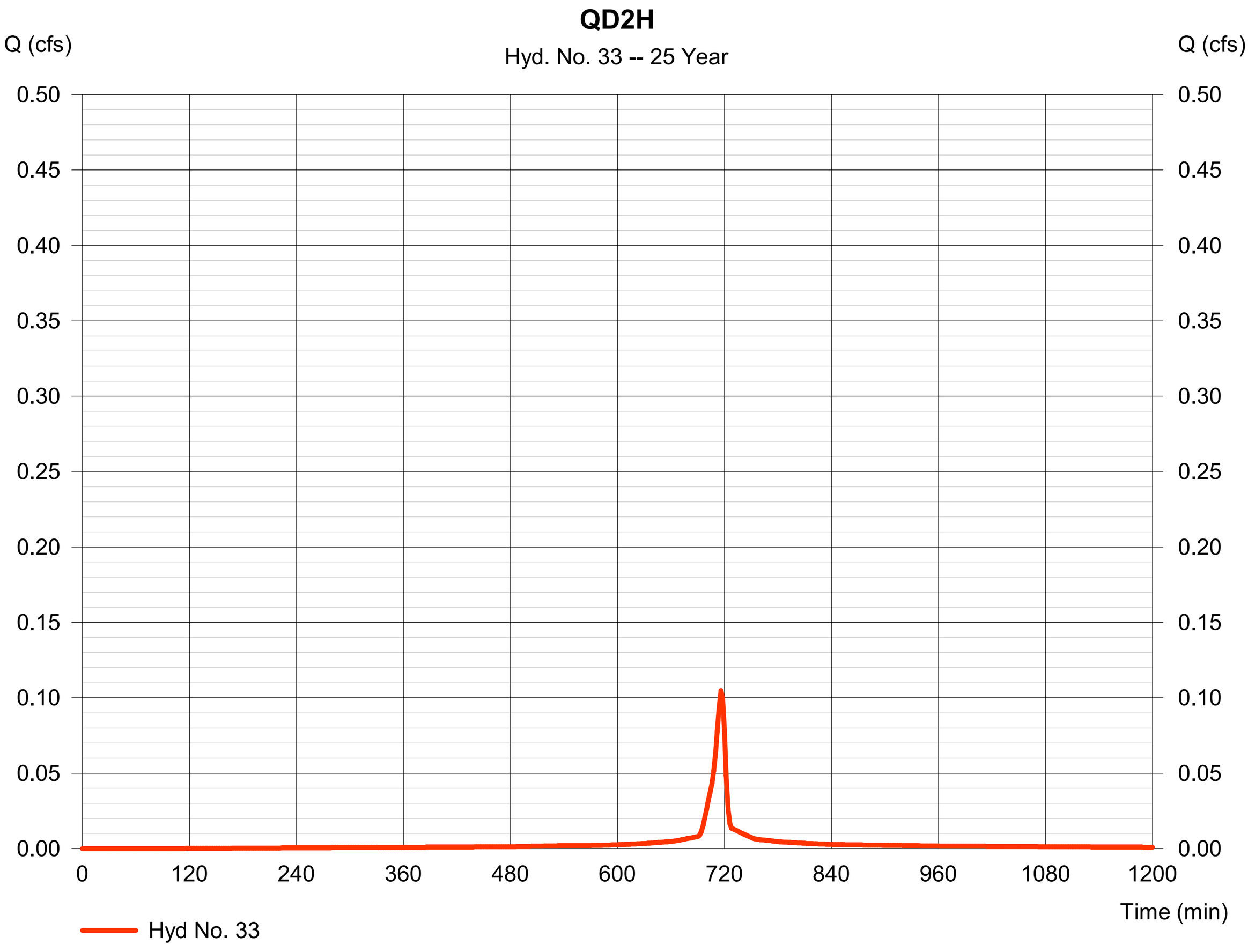


Hydrograph Report

Hyd. No. 33

QD2H

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.105 cfs
Storm frequency	=	25 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	242 cuft
Drainage area	=	0.030 ac	Curve number	=	98
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

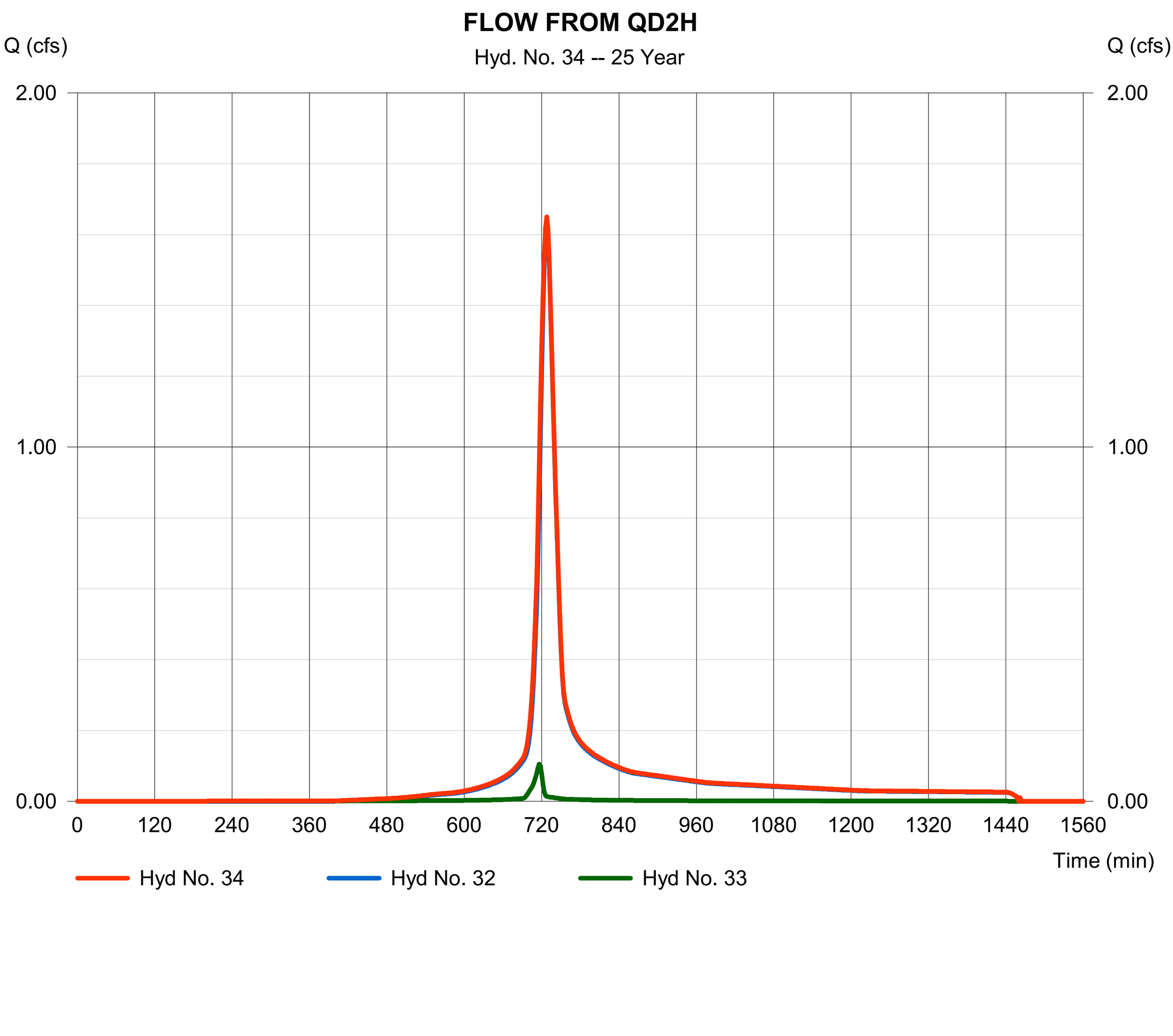


Hydrograph Report

Hyd. No. 34

FLOW FROM QD2H

Hydrograph type	=	Combine	Peak discharge	=	1.650 cfs
Storm frequency	=	25 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	5,868 cuft
Inflow hyds.	=	32, 33	Contrib. drain. area	=	0.030 ac



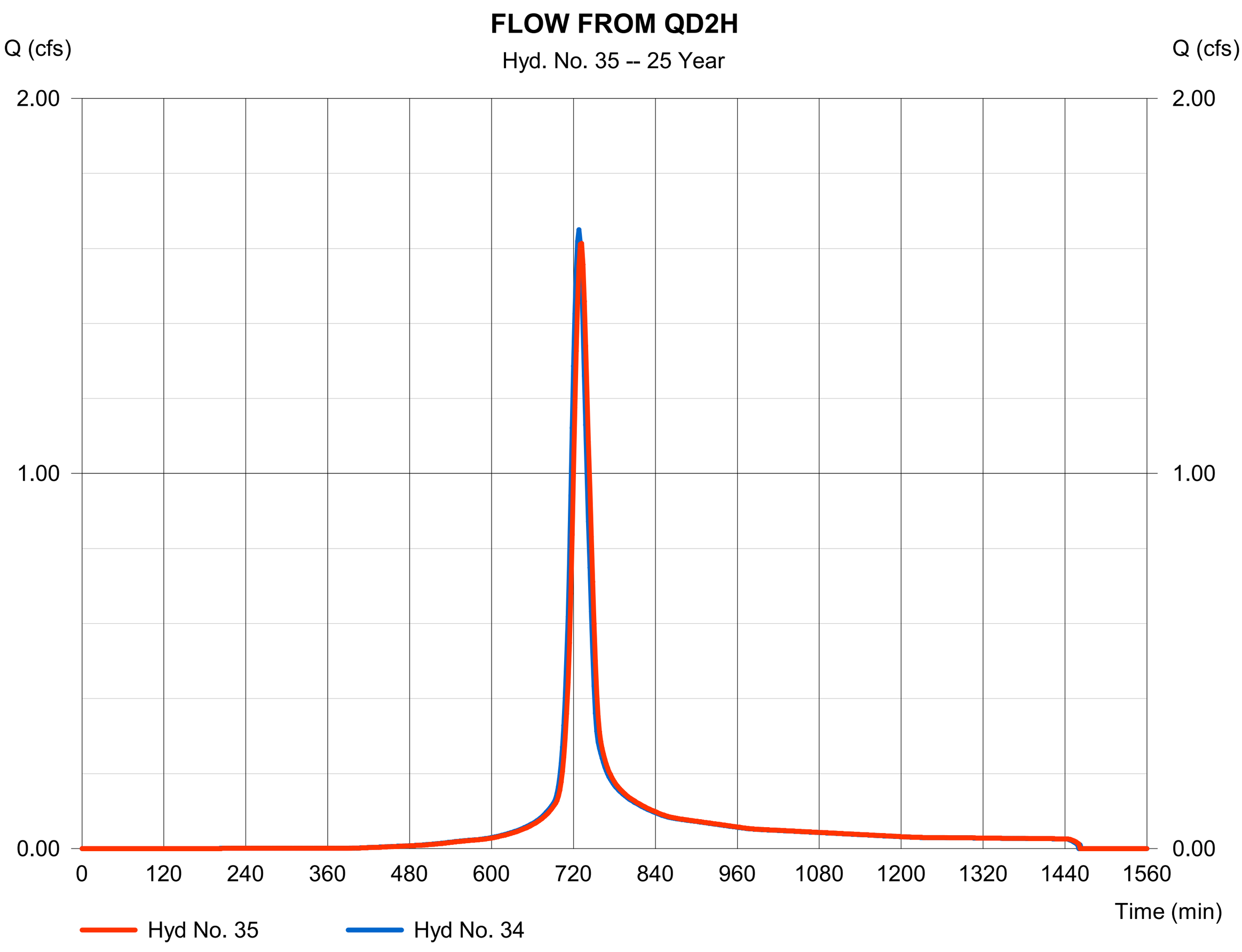
Hydrograph Report

Hyd. No. 35

FLOW FROM QD2H

Hydrograph type	=	Reach	Peak discharge	=	1.613 cfs
Storm frequency	=	25 yrs	Time to peak	=	732 min
Time interval	=	2 min	Hyd. volume	=	5,865 cuft
Inflow hyd. No.	=	34 - FLOW FROM QD2H	Section type	=	Circular
Reach length	=	162.5 ft	Channel slope	=	1.0 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.584	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	0.6022

Modified Att-Kin routing method used.

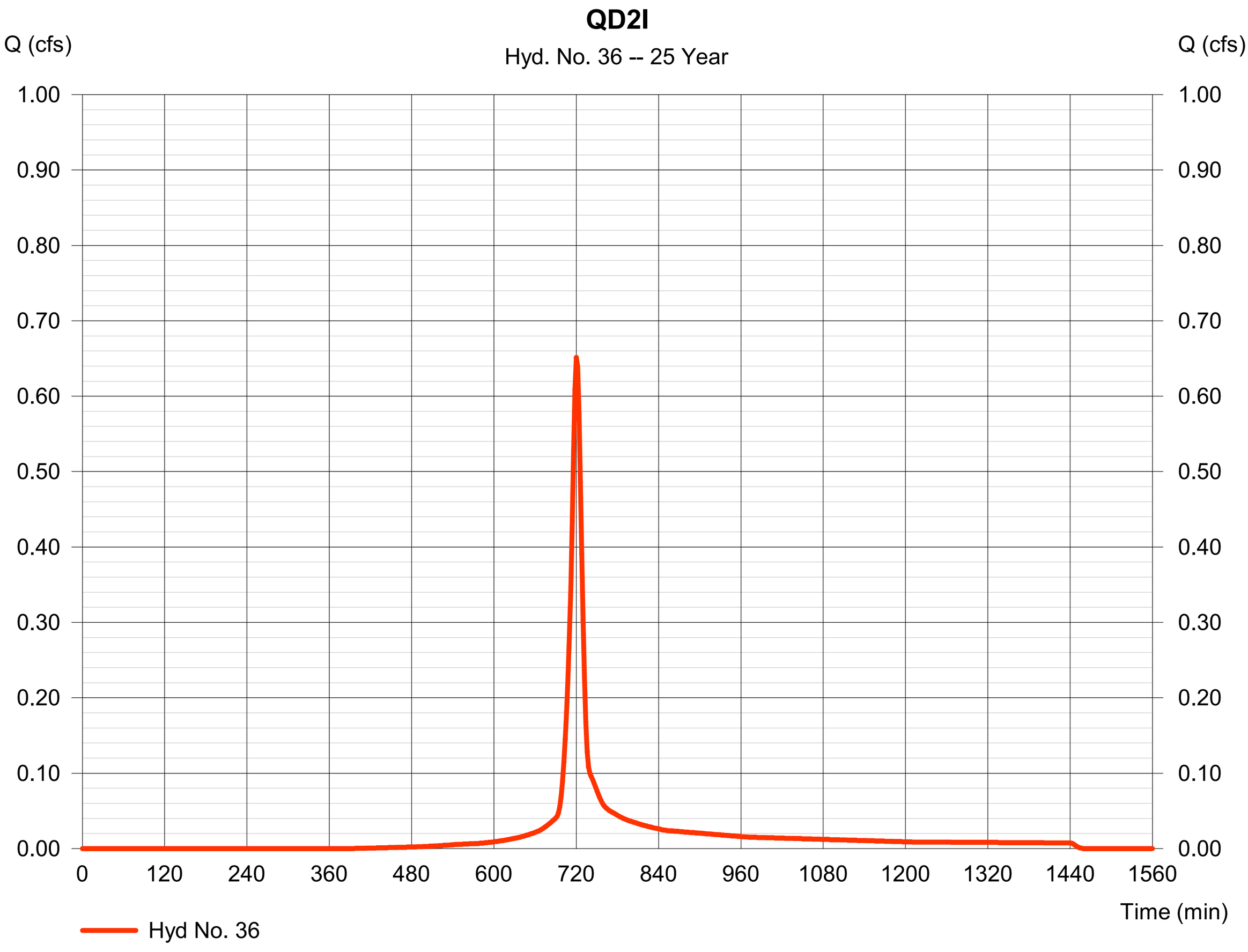


Hydrograph Report

Hyd. No. 36

QD2I

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.651 cfs
Storm frequency	=	25 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	1,699 cuft
Drainage area	=	0.280 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	12.30 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

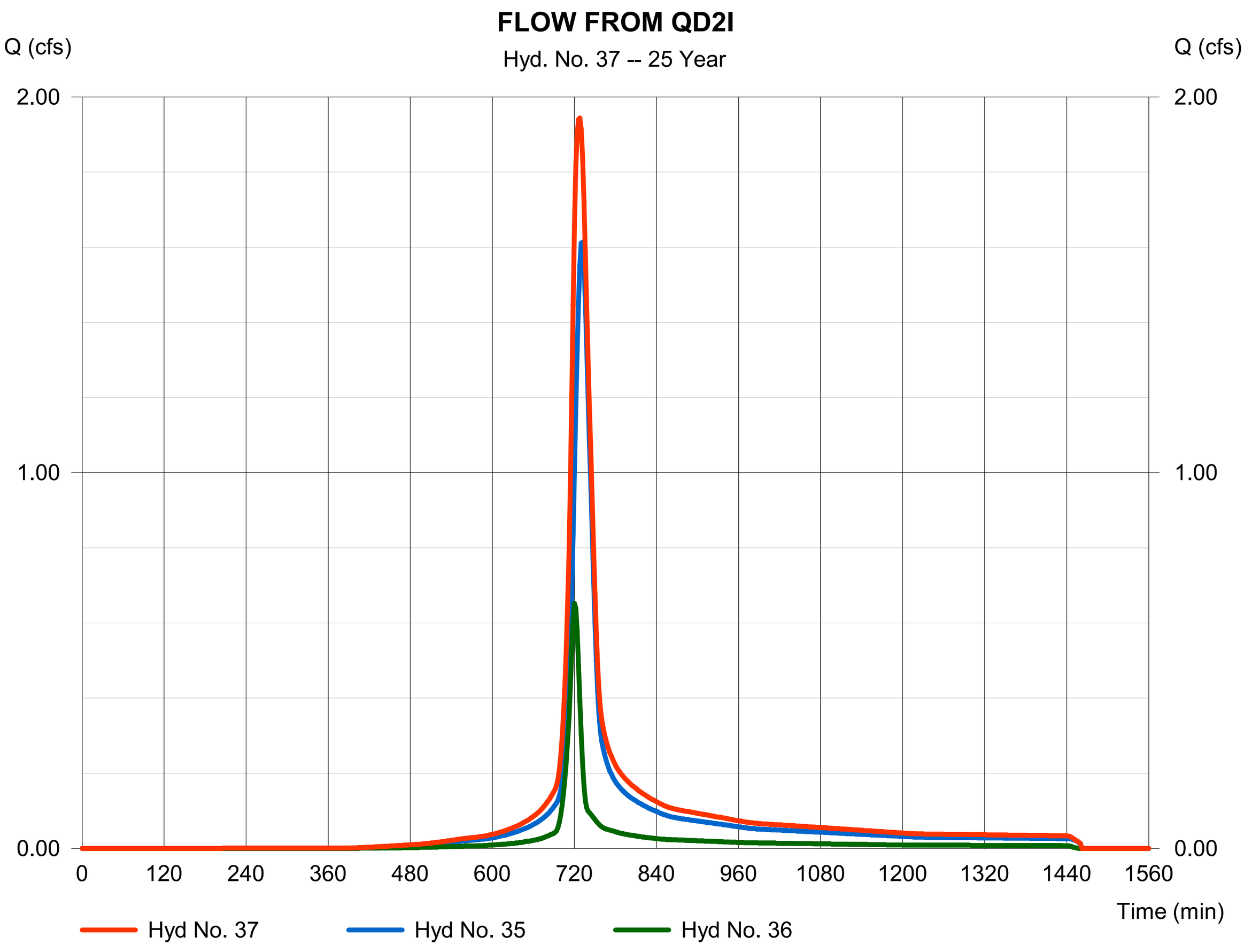


Hydrograph Report

Hyd. No. 37

FLOW FROM QD2I

Hydrograph type	=	Combine	Peak discharge	=	1.944 cfs
Storm frequency	=	25 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	7,564 cuft
Inflow hyds.	=	35, 36	Contrib. drain. area	=	0.280 ac



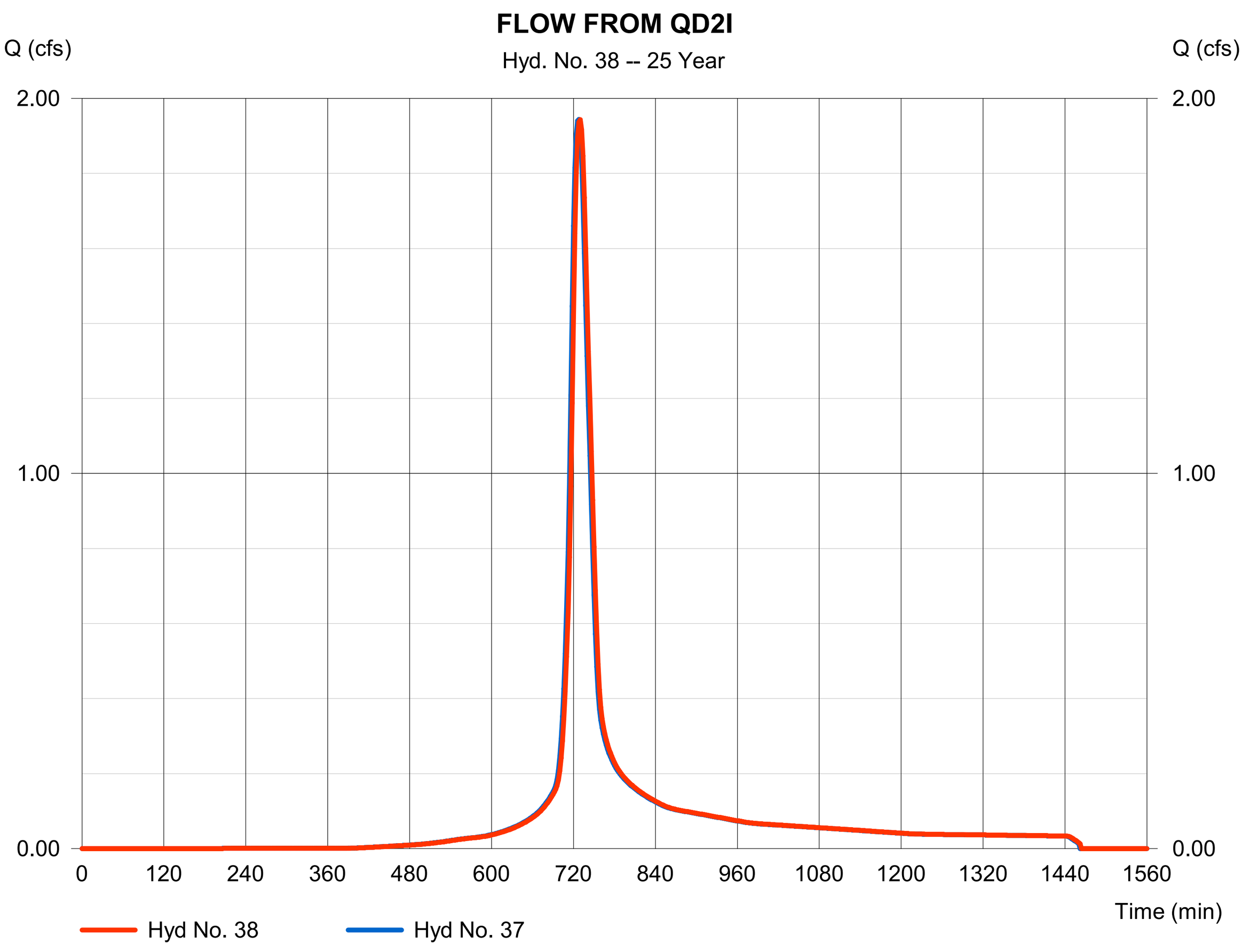
Hydrograph Report

Hyd. No. 38

FLOW FROM QD2I

Hydrograph type	=	Reach	Peak discharge	=	1.943 cfs
Storm frequency	=	25 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	7,564 cuft
Inflow hyd. No.	=	37 - FLOW FROM QD2I	Section type	=	Circular
Reach length	=	97.5 ft	Channel slope	=	0.7 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.934	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	0.9168

Modified Att-Kin routing method used.

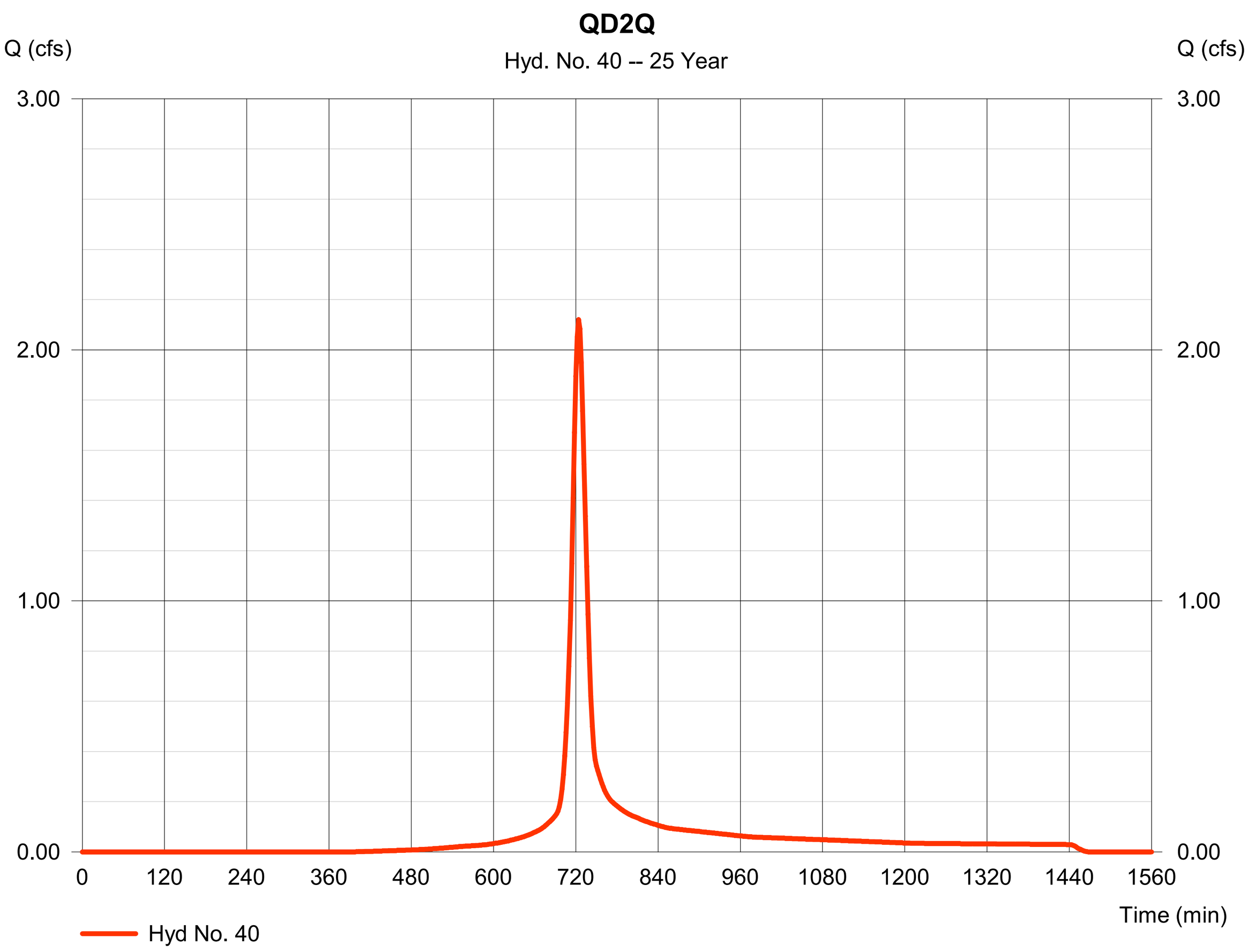


Hydrograph Report

Hyd. No. 40

QD2Q

Hydrograph type	= SCS Runoff	Peak discharge	= 2.121 cfs
Storm frequency	= 25 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 6,647 cuft
Drainage area	= 1.130 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 16.90 min
Total precip.	= 2.60 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



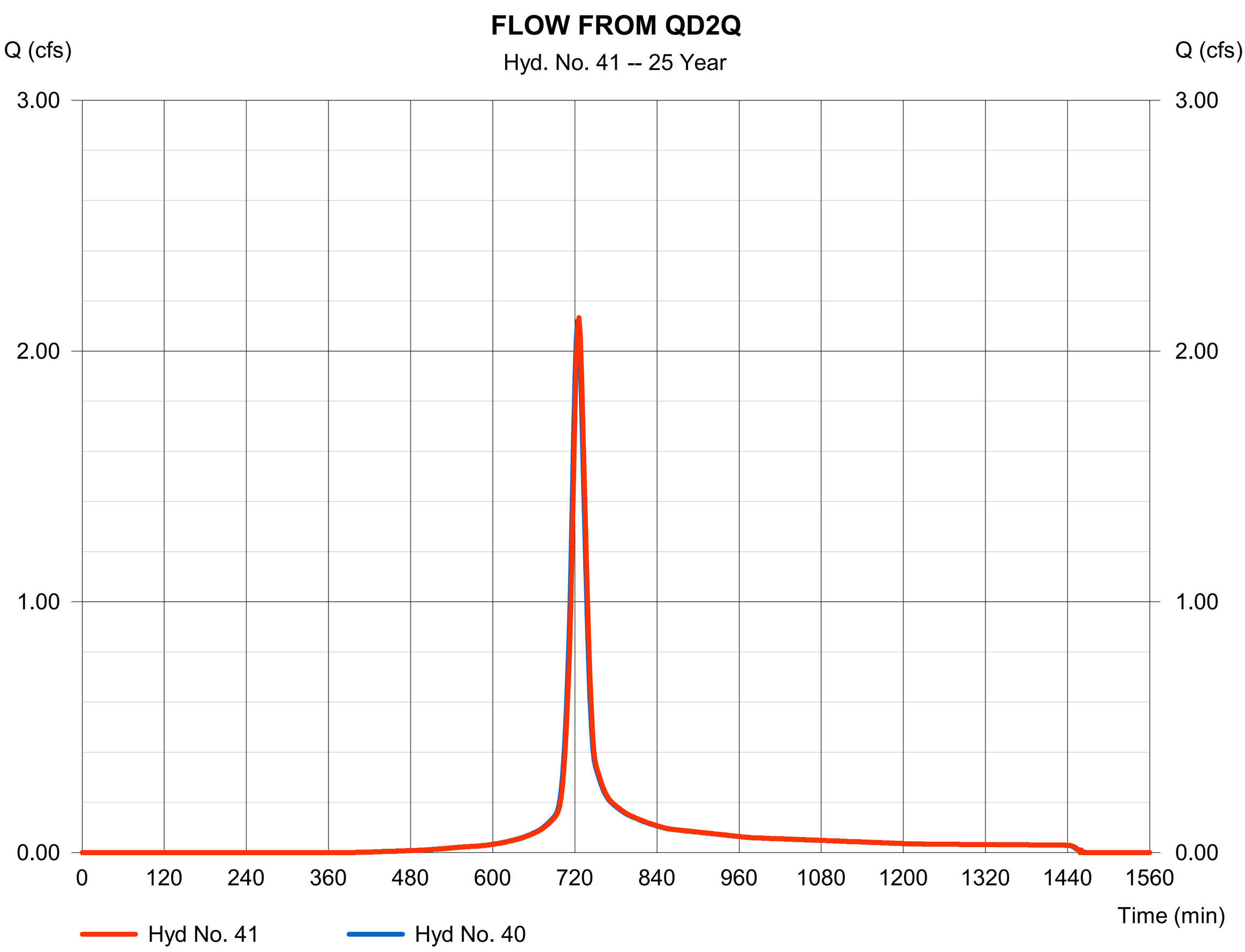
Hydrograph Report

Hyd. No. 41

FLOW FROM QD2Q

Hydrograph type	=	Reach	Peak discharge	=	2.133 cfs
Storm frequency	=	25 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	6,645 cuft
Inflow hyd. No.	=	40 - QD2Q	Section type	=	Circular
Reach length	=	36.9 ft	Channel slope	=	0.7 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.999	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.4180

Modified Att-Kin routing method used.

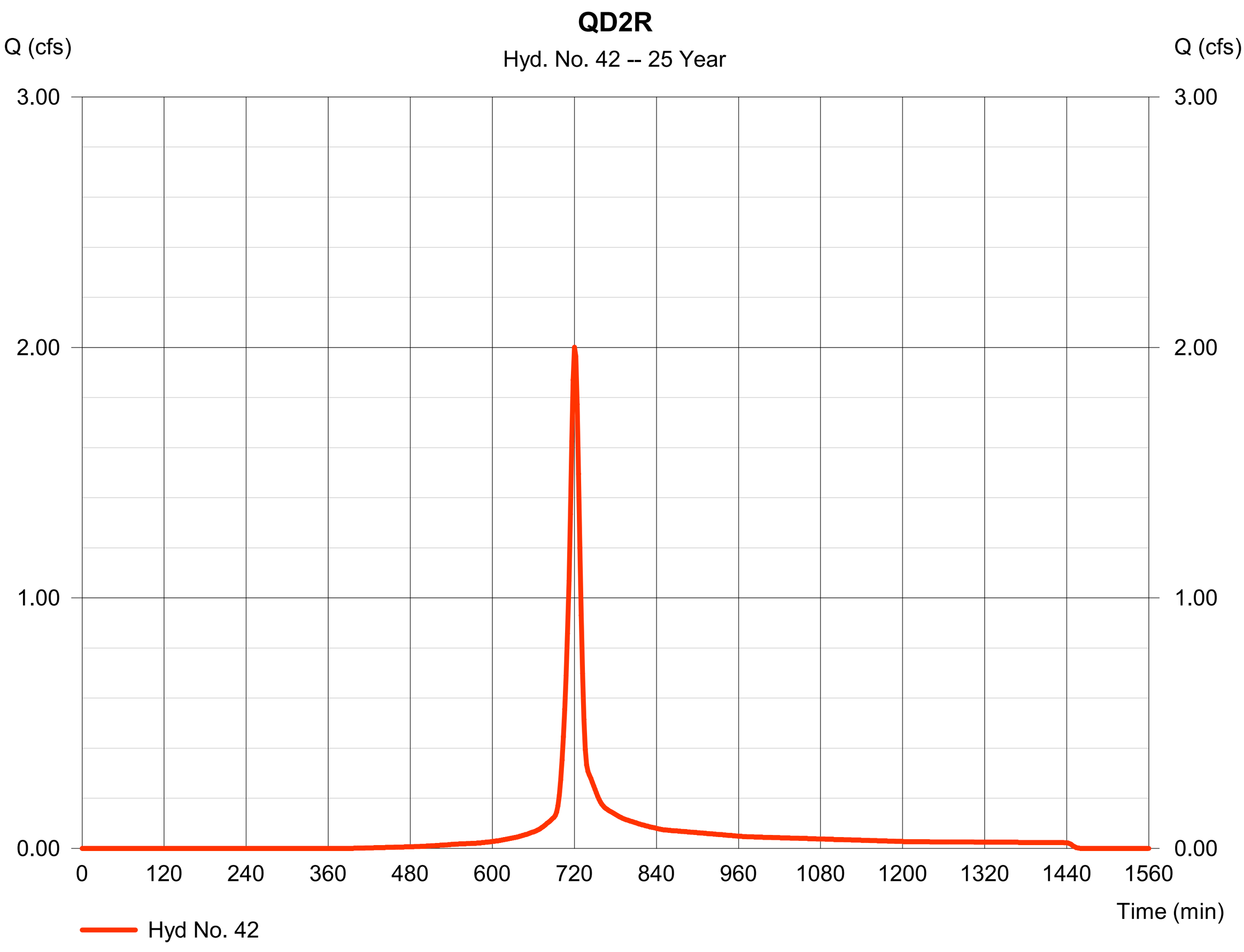


Hydrograph Report

Hyd. No. 42

QD2R

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.001 cfs
Storm frequency	=	25 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	5,217 cuft
Drainage area	=	0.860 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	13.10 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

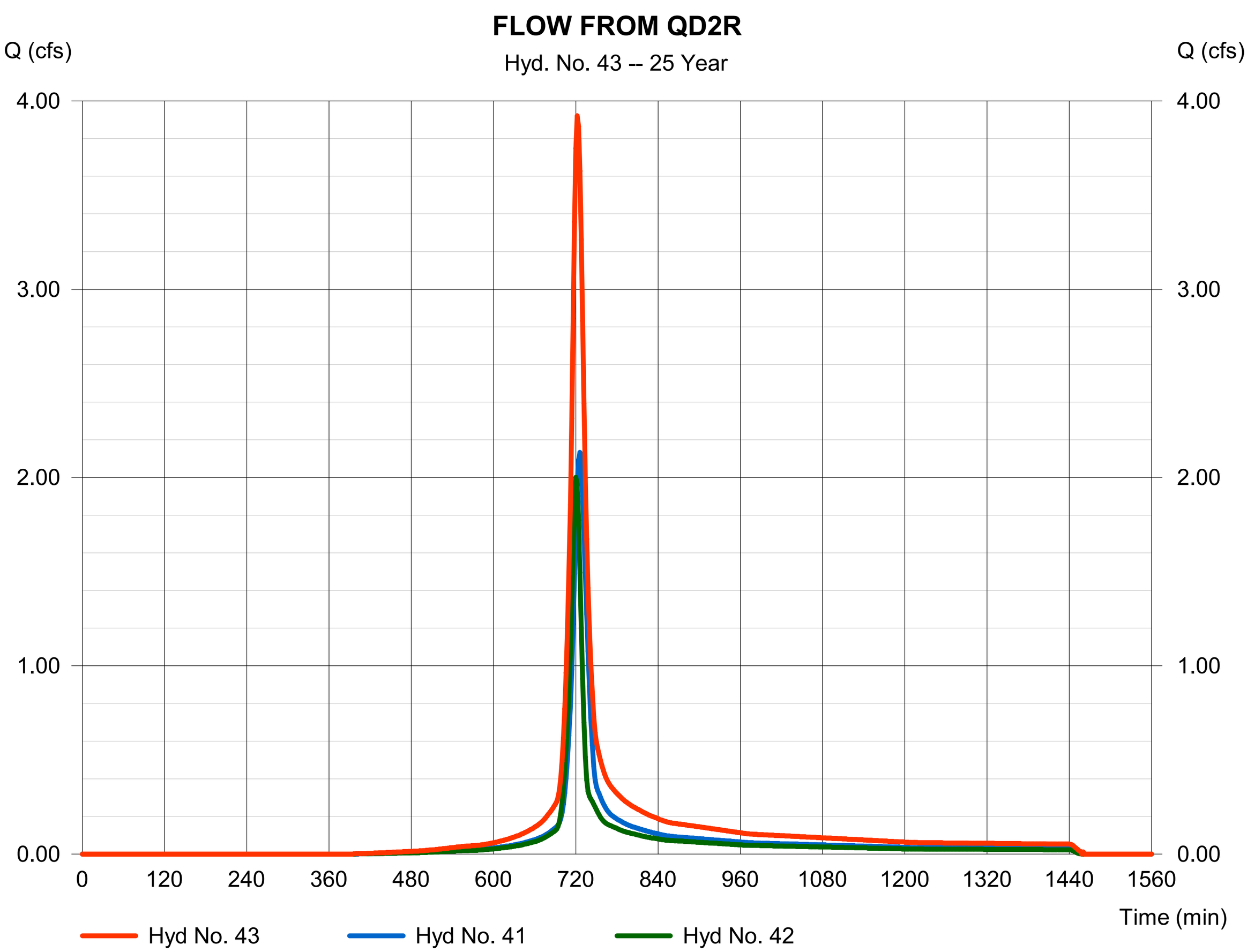


Hydrograph Report

Hyd. No. 43

FLOW FROM QD2R

Hydrograph type	=	Combine	Peak discharge	=	3.921 cfs
Storm frequency	=	25 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	11,862 cuft
Inflow hyds.	=	41, 42	Contrib. drain. area	=	0.860 ac



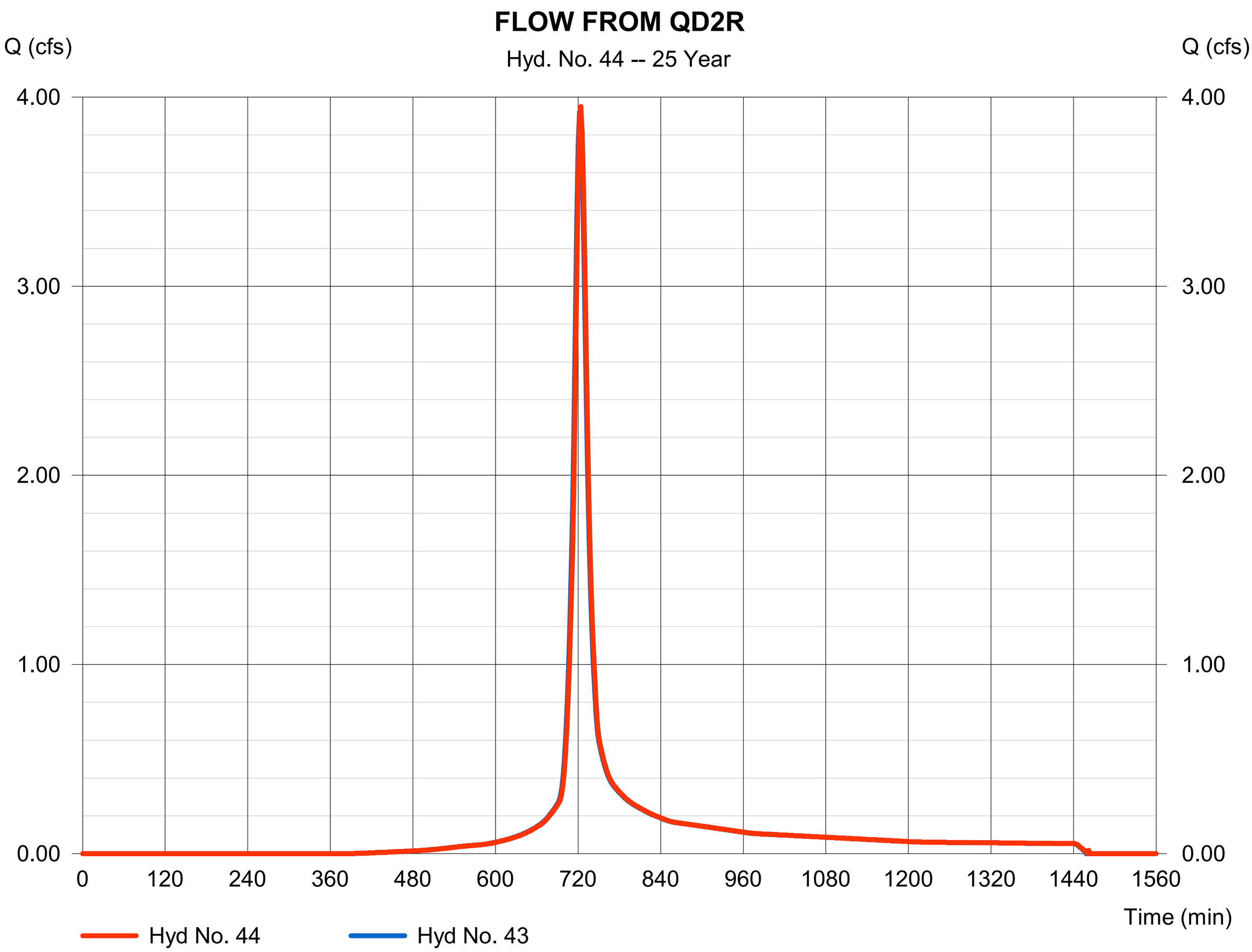
Hydrograph Report

Hyd. No. 44

FLOW FROM QD2R

Hydrograph type	=	Reach	Peak discharge	=	3.950 cfs
Storm frequency	=	25 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	11,864 cuft
Inflow hyd. No.	=	43 - FLOW FROM QD2R	Section type	=	Circular
Reach length	=	36.3 ft	Channel slope	=	1.3 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	4.102	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.6422

Modified Att-Kin routing method used.

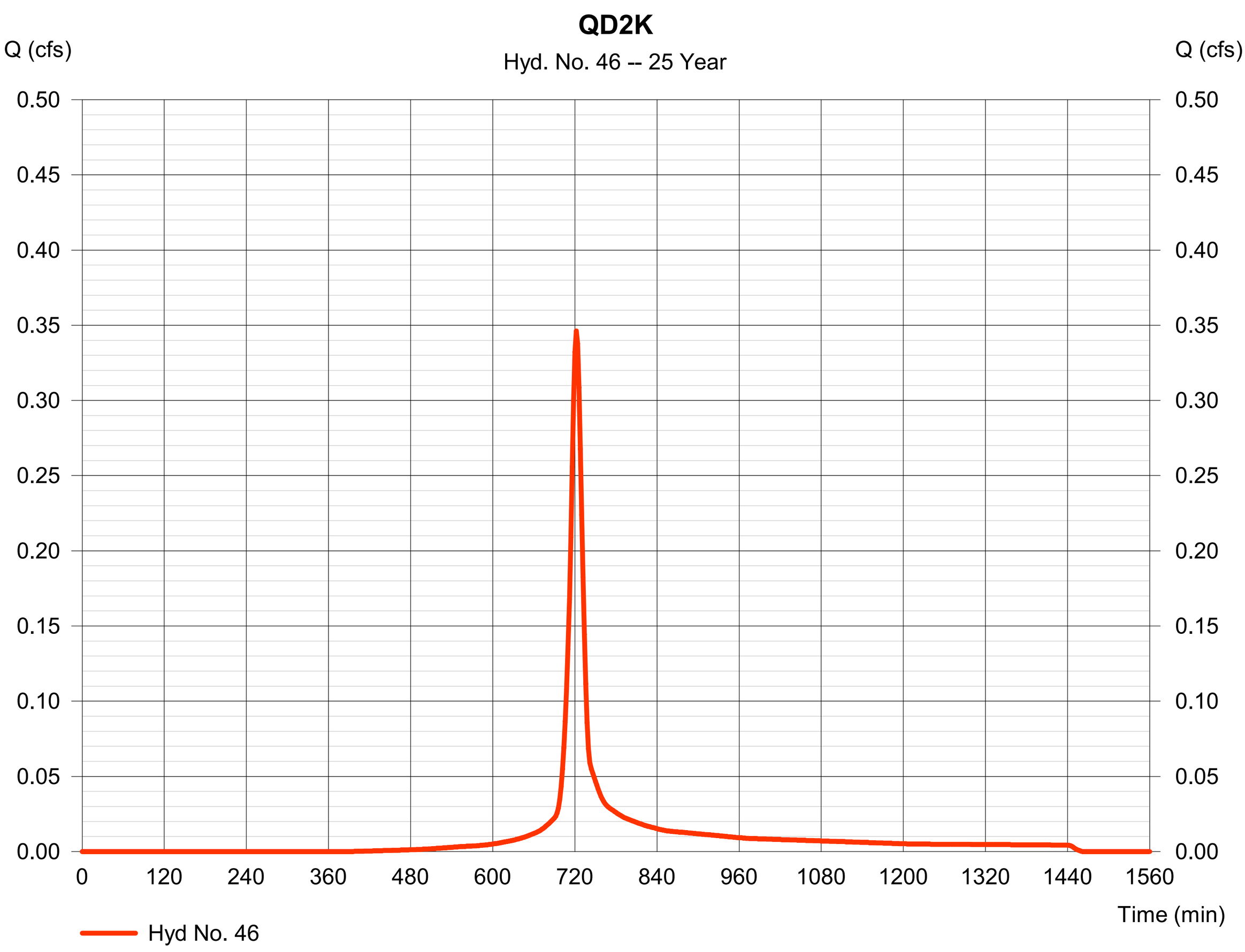


Hydrograph Report

Hyd. No. 46

QD2K

Hydrograph type	= SCS Runoff	Peak discharge	= 0.346 cfs
Storm frequency	= 25 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 975 cuft
Drainage area	= 0.170 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 13.80 min
Total precip.	= 2.60 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

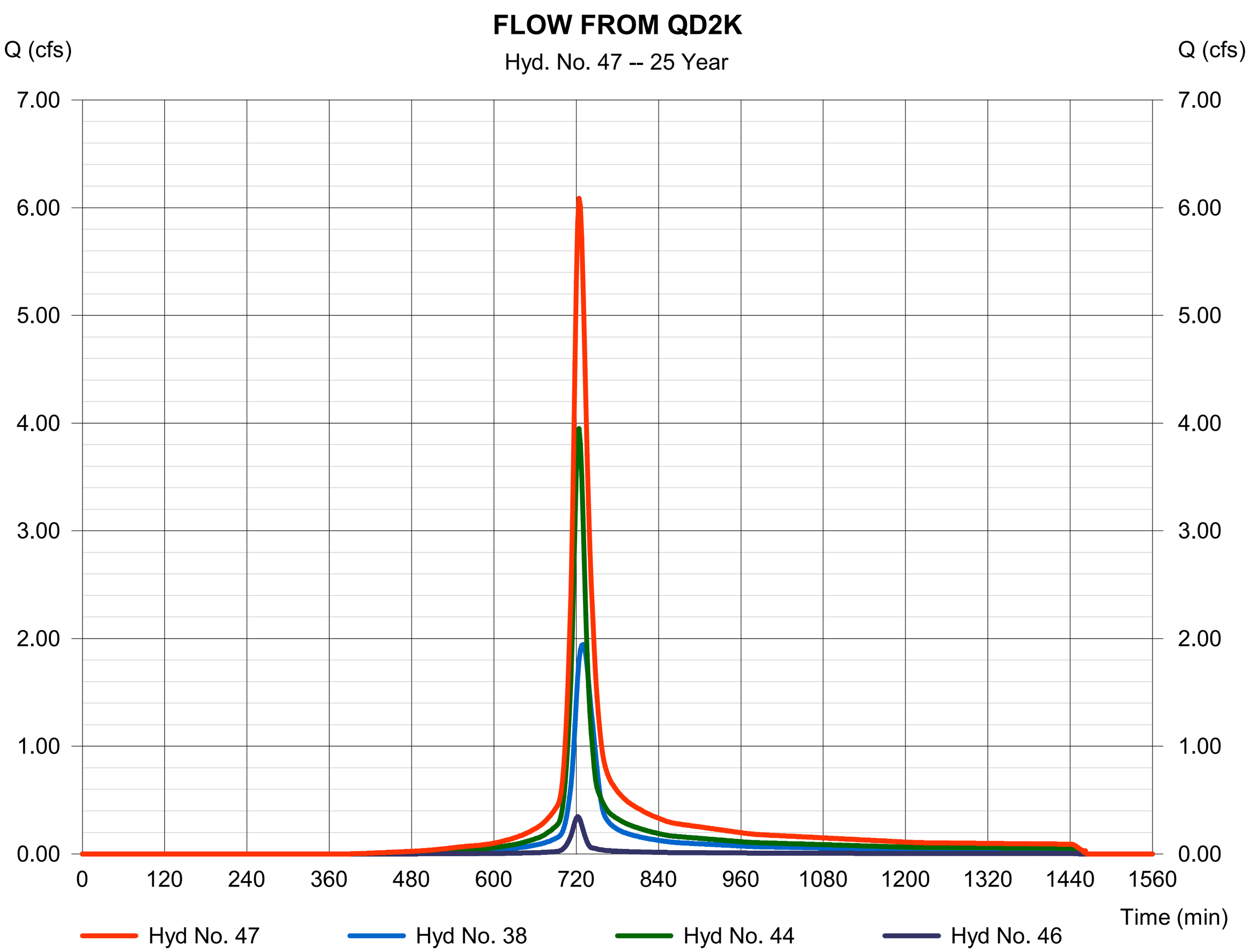


Hydrograph Report

Hyd. No. 47

FLOW FROM QD2K

Hydrograph type	=	Combine	Peak discharge	=	6.088 cfs
Storm frequency	=	25 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	20,402 cuft
Inflow hyds.	=	38, 44, 46	Contrib. drain. area	=	0.170 ac



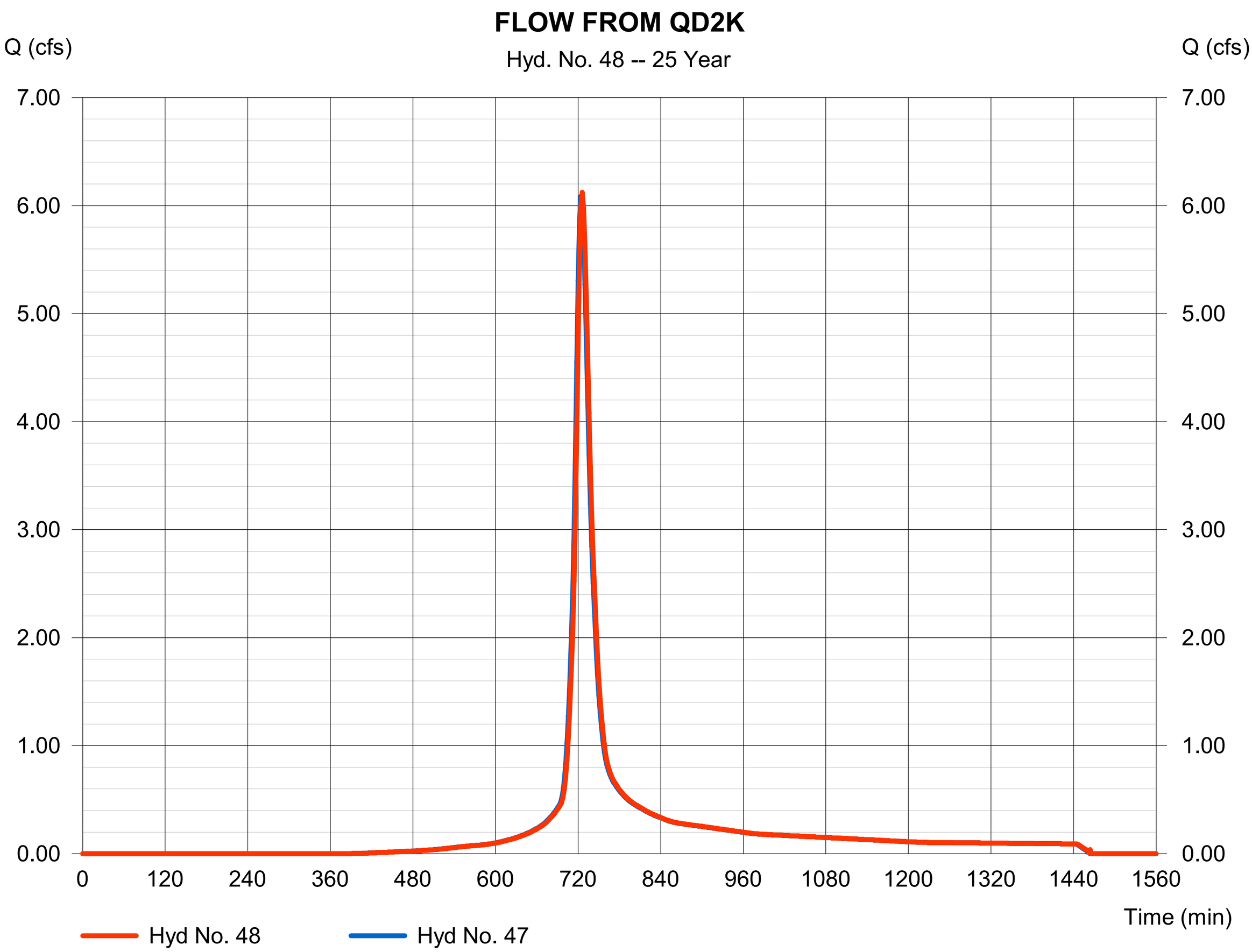
Hydrograph Report

Hyd. No. 48

FLOW FROM QD2K

Hydrograph type	=	Reach	Peak discharge	=	6.122 cfs
Storm frequency	=	25 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	20,403 cuft
Inflow hyd. No.	=	47 - FLOW FROM QD2K	Section type	=	Circular
Reach length	=	75.6 ft	Channel slope	=	0.3 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.060	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.3160

Modified Att-Kin routing method used.

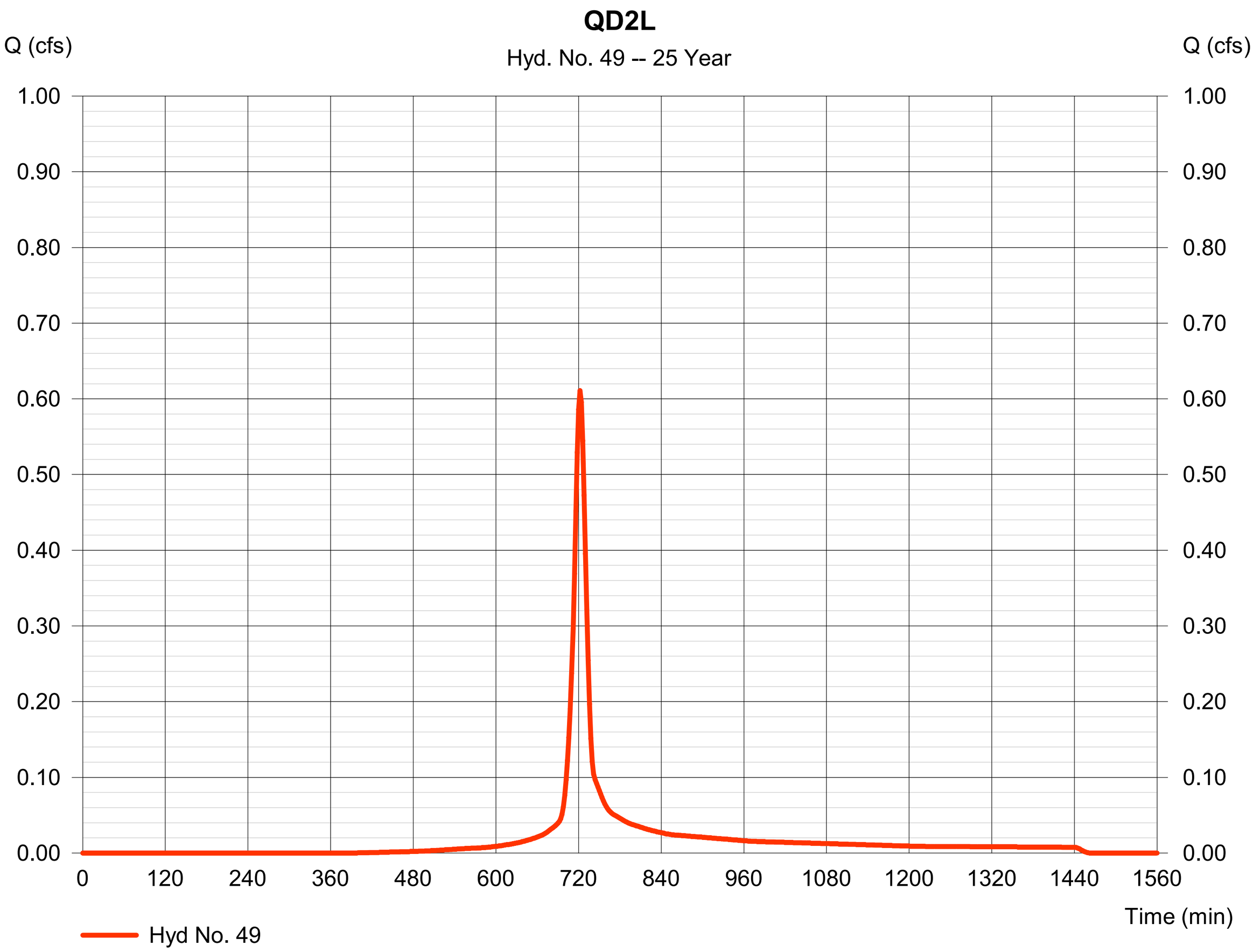


Hydrograph Report

Hyd. No. 49

QD2L

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.611 cfs
Storm frequency	=	25 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	1,721 cuft
Drainage area	=	0.300 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	14.30 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

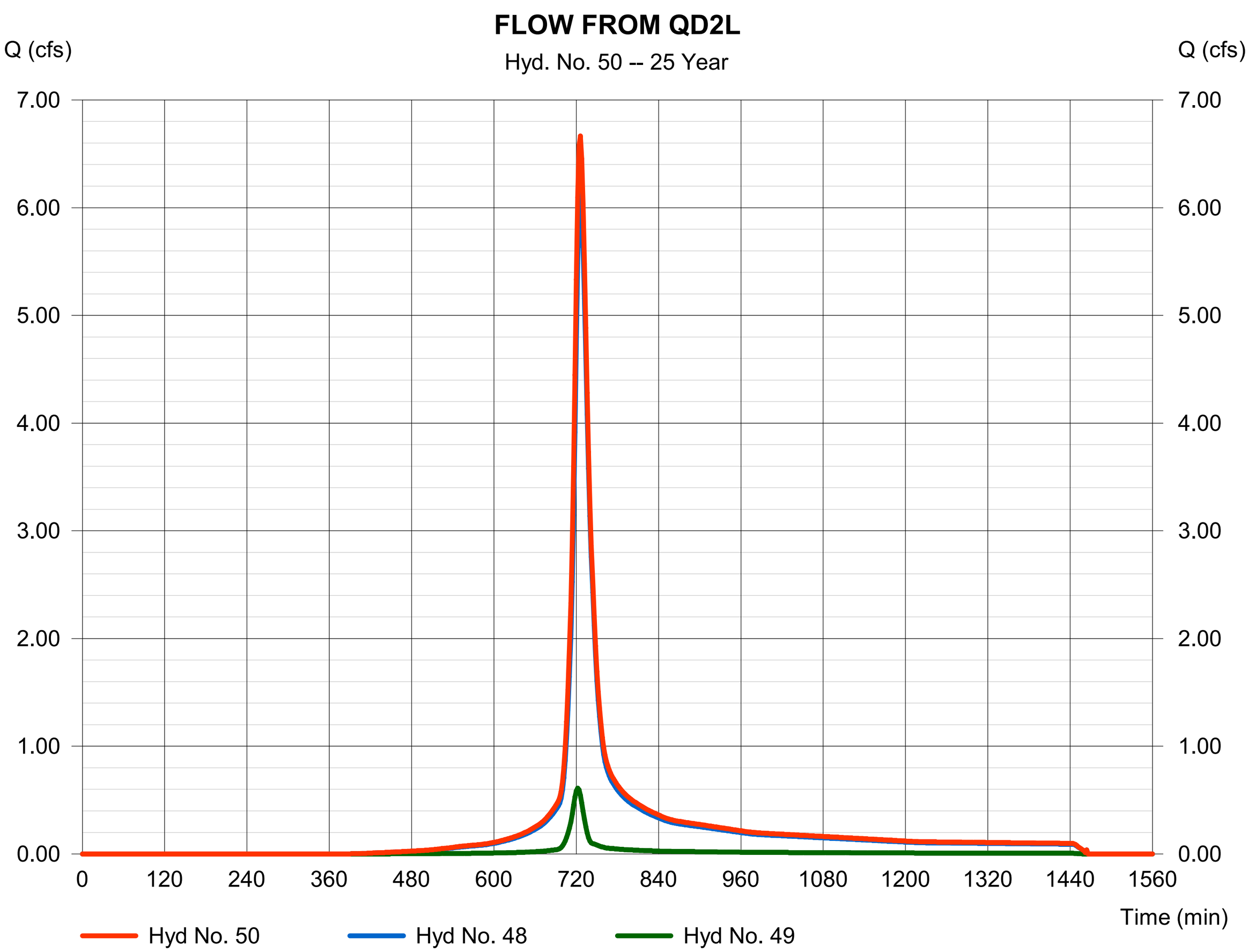


Hydrograph Report

Hyd. No. 50

FLOW FROM QD2L

Hydrograph type	=	Combine	Peak discharge	=	6.666 cfs
Storm frequency	=	25 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	22,124 cuft
Inflow hyds.	=	48, 49	Contrib. drain. area	=	0.300 ac



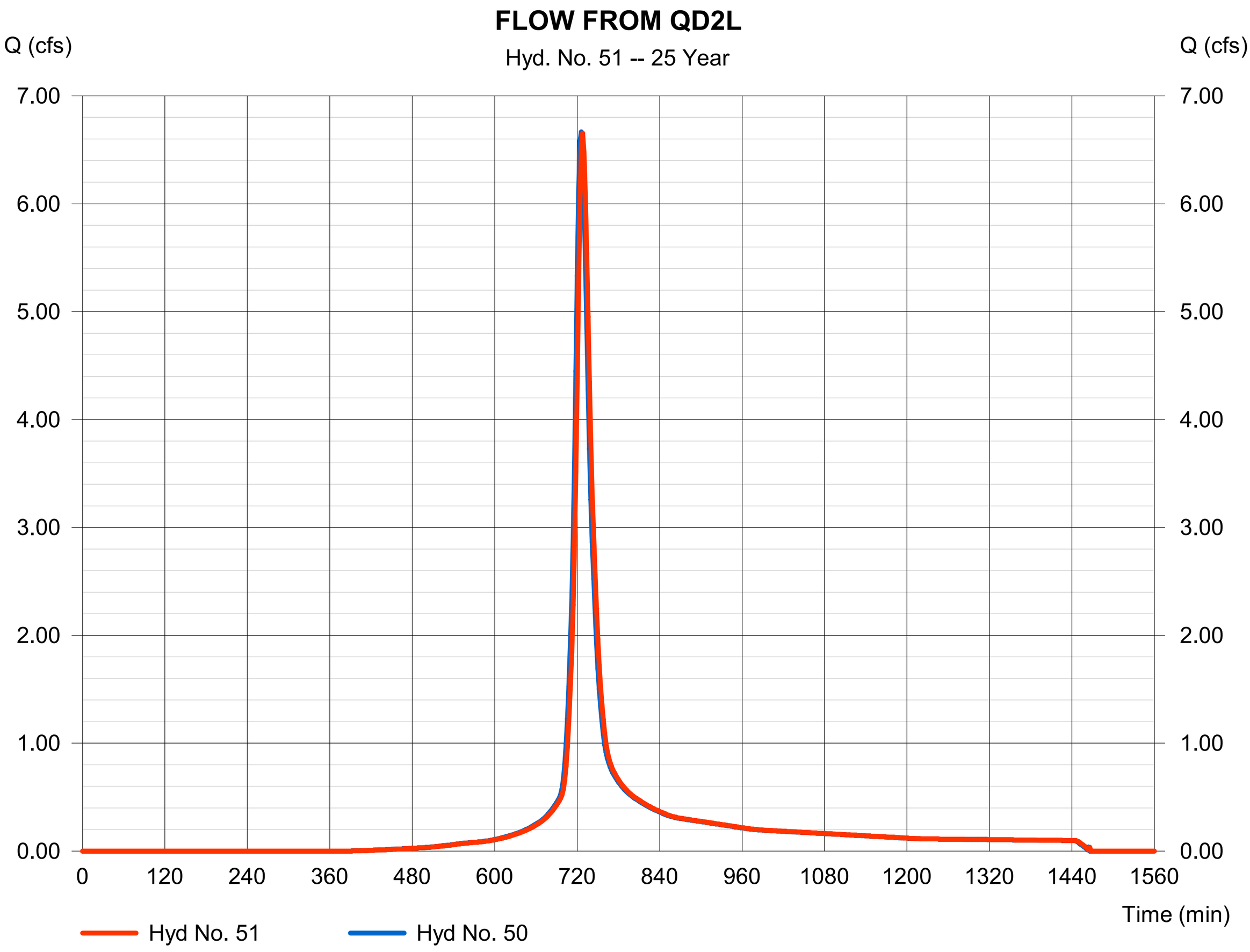
Hydrograph Report

Hyd. No. 51

FLOW FROM QD2L

Hydrograph type	=	Reach	Peak discharge	=	6.652 cfs
Storm frequency	=	25 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	22,124 cuft
Inflow hyd. No.	=	50 - FLOW FROM QD2L	Section type	=	Circular
Reach length	=	194.8 ft	Channel slope	=	0.3 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.060	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	0.8992

Modified Att-Kin routing method used.

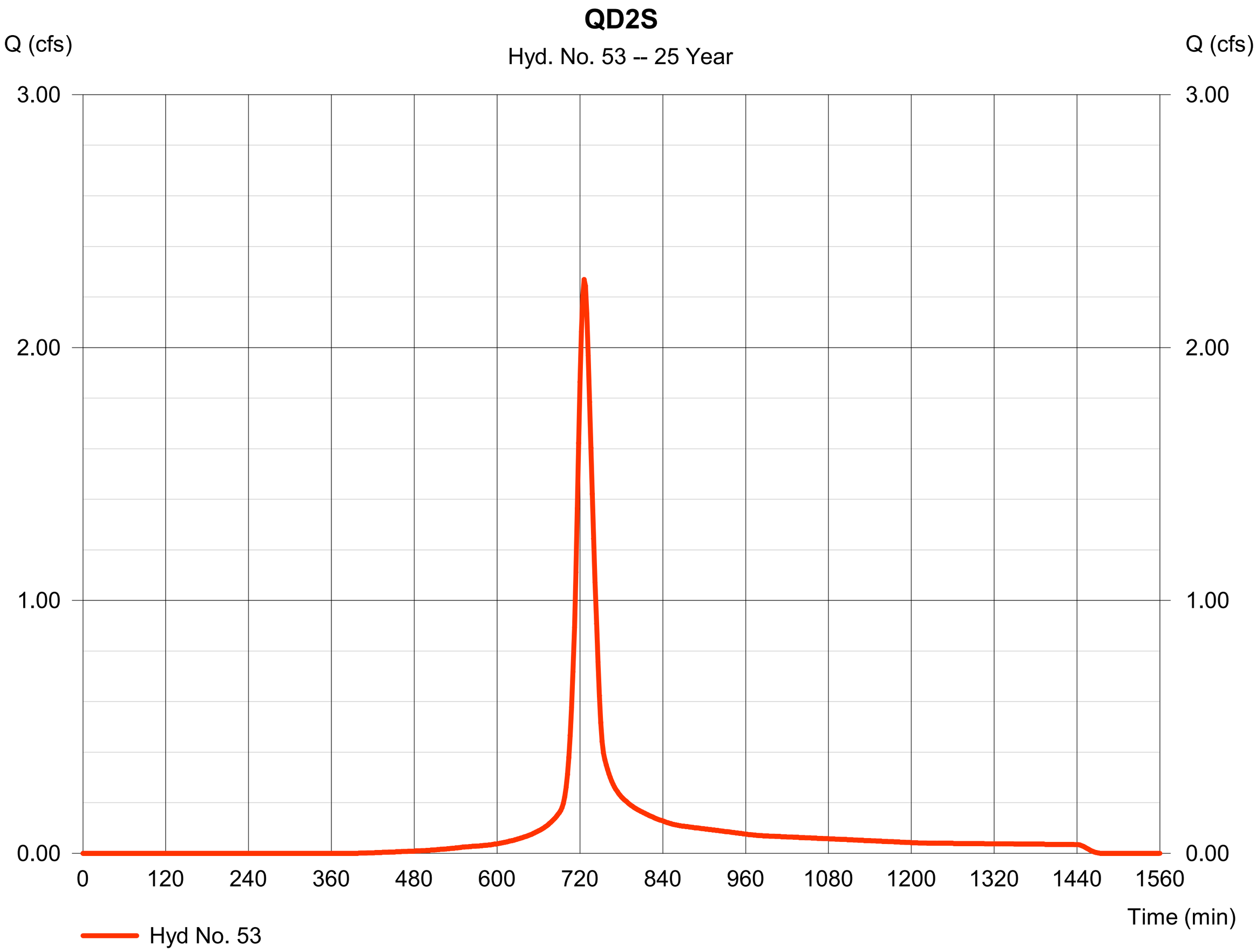


Hydrograph Report

Hyd. No. 53

QD2S

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.269 cfs
Storm frequency	=	25 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	7,844 cuft
Drainage area	=	1.310 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	23.20 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



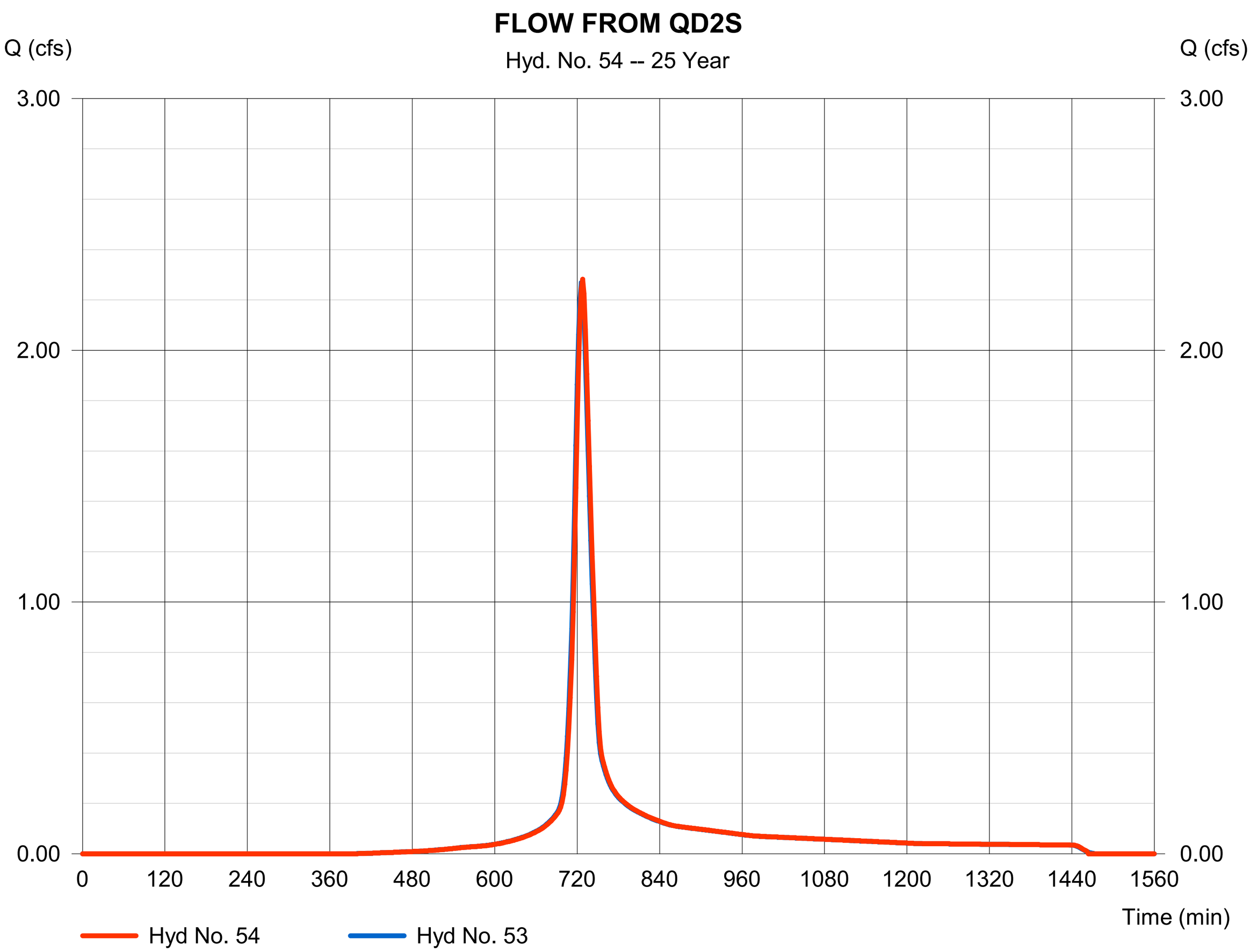
Hydrograph Report

Hyd. No. 54

FLOW FROM QD2S

Hydrograph type	=	Reach	Peak discharge	=	2.282 cfs
Storm frequency	=	25 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	7,841 cuft
Inflow hyd. No.	=	53 - QD2S	Section type	=	Circular
Reach length	=	28.7 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.509	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.5412

Modified Att-Kin routing method used.

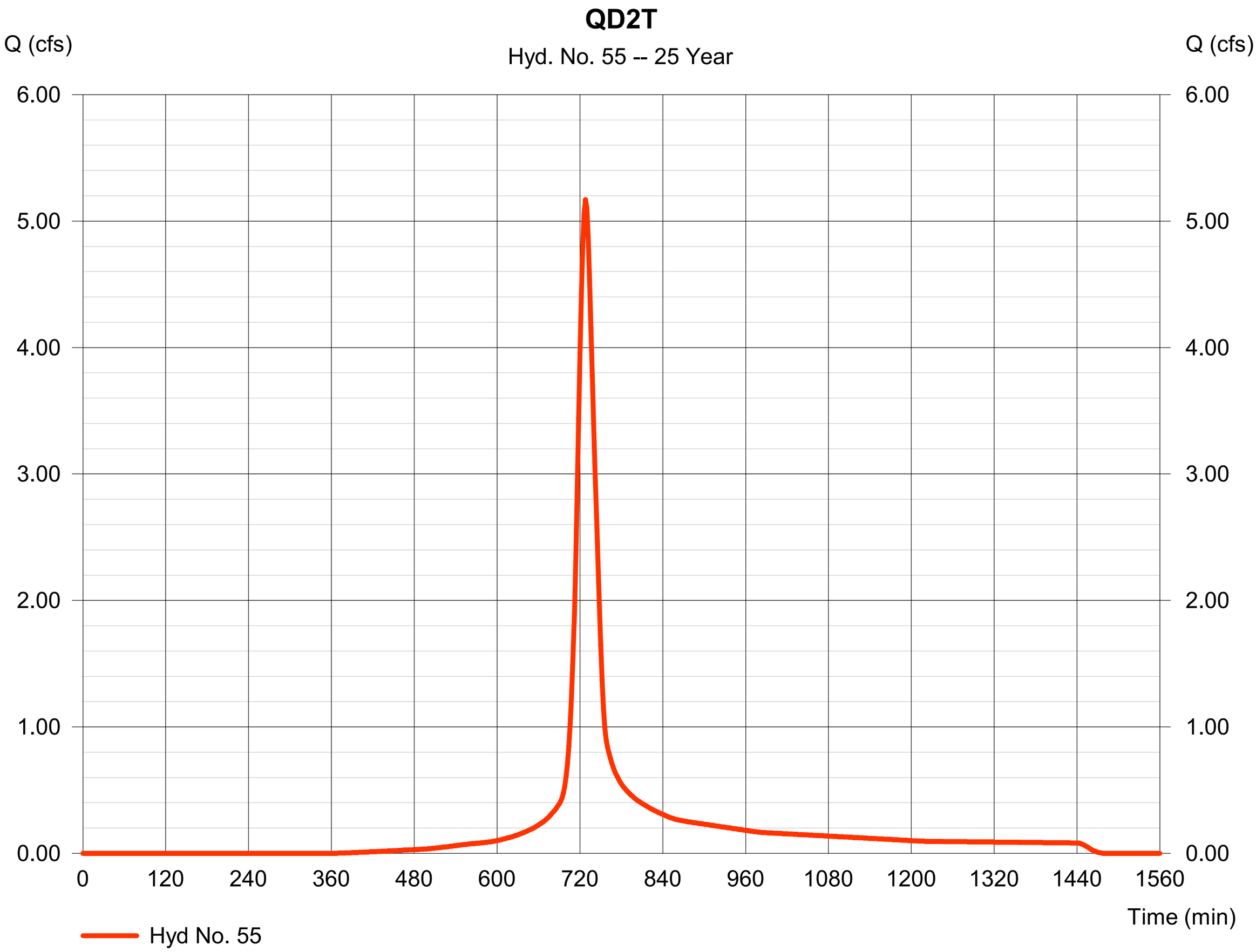


Hydrograph Report

Hyd. No. 55

QD2T

Hydrograph type	=	SCS Runoff	Peak discharge	=	5.169 cfs
Storm frequency	=	25 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	19,032 cuft
Drainage area	=	3.130 ac	Curve number	=	91
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	24.20 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

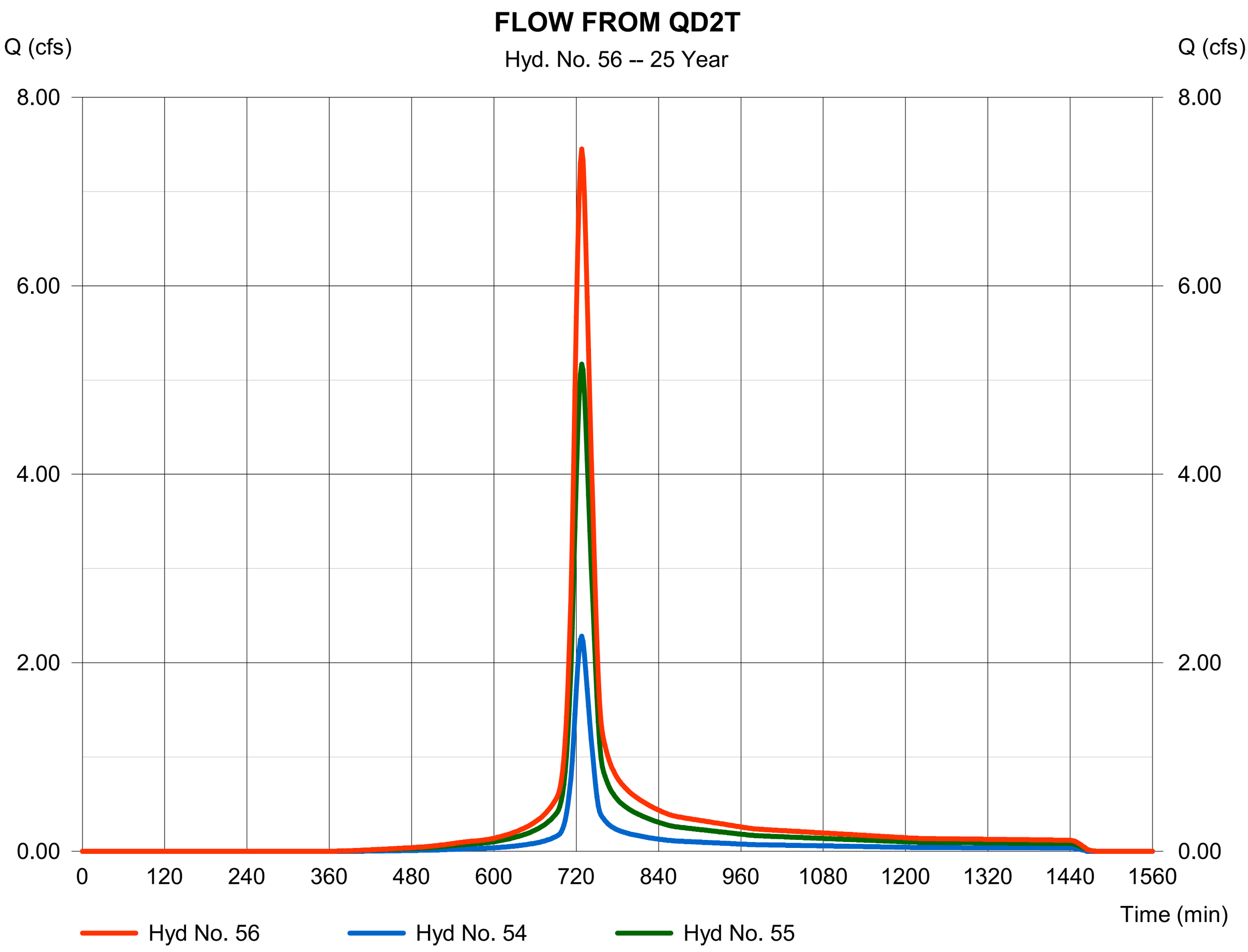


Hydrograph Report

Hyd. No. 56

FLOW FROM QD2T

Hydrograph type	=	Combine	Peak discharge	=	7.452 cfs
Storm frequency	=	25 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	26,873 cuft
Inflow hyds.	=	54, 55	Contrib. drain. area	=	3.130 ac



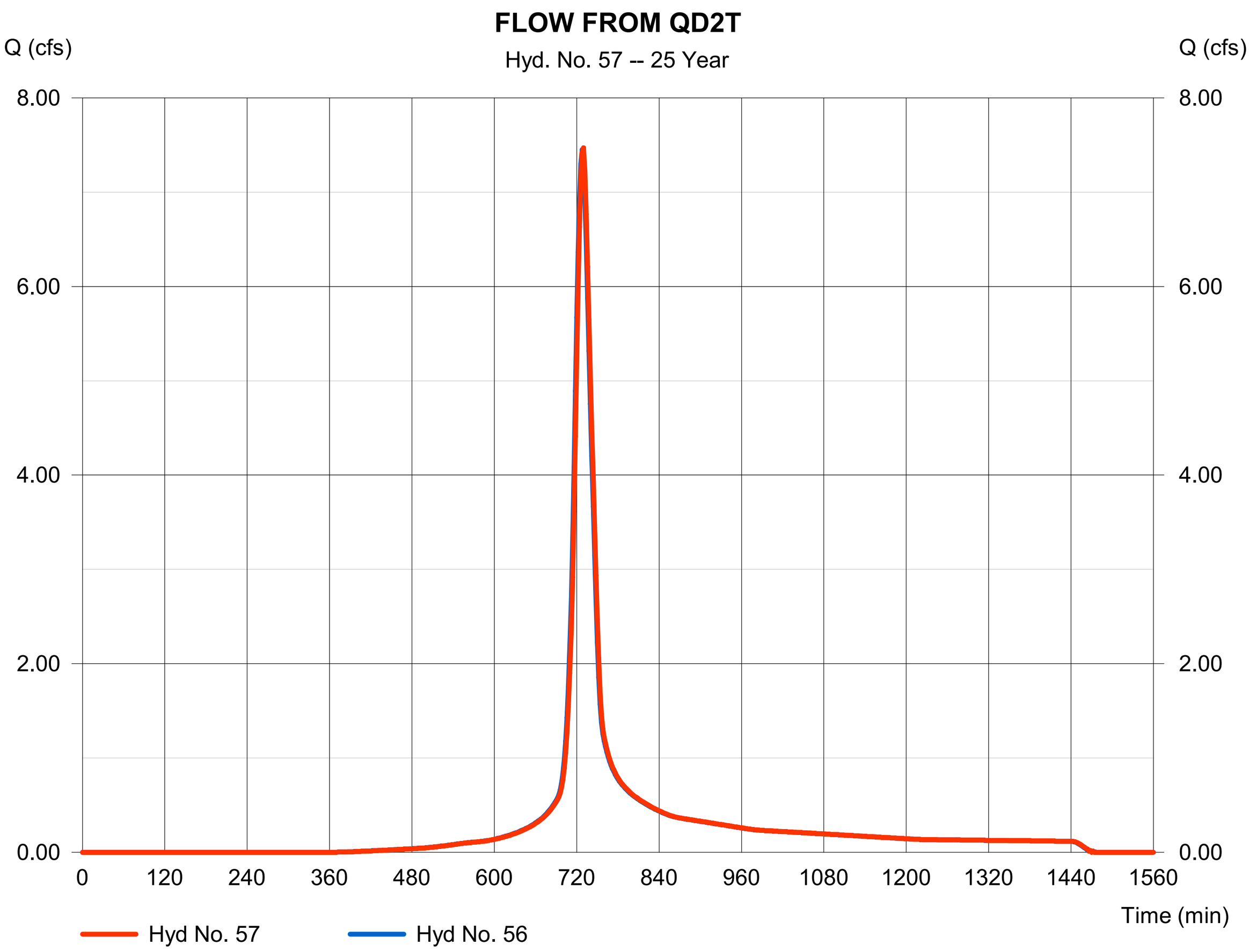
Hydrograph Report

Hyd. No. 57

FLOW FROM QD2T

Hydrograph type	=	Reach	Peak discharge	=	7.472 cfs
Storm frequency	=	25 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	26,871 cuft
Inflow hyd. No.	=	56 - FLOW FROM QD2T	Section type	=	Circular
Reach length	=	55.6 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.509	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.7008

Modified Att-Kin routing method used.

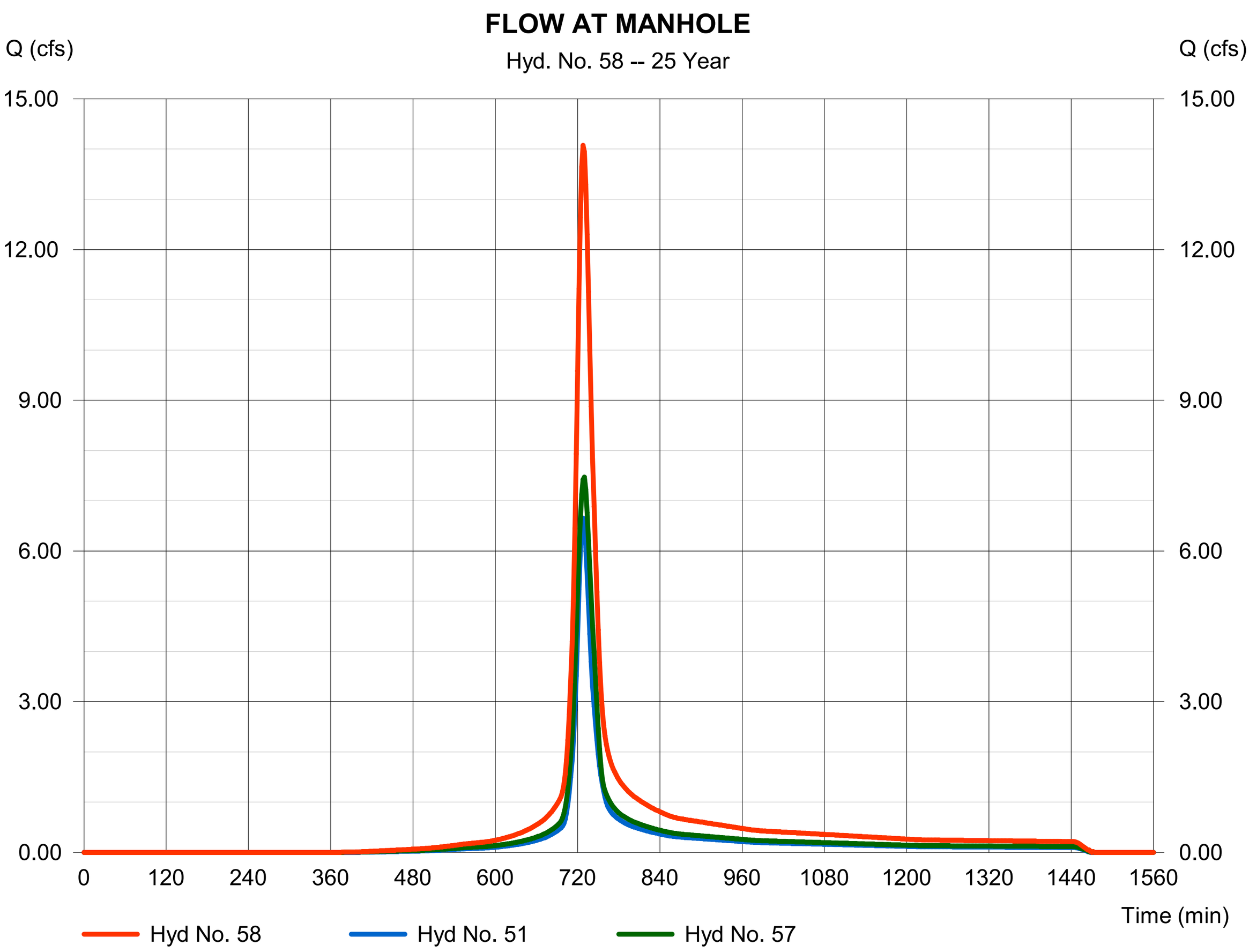


Hydrograph Report

Hyd. No. 58

FLOW AT MANHOLE

Hydrograph type	= Combine	Peak discharge	= 14.07 cfs
Storm frequency	= 25 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 48,995 cuft
Inflow hyds.	= 51, 57	Contrib. drain. area	= 0.000 ac



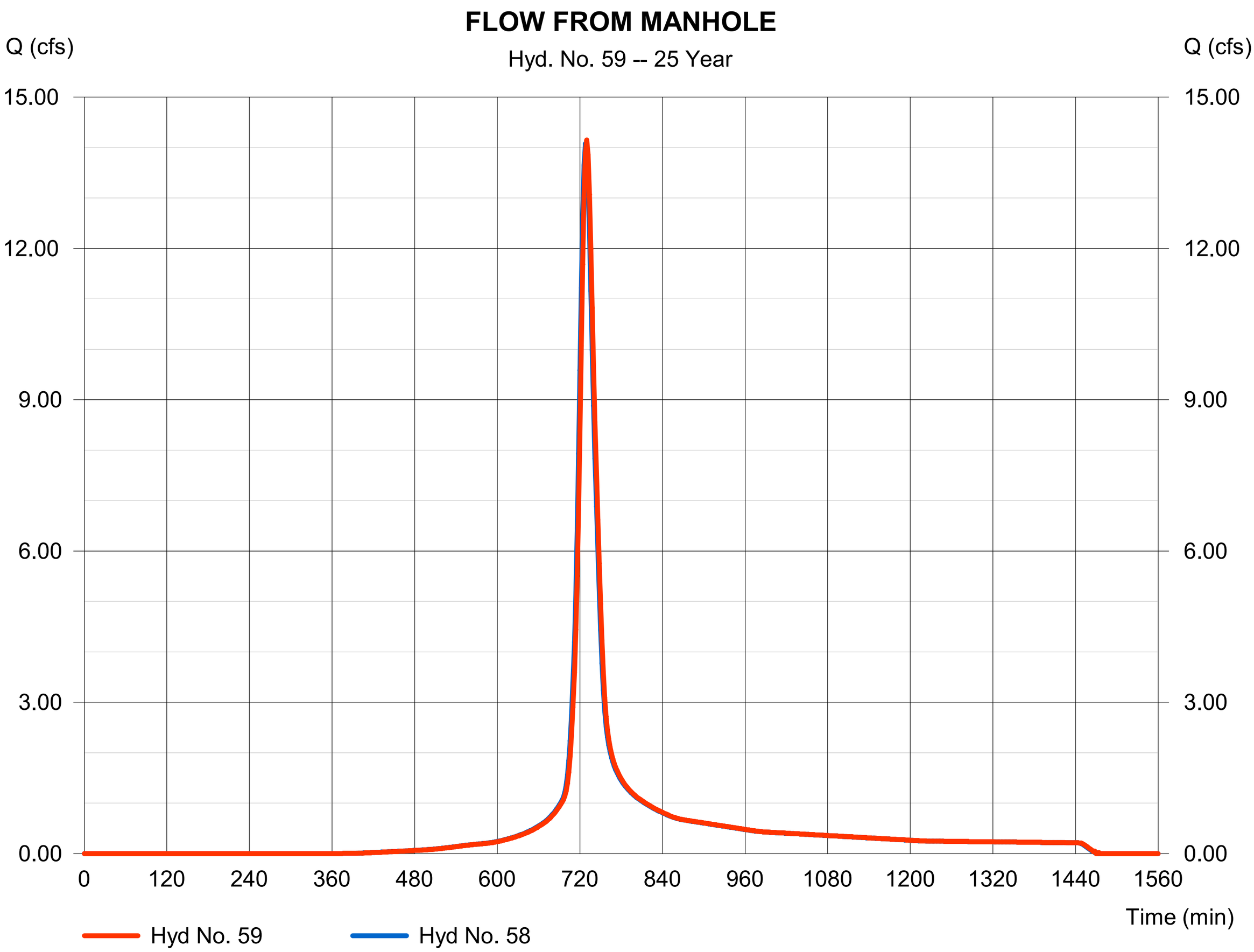
Hydrograph Report

Hyd. No. 59

FLOW FROM MANHOLE

Hydrograph type	=	Reach	Peak discharge	=	14.15 cfs
Storm frequency	=	25 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	48,995 cuft
Inflow hyd. No.	=	58 - FLOW AT MANHOLE	Section type	=	Circular
Reach length	=	141.5 ft	Channel slope	=	0.3 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.060	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.4073

Modified Att-Kin routing method used.

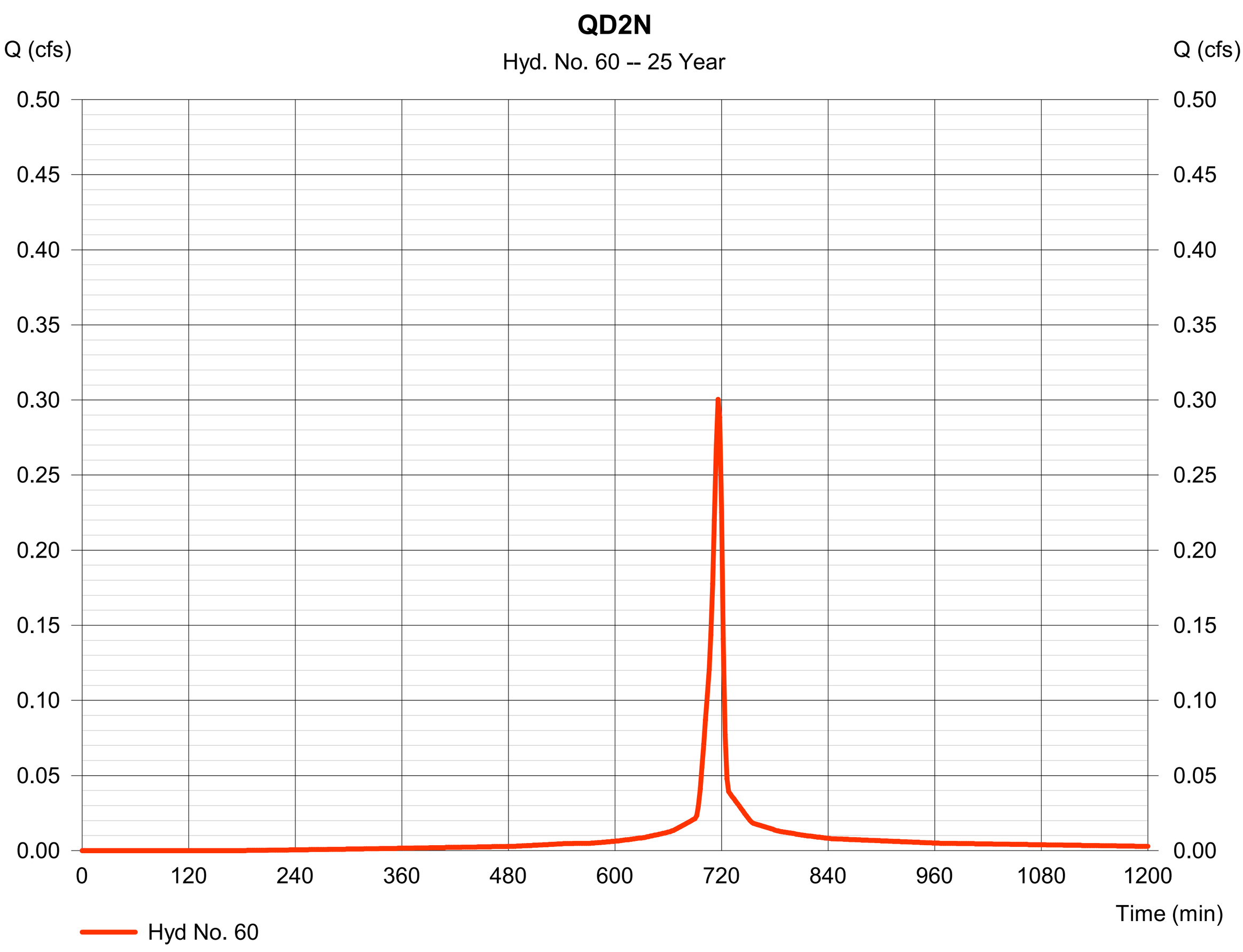


Hydrograph Report

Hyd. No. 60

QD2N

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.300 cfs
Storm frequency	=	25 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	661 cuft
Drainage area	=	0.090 ac	Curve number	=	96
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

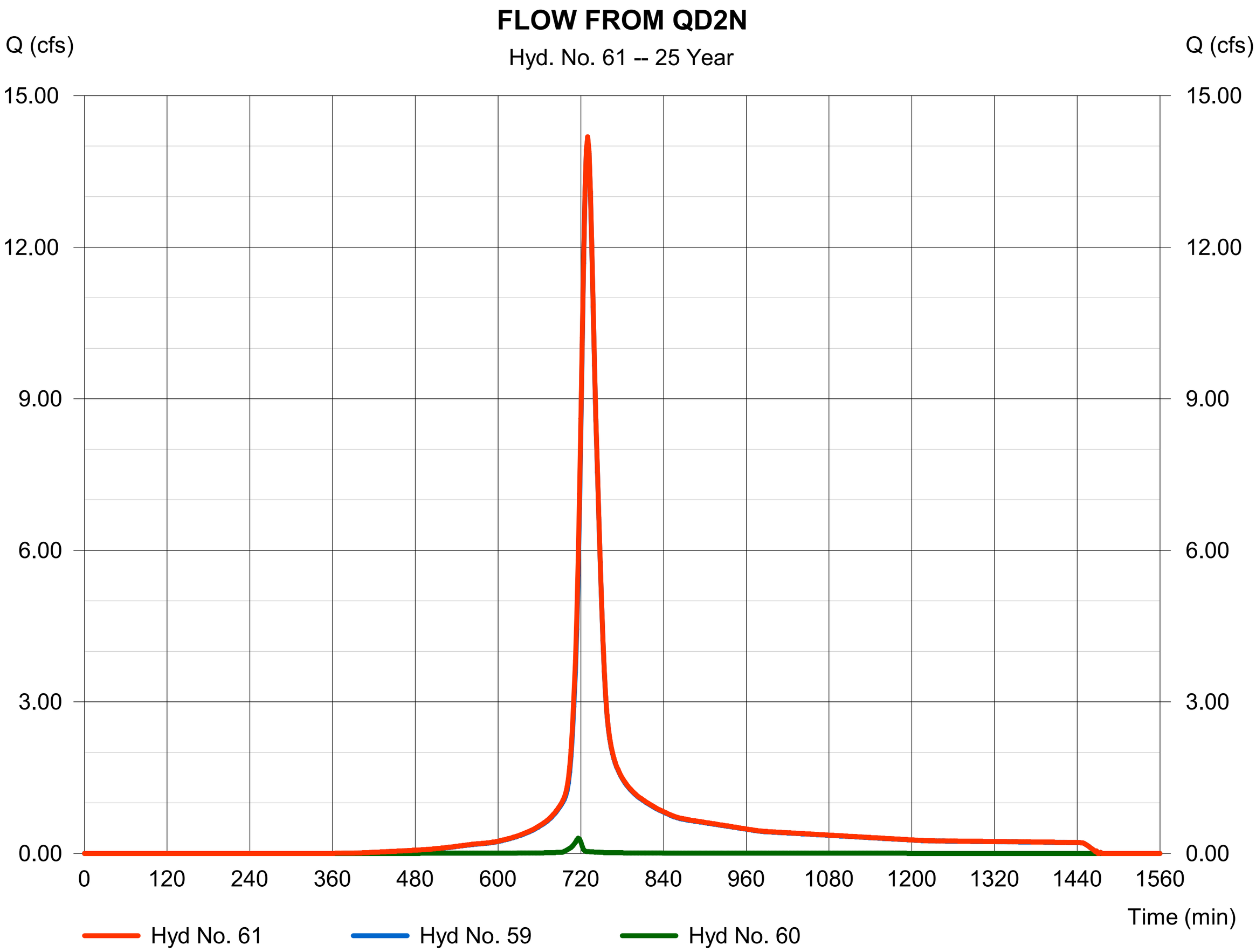


Hydrograph Report

Hyd. No. 61

FLOW FROM QD2N

Hydrograph type	= Combine	Peak discharge	= 14.19 cfs
Storm frequency	= 25 yrs	Time to peak	= 730 min
Time interval	= 2 min	Hyd. volume	= 49,657 cuft
Inflow hyds.	= 59, 60	Contrib. drain. area	= 0.090 ac



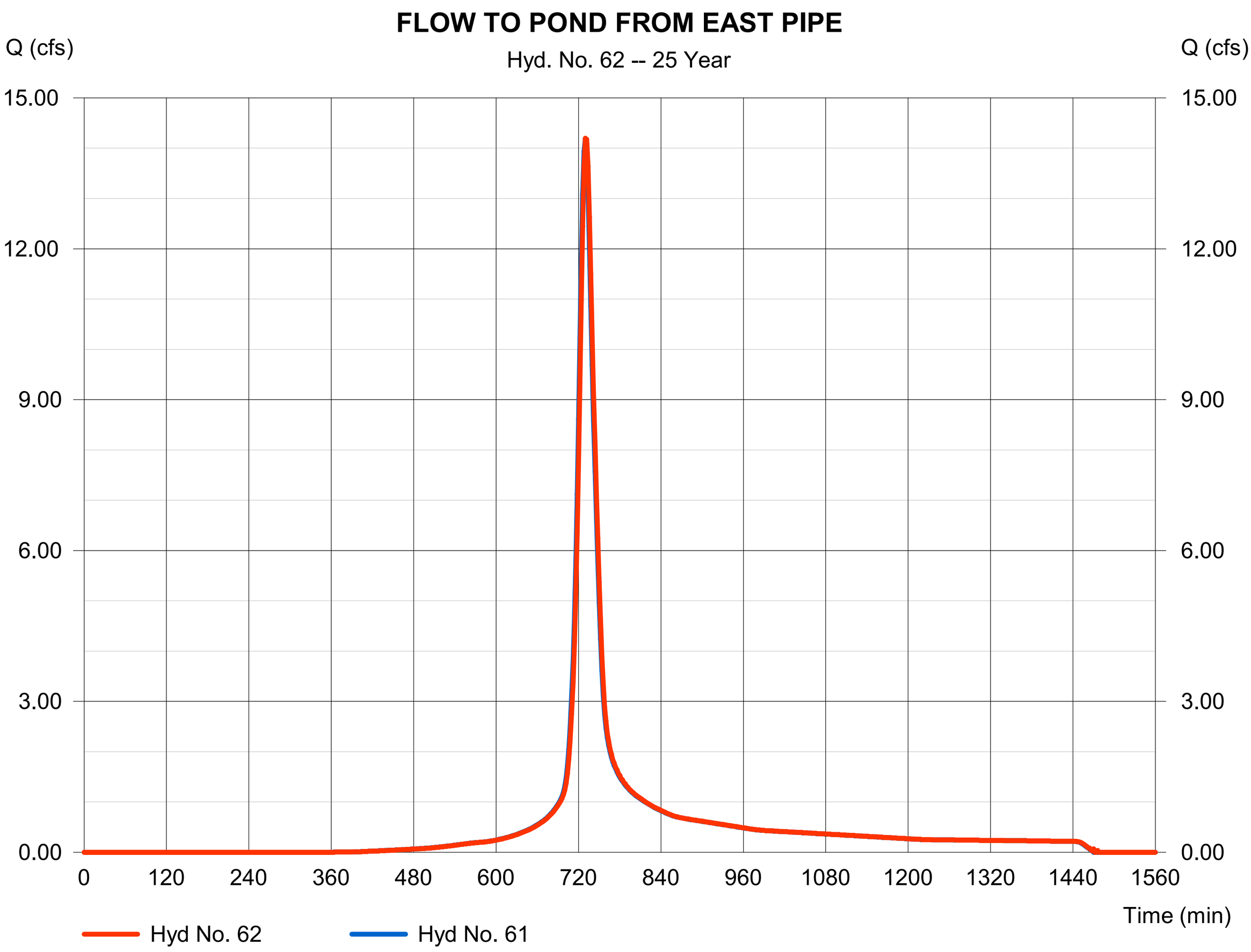
Hydrograph Report

Hyd. No. 62

FLOW TO POND FROM EAST PIPE

Hydrograph type	= Reach	Peak discharge	= 14.20 cfs
Storm frequency	= 25 yrs	Time to peak	= 730 min
Time interval	= 2 min	Hyd. volume	= 49,663 cuft
Inflow hyd. No.	= 61 - FLOW FROM QD2N	Section type	= Circular
Reach length	= 23.1 ft	Channel slope	= 0.3 %
Manning's n	= 0.024	Bottom width	= 2.0 ft
Side slope	= 0.0:1	Max. depth	= 0.0 ft
Rating curve x	= 2.060	Rating curve m	= 1.250
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 1.8724

Modified Att-Kin routing method used.

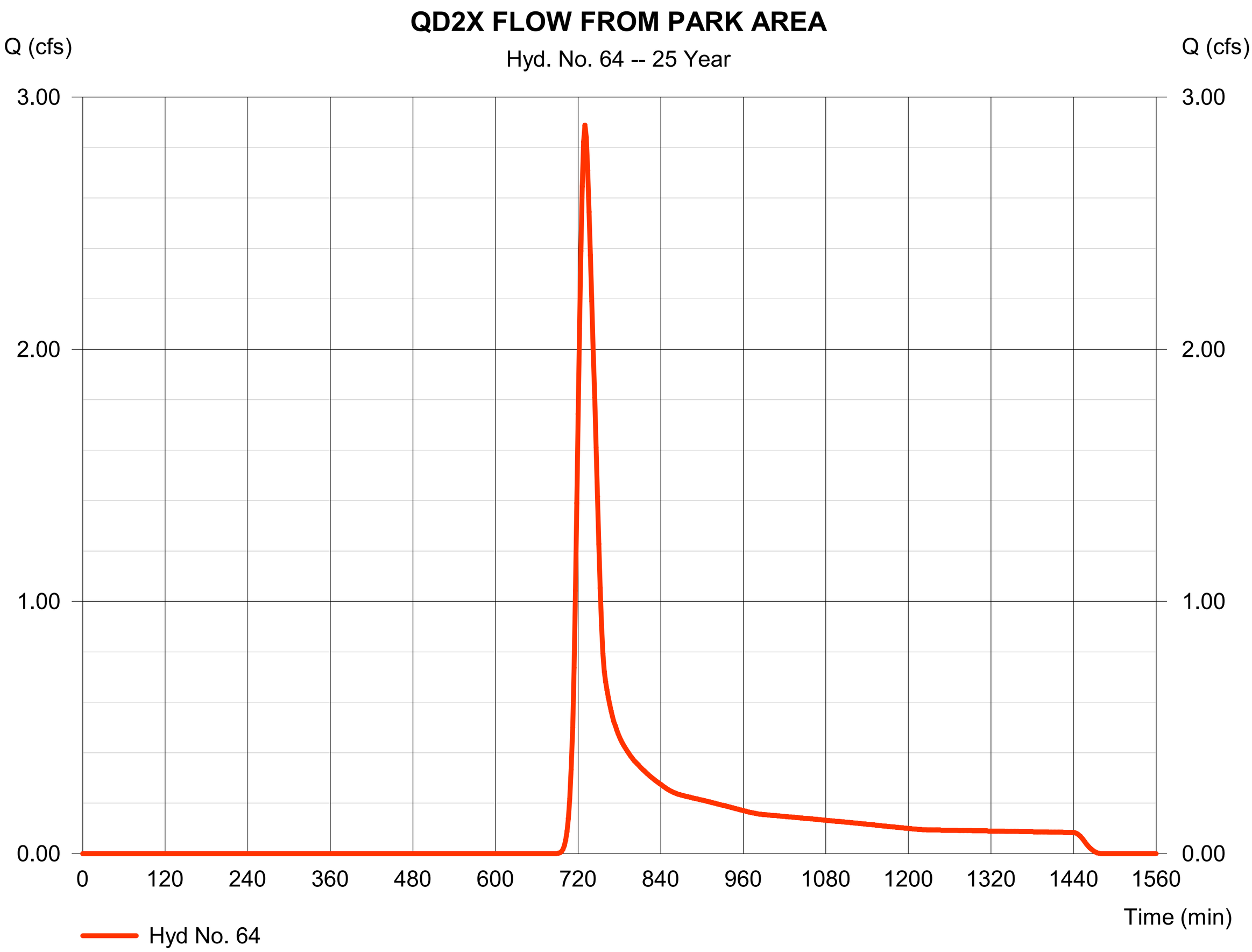


Hydrograph Report

Hyd. No. 64

QD2X FLOW FROM PARK AREA

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.889 cfs
Storm frequency	=	25 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	12,005 cuft
Drainage area	=	5.050 ac	Curve number	=	74
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	25.00 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

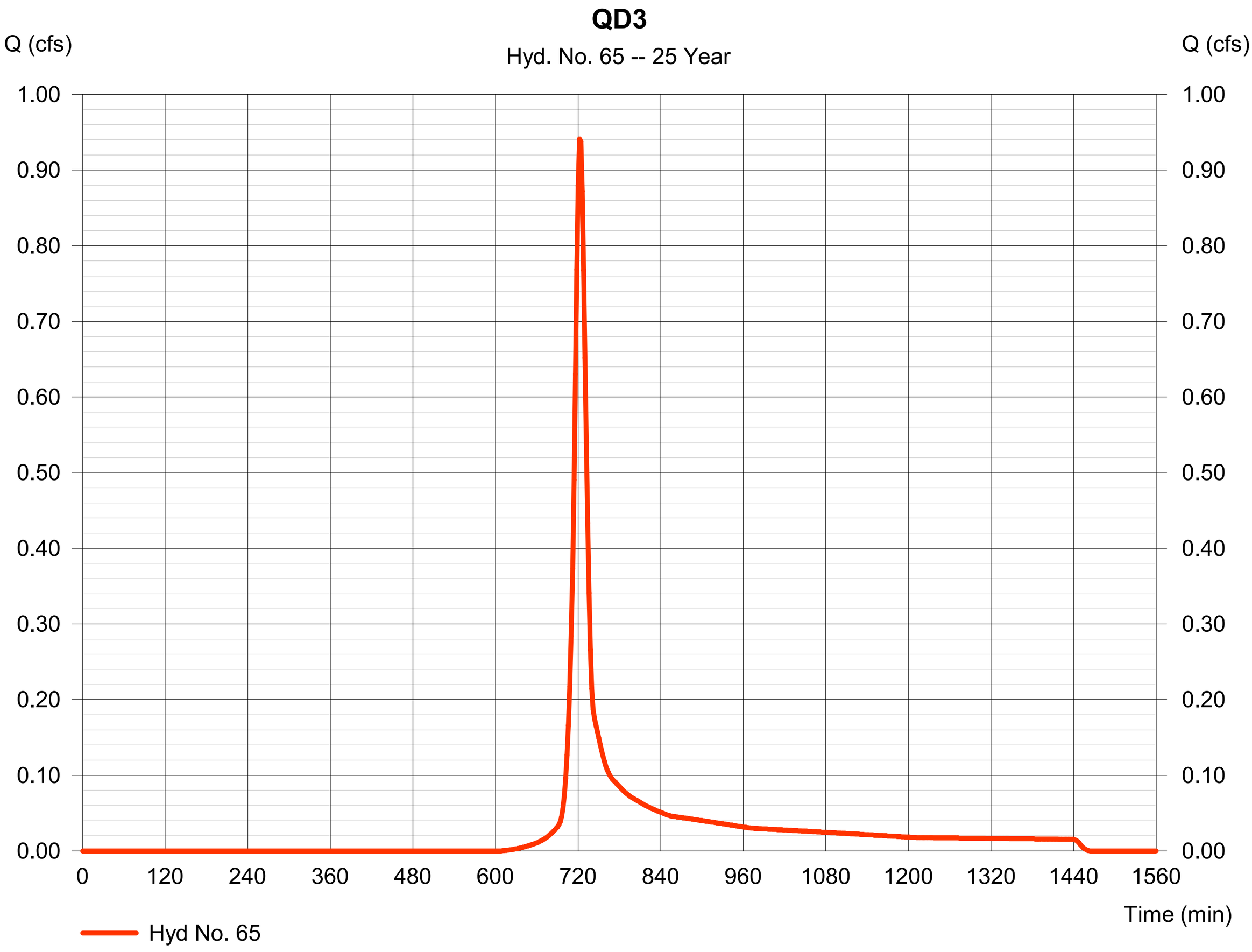


Hydrograph Report

Hyd. No. 65

QD3

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.941 cfs
Storm frequency	=	25 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	2,692 cuft
Drainage area	=	0.750 ac	Curve number	=	81
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	14.30 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

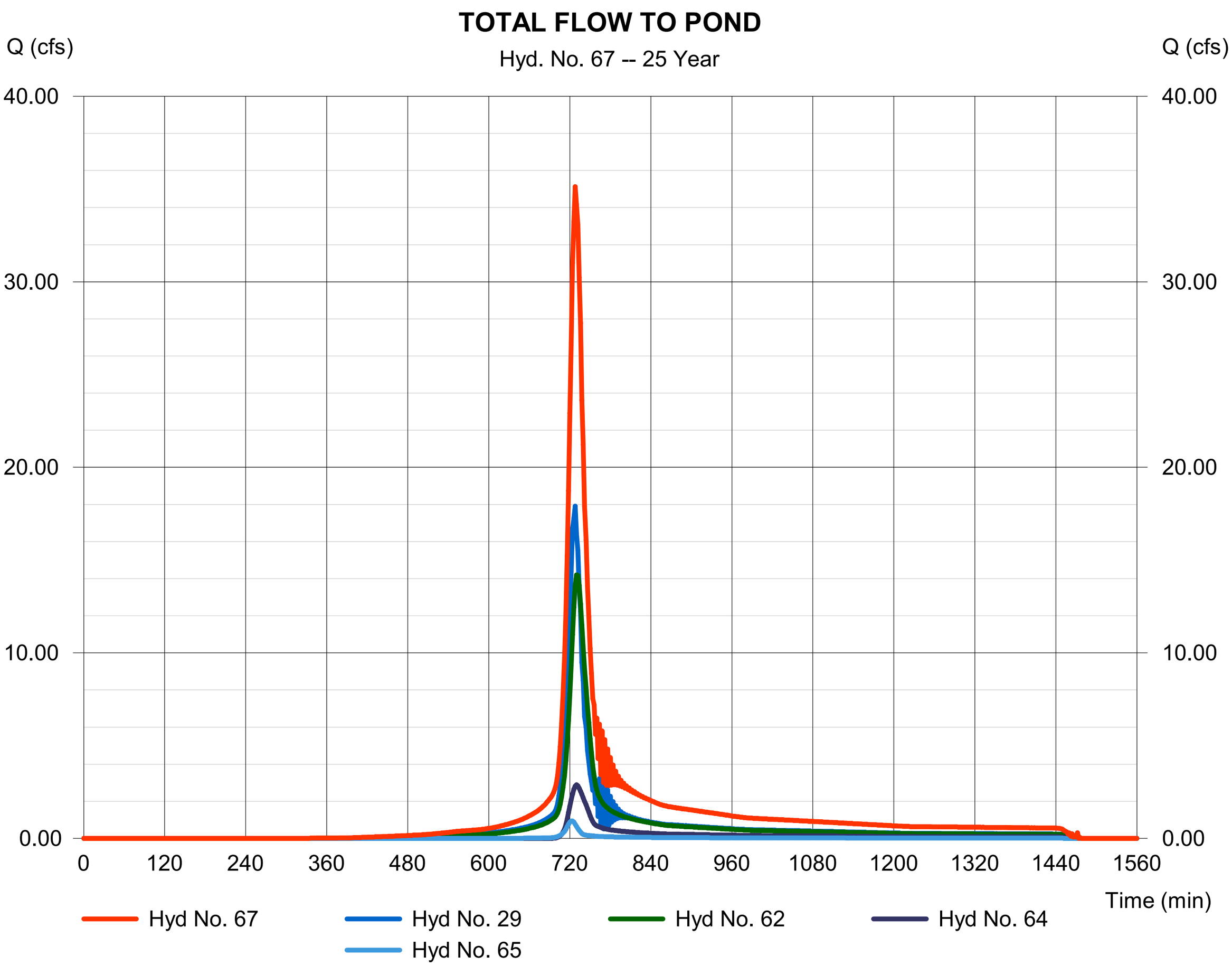


Hydrograph Report

Hyd. No. 67

TOTAL FLOW TO POND

Hydrograph type	=	Combine	Peak discharge	=	35.13 cfs
Storm frequency	=	25 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	119,328 cuft
Inflow hyds.	=	29, 62, 64, 65	Contrib. drain. area	=	5.800 ac



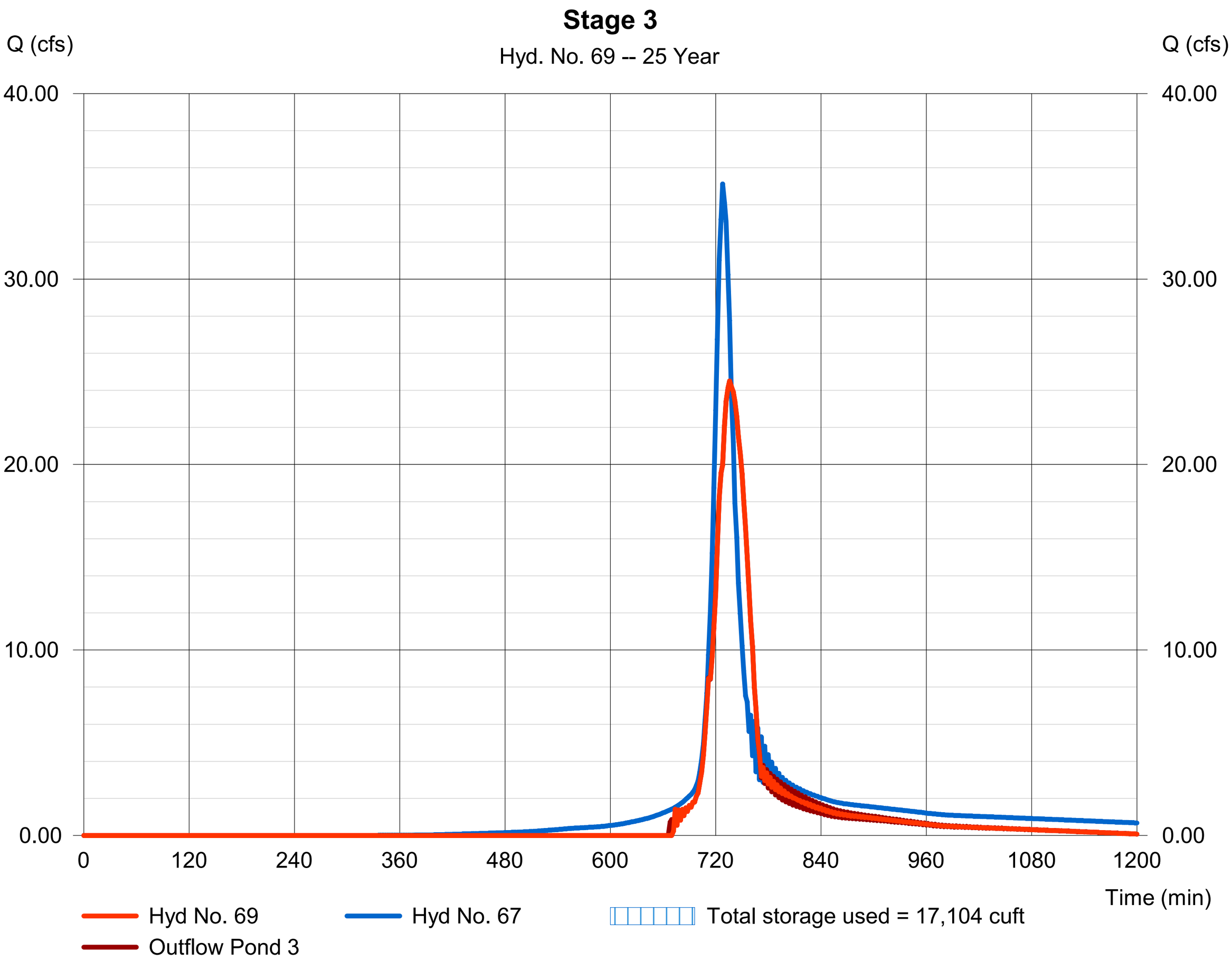
Hydrograph Report

Hyd. No. 69

Stage 3

Hydrograph type	=	Reservoir (Interconnected)	Peak discharge	=	24.51 cfs
Storm frequency	=	25 yrs	Time to peak	=	736 min
Time interval	=	2 min	Hyd. volume	=	84,038 cuft
Upper Pond	=	Stage 3	Lower Pond	=	outfall
Inflow hyd.	=	67 - TOTAL FLOW TO POND	Other Inflow hyd.	=	None
Max. Elevation	=	6476.21 ft	Max. Elevation	=	6475.05 ft
Max. Storage	=	16,820 cuft	Max. Storage	=	284 cuft

Interconnected Pond Routing. Storage Indication method used.



Pond Report

Pond No. 3 - Stage 3

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 6473.50 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	6473.50	4,109	0	0
0.50	6474.00	4,552	2,165	2,165
0.99	6474.50	5,017	2,344	4,510
1.00	6475.00	13,806	94	4,604
1.50	6475.50	15,157	7,241	11,845
2.00	6475.50	17,016	8,043	19,888
2.49	6475.99	18,125	8,610	28,497
2.50	6476.00	28,001	231	28,728
3.00	6476.50	31,441	14,861	43,588

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 24.00	0.00	0.00	0.00
Span (in)	= 35.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 6473.50	0.00	0.00	0.00
Length (ft)	= 25.00	0.00	0.00	0.00
Slope (%)	= 1.50	0.00	0.00	n/a
N-Value	= .024	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 50.00	0.00	0.00	0.00
Crest El. (ft)	= 6476.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Ciplti	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 2.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	6473.50	0.00	---	---	---	0.00	---	---	---	0.000	---	0.000
0.05	217	6473.55	0.11 ic	---	---	---	0.00	---	---	---	0.021	---	0.131
0.10	433	6473.60	0.31 ic	---	---	---	0.00	---	---	---	0.042	---	0.357
0.15	650	6473.65	0.57 ic	---	---	---	0.00	---	---	---	0.063	---	0.634
0.20	866	6473.70	0.88 ic	---	---	---	0.00	---	---	---	0.084	---	0.967
0.25	1,083	6473.75	1.23 ic	---	---	---	0.00	---	---	---	0.105	---	1.339
0.30	1,299	6473.80	1.62 ic	---	---	---	0.00	---	---	---	0.126	---	1.749
0.35	1,516	6473.85	2.05 ic	---	---	---	0.00	---	---	---	0.148	---	2.196
0.40	1,732	6473.90	2.49 ic	---	---	---	0.00	---	---	---	0.169	---	2.662
0.45	1,949	6473.95	2.98 ic	---	---	---	0.00	---	---	---	0.190	---	3.170
0.50	2,165	6474.00	3.51 ic	---	---	---	0.00	---	---	---	0.211	---	3.722
0.55	2,400	6474.05	4.04 ic	---	---	---	0.00	---	---	---	0.213	---	4.250
0.60	2,634	6474.10	4.59 ic	---	---	---	0.00	---	---	---	0.215	---	4.809
0.65	2,869	6474.15	5.16 ic	---	---	---	0.00	---	---	---	0.217	---	5.373
0.70	3,103	6474.19	5.75 ic	---	---	---	0.00	---	---	---	0.219	---	5.971
0.75	3,337	6474.24	6.37 ic	---	---	---	0.00	---	---	---	0.222	---	6.596
0.79	3,572	6474.29	7.01 ic	---	---	---	0.00	---	---	---	0.224	---	7.236
0.84	3,806	6474.34	7.67 ic	---	---	---	0.00	---	---	---	0.226	---	7.895
0.89	4,041	6474.39	8.21 oc	---	---	---	0.00	---	---	---	0.228	---	8.442
0.94	4,275	6474.44	8.72 oc	---	---	---	0.00	---	---	---	0.230	---	8.955
0.99	4,510	6474.50	9.38 oc	---	---	---	0.00	---	---	---	0.232	---	9.610
0.99	4,519	6474.50	9.39 oc	---	---	---	0.00	---	---	---	0.273	---	9.661
0.99	4,528	6474.50	9.40 oc	---	---	---	0.00	---	---	---	0.314	---	9.712
0.99	4,538	6474.50	9.41 oc	---	---	---	0.00	---	---	---	0.354	---	9.763
0.99	4,547	6474.50	9.42 oc	---	---	---	0.00	---	---	---	0.395	---	9.814
0.99	4,557	6474.50	9.43 oc	---	---	---	0.00	---	---	---	0.436	---	9.865
1.00	4,566	6474.51	9.44 oc	---	---	---	0.00	---	---	---	0.476	---	9.916
1.00	4,576	6474.51	9.45 oc	---	---	---	0.00	---	---	---	0.517	---	9.968
1.00	4,585	6474.51	9.46 oc	---	---	---	0.00	---	---	---	0.558	---	10.02
1.00	4,594	6474.51	9.47 oc	---	---	---	0.00	---	---	---	0.598	---	10.07
1.00	4,604	6475.00	14.75 oc	---	---	---	0.00	---	---	---	0.639	---	15.39
1.05	5,328	6475.05	15.29 oc	---	---	---	0.00	---	---	---	0.645	---	15.94
1.10	6,052	6475.10	15.83 oc	---	---	---	0.00	---	---	---	0.652	---	16.48
1.15	6,776	6475.15	16.36 oc	---	---	---	0.00	---	---	---	0.658	---	17.02

Continues on next page...

Stage 3

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
1.20	7,500	6475.20	16.90 oc	---	---	---	0.00	---	---	---	0.664	---	17.57
1.25	8,224	6475.25	17.44 oc	---	---	---	0.00	---	---	---	0.670	---	18.11
1.30	8,948	6475.30	17.98 oc	---	---	---	0.00	---	---	---	0.677	---	18.65
1.35	9,672	6475.35	18.52 oc	---	---	---	0.00	---	---	---	0.683	---	19.20
1.40	10,396	6475.40	19.05 oc	---	---	---	0.00	---	---	---	0.689	---	19.74
1.45	11,120	6475.45	19.59 oc	---	---	---	0.00	---	---	---	0.695	---	20.29
1.50	11,845	6475.50	18.75 oc	---	---	---	0.00	---	---	---	0.702	---	19.46
1.55	12,649	6475.55	19.96 oc	---	---	---	0.00	---	---	---	0.710	---	20.67
1.60	13,453	6475.60	21.11 oc	---	---	---	0.00	---	---	---	0.719	---	21.83
1.65	14,258	6475.65	22.17 oc	---	---	---	0.00	---	---	---	0.728	---	22.90
1.70	15,062	6475.70	23.21 oc	---	---	---	0.00	---	---	---	0.736	---	23.94
1.75	15,866	6475.75	24.19 oc	---	---	---	0.00	---	---	---	0.745	---	24.94
1.80	16,670	6475.80	25.14 oc	---	---	---	0.00	---	---	---	0.753	---	25.89
1.85	17,475	6475.85	26.06 oc	---	---	---	0.00	---	---	---	0.762	---	26.82
1.90	18,279	6475.90	26.93 oc	---	---	---	0.00	---	---	---	0.771	---	27.70
1.95	19,083	6475.95	27.79 oc	---	---	---	0.00	---	---	---	0.779	---	28.57
2.00	19,888	6475.50	18.75 oc	---	---	---	0.00	---	---	---	0.788	---	19.54
2.05	20,749	6475.55	19.94 oc	---	---	---	0.00	---	---	---	0.793	---	20.73
2.10	21,610	6475.60	21.07 oc	---	---	---	0.00	---	---	---	0.798	---	21.86
2.15	22,471	6475.65	22.11 oc	---	---	---	0.00	---	---	---	0.803	---	22.91
2.20	23,332	6475.69	23.12 oc	---	---	---	0.00	---	---	---	0.808	---	23.93
2.24	24,193	6475.74	24.10 oc	---	---	---	0.00	---	---	---	0.813	---	24.91
2.29	25,054	6475.79	25.03 oc	---	---	---	0.00	---	---	---	0.819	---	25.85
2.34	25,914	6475.84	25.93 oc	---	---	---	0.00	---	---	---	0.824	---	26.75
2.39	26,775	6475.89	26.81 oc	---	---	---	0.00	---	---	---	0.829	---	27.64
2.44	27,636	6475.94	27.63 oc	---	---	---	0.00	---	---	---	0.834	---	28.46
2.49	28,497	6475.99	28.49 oc	---	---	---	0.00	---	---	---	0.839	---	29.33
2.49	28,520	6475.99	28.50 oc	---	---	---	0.00	---	---	---	0.885	---	29.39
2.49	28,543	6475.99	28.52 oc	---	---	---	0.00	---	---	---	0.931	---	29.45
2.49	28,567	6475.99	28.54 oc	---	---	---	0.00	---	---	---	0.976	---	29.51
2.49	28,590	6475.99	28.55 oc	---	---	---	0.00	---	---	---	1.022	---	29.57
2.49	28,613	6476.00	28.57 oc	---	---	---	0.00	---	---	---	1.068	---	29.64
2.50	28,636	6476.00	28.58 oc	---	---	---	0.00	---	---	---	1.113	---	29.70
2.50	28,659	6476.00	28.60 oc	---	---	---	0.00	---	---	---	1.159	---	29.76
2.50	28,682	6476.00	28.62 oc	---	---	---	0.00	---	---	---	1.205	---	29.82
2.50	28,705	6476.00	28.63 oc	---	---	---	0.00	---	---	---	1.251	---	29.88
2.50	28,728	6476.00	28.65 oc	---	---	---	0.00	---	---	---	1.296	---	29.94
2.55	30,214	6476.05	29.45 oc	---	---	---	1.85	---	---	---	1.312	---	32.62
2.60	31,700	6476.10	30.24 oc	---	---	---	5.27	---	---	---	1.328	---	36.84
2.65	33,186	6476.15	30.99 oc	---	---	---	9.57	---	---	---	1.344	---	41.90
2.70	34,672	6476.20	31.74 oc	---	---	---	14.81	---	---	---	1.360	---	47.91
2.75	36,158	6476.25	32.47 oc	---	---	---	20.69	---	---	---	1.376	---	54.54
2.80	37,644	6476.30	33.18 oc	---	---	---	27.20	---	---	---	1.392	---	61.77
2.85	39,130	6476.35	33.88 oc	---	---	---	34.35	---	---	---	1.408	---	69.64
2.90	40,616	6476.40	34.55 oc	---	---	---	41.80	---	---	---	1.424	---	77.78
2.95	42,102	6476.45	35.23 oc	---	---	---	49.97	---	---	---	1.440	---	86.64
3.00	43,588	6476.50	35.91 oc	---	---	---	58.87	---	---	---	1.456	---	96.23

...End

Pond Report

Pond No. 4 - outfall

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 6473.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	6473.00	70	0	0
0.50	6473.50	102	43	43
1.00	6474.00	134	59	102
1.50	6474.50	169	76	178
2.00	6475.00	200	92	270
3.00	6476.00	400	300	570

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 45.00	0.00	0.00	0.00
Crest El. (ft)	= 6474.75	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Ciplti	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	6473.00	---	---	---	---	0.00	---	---	---	---	---	0.000
0.05	4	6473.05	---	---	---	---	0.00	---	---	---	---	---	0.000
0.10	9	6473.10	---	---	---	---	0.00	---	---	---	---	---	0.000
0.15	13	6473.15	---	---	---	---	0.00	---	---	---	---	---	0.000
0.20	17	6473.20	---	---	---	---	0.00	---	---	---	---	---	0.000
0.25	22	6473.25	---	---	---	---	0.00	---	---	---	---	---	0.000
0.30	26	6473.30	---	---	---	---	0.00	---	---	---	---	---	0.000
0.35	30	6473.35	---	---	---	---	0.00	---	---	---	---	---	0.000
0.40	34	6473.40	---	---	---	---	0.00	---	---	---	---	---	0.000
0.45	39	6473.45	---	---	---	---	0.00	---	---	---	---	---	0.000
0.50	43	6473.50	---	---	---	---	0.00	---	---	---	---	---	0.000
0.55	49	6473.55	---	---	---	---	0.00	---	---	---	---	---	0.000
0.60	55	6473.60	---	---	---	---	0.00	---	---	---	---	---	0.000
0.65	61	6473.65	---	---	---	---	0.00	---	---	---	---	---	0.000
0.70	67	6473.70	---	---	---	---	0.00	---	---	---	---	---	0.000
0.75	73	6473.75	---	---	---	---	0.00	---	---	---	---	---	0.000
0.80	78	6473.80	---	---	---	---	0.00	---	---	---	---	---	0.000
0.85	84	6473.85	---	---	---	---	0.00	---	---	---	---	---	0.000
0.90	90	6473.90	---	---	---	---	0.00	---	---	---	---	---	0.000
0.95	96	6473.95	---	---	---	---	0.00	---	---	---	---	---	0.000
1.00	102	6474.00	---	---	---	---	0.00	---	---	---	---	---	0.000
1.05	110	6474.05	---	---	---	---	0.00	---	---	---	---	---	0.000
1.10	117	6474.10	---	---	---	---	0.00	---	---	---	---	---	0.000
1.15	125	6474.15	---	---	---	---	0.00	---	---	---	---	---	0.000
1.20	132	6474.20	---	---	---	---	0.00	---	---	---	---	---	0.000
1.25	140	6474.25	---	---	---	---	0.00	---	---	---	---	---	0.000
1.30	147	6474.30	---	---	---	---	0.00	---	---	---	---	---	0.000
1.35	155	6474.35	---	---	---	---	0.00	---	---	---	---	---	0.000
1.40	163	6474.40	---	---	---	---	0.00	---	---	---	---	---	0.000
1.45	170	6474.45	---	---	---	---	0.00	---	---	---	---	---	0.000
1.50	178	6474.50	---	---	---	---	0.00	---	---	---	---	---	0.000
1.55	187	6474.55	---	---	---	---	0.00	---	---	---	---	---	0.000
1.60	196	6474.60	---	---	---	---	0.00	---	---	---	---	---	0.000
1.65	205	6474.65	---	---	---	---	0.00	---	---	---	---	---	0.000
1.70	215	6474.70	---	---	---	---	0.00	---	---	---	---	---	0.000
1.75	224	6474.75	---	---	---	---	0.00	---	---	---	---	---	0.000
1.80	233	6474.80	---	---	---	---	1.62	---	---	---	---	---	1.617

Continues on next page...

outfall

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
1.85	242	6474.85	---	---	---	---	4.68	---	---	---	---	---	4.676
1.90	252	6474.90	---	---	---	---	8.53	---	---	---	---	---	8.528
1.95	261	6474.95	---	---	---	---	13.23	---	---	---	---	---	13.23
2.00	270	6475.00	---	---	---	---	18.73	---	---	---	---	---	18.73
2.10	300	6475.10	---	---	---	---	31.04	---	---	---	---	---	31.04
2.20	330	6475.20	---	---	---	---	45.26	---	---	---	---	---	45.26
2.30	360	6475.30	---	---	---	---	61.09	---	---	---	---	---	61.09
2.40	390	6475.40	---	---	---	---	78.51	---	---	---	---	---	78.51
2.50	420	6475.50	---	---	---	---	97.33	---	---	---	---	---	97.33
2.60	450	6475.60	---	---	---	---	117.65	---	---	---	---	---	117.65
2.70	480	6475.70	---	---	---	---	139.01	---	---	---	---	---	139.01
2.80	510	6475.80	---	---	---	---	161.41	---	---	---	---	---	161.41
2.90	540	6475.90	---	---	---	---	185.01	---	---	---	---	---	185.01
3.00	570	6476.00	---	---	---	---	209.42	---	---	---	---	---	209.42

...End

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	3.851	2	722	11,022	------	------	------	QD2A
2	Reach	3.869	2	724	11,021	1	------	------	FLOW FROM QD2A
3	SCS Runoff	1.822	2	724	5,729	------	------	------	QD2B
4	Combine	5.691	2	724	16,750	2, 3	------	------	FLOW FROM QD2B
5	Reach	5.712	2	724	16,749	4	------	------	FLOW FROM QD2B
6	SCS Runoff	1.896	2	718	4,629	------	------	------	QD2C
7	Combine	6.978	2	722	21,378	5, 6	------	------	FLOW FROM QD2C
8	Reach	7.017	2	724	21,378	7	------	------	FLOW FROM QD2C
9	SCS Runoff	3.440	2	724	10,928	------	------	------	QD2D
10	Combine	10.46	2	724	32,306	8, 9	------	------	FLOW FROM QD2D
11	Reach	10.47	2	726	32,305	10	------	------	FLOW FROM QD2D
12	SCS Runoff	2.854	2	720	7,475	------	------	------	QD2E
13	Reach	2.877	2	722	7,473	12	------	------	FLOW FROM QD2E
14	SCS Runoff	1.757	2	716	3,624	------	------	------	QD2F
15	Combine	4.108	2	718	11,097	13, 14	------	------	FLOW FROM QD2F
16	Reach	4.196	2	720	11,097	15	------	------	FLOW FROM QD2F
18	SCS Runoff	2.066	2	720	5,410	------	------	------	QD2G
19	Combine	15.83	2	722	48,813	11, 16, 18	------	------	FLOW FROM QD2G
20	Reach	16.03	2	724	48,815	19	------	------	FLOW FROM QD2G
21	SCS Runoff	1.631	2	720	4,271	------	------	------	QD2J
22	Combine	17.47	2	724	53,086	20, 21	------	------	FLOW FROM QD2J
23	Reach	17.51	2	724	53,091	22	------	------	FLOW FROM QD2J
24	SCS Runoff	2.446	2	720	6,407	------	------	------	QD2M
25	Combine	19.67	2	724	59,497	23, 24	------	------	FLOW FROM QD2M
26	Reach	19.81	2	726	59,501	25	------	------	FLOW FROM QD2M
27	SCS Runoff	1.992	2	718	4,625	------	------	------	QD2O
28	Combine	20.72	2	726	64,126	26, 27	------	------	FLOW FROM QD2O
29	Reach	21.36	2	728	64,321	28	------	------	FLOW TO POND FROM WEST PIPE
31	SCS Runoff	1.906	2	726	6,605	------	------	------	QD2P
32	Reach	1.915	2	728	6,601	31	------	------	FLOW FROM QD2P
33	SCS Runoff	0.118	2	716	273	------	------	------	QD2H
34	Combine	1.930	2	728	6,875	32, 33	------	------	FLOW FROM QD2H
35	Reach	1.903	2	730	6,874	34	------	------	FLOW FROM QD2H

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

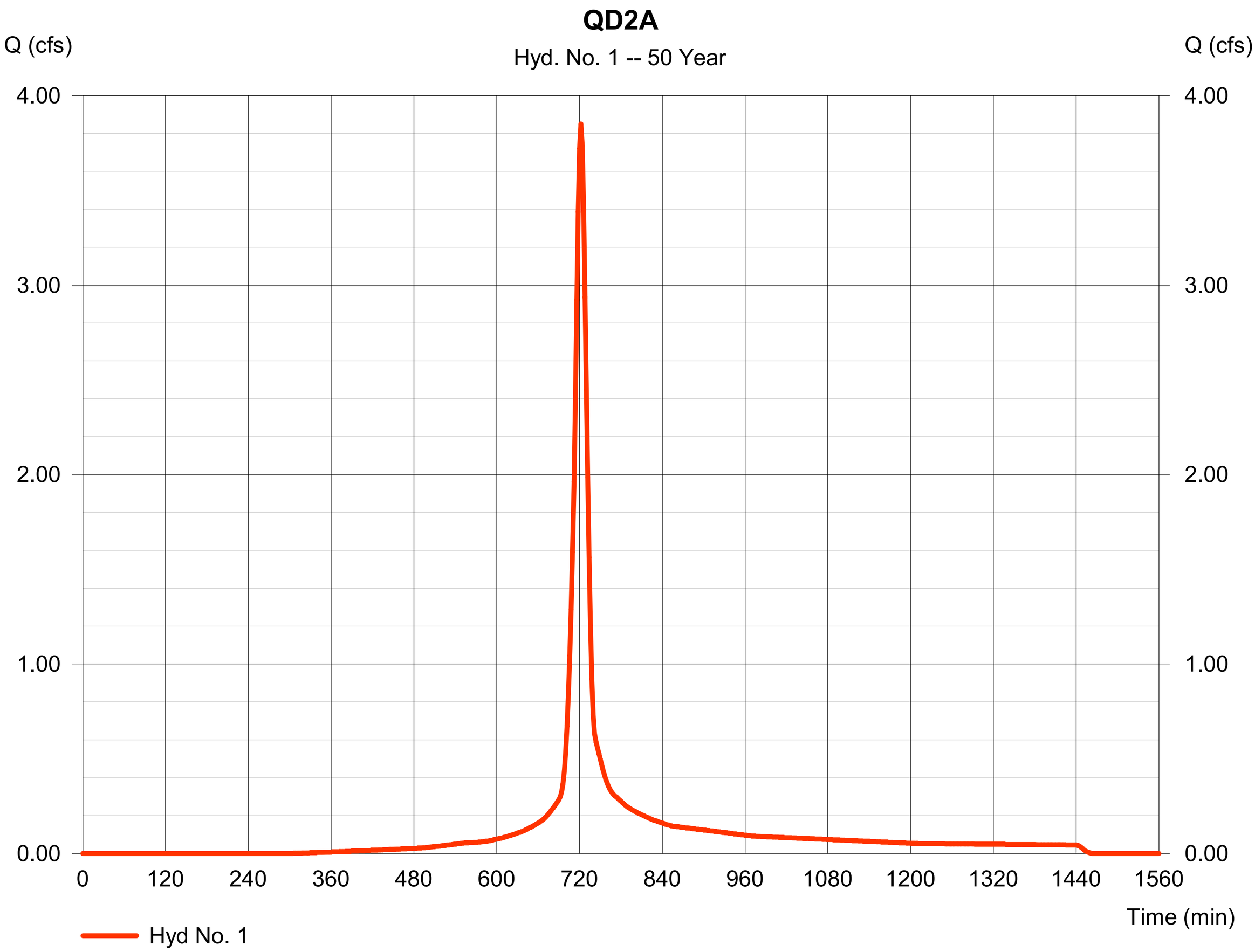
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
36	SCS Runoff	0.761	2	720	1,993	------	------	------	QD2I
37	Combine	2.306	2	726	8,867	35, 36	------	------	FLOW FROM QD2I
38	Reach	2.306	2	728	8,867	37	------	------	FLOW FROM QD2I
40	SCS Runoff	2.481	2	724	7,800	------	------	------	QD2Q
41	Reach	2.494	2	726	7,798	40	------	------	FLOW FROM QD2Q
42	SCS Runoff	2.338	2	720	6,122	------	------	------	QD2R
43	Combine	4.593	2	722	13,920	41, 42	------	------	FLOW FROM QD2R
44	Reach	4.621	2	724	13,919	43	------	------	FLOW FROM QD2R
46	SCS Runoff	0.405	2	722	1,144	------	------	------	QD2K
47	Combine	7.186	2	724	23,931	38, 44, 46	------	------	FLOW FROM QD2K
48	Reach	7.219	2	726	23,931	47	------	------	FLOW FROM QD2K
49	SCS Runoff	0.714	2	722	2,019	------	------	------	QD2L
50	Combine	7.853	2	726	25,951	48, 49	------	------	FLOW FROM QD2L
51	Reach	7.852	2	728	25,950	50	------	------	FLOW FROM QD2L
53	SCS Runoff	2.656	2	726	9,204	------	------	------	QD2S
54	Reach	2.670	2	728	9,203	53	------	------	FLOW FROM QD2S
55	SCS Runoff	6.017	2	728	22,229	------	------	------	QD2T
56	Combine	8.687	2	728	31,431	54, 55	------	------	FLOW FROM QD2T
57	Reach	8.703	2	730	31,431	56	------	------	FLOW FROM QD2T
58	Combine	16.52	2	728	57,382	51, 57	------	------	FLOW AT MANHOLE
59	Reach	16.57	2	730	57,385	58	------	------	FLOW FROM MANHOLE
60	SCS Runoff	0.340	2	716	755	------	------	------	QD2N
61	Combine	16.61	2	730	58,140	59, 60	------	------	FLOW FROM QD2N
62	Reach	16.69	2	730	58,149	61	------	------	FLOW TO POND FROM EAST PIPE
64	SCS Runoff	3.847	2	730	15,368	------	------	------	QD2X FLOW FROM PARK AREA
65	SCS Runoff	1.166	2	722	3,304	------	------	------	QD3
67	Combine	42.27	2	728	141,142	29, 62, 64, 65,	------	------	TOTAL FLOW TO POND
69	Reservoir(i)	26.68	2	752	104,632	67	6476.25	23,586	Stage 3

Hydrograph Report

Hyd. No. 1

QD2A

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.851 cfs
Storm frequency	=	50 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	11,022 cuft
Drainage area	=	1.500 ac	Curve number	=	92
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	14.00 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



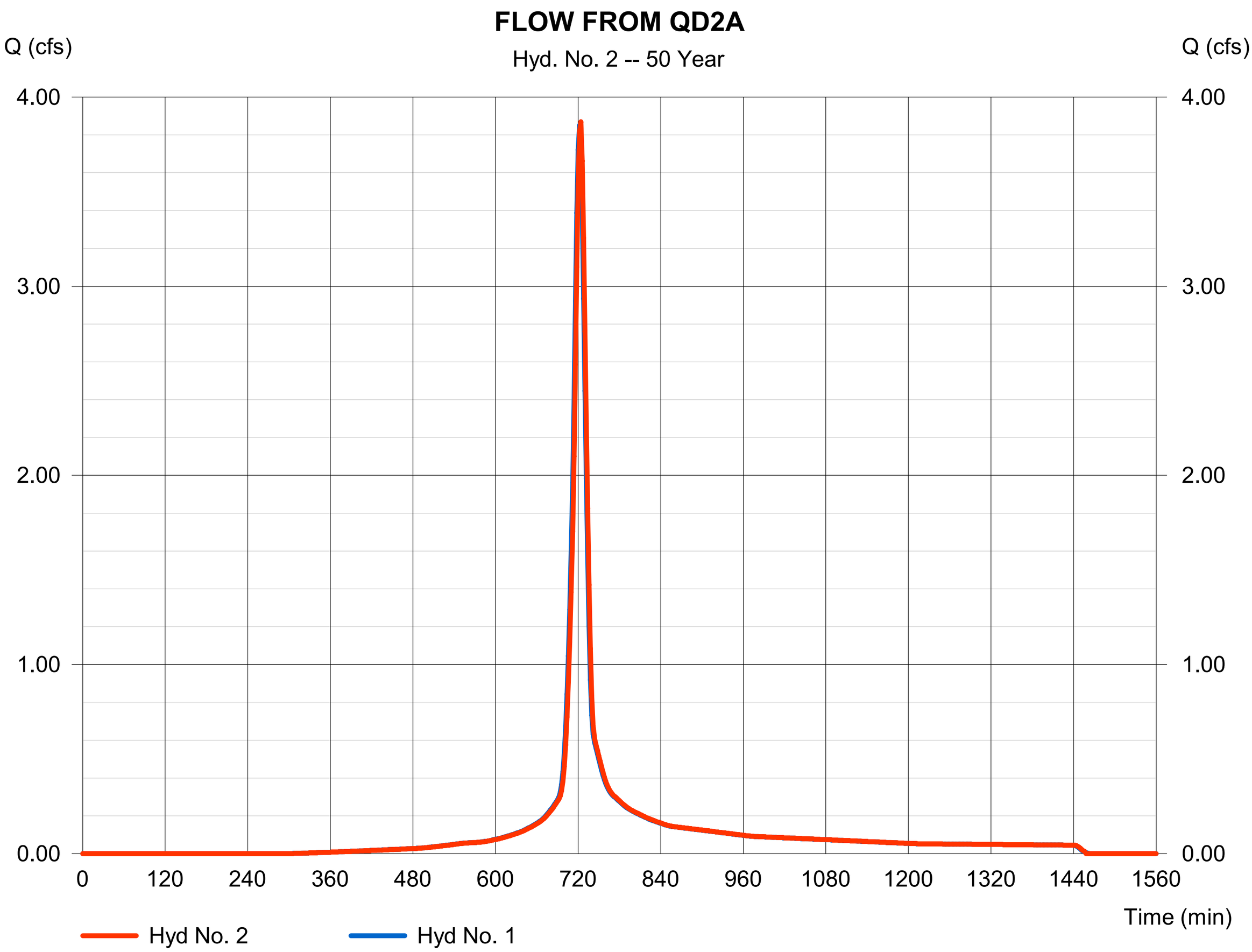
Hydrograph Report

Hyd. No. 2

FLOW FROM QD2A

Hydrograph type	=	Reach	Peak discharge	=	3.869 cfs
Storm frequency	=	50 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	11,021 cuft
Inflow hyd. No.	=	1 - QD2A	Section type	=	Circular
Reach length	=	47.7 ft	Channel slope	=	0.9 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.438	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.5478

Modified Att-Kin routing method used.

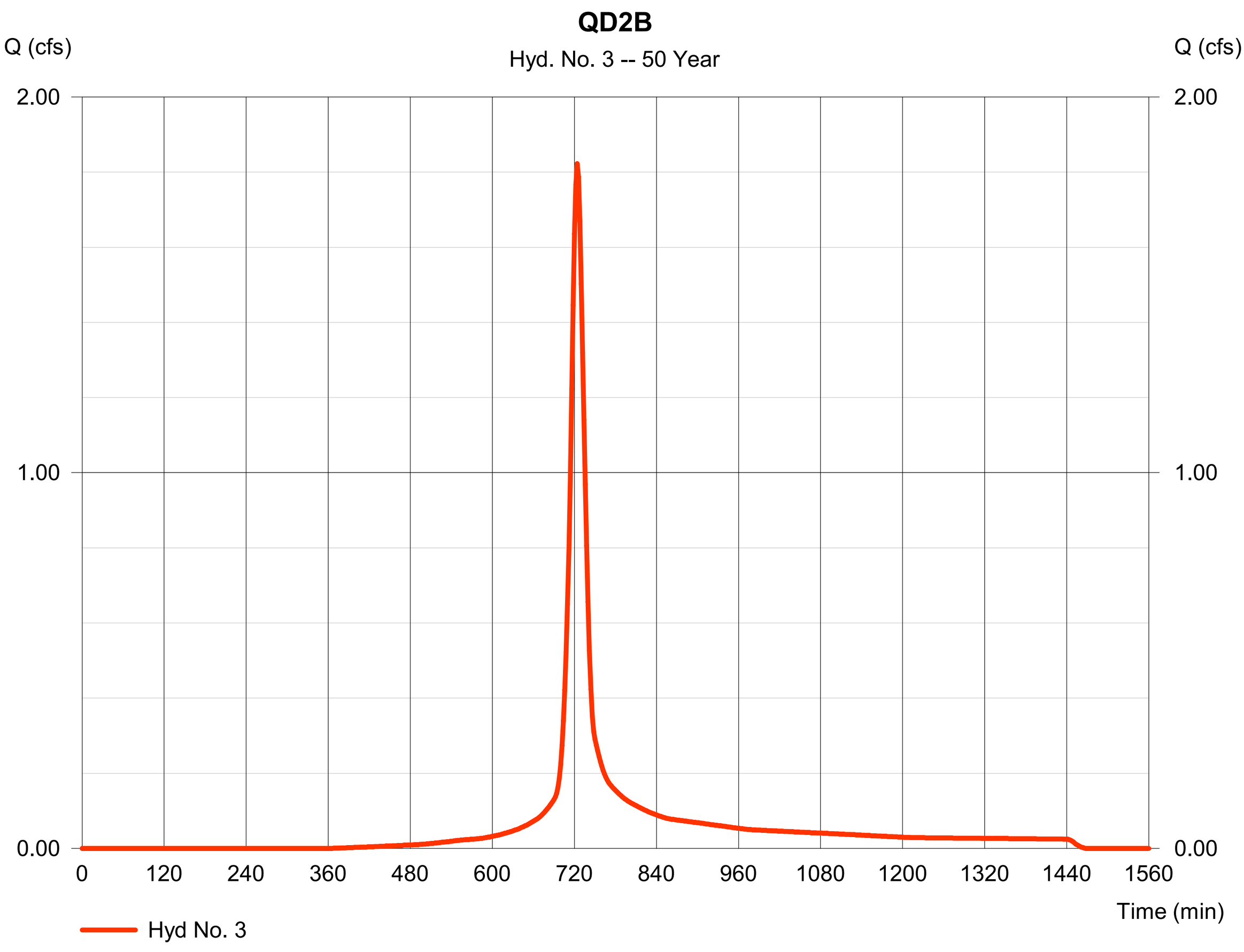


Hydrograph Report

Hyd. No. 3

QD2B

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.822 cfs
Storm frequency	=	50 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	5,729 cuft
Drainage area	=	0.830 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	16.90 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

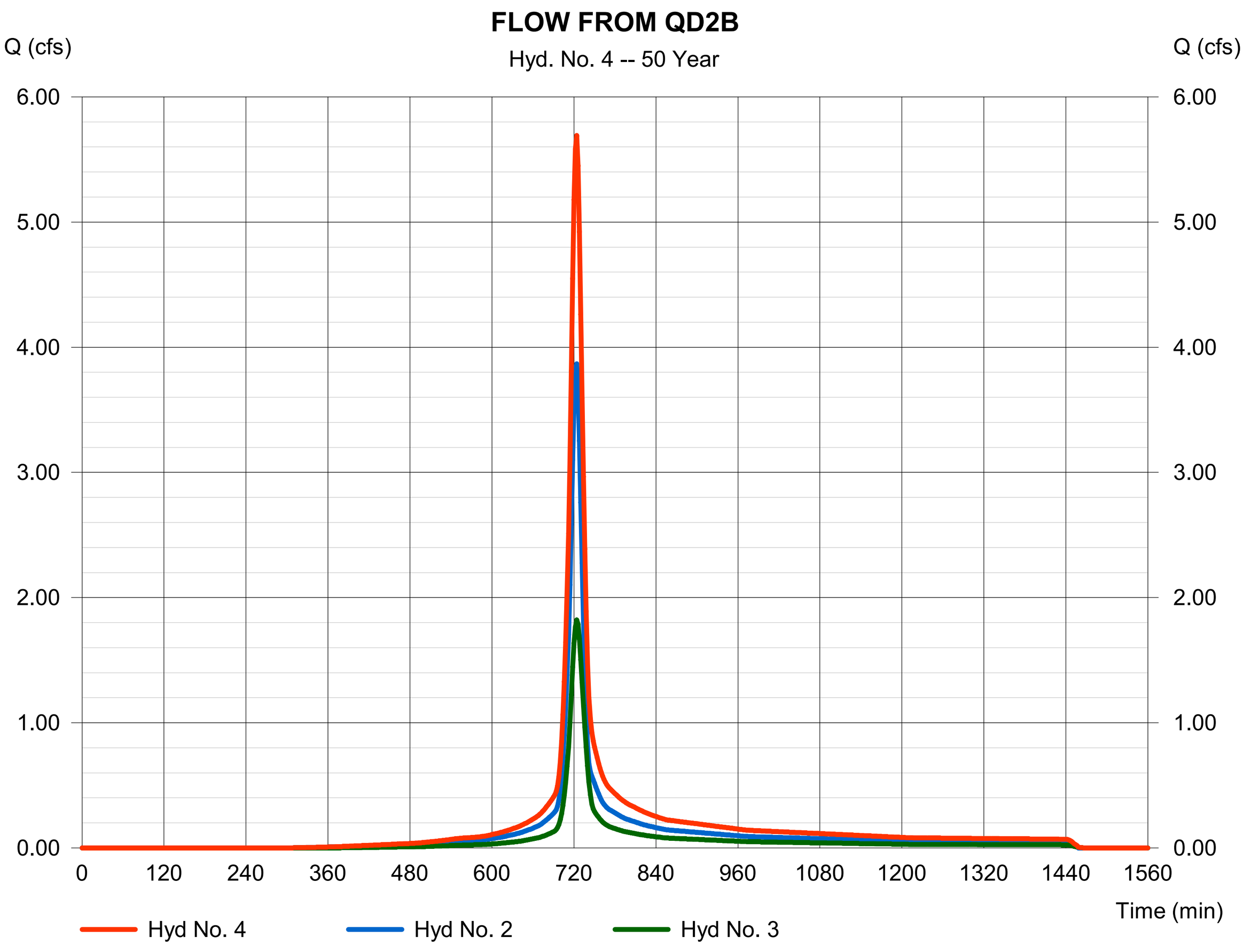


Hydrograph Report

Hyd. No. 4

FLOW FROM QD2B

Hydrograph type	=	Combine	Peak discharge	=	5.691 cfs
Storm frequency	=	50 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	16,750 cuft
Inflow hyds.	=	2, 3	Contrib. drain. area	=	0.830 ac



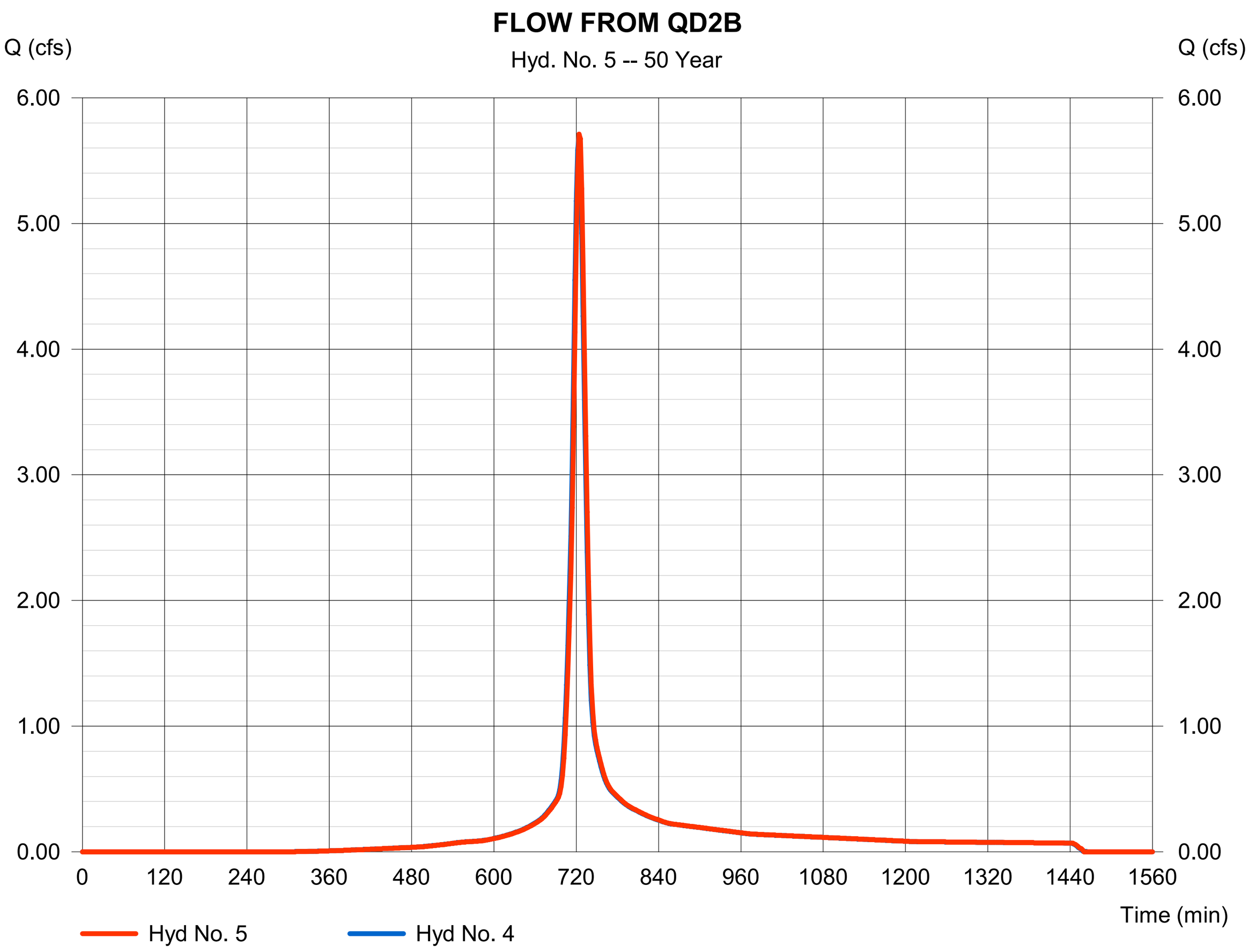
Hydrograph Report

Hyd. No. 5

FLOW FROM QD2B

Hydrograph type	=	Reach	Peak discharge	=	5.712 cfs
Storm frequency	=	50 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	16,749 cuft
Inflow hyd. No.	=	4 - FLOW FROM QD2B	Section type	=	Circular
Reach length	=	32.2 ft	Channel slope	=	0.9 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.438	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.7649

Modified Att-Kin routing method used.

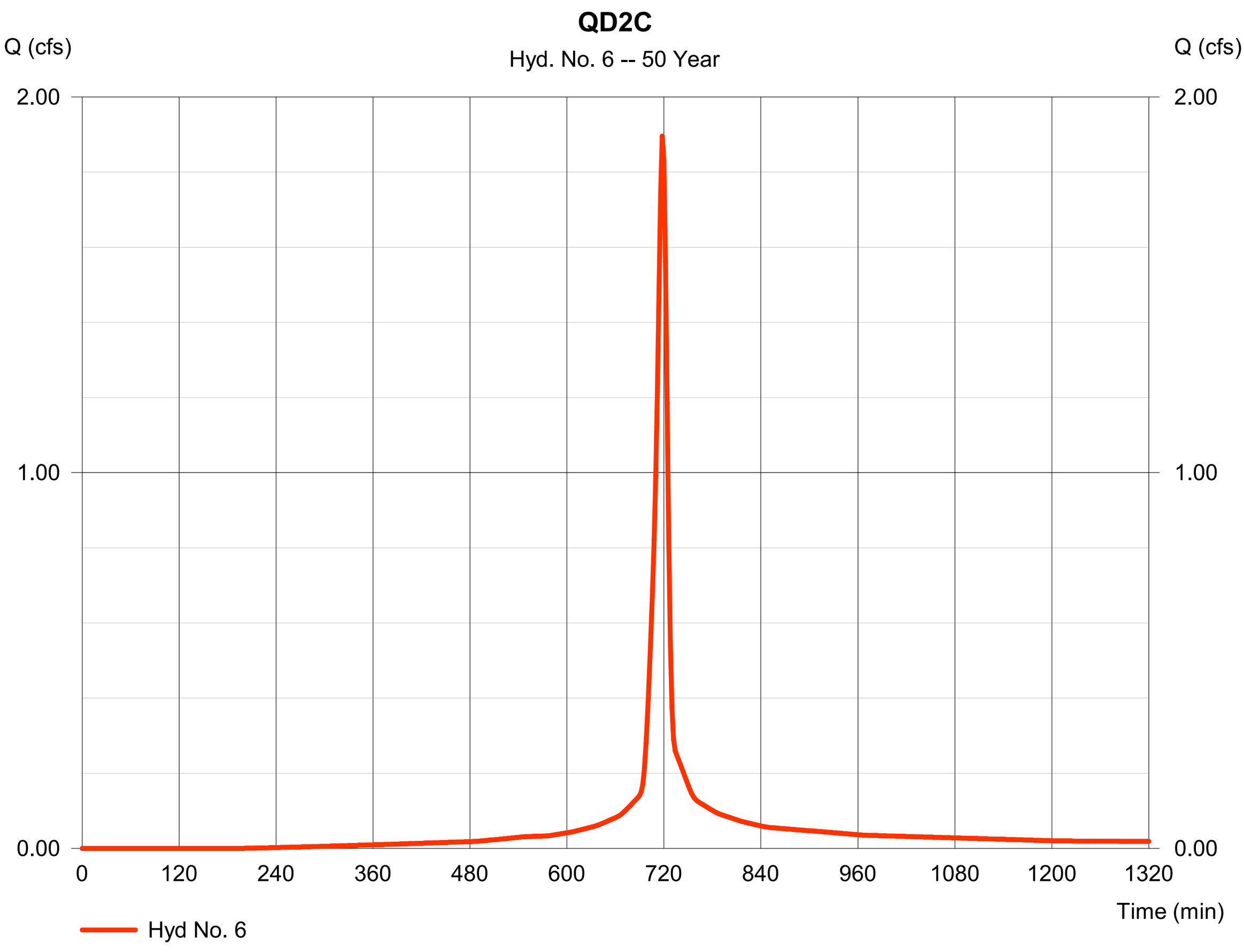


Hydrograph Report

Hyd. No. 6

QD2C

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.896 cfs
Storm frequency	=	50 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	4,629 cuft
Drainage area	=	0.540 ac	Curve number	=	95
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	9.50 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

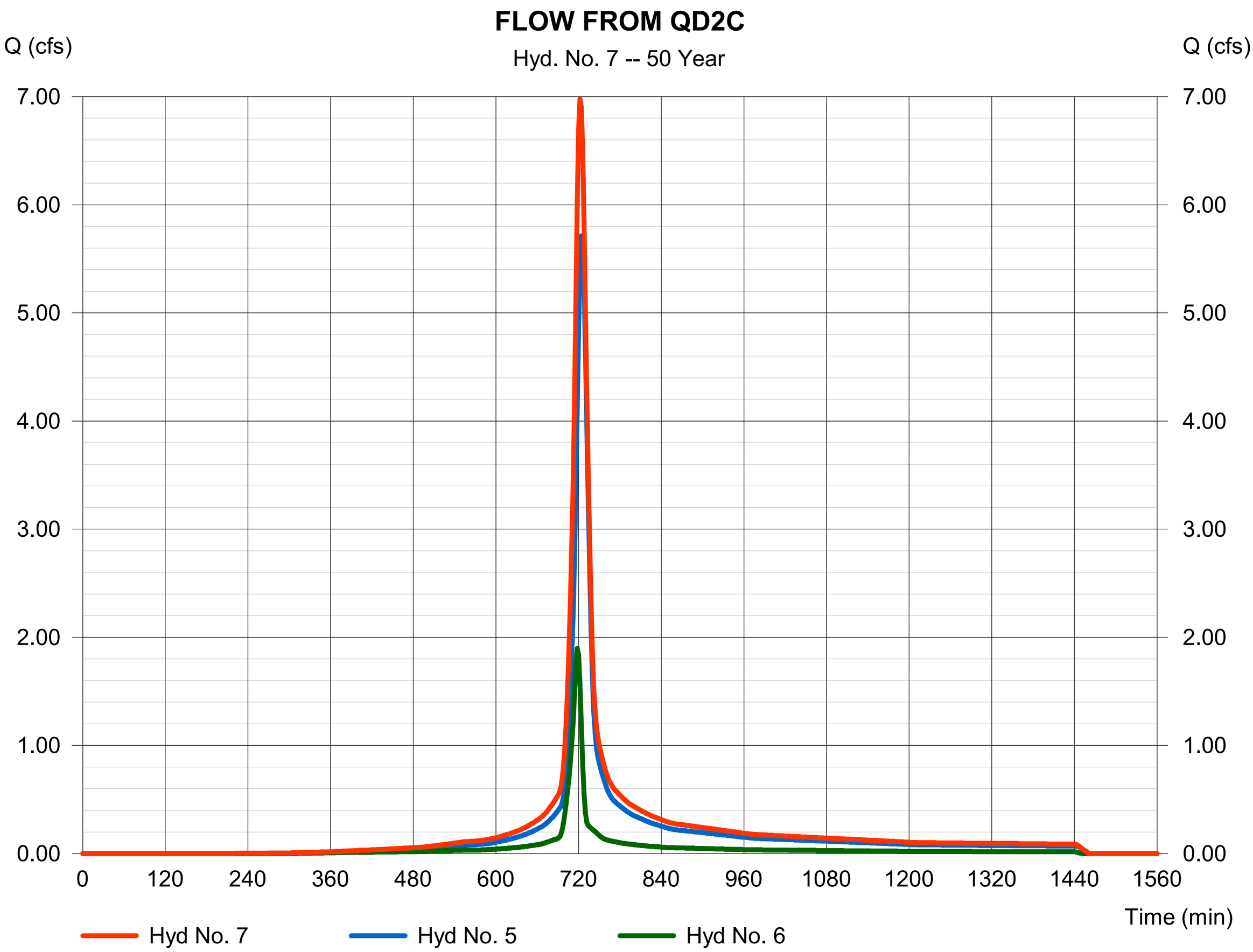


Hydrograph Report

Hyd. No. 7

FLOW FROM QD2C

Hydrograph type	= Combine	Peak discharge	= 6.978 cfs
Storm frequency	= 50 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 21,378 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 0.540 ac



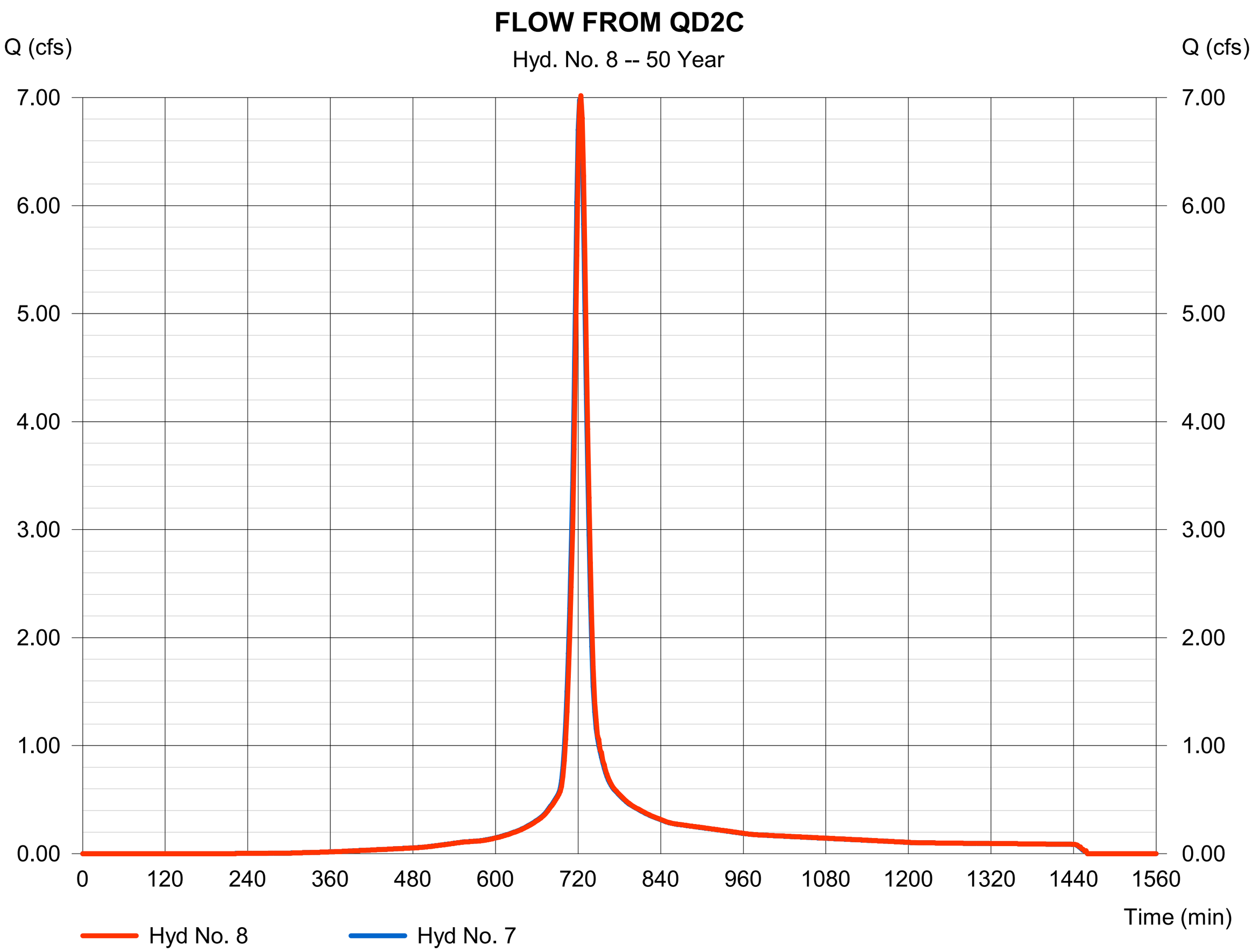
Hydrograph Report

Hyd. No. 8

FLOW FROM QD2C

Hydrograph type	=	Reach	Peak discharge	=	7.017 cfs
Storm frequency	=	50 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	21,378 cuft
Inflow hyd. No.	=	7 - FLOW FROM QD2C	Section type	=	Circular
Reach length	=	41.0 ft	Channel slope	=	0.9 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.438	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.7571

Modified Att-Kin routing method used.

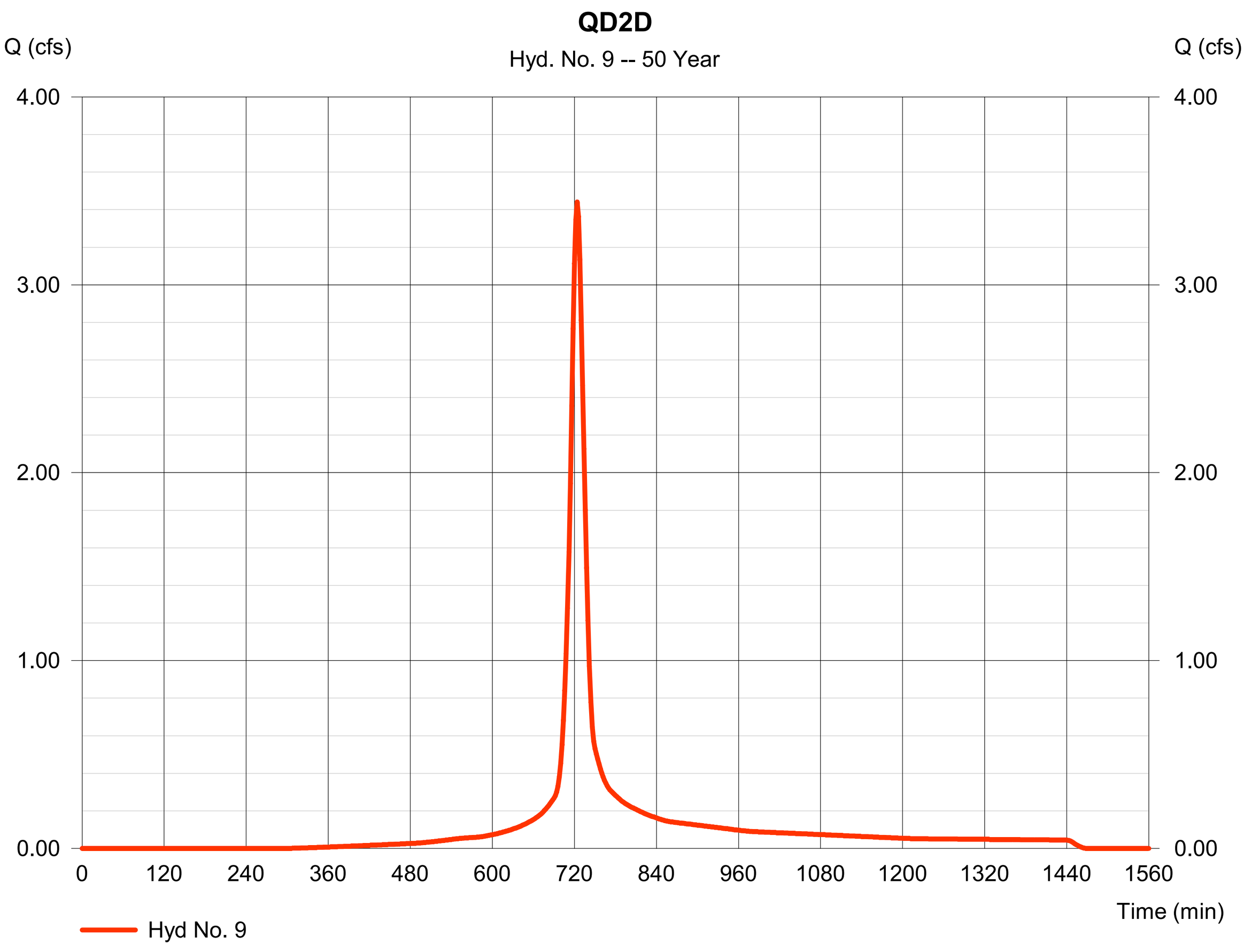


Hydrograph Report

Hyd. No. 9

QD2D

Hydrograph type	= SCS Runoff	Peak discharge	= 3.440 cfs
Storm frequency	= 50 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 10,928 cuft
Drainage area	= 1.450 ac	Curve number	= 92
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 18.60 min
Total precip.	= 2.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

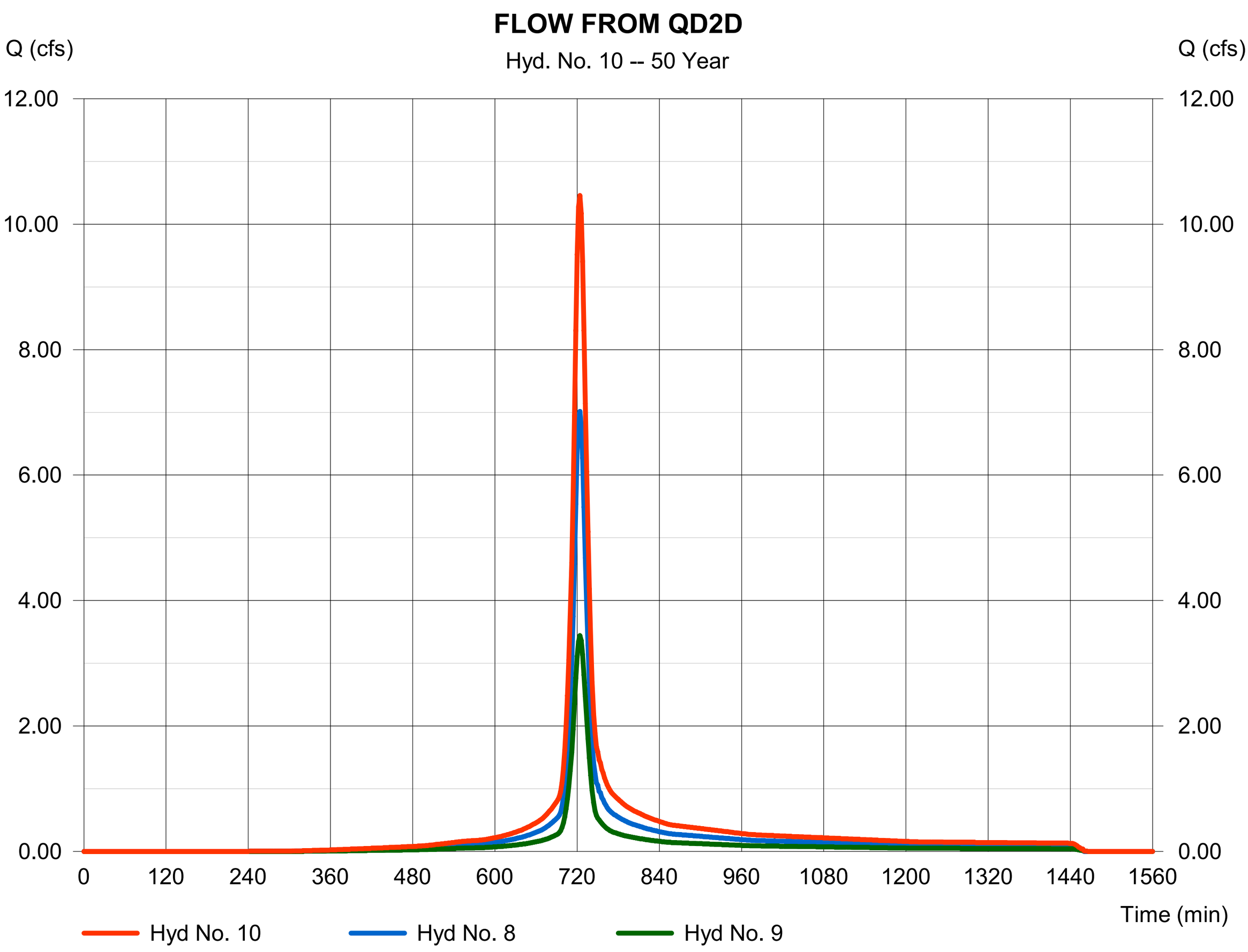


Hydrograph Report

Hyd. No. 10

FLOW FROM QD2D

Hydrograph type	=	Combine	Peak discharge	=	10.46 cfs
Storm frequency	=	50 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	32,306 cuft
Inflow hyds.	=	8, 9	Contrib. drain. area	=	1.450 ac



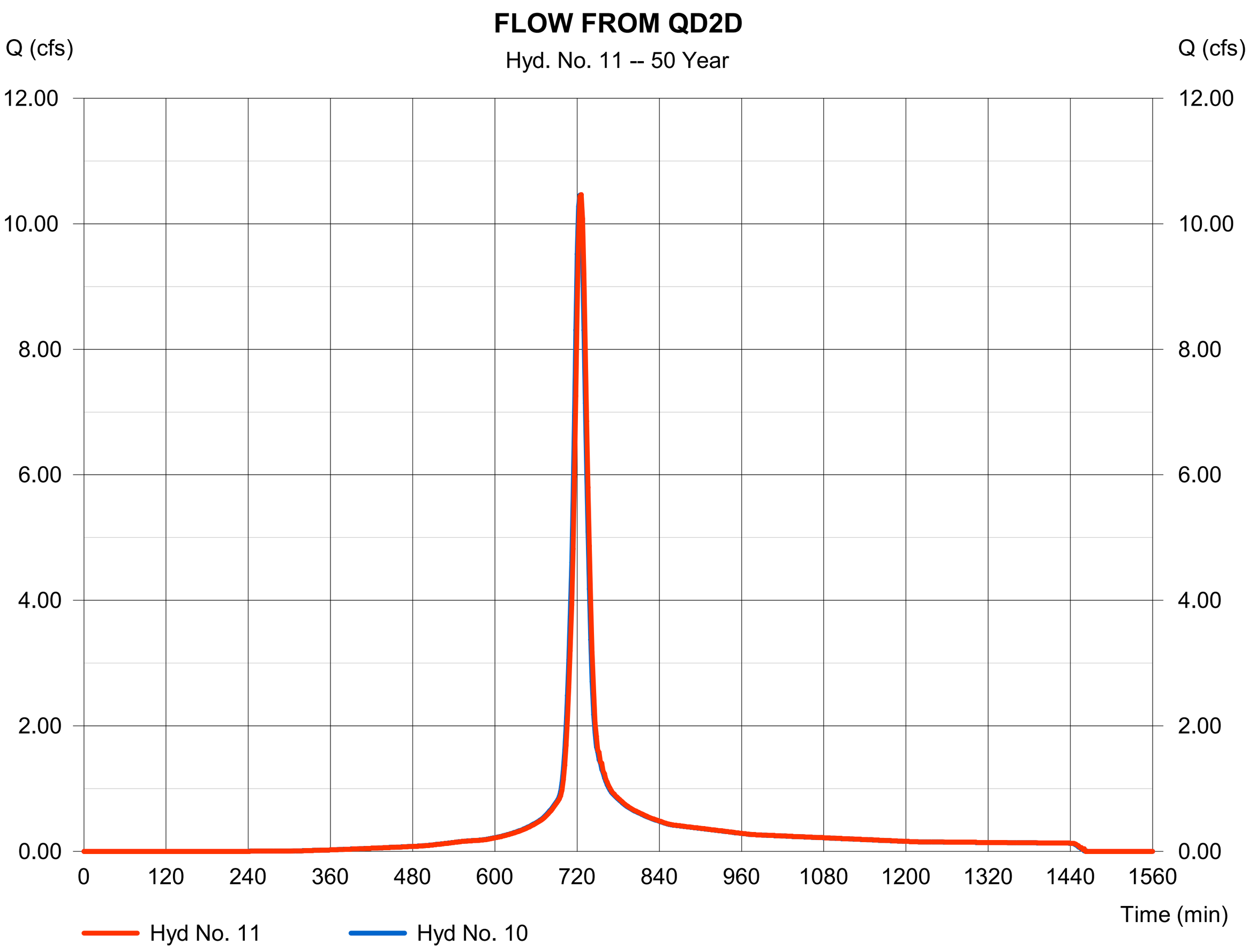
Hydrograph Report

Hyd. No. 11

FLOW FROM QD2D

Hydrograph type	=	Reach	Peak discharge	=	10.47 cfs
Storm frequency	=	50 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	32,305 cuft
Inflow hyd. No.	=	10 - FLOW FROM QD2D	Section type	=	Circular
Reach length	=	225.0 ft	Channel slope	=	0.9 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.438	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.3272

Modified Att-Kin routing method used.

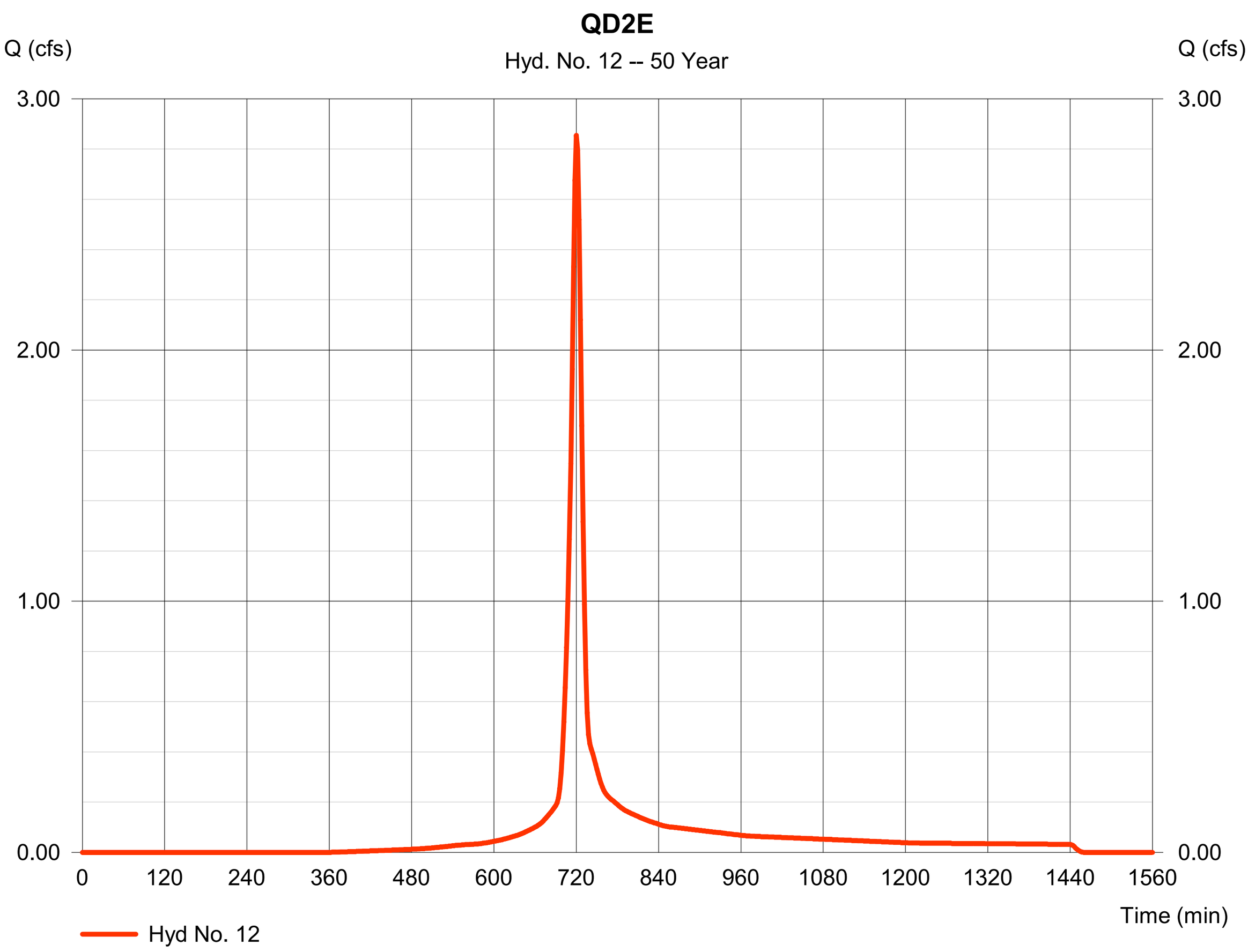


Hydrograph Report

Hyd. No. 12

QD2E

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.854 cfs
Storm frequency	=	50 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	7,475 cuft
Drainage area	=	1.050 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	11.90 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



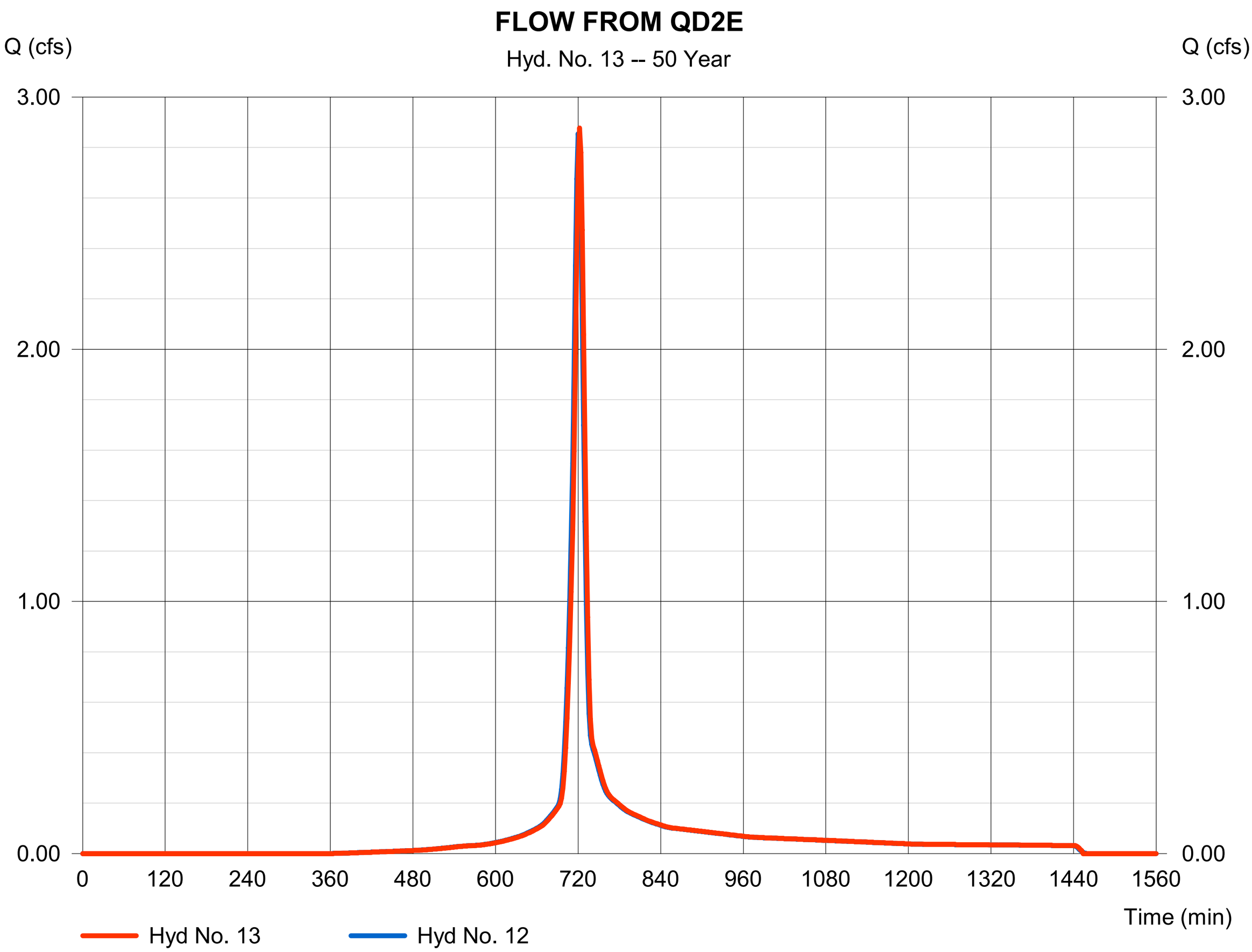
Hydrograph Report

Hyd. No. 13

FLOW FROM QD2E

Hydrograph type	=	Reach	Peak discharge	=	2.877 cfs
Storm frequency	=	50 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	7,473 cuft
Inflow hyd. No.	=	12 - QD2E	Section type	=	Circular
Reach length	=	84.5 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.534	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.1782

Modified Att-Kin routing method used.

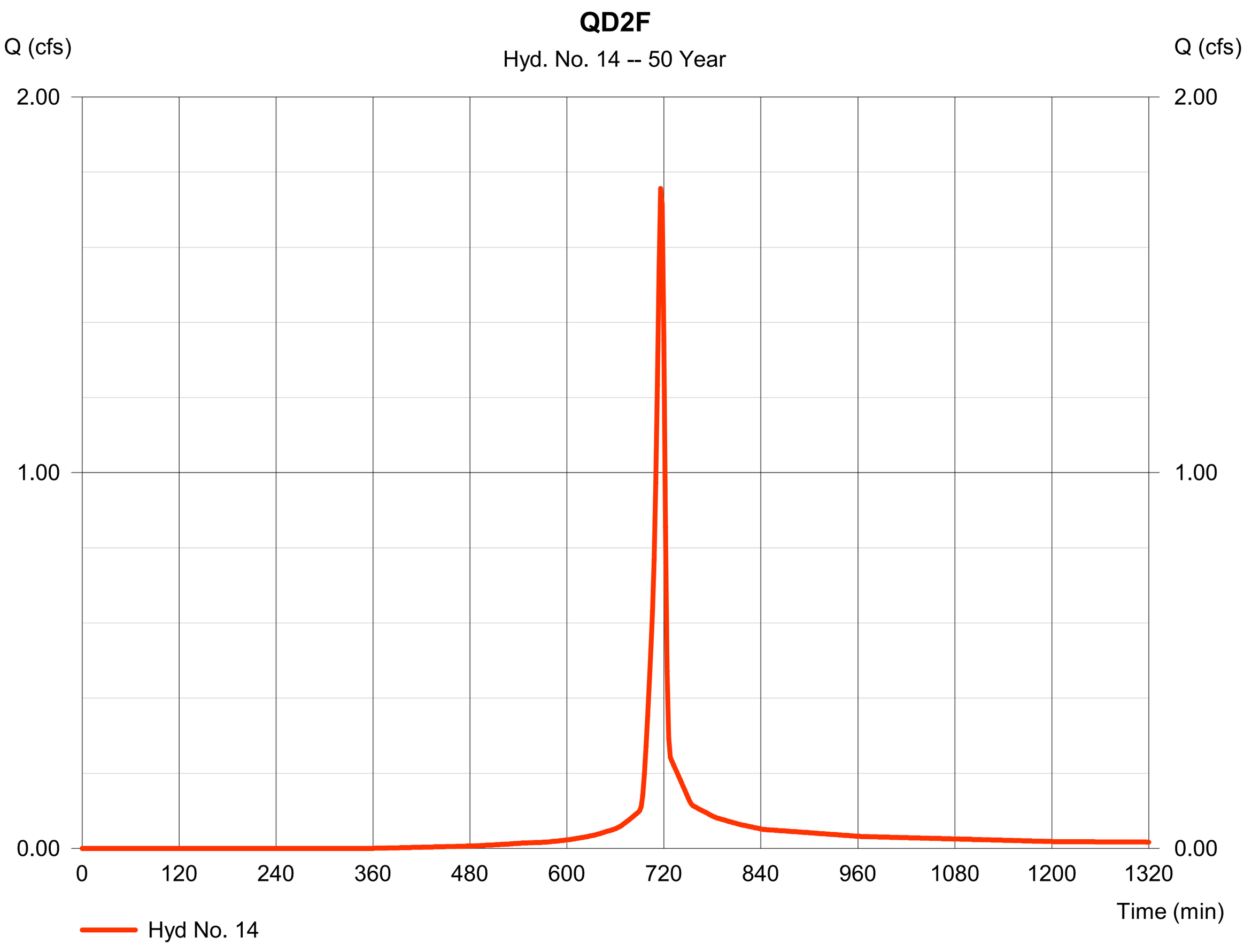


Hydrograph Report

Hyd. No. 14

QD2F

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.757 cfs
Storm frequency	=	50 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	3,624 cuft
Drainage area	=	0.560 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

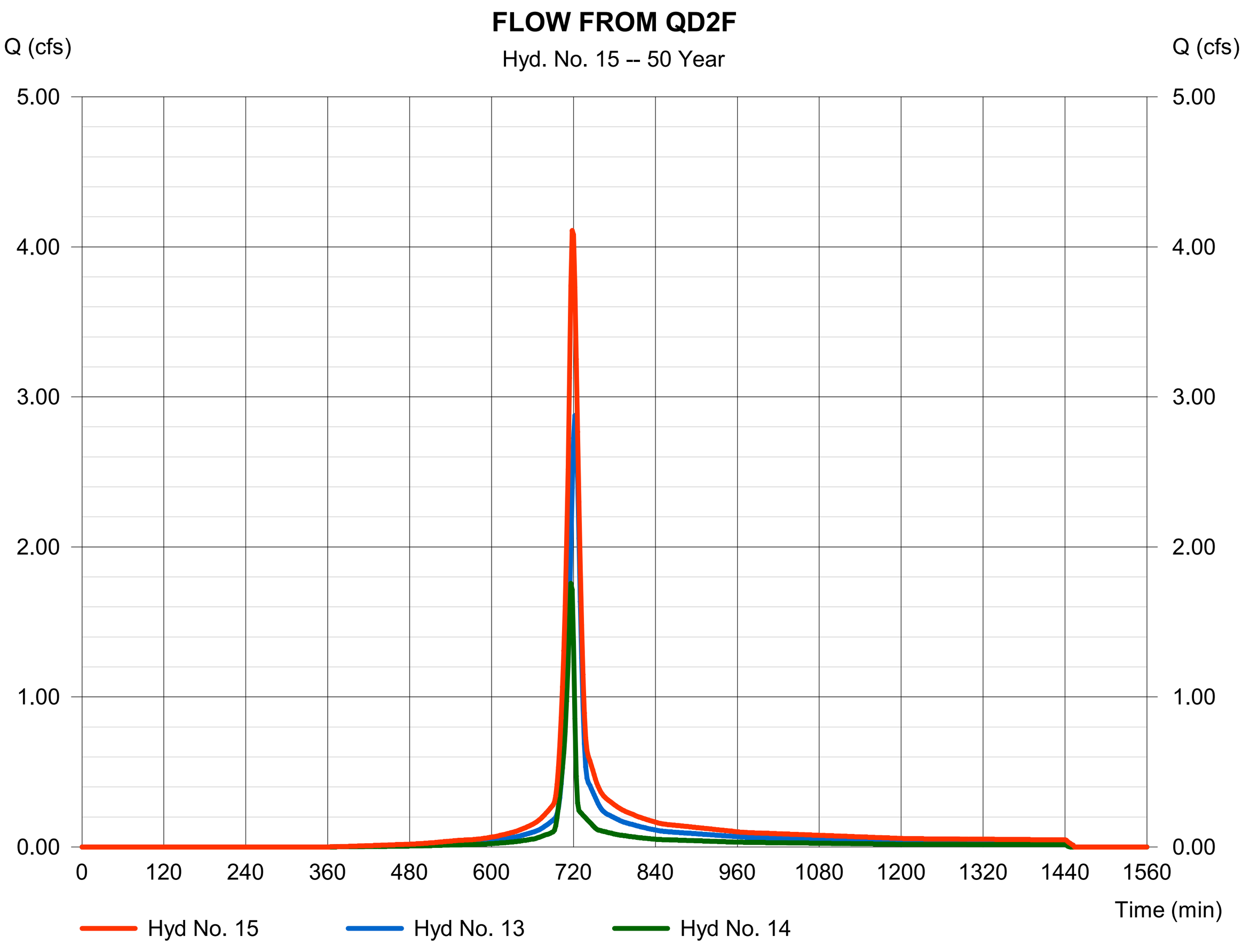


Hydrograph Report

Hyd. No. 15

FLOW FROM QD2F

Hydrograph type	= Combine	Peak discharge	= 4.108 cfs
Storm frequency	= 50 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 11,097 cuft
Inflow hyds.	= 13, 14	Contrib. drain. area	= 0.560 ac



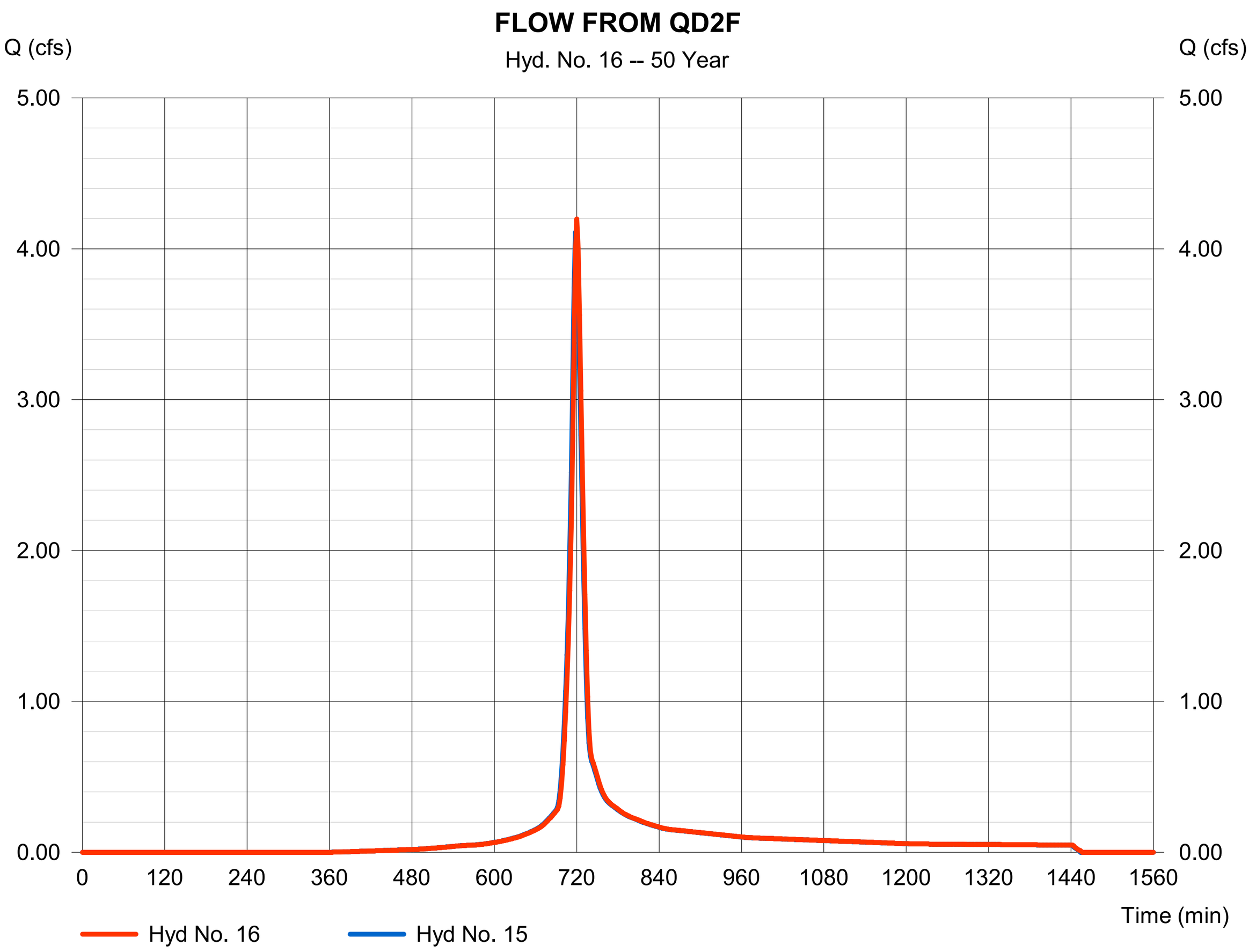
Hydrograph Report

Hyd. No. 16

FLOW FROM QD2F

Hydrograph type	=	Reach	Peak discharge	=	4.196 cfs
Storm frequency	=	50 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	11,097 cuft
Inflow hyd. No.	=	15 - FLOW FROM QD2F	Section type	=	Circular
Reach length	=	40.2 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.534	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.6255

Modified Att-Kin routing method used.

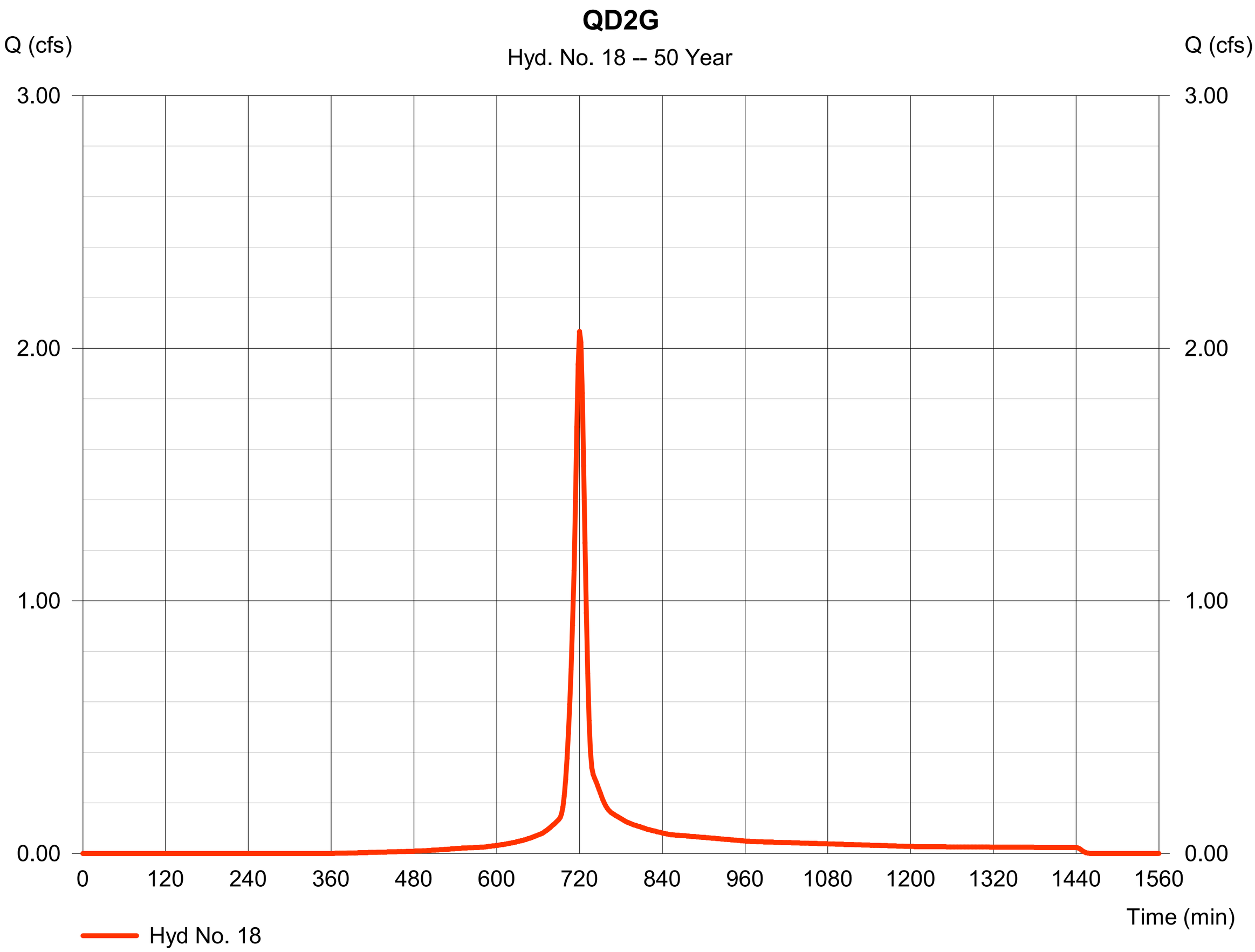


Hydrograph Report

Hyd. No. 18

QD2G

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.066 cfs
Storm frequency	=	50 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	5,410 cuft
Drainage area	=	0.760 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	12.80 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

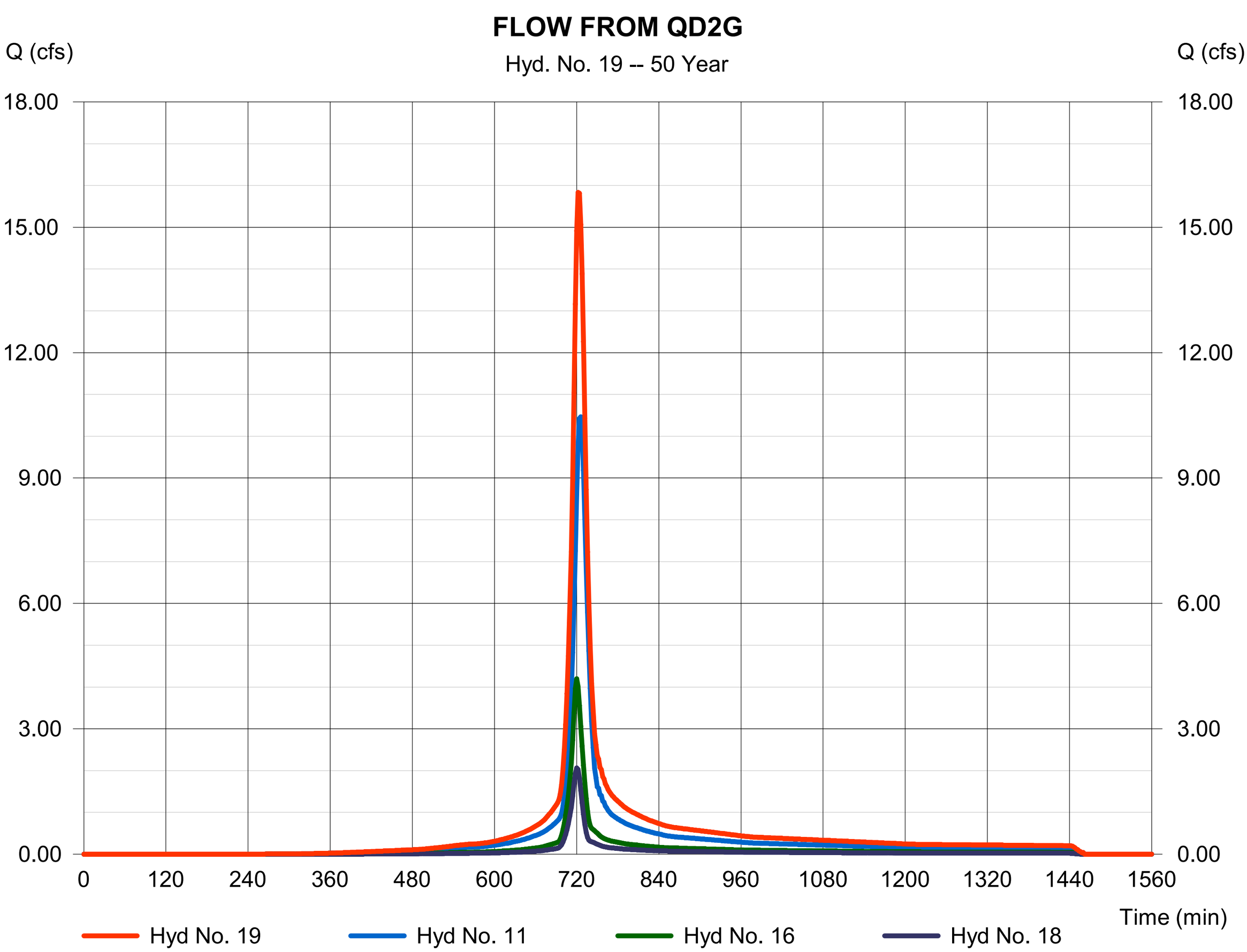


Hydrograph Report

Hyd. No. 19

FLOW FROM QD2G

Hydrograph type	= Combine	Peak discharge	= 15.83 cfs
Storm frequency	= 50 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 48,813 cuft
Inflow hyds.	= 11, 16, 18	Contrib. drain. area	= 0.760 ac



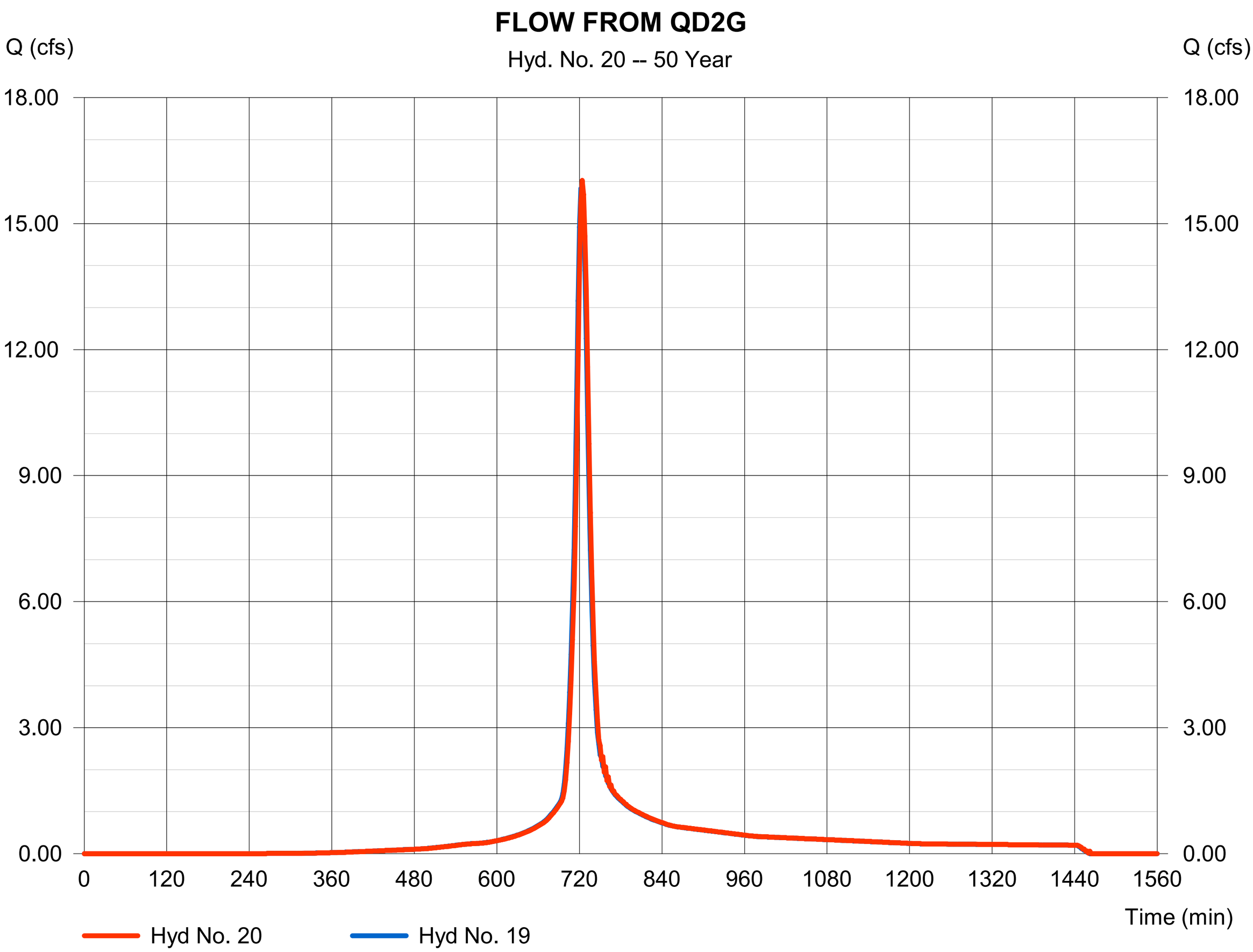
Hydrograph Report

Hyd. No. 20

FLOW FROM QD2G

Hydrograph type	=	Reach	Peak discharge	=	16.03 cfs
Storm frequency	=	50 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	48,815 cuft
Inflow hyd. No.	=	19 - FLOW FROM QD2G	Section type	=	Circular
Reach length	=	176.6 ft	Channel slope	=	1.0 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.584	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.5838

Modified Att-Kin routing method used.

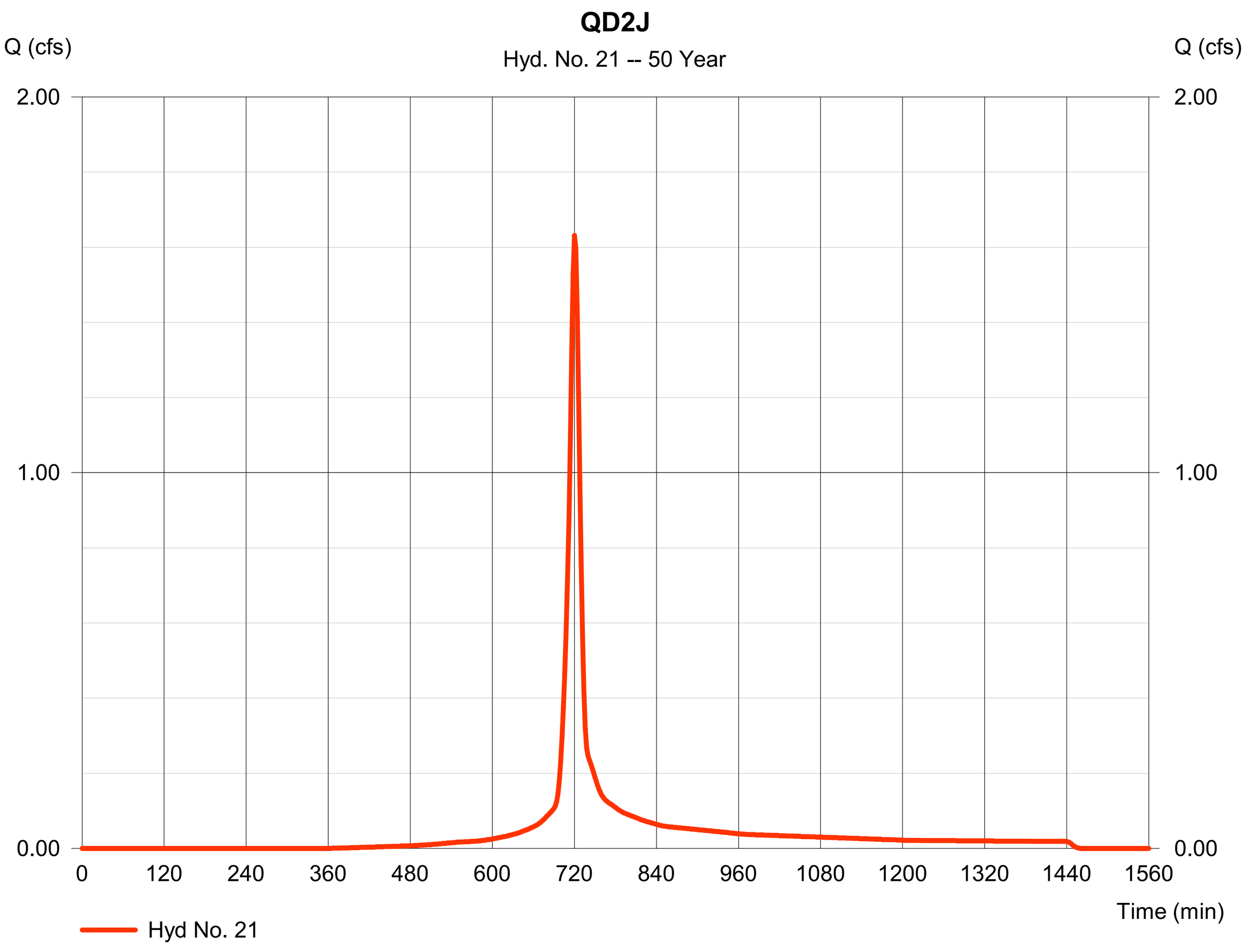


Hydrograph Report

Hyd. No. 21

QD2J

Hydrograph type	= SCS Runoff	Peak discharge	= 1.631 cfs
Storm frequency	= 50 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 4,271 cuft
Drainage area	= 0.600 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 12.20 min
Total precip.	= 2.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

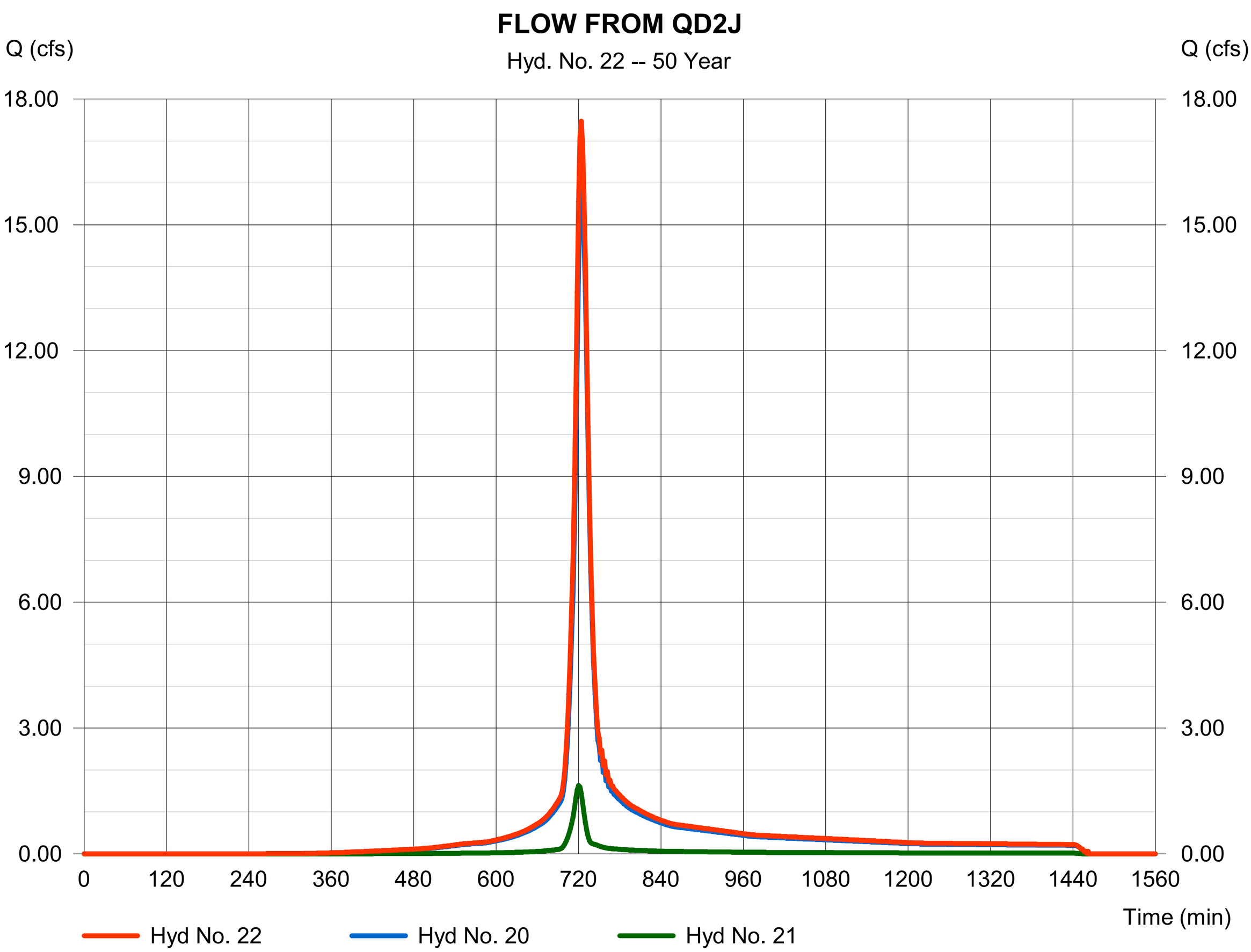


Hydrograph Report

Hyd. No. 22

FLOW FROM QD2J

Hydrograph type	=	Combine	Peak discharge	=	17.47 cfs
Storm frequency	=	50 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	53,086 cuft
Inflow hyds.	=	20, 21	Contrib. drain. area	=	0.600 ac



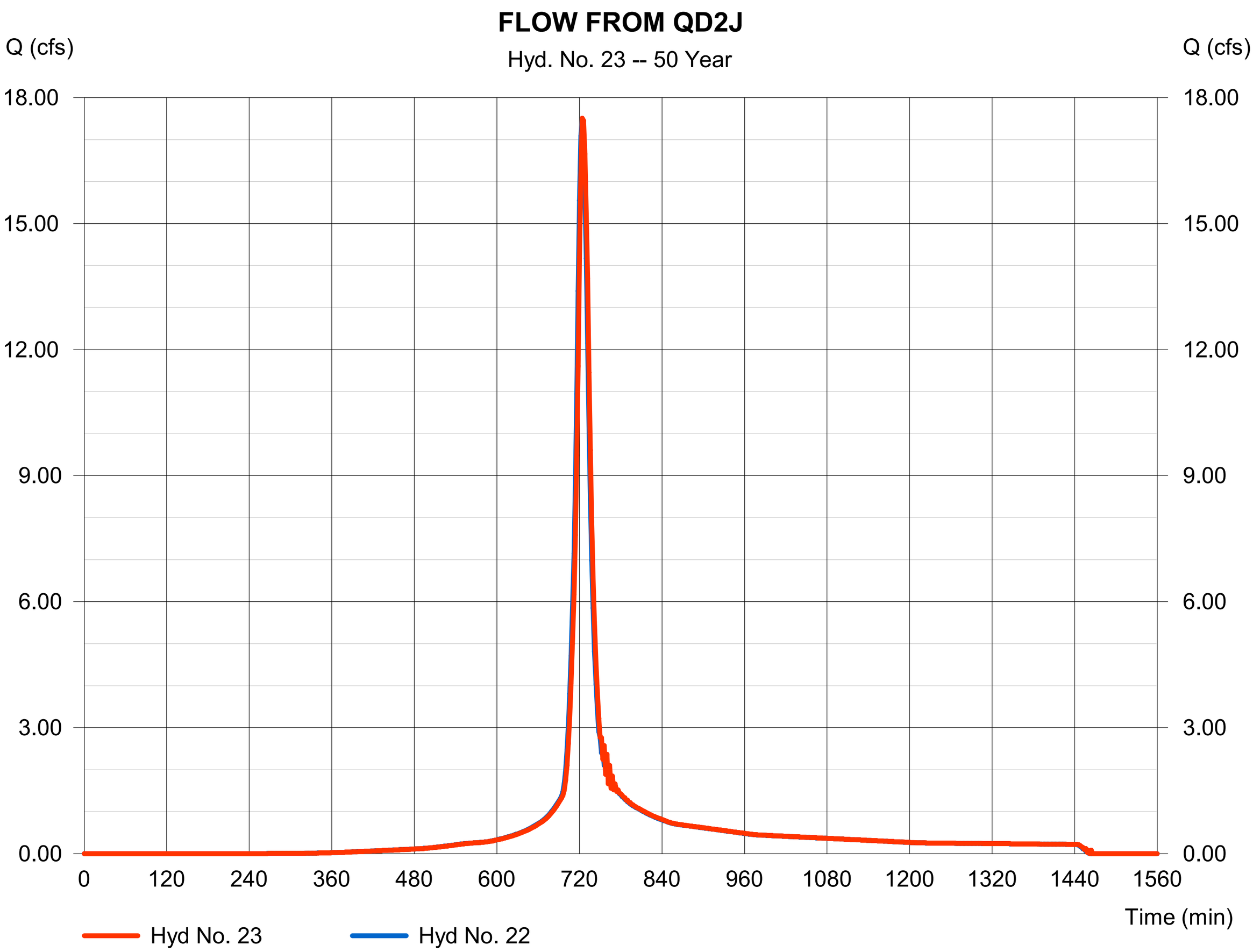
Hydrograph Report

Hyd. No. 23

FLOW FROM QD2J

Hydrograph type	=	Reach	Peak discharge	=	17.51 cfs
Storm frequency	=	50 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	53,091 cuft
Inflow hyd. No.	=	22 - FLOW FROM QD2J	Section type	=	Circular
Reach length	=	158.4 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.659	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.4494

Modified Att-Kin routing method used.

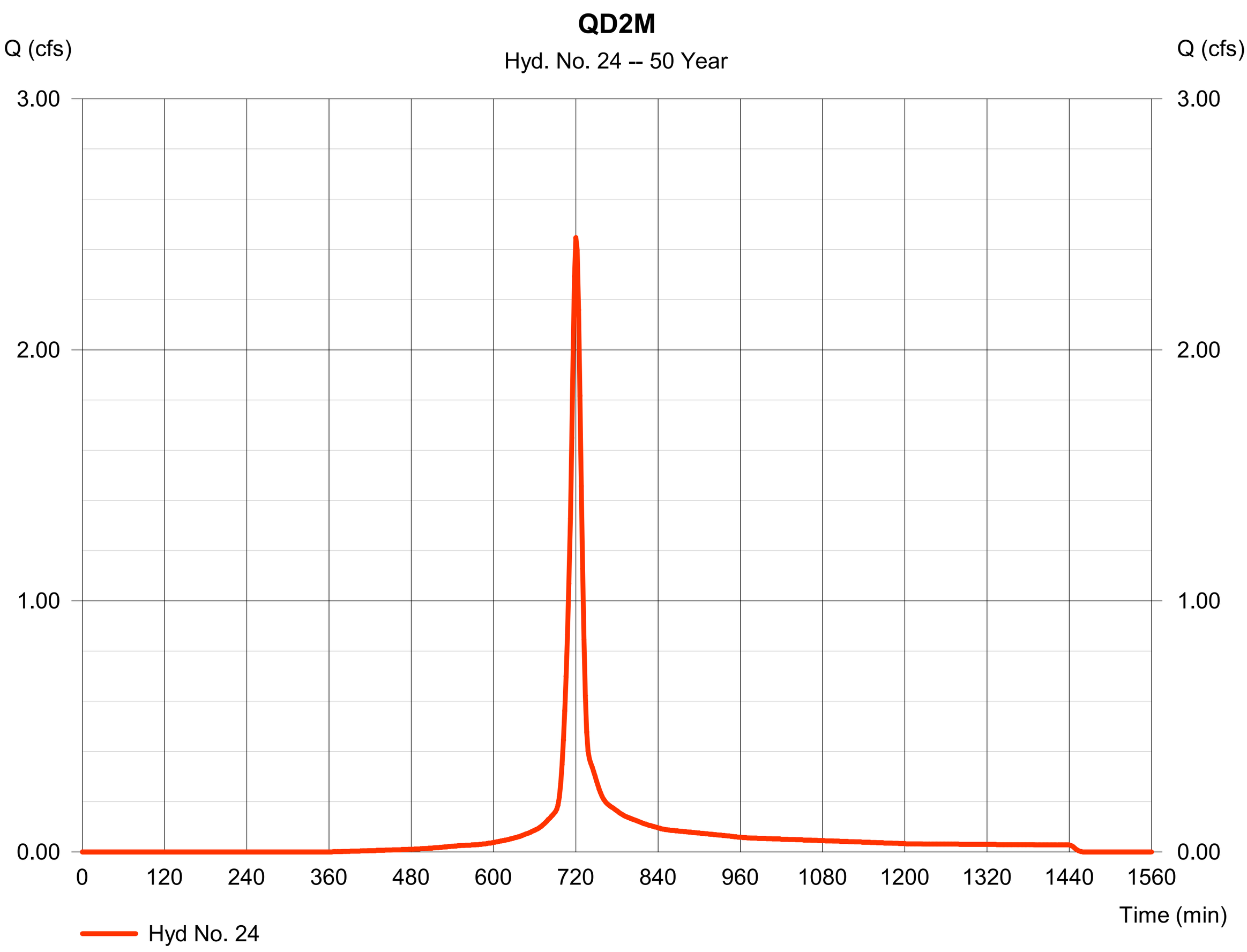


Hydrograph Report

Hyd. No. 24

QD2M

Hydrograph type	= SCS Runoff	Peak discharge	= 2.446 cfs
Storm frequency	= 50 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 6,407 cuft
Drainage area	= 0.900 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 11.90 min
Total precip.	= 2.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

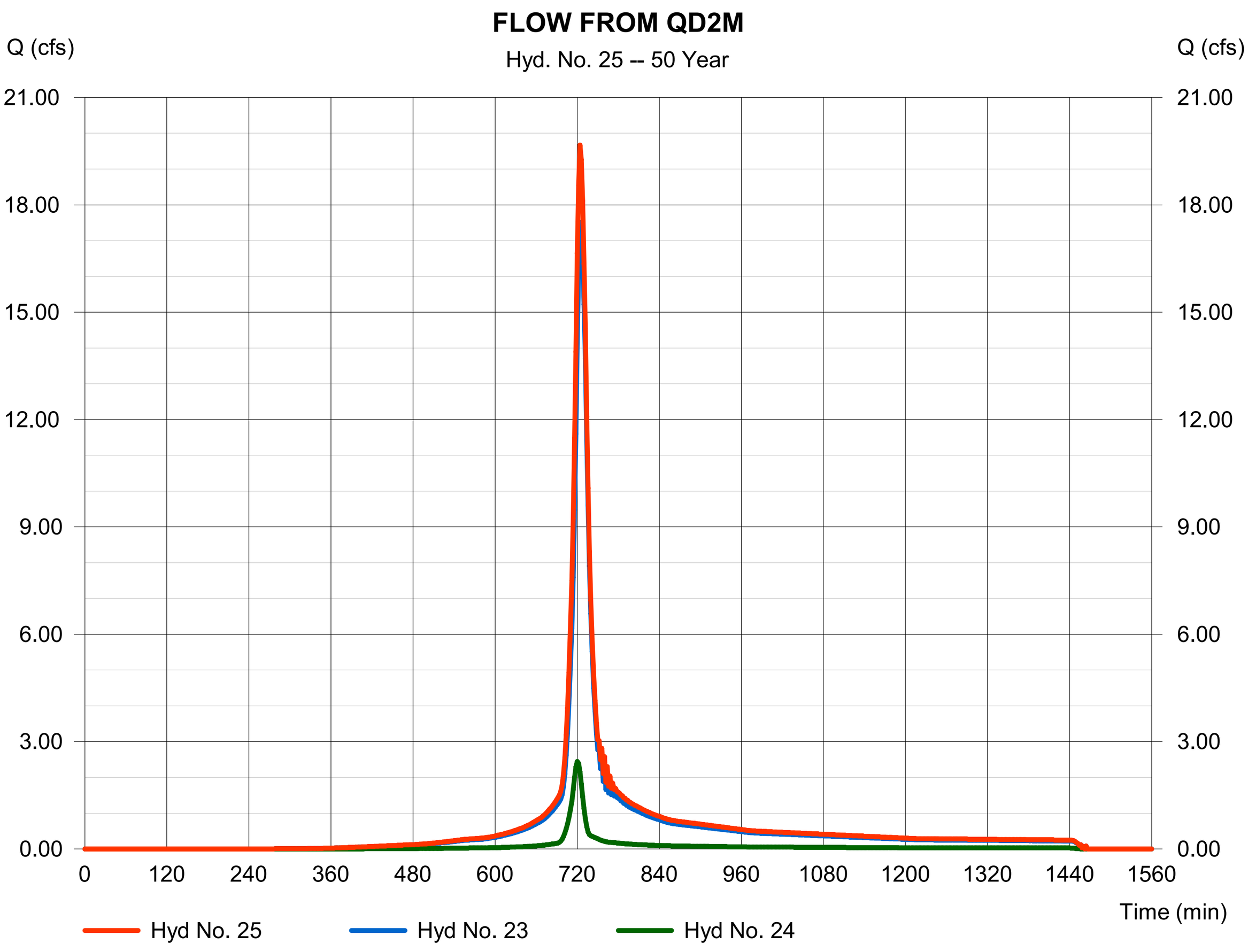


Hydrograph Report

Hyd. No. 25

FLOW FROM QD2M

Hydrograph type	=	Combine	Peak discharge	=	19.67 cfs
Storm frequency	=	50 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	59,497 cuft
Inflow hyds.	=	23, 24	Contrib. drain. area	=	0.900 ac



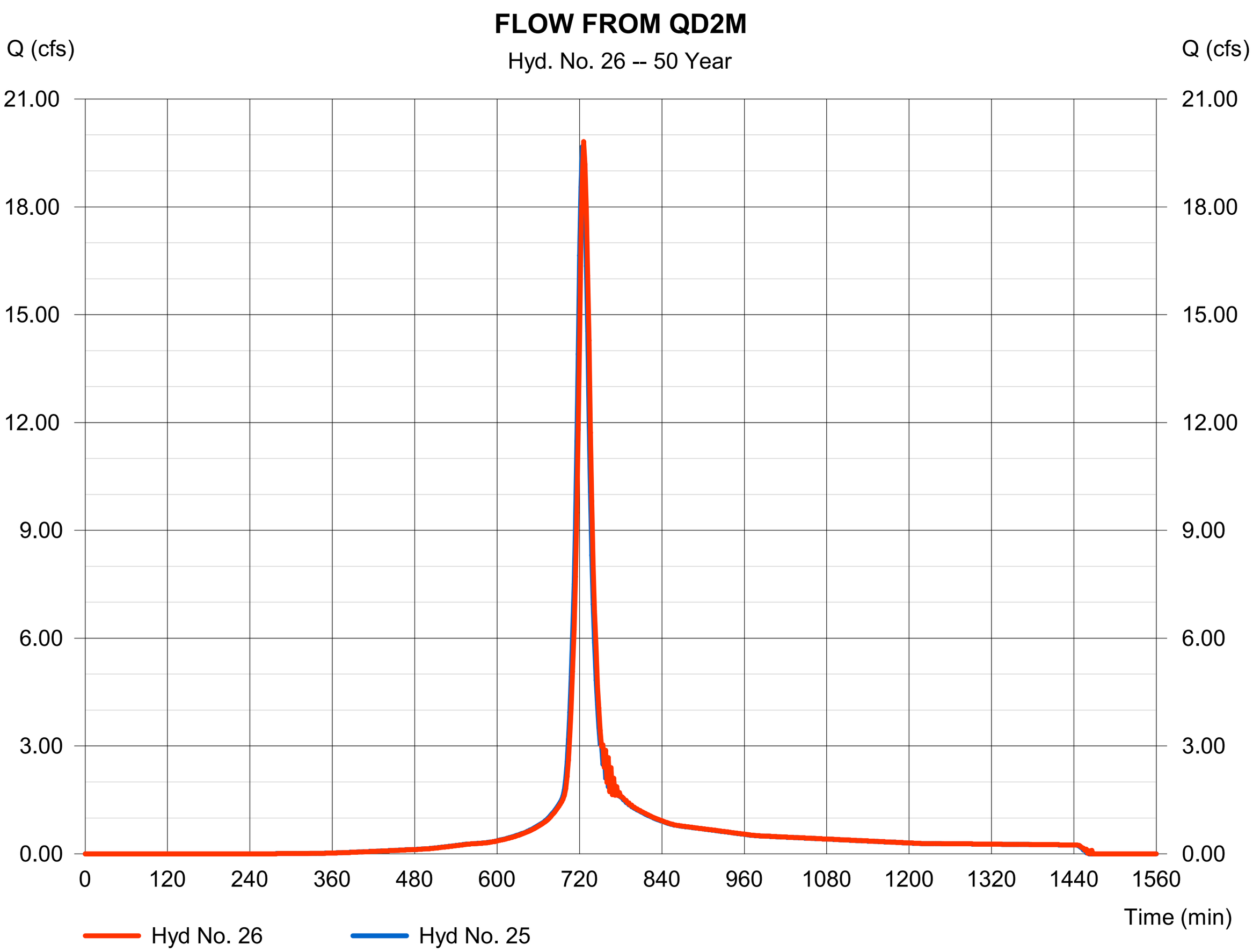
Hydrograph Report

Hyd. No. 26

FLOW FROM QD2M

Hydrograph type	=	Reach	Peak discharge	=	19.81 cfs
Storm frequency	=	50 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	59,501 cuft
Inflow hyd. No.	=	25 - FLOW FROM QD2M	Section type	=	Circular
Reach length	=	336.3 ft	Channel slope	=	0.3 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.060	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.1653

Modified Att-Kin routing method used.

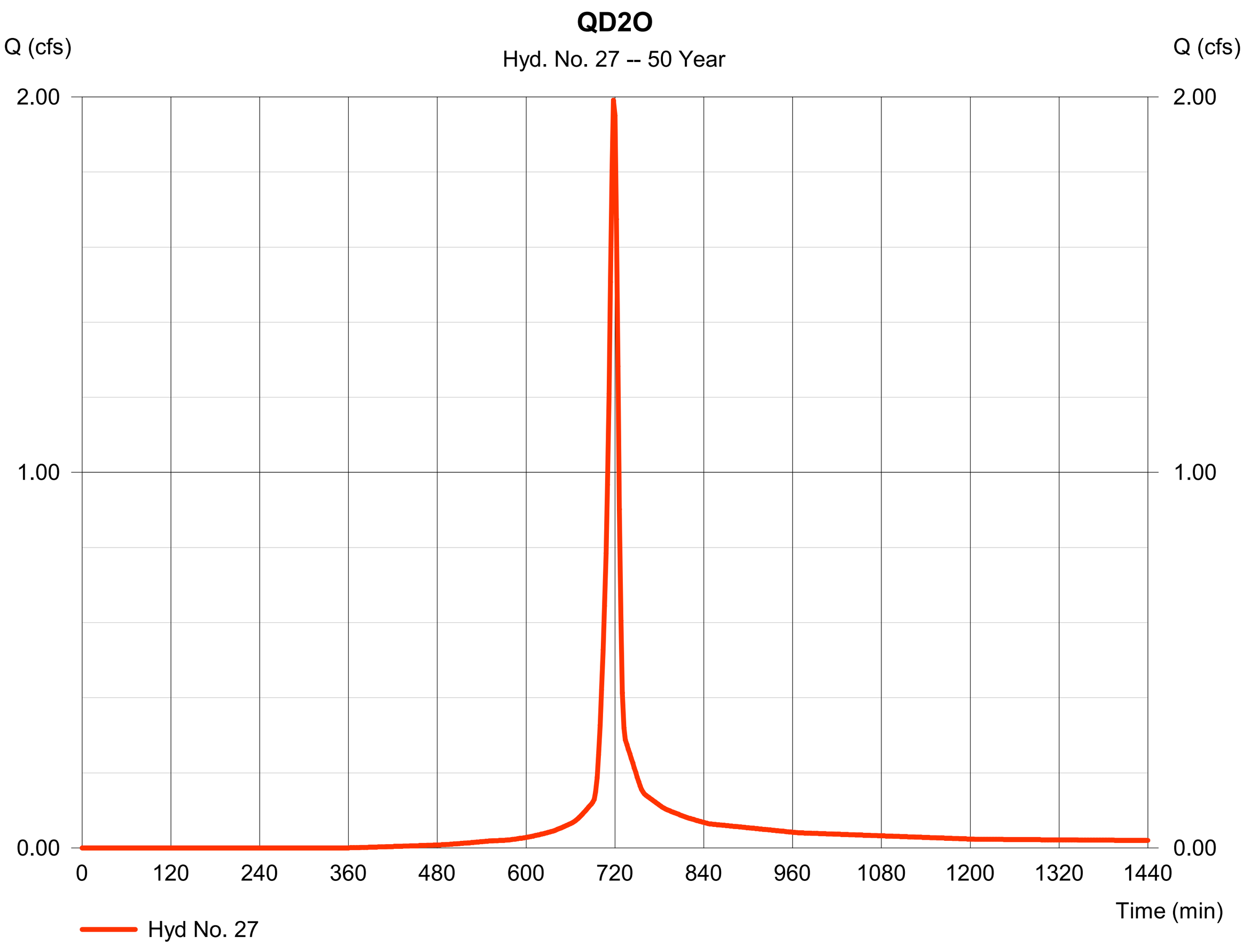


Hydrograph Report

Hyd. No. 27

QD2O

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.992 cfs
Storm frequency	=	50 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	4,625 cuft
Drainage area	=	0.670 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	7.40 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

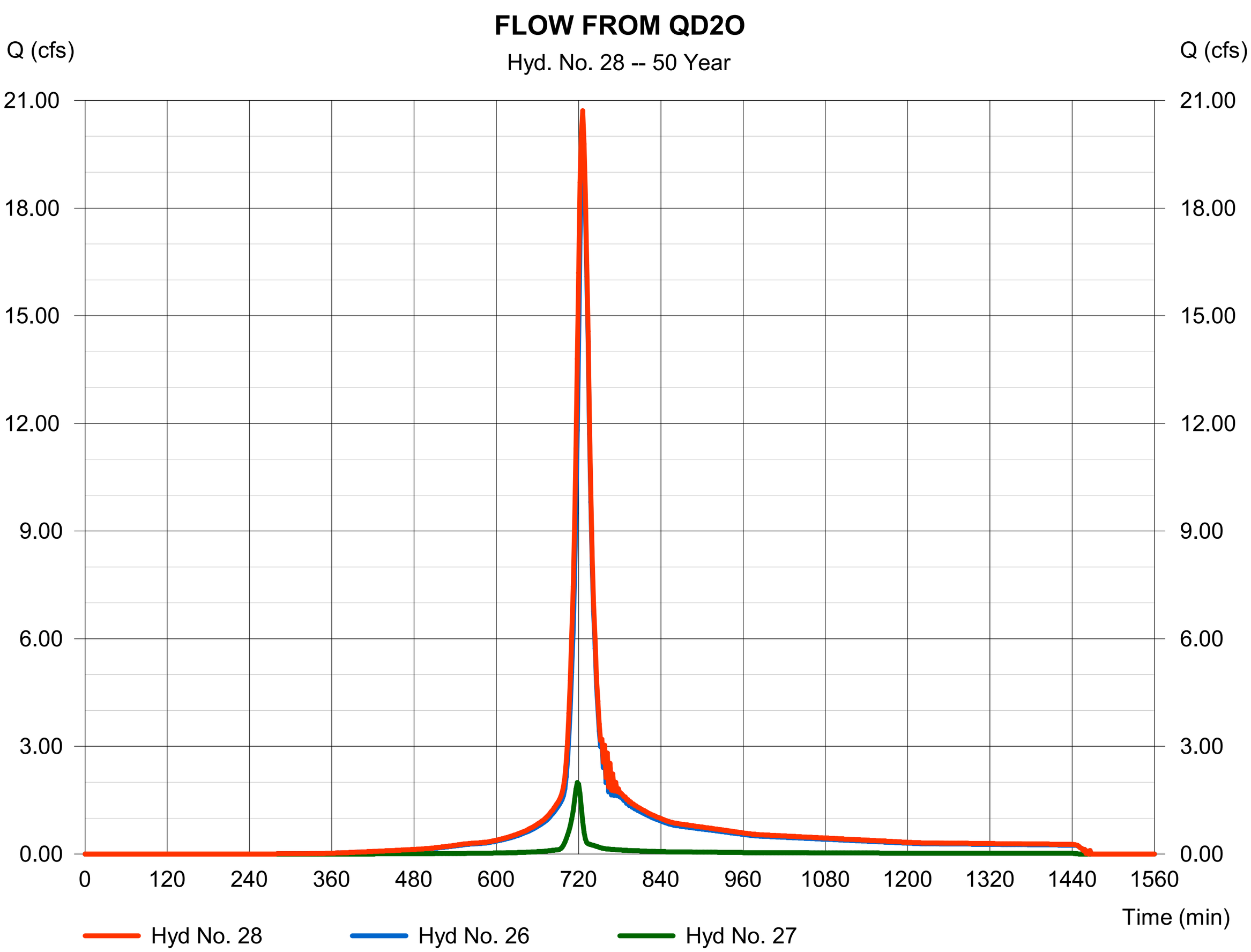


Hydrograph Report

Hyd. No. 28

FLOW FROM QD2O

Hydrograph type	= Combine	Peak discharge	= 20.72 cfs
Storm frequency	= 50 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 64,126 cuft
Inflow hyds.	= 26, 27	Contrib. drain. area	= 0.670 ac



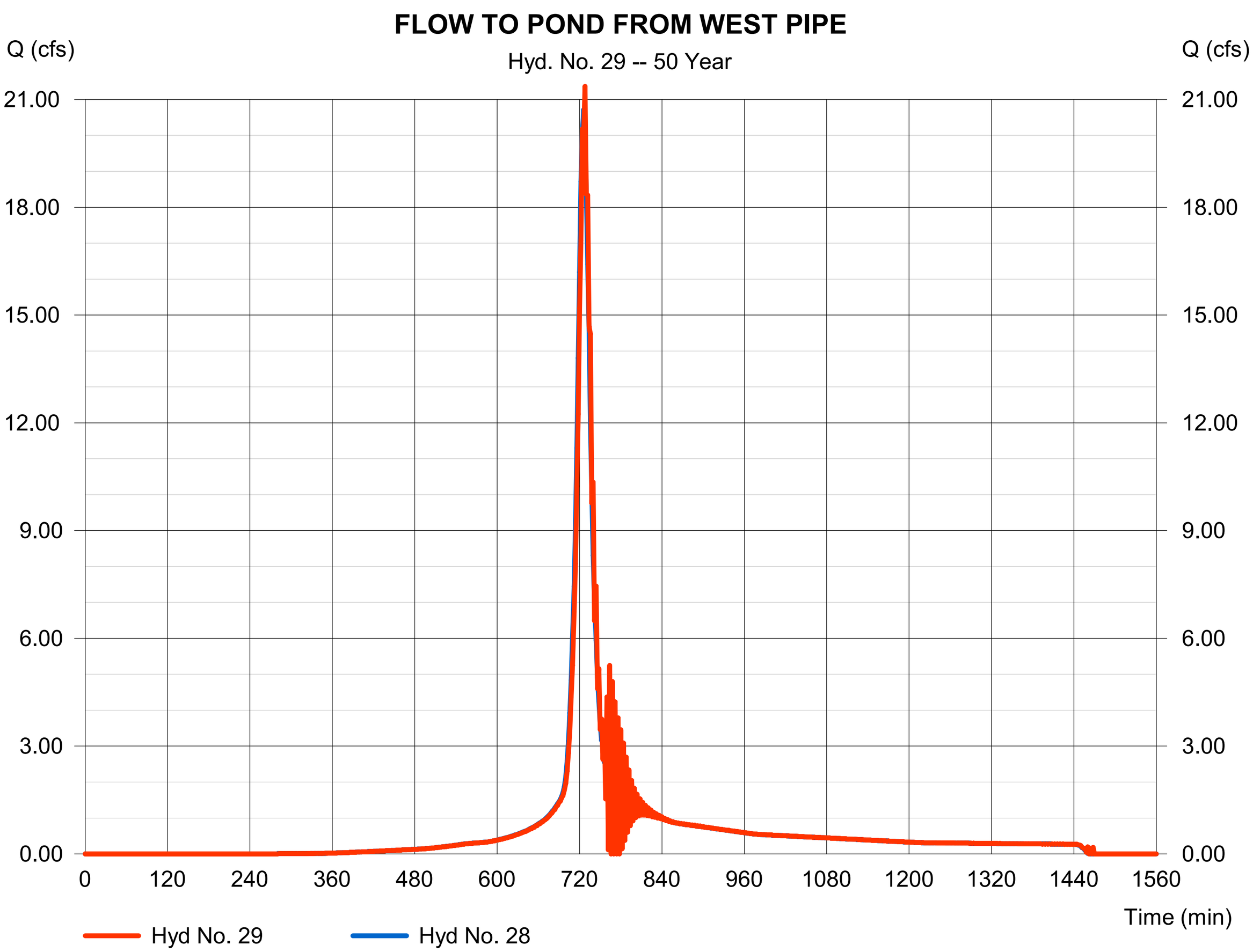
Hydrograph Report

Hyd. No. 29

FLOW TO POND FROM WEST PIPE

Hydrograph type	= Reach	Peak discharge	= 21.36 cfs
Storm frequency	= 50 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 64,321 cuft
Inflow hyd. No.	= 28 - FLOW FROM QD2O	Section type	= Circular
Reach length	= 27.1 ft	Channel slope	= 0.3 %
Manning's n	= 0.024	Bottom width	= 2.0 ft
Side slope	= 0.0:1	Max. depth	= 0.0 ft
Rating curve x	= 2.060	Rating curve m	= 1.250
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 1.8959

Modified Att-Kin routing method used.

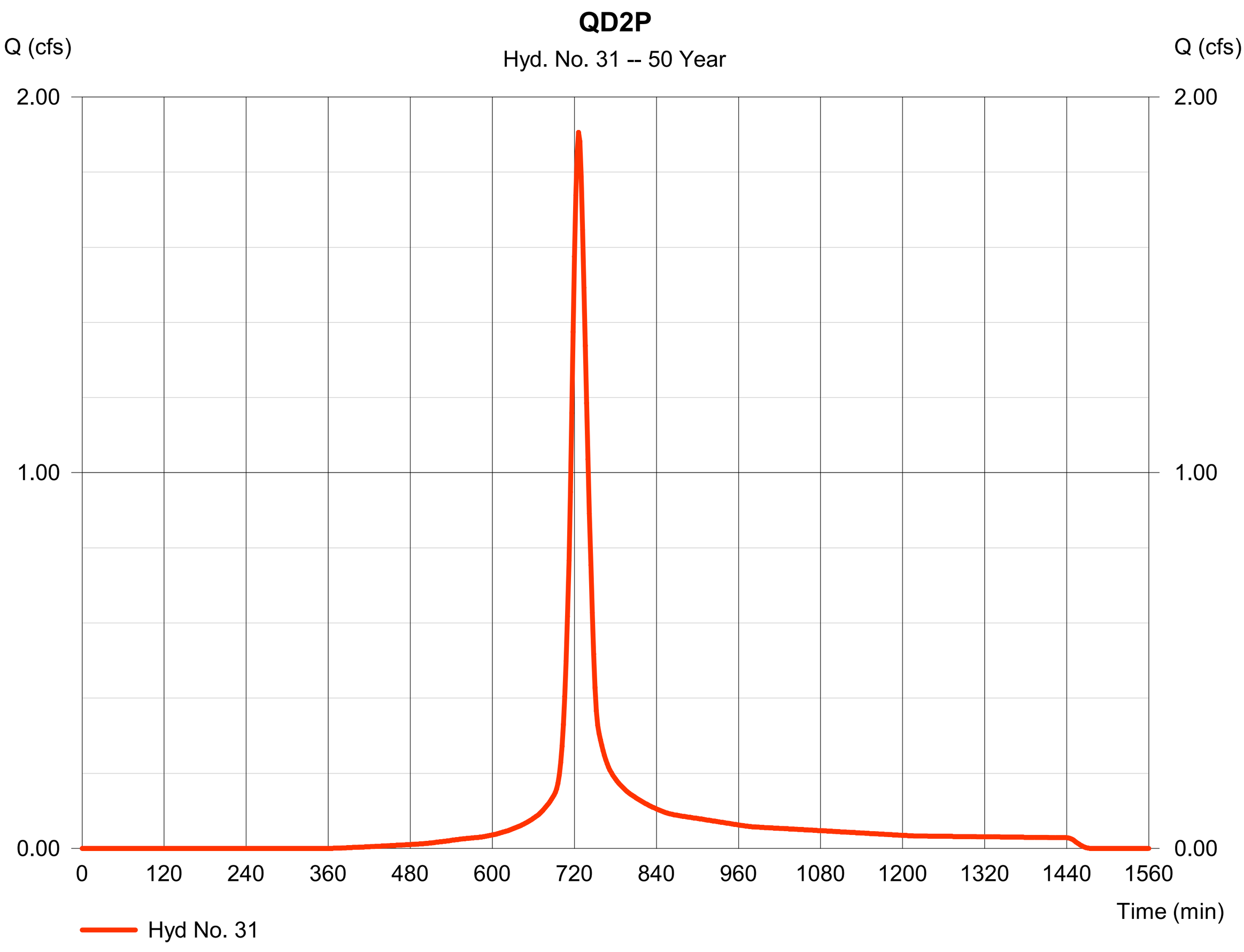


Hydrograph Report

Hyd. No. 31

QD2P

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.906 cfs
Storm frequency	=	50 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	6,605 cuft
Drainage area	=	0.940 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	22.40 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



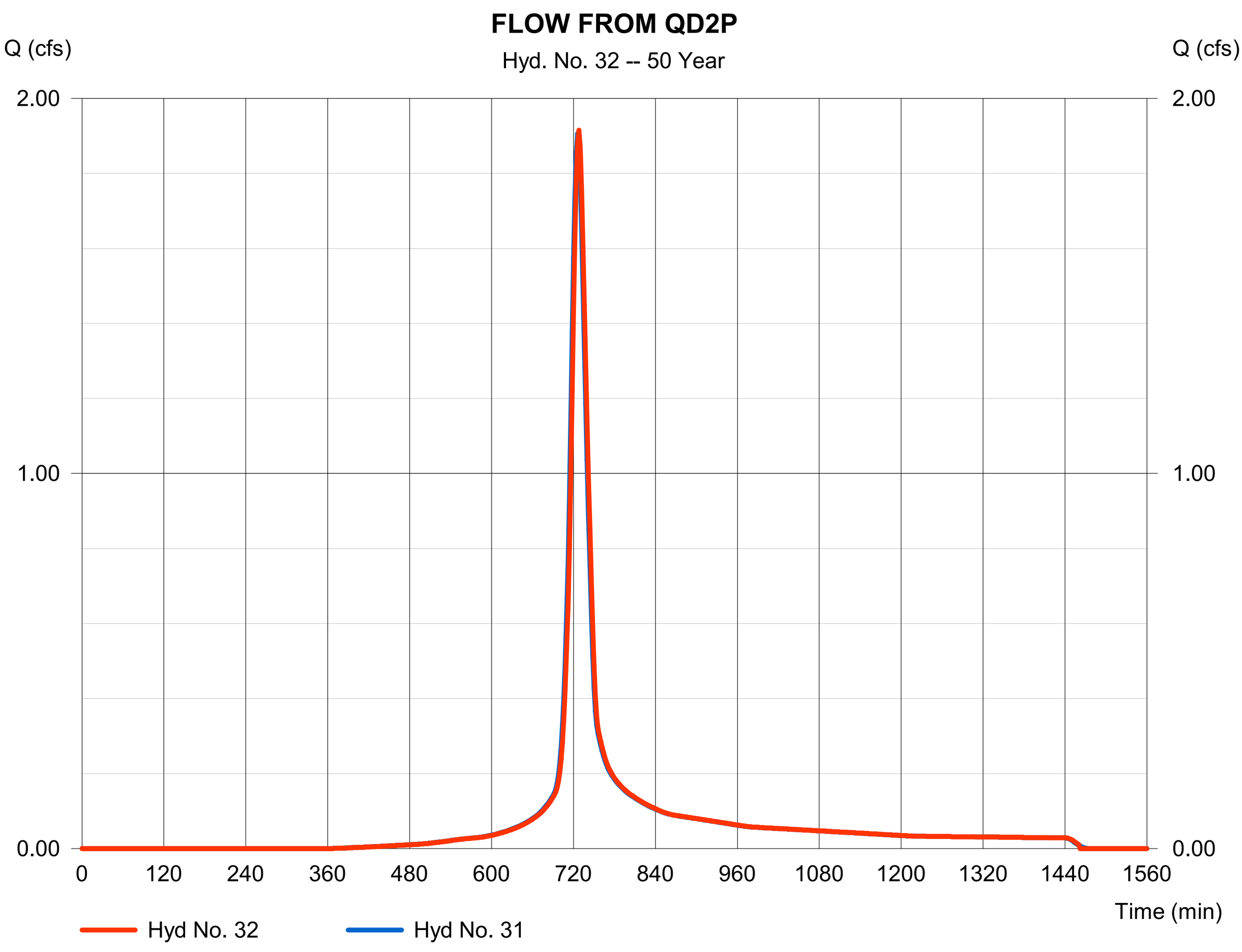
Hydrograph Report

Hyd. No. 32

FLOW FROM QD2P

Hydrograph type	=	Reach	Peak discharge	=	1.915 cfs
Storm frequency	=	50 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	6,601 cuft
Inflow hyd. No.	=	31 - QD2P	Section type	=	Circular
Reach length	=	36.3 ft	Channel slope	=	1.0 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.584	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.3811

Modified Att-Kin routing method used.

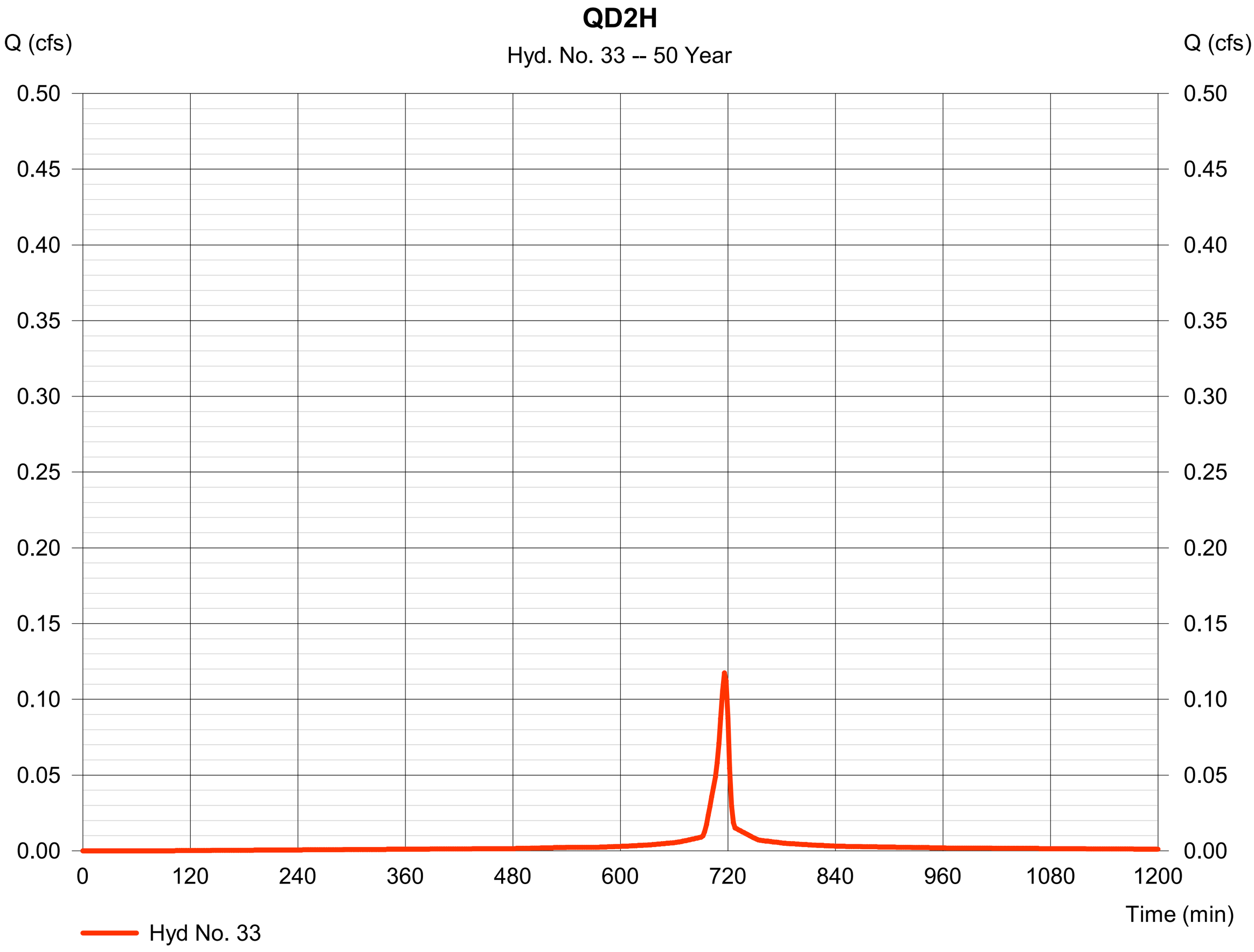


Hydrograph Report

Hyd. No. 33

QD2H

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.118 cfs
Storm frequency	=	50 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	273 cuft
Drainage area	=	0.030 ac	Curve number	=	98
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

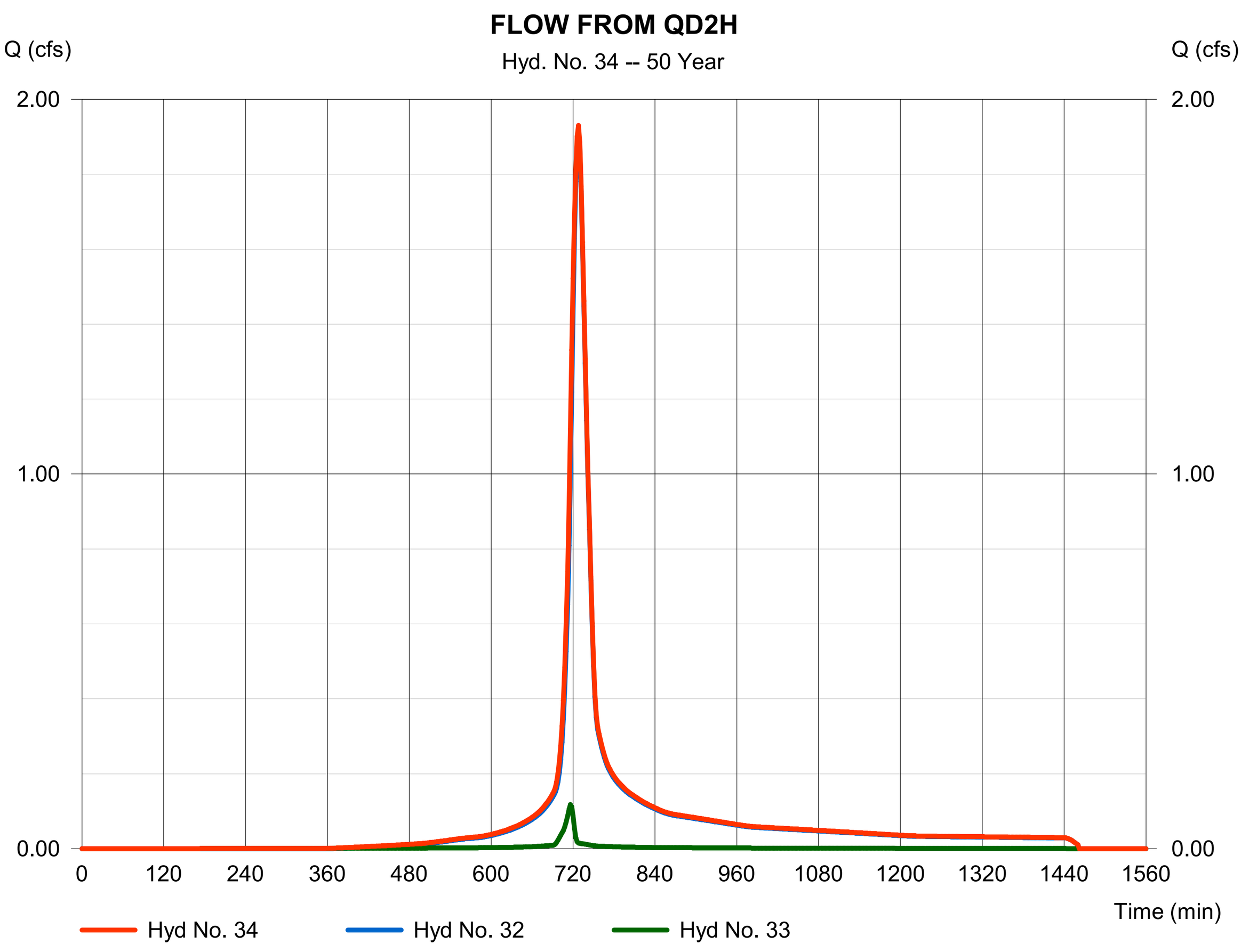


Hydrograph Report

Hyd. No. 34

FLOW FROM QD2H

Hydrograph type	=	Combine	Peak discharge	=	1.930 cfs
Storm frequency	=	50 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	6,875 cuft
Inflow hyds.	=	32, 33	Contrib. drain. area	=	0.030 ac



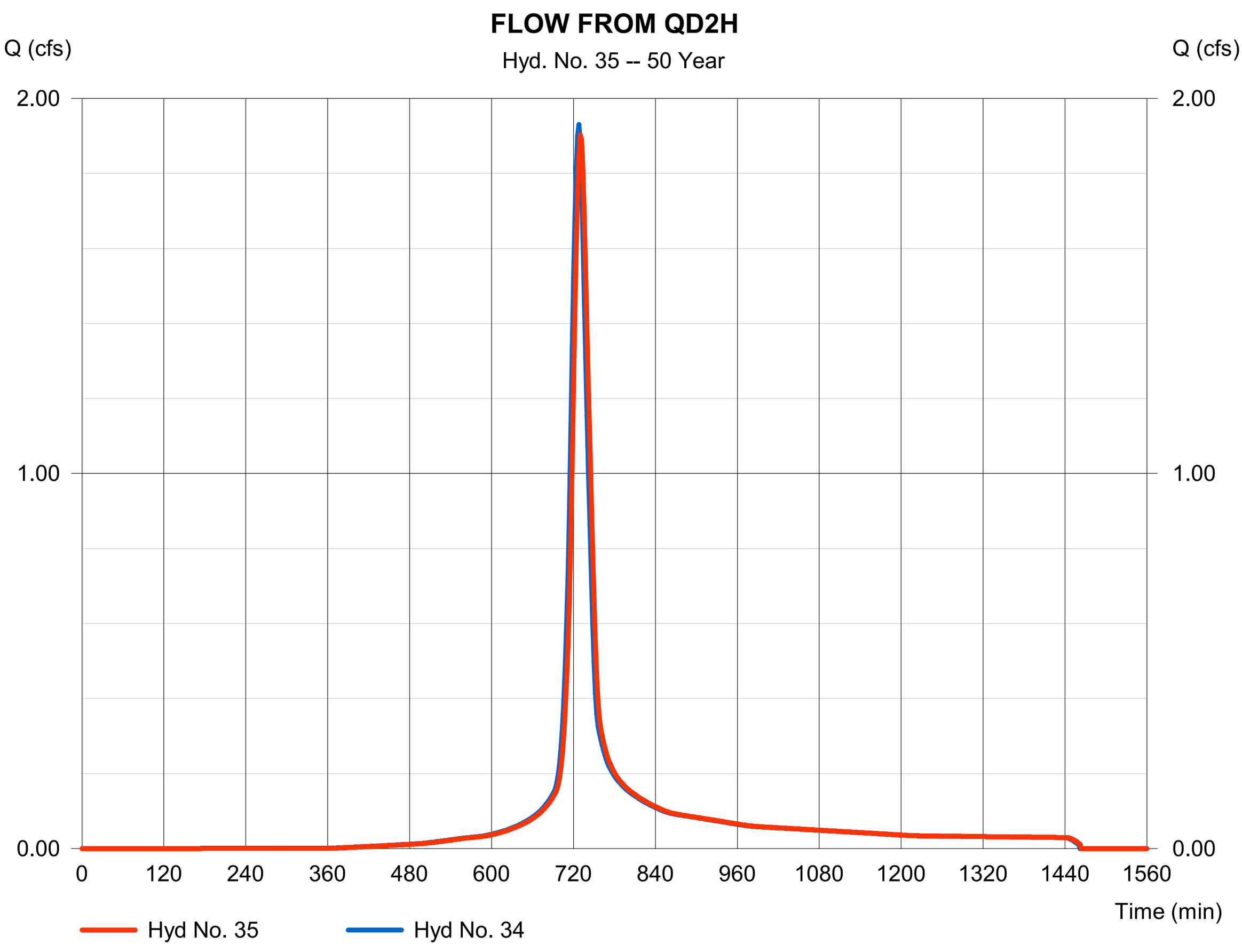
Hydrograph Report

Hyd. No. 35

FLOW FROM QD2H

Hydrograph type	=	Reach	Peak discharge	=	1.903 cfs
Storm frequency	=	50 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	6,874 cuft
Inflow hyd. No.	=	34 - FLOW FROM QD2H	Section type	=	Circular
Reach length	=	162.5 ft	Channel slope	=	1.0 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.584	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	0.6703

Modified Att-Kin routing method used.

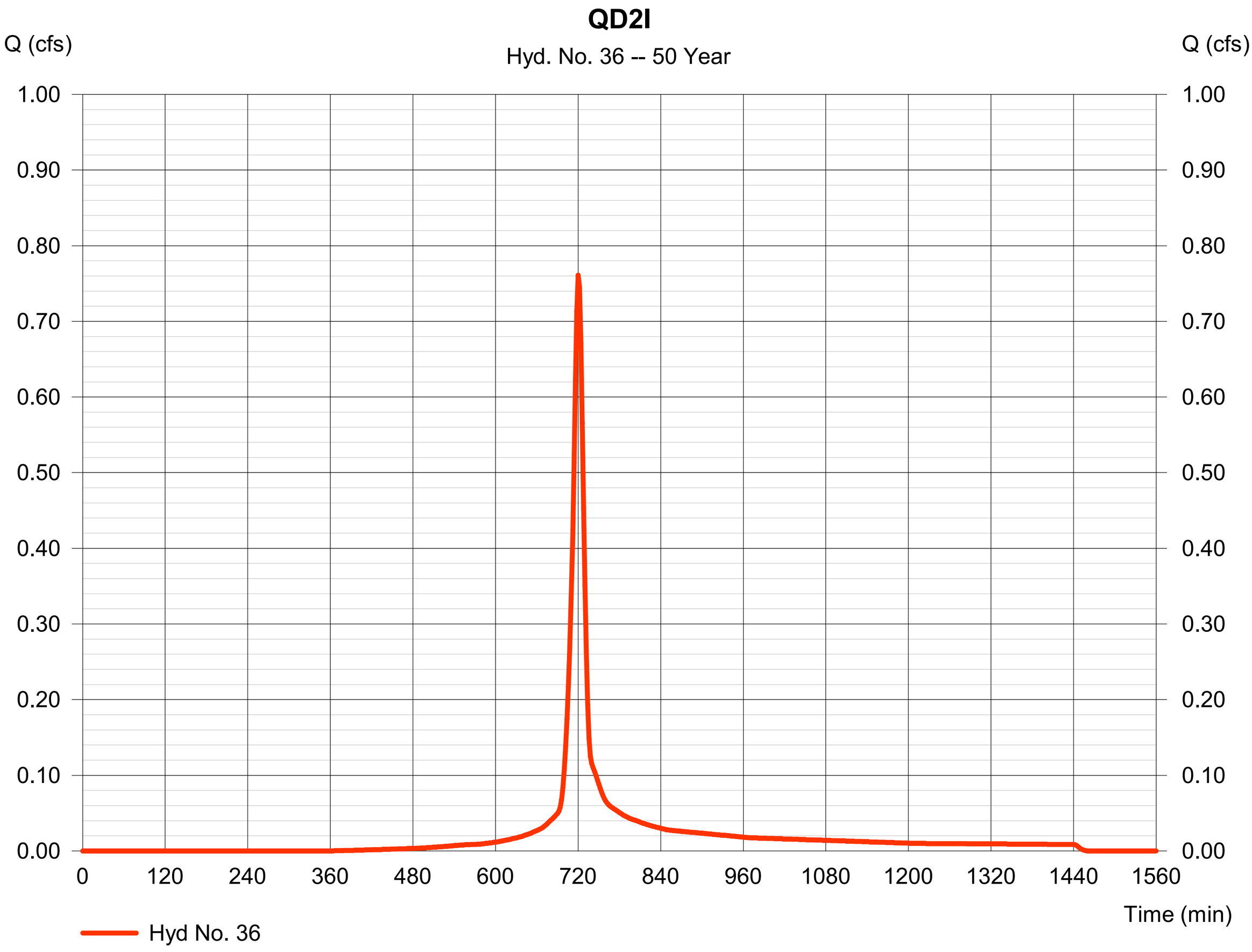


Hydrograph Report

Hyd. No. 36

QD2I

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.761 cfs
Storm frequency	=	50 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	1,993 cuft
Drainage area	=	0.280 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	12.30 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

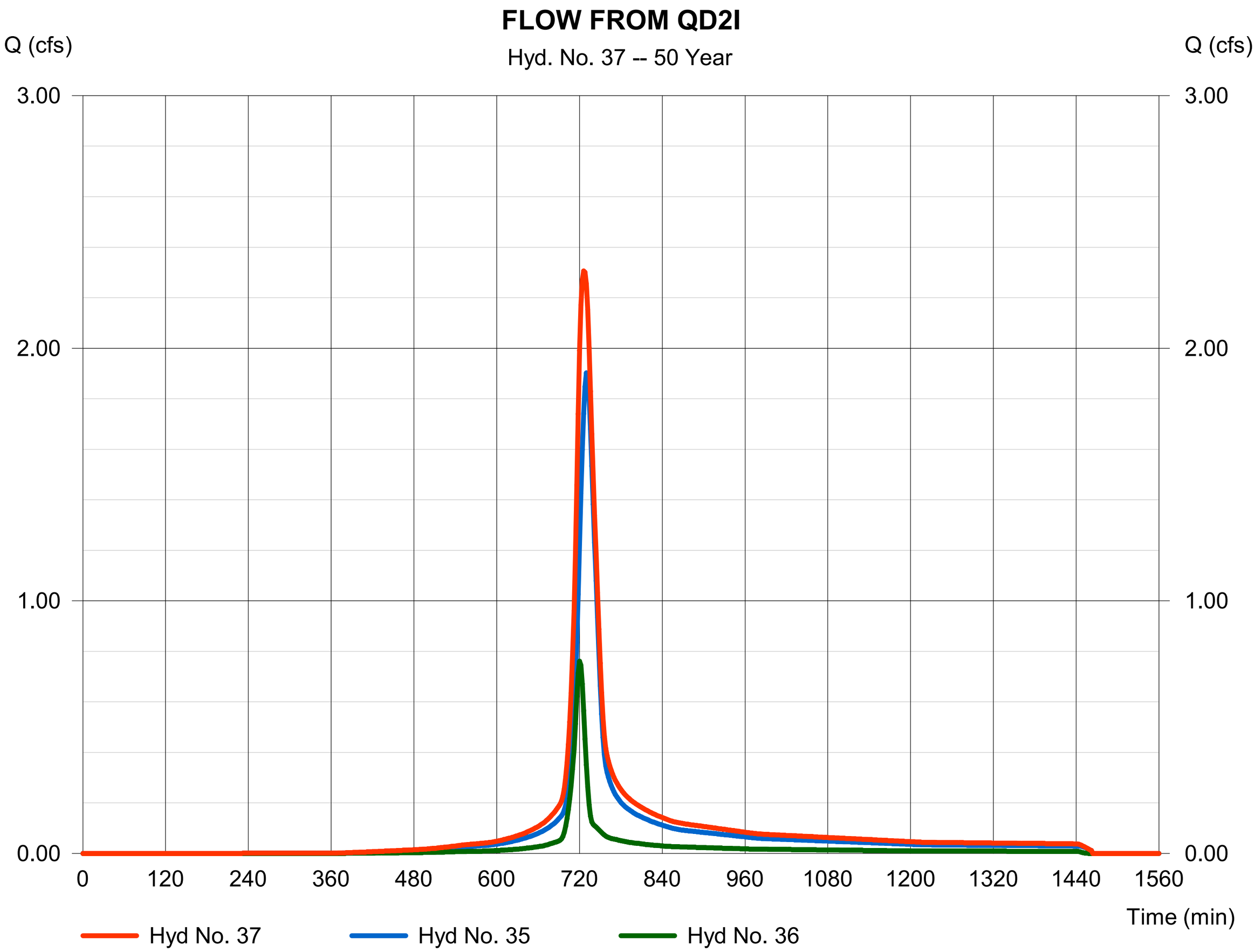


Hydrograph Report

Hyd. No. 37

FLOW FROM QD2I

Hydrograph type	=	Combine	Peak discharge	=	2.306 cfs
Storm frequency	=	50 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	8,867 cuft
Inflow hyds.	=	35, 36	Contrib. drain. area	=	0.280 ac



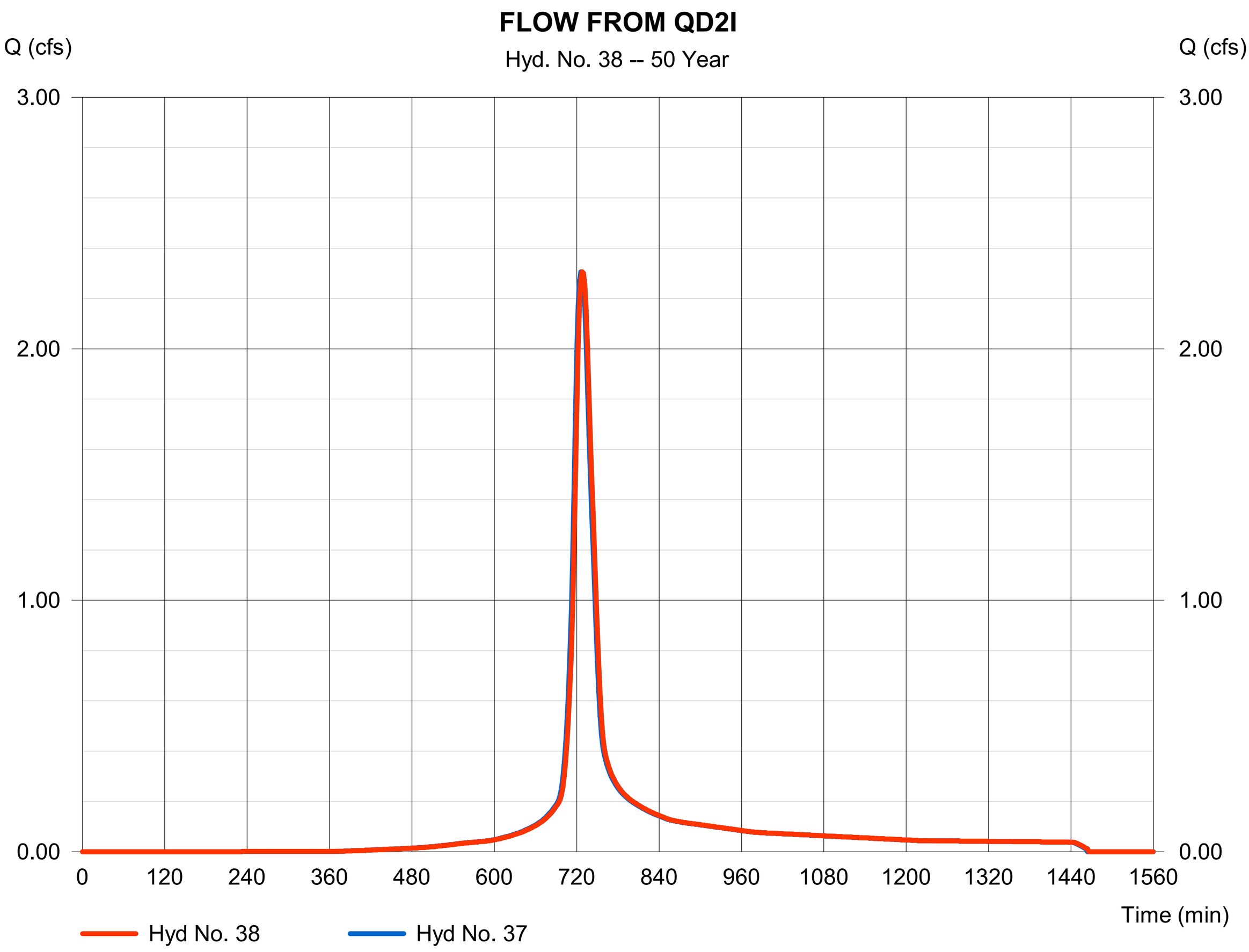
Hydrograph Report

Hyd. No. 38

FLOW FROM QD2I

Hydrograph type	=	Reach	Peak discharge	=	2.306 cfs
Storm frequency	=	50 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	8,867 cuft
Inflow hyd. No.	=	37 - FLOW FROM QD2I	Section type	=	Circular
Reach length	=	97.5 ft	Channel slope	=	0.7 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.934	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.0020

Modified Att-Kin routing method used.

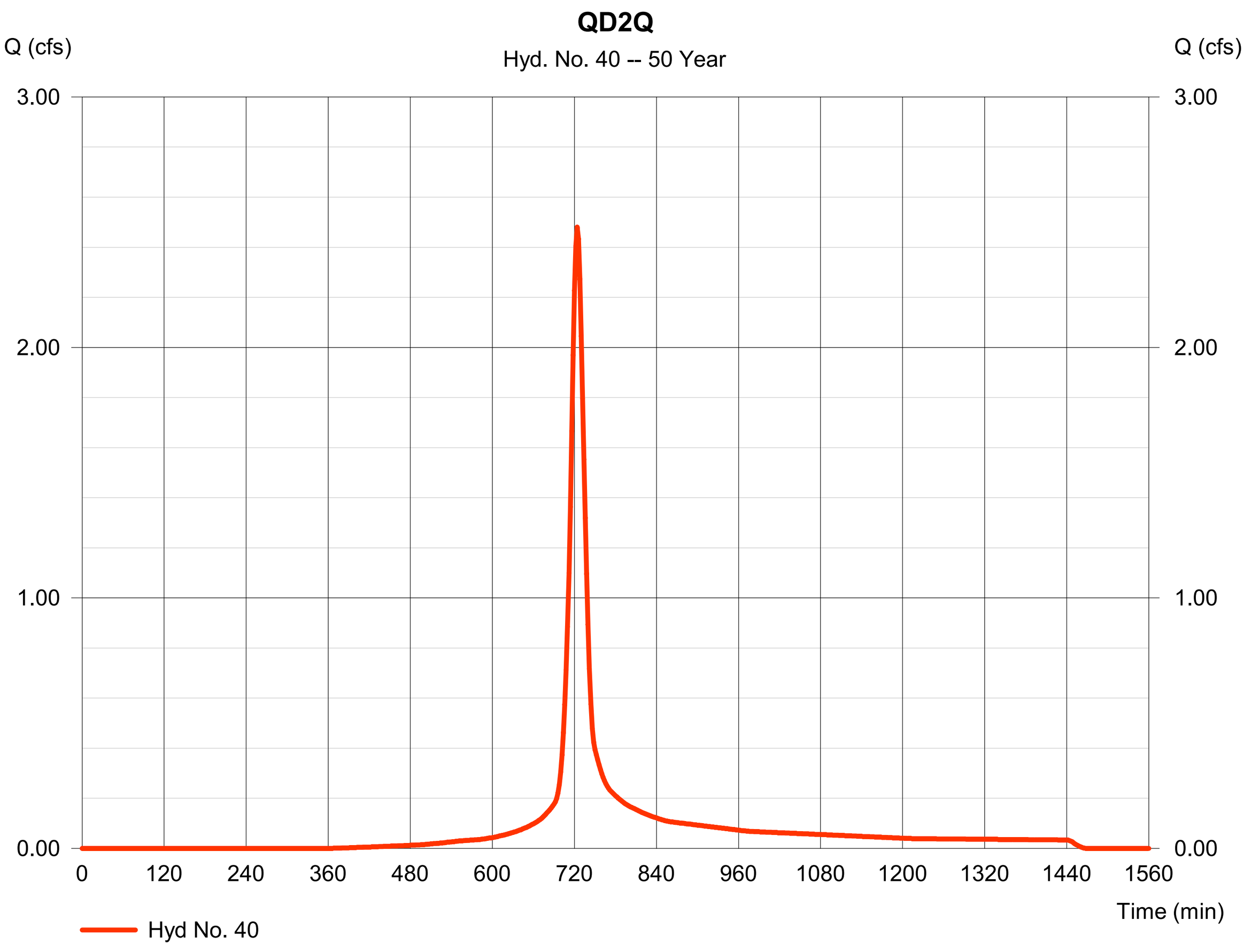


Hydrograph Report

Hyd. No. 40

QD2Q

Hydrograph type	= SCS Runoff	Peak discharge	= 2.481 cfs
Storm frequency	= 50 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 7,800 cuft
Drainage area	= 1.130 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 16.90 min
Total precip.	= 2.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



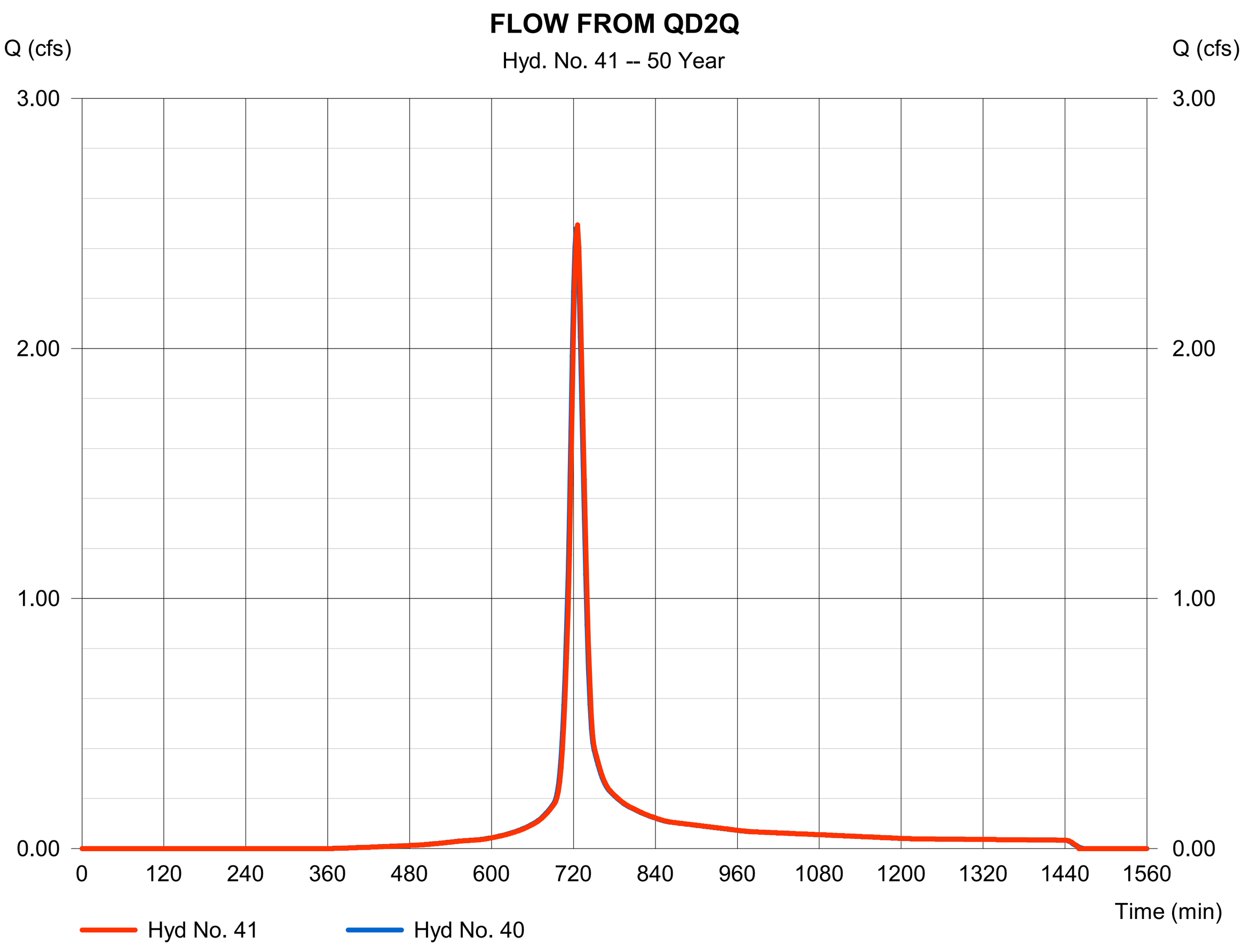
Hydrograph Report

Hyd. No. 41

FLOW FROM QD2Q

Hydrograph type	=	Reach	Peak discharge	=	2.494 cfs
Storm frequency	=	50 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	7,798 cuft
Inflow hyd. No.	=	40 - QD2Q	Section type	=	Circular
Reach length	=	36.9 ft	Channel slope	=	0.7 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.999	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.4806

Modified Att-Kin routing method used.

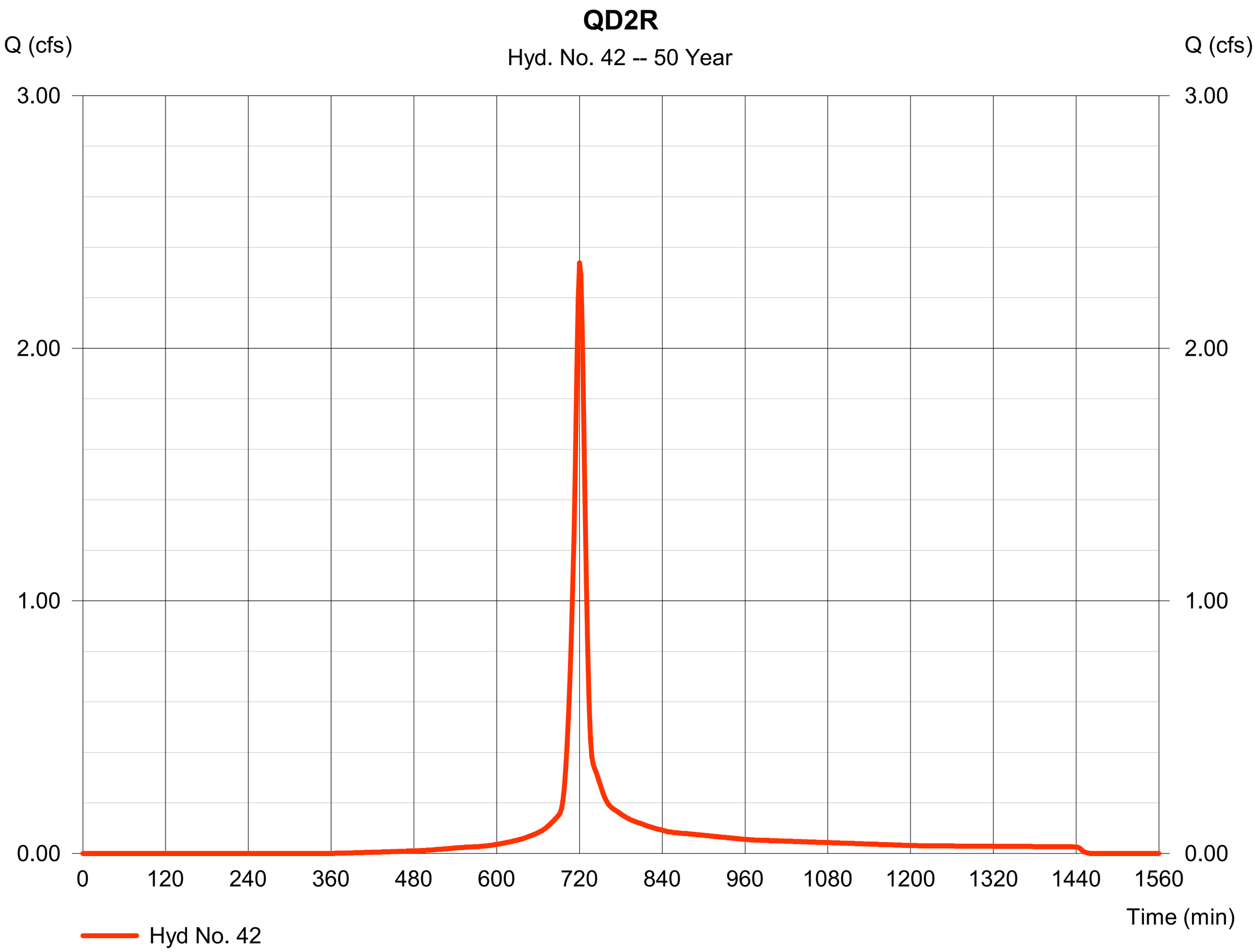


Hydrograph Report

Hyd. No. 42

QD2R

Hydrograph type	= SCS Runoff	Peak discharge	= 2.338 cfs
Storm frequency	= 50 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 6,122 cuft
Drainage area	= 0.860 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 13.10 min
Total precip.	= 2.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

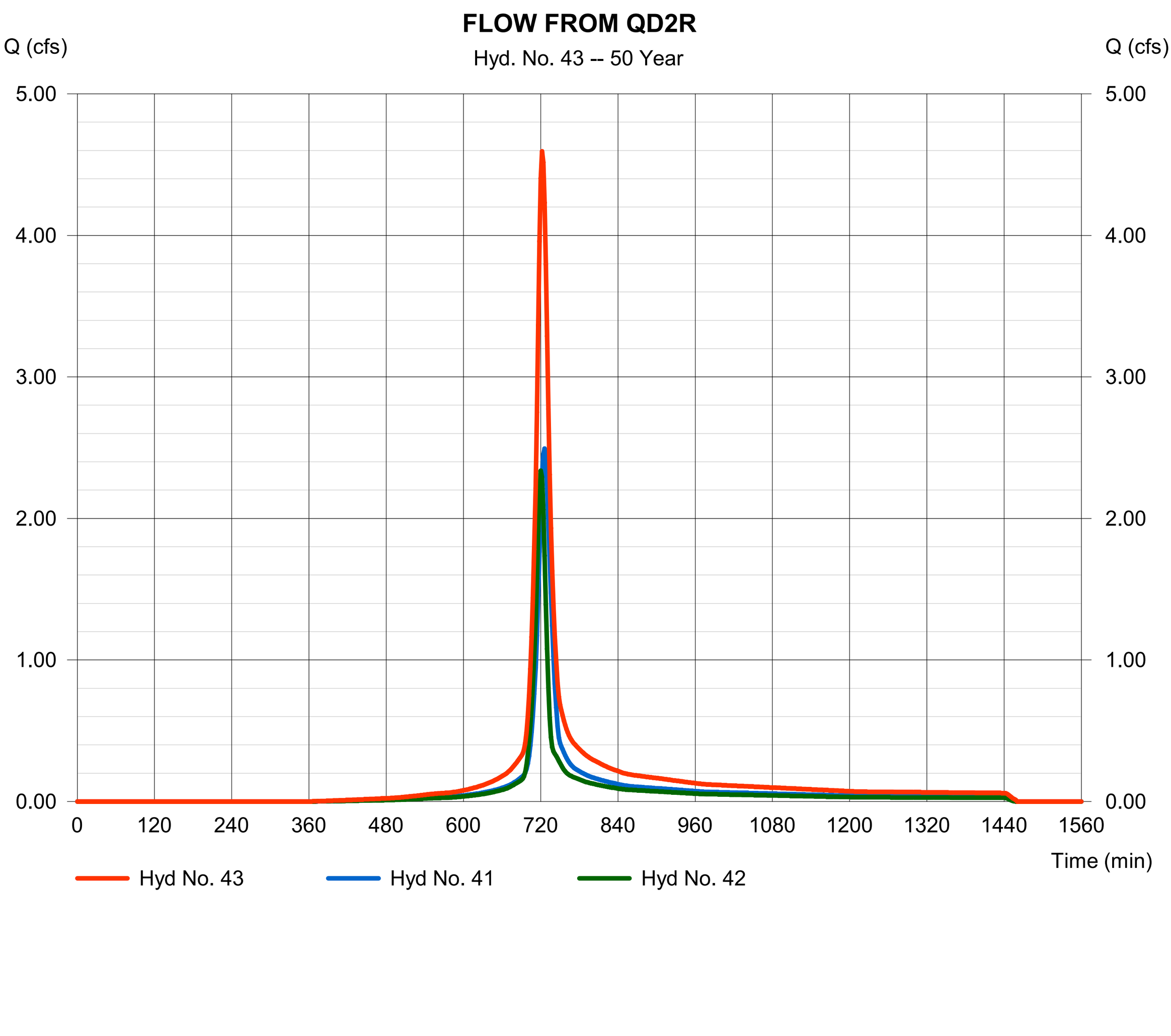


Hydrograph Report

Hyd. No. 43

FLOW FROM QD2R

Hydrograph type	=	Combine	Peak discharge	=	4.593 cfs
Storm frequency	=	50 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	13,920 cuft
Inflow hyds.	=	41, 42	Contrib. drain. area	=	0.860 ac



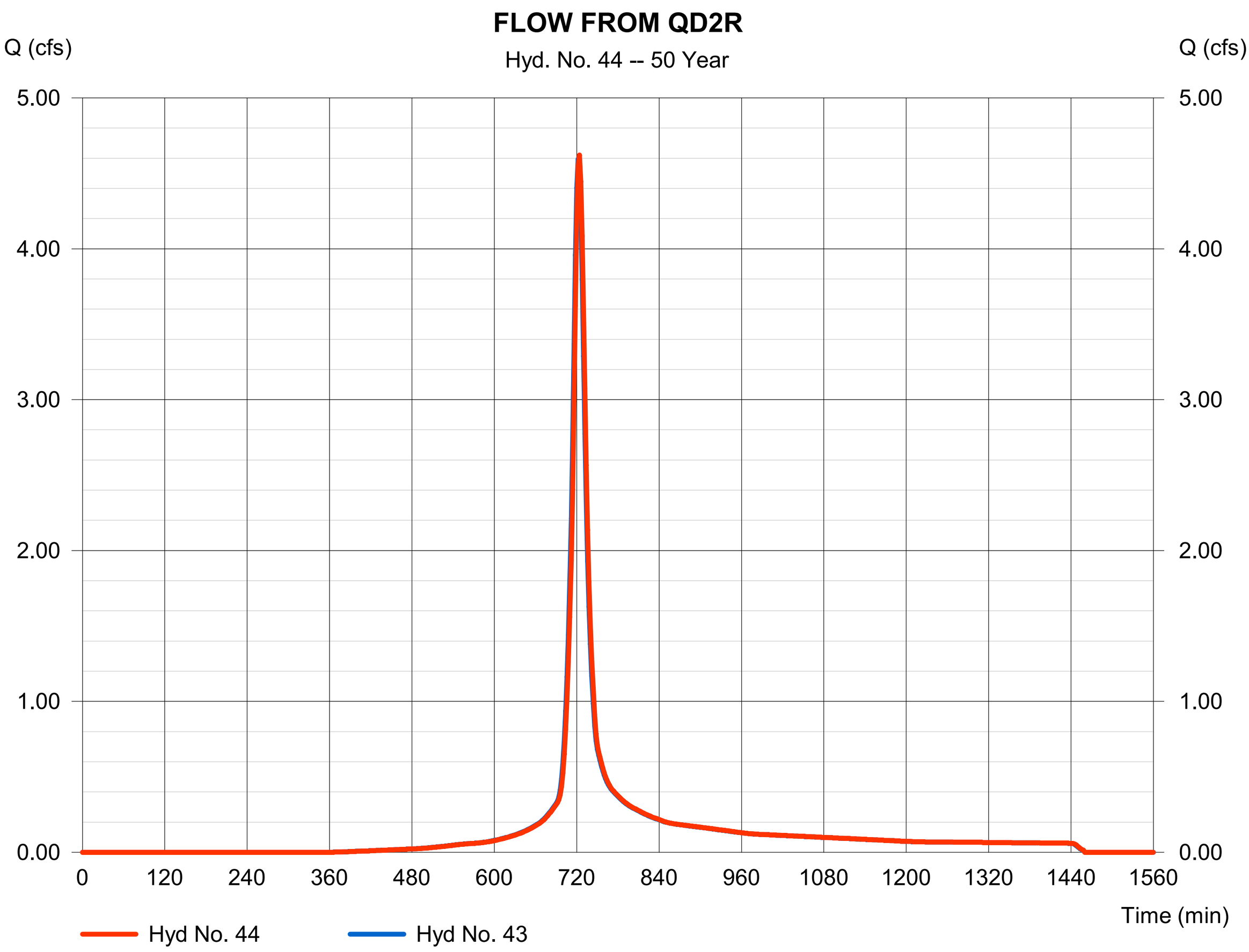
Hydrograph Report

Hyd. No. 44

FLOW FROM QD2R

Hydrograph type	=	Reach	Peak discharge	=	4.621 cfs
Storm frequency	=	50 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	13,919 cuft
Inflow hyd. No.	=	43 - FLOW FROM QD2R	Section type	=	Circular
Reach length	=	36.3 ft	Channel slope	=	1.3 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	4.102	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.6864

Modified Att-Kin routing method used.

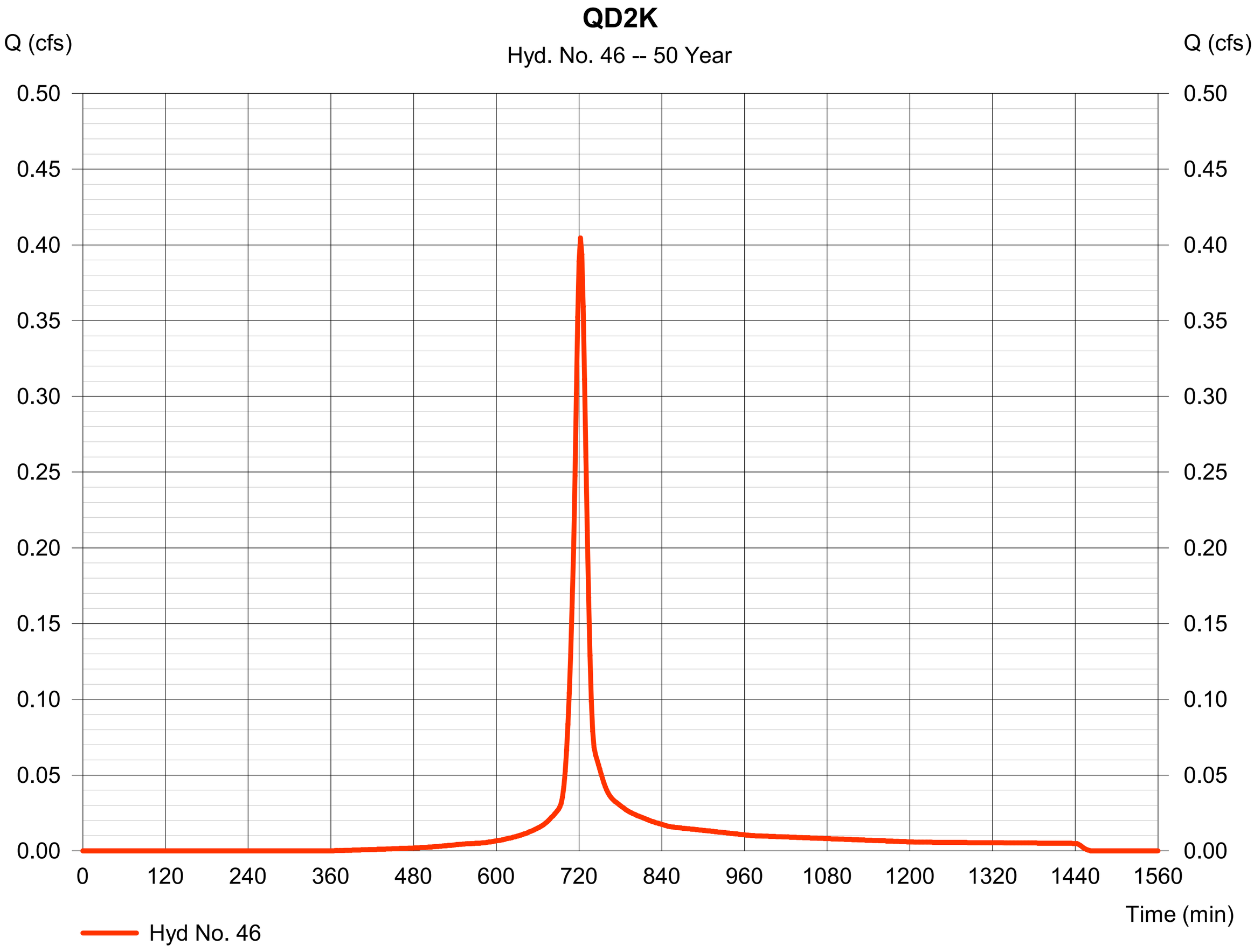


Hydrograph Report

Hyd. No. 46

QD2K

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.405 cfs
Storm frequency	=	50 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	1,144 cuft
Drainage area	=	0.170 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	13.80 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

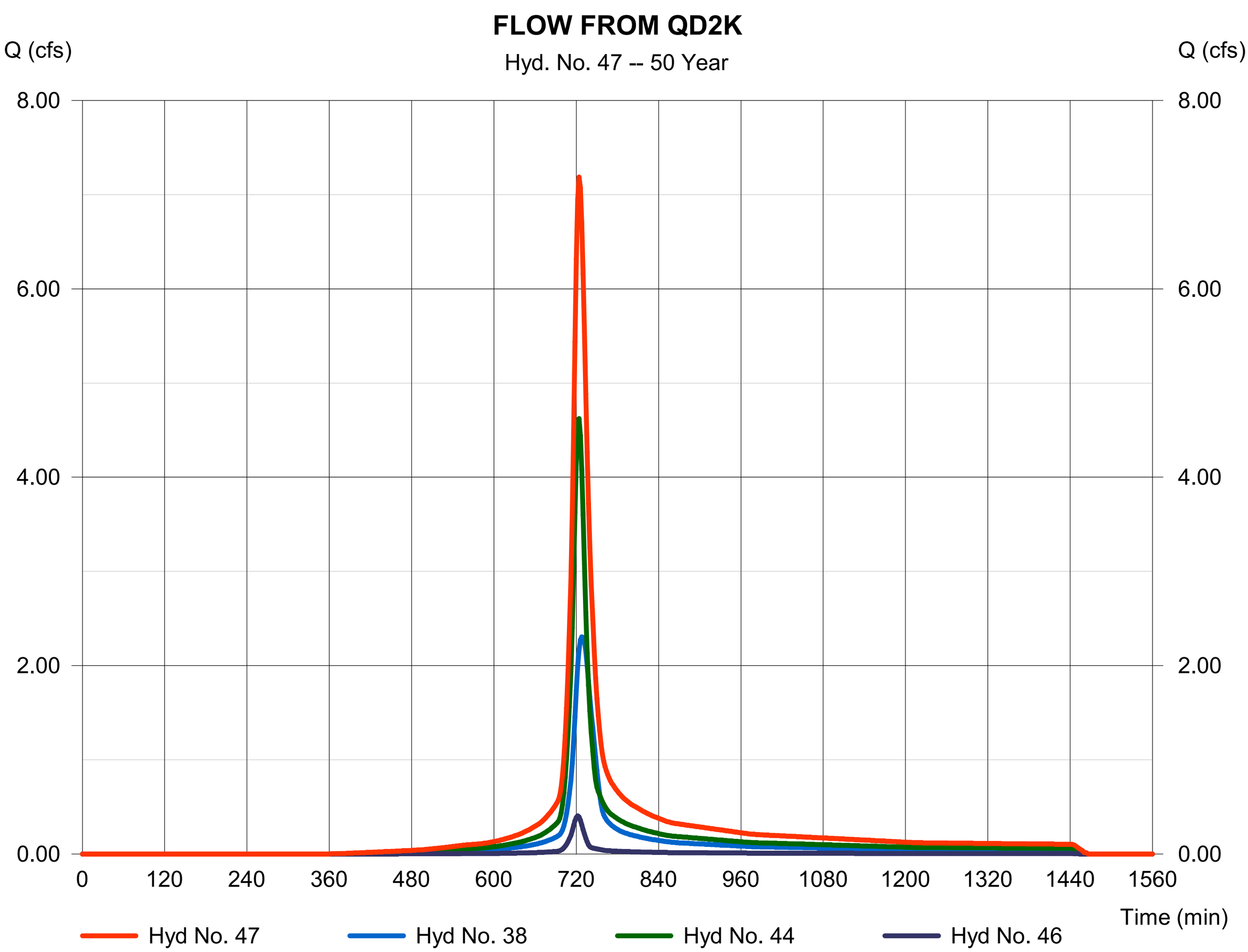


Hydrograph Report

Hyd. No. 47

FLOW FROM QD2K

Hydrograph type	=	Combine	Peak discharge	=	7.186 cfs
Storm frequency	=	50 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	23,931 cuft
Inflow hyds.	=	38, 44, 46	Contrib. drain. area	=	0.170 ac



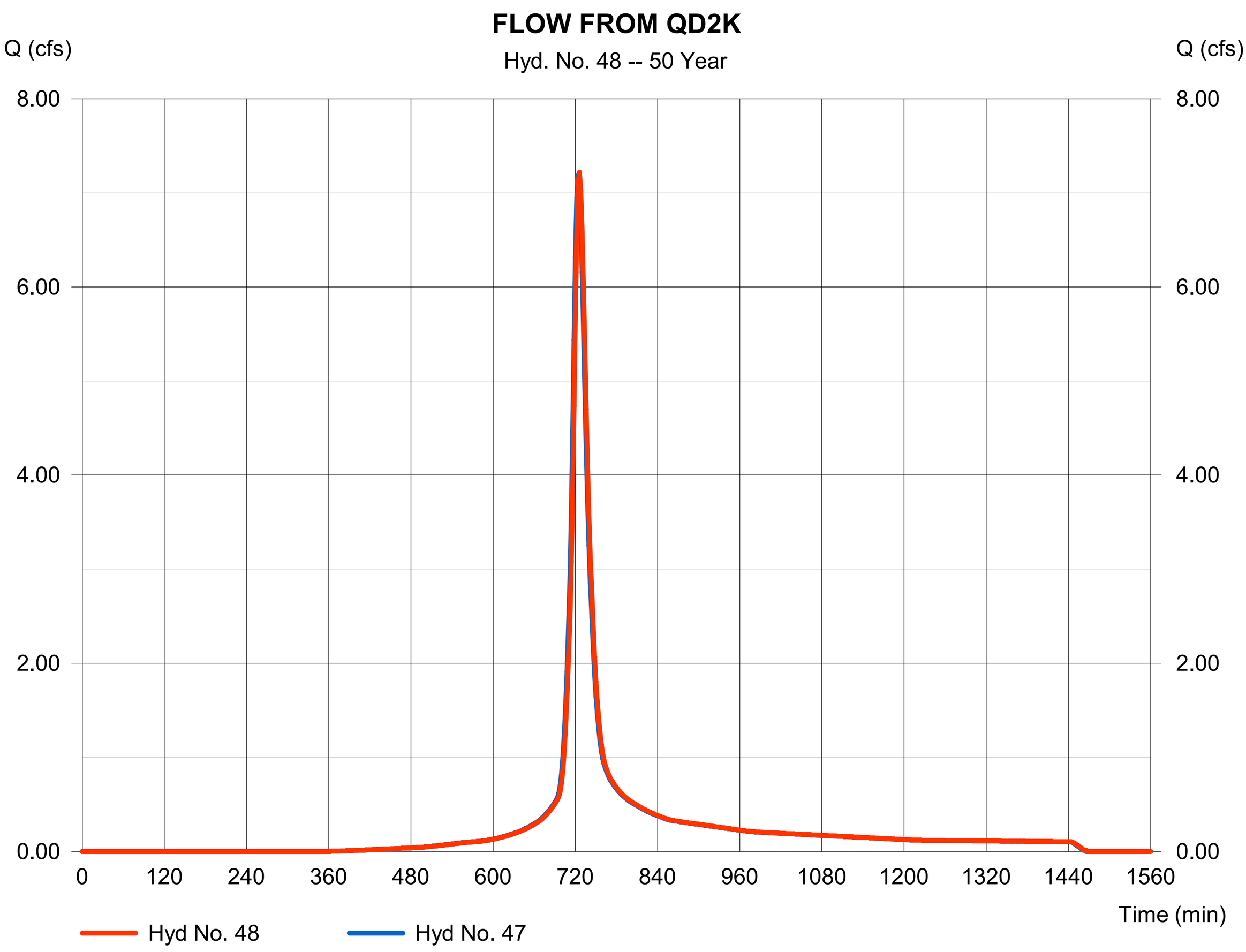
Hydrograph Report

Hyd. No. 48

FLOW FROM QD2K

Hydrograph type	=	Reach	Peak discharge	=	7.219 cfs
Storm frequency	=	50 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	23,931 cuft
Inflow hyd. No.	=	47 - FLOW FROM QD2K	Section type	=	Circular
Reach length	=	75.6 ft	Channel slope	=	0.3 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.060	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.3885

Modified Att-Kin routing method used.

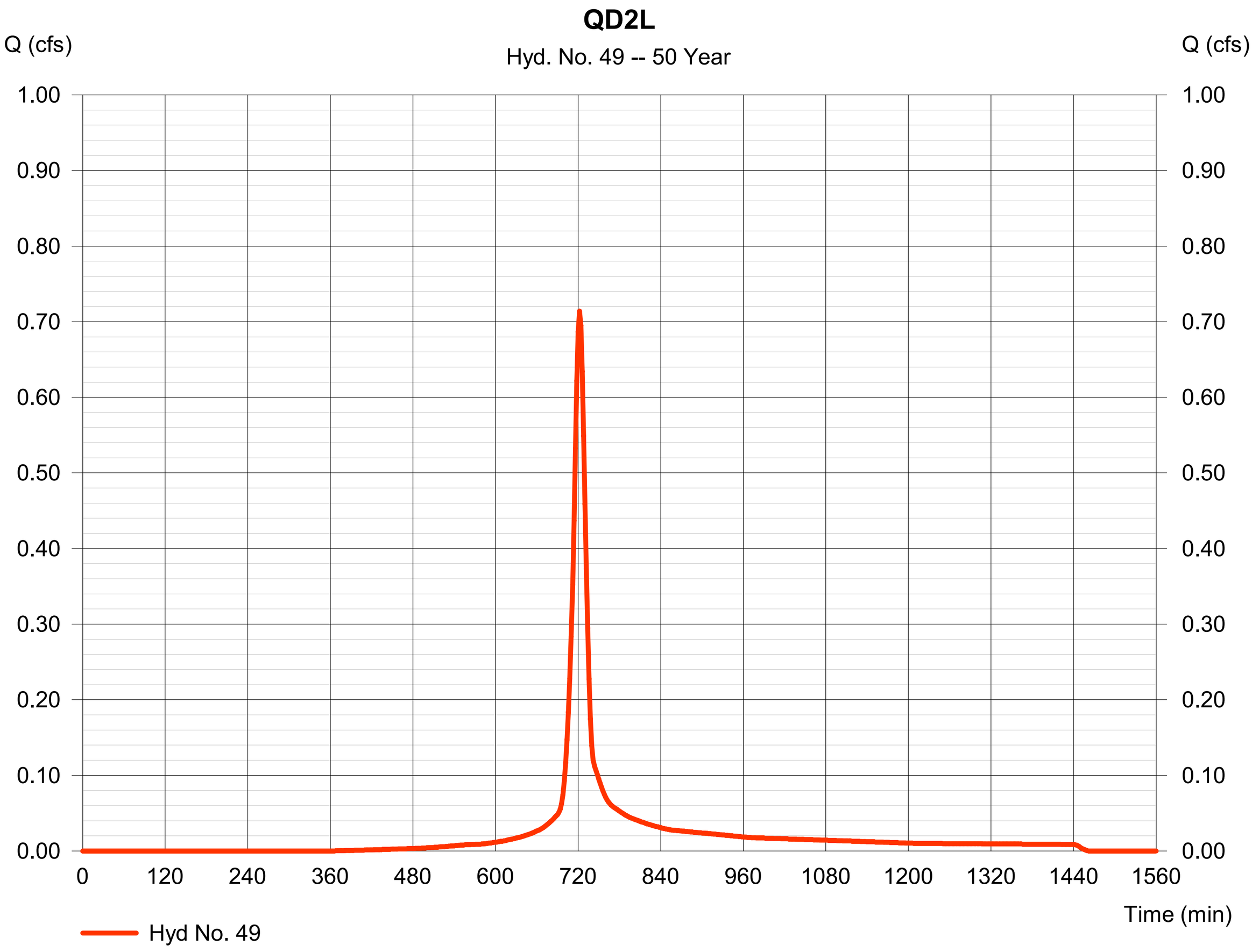


Hydrograph Report

Hyd. No. 49

QD2L

Hydrograph type	= SCS Runoff	Peak discharge	= 0.714 cfs
Storm frequency	= 50 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 2,019 cuft
Drainage area	= 0.300 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 14.30 min
Total precip.	= 2.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

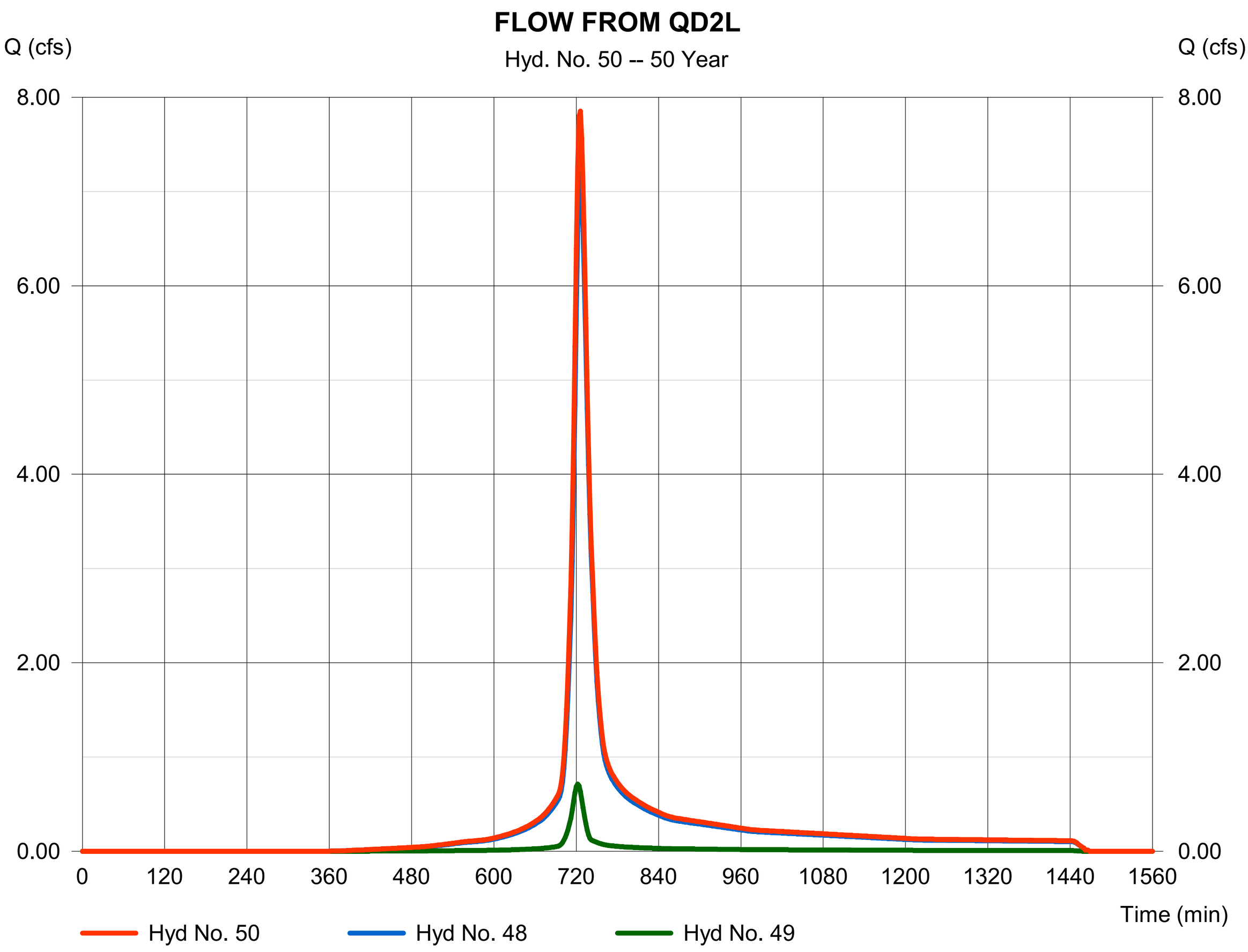


Hydrograph Report

Hyd. No. 50

FLOW FROM QD2L

Hydrograph type	= Combine	Peak discharge	= 7.853 cfs
Storm frequency	= 50 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 25,951 cuft
Inflow hyds.	= 48, 49	Contrib. drain. area	= 0.300 ac



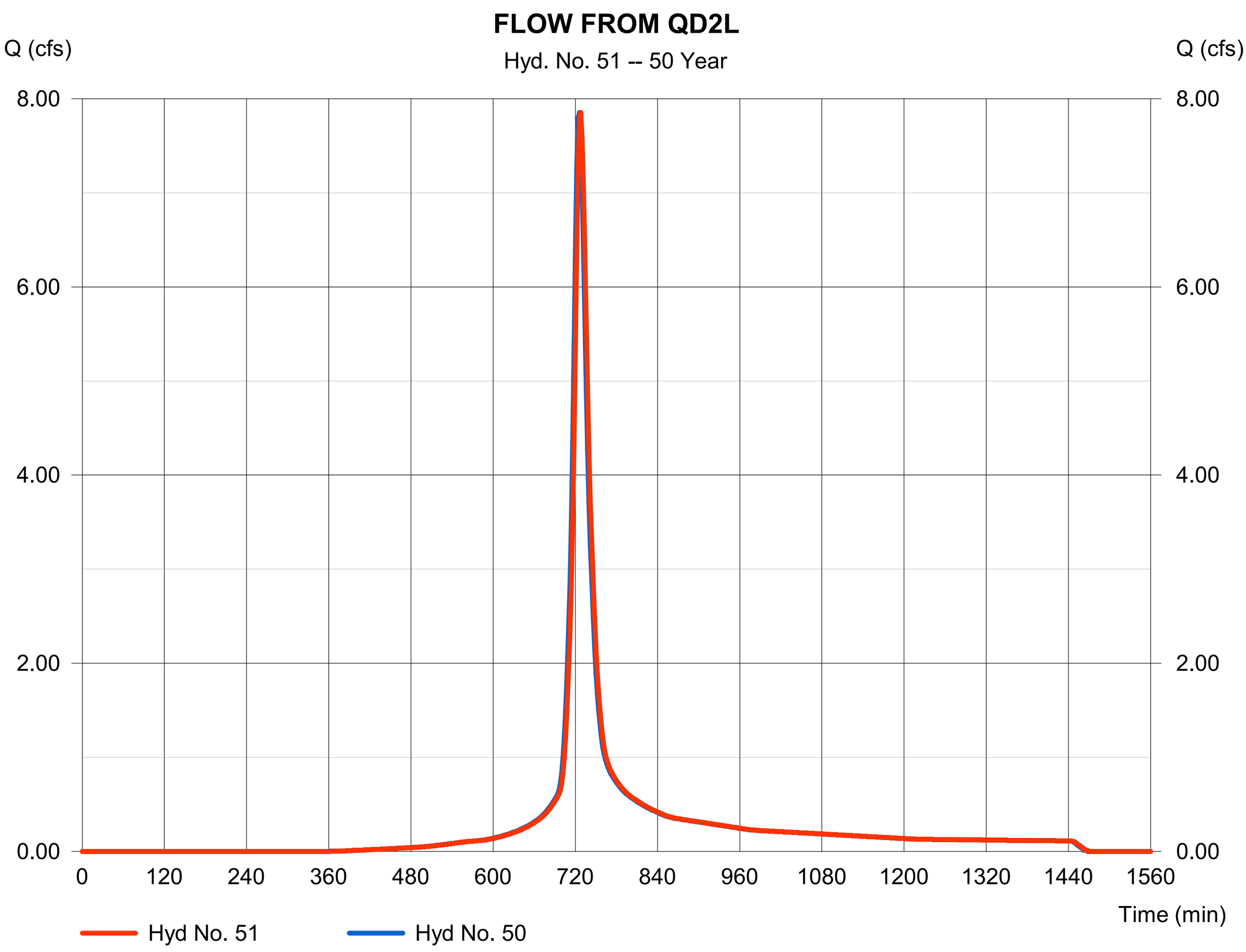
Hydrograph Report

Hyd. No. 51

FLOW FROM QD2L

Hydrograph type	=	Reach	Peak discharge	=	7.852 cfs
Storm frequency	=	50 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	25,950 cuft
Inflow hyd. No.	=	50 - FLOW FROM QD2L	Section type	=	Circular
Reach length	=	194.8 ft	Channel slope	=	0.3 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.060	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	0.9808

Modified Att-Kin routing method used.

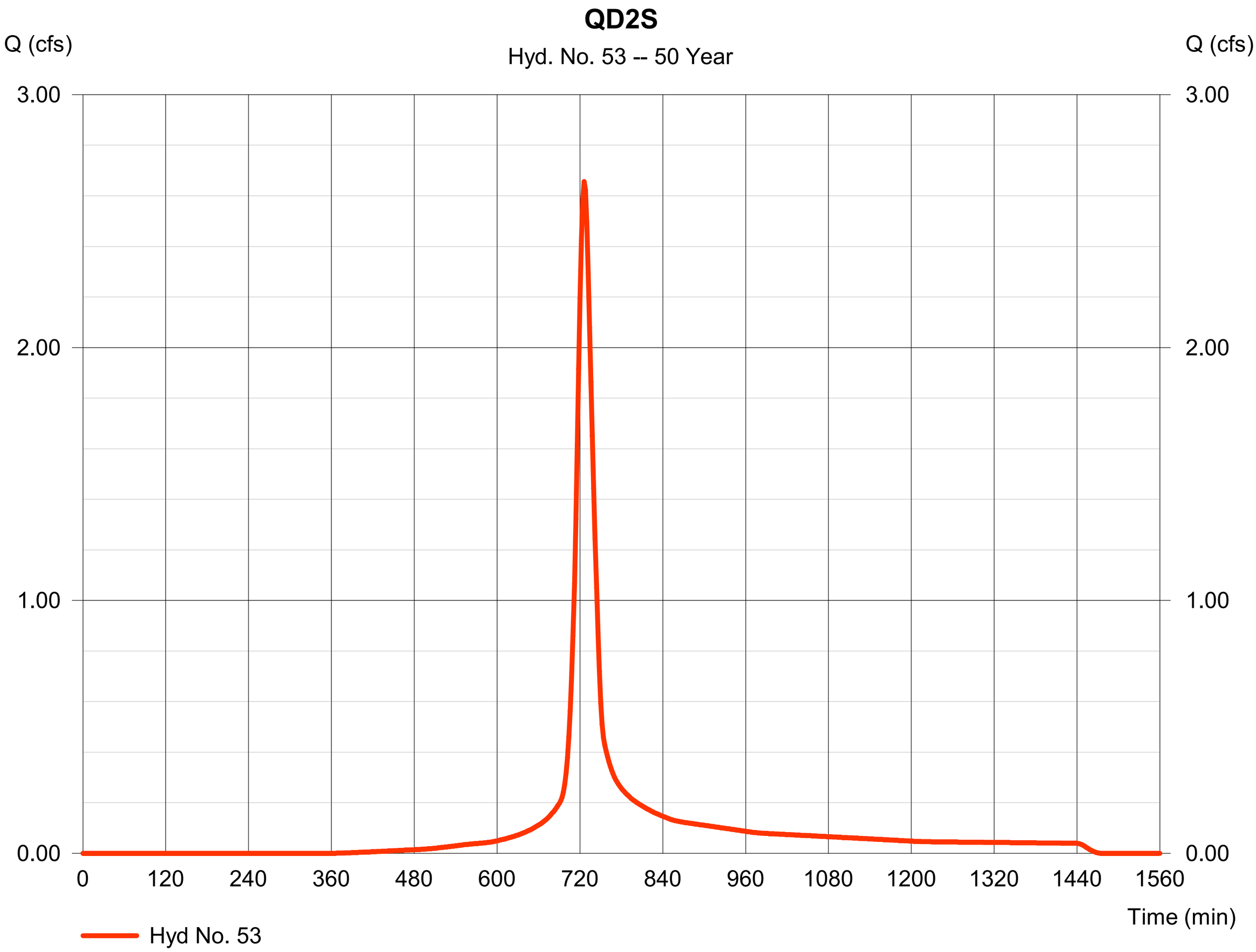


Hydrograph Report

Hyd. No. 53

QD2S

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.656 cfs
Storm frequency	=	50 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	9,204 cuft
Drainage area	=	1.310 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	23.20 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



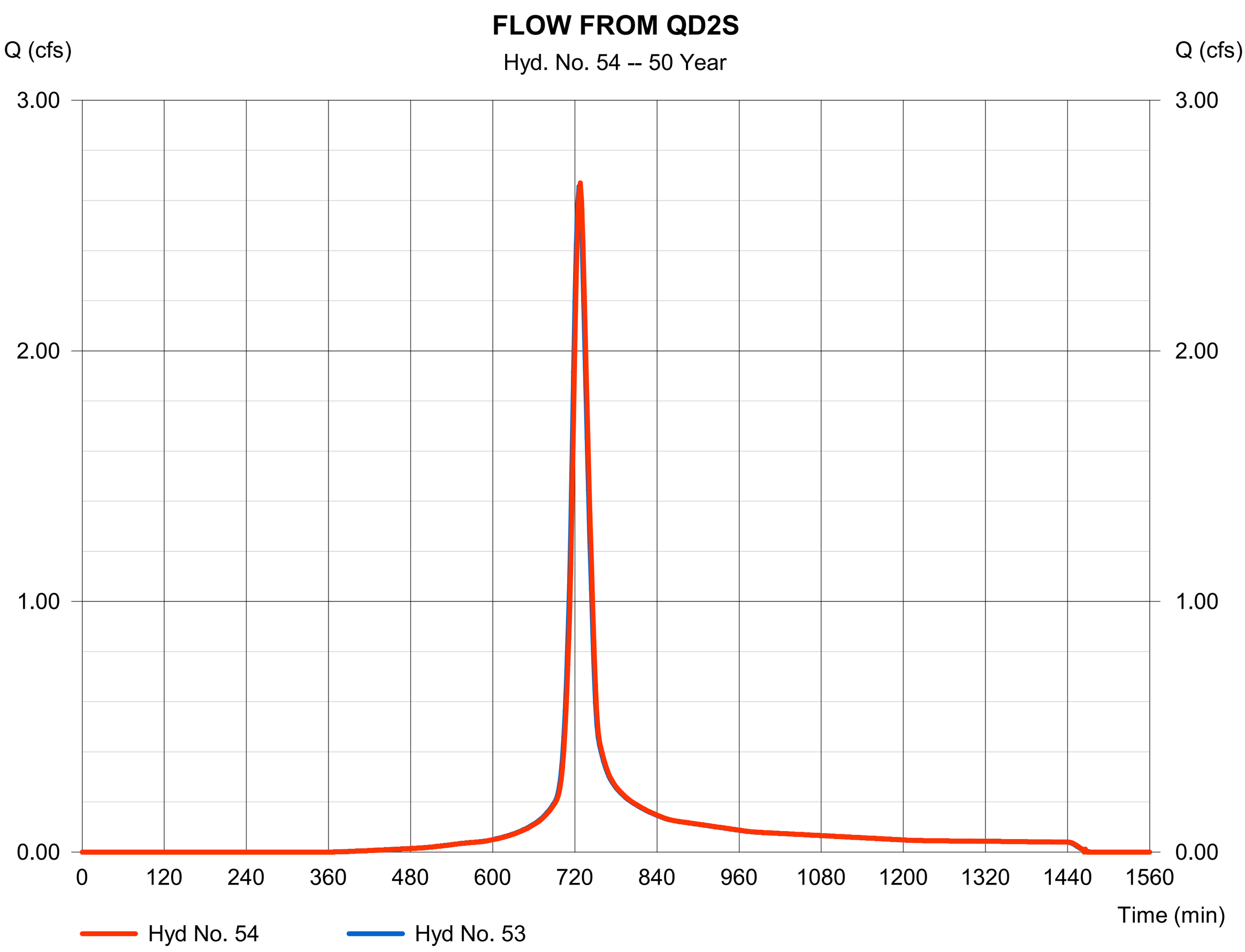
Hydrograph Report

Hyd. No. 54

FLOW FROM QD2S

Hydrograph type	=	Reach	Peak discharge	=	2.670 cfs
Storm frequency	=	50 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	9,203 cuft
Inflow hyd. No.	=	53 - QD2S	Section type	=	Circular
Reach length	=	28.7 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.509	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.5945

Modified Att-Kin routing method used.

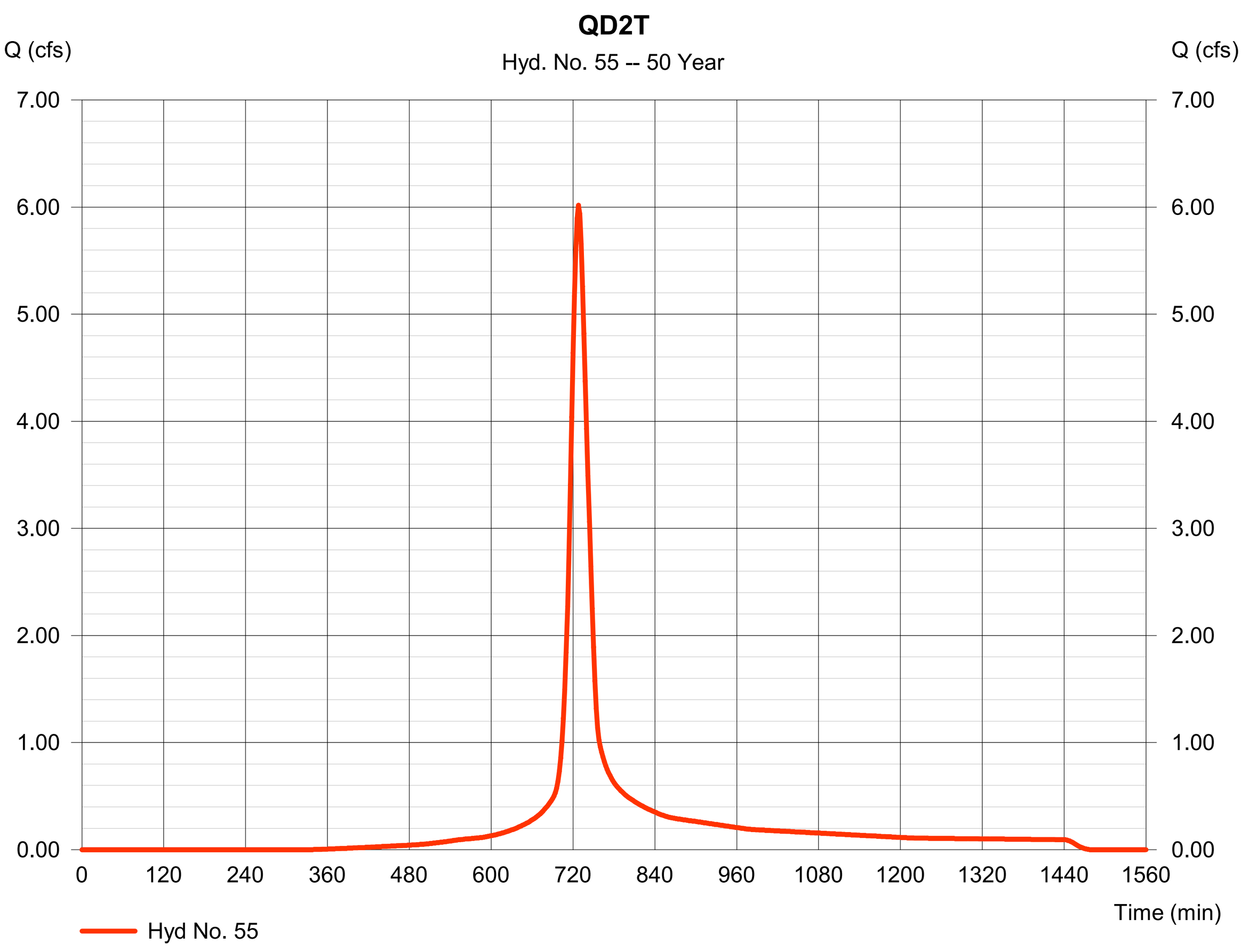


Hydrograph Report

Hyd. No. 55

QD2T

Hydrograph type	=	SCS Runoff	Peak discharge	=	6.017 cfs
Storm frequency	=	50 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	22,229 cuft
Drainage area	=	3.130 ac	Curve number	=	91
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	24.20 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

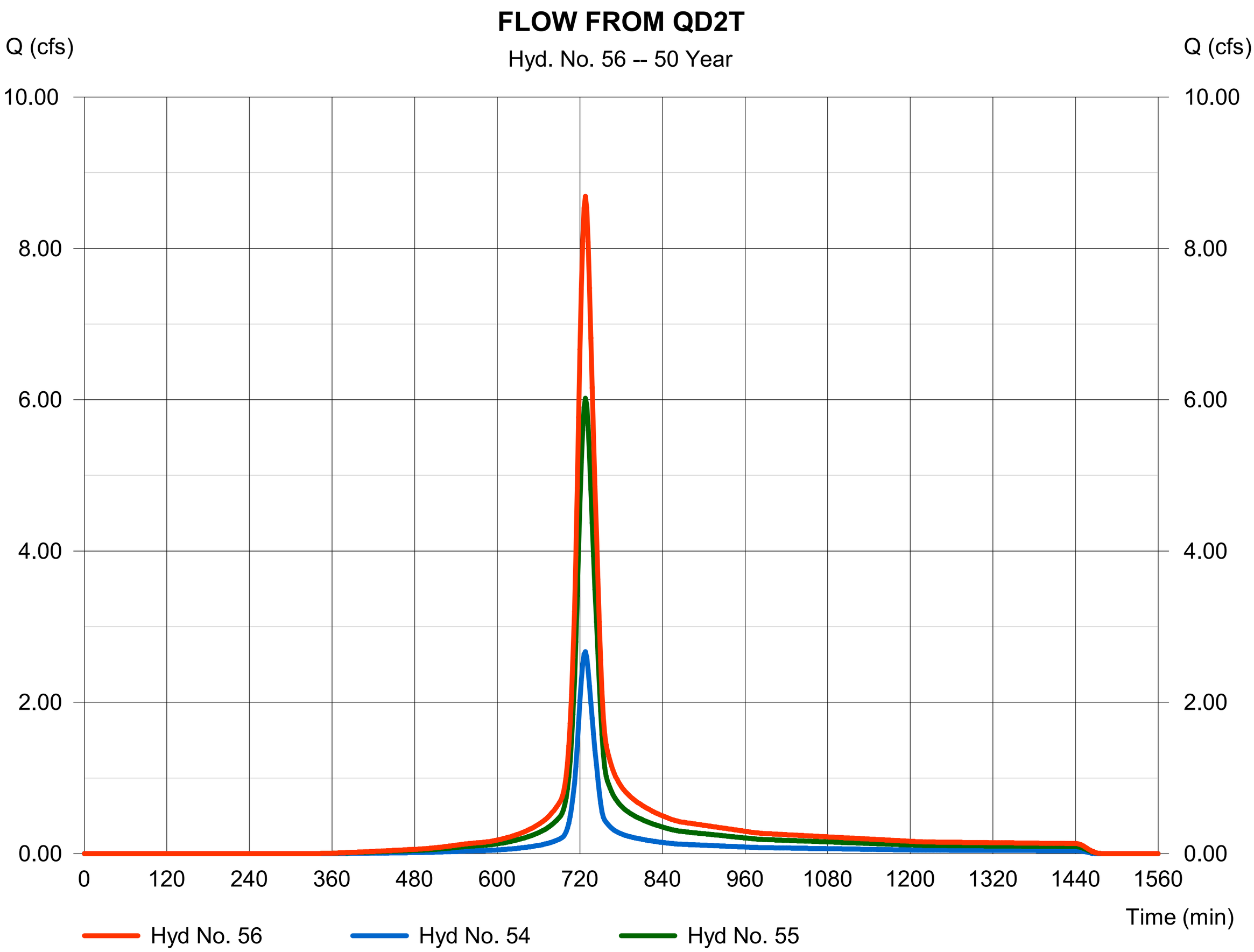


Hydrograph Report

Hyd. No. 56

FLOW FROM QD2T

Hydrograph type	=	Combine	Peak discharge	=	8.687 cfs
Storm frequency	=	50 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	31,431 cuft
Inflow hyds.	=	54, 55	Contrib. drain. area	=	3.130 ac



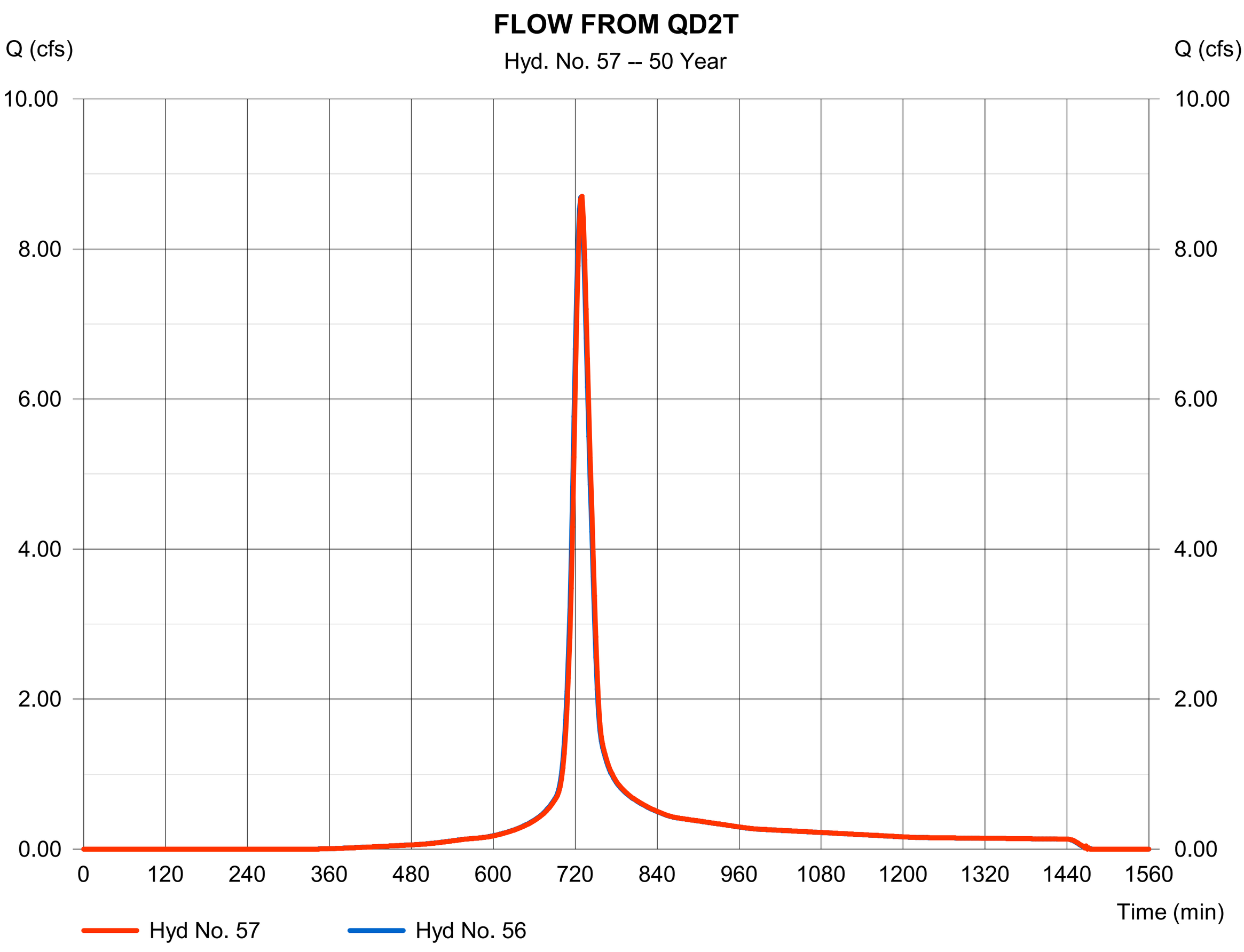
Hydrograph Report

Hyd. No. 57

FLOW FROM QD2T

Hydrograph type	=	Reach	Peak discharge	=	8.703 cfs
Storm frequency	=	50 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	31,431 cuft
Inflow hyd. No.	=	56 - FLOW FROM QD2T	Section type	=	Circular
Reach length	=	55.6 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.509	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.7378

Modified Att-Kin routing method used.

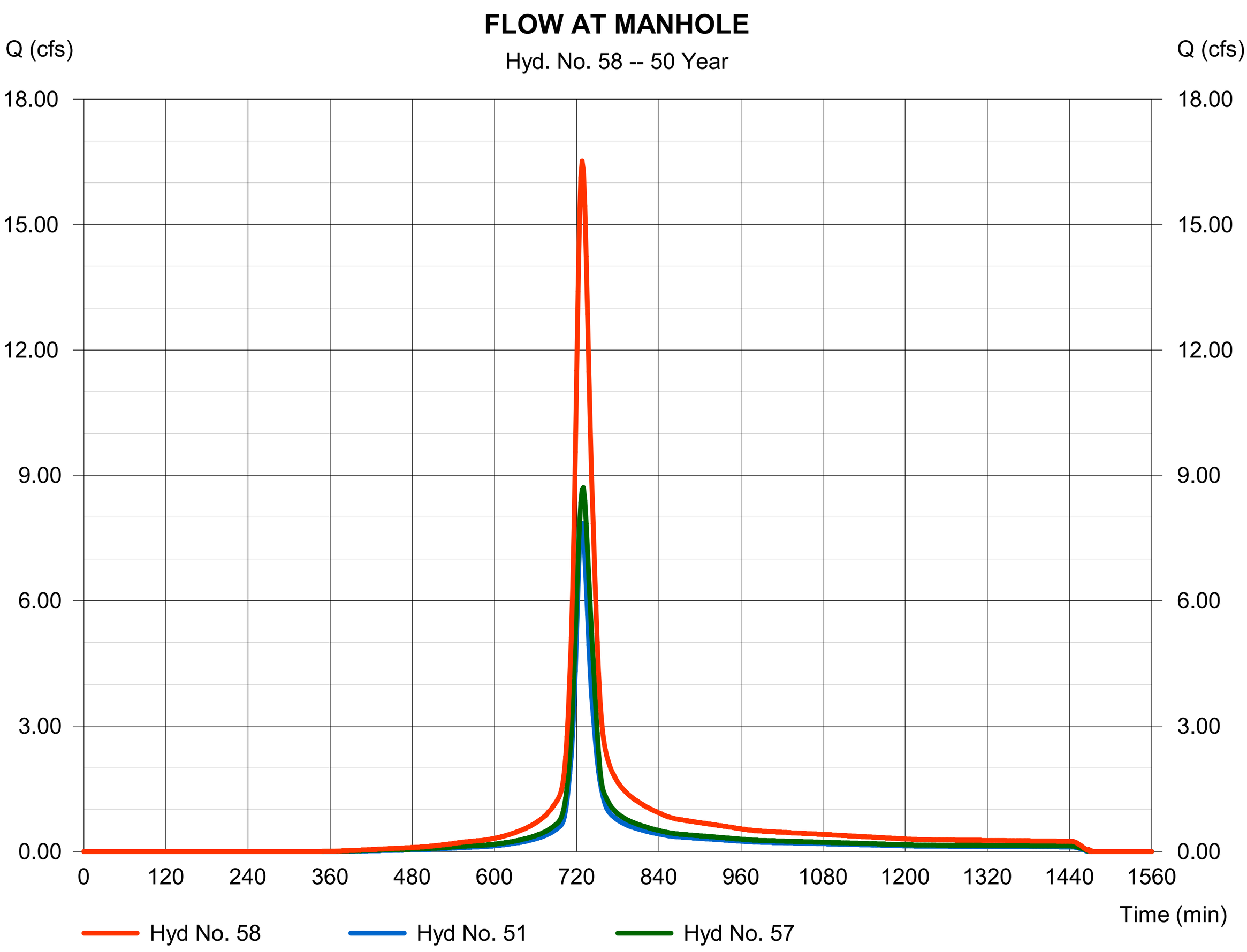


Hydrograph Report

Hyd. No. 58

FLOW AT MANHOLE

Hydrograph type	= Combine	Peak discharge	= 16.52 cfs
Storm frequency	= 50 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 57,382 cuft
Inflow hyds.	= 51, 57	Contrib. drain. area	= 0.000 ac



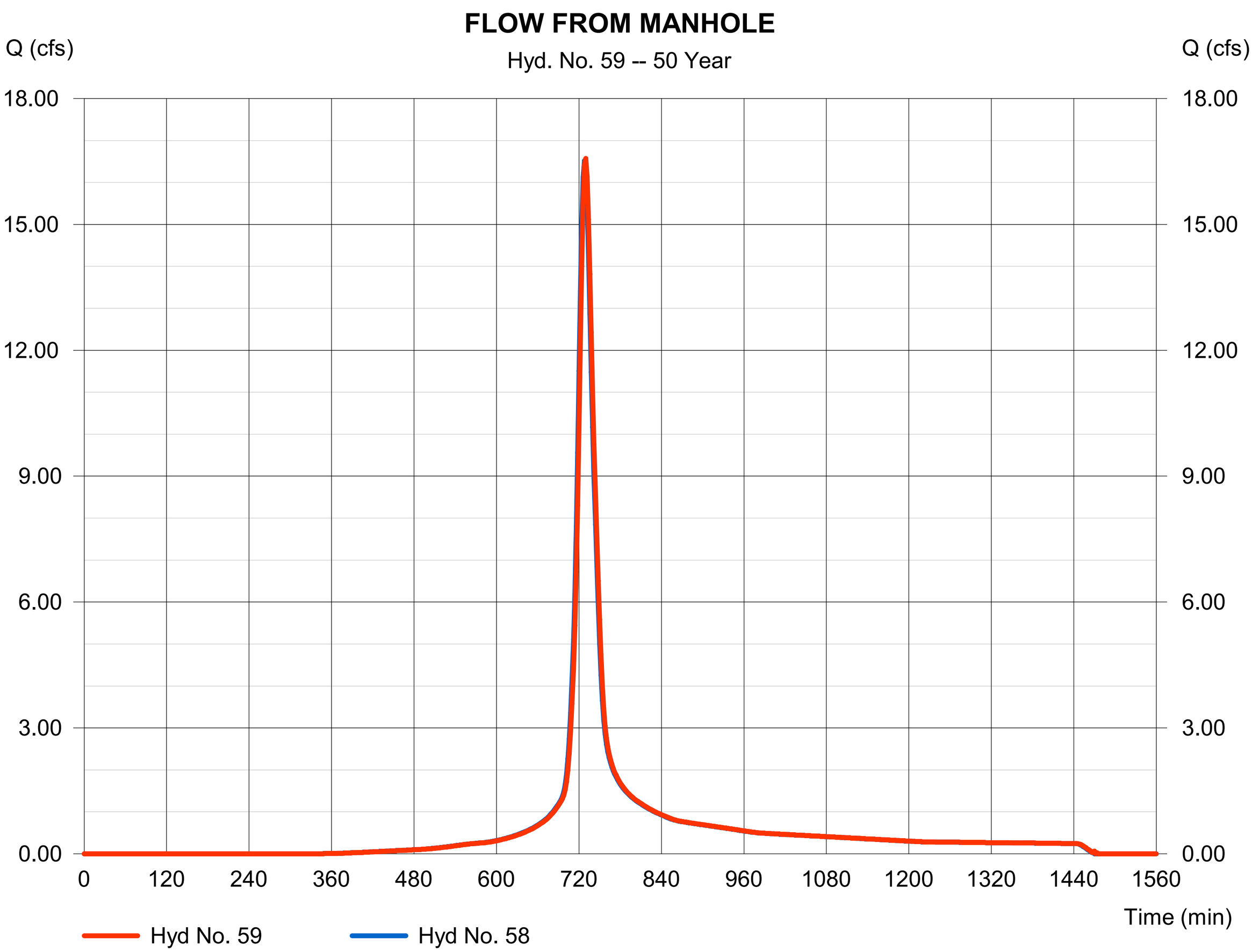
Hydrograph Report

Hyd. No. 59

FLOW FROM MANHOLE

Hydrograph type	=	Reach	Peak discharge	=	16.57 cfs
Storm frequency	=	50 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	57,385 cuft
Inflow hyd. No.	=	58 - FLOW AT MANHOLE	Section type	=	Circular
Reach length	=	141.5 ft	Channel slope	=	0.3 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.060	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.4718

Modified Att-Kin routing method used.

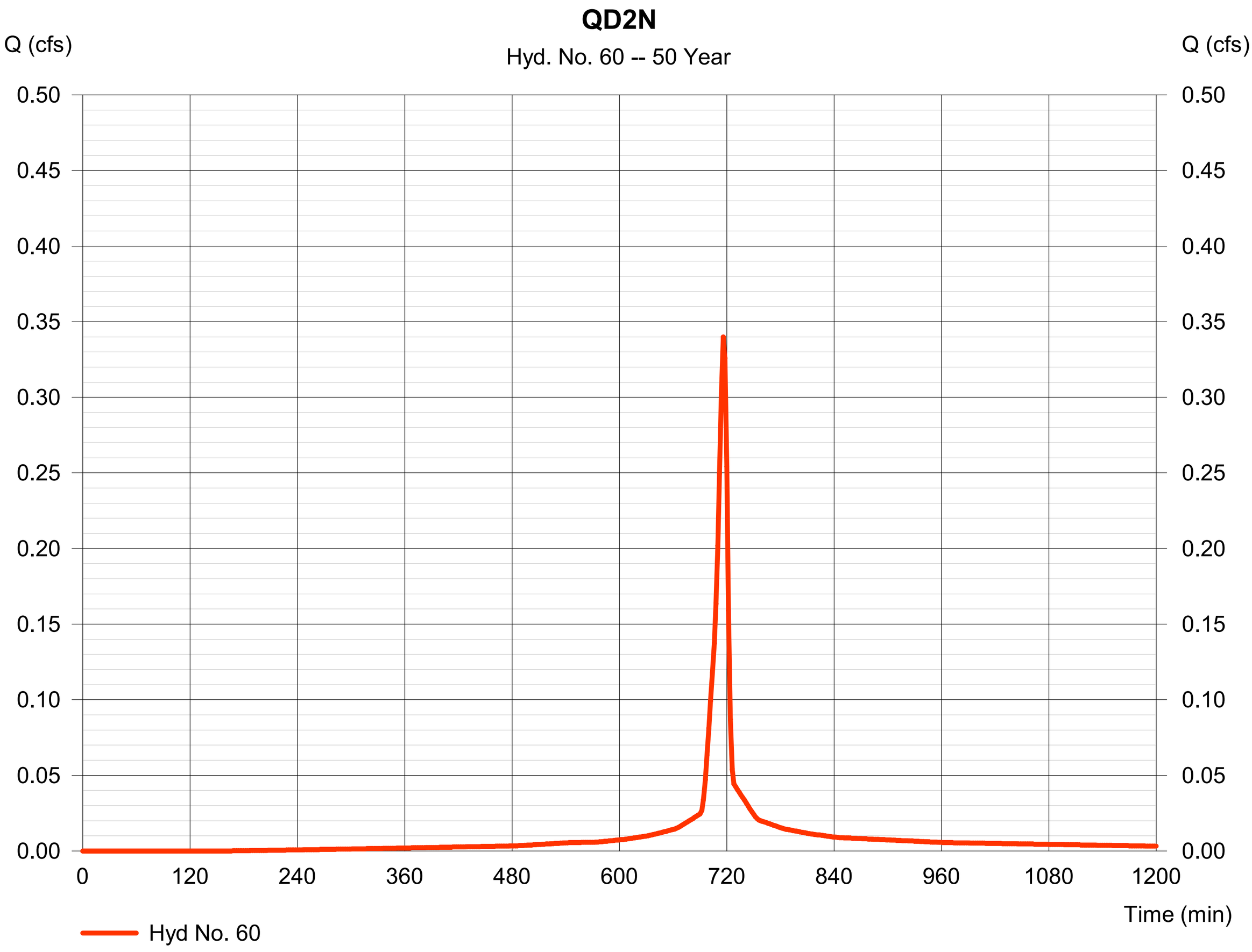


Hydrograph Report

Hyd. No. 60

QD2N

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.340 cfs
Storm frequency	=	50 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	755 cuft
Drainage area	=	0.090 ac	Curve number	=	96
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

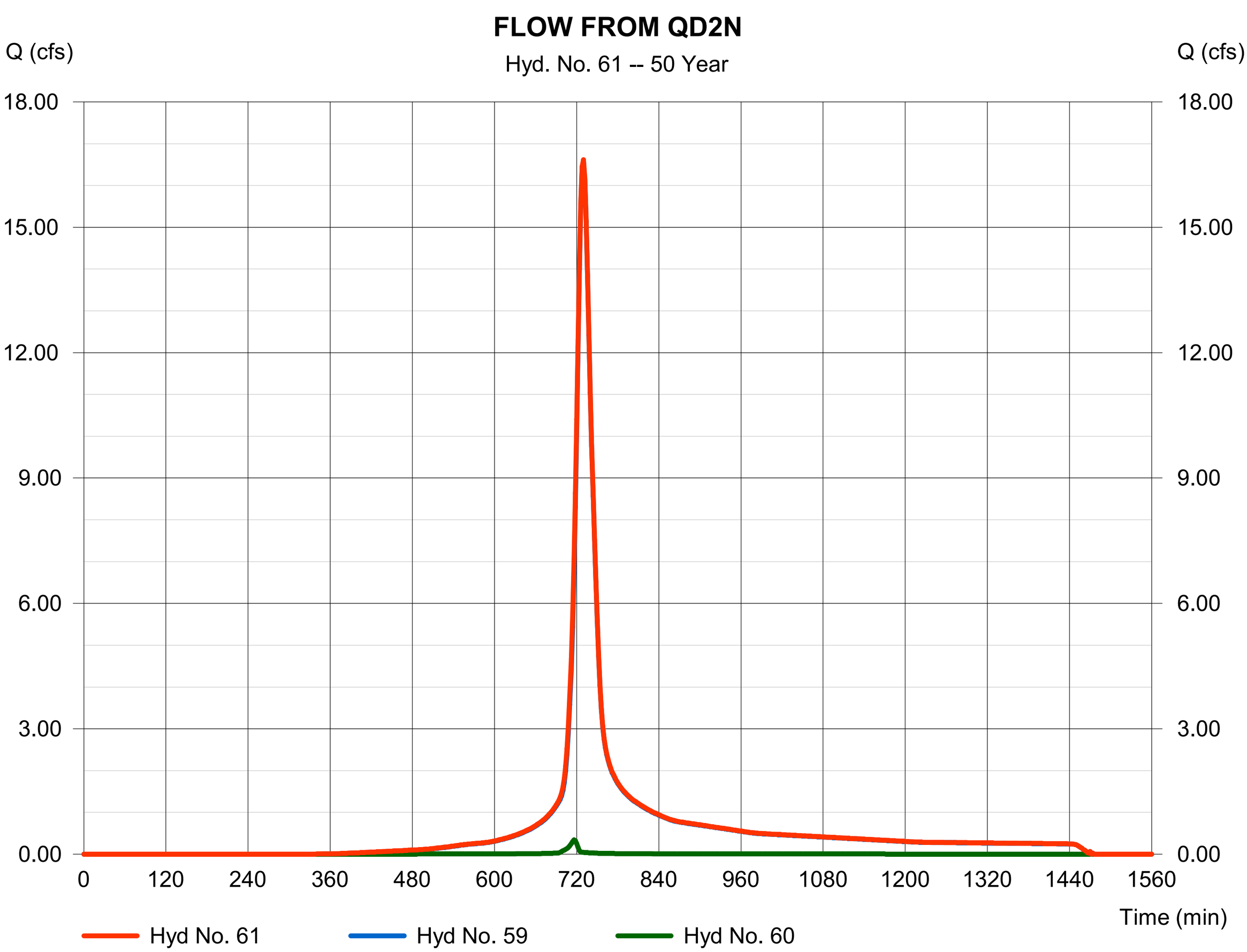


Hydrograph Report

Hyd. No. 61

FLOW FROM QD2N

Hydrograph type	= Combine	Peak discharge	= 16.61 cfs
Storm frequency	= 50 yrs	Time to peak	= 730 min
Time interval	= 2 min	Hyd. volume	= 58,140 cuft
Inflow hyds.	= 59, 60	Contrib. drain. area	= 0.090 ac



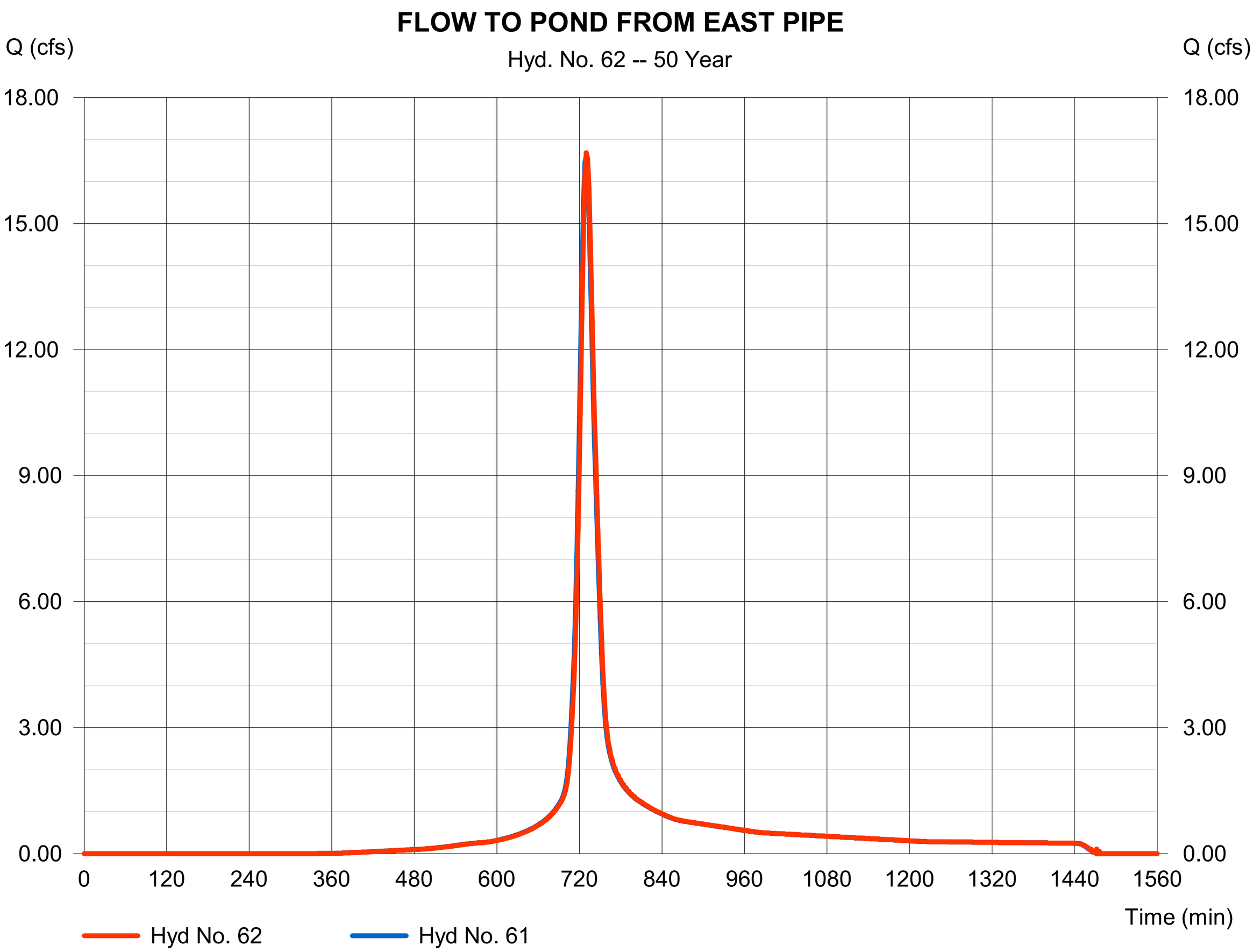
Hydrograph Report

Hyd. No. 62

FLOW TO POND FROM EAST PIPE

Hydrograph type	= Reach	Peak discharge	= 16.69 cfs
Storm frequency	= 50 yrs	Time to peak	= 730 min
Time interval	= 2 min	Hyd. volume	= 58,149 cuft
Inflow hyd. No.	= 61 - FLOW FROM QD2N	Section type	= Circular
Reach length	= 23.1 ft	Channel slope	= 0.3 %
Manning's n	= 0.024	Bottom width	= 2.0 ft
Side slope	= 0.0:1	Max. depth	= 0.0 ft
Rating curve x	= 2.060	Rating curve m	= 1.250
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 1.8900

Modified Att-Kin routing method used.

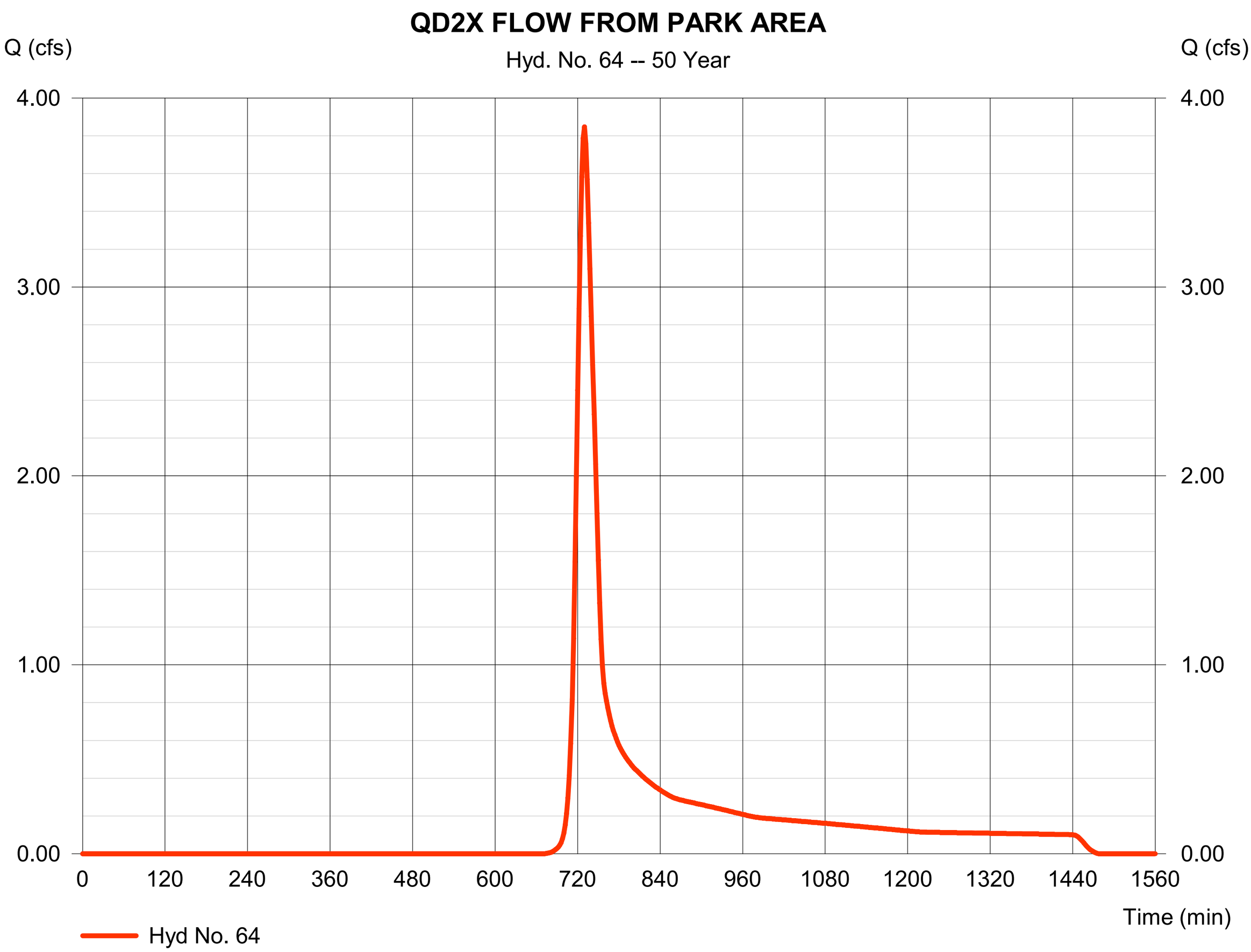


Hydrograph Report

Hyd. No. 64

QD2X FLOW FROM PARK AREA

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.847 cfs
Storm frequency	=	50 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	15,368 cuft
Drainage area	=	5.050 ac	Curve number	=	74
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	25.00 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

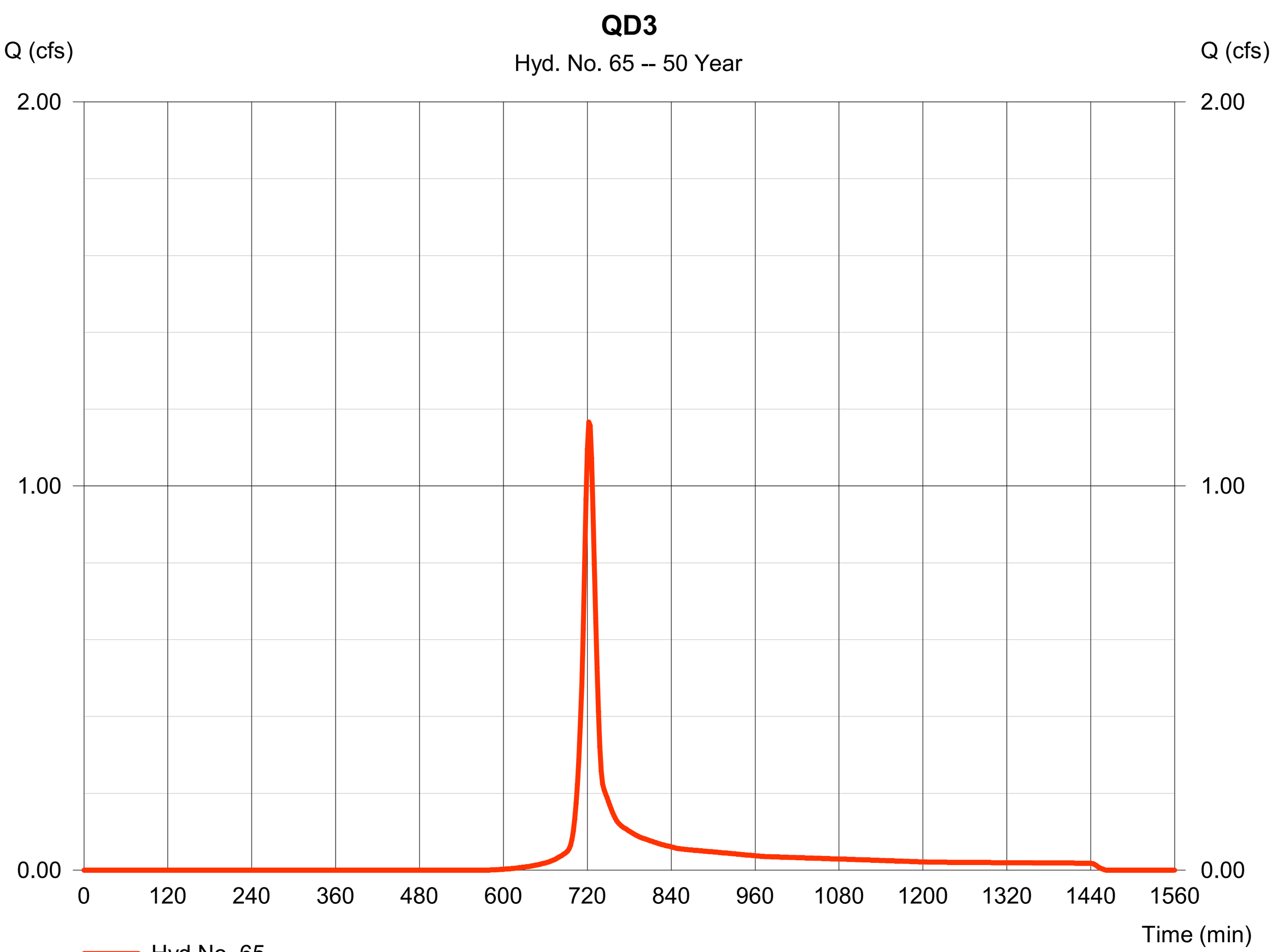


Hydrograph Report

Hyd. No. 65

QD3

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.166 cfs
Storm frequency	=	50 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	3,304 cuft
Drainage area	=	0.750 ac	Curve number	=	81
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	14.30 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

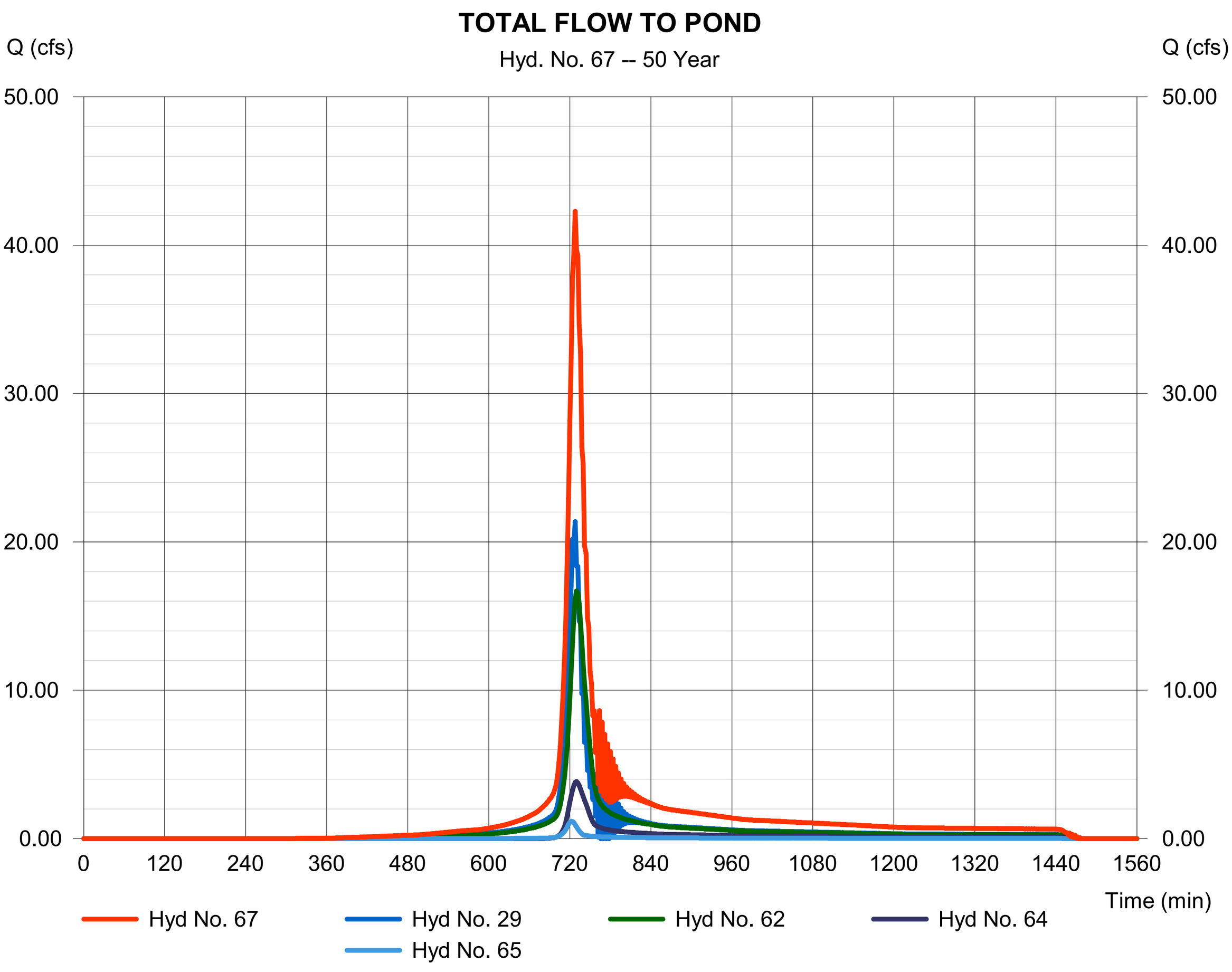


Hydrograph Report

Hyd. No. 67

TOTAL FLOW TO POND

Hydrograph type	=	Combine	Peak discharge	=	42.27 cfs
Storm frequency	=	50 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	141,142 cuft
Inflow hyds.	=	29, 62, 64, 65	Contrib. drain. area	=	5.800 ac



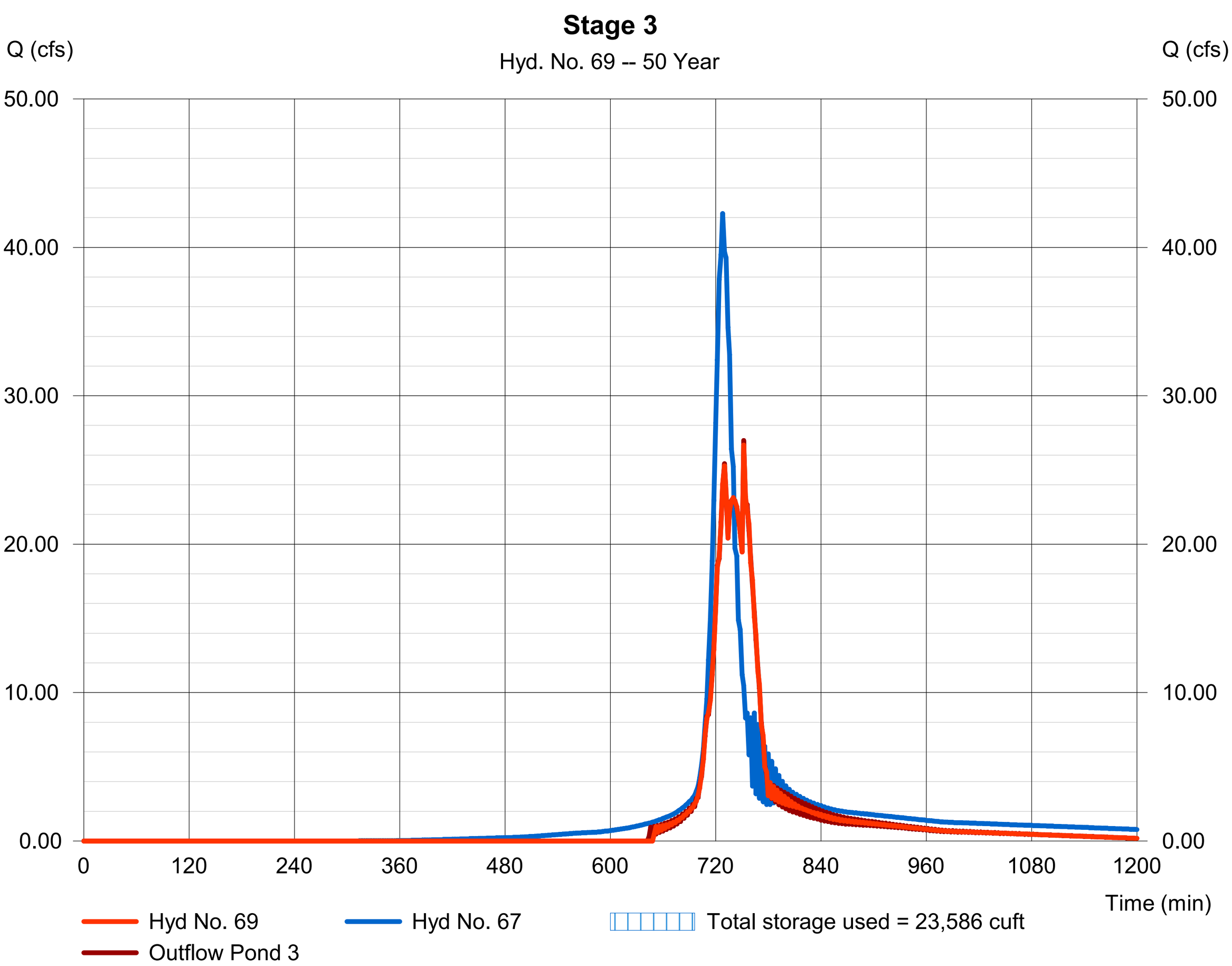
Hydrograph Report

Hyd. No. 69

Stage 3

Hydrograph type	=	Reservoir (Interconnected)	Peak discharge	=	26.68 cfs
Storm frequency	=	50 yrs	Time to peak	=	752 min
Time interval	=	2 min	Hyd. volume	=	104,632 cuft
Upper Pond	=	Stage 3	Lower Pond	=	outfall
Inflow hyd.	=	67 - TOTAL FLOW TO POND	Other Inflow hyd.	=	None
Max. Elevation	=	6476.25 ft	Max. Elevation	=	6475.12 ft
Max. Storage	=	23,296 cuft	Max. Storage	=	289 cuft

Interconnected Pond Routing. Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	4.386	2	722	12,631	------	------	------	QD2A
2	Reach	4.403	2	724	12,629	1	------	------	FLOW FROM QD2A
3	SCS Runoff	2.096	2	724	6,618	------	------	------	QD2B
4	Combine	6.500	2	724	19,246	2, 3	------	------	FLOW FROM QD2B
5	Reach	6.533	2	724	19,245	4	------	------	FLOW FROM QD2B
6	SCS Runoff	2.131	2	718	5,242	------	------	------	QD2C
7	Combine	7.965	2	722	24,487	5, 6	------	------	FLOW FROM QD2C
8	Reach	8.002	2	724	24,487	7	------	------	FLOW FROM QD2C
9	SCS Runoff	3.921	2	724	12,523	------	------	------	QD2D
10	Combine	11.92	2	724	37,009	8, 9	------	------	FLOW FROM QD2D
11	Reach	11.93	2	724	37,008	10	------	------	FLOW FROM QD2D
12	SCS Runoff	3.280	2	720	8,633	------	------	------	QD2E
13	Reach	3.311	2	722	8,631	12	------	------	FLOW FROM QD2E
14	SCS Runoff	2.015	2	716	4,186	------	------	------	QD2F
15	Combine	4.748	2	718	12,817	13, 14	------	------	FLOW FROM QD2F
16	Reach	4.844	2	720	12,818	15	------	------	FLOW FROM QD2F
18	SCS Runoff	2.374	2	720	6,249	------	------	------	QD2G
19	Combine	18.17	2	722	56,075	11, 16, 18	------	------	FLOW FROM QD2G
20	Reach	18.35	2	724	56,078	19	------	------	FLOW FROM QD2G
21	SCS Runoff	1.875	2	720	4,933	------	------	------	QD2J
22	Combine	20.00	2	724	61,012	20, 21	------	------	FLOW FROM QD2J
23	Reach	20.24	2	724	61,021	22	------	------	FLOW FROM QD2J
24	SCS Runoff	2.812	2	720	7,400	------	------	------	QD2M
25	Combine	22.72	2	724	68,421	23, 24	------	------	FLOW FROM QD2M
26	Reach	22.95	2	726	68,429	25	------	------	FLOW FROM QD2M
27	SCS Runoff	2.287	2	718	5,342	------	------	------	QD2O
28	Combine	23.98	2	726	73,771	26, 27	------	------	FLOW FROM QD2O
29	Reach	25.37	2	728	74,693	28	------	------	FLOW TO POND FROM WEST PIPE
31	SCS Runoff	2.194	2	726	7,628	------	------	------	QD2P
32	Reach	2.204	2	728	7,626	31	------	------	FLOW FROM QD2P
33	SCS Runoff	0.131	2	716	306	------	------	------	QD2H
34	Combine	2.221	2	728	7,932	32, 33	------	------	FLOW FROM QD2H
35	Reach	2.202	2	730	7,930	34	------	------	FLOW FROM QD2H

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

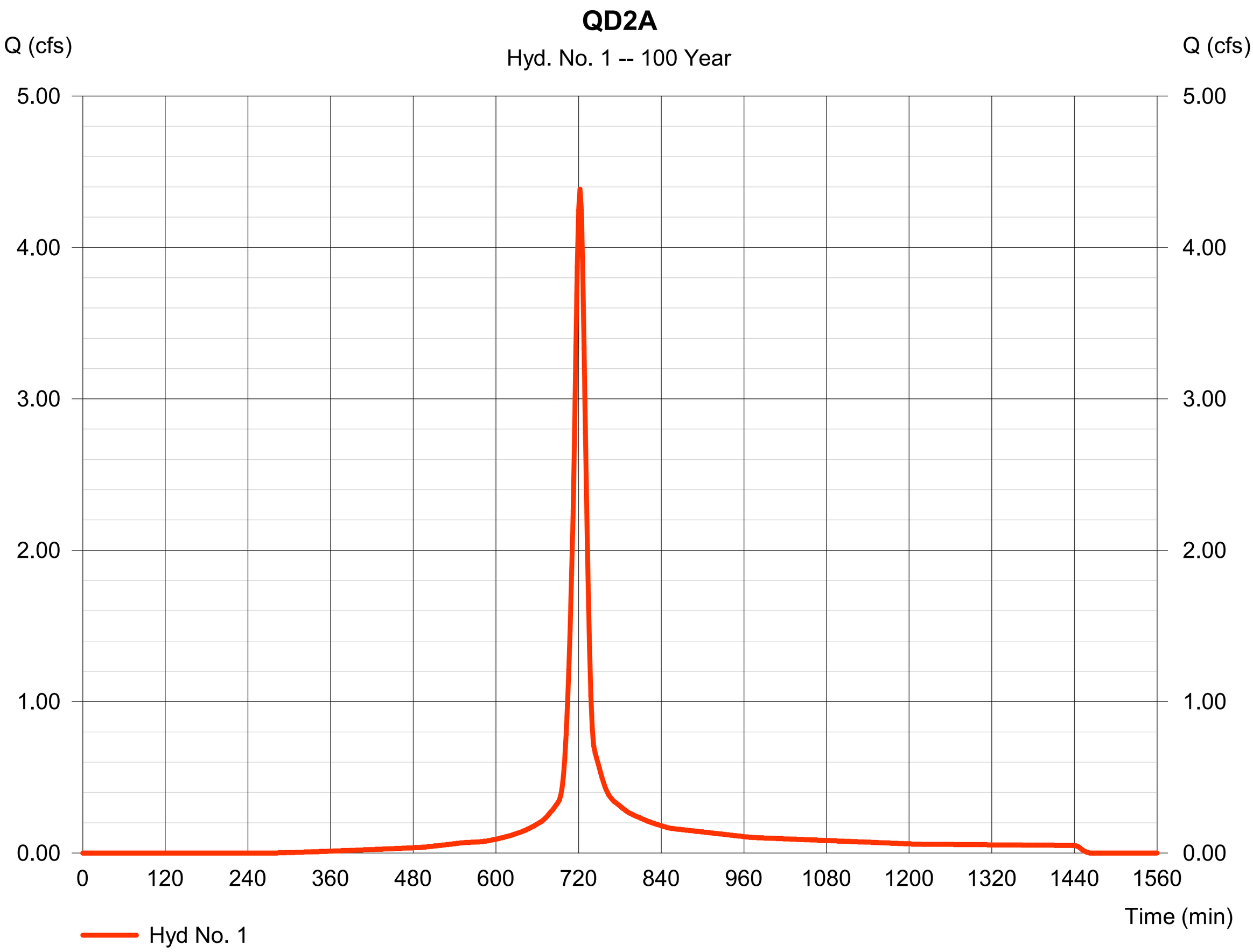
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
36	SCS Runoff	0.875	2	720	2,302	------	------	------	QD2I
37	Combine	2.683	2	726	10,232	35, 36	------	------	FLOW FROM QD2I
38	Reach	2.685	2	728	10,233	37	------	------	FLOW FROM QD2I
40	SCS Runoff	2.854	2	724	9,009	------	------	------	QD2Q
41	Reach	2.868	2	726	9,008	40	------	------	FLOW FROM QD2Q
42	SCS Runoff	2.687	2	720	7,071	------	------	------	QD2R
43	Combine	5.291	2	722	16,079	41, 42	------	------	FLOW FROM QD2R
44	Reach	5.317	2	724	16,081	43	------	------	FLOW FROM QD2R
46	SCS Runoff	0.465	2	722	1,322	------	------	------	QD2K
47	Combine	8.324	2	724	27,635	38, 44, 46	------	------	FLOW FROM QD2K
48	Reach	8.352	2	726	27,636	47	------	------	FLOW FROM QD2K
49	SCS Runoff	0.821	2	722	2,332	------	------	------	QD2L
50	Combine	9.079	2	726	29,968	48, 49	------	------	FLOW FROM QD2L
51	Reach	9.088	2	726	29,967	50	------	------	FLOW FROM QD2L
53	SCS Runoff	3.058	2	726	10,631	------	------	------	QD2S
54	Reach	3.072	2	728	10,629	53	------	------	FLOW FROM QD2S
55	SCS Runoff	6.894	2	728	25,572	------	------	------	QD2T
56	Combine	9.967	2	728	36,202	54, 55	------	------	FLOW FROM QD2T
57	Reach	9.977	2	730	36,202	56	------	------	FLOW FROM QD2T
58	Combine	19.03	2	728	66,169	51, 57	------	------	FLOW AT MANHOLE
59	Reach	19.05	2	730	66,177	58	------	------	FLOW FROM MANHOLE
60	SCS Runoff	0.380	2	716	851	------	------	------	QD2N
61	Combine	19.10	2	730	67,028	59, 60	------	------	FLOW FROM QD2N
62	Reach	19.23	2	730	67,051	61	------	------	FLOW TO POND FROM EAST PIPE
64	SCS Runoff	4.900	2	730	19,080	------	------	------	QD2X FLOW FROM PARK AREA
65	SCS Runoff	1.407	2	722	3,962	------	------	------	QD3
67	Combine	50.18	2	728	164,786	29, 62, 64, 65,	------	------	TOTAL FLOW TO POND
69	Reservoir(i)	27.60	2	738	126,853	67	6476.30	29,295	Stage 3

Hydrograph Report

Hyd. No. 1

QD2A

Hydrograph type	= SCS Runoff	Peak discharge	= 4.386 cfs
Storm frequency	= 100 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 12,631 cuft
Drainage area	= 1.500 ac	Curve number	= 92
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 14.00 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



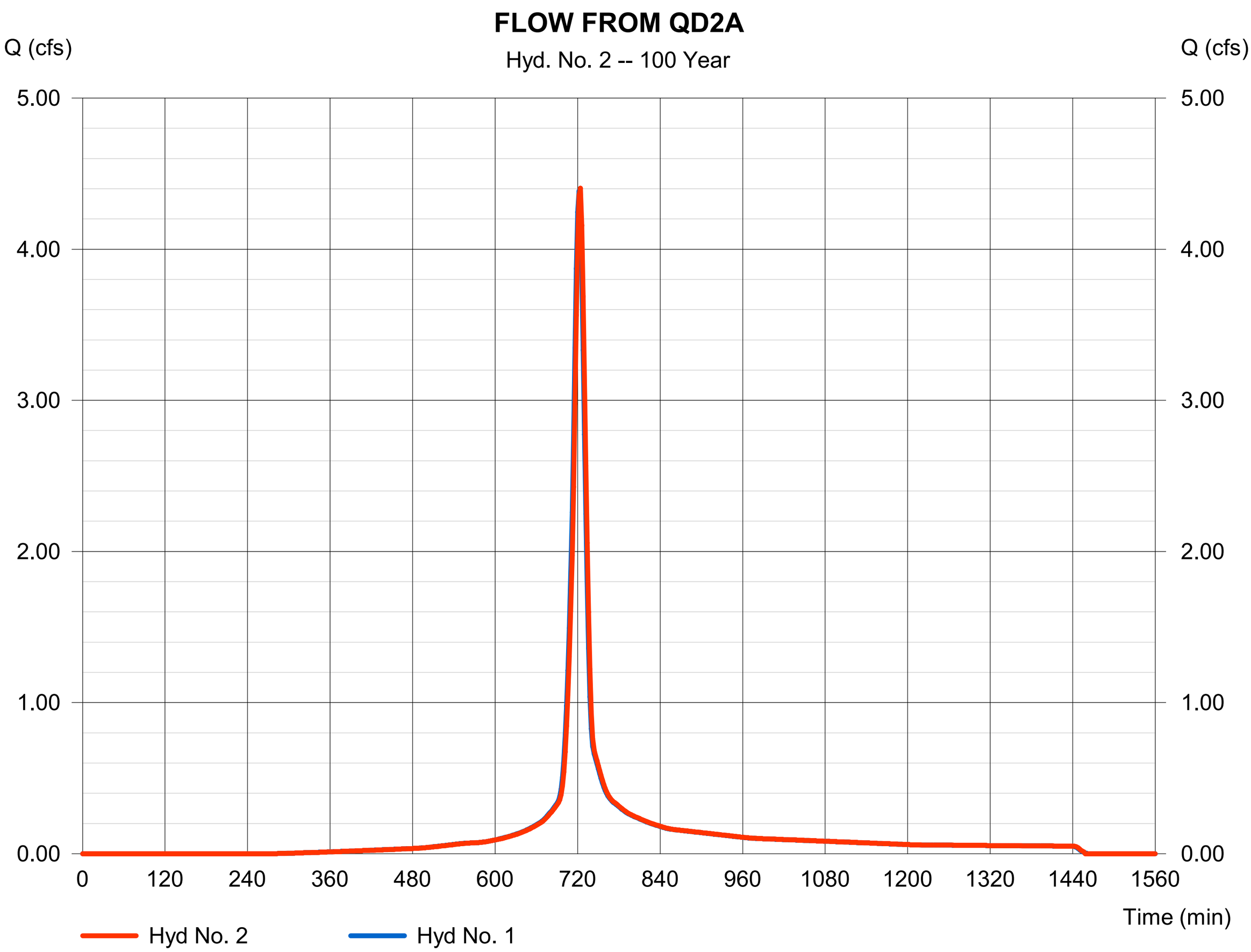
Hydrograph Report

Hyd. No. 2

FLOW FROM QD2A

Hydrograph type	=	Reach	Peak discharge	=	4.403 cfs
Storm frequency	=	100 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	12,629 cuft
Inflow hyd. No.	=	1 - QD2A	Section type	=	Circular
Reach length	=	47.7 ft	Channel slope	=	0.9 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.438	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.5918

Modified Att-Kin routing method used.

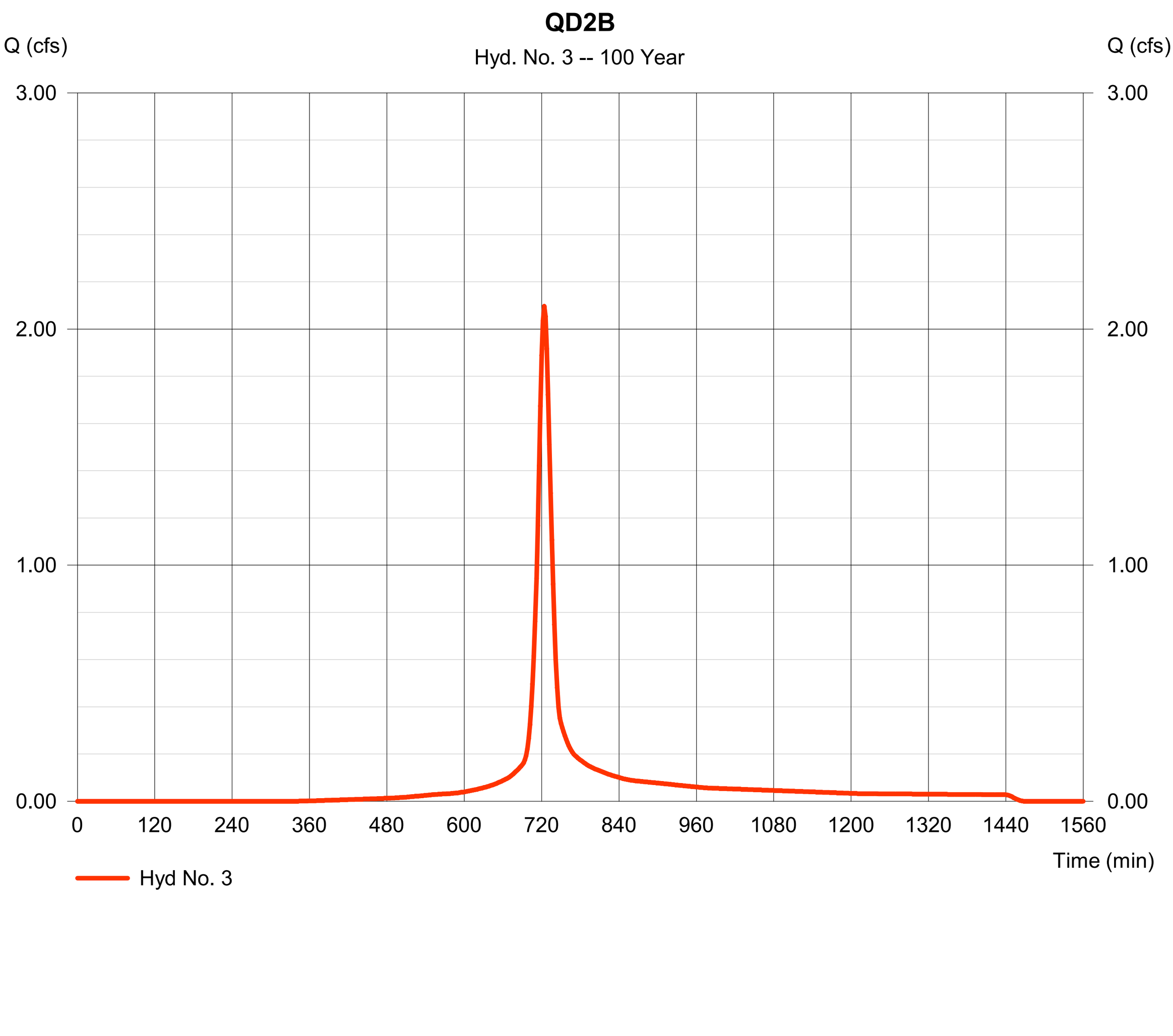


Hydrograph Report

Hyd. No. 3

QD2B

Hydrograph type	= SCS Runoff	Peak discharge	= 2.096 cfs
Storm frequency	= 100 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 6,618 cuft
Drainage area	= 0.830 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 16.90 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

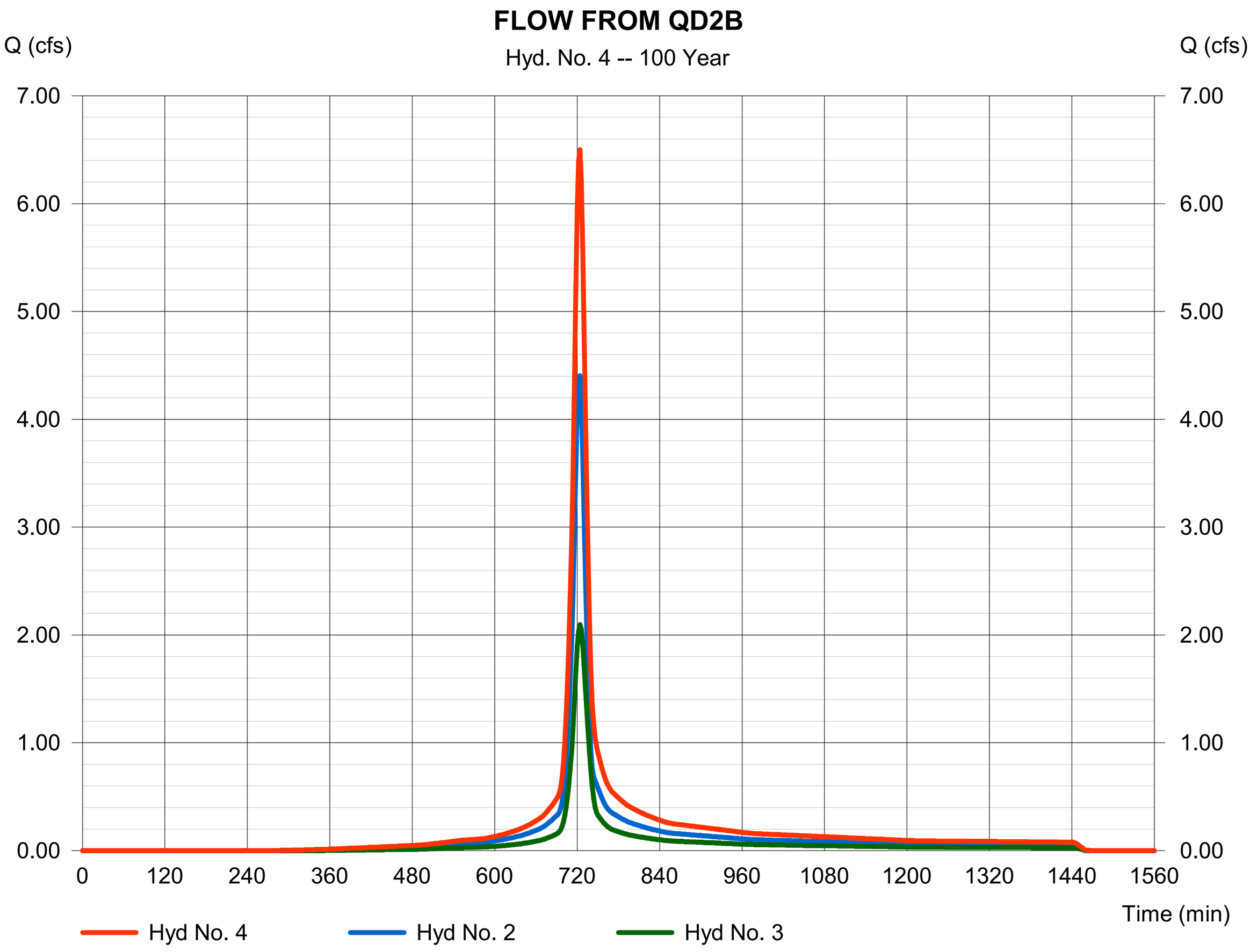


Hydrograph Report

Hyd. No. 4

FLOW FROM QD2B

Hydrograph type	=	Combine	Peak discharge	=	6.500 cfs
Storm frequency	=	100 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	19,246 cuft
Inflow hyds.	=	2, 3	Contrib. drain. area	=	0.830 ac



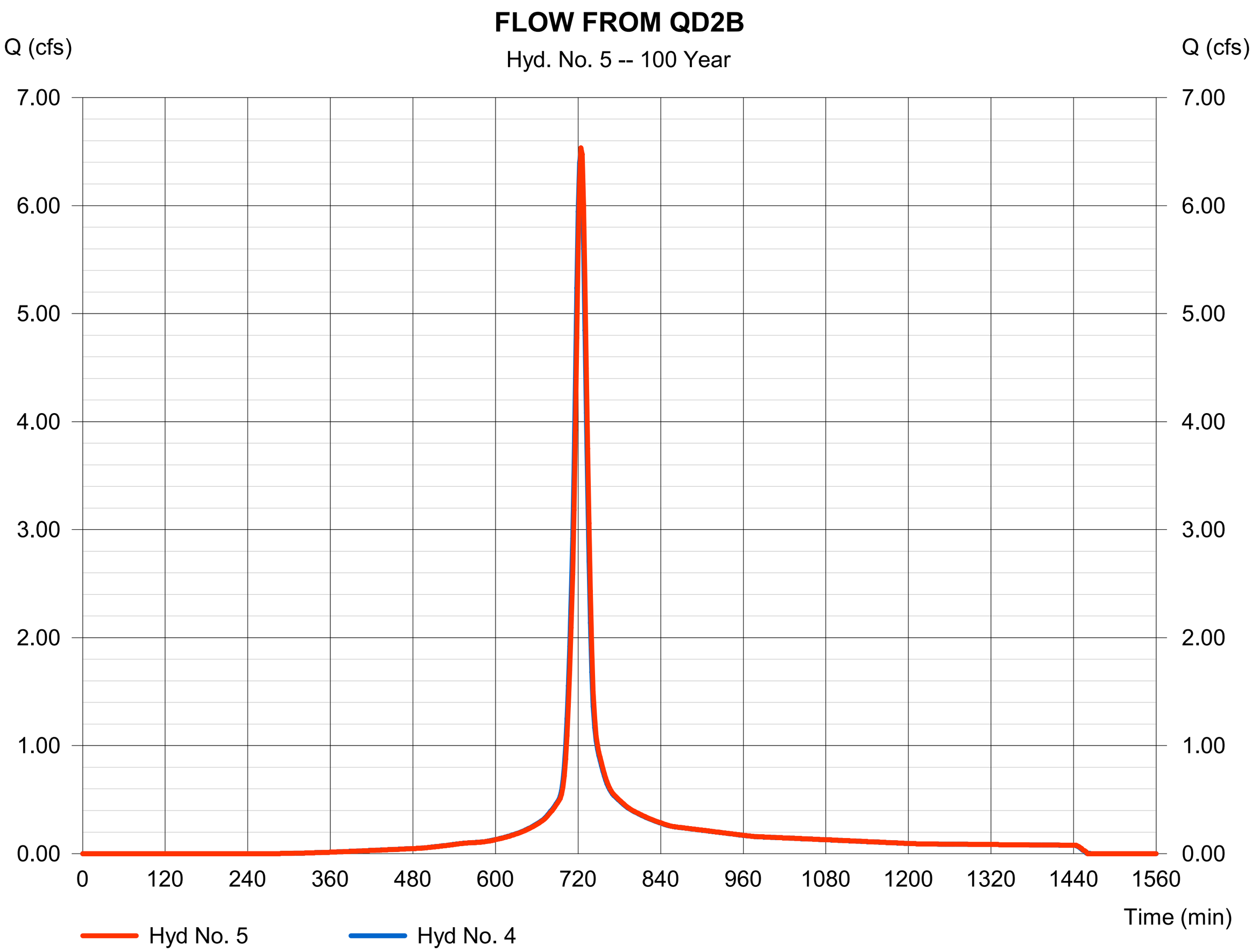
Hydrograph Report

Hyd. No. 5

FLOW FROM QD2B

Hydrograph type	=	Reach	Peak discharge	=	6.533 cfs
Storm frequency	=	100 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	19,245 cuft
Inflow hyd. No.	=	4 - FLOW FROM QD2B	Section type	=	Circular
Reach length	=	32.2 ft	Channel slope	=	0.9 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.438	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.7911

Modified Att-Kin routing method used.

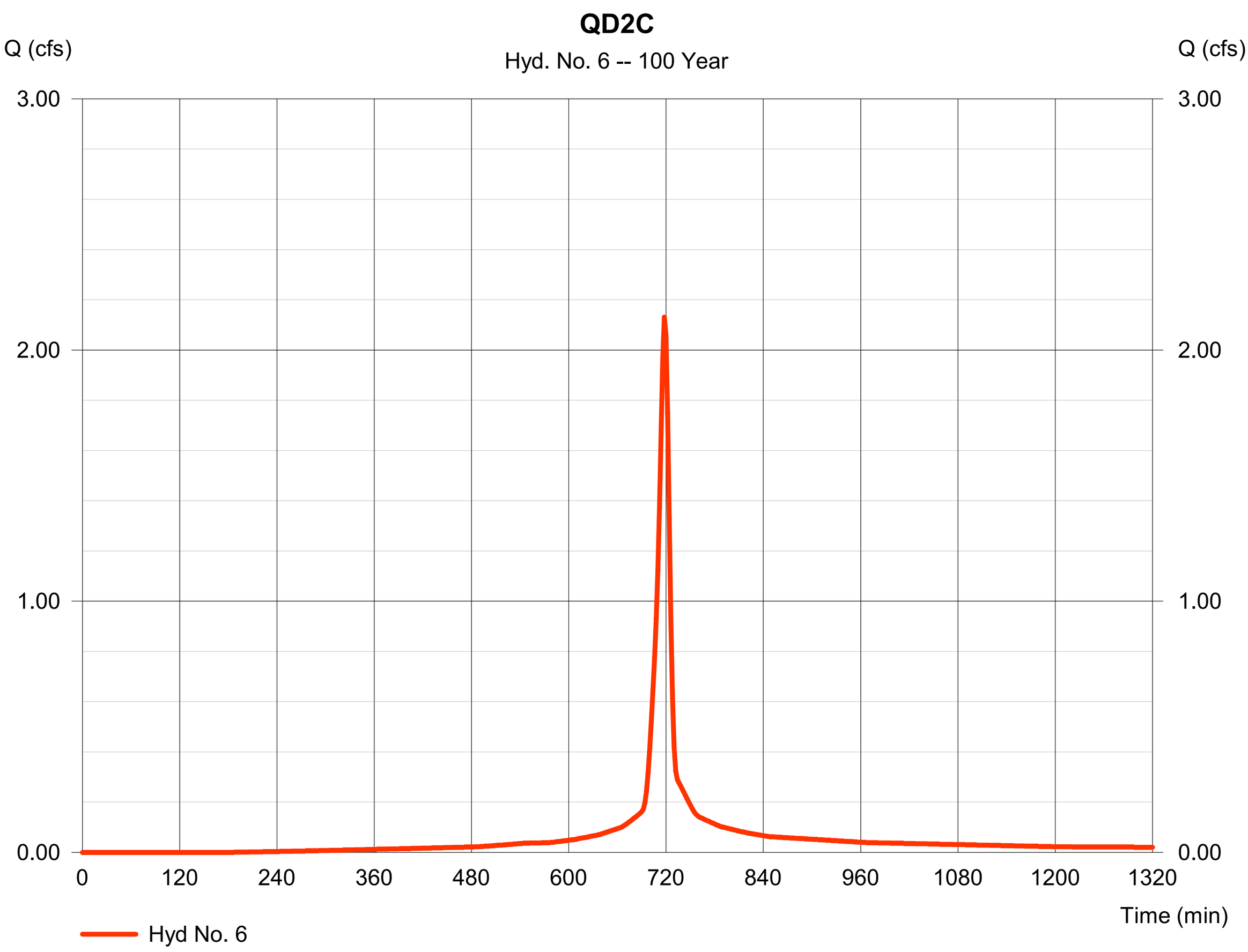


Hydrograph Report

Hyd. No. 6

QD2C

Hydrograph type	= SCS Runoff	Peak discharge	= 2.131 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 5,242 cuft
Drainage area	= 0.540 ac	Curve number	= 95
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 9.50 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

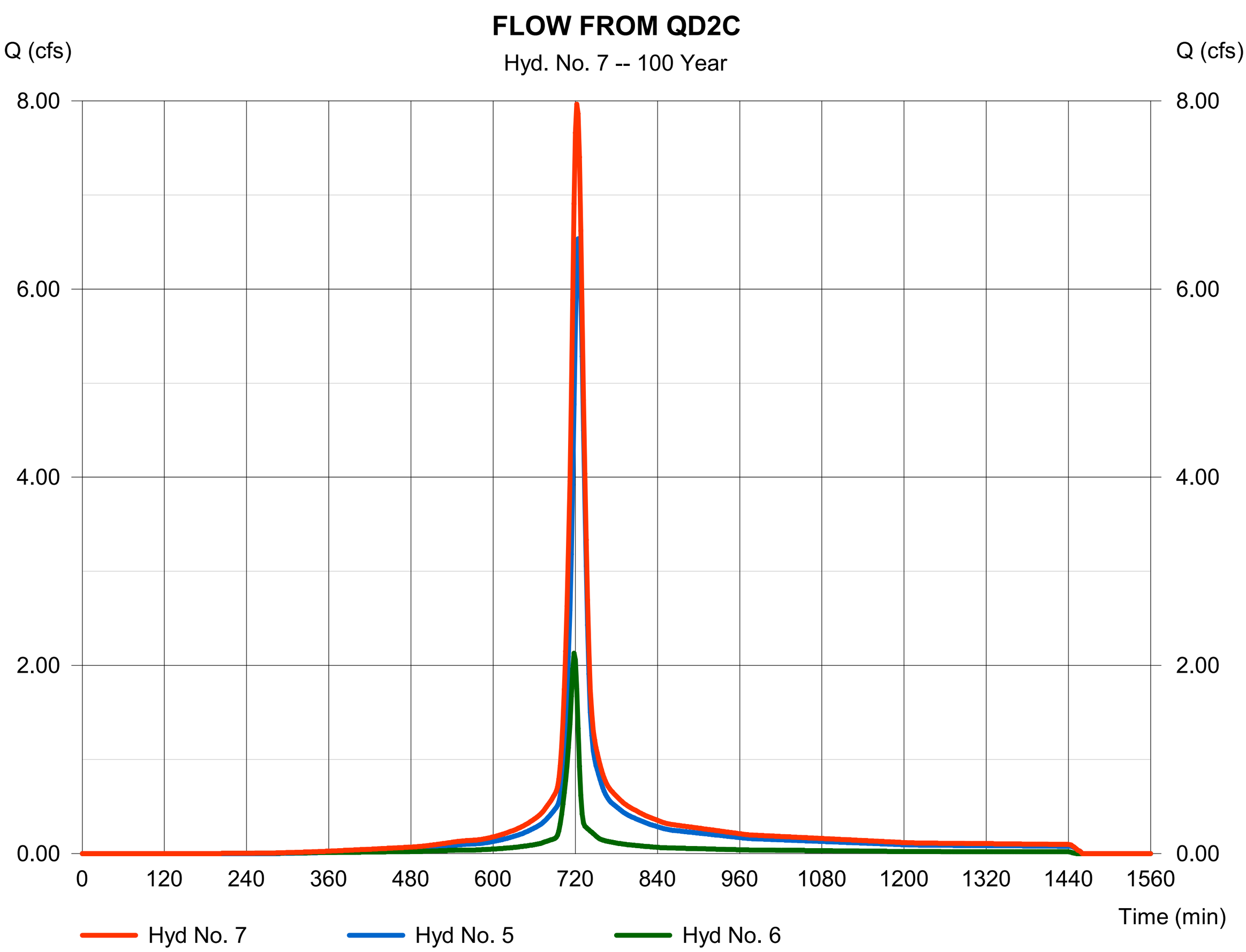


Hydrograph Report

Hyd. No. 7

FLOW FROM QD2C

Hydrograph type	= Combine	Peak discharge	= 7.965 cfs
Storm frequency	= 100 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 24,487 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 0.540 ac



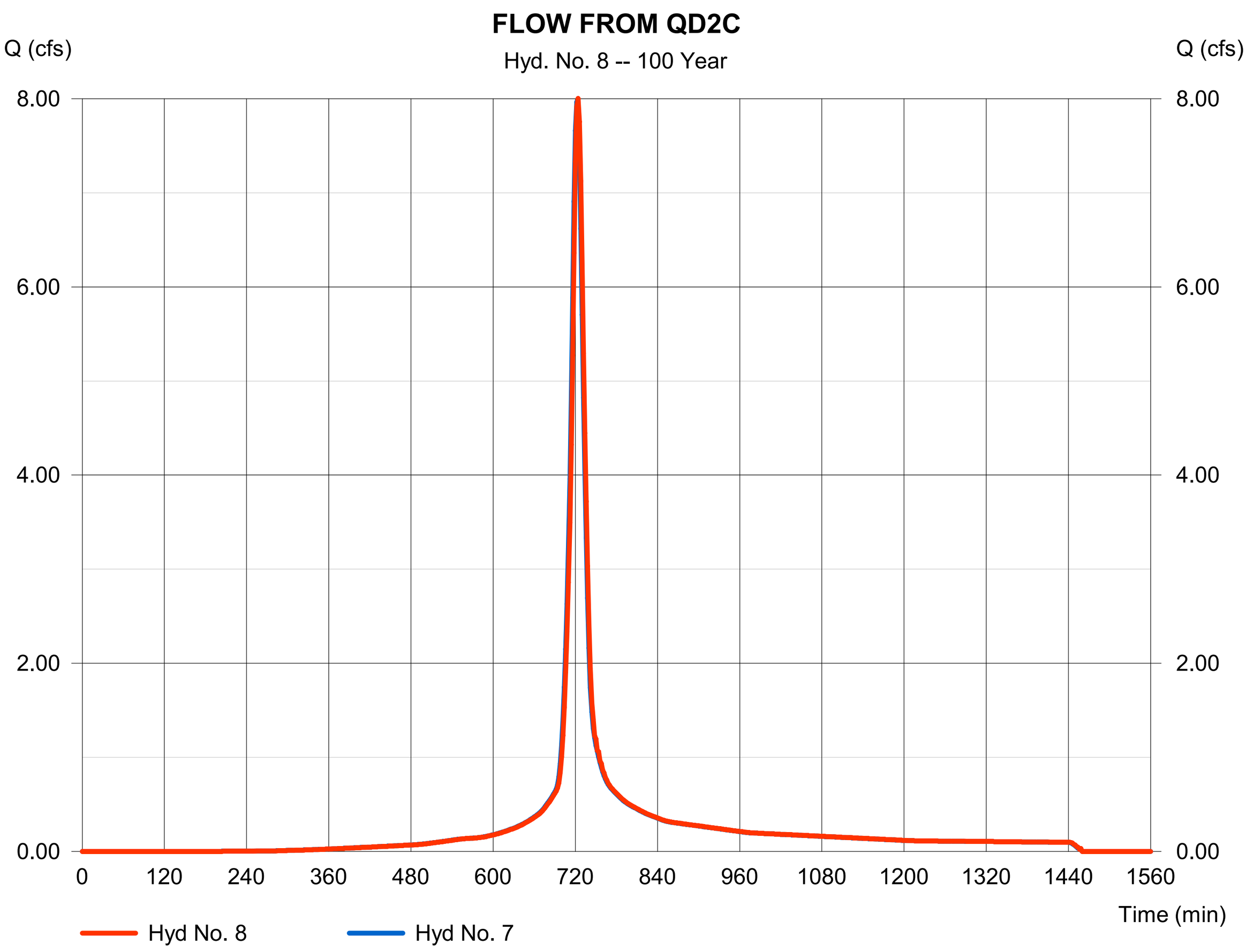
Hydrograph Report

Hyd. No. 8

FLOW FROM QD2C

Hydrograph type	=	Reach	Peak discharge	=	8.002 cfs
Storm frequency	=	100 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	24,487 cuft
Inflow hyd. No.	=	7 - FLOW FROM QD2C	Section type	=	Circular
Reach length	=	41.0 ft	Channel slope	=	0.9 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.438	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.7839

Modified Att-Kin routing method used.

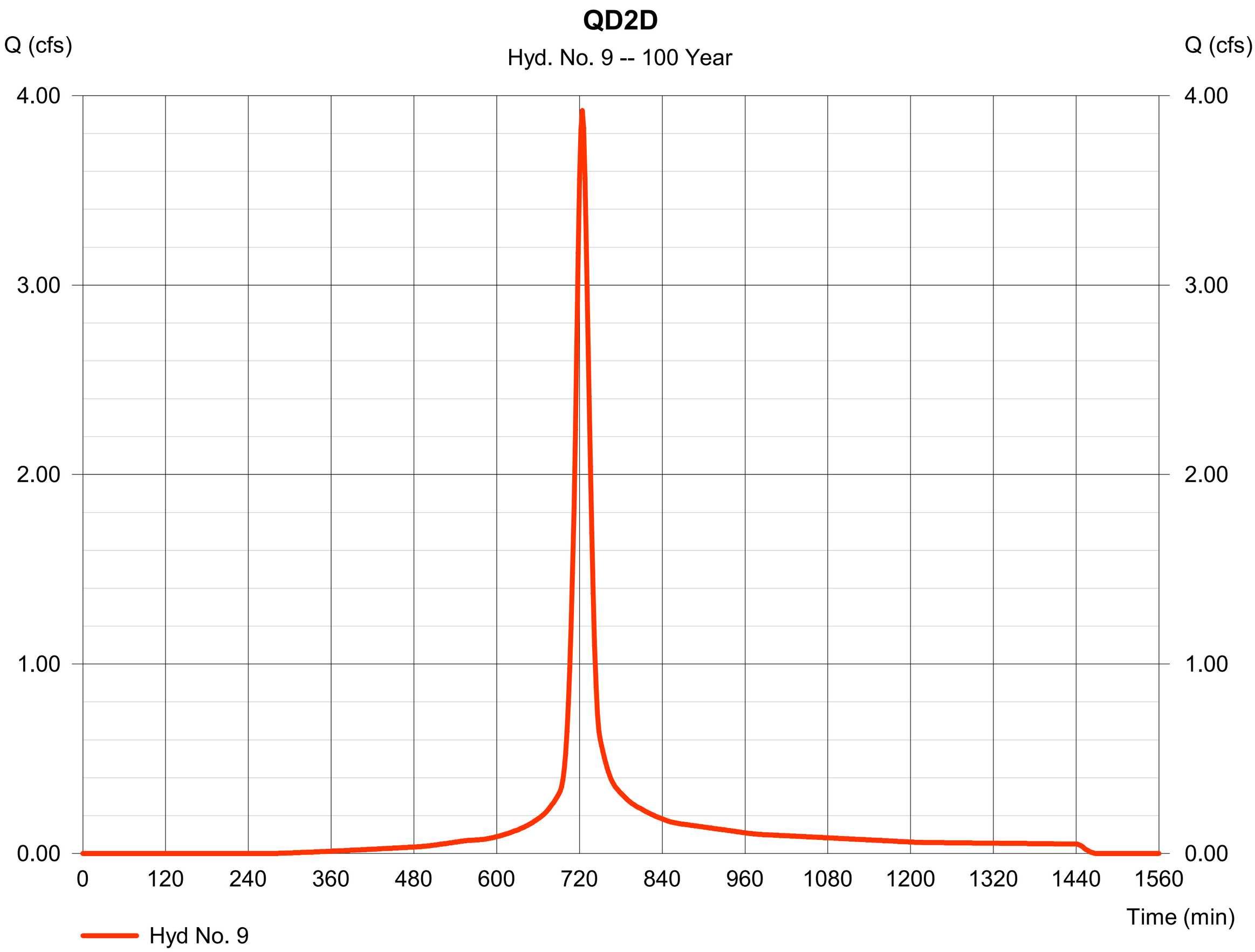


Hydrograph Report

Hyd. No. 9

QD2D

Hydrograph type	= SCS Runoff	Peak discharge	= 3.921 cfs
Storm frequency	= 100 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 12,523 cuft
Drainage area	= 1.450 ac	Curve number	= 92
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 18.60 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

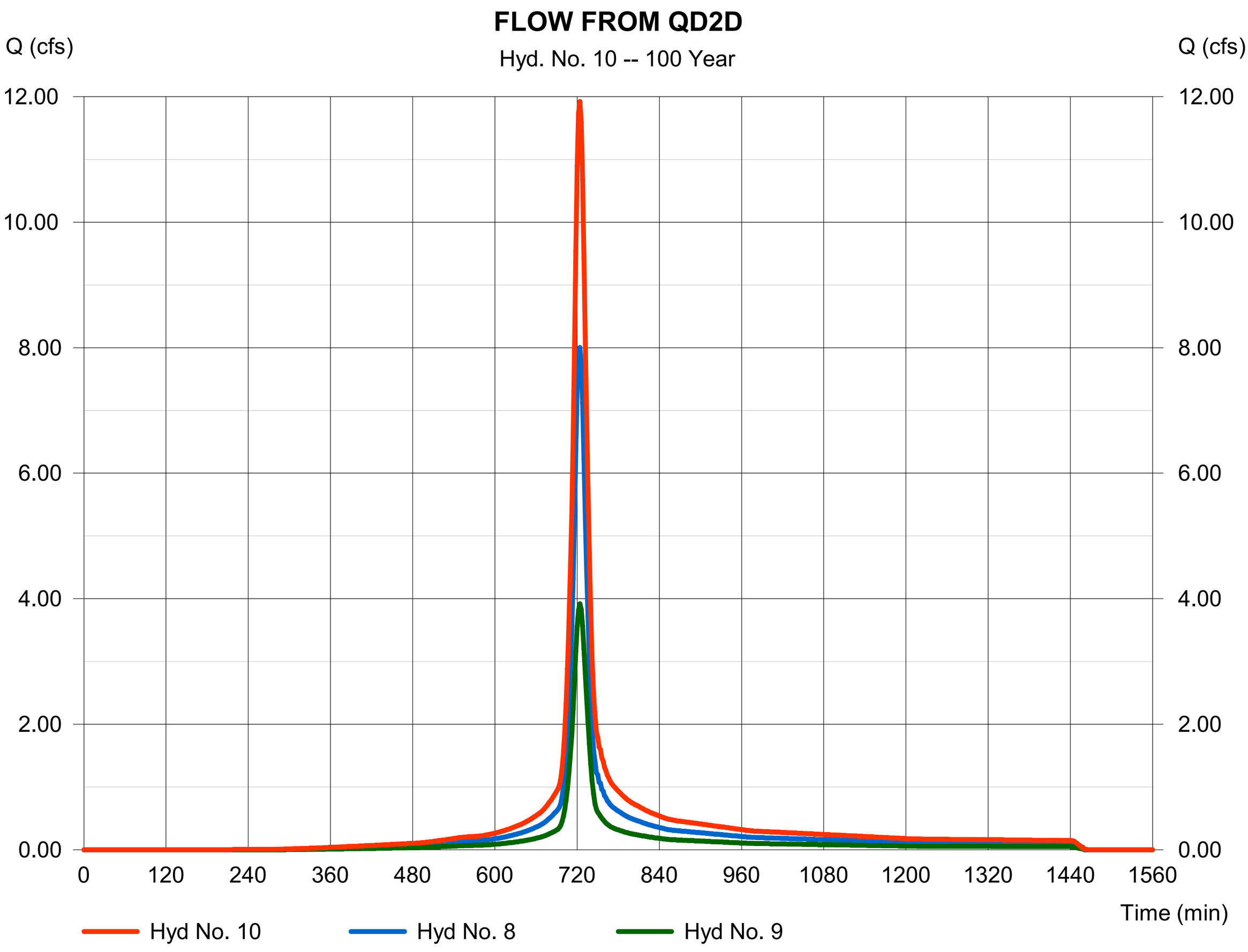


Hydrograph Report

Hyd. No. 10

FLOW FROM QD2D

Hydrograph type	= Combine	Peak discharge	= 11.92 cfs
Storm frequency	= 100 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 37,009 cuft
Inflow hyds.	= 8, 9	Contrib. drain. area	= 1.450 ac



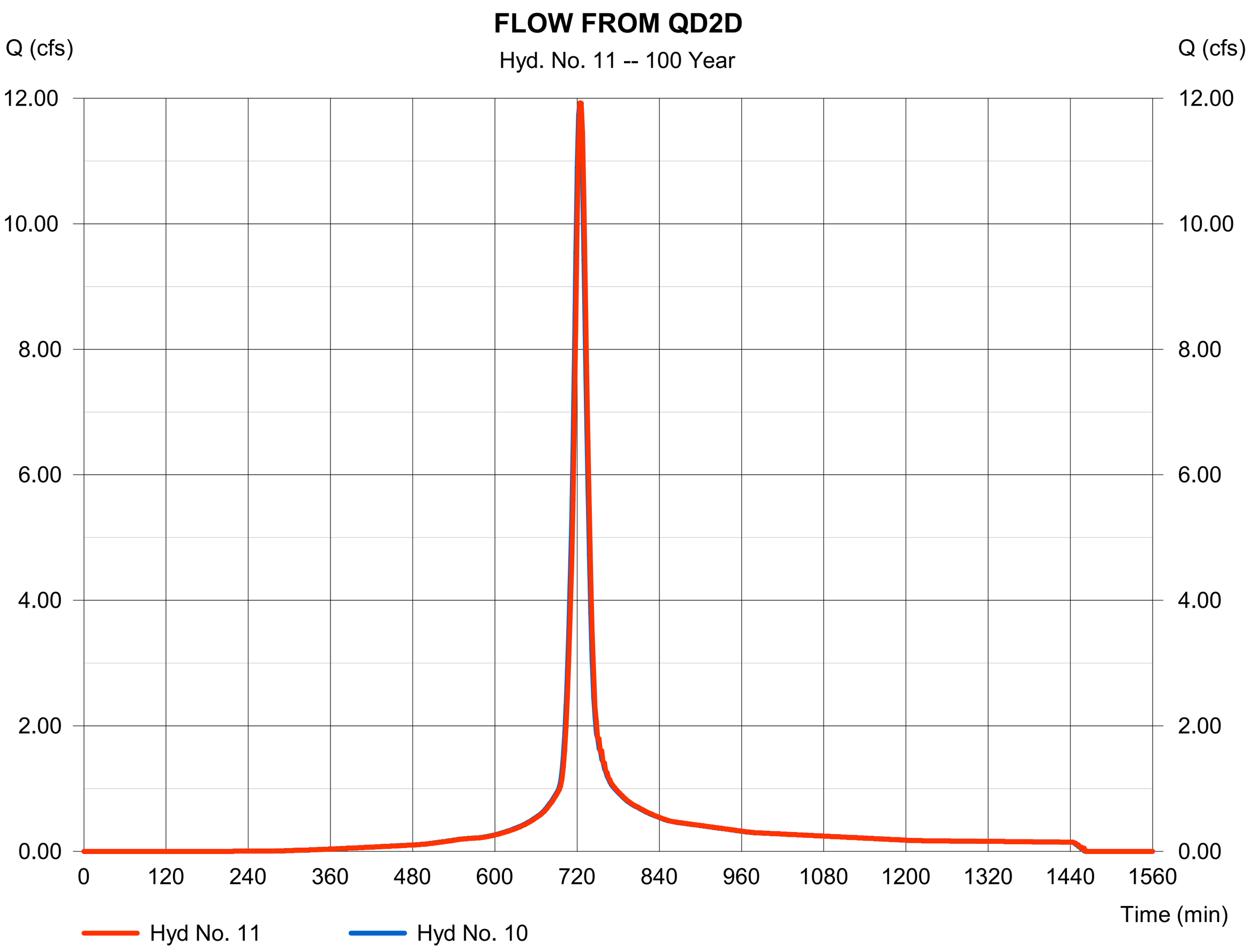
Hydrograph Report

Hyd. No. 11

FLOW FROM QD2D

Hydrograph type	=	Reach	Peak discharge	=	11.93 cfs
Storm frequency	=	100 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	37,008 cuft
Inflow hyd. No.	=	10 - FLOW FROM QD2D	Section type	=	Circular
Reach length	=	225.0 ft	Channel slope	=	0.9 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.438	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.3844

Modified Att-Kin routing method used.

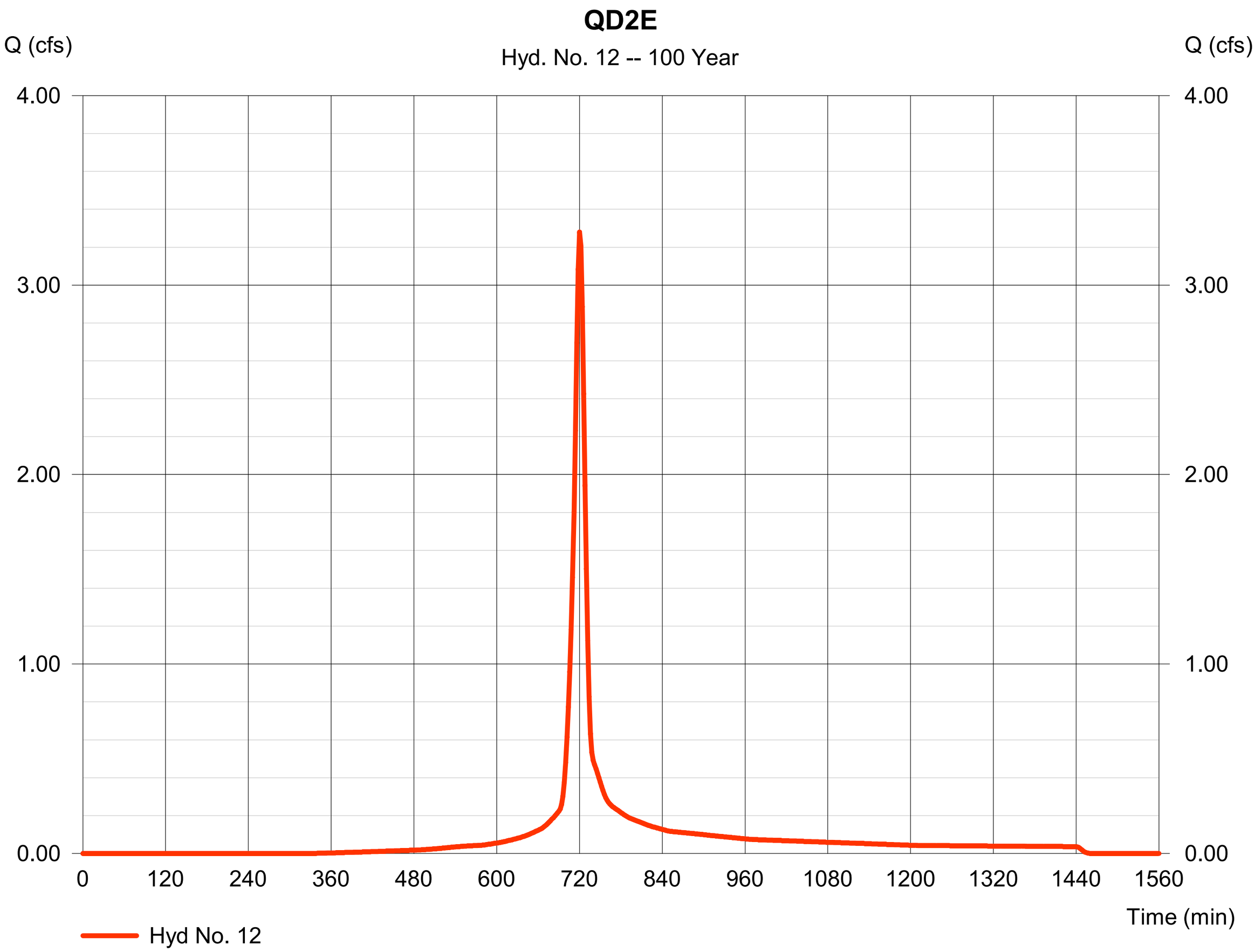


Hydrograph Report

Hyd. No. 12

QD2E

Hydrograph type	= SCS Runoff	Peak discharge	= 3.280 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 8,633 cuft
Drainage area	= 1.050 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 11.90 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



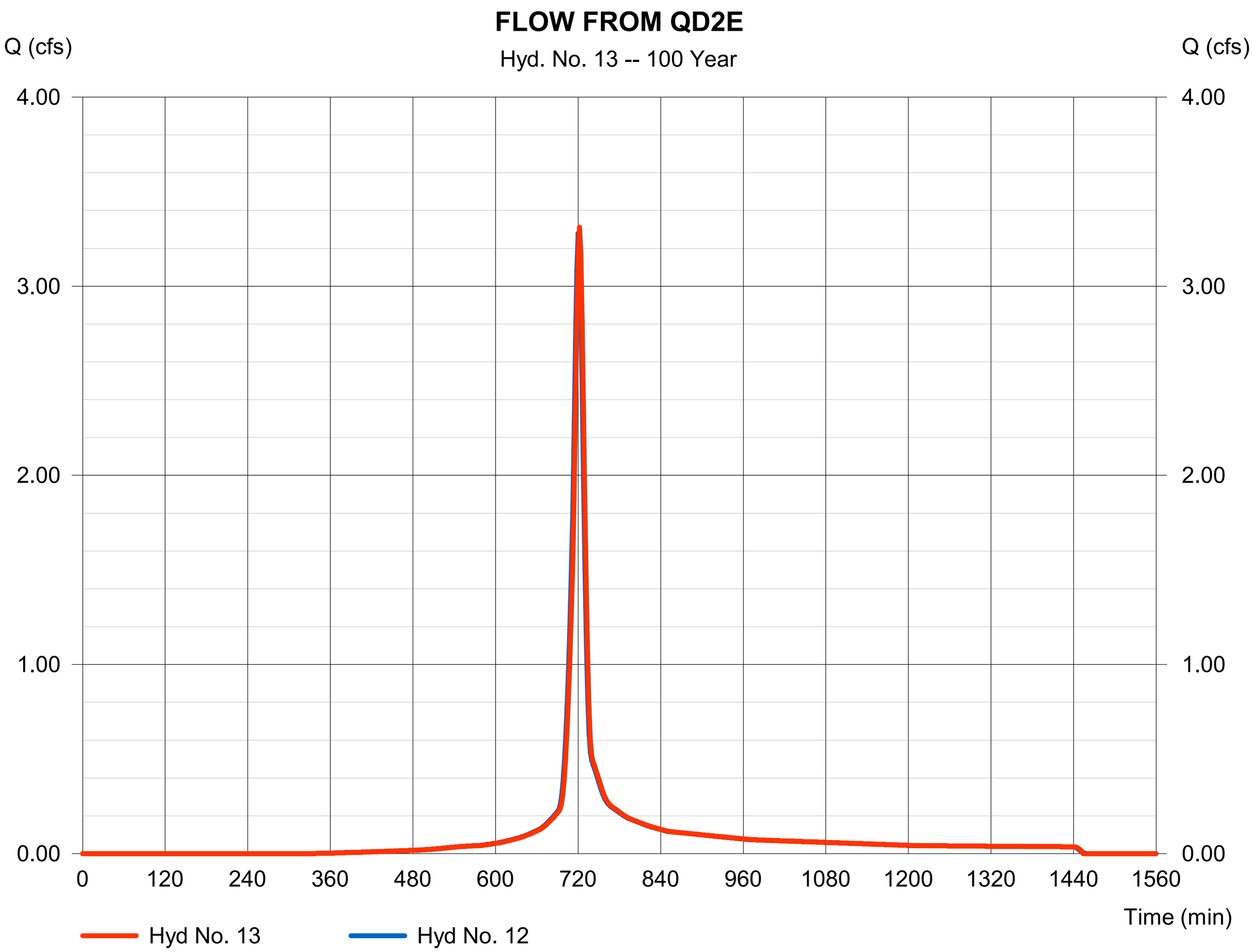
Hydrograph Report

Hyd. No. 13

FLOW FROM QD2E

Hydrograph type	=	Reach	Peak discharge	=	3.311 cfs
Storm frequency	=	100 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	8,631 cuft
Inflow hyd. No.	=	12 - QD2E	Section type	=	Circular
Reach length	=	84.5 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.534	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.2446

Modified Att-Kin routing method used.

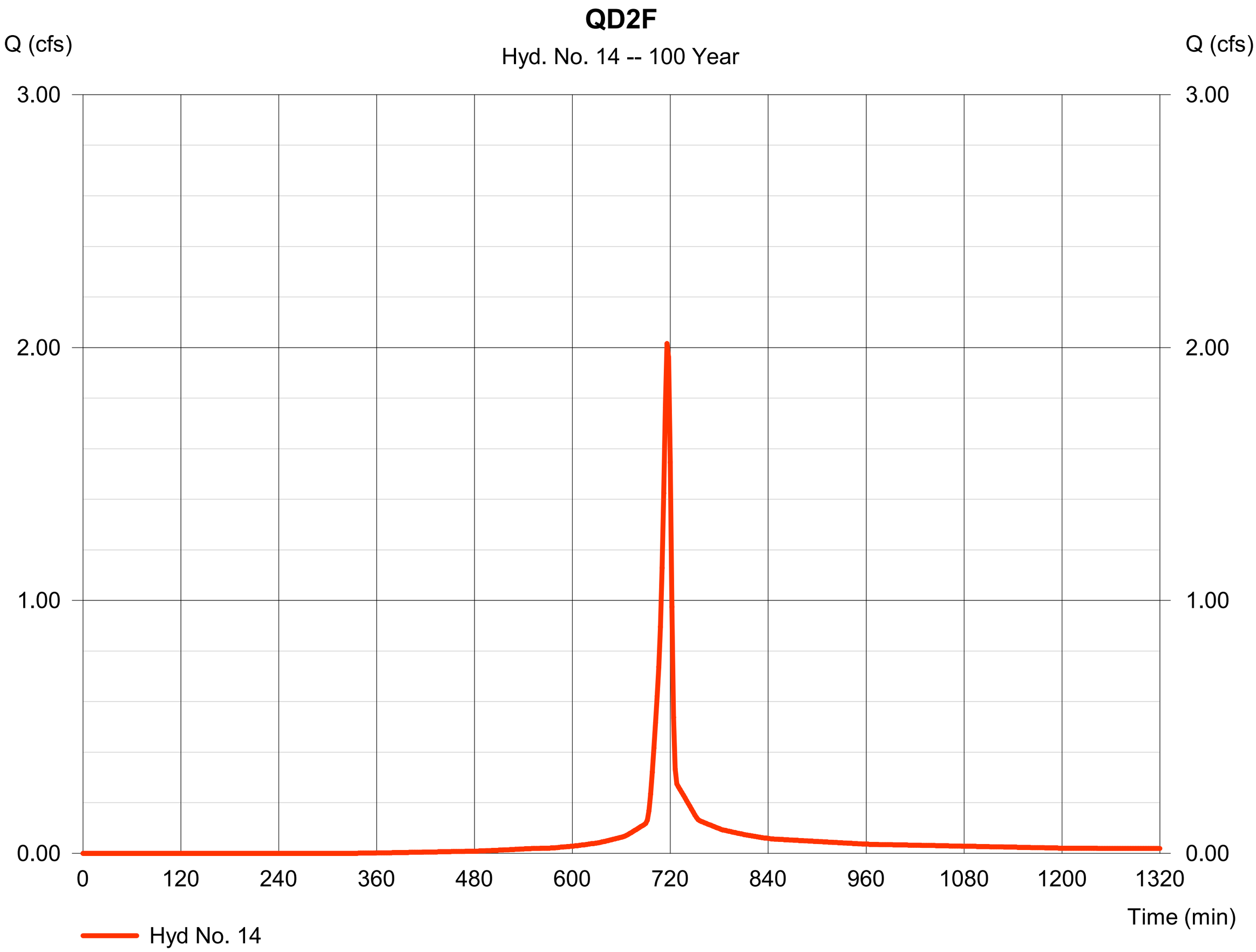


Hydrograph Report

Hyd. No. 14

QD2F

Hydrograph type	= SCS Runoff	Peak discharge	= 2.015 cfs
Storm frequency	= 100 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 4,186 cuft
Drainage area	= 0.560 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

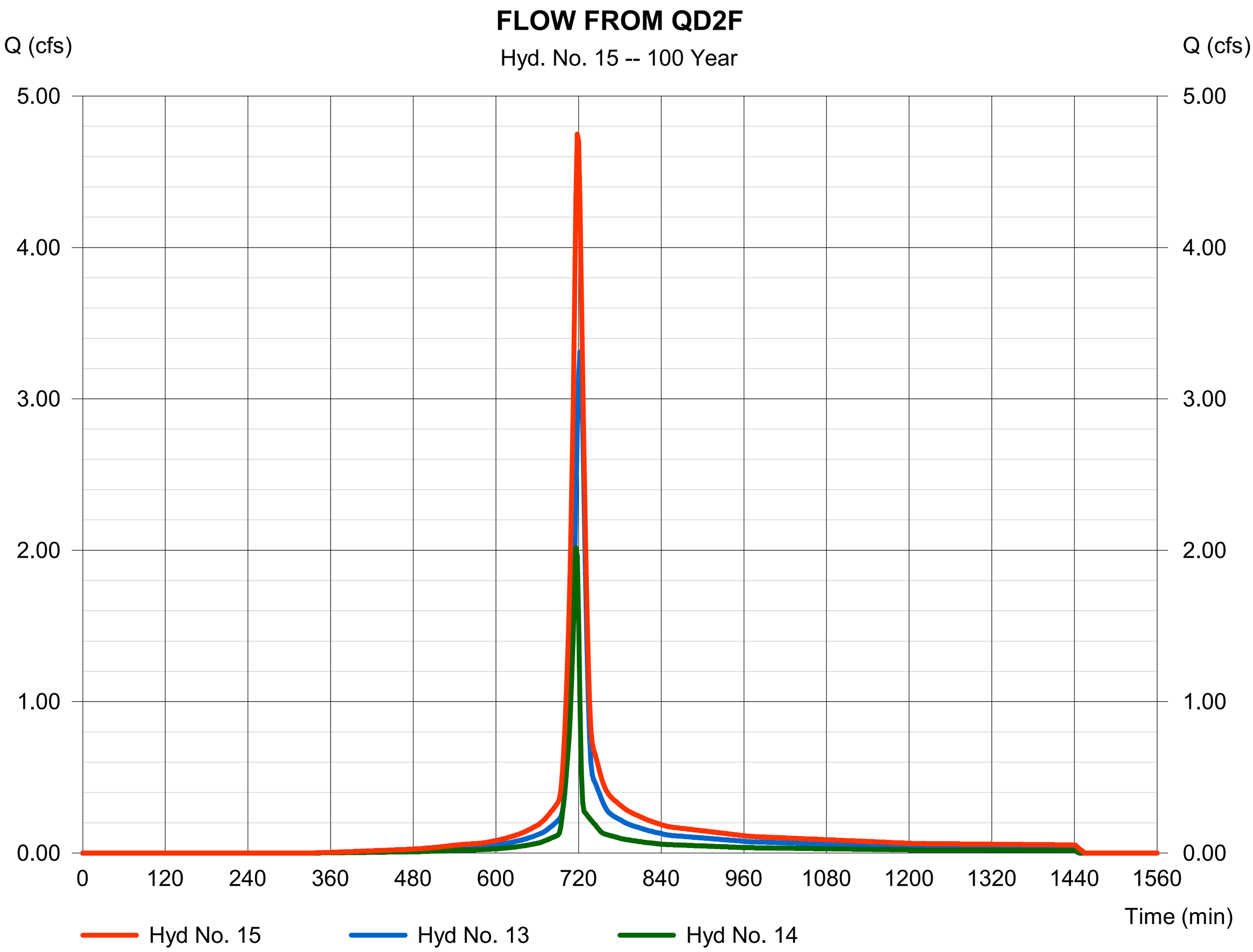


Hydrograph Report

Hyd. No. 15

FLOW FROM QD2F

Hydrograph type	= Combine	Peak discharge	= 4.748 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 12,817 cuft
Inflow hyds.	= 13, 14	Contrib. drain. area	= 0.560 ac



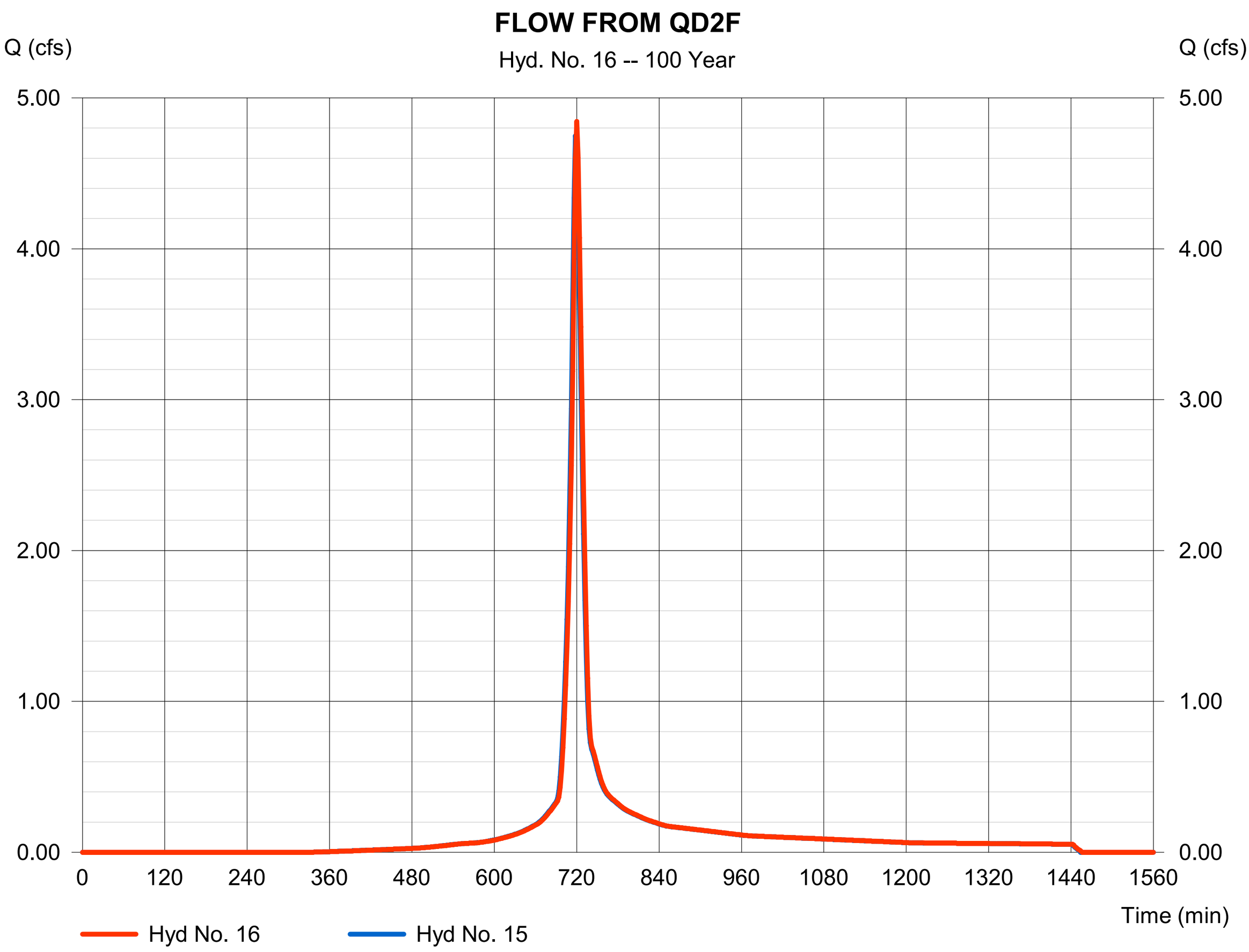
Hydrograph Report

Hyd. No. 16

FLOW FROM QD2F

Hydrograph type	=	Reach	Peak discharge	=	4.844 cfs
Storm frequency	=	100 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	12,818 cuft
Inflow hyd. No.	=	15 - FLOW FROM QD2F	Section type	=	Circular
Reach length	=	40.2 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.534	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.6676

Modified Att-Kin routing method used.

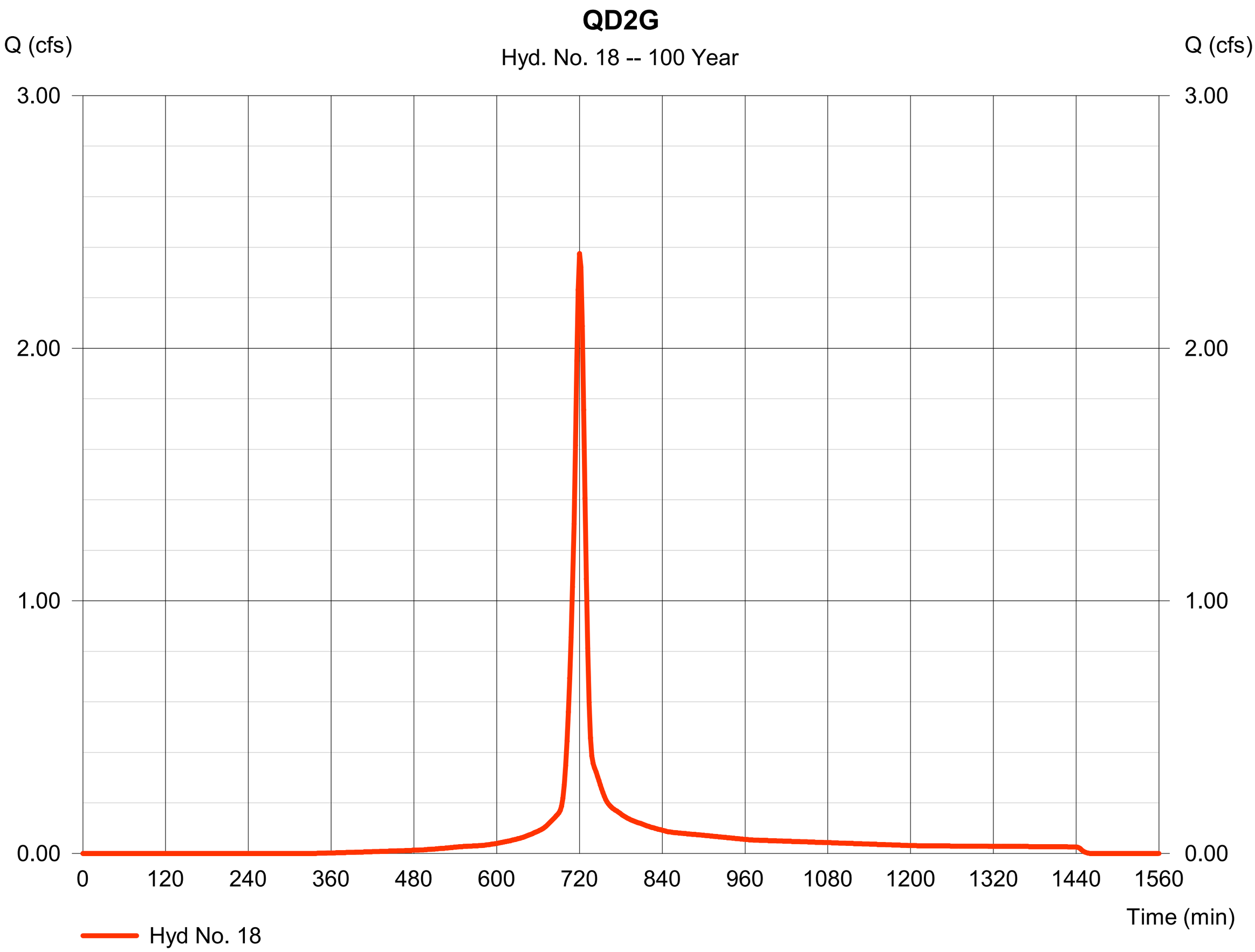


Hydrograph Report

Hyd. No. 18

QD2G

Hydrograph type	= SCS Runoff	Peak discharge	= 2.374 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 6,249 cuft
Drainage area	= 0.760 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 12.80 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

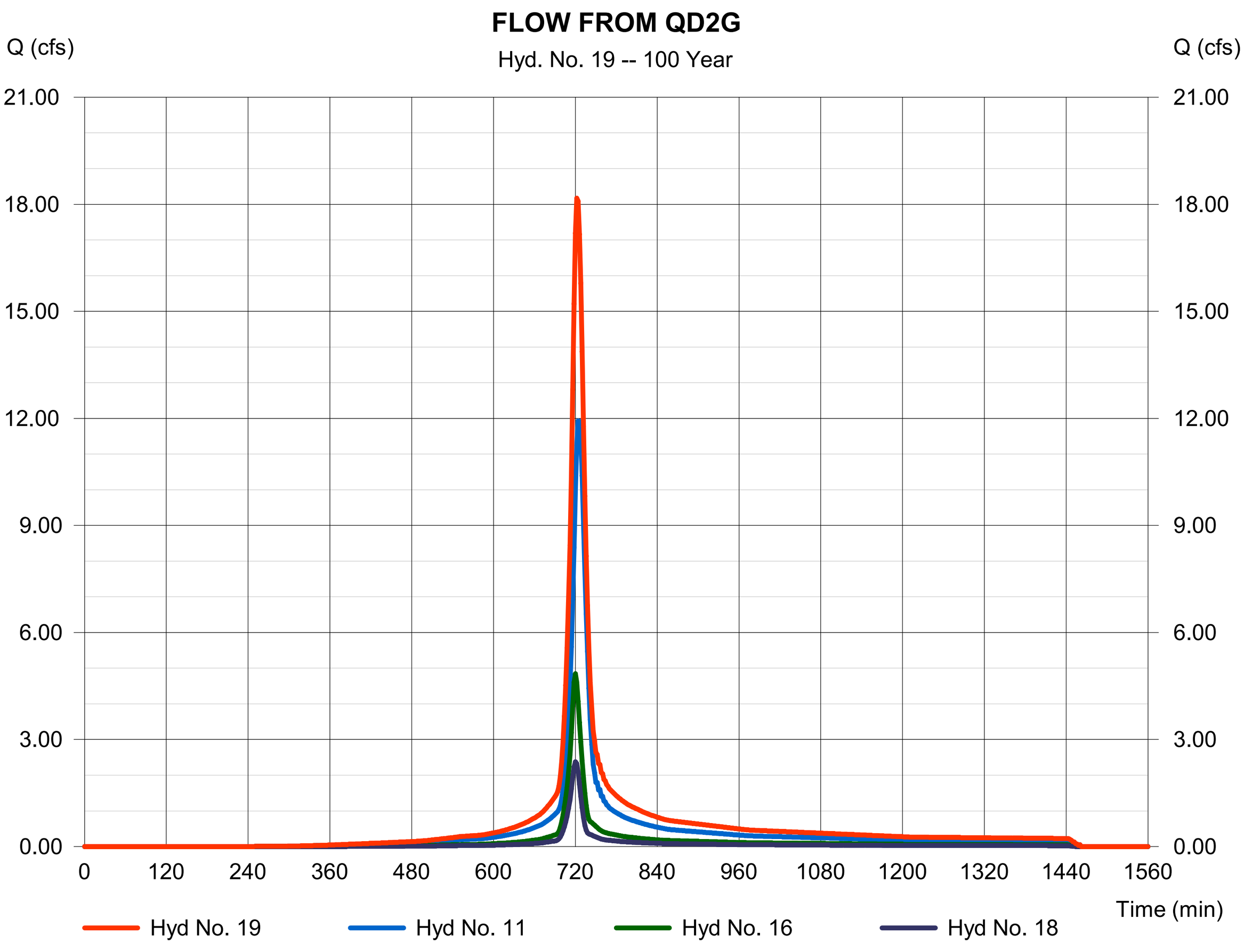


Hydrograph Report

Hyd. No. 19

FLOW FROM QD2G

Hydrograph type	= Combine	Peak discharge	= 18.17 cfs
Storm frequency	= 100 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 56,075 cuft
Inflow hyds.	= 11, 16, 18	Contrib. drain. area	= 0.760 ac



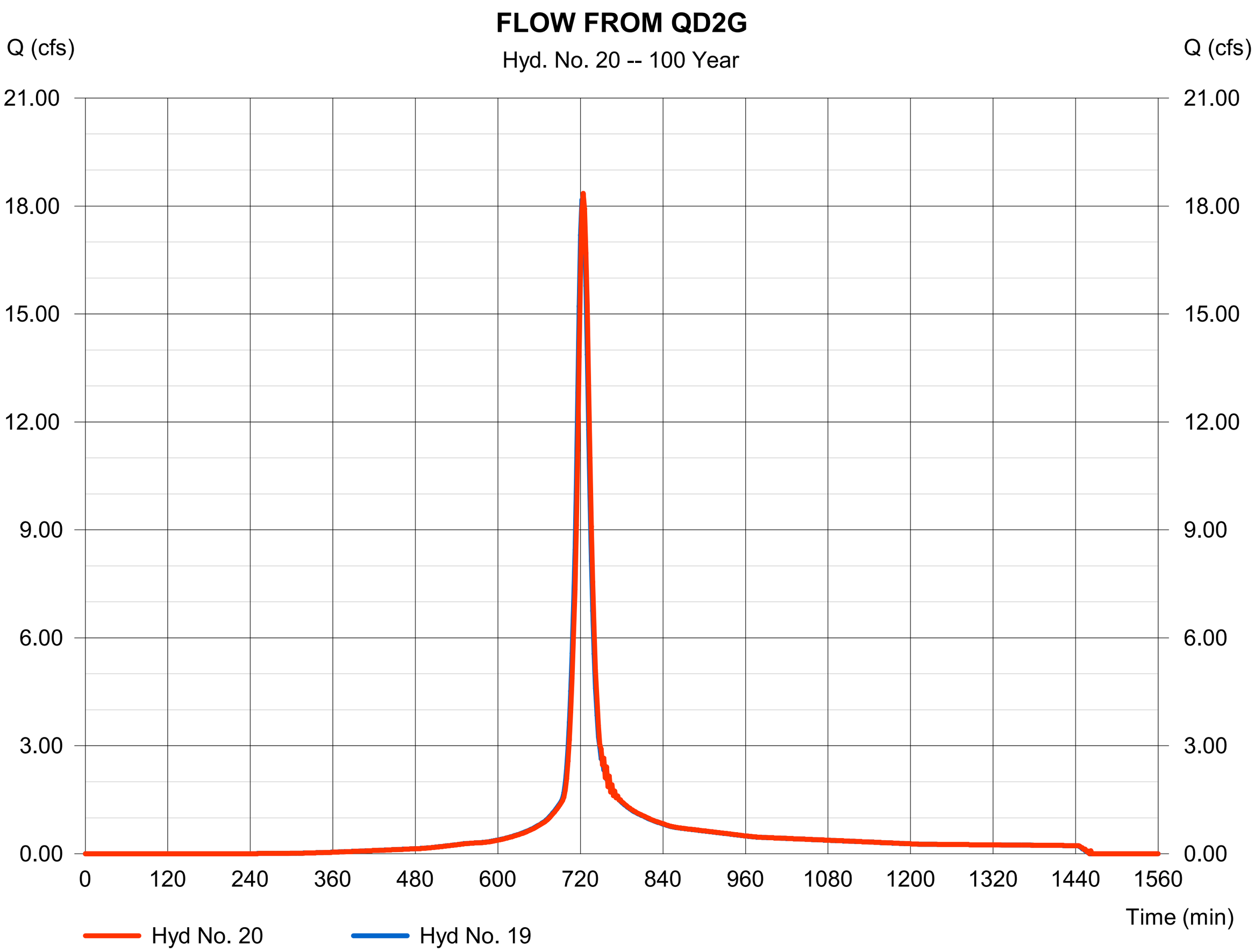
Hydrograph Report

Hyd. No. 20

FLOW FROM QD2G

Hydrograph type	=	Reach	Peak discharge	=	18.35 cfs
Storm frequency	=	100 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	56,078 cuft
Inflow hyd. No.	=	19 - FLOW FROM QD2G	Section type	=	Circular
Reach length	=	176.6 ft	Channel slope	=	1.0 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.584	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.6274

Modified Att-Kin routing method used.

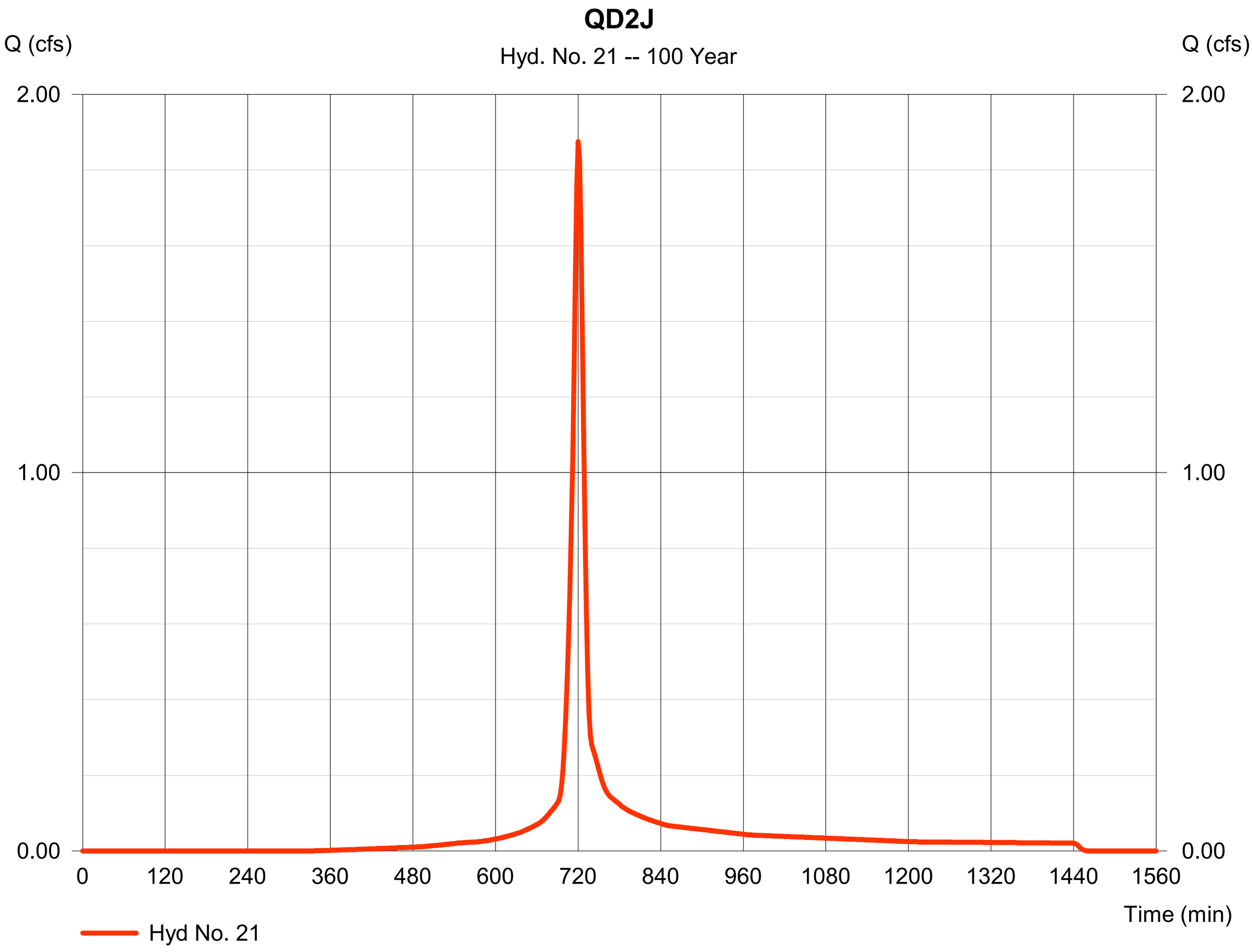


Hydrograph Report

Hyd. No. 21

QD2J

Hydrograph type	= SCS Runoff	Peak discharge	= 1.875 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 4,933 cuft
Drainage area	= 0.600 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 12.20 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

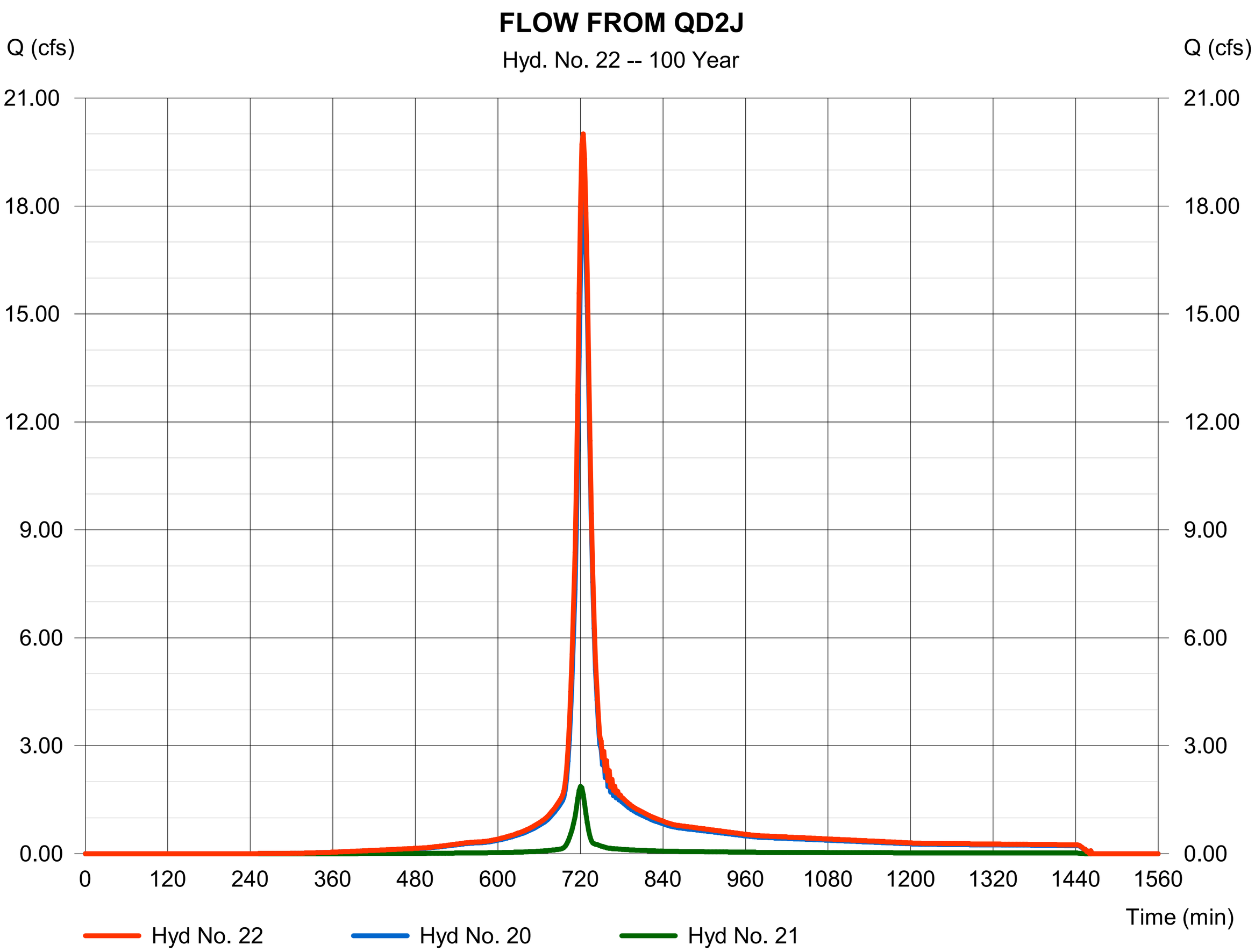


Hydrograph Report

Hyd. No. 22

FLOW FROM QD2J

Hydrograph type	= Combine	Peak discharge	= 20.00 cfs
Storm frequency	= 100 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 61,012 cuft
Inflow hyds.	= 20, 21	Contrib. drain. area	= 0.600 ac



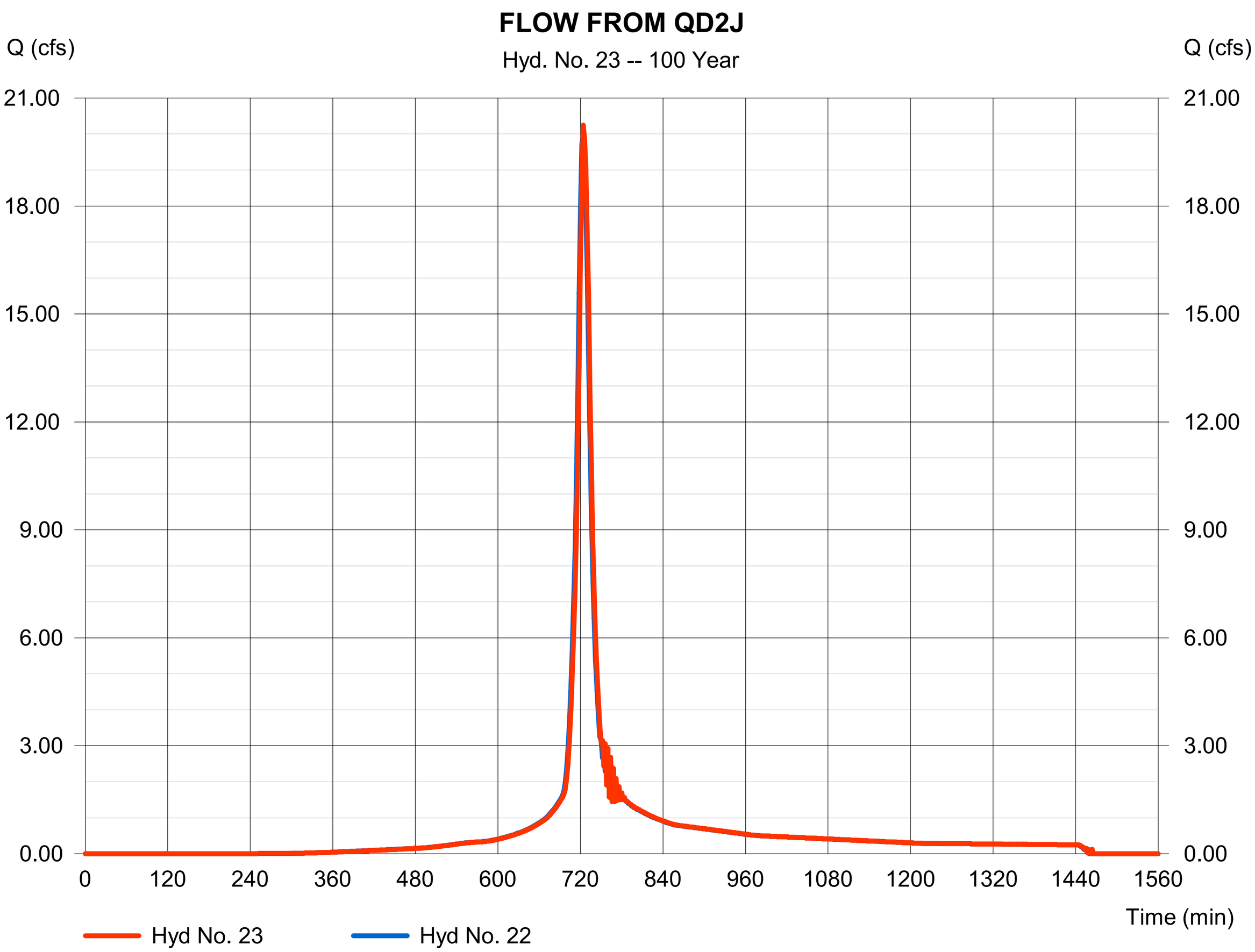
Hydrograph Report

Hyd. No. 23

FLOW FROM QD2J

Hydrograph type	=	Reach	Peak discharge	=	20.24 cfs
Storm frequency	=	100 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	61,021 cuft
Inflow hyd. No.	=	22 - FLOW FROM QD2J	Section type	=	Circular
Reach length	=	158.4 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.659	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.5018

Modified Att-Kin routing method used.

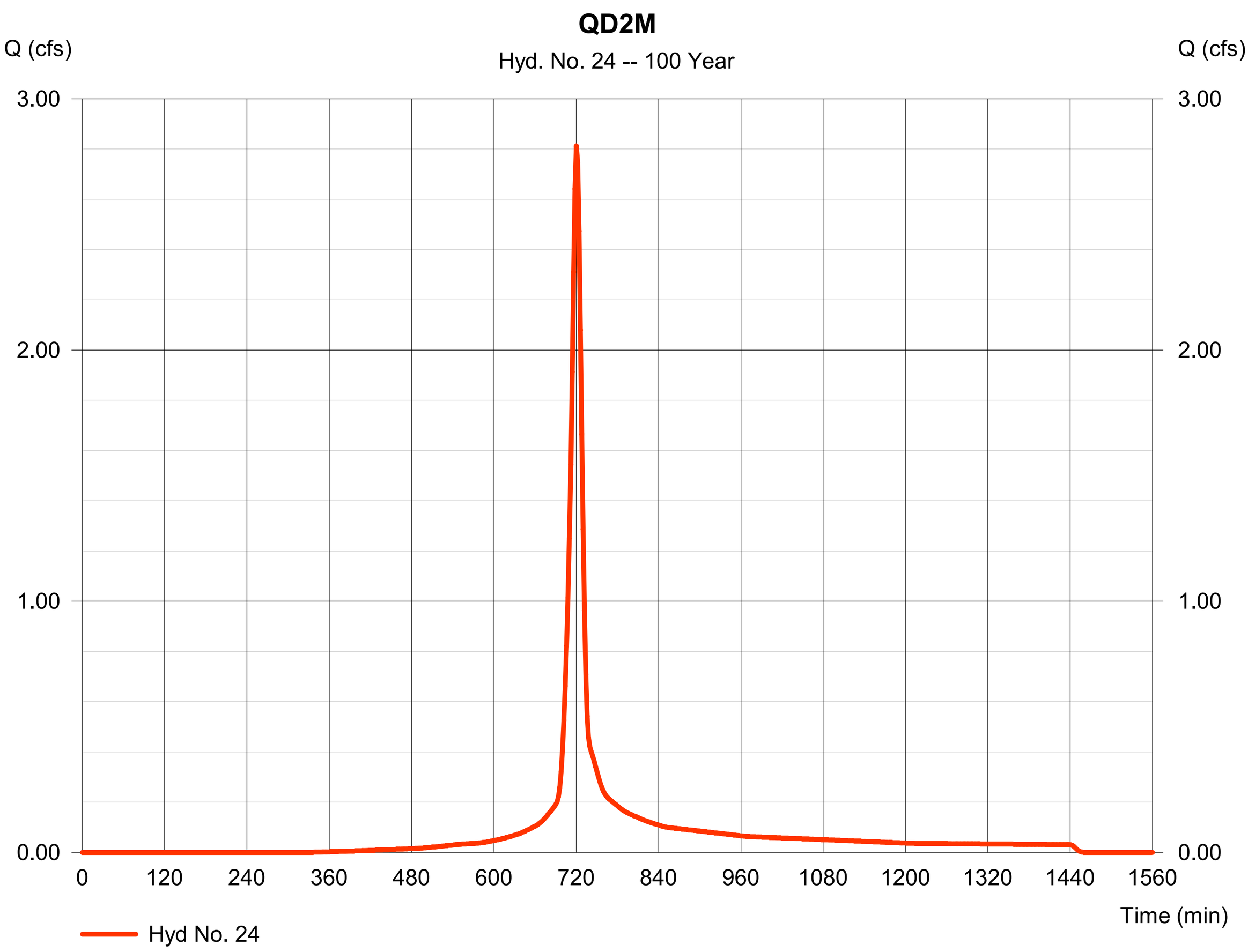


Hydrograph Report

Hyd. No. 24

QD2M

Hydrograph type	= SCS Runoff	Peak discharge	= 2.812 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 7,400 cuft
Drainage area	= 0.900 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 11.90 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

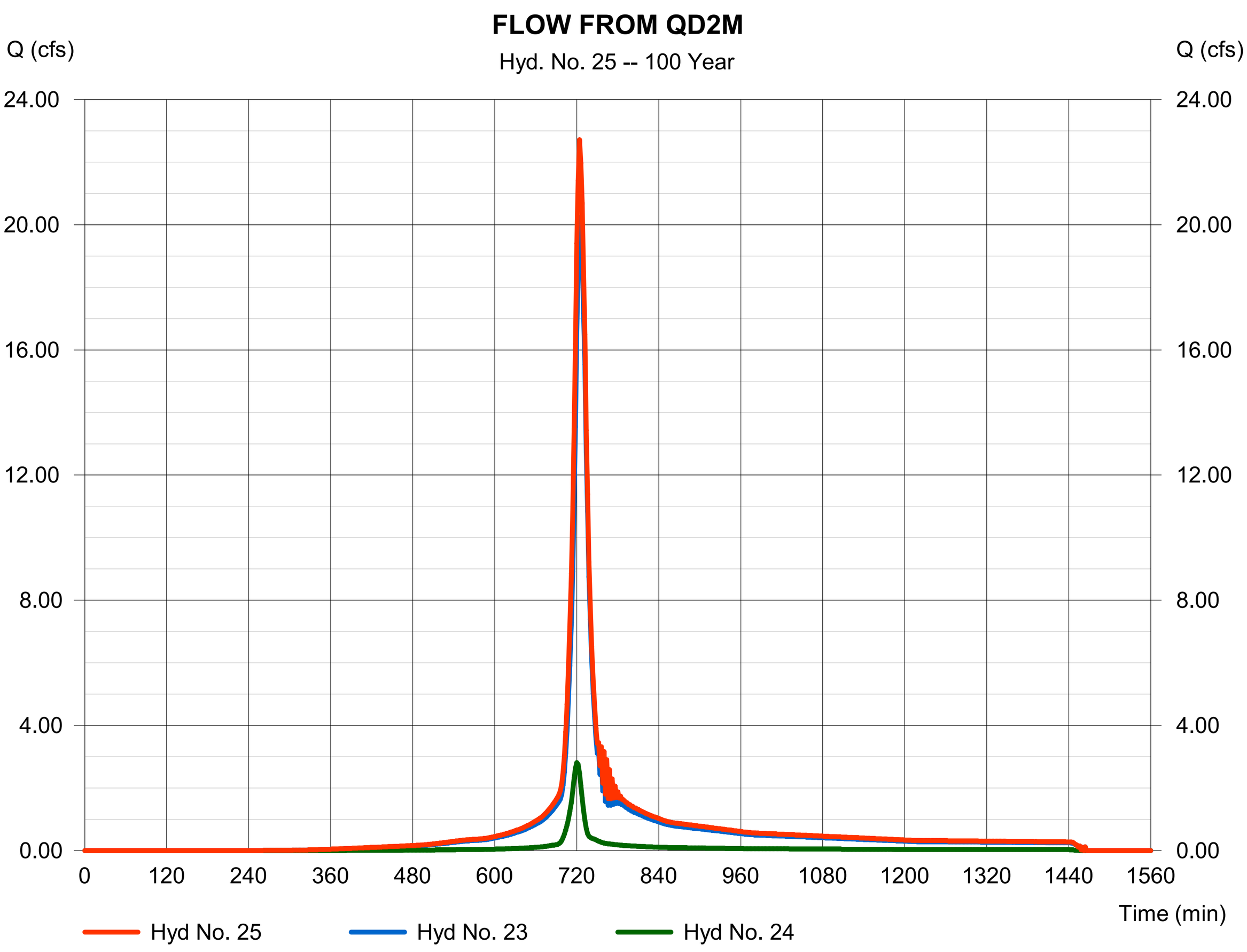


Hydrograph Report

Hyd. No. 25

FLOW FROM QD2M

Hydrograph type	= Combine	Peak discharge	= 22.72 cfs
Storm frequency	= 100 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 68,421 cuft
Inflow hyds.	= 23, 24	Contrib. drain. area	= 0.900 ac



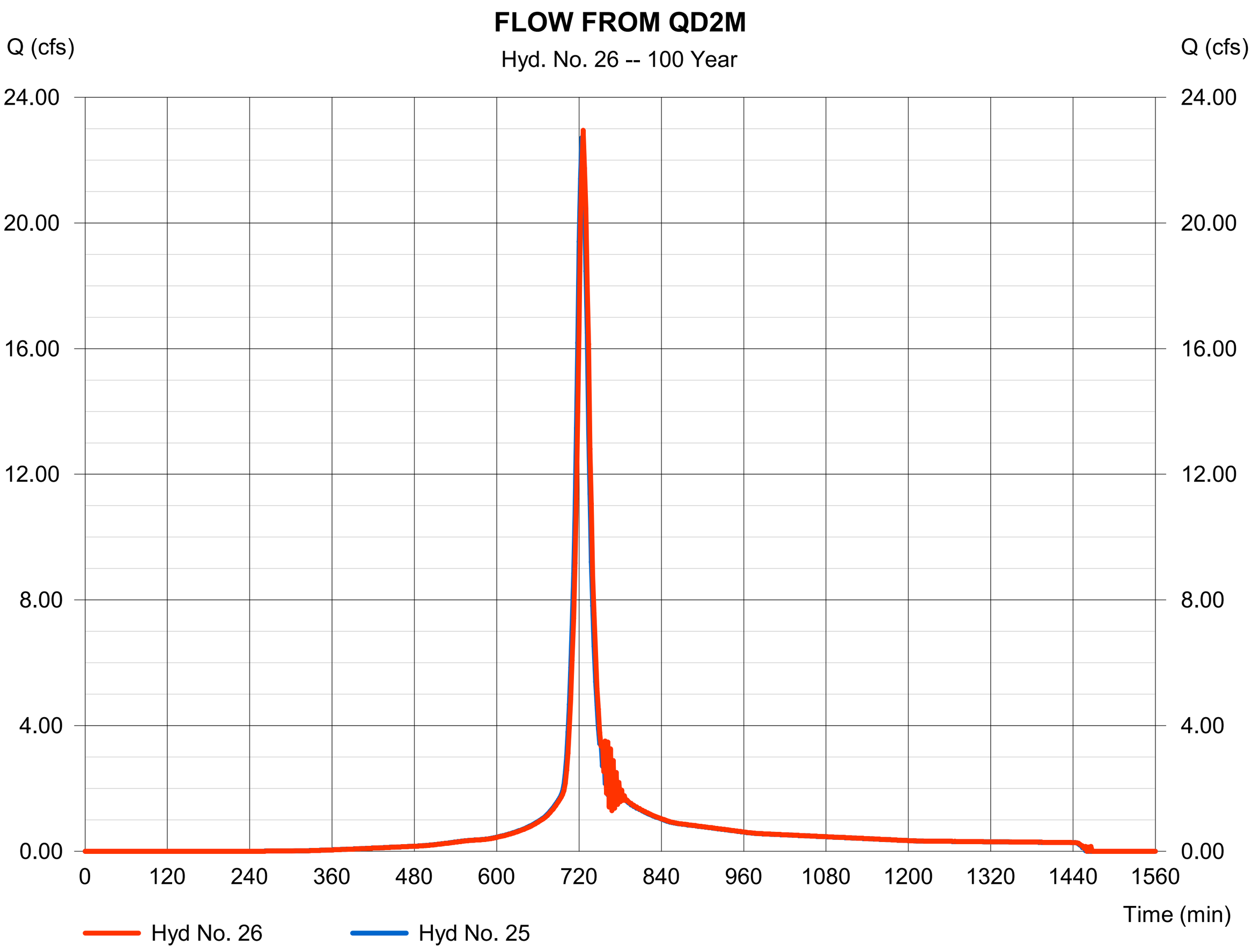
Hydrograph Report

Hyd. No. 26

FLOW FROM QD2M

Hydrograph type	=	Reach	Peak discharge	=	22.95 cfs
Storm frequency	=	100 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	68,429 cuft
Inflow hyd. No.	=	25 - FLOW FROM QD2M	Section type	=	Circular
Reach length	=	336.3 ft	Channel slope	=	0.3 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.060	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.2344

Modified Att-Kin routing method used.

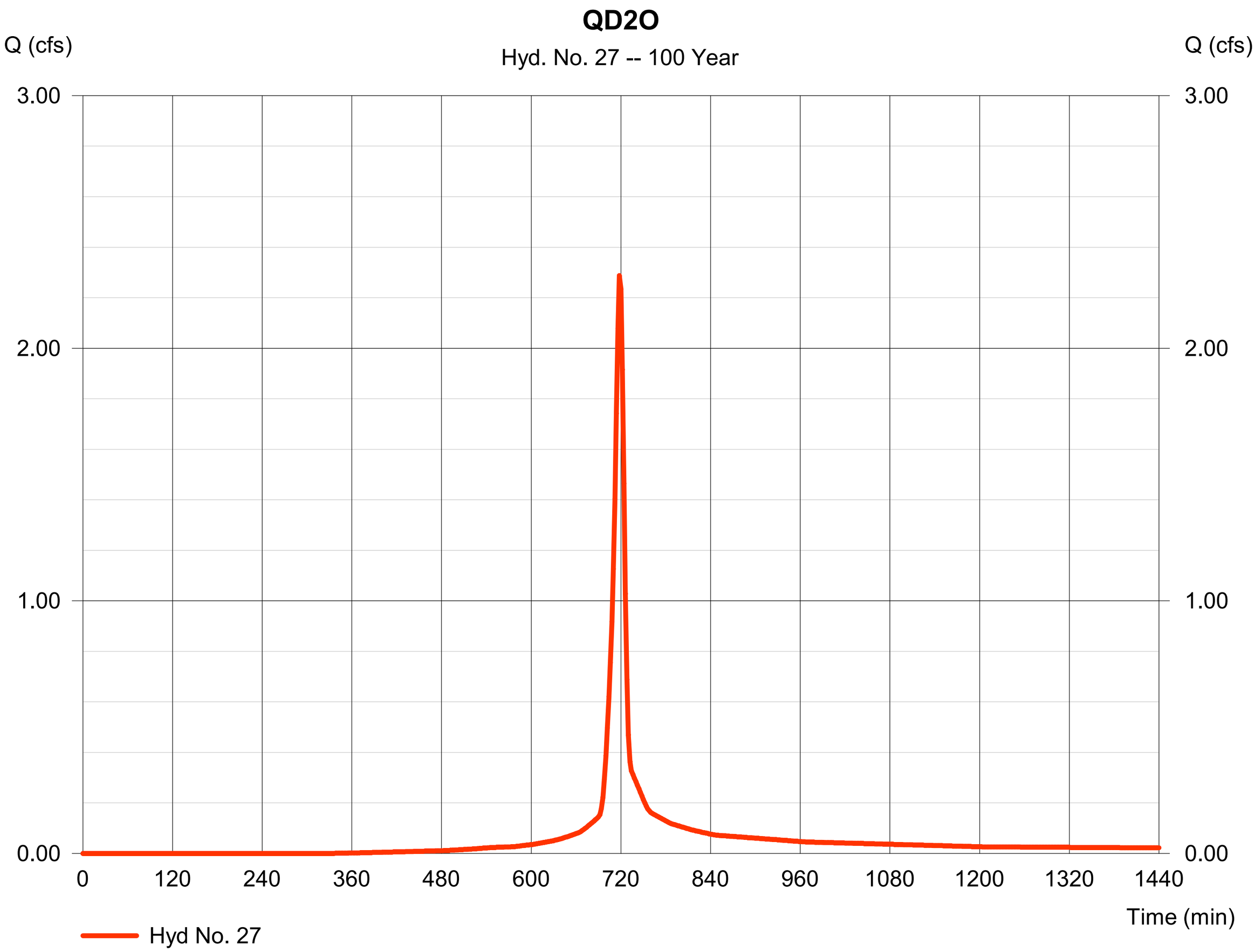


Hydrograph Report

Hyd. No. 27

QD2O

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.287 cfs
Storm frequency	=	100 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	5,342 cuft
Drainage area	=	0.670 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	7.40 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

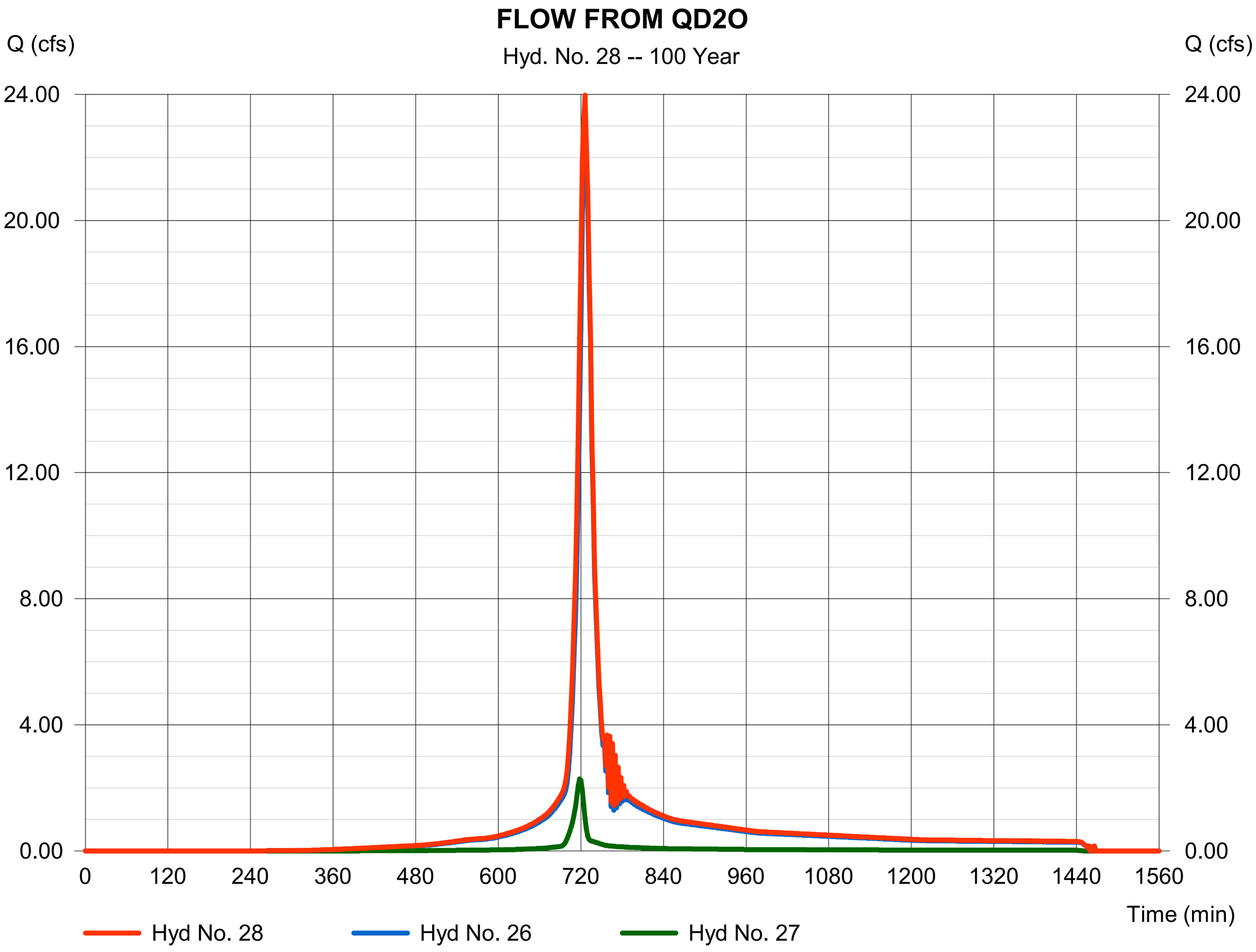


Hydrograph Report

Hyd. No. 28

FLOW FROM QD2O

Hydrograph type	= Combine	Peak discharge	= 23.98 cfs
Storm frequency	= 100 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 73,771 cuft
Inflow hyds.	= 26, 27	Contrib. drain. area	= 0.670 ac



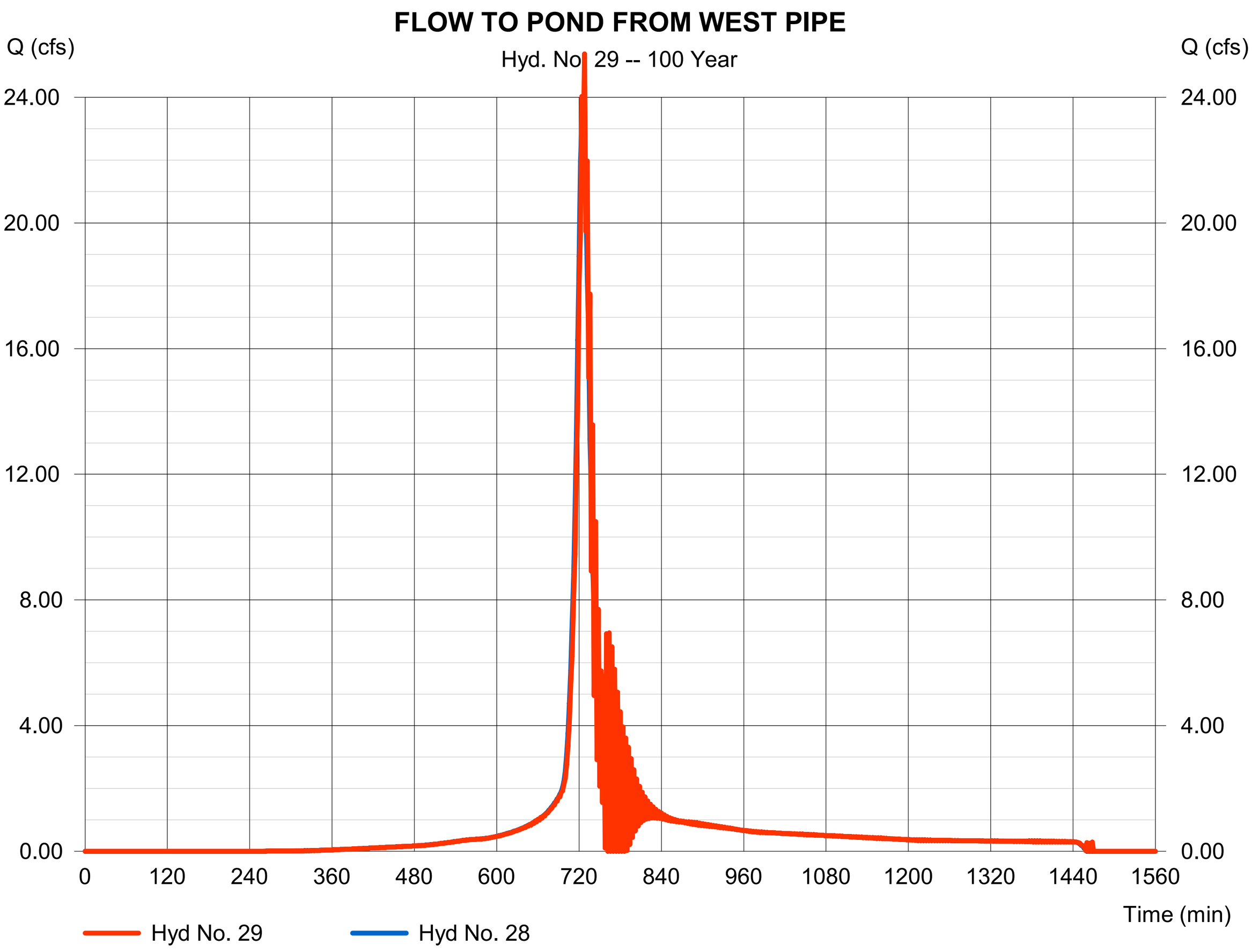
Hydrograph Report

Hyd. No. 29

FLOW TO POND FROM WEST PIPE

Hydrograph type	= Reach	Peak discharge	= 25.37 cfs
Storm frequency	= 100 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 74,693 cuft
Inflow hyd. No.	= 28 - FLOW FROM QD2O	Section type	= Circular
Reach length	= 27.1 ft	Channel slope	= 0.3 %
Manning's n	= 0.024	Bottom width	= 2.0 ft
Side slope	= 0.0:1	Max. depth	= 0.0 ft
Rating curve x	= 2.060	Rating curve m	= 1.250
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 1.9094

Modified Att-Kin routing method used.

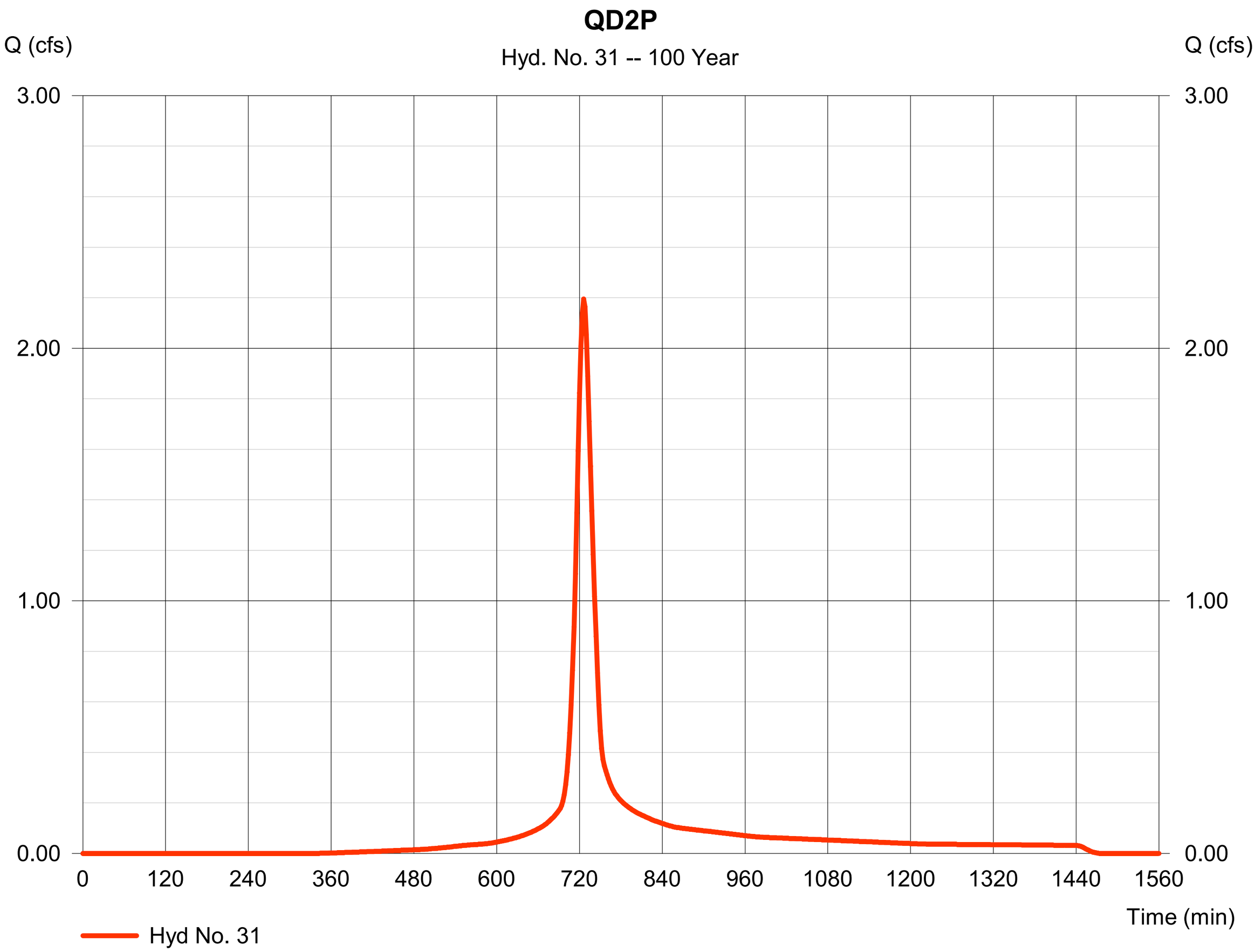


Hydrograph Report

Hyd. No. 31

QD2P

Hydrograph type	= SCS Runoff	Peak discharge	= 2.194 cfs
Storm frequency	= 100 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 7,628 cuft
Drainage area	= 0.940 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 22.40 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



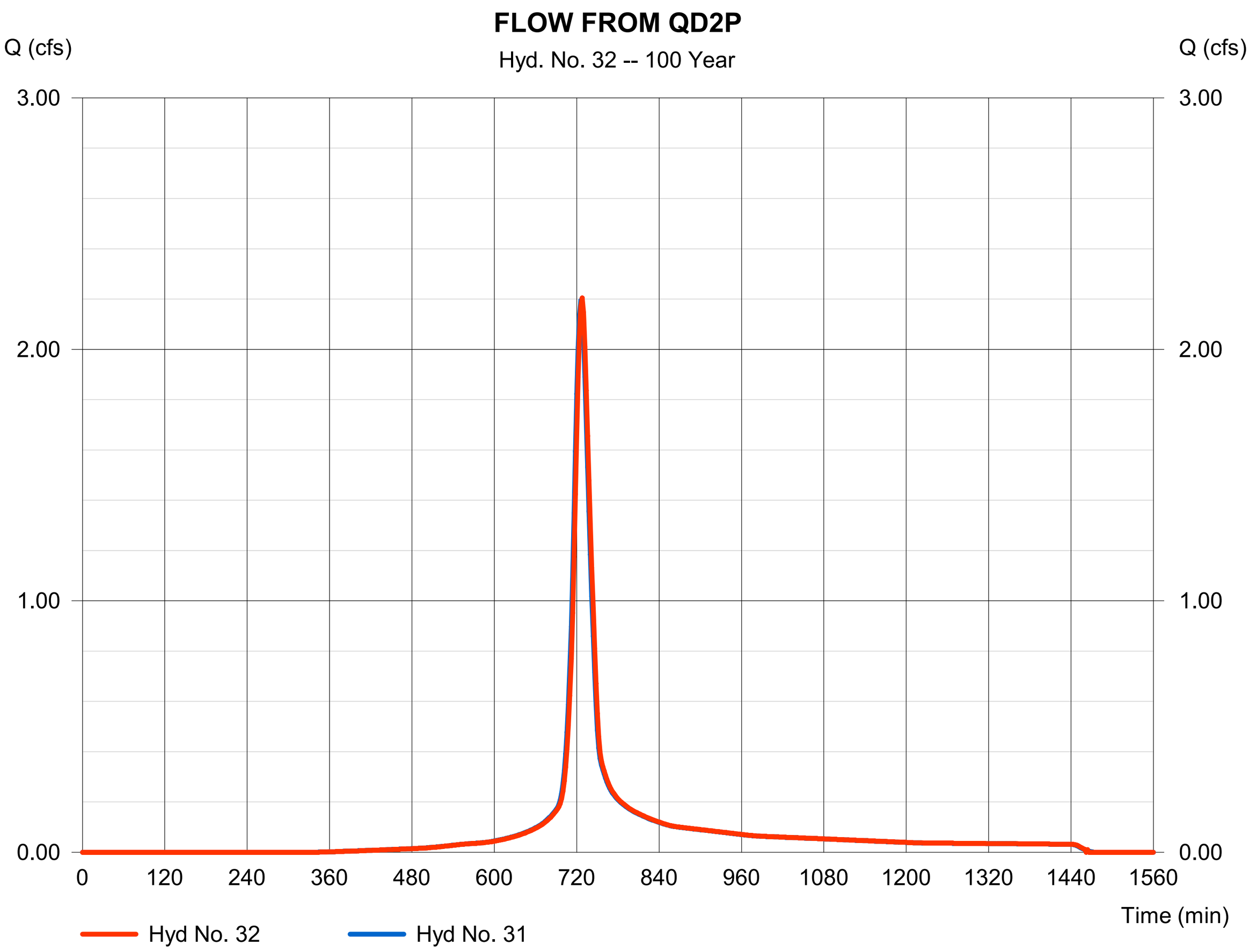
Hydrograph Report

Hyd. No. 32

FLOW FROM QD2P

Hydrograph type	=	Reach	Peak discharge	=	2.204 cfs
Storm frequency	=	100 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	7,626 cuft
Inflow hyd. No.	=	31 - QD2P	Section type	=	Circular
Reach length	=	36.3 ft	Channel slope	=	1.0 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.584	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.4396

Modified Att-Kin routing method used.

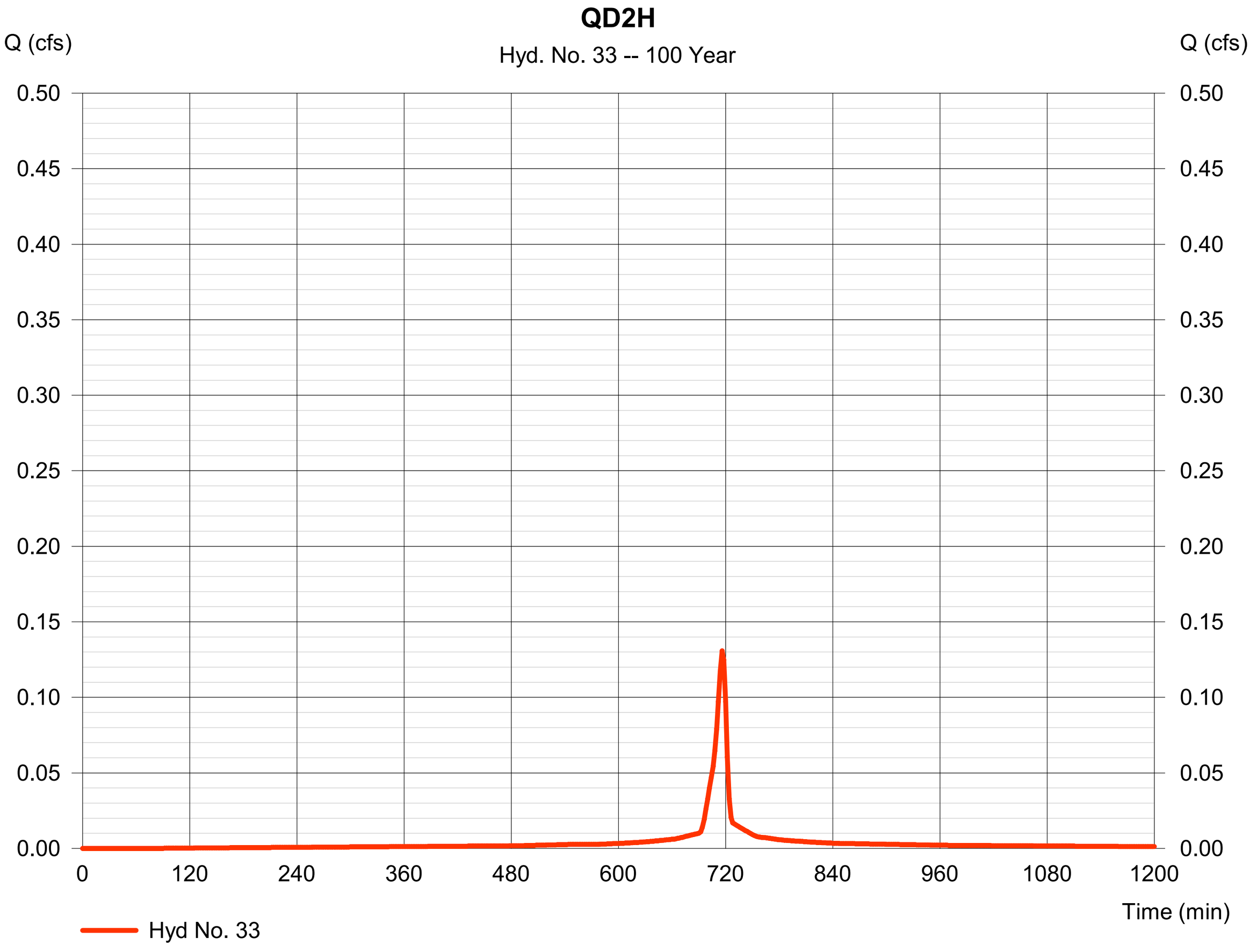


Hydrograph Report

Hyd. No. 33

QD2H

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.131 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	306 cuft
Drainage area	=	0.030 ac	Curve number	=	98
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

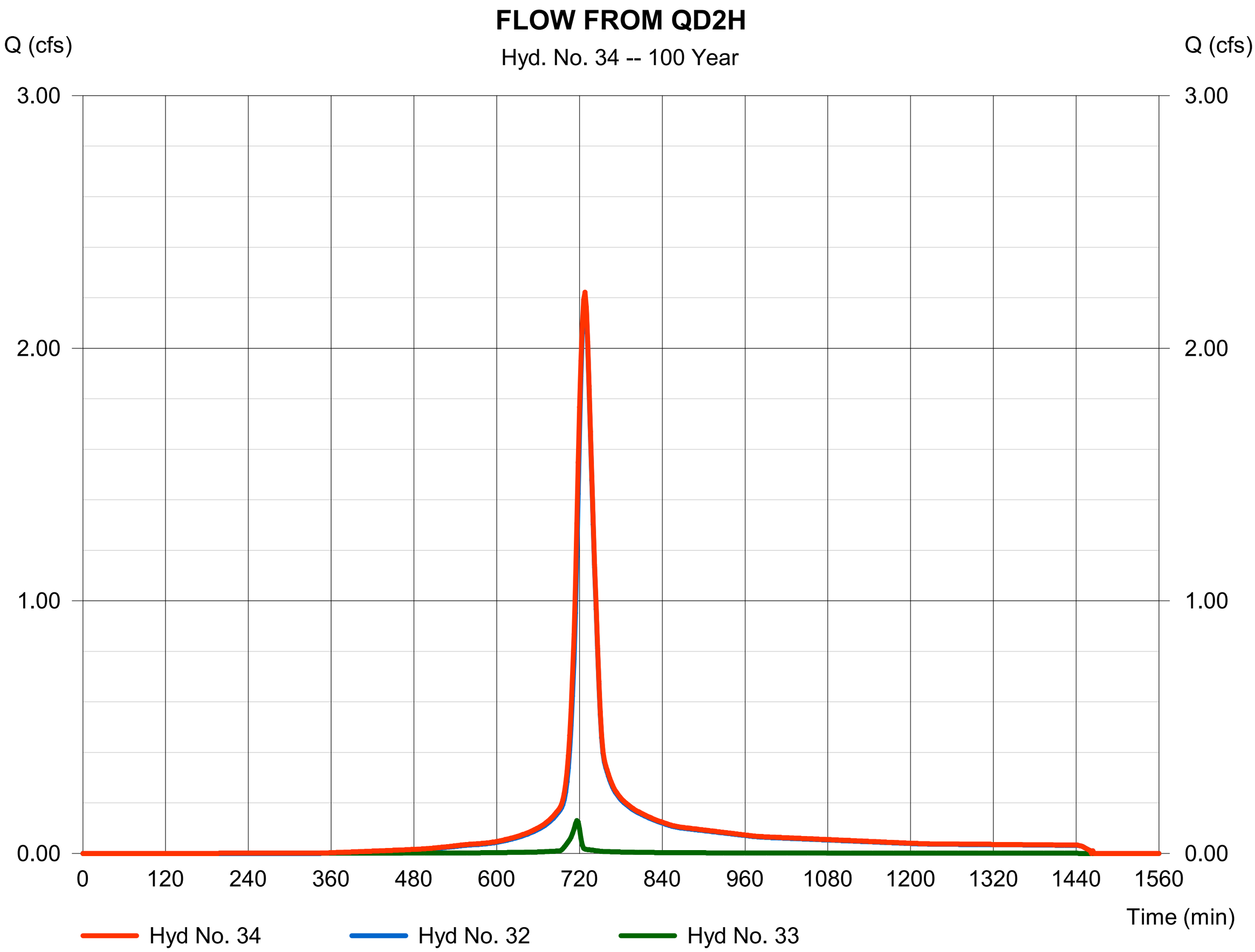


Hydrograph Report

Hyd. No. 34

FLOW FROM QD2H

Hydrograph type	= Combine	Peak discharge	= 2.221 cfs
Storm frequency	= 100 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 7,932 cuft
Inflow hyds.	= 32, 33	Contrib. drain. area	= 0.030 ac



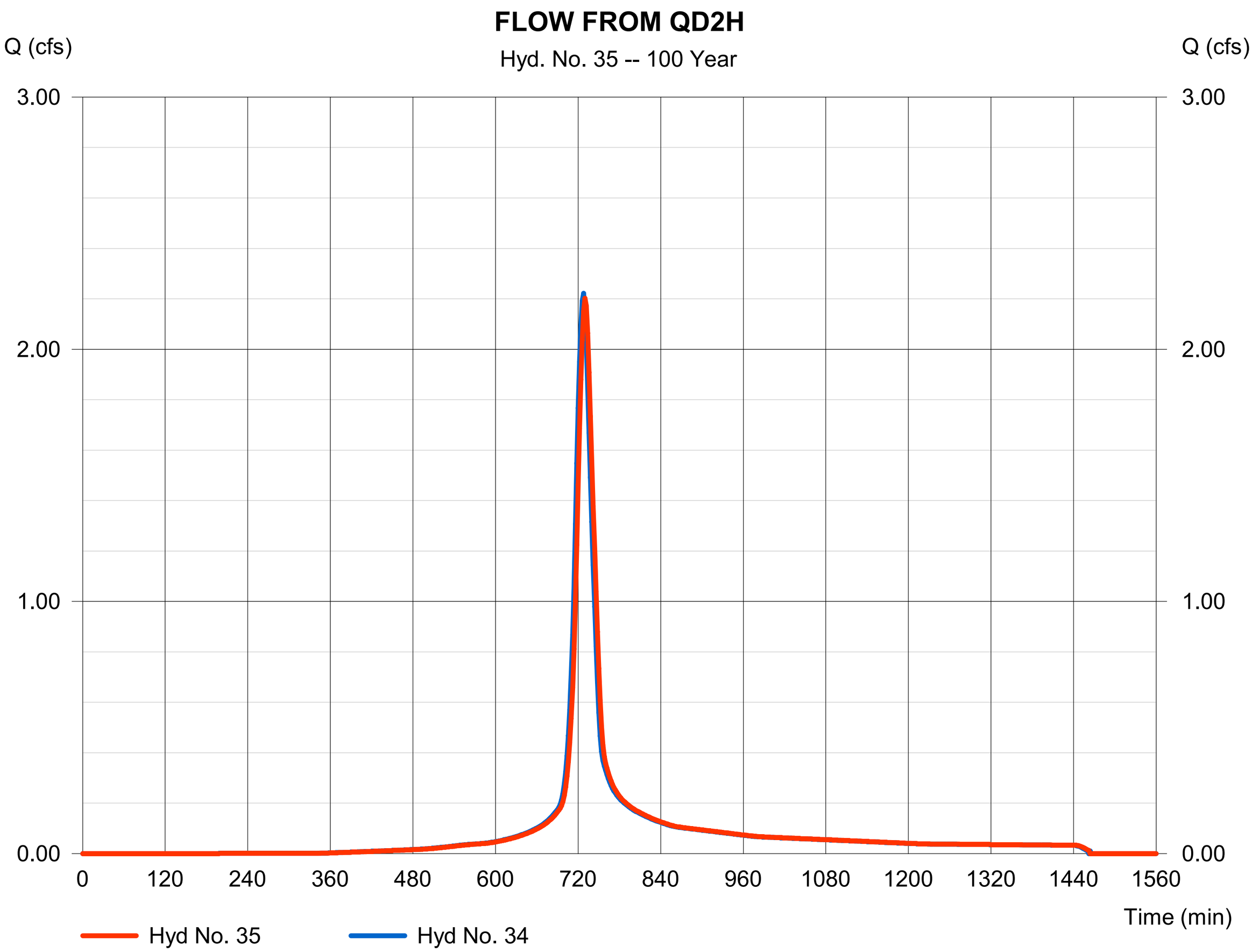
Hydrograph Report

Hyd. No. 35

FLOW FROM QD2H

Hydrograph type	=	Reach	Peak discharge	=	2.202 cfs
Storm frequency	=	100 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	7,930 cuft
Inflow hyd. No.	=	34 - FLOW FROM QD2H	Section type	=	Circular
Reach length	=	162.5 ft	Channel slope	=	1.0 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.584	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	0.7342

Modified Att-Kin routing method used.

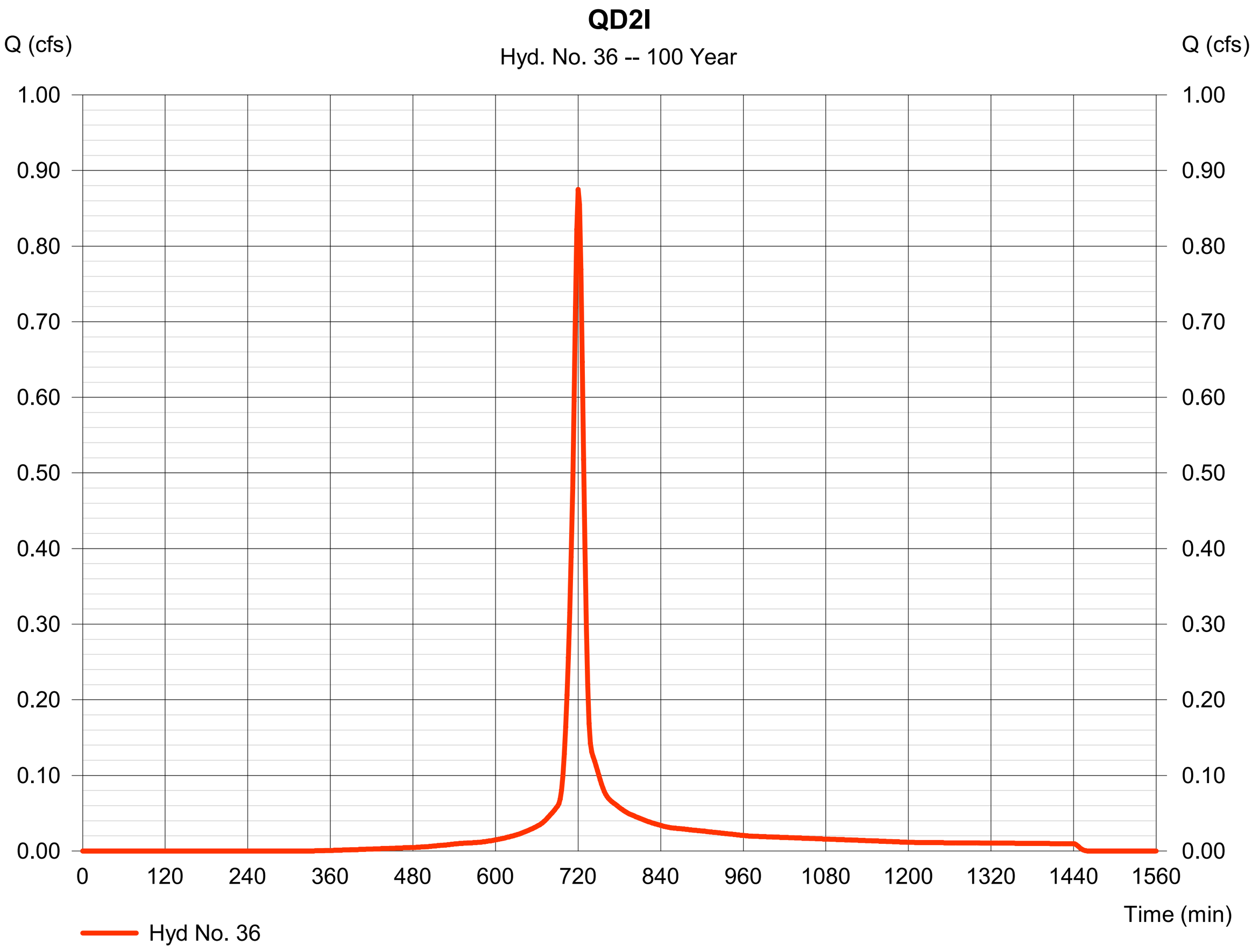


Hydrograph Report

Hyd. No. 36

QD2I

Hydrograph type	= SCS Runoff	Peak discharge	= 0.875 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 2,302 cuft
Drainage area	= 0.280 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 12.30 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

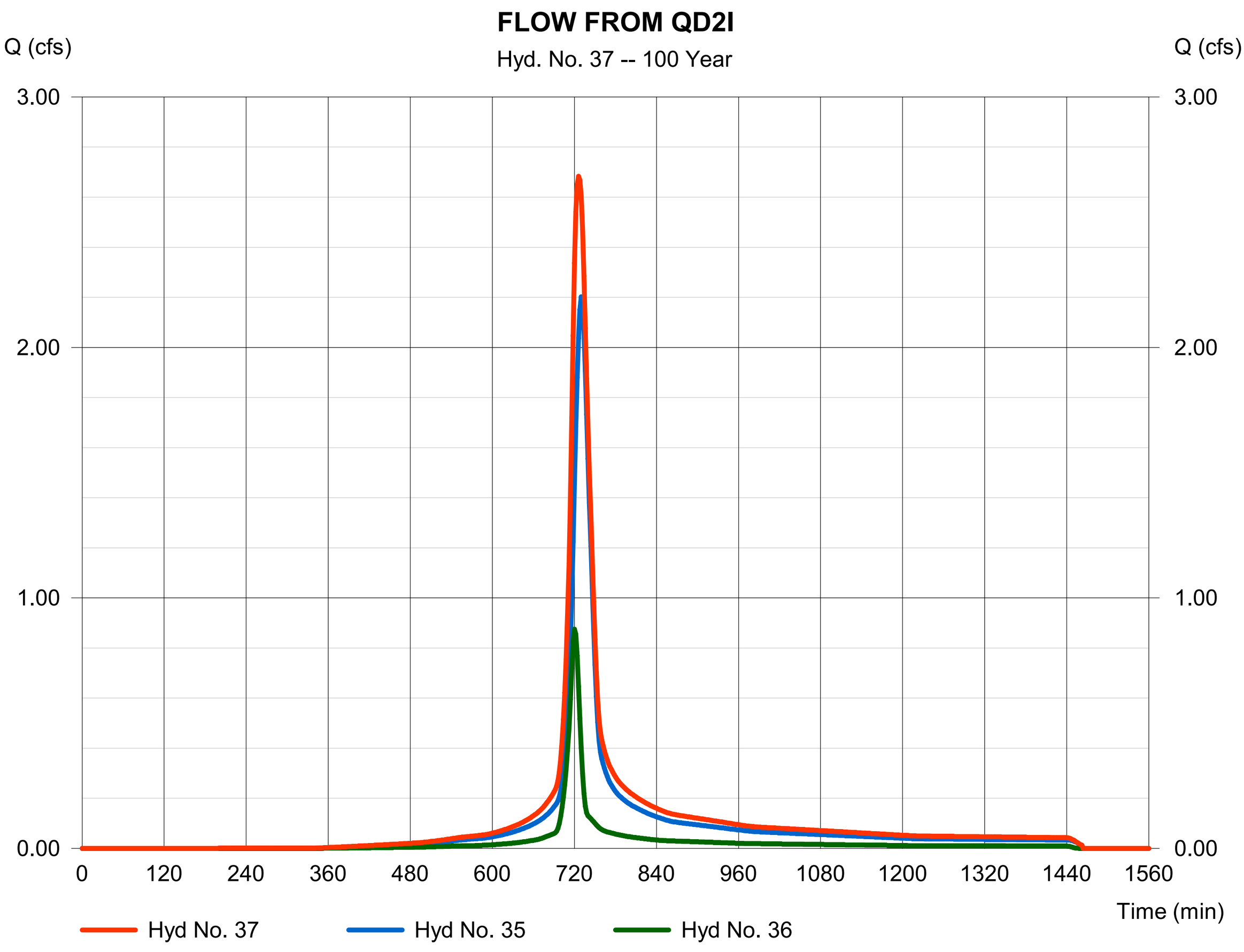


Hydrograph Report

Hyd. No. 37

FLOW FROM QD2I

Hydrograph type	=	Combine	Peak discharge	=	2.683 cfs
Storm frequency	=	100 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	10,232 cuft
Inflow hyds.	=	35, 36	Contrib. drain. area	=	0.280 ac



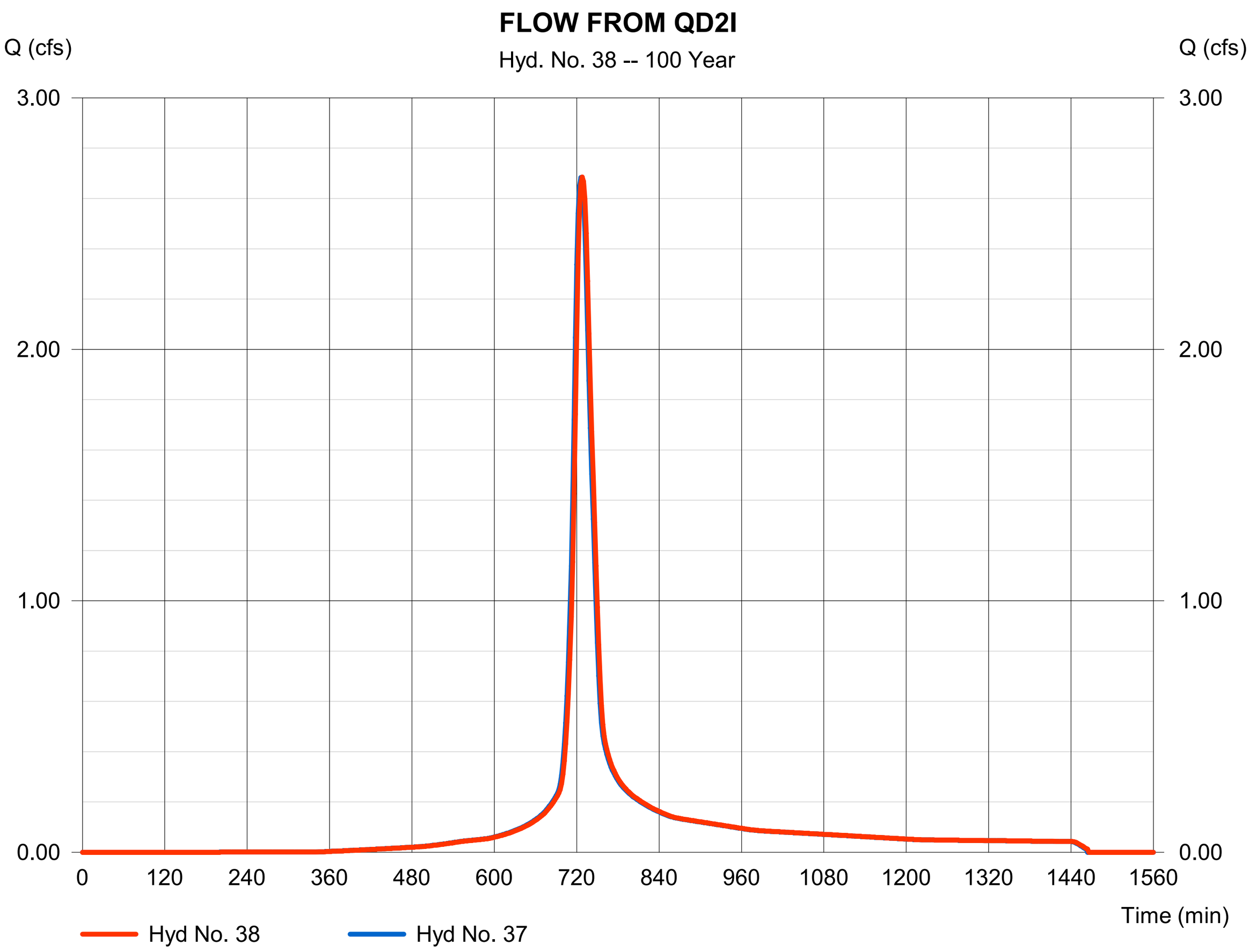
Hydrograph Report

Hyd. No. 38

FLOW FROM QD2I

Hydrograph type	=	Reach	Peak discharge	=	2.685 cfs
Storm frequency	=	100 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	10,233 cuft
Inflow hyd. No.	=	37 - FLOW FROM QD2I	Section type	=	Circular
Reach length	=	97.5 ft	Channel slope	=	0.7 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.934	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.0777

Modified Att-Kin routing method used.

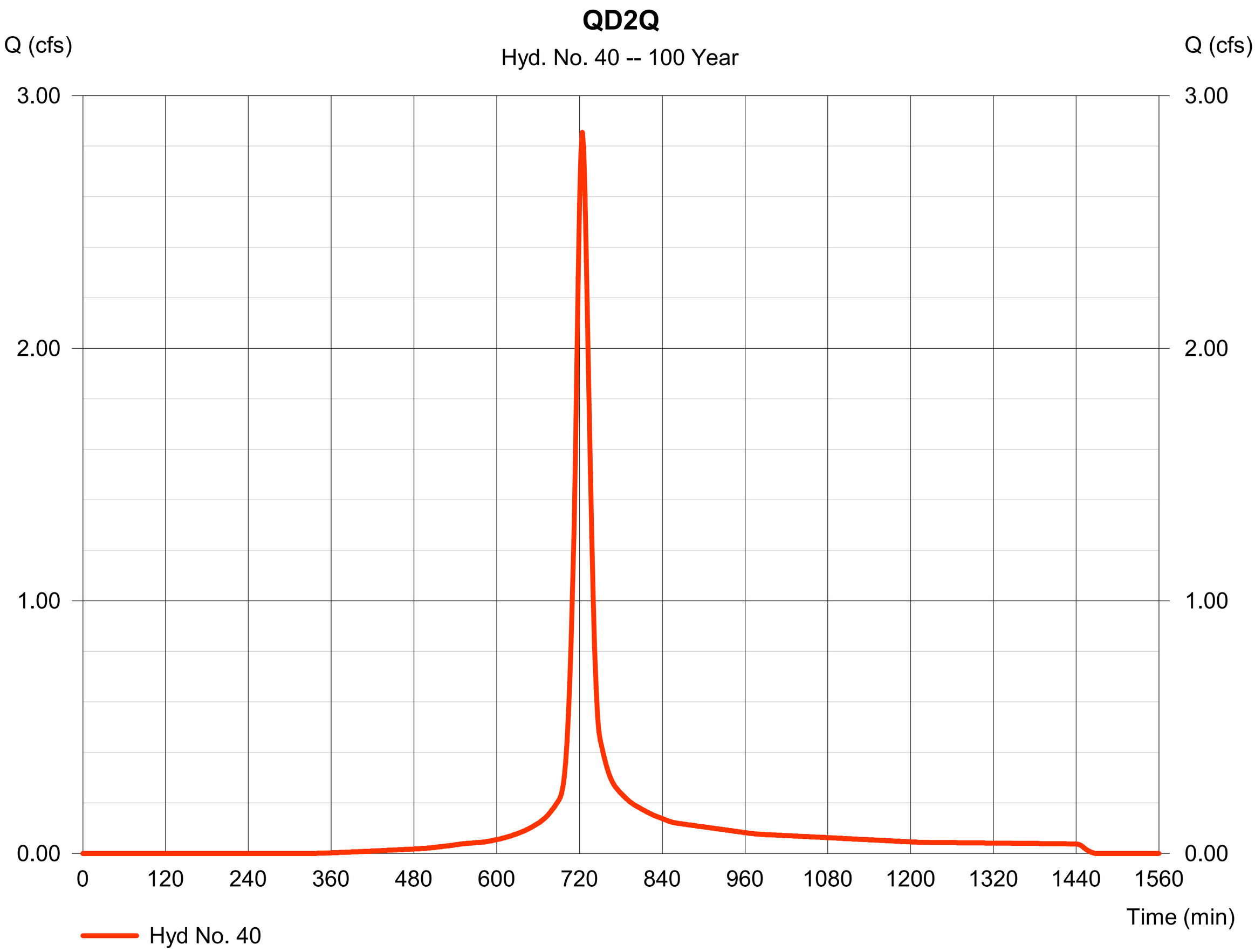


Hydrograph Report

Hyd. No. 40

QD2Q

Hydrograph type	= SCS Runoff	Peak discharge	= 2.854 cfs
Storm frequency	= 100 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 9,009 cuft
Drainage area	= 1.130 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 16.90 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



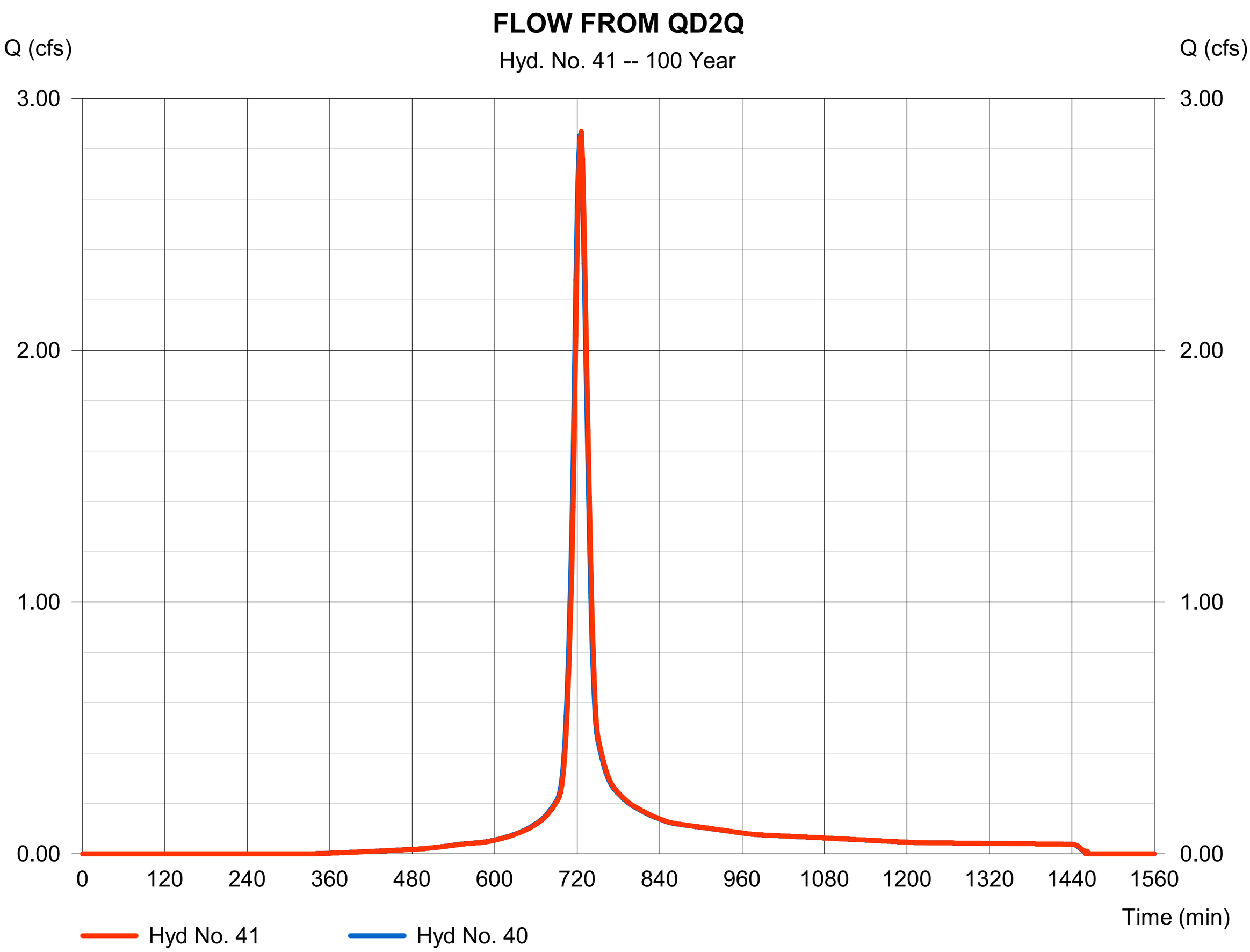
Hydrograph Report

Hyd. No. 41

FLOW FROM QD2Q

Hydrograph type	=	Reach	Peak discharge	=	2.868 cfs
Storm frequency	=	100 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	9,008 cuft
Inflow hyd. No.	=	40 - QD2Q	Section type	=	Circular
Reach length	=	36.9 ft	Channel slope	=	0.7 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.999	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.5326

Modified Att-Kin routing method used.

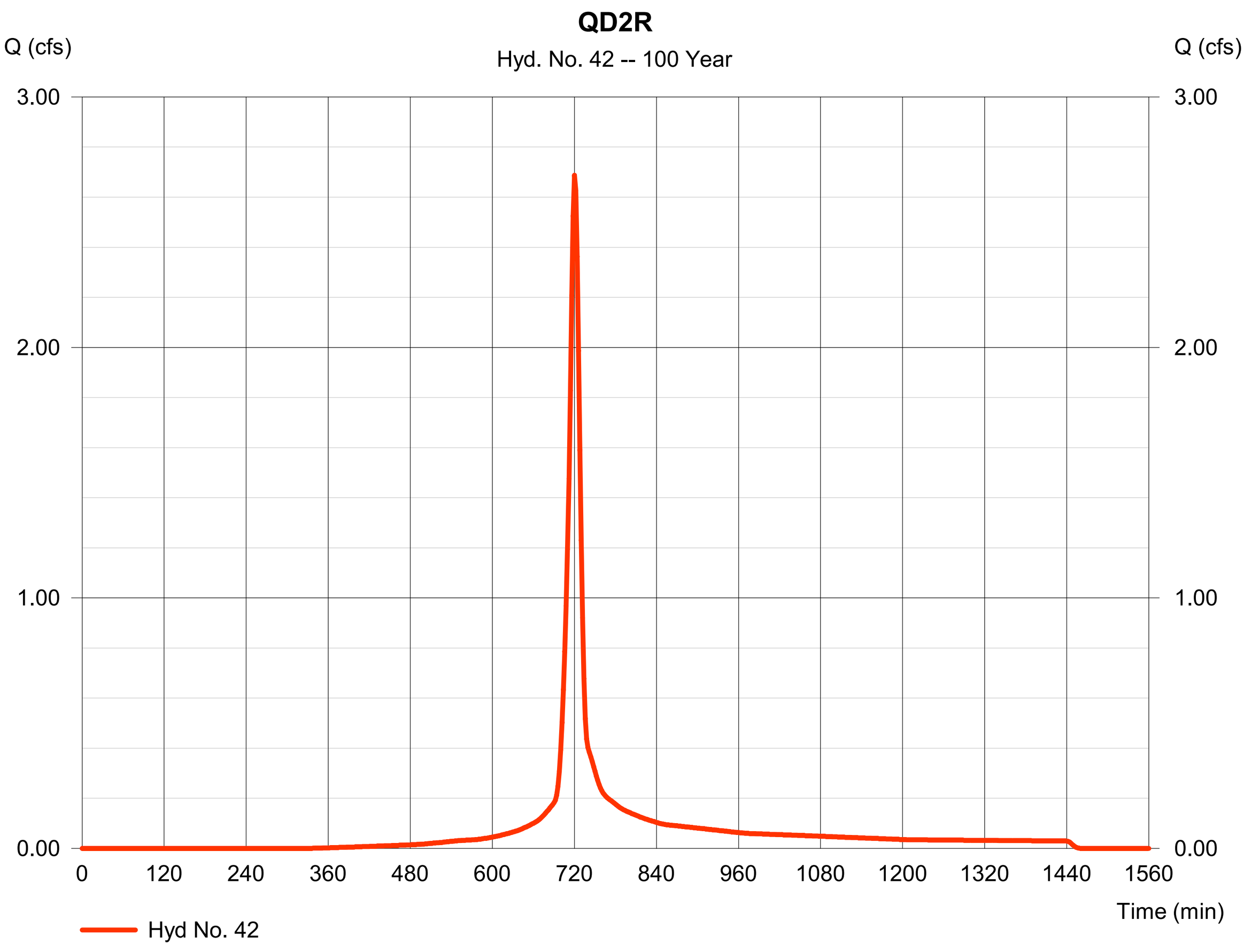


Hydrograph Report

Hyd. No. 42

QD2R

Hydrograph type	= SCS Runoff	Peak discharge	= 2.687 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 7,071 cuft
Drainage area	= 0.860 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 13.10 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

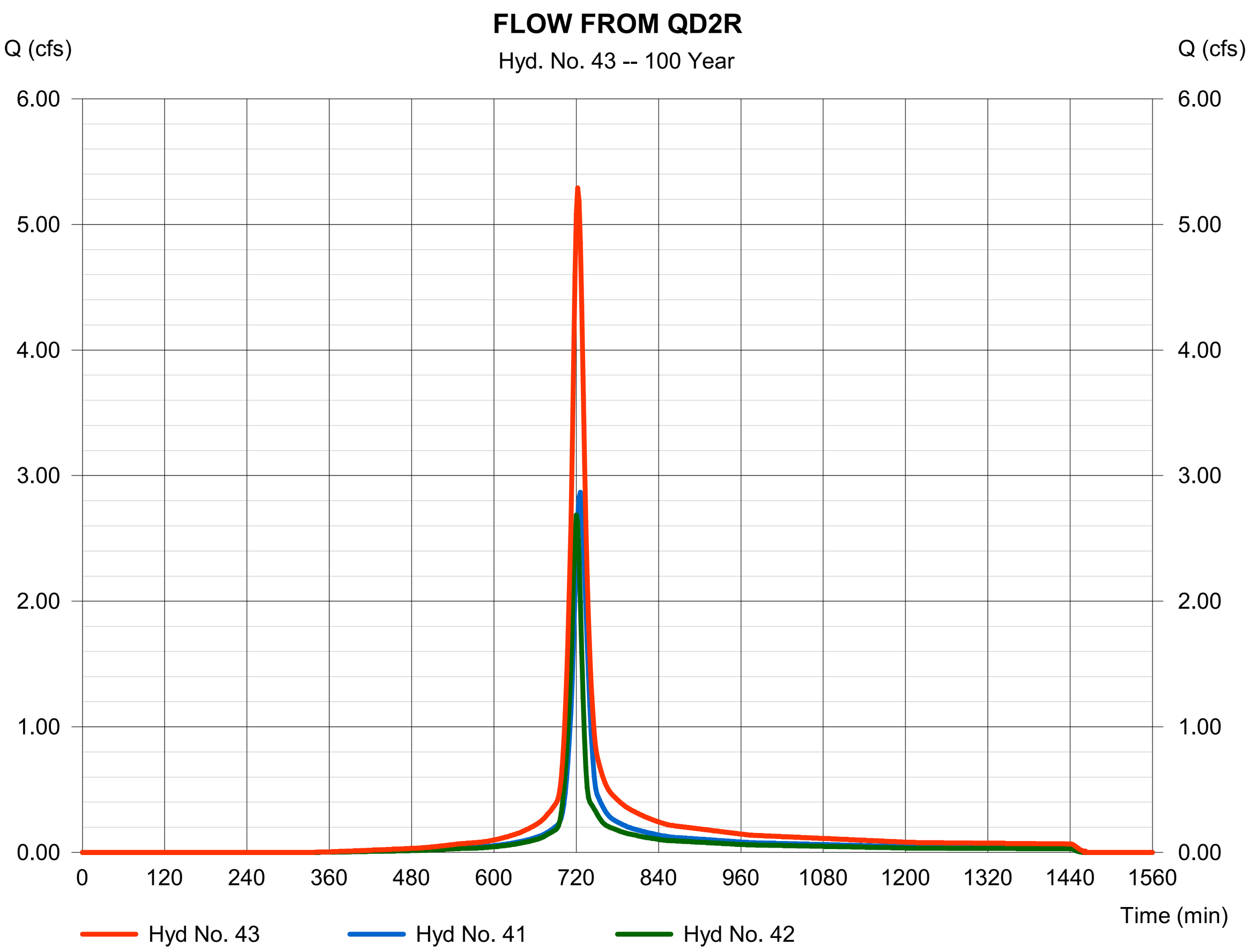


Hydrograph Report

Hyd. No. 43

FLOW FROM QD2R

Hydrograph type	= Combine	Peak discharge	= 5.291 cfs
Storm frequency	= 100 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 16,079 cuft
Inflow hyds.	= 41, 42	Contrib. drain. area	= 0.860 ac



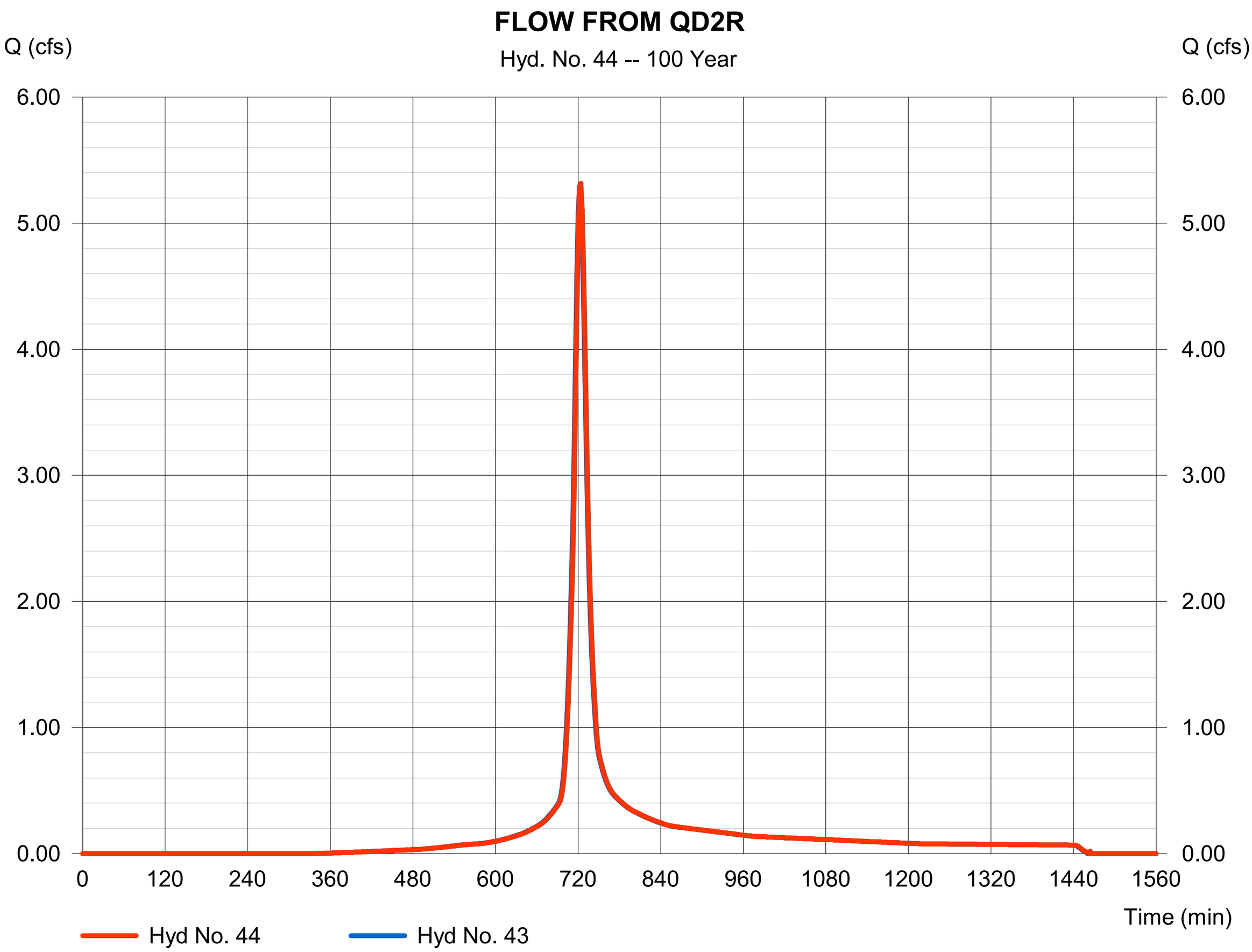
Hydrograph Report

Hyd. No. 44

FLOW FROM QD2R

Hydrograph type	=	Reach	Peak discharge	=	5.317 cfs
Storm frequency	=	100 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	16,081 cuft
Inflow hyd. No.	=	43 - FLOW FROM QD2R	Section type	=	Circular
Reach length	=	36.3 ft	Channel slope	=	1.3 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	4.102	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.7220

Modified Att-Kin routing method used.

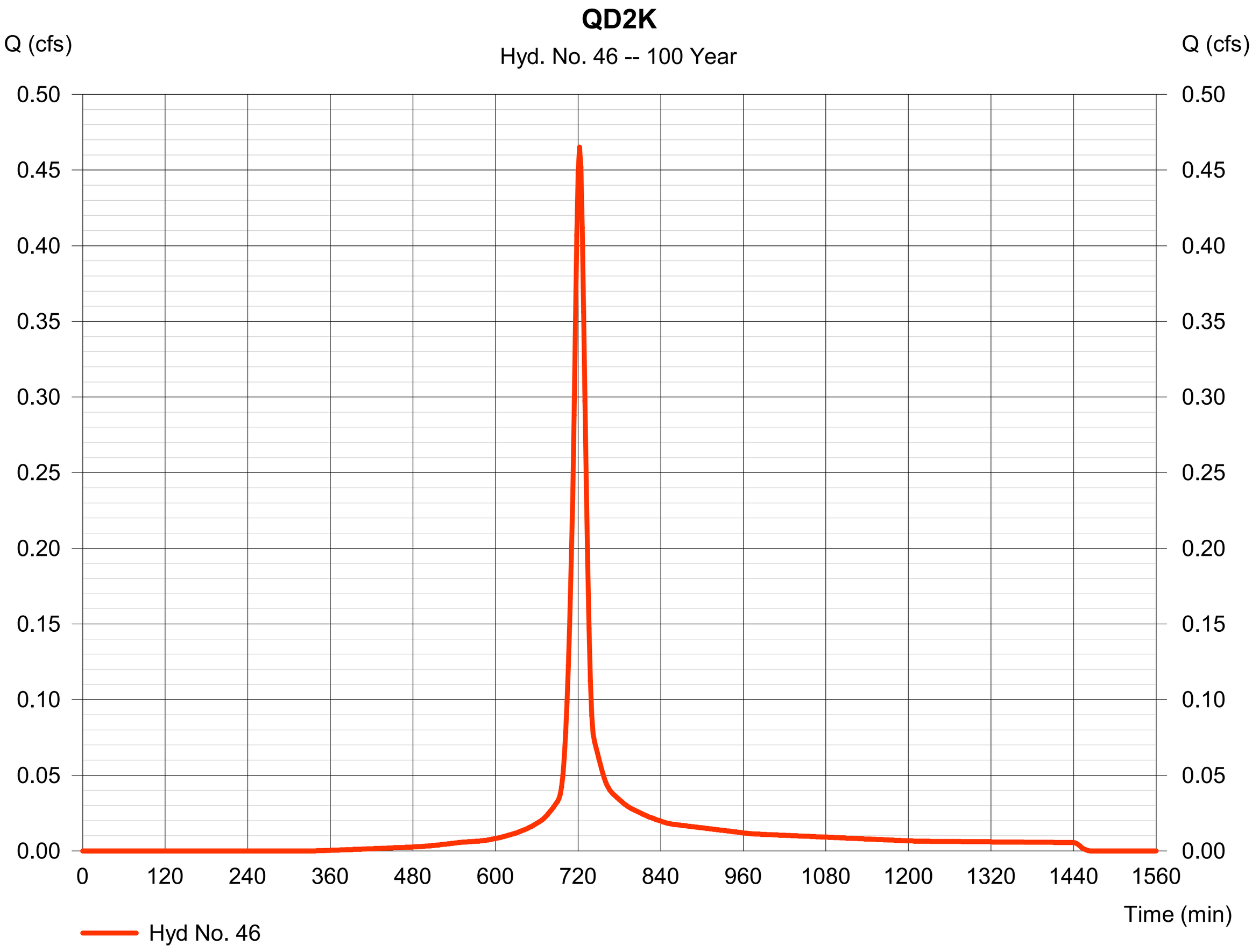


Hydrograph Report

Hyd. No. 46

QD2K

Hydrograph type	= SCS Runoff	Peak discharge	= 0.465 cfs
Storm frequency	= 100 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 1,322 cuft
Drainage area	= 0.170 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 13.80 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

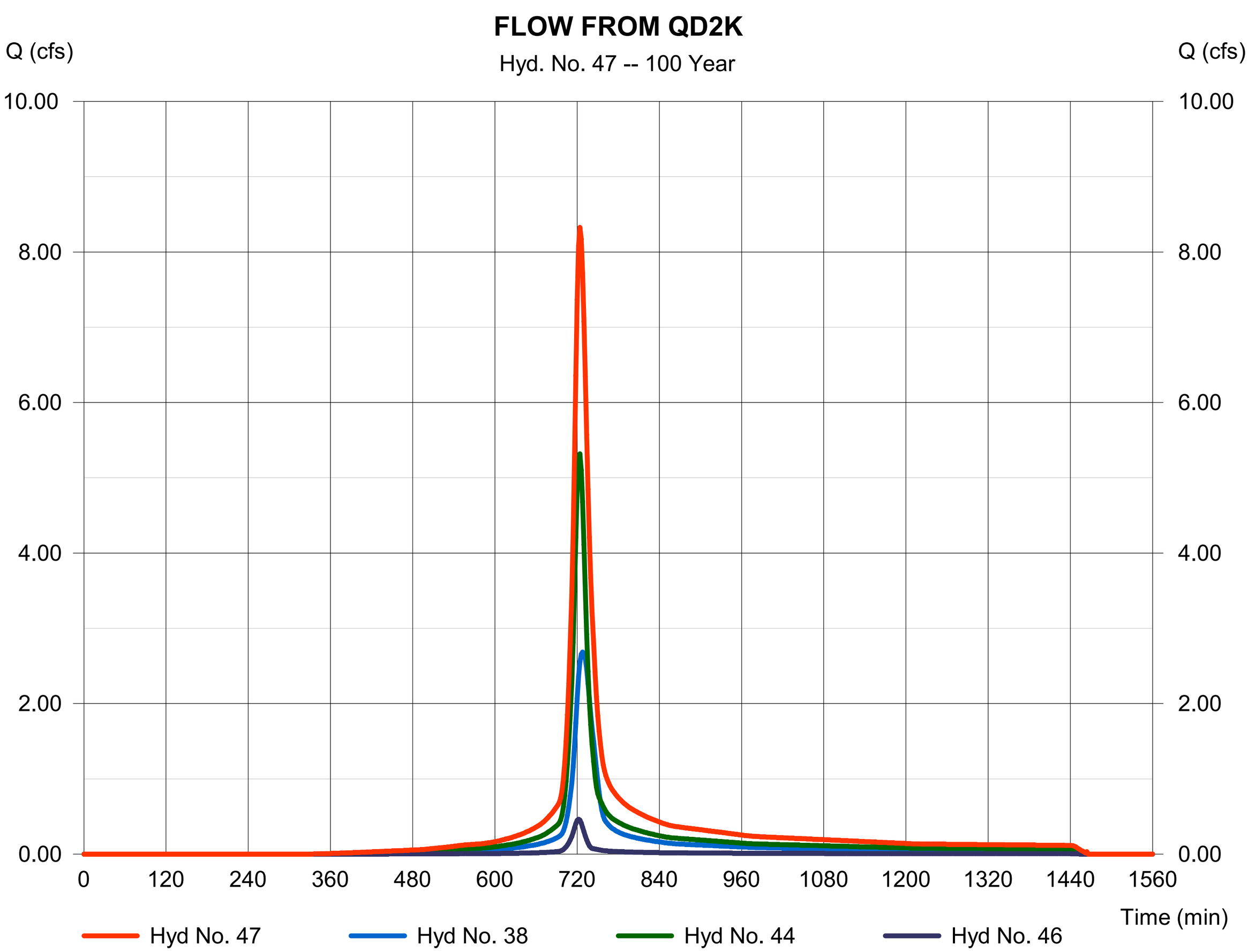


Hydrograph Report

Hyd. No. 47

FLOW FROM QD2K

Hydrograph type	= Combine	Peak discharge	= 8.324 cfs
Storm frequency	= 100 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 27,635 cuft
Inflow hyds.	= 38, 44, 46	Contrib. drain. area	= 0.170 ac



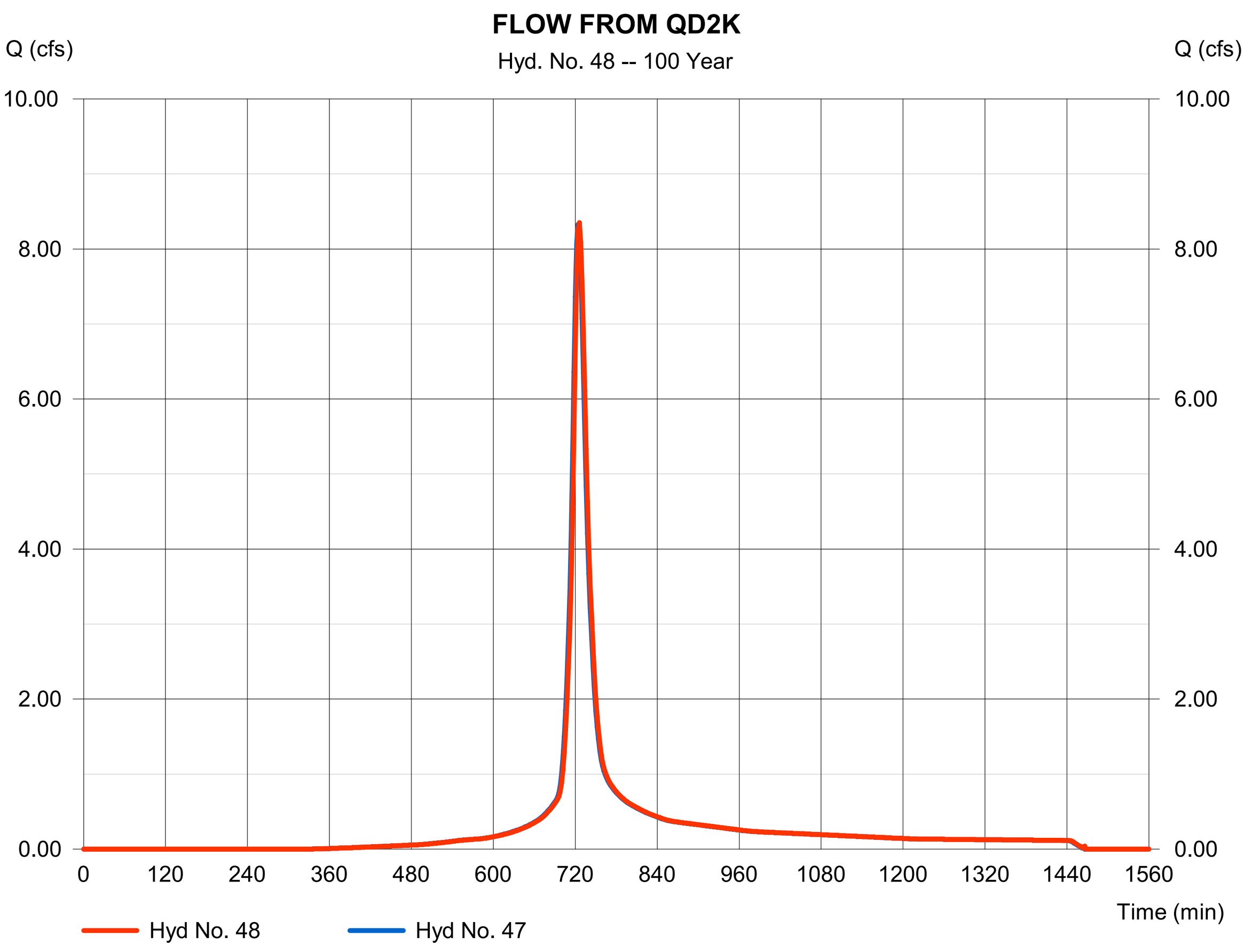
Hydrograph Report

Hyd. No. 48

FLOW FROM QD2K

Hydrograph type	=	Reach	Peak discharge	=	8.352 cfs
Storm frequency	=	100 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	27,636 cuft
Inflow hyd. No.	=	47 - FLOW FROM QD2K	Section type	=	Circular
Reach length	=	75.6 ft	Channel slope	=	0.3 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.060	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.4491

Modified Att-Kin routing method used.

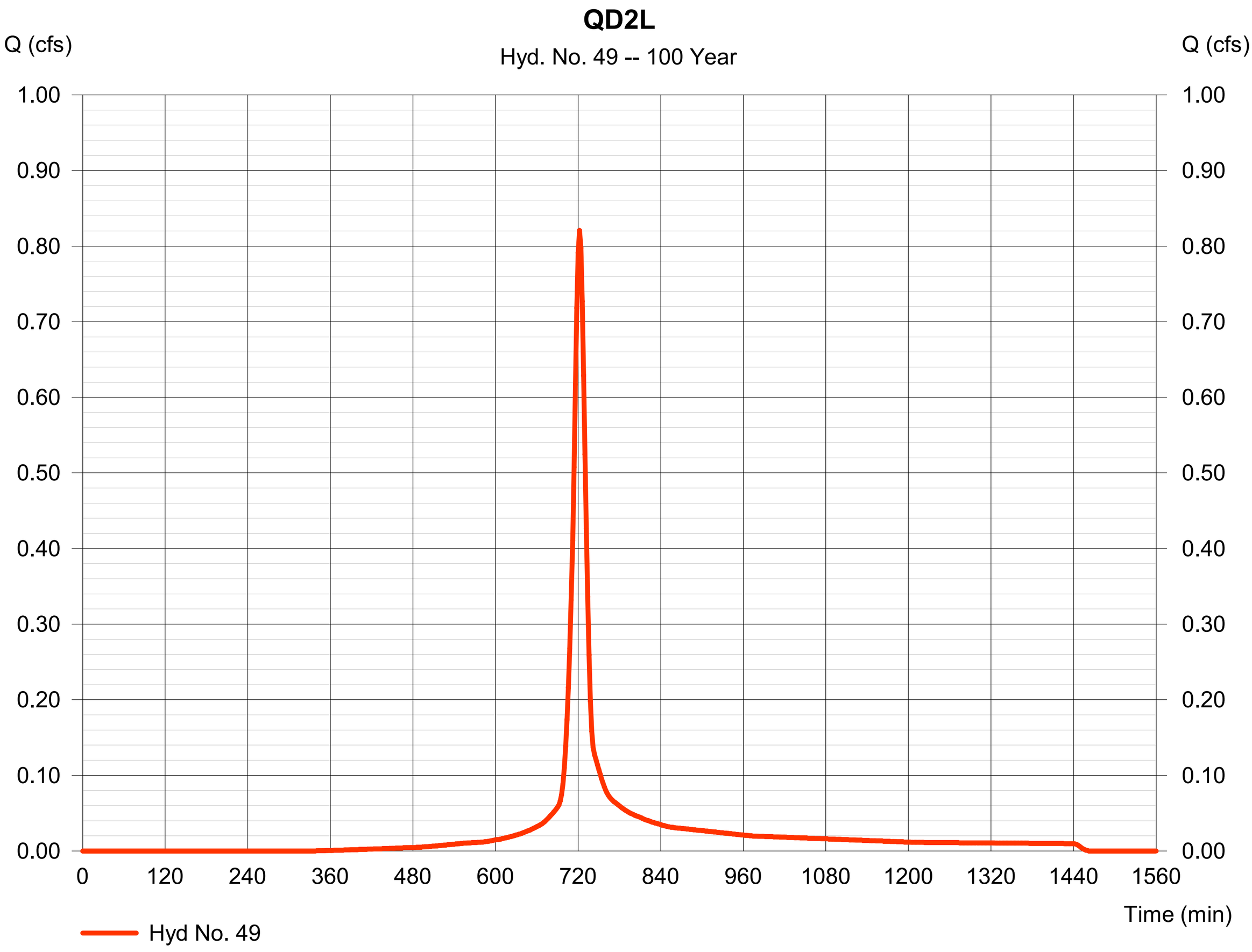


Hydrograph Report

Hyd. No. 49

QD2L

Hydrograph type	= SCS Runoff	Peak discharge	= 0.821 cfs
Storm frequency	= 100 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 2,332 cuft
Drainage area	= 0.300 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 14.30 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

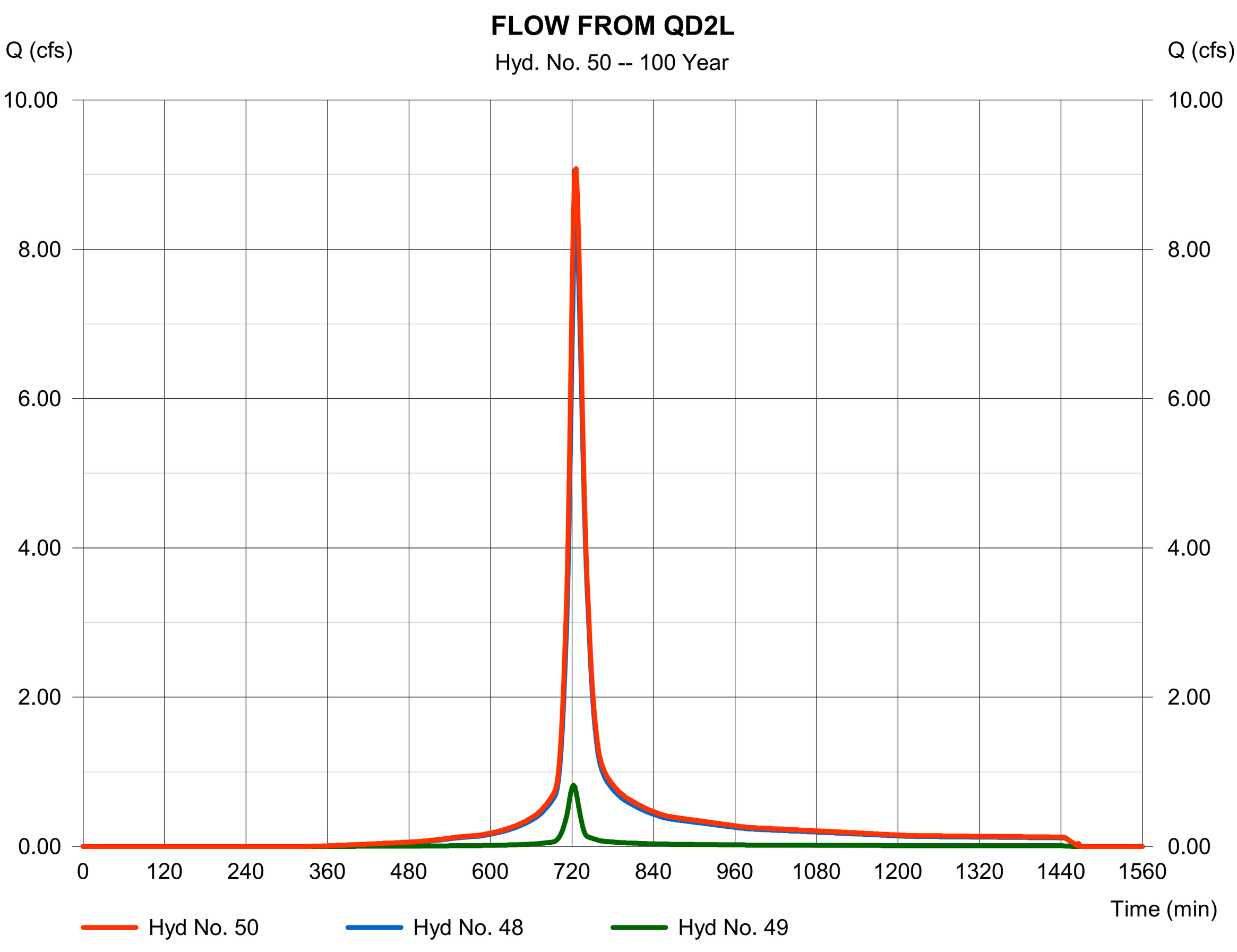


Hydrograph Report

Hyd. No. 50

FLOW FROM QD2L

Hydrograph type	= Combine	Peak discharge	= 9.079 cfs
Storm frequency	= 100 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 29,968 cuft
Inflow hyds.	= 48, 49	Contrib. drain. area	= 0.300 ac



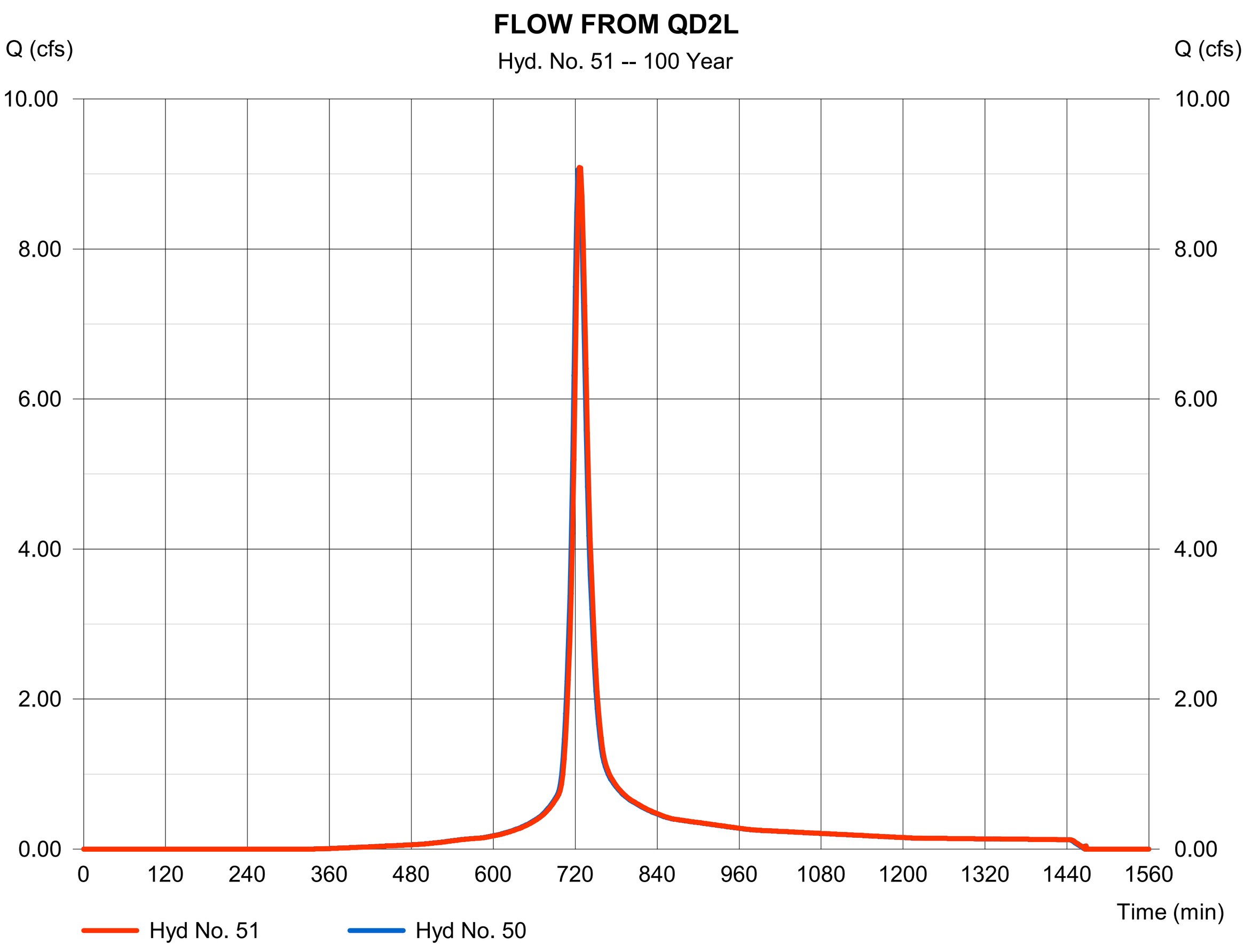
Hydrograph Report

Hyd. No. 51

FLOW FROM QD2L

Hydrograph type	=	Reach	Peak discharge	=	9.088 cfs
Storm frequency	=	100 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	29,967 cuft
Inflow hyd. No.	=	50 - FLOW FROM QD2L	Section type	=	Circular
Reach length	=	194.8 ft	Channel slope	=	0.3 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.060	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.0532

Modified Att-Kin routing method used.

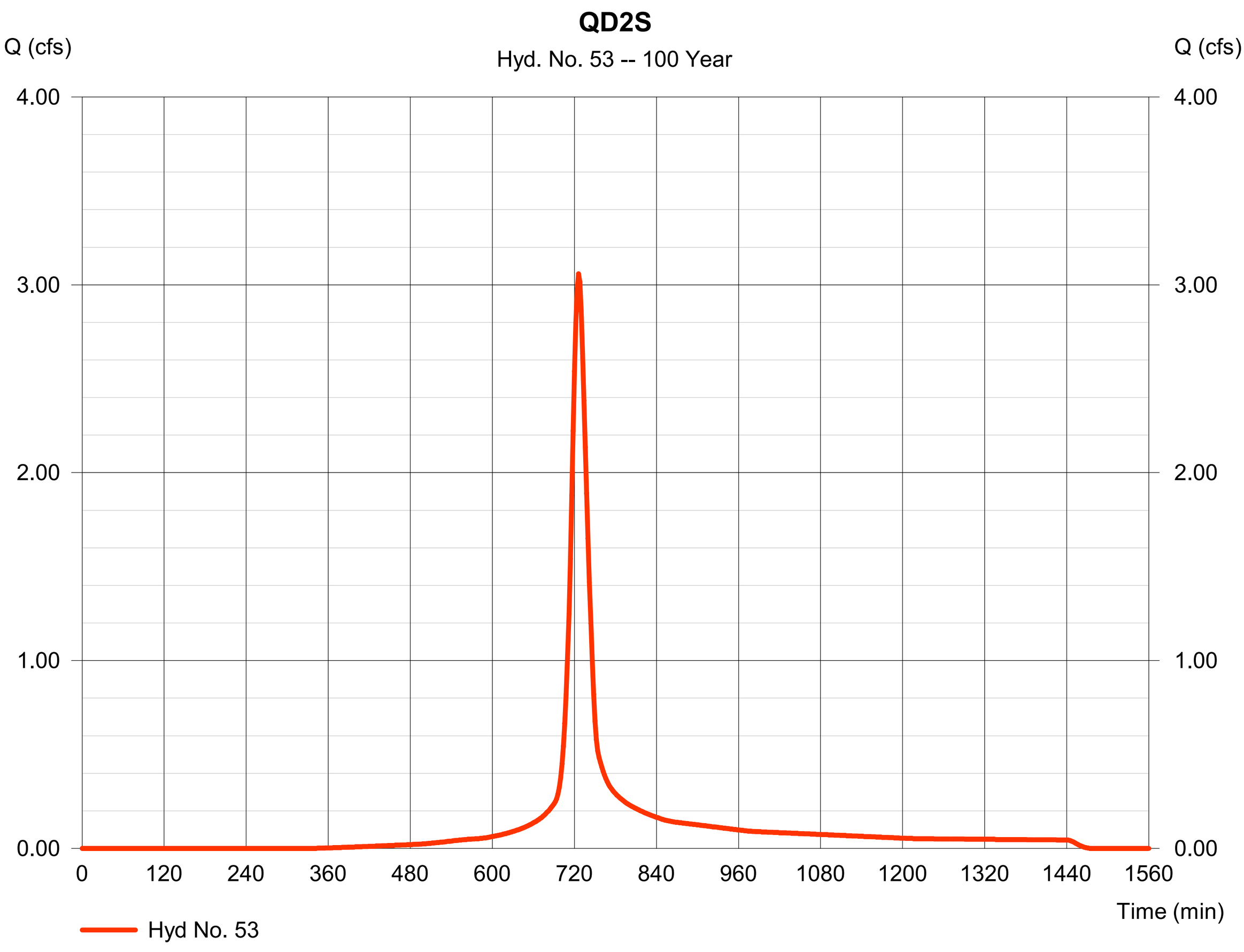


Hydrograph Report

Hyd. No. 53

QD2S

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.058 cfs
Storm frequency	=	100 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	10,631 cuft
Drainage area	=	1.310 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	23.20 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



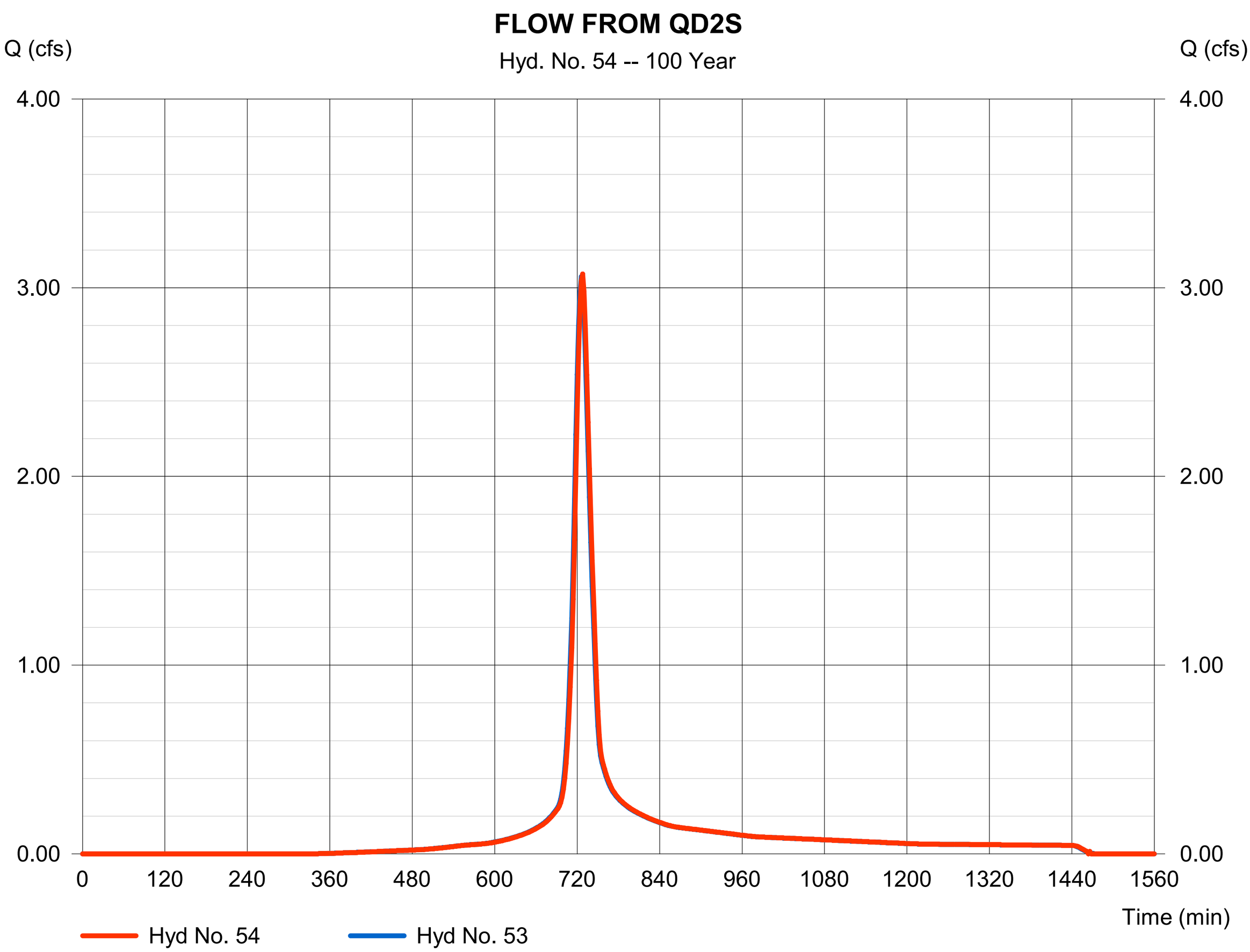
Hydrograph Report

Hyd. No. 54

FLOW FROM QD2S

Hydrograph type	=	Reach	Peak discharge	=	3.072 cfs
Storm frequency	=	100 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	10,629 cuft
Inflow hyd. No.	=	53 - QD2S	Section type	=	Circular
Reach length	=	28.7 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.509	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.6381

Modified Att-Kin routing method used.

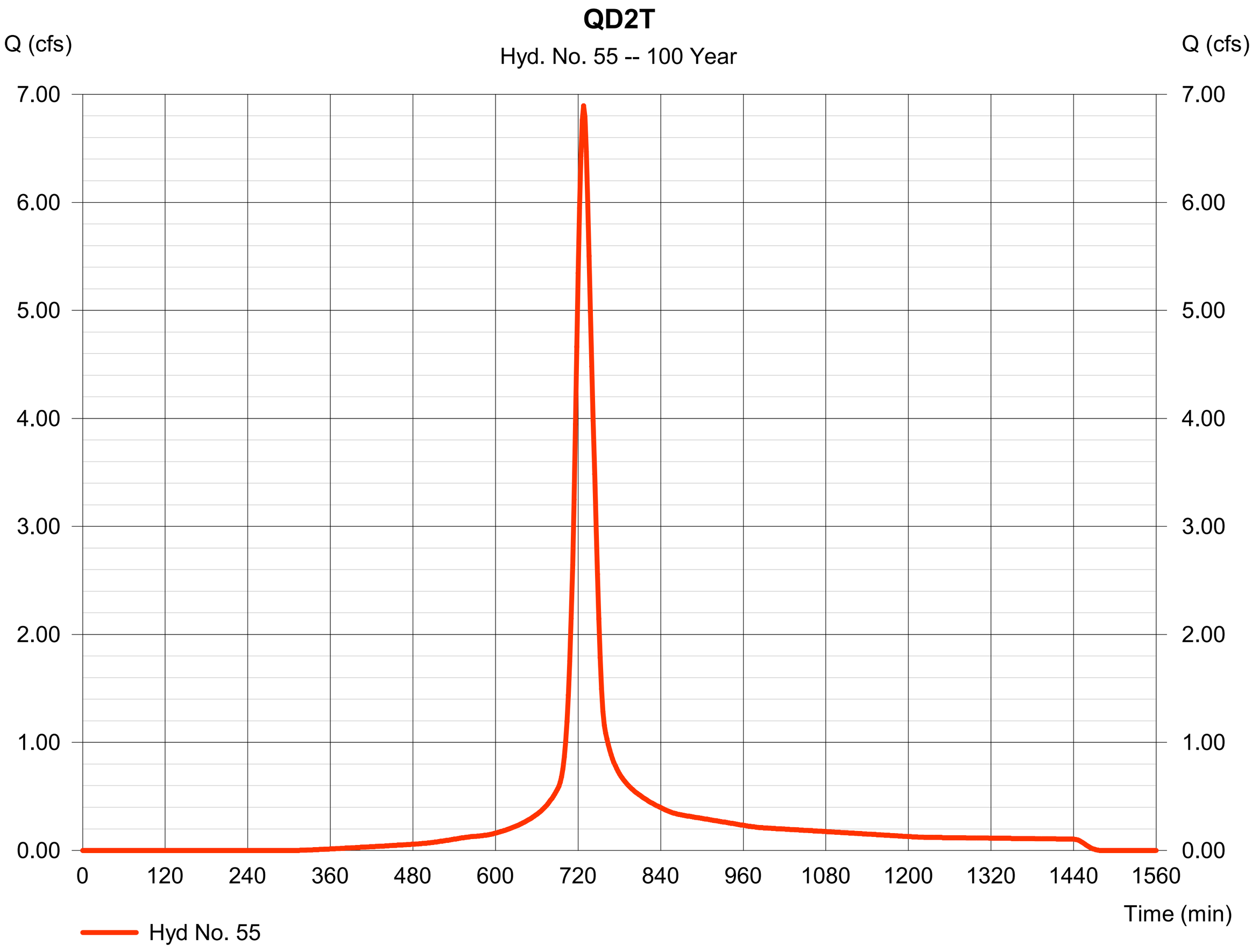


Hydrograph Report

Hyd. No. 55

QD2T

Hydrograph type	= SCS Runoff	Peak discharge	= 6.894 cfs
Storm frequency	= 100 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 25,572 cuft
Drainage area	= 3.130 ac	Curve number	= 91
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 24.20 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

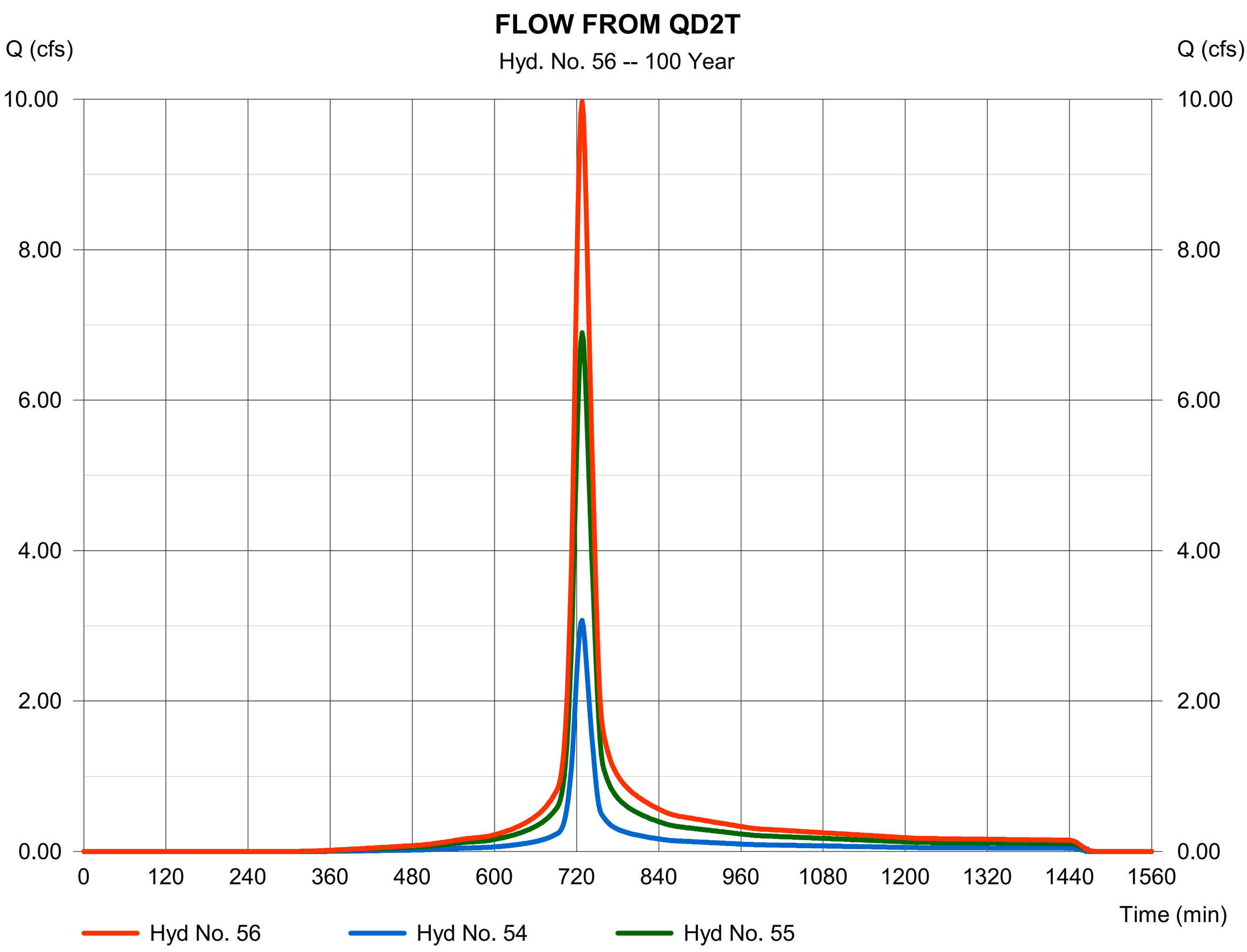


Hydrograph Report

Hyd. No. 56

FLOW FROM QD2T

Hydrograph type	= Combine	Peak discharge	= 9.967 cfs
Storm frequency	= 100 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 36,202 cuft
Inflow hyds.	= 54, 55	Contrib. drain. area	= 3.130 ac



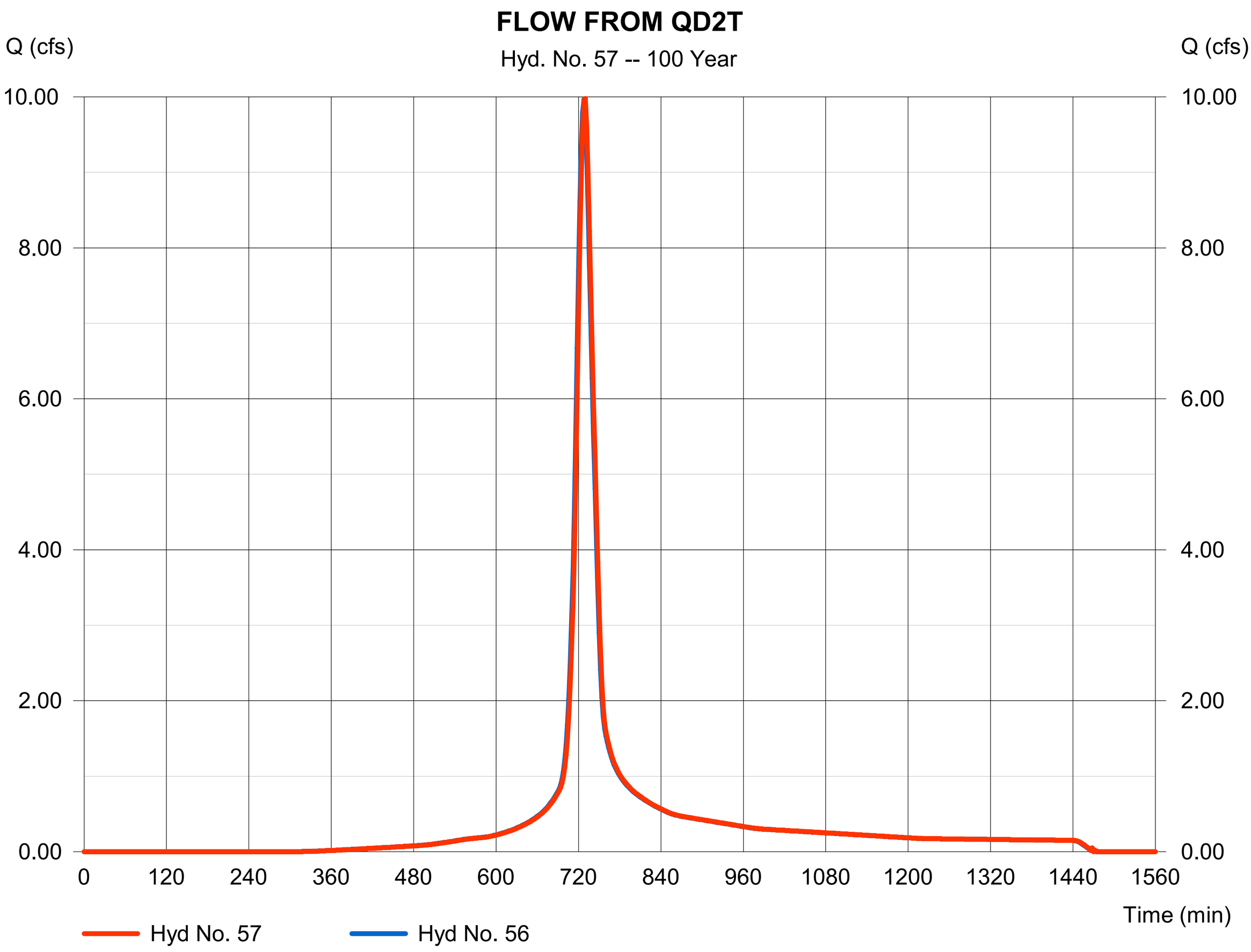
Hydrograph Report

Hyd. No. 57

FLOW FROM QD2T

Hydrograph type	=	Reach	Peak discharge	=	9.977 cfs
Storm frequency	=	100 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	36,202 cuft
Inflow hyd. No.	=	56 - FLOW FROM QD2T	Section type	=	Circular
Reach length	=	55.6 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.509	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.7675

Modified Att-Kin routing method used.

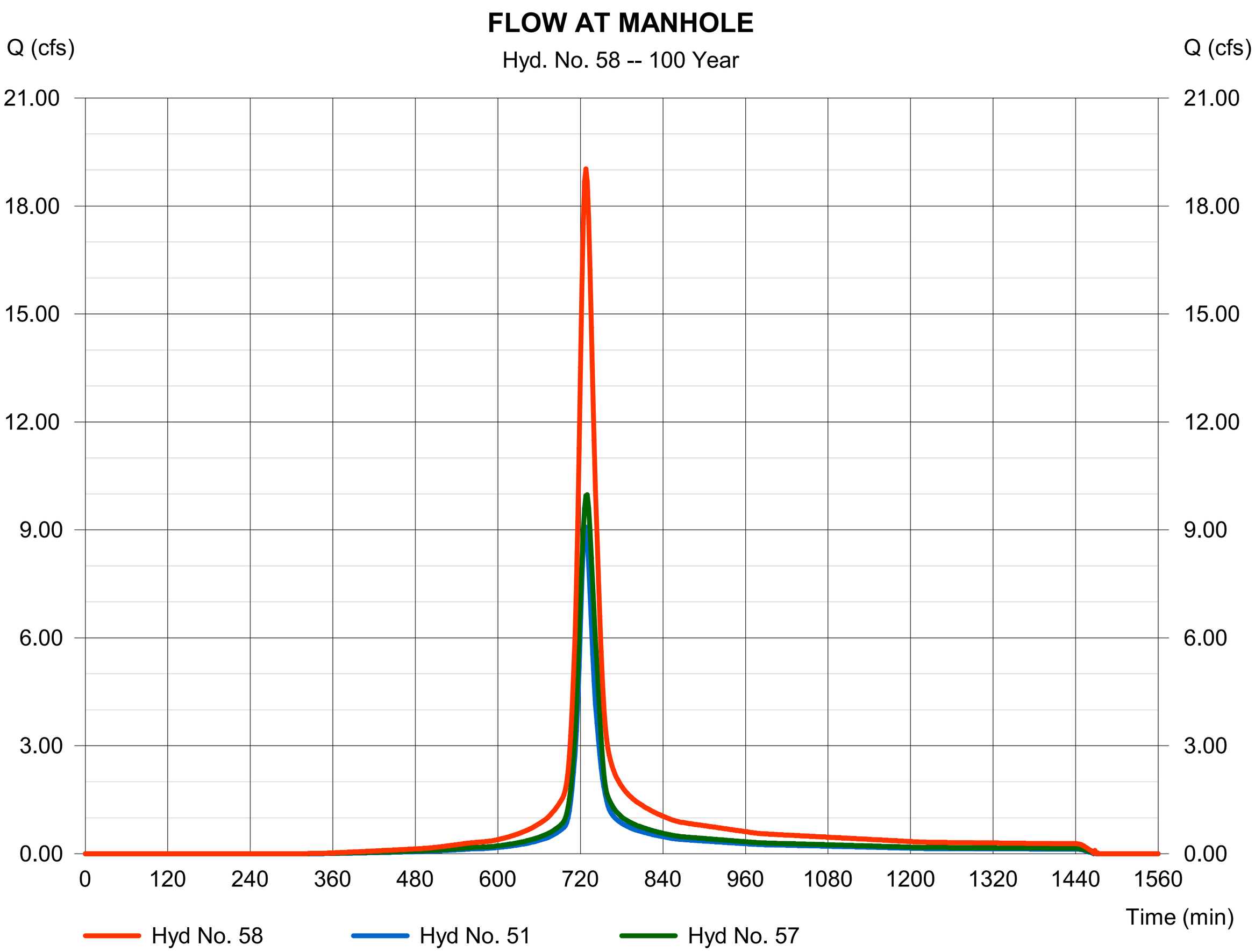


Hydrograph Report

Hyd. No. 58

FLOW AT MANHOLE

Hydrograph type	= Combine	Peak discharge	= 19.03 cfs
Storm frequency	= 100 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 66,169 cuft
Inflow hyds.	= 51, 57	Contrib. drain. area	= 0.000 ac



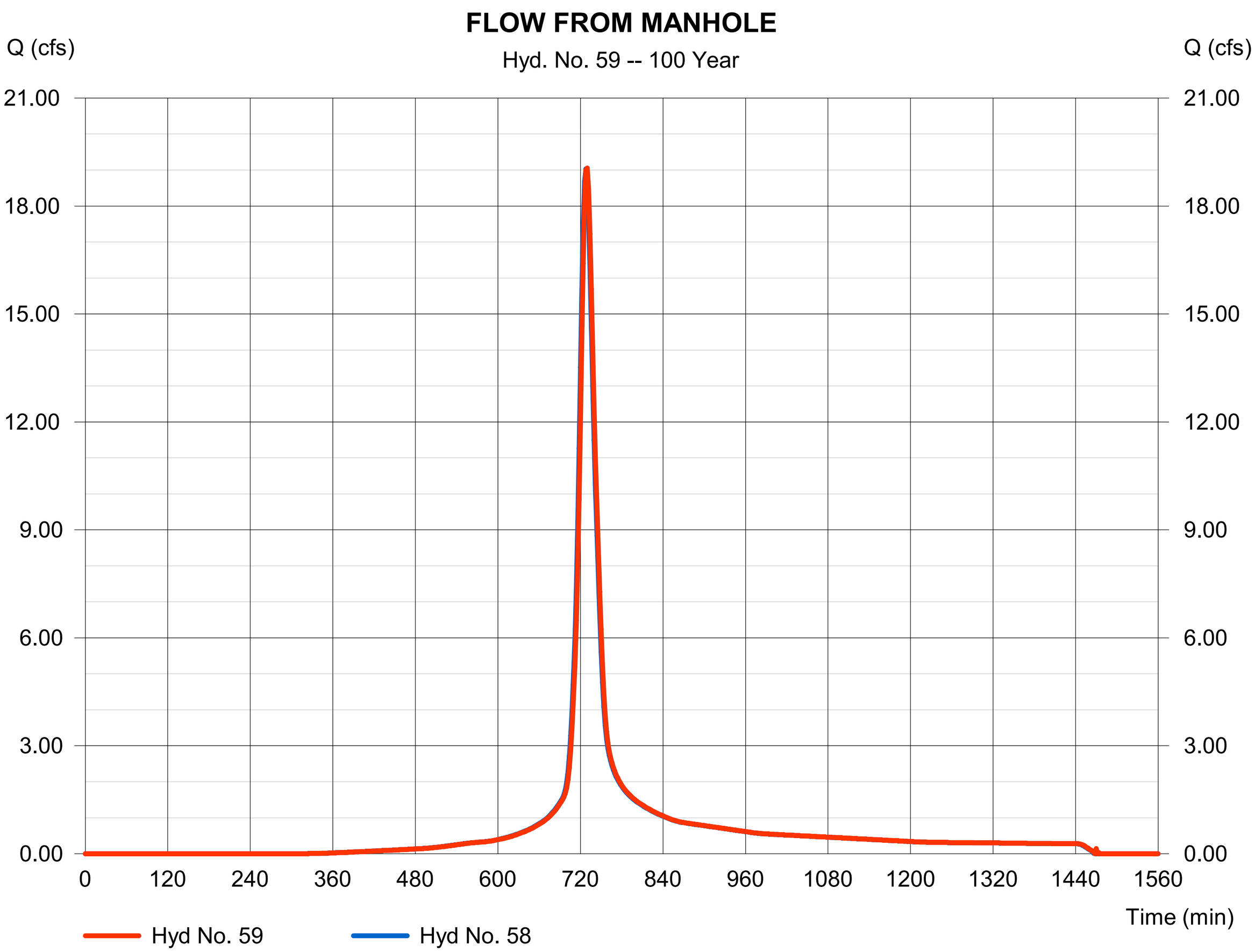
Hydrograph Report

Hyd. No. 59

FLOW FROM MANHOLE

Hydrograph type	=	Reach	Peak discharge	=	19.05 cfs
Storm frequency	=	100 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	66,177 cuft
Inflow hyd. No.	=	58 - FLOW AT MANHOLE	Section type	=	Circular
Reach length	=	141.5 ft	Channel slope	=	0.3 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.060	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.5250

Modified Att-Kin routing method used.

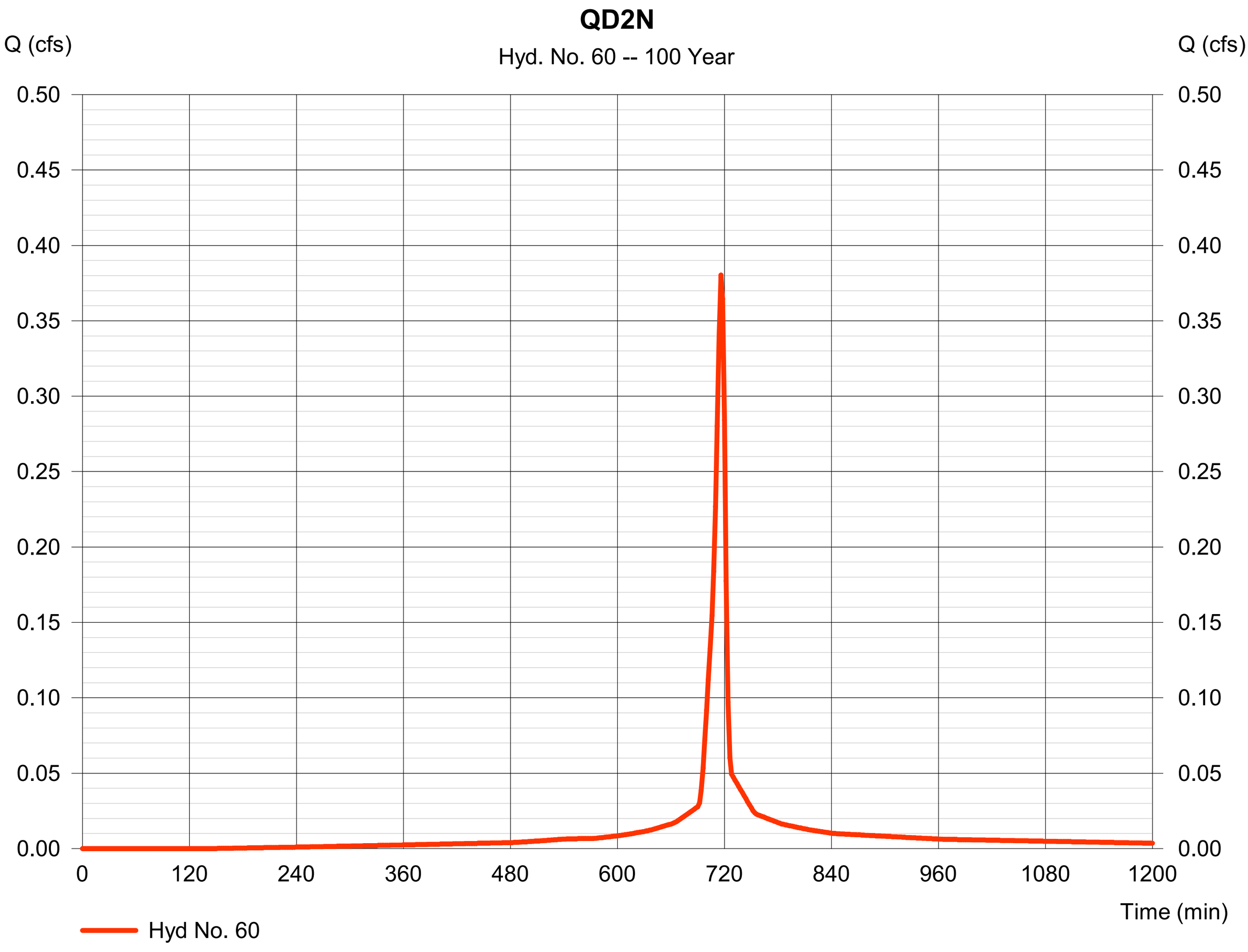


Hydrograph Report

Hyd. No. 60

QD2N

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.380 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	851 cuft
Drainage area	=	0.090 ac	Curve number	=	96
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

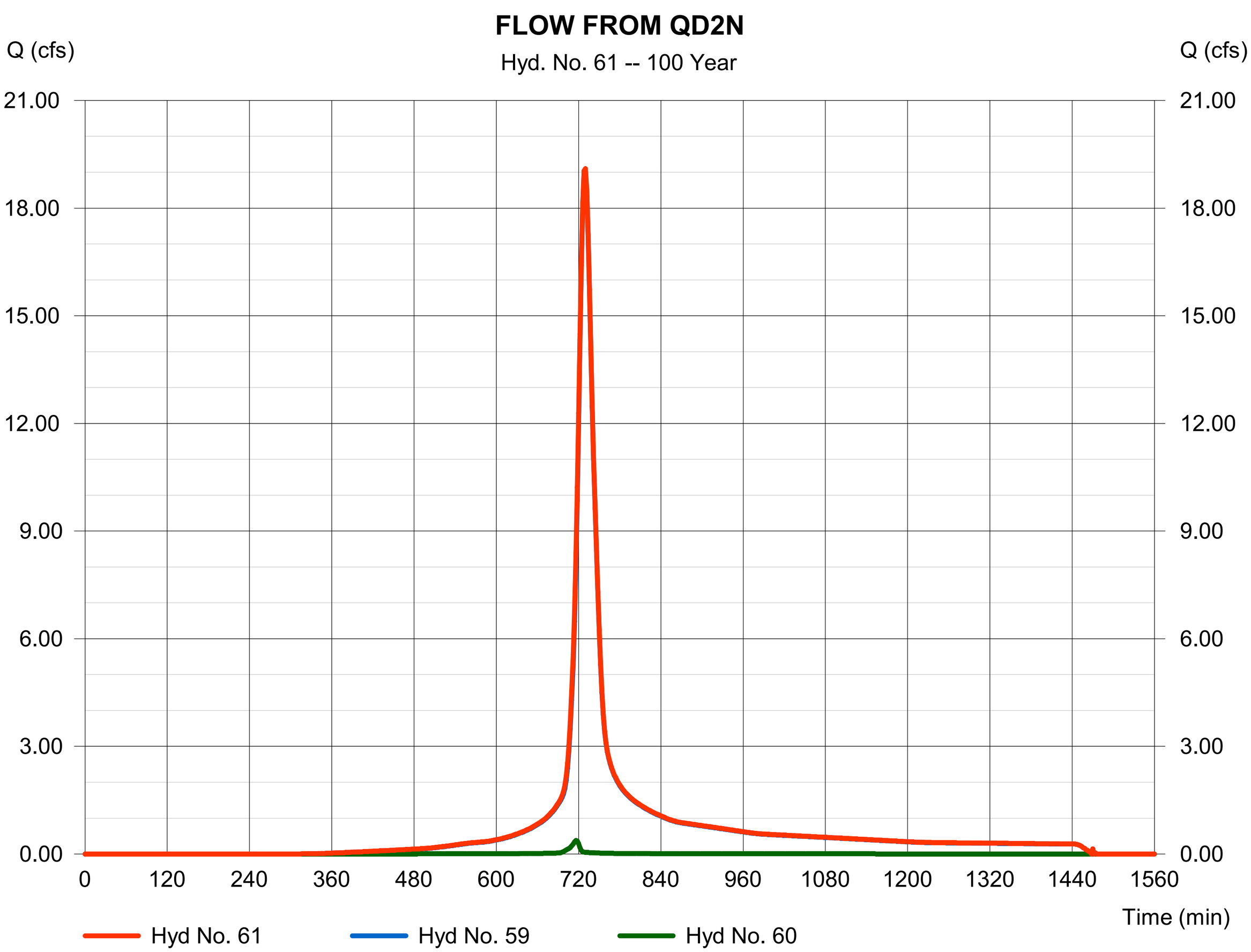


Hydrograph Report

Hyd. No. 61

FLOW FROM QD2N

Hydrograph type	= Combine	Peak discharge	= 19.10 cfs
Storm frequency	= 100 yrs	Time to peak	= 730 min
Time interval	= 2 min	Hyd. volume	= 67,028 cuft
Inflow hyds.	= 59, 60	Contrib. drain. area	= 0.090 ac



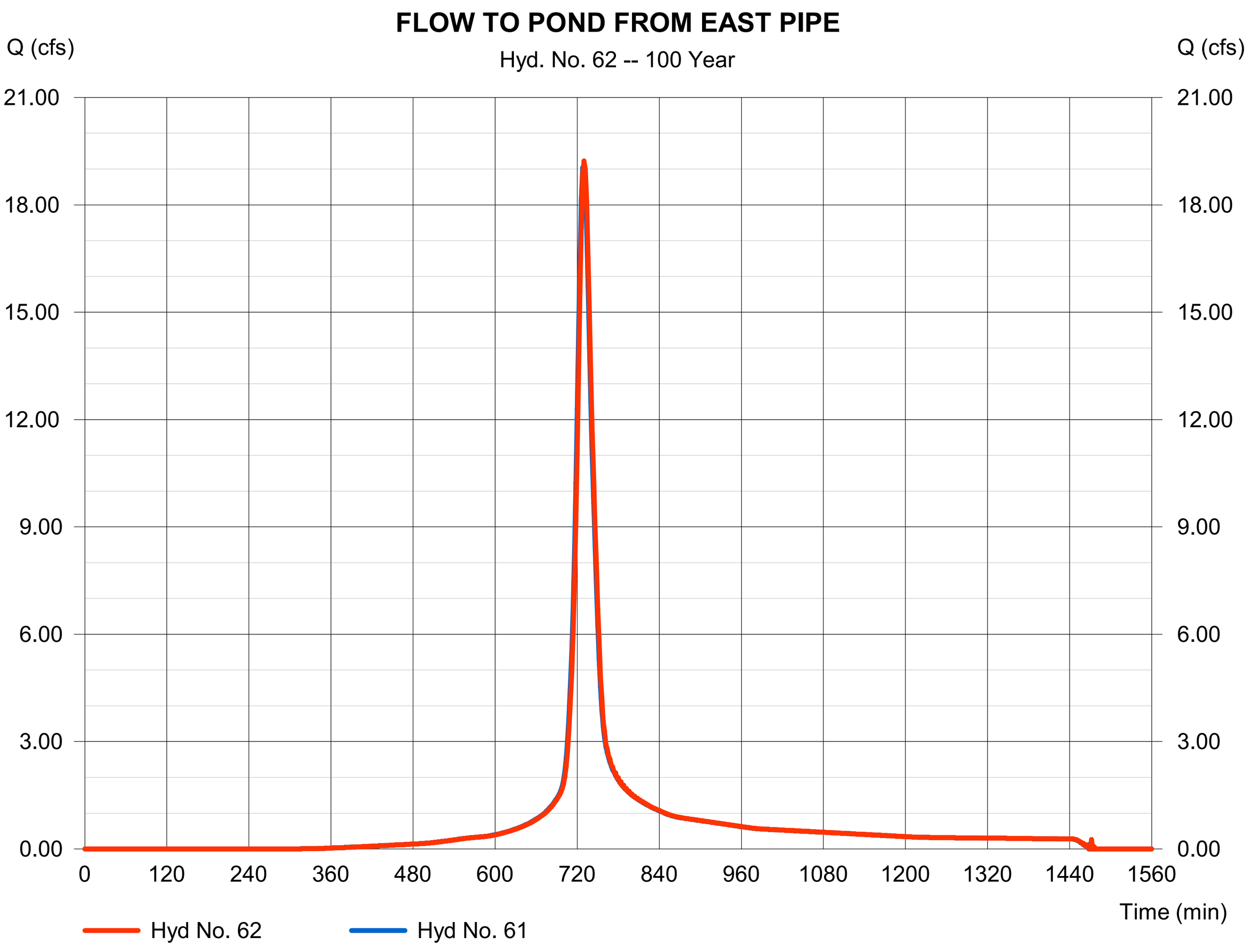
Hydrograph Report

Hyd. No. 62

FLOW TO POND FROM EAST PIPE

Hydrograph type	= Reach	Peak discharge	= 19.23 cfs
Storm frequency	= 100 yrs	Time to peak	= 730 min
Time interval	= 2 min	Hyd. volume	= 67,051 cuft
Inflow hyd. No.	= 61 - FLOW FROM QD2N	Section type	= Circular
Reach length	= 23.1 ft	Channel slope	= 0.3 %
Manning's n	= 0.024	Bottom width	= 2.0 ft
Side slope	= 0.0:1	Max. depth	= 0.0 ft
Rating curve x	= 2.060	Rating curve m	= 1.250
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 1.9036

Modified Att-Kin routing method used.

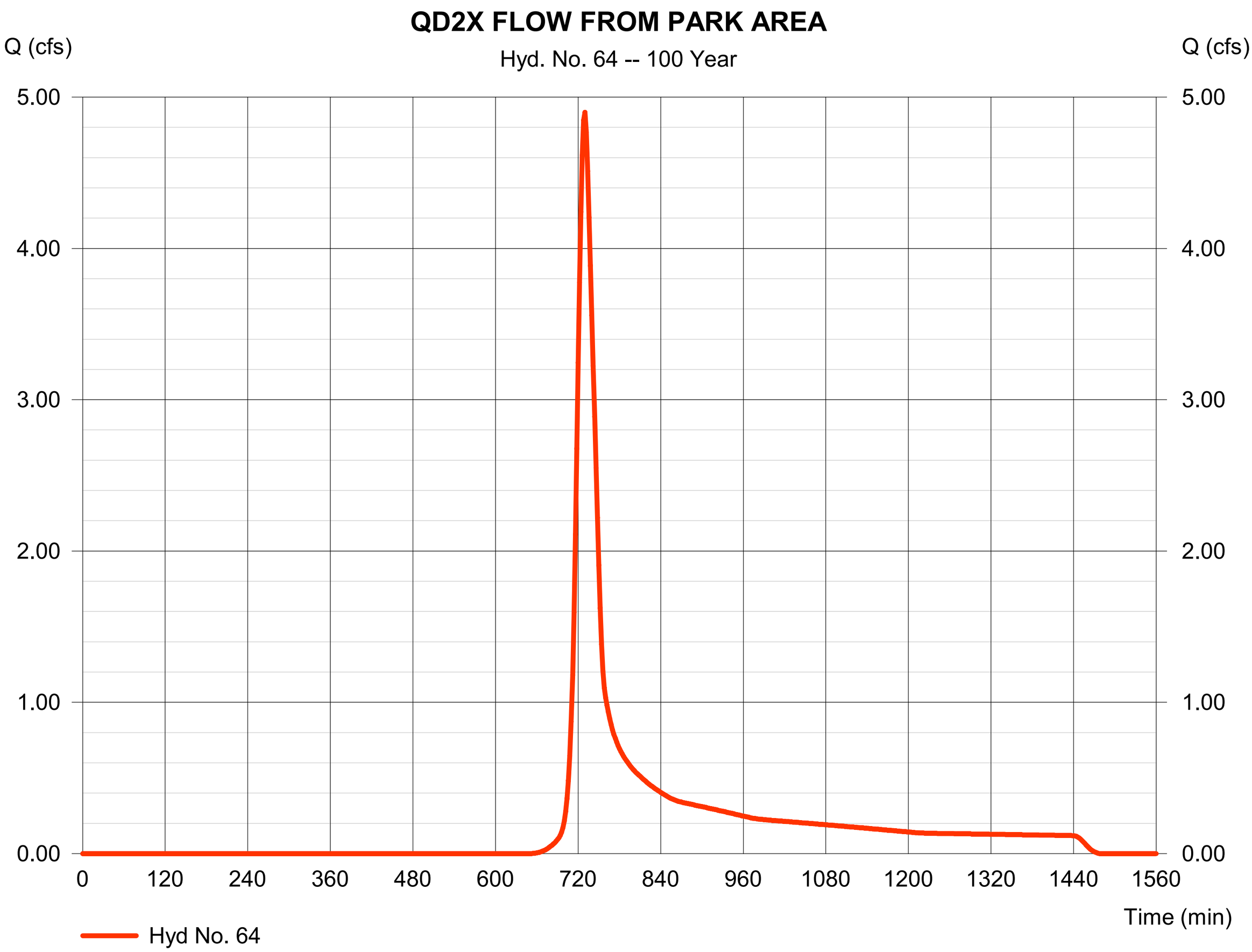


Hydrograph Report

Hyd. No. 64

QD2X FLOW FROM PARK AREA

Hydrograph type	=	SCS Runoff	Peak discharge	=	4.900 cfs
Storm frequency	=	100 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	19,080 cuft
Drainage area	=	5.050 ac	Curve number	=	74
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	25.00 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

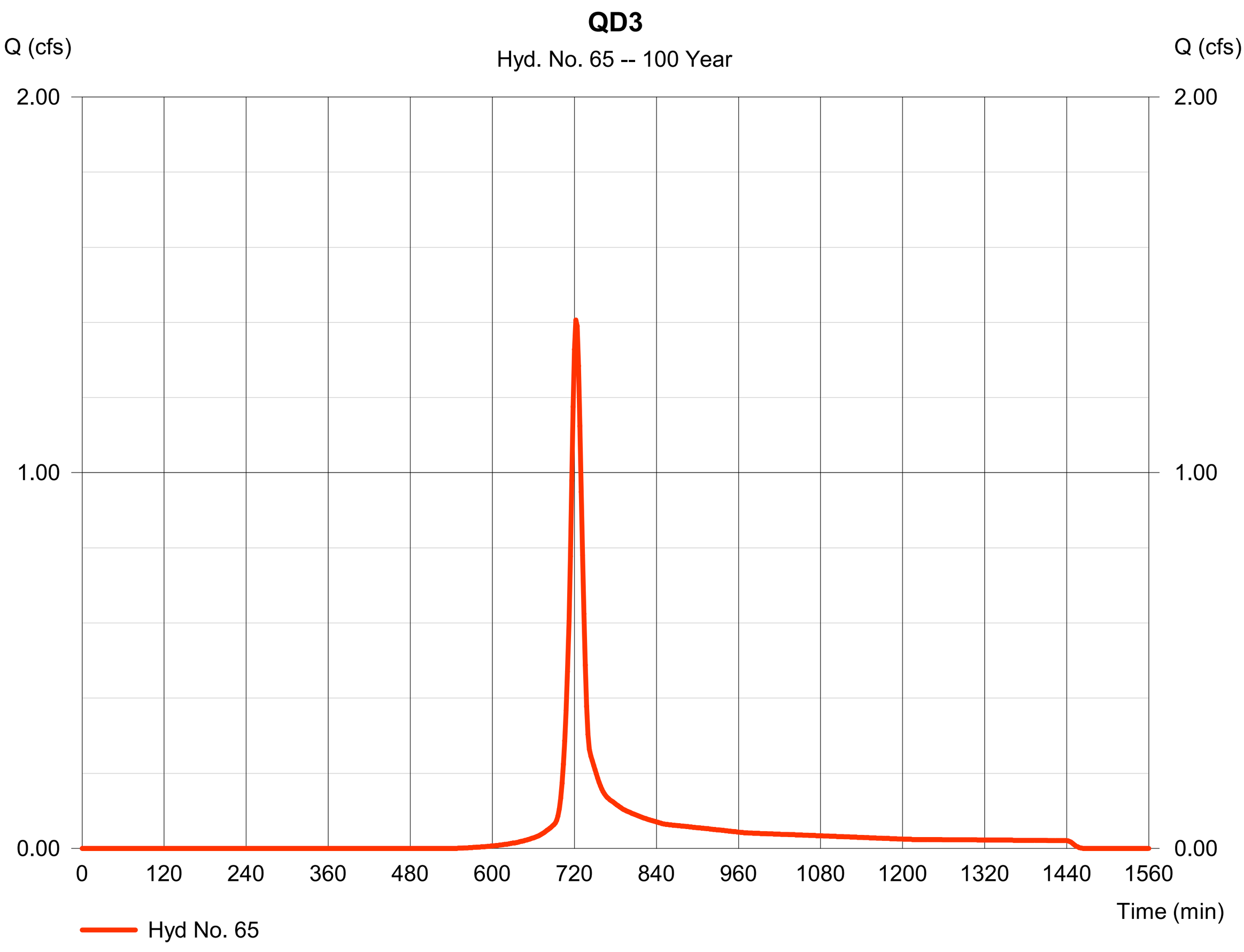


Hydrograph Report

Hyd. No. 65

QD3

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.407 cfs
Storm frequency	=	100 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	3,962 cuft
Drainage area	=	0.750 ac	Curve number	=	81
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	14.30 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

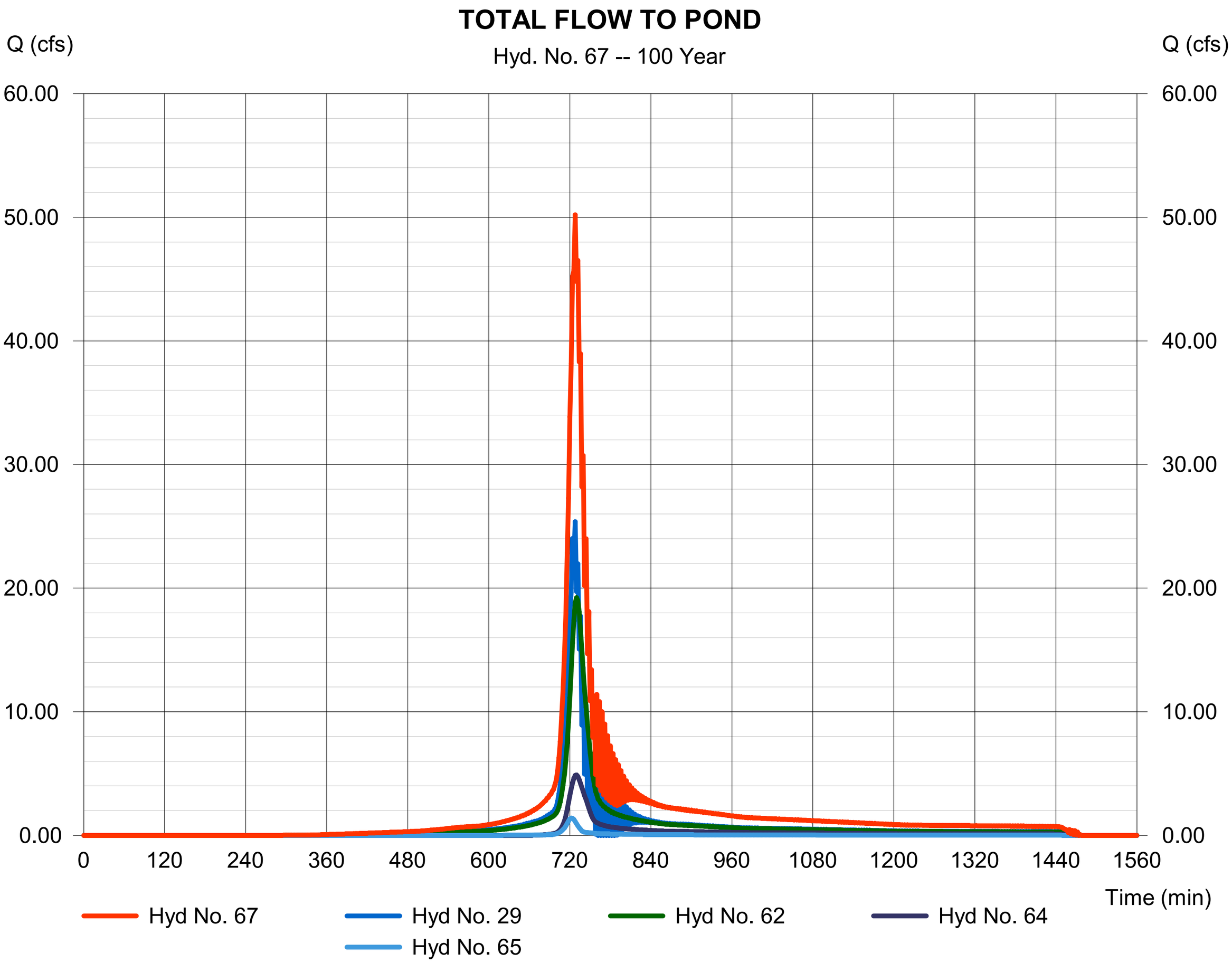


Hydrograph Report

Hyd. No. 67

TOTAL FLOW TO POND

Hydrograph type	=	Combine	Peak discharge	=	50.18 cfs
Storm frequency	=	100 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	164,786 cuft
Inflow hyds.	=	29, 62, 64, 65	Contrib. drain. area	=	5.800 ac



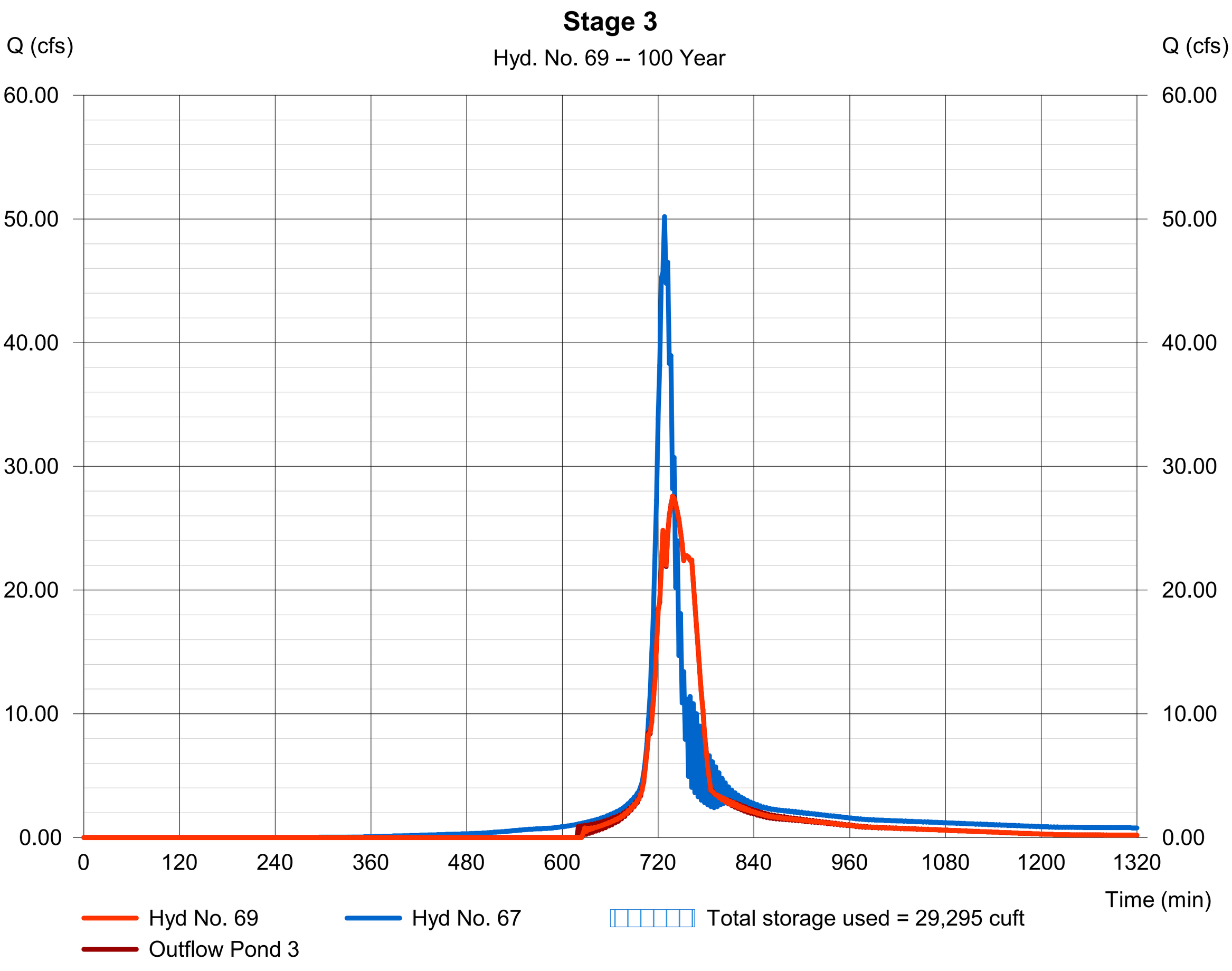
Hydrograph Report

Hyd. No. 69

Stage 3

Hydrograph type	=	Reservoir (Interconnected)	Peak discharge	=	27.60 cfs
Storm frequency	=	100 yrs	Time to peak	=	738 min
Time interval	=	2 min	Hyd. volume	=	126,853 cuft
Upper Pond	=	Stage 3	Lower Pond	=	outfall
Inflow hyd.	=	67 - TOTAL FLOW TO POND	Other Inflow hyd.	=	None
Max. Elevation	=	6476.30 ft	Max. Elevation	=	6475.09 ft
Max. Storage	=	29,004 cuft	Max. Storage	=	292 cuft

Interconnected Pond Routing. Storage Indication method used.



Hydraflow Rainfall Report

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	--------
2	69.8703	13.1000	0.8658	--------
3	0.0000	0.0000	0.0000	--------
5	79.2597	14.6000	0.8369	--------
10	88.2351	15.5000	0.8279	--------
25	102.6072	16.5000	0.8217	--------
50	114.8193	17.2000	0.8199	--------
100	127.1596	17.8000	0.8186	--------

File name: SampleFHA.idf

Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	5.69	4.61	3.89	3.38	2.99	2.69	2.44	2.24	2.07	1.93	1.81	1.70
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.57	5.43	4.65	4.08	3.65	3.30	3.02	2.79	2.59	2.42	2.27	2.15
10	7.24	6.04	5.21	4.59	4.12	3.74	3.43	3.17	2.95	2.77	2.60	2.46
25	8.25	6.95	6.03	5.34	4.80	4.38	4.02	3.73	3.48	3.26	3.07	2.91
50	9.04	7.65	6.66	5.92	5.34	4.87	4.49	4.16	3.88	3.65	3.44	3.25
100	9.83	8.36	7.30	6.50	5.87	5.36	4.94	4.59	4.29	4.03	3.80	3.60

Tc = time in minutes. Values may exceed 60.

Precip. file name: Sample.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	0.00	1.52	0.00	3.30	4.33	2.60	2.91	3.23
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-1st	0.00	0.00	0.00	2.75	0.00	0.00	0.00	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	2.80	0.00	0.00	0.00	0.00

Western Technologies
An RMA Company

GEOTECHNICAL EVALUATION REPORT

LOS PRADOS DEVELOPMENT
3600 & 3740 South Meadows Road
Santa Fe, New Mexico
WT Job No. 32-224032-0

PREPARED FOR:
Homewise
1301 Silver Road, Building D
Santa Fe, NM 87507
Attn: Jaime Jaramillo

February 29, 2024

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BORING LOCATION DIAGRAM ..... Plate 1

APPENDIX A

Definition of Terminology A-1
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APPENDIX B

Soil Properties ..... B-1 to B-4

GEOTECHNICAL EVALUATION
LOS PRADOS DEVELOPMENT
3600 & 3740 SOUTH MEADOWS ROAD
SANTA FE, NEW MEXICO
JOB NO. 32-224032-0

1.0 PURPOSE

This report contains the results of our geotechnical evaluation for a proposed residential subdivision to be located at the above-referenced address in Santa Fe, New Mexico. The purpose of these services is to provide information and recommendations regarding:

- Subsurface conditions
- Foundation design parameters
- Lateral earth pressures
- Earthwork guidelines
- Drainage
- Percolation Rate
- Groundwater
- Corrosivity (soil to concrete)
- Seismic considerations
- Excavation conditions
- Pavement

Results of the field exploration, field tests, and laboratory testing program are presented in the Appendices.

2.0 PROJECT DESCRIPTION

Based on the information provided by Jaime Jaramillo, the proposed project will consist of the development of approximately a 17-acre site as a single-family residential subdivision. The proposed homes will be one- to two-story, slab-on-grade structure using wood concrete construction. We understand that the proposed development will include condominiums, retaining walls and a site-specific percolation rate evaluation. Maximum wall and column loads will not exceed 3 klf and 75 kips, respectively. We anticipate no extraordinary slab-on-grade criteria, and that ground floor level will be within a few feet of existing site grade. Residential paved areas for parking and driveways will be constructed. Any off-site improvements have not been included as part of this evaluation. Should any of our information or assumptions not be correct, we should be notified.

3.0 SCOPE OF SERVICES

3.1 Field Exploration

Eleven (11) borings were drilled to depths ranging from 5 to 21.5 feet below existing site grade in the proposed building areas. In addition, fourteen (14) borings were drilled to depths of about 5 feet in the proposed pavement areas. Also, five (5) percolation tests were performed within the proposed drainage basins. The borings were at the approximate locations shown on the attached Boring Location Diagram. The boring locations shown in Boring Location Diagram and elevations shown in the boring logs are based on Google Earth Pro (accessed January 19, 2024) and should be considered accurate only to the degree permitted by our data sources and implied by our measuring methods.

A field log was prepared for each boring. These logs contain visual classifications of the materials encountered during drilling as well as interpolation of the subsurface conditions between samples. Final logs, included in Appendix A, represent our interpretation of the field logs and may include modifications based on laboratory observations and tests of the field samples. The final logs describe the materials encountered, their thickness, and the locations where samples were obtained.

The Unified Soil Classification System was used to classify soils. The soil classification symbols appear on the boring logs and are briefly described in Appendix A. Local and regional geologic characteristics were used to estimate the seismic design criteria.

3.2 Laboratory Analyses

Laboratory analyses were performed on representative soil samples to aid in material classification and to estimate pertinent engineering properties of the on-site soils for preparation of this report. Testing was performed in general accordance with applicable standard test methods. The following tests were performed and the results are presented in Appendix B.

- Field moisture content
- In-situ soil density
- Expansion Potential
- Compression
- Gradation
- Liquid Limit and Plasticity Index
- Water Soluble Sulfate Content
- Water Soluble Chloride Content

3.3 Analyses and Report

This geotechnical engineering report includes a description of the project, a discussion of the field and laboratory testing programs, a discussion of the subsurface conditions, and design recommendations as appropriate to its purpose. The scope of services for this project does not include, either specifically or by implication, any environmental assessment of the site, discovery of underground storage tanks or other underground structures, or identification of contaminated or hazardous materials or conditions. If there is concern about the potential for such contamination, other studies should be undertaken. We are available to discuss the scope of such studies with you.

4.0 SITE CONDITIONS

4.1 Surface

At the time of our exploration, the site was essentially undeveloped. The ground surface was sloping down towards the northeast and contained a moderate to dense growth of grasses, shrubs, and trees. Site drainage trended to the northeast as sheet surface flow. The site is bound by South Meadows Road to the east, Morning Drive to the west and a residential home to the south. Photographs of the site at the time of our exploration are provided below.







4.2 Subsurface

As presented on the Boring Logs, surface soils to depths of 10 feet consisted of loose to very dense Silty SAND, Clayey SAND, Poorly-graded GRAVEL with Clay, Clayey GRAVEL, Silty Clayey SAND and firm to very stiff Lean CLAY. Near surface soils are of nil to high plasticity. The material underlying the surface soils and extending to the full depth of exploration consisted of loose to very dense Poorly-graded SAND, Silty SAND, Clayey SAND, Poorly-graded GRAVEL with Clay, Clayey GRAVEL and Silty Clayey SAND and stiff to hard Lean CLAY. Groundwater was not encountered in any boring at the time of exploration. A detailed description of the soils encountered can be found on the boring logs in Appendix A.

5.0 GEOTECHNICAL PROPERTIES & ANALYSIS

5.1 Laboratory Tests

Laboratory test results (see Appendix B) indicate that on-site subsoils near shallow foundation level exhibit low to moderate compressibility at existing water contents. Moderately high to very high levels of additional compression occurs when the water content is increased.

Near-surface soils are of nil to high plasticity. These soils exhibit low expansion potential when recompacted, confined by loads approximating floor loads and saturated. Slabs-on-grade supported on recompacted on-site soils have a low to medium potential for heaving if the water content of the soil increases.

Chemical tests were performed on representative samples of on-site soils to determine the amount of water-soluble sulfates and chlorides. The test results indicate that the soils classify as negligibly corrosive to concrete according to Table 19.3.1.1 of ACI 318-19.

5.2 Field Tests

The boring logs included in this report are indicators of subsurface conditions only at the specific location and date noted. Variations from the field conditions represented by the borings may become evident during construction. If variations appear, we should be contacted to re-evaluate our recommendations.

6.0 RECOMMENDATIONS

6.1 General

Recommendations contained in this report are based on our understanding of the project criteria described in Section 2.0 and the assumption that the soil and subsurface conditions are those disclosed by the explorations. Others may change the plans, final elevations, number and type of structures, foundation loads, and floor levels during design or construction. Substantially different subsurface conditions from those described herein may be encountered or become known. Any changes in the project criteria or subsurface conditions shall be brought to our attention in writing. This report does not encompass the

effects, if any, of underlying geologic hazards or regional groundwater withdrawal and expresses no opinion regarding their effects on surface movements at the project site.

6.2 Design Considerations

The borings indicate the presence of clay soils on the site. The clay soils may expand or swell with an increase in moisture content. Slabs-on-grade and related improvements situated on expansive clay soils could be subject to relatively large movements if the foundation soils experience an increase or decrease in moisture content. In addition, densification of the soil by the passage of construction equipment may increase the expansion potential of the on-site clayey soil. As expansive soils are encountered during earthwork operations, selective placement procedures should be implemented. Moderately to highly expansive soils should not be used as fill in the slab-on-grade areas within 24 inches of the final subgrade. It should be understood that if moisture penetrates expansive soils, there could be some heave and resultant cracking/distress of the proposed structures and related improvements. Conversely, as expansive soils dry, shrinkage and resultant cracking/distress of the proposed structures and related improvements may occur.

6.3 Building Foundations

Conventional spread-type foundation can be used to support the proposed structures. Since the on-site soils exhibit significant collapse potentials within the upper 5 feet, the foundations should bear on engineered fills achieved by removal and recompaction of the soils below the foundations. The depth and lateral extent of the engineered fills are presented in the **EARTHWORK** section of this report. Footings should bear a minimum of 24 inches below finished grade, which is the lowest adjacent grade for perimeter footings and floor level for interior footings. Recommended minimum widths of column, wood-frame and/or masonry wall footings are 24 and 16 inches, respectively.

Alternative footing depths and allowable bearing capacities are presented in the table below:

Footing Depth Below Finished Grade[4] (ft)	Allowable Bearing Capacity[5] (psf)
2.0[6]	2,500
3.0	3,000

We anticipate that total and differential settlement of the proposed structures, supported as recommended, should be less than 1 inch and ½ inch, respectively. Additional foundation movements could occur if water from any source infiltrates the foundation soils. Therefore, proper drainage should be provided in the final design and during construction.

The uplift resistance of spread footings supporting the structures may be calculated using the cone method. The equation for determining the ultimate uplift capacity as a function of footing width, footing depth, and soil weight is presented below:

$$T = \gamma D2\ (0.6W + 0.6L + 0.4D + \frac{W\ L}{D})$$

Where:
T = ultimate uplift capacity (lbs.)
D = depth of footing below final grade (ft.)
L = length of footing (ft.)
W = width of footing (ft.)
γ = unit weight of soil (pcf)*

*a unit weight of 100 pcf is recommended for the soils at this site

The design uplift resistance should be calculated by dividing the ultimate uplift capacity obtained from the equation above by a factor of safety. A factor of safety of at least 1.5 is recommended for live uplift loads.

All footings, stem walls and masonry walls should be reinforced to reduce the potential for distress caused by differential foundation movements. The use of joints at openings or other discontinuities in masonry walls is recommended.

[4] Finished grade is the lowest adjacent grade for perimeter footings and floor level for interior footings.

[5] Allowable bearing capacities assume fulfillment of **EARTHWORK** recommendations. Pounds per square foot (psf). Allowable Bearing Capacities also assume a minimum factor of safety equal to 3.

[6] Minimum depth for frost protection of exterior footings or footings in unheated spaces.

We recommend that the geotechnical engineer or his representative observe the footing excavations before reinforcing steel and concrete are placed. This observation is to evaluate whether the soils exposed are similar to those anticipated for support of the footings. Any soft, loose, or unacceptable soils should be undercut to suitable materials and backfilled with approved fill materials or lean concrete. Soil backfill should be properly compacted.

6.4 Lateral Design Criteria

The allowable bearing capacities presented in Section 6.3 may should be used in proportioning the footings for the retaining walls. Lateral loads may be resisted by concrete interface friction and by passive resistance. For shallow foundations bearing on properly compacted fill at this site, we recommend the following lateral resistance criteria:

- Passive:
  Shallow wall footings.....250 psf/ft
  Shallow column footings.....400 psf/ft

- Coefficient of base friction (passive).....0.30

Earth retaining structures less than 10 feet in height, above any free water surface, with level backfill and no surcharge loads may be designed using the equivalent fluid pressure method. Recommended active equivalent fluid pressures and coefficients of base friction for unrestrained elements are:

- Active:
  Undisturbed subsoil.....40 psf/ft
  Compacted granular backfill .....30 psf/ft
  Compacted site soils .....35 psf/ft
  On-site clayey soils .....not recommended for use

- Coefficient of base friction (active).....0.40

Where the design includes restrained elements, the following equivalent fluid pressures are recommended:

- At-rest:
  Undisturbed subsoil.....60 psf/ft
  Compacted granular backfill .....55 psf/ft

The equivalent fluid pressures presented herein do not include the lateral pressures arising from the presence of:

- hydrostatic conditions, submergence or partial submergence
- sloping backfill, positively or negatively
- surcharge loading, permanent or temporary
- seismic or dynamic conditions

We recommend a free-draining soil layer or manufactured geosynthetic material be constructed adjacent to the back of any retaining walls. A filter may be required between the soil backfill and drainage layer. This drainage zone should help prevent development of hydrostatic pressure on the wall. This vertical drainage zone should be tied into a gravity drainage system at the base of the wall. It is important that all backfill be properly placed and compacted. Backfill should be mechanically compacted in layers. Flooding or jetting should not be permitted. Care should be taken not to damage the walls when placing the backfill. Backfills should be observed and tested during placement.

Fill against footings, stem walls, and retaining walls should be compacted to densities specified in **EARTHWORK**. Compaction of each lift adjacent to walls should be accomplished with hand-operated tampers or other lightweight compactors. Over-compaction may cause excessive lateral earth pressures that could result in wall movements.

6.5 Seismic Considerations

Structures should be designed in accordance with applicable building codes. The seismic design parameters presented in the following table, in accordance with the 2021 International Building Code/ASCE 7-16 are applicable to the project site:

Seismic Design Parameters 2021 IBC/ASCE 7-16	
Soil Site Class	D
Mapped Spectral Response Acceleration at 0.2 sec period (S_s)	0.411g
Mapped Spectral Response Acceleration at 1.0 sec period (S_1)	0.136g
Site Coefficient for 0.2 sec period (F_a)	1.472
Site Coefficient for 1.0 sec period (F_v)	2.328
Design Spectral Response Acceleration at 0.2 sec period (S_{DS})	0.403g
Design Spectral Response Acceleration at 1.0 sec period (S_{D1})	0.211g

The soil site class is based upon conditions identified in shallow explorations and local knowledge of the soil conditions in the vicinity of the site. Soil conditions extending beyond the depth of our explorations to a depth of 100 feet were assumed for the purposes of providing the information presented in the table.

6.6 Slab-on-Grade Support

Floor slabs can be supported on properly placed and compacted fill. The slab subgrade should be prepared by the procedures outlined in this report. A minimum 4-inch layer of base course should be provided beneath all slabs to help prevent capillary rise and a damp slab. The modulus of subgrade reaction (k) is estimated to be 150 pounds per cubic inch (pci), based upon a 30-inch diameter plate.

The use of vapor retarders or barriers is desirable for any slab-on-grade where the floor will be covered by products using water-based adhesives, wood, vinyl backed carpet, impermeable floor coatings (urethane, epoxy, acrylic terrazzo, etc.) or where the floor will be in contact with moisture sensitive equipment or product. When used, the design and installation should be in accordance with the recommendations given in ACI 302.1R and 302.2R. Final determination on the use of a vapor retarder should be left to the slab designer.

All concrete placement and curing operations should follow the American Concrete Institute manual recommendations. Improper curing techniques and/or high slump (high water-cement ratio) could cause excessive shrinkage, cracking or curling. Concrete slabs should be allowed to cure adequately before placing vinyl or other moisture sensitive floor covering.

6.7 Drainage

The major cause of soil problems in this vicinity is moisture increase in soils below structures. Therefore, it is extremely important that positive drainage be provided during construction and maintained throughout the life of the proposed structures. Infiltration of water into utility or foundation excavations must be prevented during construction. Planters or other surface features that could retain water adjacent to the proposed structures, should not be constructed. It is also important that proper planning and control of any landscape and irrigation practices be performed.

In areas where sidewalks or paving do not immediately adjoin the building, protective slopes should be provided with an outfall of 5 percent for at least 10 feet from perimeter walls. Scuppers and drainpipes should be designed to provide drainage away from the structures for a minimum of 10 feet. Backfill against footings, exterior walls, and in utility and sprinkler line trenches should be well compacted and free of all construction debris to minimize the possibility of moisture infiltration.

Water and sewer utility lines should be properly installed to avoid possible sources for subsurface saturation. It is important that all utility trenches be properly backfilled. If practicable, planters and/or landscaping should not be constructed adjacent to or near structures. If planters and/or landscaping are adjacent to or near the structures, we recommend the following:

- Planters should be sealed
- Grades should slope away from the proposed structures
- Only shallow rooted landscaping should be used
- Watering should be kept to a minimum

6.8 Corrosivity to Concrete

In order to be consistent with standard local practice and for reasons of material availability, we recommend a Type I/II portland cement be used for all concrete on and below grade.

6.9 Pavements

Based on existing subgrade conditions, the following pavement sections are recommended:

Traffic Area	Asphalt Concrete Pavement (inches)	Base Course (inches)
Residential streets	3.0	4

Base course and asphalt concrete should conform to New Mexico Department of Transportation (NMDOT) Standard Specifications for Road and Bridge Constructions. Bituminous surfacing should be constructed of dense-graded, central plant-mix, asphalt concrete of an SP-IV or SP-III mix design.

Material and compaction requirements should conform to recommendations presented under **EARTHWORK**. The gradient of paved surfaces should ensure positive drainage. Water should not pond in areas directly adjoining paved sections. The on-site subgrade soils may soften and lose stability if subjected to conditions that result in an increase in water content.

The "design life" (20 years) of a pavement is defined as the expected life at the end of which reconstruction of the pavement will need to occur. Normal maintenance, including crack sealing, slurry sealing, and/or chip sealing, should be performed during the life of the pavement.

6.9.1 Pavements on Expansive Soils

Pavement design methods are intended to provide an adequate thickness of structural materials over a particular subgrade such that wheel loads are reduced to a level the subgrade can support. The support characteristics of the subgrade for pavement design do not account for shrink and swell movements of an expansive clayey subgrade such as the soils encountered on this project. Consequently, the pavement may be adequate from a structural standpoint, yet still experience cracking and deformation due to shrink/swell movement of the subgrade. It is therefore important to minimize moisture changes in the subgrade in or to reduce shrink/swell movements. The pavement surface, subbase surface, and adjacent areas should be well drained. Excessive watering of landscaped areas adjacent to pavement should be avoided. Proper maintenance

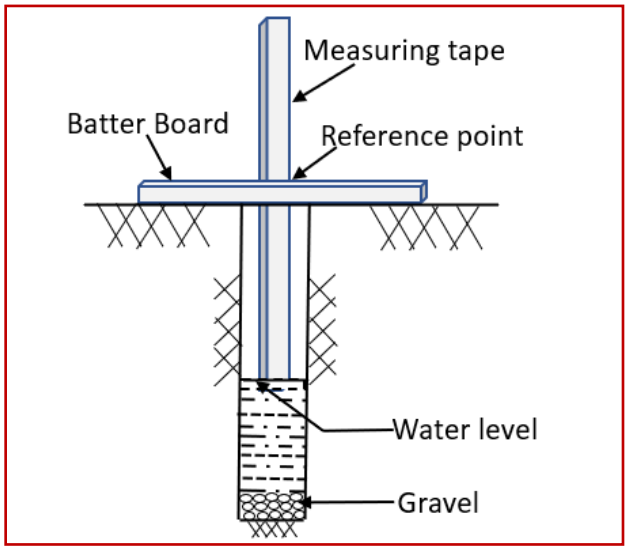
should be performed on cracks in the pavement surface to prevent water from penetrating through to the base or subbase material. Even with these precautions, some movement and related cracking may still occur, requiring periodic maintenance.

6.10 Percolation Tests

To provide information to designers regarding the anticipated performance of on-site material, five (5) percolation tests were performed. The percolation test borings were drilled to depth of 5 feet below existing grade. Each hole was then filled with water and allowed to saturate prior to testing. Water surface measurements were taken at specific times intervals from a fixed referenced point in the test hole. The percolation test schematic is presented in the figure below, the field-testing results are summarized in the table below.

Percolation Test No.	Depth below Existing Grade to Top of Surface Being Tested, (inches)	Recommended Percolation Rate for Basin Design, (minutes/inch)
P-1	60	30.0
P-2	60	16.0
P-3	60	16.0
P-4	60	13.0
P-5	60	60.0

The percolation test results are only applicable at the depth and location indicated in the report.



7.0 EARTHWORK

7.1 General

The conclusions contained in this report for the proposed construction are contingent upon compliance with recommendations presented in this section. Any excavating, trenching, or disturbance that occurs after completion of the earthwork must be backfilled, compacted and tested in accordance with the recommendations contained herein. It is not reasonable to rely upon our conclusions and recommendations if any future unobserved and untested trenching, earthwork activities or backfilling occurs.

If any unobserved and untested earthwork, trenching or backfilling occurs, then the conclusions and recommendations in this report may not be relied on. We recommend that Western Technologies Inc. be retained to provide services during these phases of the project. Observation and testing of all foundation excavations should be performed prior to placement of reinforcing steel and concrete to confirm that foundations are constructed on satisfactory bearing materials.

7.2 Site Clearing

Strip and remove any existing vegetation, debris, and any other deleterious materials from the structures areas. The structures area is defined as areas within the structures' footprint plus 5 feet beyond the perimeter of that footprint. All exposed surfaces should be free of mounds and depressions that could prevent uniform compaction.

7.3 Excavation

We anticipate that excavations for the foundations and utility trenches for the proposed construction can be accomplished with conventional equipment. Excavations penetrating the underlying auger refusal material may require the use of heavy-duty equipment to facilitate removal. The speed and ease of excavation is dependent on the nature of the deposit, the type of equipment used, and the skill and experience of the equipment operator. Note that selection of excavation equipment is the responsibility of the contractor.

The soils to be penetrated by the proposed excavations may vary significantly across the site. Our soil classifications are based solely on the materials encountered in widely spaced

exploratory test borings. The contractor should verify that similar conditions exist throughout the proposed area of excavation. If different subsurface conditions are found at the time of construction, we should be contacted immediately to evaluate the conditions encountered.

7.3.1 Temporary Excavations and Slopes

Temporary, non-surcharged construction excavations should be sloped or shored. The individual contractor should be made responsible for designing and constructing stable, temporary excavations as required to maintain stability of both the excavation sides and bottom. All excavations should be sloped or shored in the interest of safety following local and federal regulations, including current OSHA excavation and trench safety standards. OSHA recommends a maximum slope inclination of ¾:1 (horizontal: vertical) for Type A soils, 1:1 for Type B soils, and 1½:1 for Type C soils.

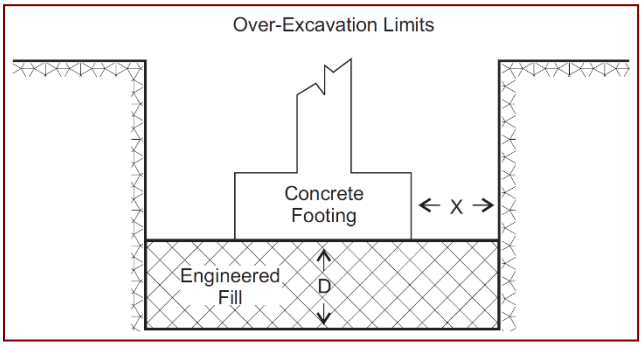
As a safety measure, it is recommended that all vehicles and soil piles be kept a minimum lateral distance back from the crest of the slope at least equal to the slope height. The exposed slope face should be protected against the elements.

If any excavation, including a utility trench, is extended to a depth of more than 20 feet, it will be necessary to have the side slopes designed by a professional engineer.

We recommend that the contractor retain a geotechnical engineer to observe the soils exposed in all excavations and provide engineering design for the slopes. This will provide an opportunity to classify the soil types encountered, and to modify the excavation slopes as necessary. This also allows the opportunity to analyze the stability of the excavation slopes during construction.

7.4 Building Footings Preparation

In footing areas, remove existing soils as required to a minimum depth of 3 feet below the bottom of the footing (depth D in the diagram below). Removal should extend a minimum of 3 feet beyond the footing edges (length X in the diagram below). Replace with engineered fill material.



7.5 Slab-on-Grade Preparation

Slabs-on-grade should be founded on engineered fill material. Remove existing soils to a minimum depth of 24 inches below the bottom of the slab, which includes any fill required to achieve final grade. Replace with properly compacted, low-expansive, fill material..

7.6 Pavement Preparation

The subgrade should be scarified, moistened as required, and recompacted for a minimum depth of 12 inches prior to placement of fill and pavement materials.

7.7 Materials

Clean imported materials or on-site soils with low expansive potentials and maximum dimension of 6 inches or imported materials may be used as fill material for the following:

- Foundation areas
- Pavement
- Backfill

Frozen soils should not be used as fill or backfill.

Imported soils should conform to the following:

- Gradation (ASTM C136): percent finer by weight

  6" 100
  4" 85-100
  ¾" 70-100
  No. 4 Sieve 50-100
  No. 200 Sieve ..... 30 (max)

- Maximum Plasticity Index 5
- Maximum soluble sulfates (%) 0.10

Base course should conform to the New Mexico Department of Transportation (NMDOT) Standard Specifications for Road and Bridge Construction or the New Mexico Standard Specifications for Public Works Construction, whichever is applicable.

7.8 Placement and Compaction

a. Place and compact fill in horizontal lifts, using equipment and procedures that will produce recommended water contents and densities throughout the lift.

b. Uncompacted lift thickness should not exceed 10 inches.

c. Materials should be compacted to the following:

Material	Minimum Percent Compaction (ASTM D1557)
On-site or imported soil, reworked and fill	95
Base course below slabs-on-grade	95
Aggregate base below pavement	96
Nonstructural backfill	90

Imported soils should be compacted to within a water content range of 3 percent below to 3 percent above optimum. On-site soils used as backfill should be compacted to within a water content range of 1 percent below to 3 percent above optimum.

7.9 Compliance

Recommendations for foundations, slab-on-grade and pavements supported on compacted fills or prepared subgrade depend upon compliance with the **EARTHWORK** recommendations. To assess compliance, observation and testing should be performed under the direction of a WT geotechnical engineer. Please contact us to provide these observation and testing services.

8.0 PLAN REVIEW

Foundation and grading plans were not available at the time of this report. WT should be retained to review the final plans to determine if they are consistent with the recommendations presented in this report. If the Client does not retain WT to review the plans and specifications, WT shall have no responsibility for the suitability of the plans for project application.

9.0 ADDITIONAL SERVICES

The recommendations provided in this report are based on the assumption that a sufficient schedule of tests and observations will be performed during construction to verify compliance. At a minimum, these tests and observations should be comprised of the following:

- Observations and testing during site preparation and earthwork,
- Observation of foundation excavations, and
- Consultation as may be required during construction.

Retaining the geotechnical engineer who developed your report to provide construction observation is the best way to verify compliance and to help you manage the risks associated with unanticipated conditions.

10.0 LIMITATIONS

This report has been prepared assuming the project criteria described in **2.0 PROJECT DESCRIPTION**. If changes in the project criteria occur, or if different subsurface conditions are encountered or become known, the conclusions and recommendations presented herein shall

become invalid. In any such event, WT should be contacted in order to assess the effect that such variations may have on our conclusions and recommendations. If WT is not retained for the construction observation and testing services to determine compliance with this report, our professional responsibility is accordingly limited.

The recommendations presented are based entirely upon data derived from a limited number of samples obtained from widely spaced explorations. The attached logs are indicators of subsurface conditions only at the specific locations and times noted. This report assumes the uniformity of the geology and soil structure between explorations, however variations can and often do exist. Whenever any deviation, difference, or change is encountered or becomes known, WT should be contacted.

This report is for the exclusive benefit of our client alone. There are no intended third-party beneficiaries of our contract with the client or this report, and nothing contained in the contract or this report shall create any express or implied contractual or any other relationship with, or claim or cause of action for, any third party against WT.

This report is valid for the earlier of one year from the date of issuance, a change in circumstances, or discovered variations. After expiration, no person or entity shall rely on this report without the express written authorization of WT.

11.0 CLOSURE

We prepared this report as an aid to the designers of the proposed project. The comments, statements, recommendations and conclusions set forth in this report reflect the opinions of the authors. These opinions are based upon data obtained at the location of the explorations, and from laboratory tests. Work on your project was performed in accordance with generally accepted standards and practices utilized by professionals providing similar services in this locality. No other warranty, express or implied, is made.



Approximate Boring Location
Approximate Perc Test Location
Proposed Building Area

NOT TO SCALE

Western Technologies
An RMA Company

PROJECT:	LOS PRADOS DEVELOPMENT
JOB NO.:	32-224032-0

PLATE 1

BORING LOCATION DIAGRAM

Allowable Soil Bearing Capacity	The recommended maximum contact stress developed at the interface of the foundation element and the supporting material.
Backfill	A specified material placed and compacted in a confined area.
Base Course	A layer of specified aggregate material placed on a subgrade or subbase.
Base Course Grade	Top of base course.
Bench	A horizontal surface in a sloped deposit.
Caisson/Drilled Shaft	A concrete foundation element cast in a circular excavation which may have an enlarged base (or belled caisson).
Concrete Slabs-On-Grade	A concrete surface layer cast directly upon base course, subbase or subgrade.
Crushed Rock Base Course	A base course composed of crushed rock of a specified gradation.
Differential Settlement	Unequal settlement between or within foundation elements of a structure.
Engineered Fill	Specified soil or aggregate material placed and compacted to specified density and/or moisture conditions under observations of a representative of a soil engineer.
Existing Fill	Materials deposited through the action of man prior to exploration of the site.
Existing Grade	The ground surface at the time of field exploration.
Expansive Potential	The potential of a soil to expand (increase in volume) due to absorption of moisture.
Fill	Materials deposited by the actions of man.
Finished Grade	The final grade created as a part of the project.
Gravel Base Course	A base course composed of naturally occurring gravel with a specified gradation.
Heave	Upward movement.
Native Grade	The naturally occurring ground surface.
Native Soil	Naturally occurring on-site soil.
Rock	A natural aggregate of mineral grains connected by strong and permanent cohesive forces. Usually requires drilling, wedging, blasting or other methods of extraordinary force for excavation.
Sand and Gravel Base Course	A base course of sand and gravel of a specified gradation.
Sand Base Course	A base course composed primarily of sand of a specified gradation.
Scarify	To mechanically loosen soil or break down existing soil structure.
Settlement	Downward movement.
Soil	Any unconsolidated material composed of discrete solid particles, derived from the physical and/or chemical disintegration of vegetable or mineral matter, which can be separated by gentle mechanical means such as agitation in water.
Strip	To remove from present location.
Subbase	A layer of specified material placed to form a layer between the subgrade and base course.
Subbase Grade	Top of subbase.
Subgrade	Prepared native soil surface.

COARSE-GRAINED SOILS

LESS THAN 50% FINES

GROUP SYMBOLS	DESCRIPTION	MAJOR DIVISIONS
GW	WELL-GRADED GRAVEL OR WELL-GRADED GRAVEL WITH SAND, LESS THAN 5% FINES	GRAVELS MORE THAN HALF OF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE SIZE
GP	POORLY-GRADED GRAVEL OR POORLY-GRADED GRAVEL WITH SAND, LESS THAN 5% FINES	
GM	SILTY GRAVEL OR SILTY GRAVEL WITH SAND, MORE THAN 12% FINES	
GC	CLAYEY GRAVEL OR CLAYEY GRAVEL WITH SAND, MORE THAN 12% FINES	
SW	WELL-GRADED SAND OR WELL-GRADED SAND WITH GRAVEL, LESS THAN 5% FINES	SANDS MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE SIZE
SP	POORLY-GRADED SAND OR POORLY-GRADED SAND WITH GRAVEL, LESS THAN 5% FINES	
SM	SILTY SAND OR SILTY SAND WITH GRAVEL, MORE THAN 12% FINES	
SC	CLAYEY SAND OR CLAYEY SAND WITH GRAVEL, MORE THAN 12% FINES	

NOTE: Coarse-grained soils receive dual symbols if they contain 5% to 12% fines (e.g., SW-SM, GP-GC).

FINE-GRAINED SOILS

MORE THAN 50% FINES

GROUP SYMBOLS	DESCRIPTION	MAJOR DIVISIONS
ML	SILT, SILT WITH SAND OR GRAVEL, SANDY SILT, OR GRAVELLY SILT	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50
CL	LEAN CLAY OF LOW TO MEDIUM PLASTICITY, SANDY CLAY, OR GRAVELLY CLAY	
OL	ORGANIC SILT OR ORGANIC CLAY OF LOW TO MEDIUM PLASTICITY	
MH	ELASTIC SILT, SANDY ELASTIC SILT, OR GRAVELLY ELASTIC SILT	SILTS AND CLAYS LIQUID LIMIT MORE THAN 50
CH	FAT CLAY OF HIGH PLASTICITY, SANDY FAT CLAY, OR GRAVELLY FAT CLAY	
OH	ORGANIC SILT OR ORGANIC CLAY OF HIGH PLASTICITY	
PT	PEAT AND OTHER HIGHLY ORGANIC SOILS	HIGHLY ORGANIC SOILS

NOTE: Fine-grained soils may receive dual classification based upon plasticity characteristics (e.g. CL-ML).

SOIL SIZES

COMPONENT	SIZE RANGE
BOULDERS	Above 12 in.
COBBLES	3 in. – 12 in.
GRAVEL	No. 4 – 3 in.
Coarse	¾ in. – 3 in.
Fine	No. 4 – ¾ in.
SAND	No. 200 – No. 4
Coarse	No. 10 – No. 4
Medium	No. 40 – No. 10
Fine	No. 200 – No. 40
Fines (Silt or Clay)	Below No. 200

NOTE: Only sizes smaller than three inches are used to classify soils

CONSISTENCY

CLAYS & SILTS	BLOWS PER FOOT
VERY SOFT	0 – 2
SOFT	3 – 4
FIRM	5 – 8
STIFF	9 – 15
VERY STIFF	16 – 30
HARD	OVER 30

RELATIVE DENSITY

SANDS & GRAVELS	BLOWS PER FOOT
VERY LOOSE	0 – 4
LOOSE	5 – 10
MEDIUM DENSE	11 – 30
DENSE	31 – 50
VERY DENSE	OVER 50

NOTE: Number of blows using 140-pound hammer falling 30 inches to drive a 2-inch-OD (1⅜-inch ID) split-barrel sampler (ASTM D1586).

PLASTICITY OF FINE GRAINED SOILS

PLASTICITY INDEX	TERM
0	NON-PLASTIC
1 – 7	LOW
8 – 20	MEDIUM
Over 20	HIGH

DEFINITION OF WATER CONTENT

DRY
SLIGHTLY DAMP
DAMP
MOIST
WET
SATURATED

The number shown in **"BORING NO."** or "**TEST PIT NO.**" refers to the approximate location of the same number indicated on the "Boring and Test Pit Location Diagram" as positioned in the field by pacing or measurement from property lines and/or existing features, or through the use of Global Positioning System (GPS) devices. The accuracy of GPS devices is somewhat variable.

"DRILLING TYPE" refers to the exploratory equipment used in the boring wherein **HSA = hollow stem auger**, and the dimension presented is the outside diameter of the HSA used.

"EQUIPMENT TYPE" refers to the equipment used in the excavation of the test pit, and may include the width of the bucket on the excavator and the use of "rock" teeth or attachments.

"N" in "BLOW COUNTS" refers to a 2-in. outside diameter split-barrel sampler driven into the ground with a 140 lb. drop-hammer dropped 30 in. repeatedly until a penetration of 18 in. is achieved or until refusal. The number of blows, or "blow count", of the hammer is recorded for each of three 6-in. increments totaling 18 in. The number of blows required for advancing the sampler for the last 12 in. (2nd and 3rd increments) is defined as the Standard Penetration Test (SPT) "N"-Value. Refusal to penetration is considered more than 50 blows for a 6-inch increment. (Ref. ASTM D1586).
If,
N = a whole # e.g. "15", it represents the SPT blow counts for the last 12 inches.
N = stacked numbers e.g., 5/10/20, it represents the blow counts for each 6 inches increment.

"R" in "BLOW COUNTS" refers to a 3-in. outside diameter ring-lined split spoon sampler driven into the ground with a 140 lb. drop-hammer dropped 30 inches repeatedly until a penetration of 12 inches is achieved or until refusal. The number of blows required to advance the sampler 12 inches is defined as the "R" blow count. The "R" blow count requires an engineered conversion to an equivalent SPT N-Value. Refusal to penetration is considered more than 50 blows for a 6-inch increment. (Ref. ASTM D3550).
If,
R = a whole # e.g. "15", it represents the unconverted blow counts for 12 inches.
For refusal (penetration less than 12 inches), R=a whole #/X" e.g., 50/10"

"CS" in "BLOWS/FT." refers to a 2½-in. outside diameter California style split-barrel sampler, lined with brass sleeves, driven into the ground with a 140-pound hammer dropped 30 inches repeatedly until a penetration of 18 inches is achieved or until refusal. The number of blows of the hammer is recorded for each of the three 6-inch increments totaling 18 inches. The number of blows required for advancing the sampler for the last 12 inches (2nd and 3rd increments) is defined as the "CS" blow count. The "CS" blow count requires an engineered conversion to an equivalent SPT N-Value. Refusal to penetration is considered more than 50 blows for a 6-inch increment. (Ref. ASTM D3550)

"SAMPLE TYPE" refers to the form of sample recovery, in which **N** = Split-barrel sample, **R** = Ring-lined sample, **CS** = California style split-barrel sample, **G** = Grab sample, **B** = Bucket sample, **C** = Core sample (ex. diamond-bit rock coring), **S** = Shelby Tube.

"DRY DENSITY (LBS/CU FT)" refers to the laboratory-determined dry density in pounds per cubic foot. The symbol **"NR"** indicates that no sample was recovered.

"WATER (MOISTURE) CONTENT (% OF DRY WT.)" refers to the laboratory-determined water content in percent using the standard test method ASTM D2216.

"USCS" refers to the "Unified Soil Classification System" Group Symbol for the soil type as defined by ASTM D2487 and D2488. The soils were classified visually in the field, and where appropriate, classifications were modified by visual examination of samples in the laboratory and/or by appropriate tests.

These notes and boring logs are intended for use in conjunction with the purposes of our services defined in the text. Boring log data should not be construed as part of the construction plans nor as defining construction conditions.

Boring logs depict our interpretations of subsurface conditions at the locations and on the date(s) noted. Variations in subsurface conditions and characteristics may occur between borings. Groundwater levels may fluctuate due to seasonal variations and other factors.

The stratification lines shown on the boring logs represent our interpretation of the approximate boundary between soil or rock types based upon visual field classification at the boring location. The transition between materials is approximate and may be more or less gradual than indicated.

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 1**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **6**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0				G		GC-GM		Silty Clayey GRAVEL and Cobbles; brown, very dense, damp	
	6.4	120		R	50/11"				
5	2.3	106		R	50/6"			REFUSAL ENCOUNTERED AT 6 FEET	
10									
15									
20									
25									

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PLATE A-4

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 2**	Western Technologies An RMA Company

Date(s) Drilled **2/8/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	4.0			G		GP-GC		Poorly-graded GRAVEL with Clay; brown, dense, damp	
				N	9 15 18				
5	NR			N	50/1"			very dense REFUSAL ENCOUNTERED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-5

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 3**	Western Technologies An RMA Company

Date(s) Drilled **2/8/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **21.5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	13.7			G		CL		Sandy Lean CLAY; brown, firm, damp	
	7.1	86		R	12				
5	3.8	113		R	50/1"			with gravel and cobbles, hard	
10	0.7	106		R	50/9"				
15				N	21 32 30				
20				N	10 13 17			very stiff	
								BORING TERMINATED AT 21.5 FEET	
25									

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PLATE A-6

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 4**	Western Technologies An RMA Company

Date(s) Drilled **2/8/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **21.5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	7.2			G		SC		Clayey SAND; brown, loose, damp	
				N	3 5 5			light brown	
5				N	12 17 20			with gravel, dense	
10				N	68/5"			with cobbles	
15				N	18 20 26	SP-SC		Poorly-graded SAND with Clay; brown, dense, damp	
20				N	15 21 31			BORING TERMINATED AT 21.5 FEET	
25									

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PLATE A-7

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 5**	Western Technologies An RMA Company

Date(s) Drilled **2/8/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **21.5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	4.2			G		GC		Clayey GRAVEL with Sand and Cobbles; brown, dense, damp	
				N	15 22 23				
5				N	21 25 32			very dense	
10				N	20 26 36				
15				N	18 19 22			light brown, dense	
20				N	16 21 28				
25								BORING TERMINATED AT 21.5 FEET	

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PLATE A-8

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 6**	Western Technologies An RMA Company

Date(s) Drilled **2/8/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **21.5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	10.5			G		CL		Lean CLAY with Sand; brown, very stiff, damp	
	4.8	103		R	44				
5	NR			R	26			light brown with gravel and cobbles	
10	NR			R	50/6"			hard	
15				N	21 31 37	SP-SC		Poorly-graded SAND with Clay; light brown, very dense, damp	
20				N	95/5"				
								BORING TERMINATED AT 21.5 FEET	
25									

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PLATE A-9

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 7**	Western Technologies An RMA Company

Date(s) Drilled **2/8/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **21.5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	6.5			G		SC-SM		Silty Clayey SAND; light brown, loose, damp	
				N	3 5 5				
5				N	4 5 7			medium dense	
								with gravel and cobbles	
10				N	26 37 41	SP-SC		Poorly-graded SAND with Clay; light brown, very dense, damp	
15				N	50/4"				
20				N	15 18 34			BORING TERMINATED AT 21.5 FEET	
25									

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PLATE A-10

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 8**	Western Technologies An RMA Company

Date(s) Drilled **2/8/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **21.5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	8.2			G		CL		Sandy Lean CLAY; brown, firm, damp	
	5.8	84		R	9				
5	6.2	86		R	11			with gravel and cobbles	
10	1.2	117		R	23			stiff	
15				N	16 18 19	SP-SC		Poorly-graded SAND with Clay; light brown, dense, damp	
20				N	15 21 25				
25								BORING TERMINATED AT 21.5 FEET	

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PLATE A-11

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 9**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **21.5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	9.8			G		CL		Sandy Lean CLAY; light brown, very stiff, damp	
				N	7 9 9				
5				N	9 10 12				
								with gravel and cobbles	
10				N	9 18 28	SP-SC		Poorly-graded SAND with Clay; light brown, dense, damp	
15				N	90/5"			very dense	
20				N	7 10 14	SC-SM		Silty Clayey SAND; brown, medium dense, damp	
								BORING TERMINATED AT 21.5 FEET	
25									

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PLATE A-12

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 10**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **21.5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	11.1			G		CL		Sandy Lean CLAY; light brown, hard, damp	
				N	11 19 20				
5				N	5 6 7			stiff	
								with gravel and cobbles	
10				N	9 13 15	SP-SC		Poorly-graded SAND with Clay; light brown, medium dense, damp	
15	NR			N	15 19 23			dense	
20				N	13 18 19			BORING TERMINATED AT 21.5 FEET	
25									

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PLATE A-13

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 11**	Western Technologies An RMA Company

Date(s) Drilled **2/8/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **21.5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	8.4			G		CL		Sandy Lean CLAY; brown, very stiff, damp	
	8.7	80		R	29				
5	4.4	93		R	19			light brown, stiff	
								with gravel and cobbles	
10	1.1	119		R	26	SP-SC		Poorly-graded SAND with Clay; light brown, medium dense, damp	
15				N	30 36 43			very dense	
20				N	15 19 25			BORING TERMINATED AT 21.5 FEET	
25									

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PLATE A-14

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 12**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0				G		SC		Clayey SAND with Gravel and Cobbles; brown	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-15

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 13**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0						SM		Silty SAND; light brown, damp	
	7.5			G				with gravel	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-16

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 14**	Western Technologies An RMA Company

Date(s) Drilled **2/8/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	9.2			G		SC-SM		Silty Clayey SAND; light brown, damp	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-17

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 15**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	6.8			G		CL		Sandy Lean CLAY; brown, damp with gravel	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-18

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 16**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0						SC-SM		Silty Clayey SAND with Gravel; brown, damp	
				G				with cobbles	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-19

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 17**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0						SC-SM		Silty Clayey SAND; brown, damp	
				G					
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-20

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 18**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	10.3			G		CL		Lean CLAY with Sand; brown, damp	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-21

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 19**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	8.0			G		SC		Clayey SAND; brown, damp	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-22

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 20**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0						GW-GM		Well-graded GRAVEL with Silt and Sand; brown, damp	
	3.0			G				with cobbles	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-23

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 21**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	4.6			G		SC		Clayey SAND with Gravel; brown, damp	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-24

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 22**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	8.8			G		CL		Sandy Lean CLAY; brown, damp with gravel	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-25

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 23**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	10.0			G		CL		Lean CLAY with Sand; brown, damp	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-26

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 24**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	11.2			G		CL		Lean CLAY with Sand; brown, damp	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-27

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 25**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	6.7			G		CL		Sandy Lean CLAY; light brown, damp	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-28

Boring No.	Depth (ft.)	USCS Class.	Initial Dry Density (pcf)	Initial Water Content (%)	Compression Properties			Expansion Properties		Plasticity		Soluble Chloride (ppm)	Soluble Sulfate (ppm)	Minimum Resistivity (OHM-CM)	pH	Remarks
					Surcharge (ksf)	Total Compression (%)		Surcharge (ksf)	Expansion (%)	Liquid Limit	Plasticity Index					
						In-Situ	After Saturation									
2	0-5	GP-GC		4.0						24	4	ND	ND			
1	2-3	SP-SC	120	6.4	0.5	0.3	0.8									2
					1.0		1.3									2
					2.0		1.8									2
					4.0		1.8									2
3	2-3	CL	86	7.1				0.1	0.2							1,2
3	2-3	CL	86	7.1	0.5	1.1										
					1.0	2.2										
					2.0	3.0	11.0									2
					4.0		14.5									2
3	10-11	CL	106	0.7	0.5	0.8										
					1.0	1.5										
					2.0	2.0	5.8									2,4
					4.0		7.0									2

Note: Initial Dry Density and Initial Water Content are in-situ values unless otherwise noted.
NP = Non-Plastic

Remarks

1. Compacted density (approx. 95% of ASTM D1557 max. density at moisture content slightly below optimum.)
2. Submerged to approximate saturation.
3. Slight rebound after saturation.
4. Sample disturbance observed.

Western Technologies
An RMA Company

PROJECT: **LOS PRADOS SUBDIVISION DEVELOPMENT**
JOB NO.: **32-224032-0**

SOIL PROPERTIES

PLATE
B-1

Boring No.	Depth (ft.)	USCS Class.	Initial Dry Density (pcf)	Initial Water Content (%)	Compression Properties			Expansion Properties		Plasticity		Soluble Chloride (ppm)	Soluble Sulfate (ppm)	Minimum Resistivity (OHM-CM)	pH	Remarks
					Surcharge (ksf)	Total Compression (%)		Surcharge (ksf)	Expansion (%)	Liquid Limit	Plasticity Index					
						In-Situ	After Saturation									
6	2-3	CL	103	4.8	0.5	1.3										
					1.0	1.5										
					2.0	2.1	10.0									2
					4.0		12.9									2
8	5-6	CL	86	6.2	0.6	0.8										
					1.1	1.3										
					2.2	2.6	17.0									2
					4.4		21.3									2
11	5-6	SP-SC	93	4.4	0.6	3.3										
					1.1	4.3										
					2.2	6.3	16.3									2
					4.4		19.4									2

Note: Initial Dry Density and Initial Water Content are in-situ values unless otherwise noted.
NP = Non-Plastic

Remarks

1. Compacted density (approx. 95% of ASTM D1557 max. density at moisture content slightly below optimum.)
2. Submerged to approximate saturation.
3. Slight rebound after saturation.
4. Sample disturbance observed.

Western Technologies
An RMA Company

PROJECT: **LOS PRADOS SUBDIVISION DEVELOPMENT**
JOB NO.: **32-224032-0**

SOIL PROPERTIES

PLATE
B-2

SOIL PROPERTIES

Boring No.	Depth (ft.)	Soil Class	Particle Size Distribution - (%) Passing by Weight														Plasticity		Remarks
			1¼"	1"	¾"	½"	3/8"	#4	#8	#10	#16	#30	#40	#50	#100	#200	L L	P I	
2	0-5	GP-GC	-	100	51	34	28	22	20	20	18	16	15	14	12	10	24	4	
3	0-5	CL	-	-	-	100	99	99	97	97	95	93	90	87	79	69	29	14	
4	0-5	SC	-	-	-	100	99	98	96	95	92	86	80	73	58	47	28	11	
5	0-5	GC	-	100	81	65	59	48	43	43	40	36	34	31	27	22	24	8	
6	0-5	CL	-	-	-	100	99	99	98	98	97	96	95	93	87	79	35	20	
7	0-5	SC-SM	-	-	100	96	93	87	81	80	76	70	65	59	47	37	21	4	
8	0-5	CL	-	100	97	95	94	91	89	89	87	83	81	78	70	60	29	13	
9	0-5	CL	-	100	97	97	96	94	91	90	87	83	80	77	68	55	38	19	
10	0-5	CL	-	-	100	99	99	98	96	96	94	91	89	85	75	57	31	6	
11	0-5	CL	-	-	-	-	100	99	96	96	94	91	89	86	75	62	41	22	
13	0-5	SM	-	-	100	98	97	97	95	94	92	88	84	78	57	39	NV	NP	
14	0-5	SC-SM	-	-	100	98	97	95	93	93	91	84	77	70	58	45	25	4	
15	0-5	CL	-	100	98	95	92	88	85	84	80	74	70	67	59	51	25	10	
18	0-5	CL	-	-	-	-	100	99	99	99	98	96	94	92	85	75	37	23	
19	0-5	SC	-	-	100	93	92	86	82	81	77	73	70	66	58	48	28	11	
20	0-5	GW-GM	-	100	71	58	52	42	36	35	30	23	19	16	12	9	NV	NP	

Note: NP = Non-Plastic
Samples obtained excluded cobbles and boulders.

Western Technologies
An RMA Company

PROJECT: **LOS PRADOS SUBDIVISION DEVELOPMENT**
JOB NO.: **32-224032-0**

SOIL PROPERTIES

PLATE
B-3

SOIL PROPERTIES

Boring No.	Depth (ft.)	Soil Class	Particle Size Distribution - (%) Passing by Weight														Plasticity		Remarks
			1¼"	1"	¾"	½"	3/8"	#4	#8	#10	#16	#30	#40	#50	#100	#200	L L	P I	
21	0-5	SC	-	100	98	89	82	74	68	67	64	60	56	52	42	35	30	17	
22	0-5	CL	-	100	96	95	94	92	89	89	88	81	78	74	63	50	31	15	
23	0-5	Cl	-	-	-	-	-	100	99	99	99	97	96	93	85	77	37	22	
24	0-5	CL	-	-	-	-	-	100	99	98	97	95	94	92	86	74	29	12	
25	0-5	Cl	-	-	-	-	-	100	99	99	98	96	94	92	86	65	31	16	

Note: NP = Non-Plastic
Samples obtained excluded cobbles and boulders.

Western Technologies
An RMA Company

PROJECT: **LOS PRADOS SUBDIVISION DEVELOPMENT**
JOB NO.: **32-224032-0**

SOIL PROPERTIES

PLATE
B-4

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

***Fill in all highlighted fields on this application. Applicant must sign and date application.**

Check one only:

- [x] Sewer Service Technical Evaluation Request
- [x] Water Service Technical Evaluation Request
- [ ] Agreement for Metered Service (AMS)
- [ ] Agreement to Construct and Dedicate Public Improvements (ACD)
- [ ] Annexation Application Water Budget
- [x] Water Offset Program/Water Rights Compliance Evaluation Request

WORK ORDER # _____

Applicant Name: Homewise, Inc.

Project Address: 3730 South Meadows Rd.

***Required - Attach a Plat of the Property (legal lot of record and proposed development)**

Plat Filing Information: Year 2023 Book 908 Page 15 Township, Range, Section: T16N, R8E, S1

Location: (check one only) Inside Corporate City Limits [x] Outside Corporate City Limits [ ]

Property Uniform Property Code: 1048096450107000000 Existing Well: Yes _____ No X

Legal Description including lot size: 14.41 acres, Lying within Section 1, T 16N, R 8E, on South Meadows Rd.

Short Description of Project: Final Subdivision plat for 55 detached homes and 42 town-homes.
Including a 5.12 acre park that will be dedicated to the City of Santa Fe.

Construction Start Date: Q3 2025

*RESIDENTIAL PROJECT - Complete the following

1. Type of project: (i.e. Single Family Residence, Subdivision, Lot split, Apartments) Subdivision
2. Total number of lots approved on final plat/development plan: 1
3. Total number of homes existing or under construction: 0
4. Size of service requested: (5/8", 3/4", 1" or 2") _____

***Please fill in all categories below that apply for which water service is requested:**

--- COMPLETED BY APPLICANT --- Number of Lots or Units		*--- COMPLETED BY STAFF ---* Water Use Factors	Annual Water Demand
96	Single Family Dwelling Unit, lot size less than 6,000 sq. ft.	.15 afy per d.u.	_____
1	Single Family Dwelling Unit, lot size 6,000-10,890 sq. ft	.17 afy per d.u.	_____
0	Single Family Dwelling Unit, lot size greater than 10,890 sq. ft.	.25 afy per d.u.	_____
0	Mobile Home (in Mobile home park)	.17 afy per d.u.	_____
0	Accessory Dwelling Unit	.09 afy per d.u.	_____
0	Apartment/Condominium	.16 afy per d.u.	_____
0	Senior Complex	.12 afy per d.u.	_____
97	**Total**	**Total Residential Water Demand**	_____ **AFY**

*COMMERCIAL PROJECT - Complete the following

Type of Project: (i.e. Office, Retail, Mixed, etc.) _____

Total gross floor area of building: _____ square feet

Total area of lot, tract or parcel: _____ acres

Automatic Fire Sprinkler System: _____ Yes _____ No

Building Construction Type: _____

Building Square Footage: _____

Site Plan Attached: _____Yes _____ No

*Please check all use categories below that are planned for the building and the gross floor areas of each use within the proposed building.

---- COMPLETED BY APPLICANT ----		---- COMPLETED BY STAFF ----	
Check Type of Use	Gross Floor Area	Water Use Factors	Annual Water Demand
Commercial			
☐ Office – Non-medical	_____	(0.70 afy per 10,000 s.f.)	_____
☐ Medical Office	_____	(0.72 afy per 10,000 s.f.)	_____
☐ Office – City/State	_____	(0.58 afy per 10,000 s.f.)	_____
☐ Research and Development Lab	_____	(1.18 afy per 10,000 s.f.)	_____
☐ Manufacturing – Goods	_____	(0.21 afy per site)	_____
☐ Manufacturing – Consumables	_____	(2.33 afy per site)	_____
☐ Laundromat, Commercial	_____	(0.78 afy per machine)	_____
☐ Laundromat, Other	_____	(0.22 afy per machine)	_____
☐ Drycleaner	_____	(0.41 afy per site)	_____
☐ Plant Nursery	_____	(0.56 afy per 10,000 s.f.)	_____
☐ Gyms with showers	_____	(8.94 afy per site)	_____
☐ Gyms without showers	_____	(0.77 afy per site)	_____
☐ Salons	_____	(0.21 afy per site)	_____
☐ Pet Grooming	_____	(0.52 afy per site)	_____
☐ Pet Daycare	_____	(0.11 afy per site)	_____
☐ Retail, Large (Individual stores or shopping areas > 75,000 sq ft)	_____	(0.45 afy per 10,000 s.f.)	_____
☐ Neighborhood Center/Medium Retail (Individual stores or shopping areas 75,000-25,000 sq ft)		(0.43 afy per 10,000 s.f.)	_____
☐ Retail, Small (Individual stores or shopping areas < 25,000 sq ft)	_____	(0.06 afy per site)	_____
☐ Gallery	_____	(0.60 afy per site)	_____
☐ Grocery Store	_____	(1.27 afy per 10,000 s.f.)	_____
☐ Restaurant (full service)	_____	(0.02 afy per seat)	_____
☐ Restaurant (limited service)	_____	(1.63 afy per Site)	_____
☐ Gasoline Station w/ Car Wash	_____	(6.56 afy per Site)	_____

☐ Gasoline Station _____ (0.88 afy per Site) _____

☐ Car Wash (full service) _____ (5.66 afy per Site) _____
☐ Car Wash (limited service) _____ (0.94 afy per Wash Bay) _____
☐ Auto Repair _____ (0.12 afy per site) _____
☐ Car Rental _____ (0.12 afy per site) _____

☐ Car Sales _____ (0.07 afy per 10,000 s.f.) _____

☐ Self Storage _____ (0.13 afy per site) _____

☐ Wholesale, Warehousing _____ (0.4 afy per 10,000 s.f.) _____
☐ Industrial, Manufacturing _____ (applicant estimate of water use) _____

☐ Church w/ day care or school) _____ (1.3 afy per Site) _____
☐ Church w/o day care or school) _____ (0.6 afy per Site) _____

☐ Hotel No. of rooms _____ (.13 afy per room) _____
☐ Motel No. of rooms _____ (.09 afy per room) _____

Public Services

☐ School, Elementary (0.53 afy per 100 students) _____
School, Middle or Junior High (1.68 afy per 100 students) _____
☐ School, Senior High (2.64 afy per 100 students) _____
☐ Schools, Daycare (0.85 afy per 100 kids) _____

☐ Places of Worship (0.15 afy per site) _____
With Daycare and school (0.95 afy per site) _____

☐ Parks (1.48 afy per acre) _____

☐ **Other** (not listed above) Please attach (with attachment) _____

water demand calculations and assumptions used

Total Floor Area _____

Total Commercial Water Demand _____ AFY

Total Residential Water Demand _____ AFY

TOTAL PROJECT WATER DEMAND _____AFY

City of Santa Fe,New Mexico
UTILITY SERVICE APPLICATION

OWNER: Homewise, Inc. Mailing Address: 1301 Siler Rd Bldg D Santa Fe, NM 87507 Phone Number: _____ Mobile Number: _____		***Only If Applicable** AGENT: Angelica Wolff Title: Project Manager, JenkinsGavin Inc. Mailing Address: 130 Grant Ave Suite 101 Santa Fe, NM 87501 Phone Number: 505-820-7444 Mobile Number: 505-930-6149

Information Provided By: Check one: Owner _____ Agent X

Signature: *Angelica Wolff* Date: 3.26.25

Technical Evaluation to be Sent to: Check one: Owner _____ Agent X

COMMENTS: _____

_____

_____

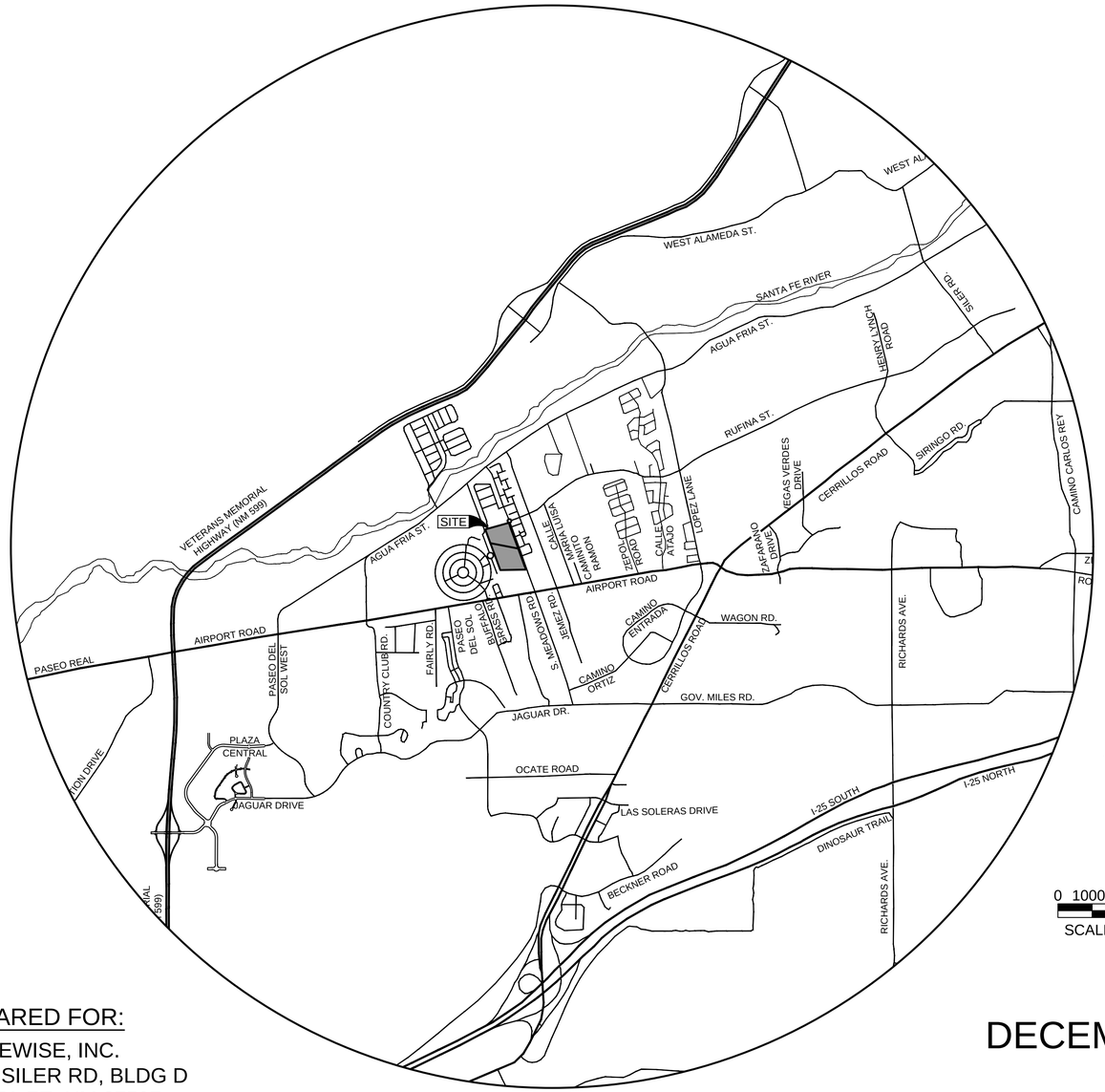
APPLICANTS, PLEASE NOTE:

- Ordinance 2008-53, prohibits new connections outside the presumptive city limits including the Agua Fria traditional historic community (AFTHC) unless specific conditions are met. Applications for service outside the presumptive city limits and AFTHC must include documentation showing these conditions are met or the application will be rejected. The documents required are shown below.
- A map of the proposed project in relation to the existing city limits and the presumptive city limits
- A detailed description of the proposed develop0ment including the type and size of proposed land uses
- The health, safety and welfare or other legal reason for the connection
- A site water budget
- Documentation from the County of Santa Fe that county water service is not available
- Documentation from the wastewater division regarding sewer availability
- A certified Santa Fe Homes Proposal as set forth in Section 14-8.11 SFCC 1987 if applicable

FINAL 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

DECEMBER
2024

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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
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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
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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

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

CITY REVIEW

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

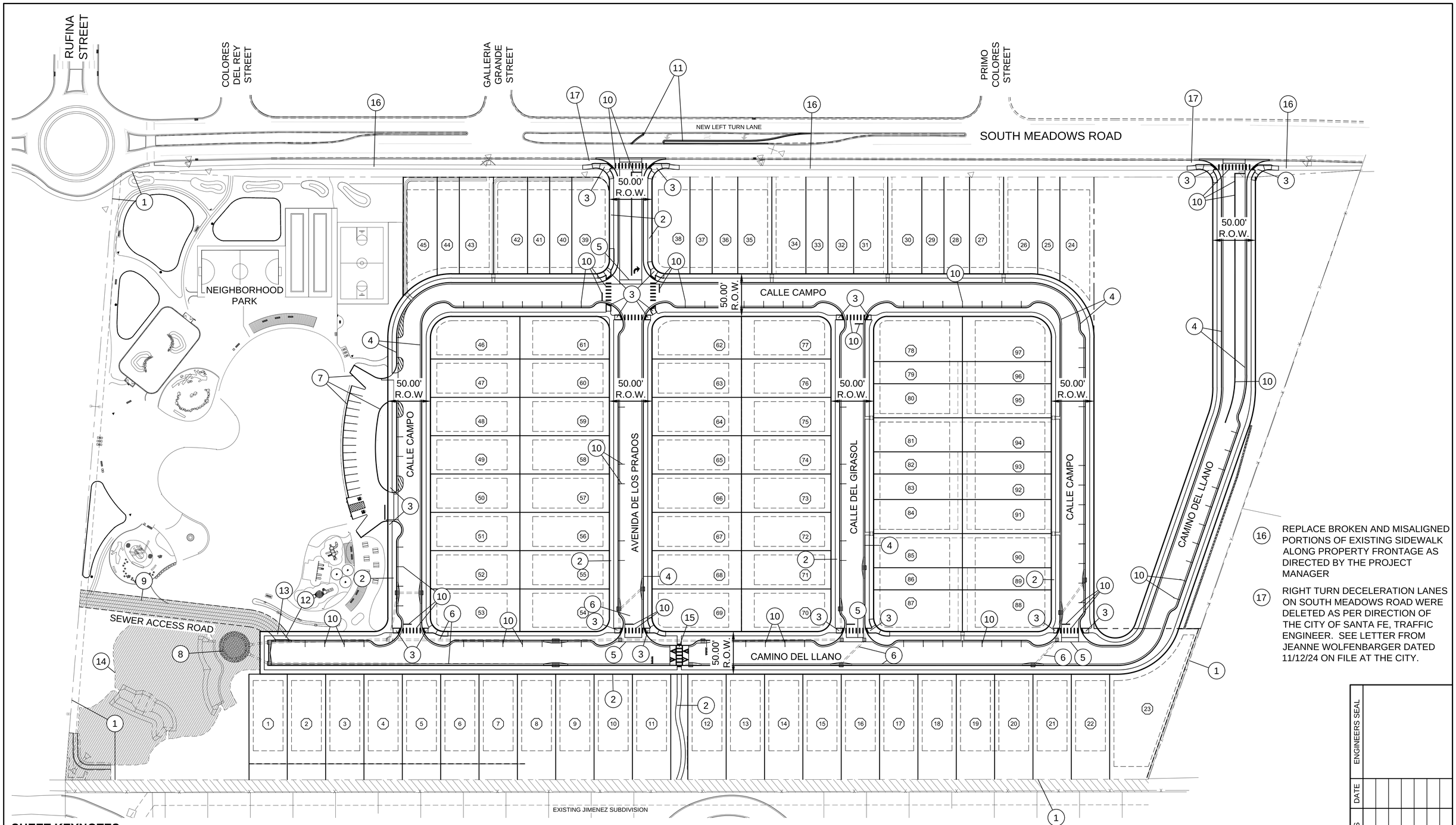
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FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

INDEX OF SHEETS

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



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3. PROPOSED ADA ACCESSIBLE CURB RAMP SEE SHEETS 13-6 TO 13-8
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9. PROPOSED SEWER ACCESS ROAD SEE LANDSCAPING SHEETS
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15. RAISED CROSSWALK SEE SHEET 2-7
16. REPLACE BROKEN AND MISALIGNED PORTIONS OF EXISTING SIDEWALK ALONG PROPERTY FRONTAGE AS DIRECTED BY THE PROJECT MANAGER
17. RIGHT TURN DECELERATION LANES ON SOUTH MEADOWS ROAD WERE DELETED AS PER DIRECTION OF THE CITY OF SANTA FE, TRAFFIC ENGINEER. SEE LETTER FROM JEANNE WOLFENBARGER DATED 11/12/24 ON FILE AT THE CITY.

CASE # 2024-7998
MODIFIED MARCH 2025
PER STAFF COMENTS

CIVIL SITE PLAN
SCALE: 1" = 50'

0 25 50 100
SCALE: 1" = 50'

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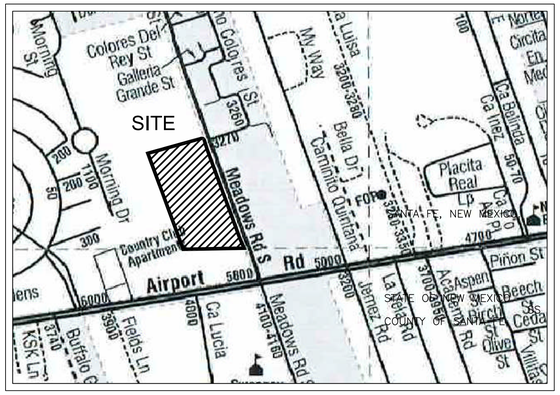
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FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

CIVIL SITE PLAN

DATE:	SCALE:	SHEET:
DECEMBER 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.

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_____, 2025.

NOTARY SIGNATURE_____

MY COMMISSION EXPIRES_____

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 COUNTY 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 PLAN BY THE DEVELOPER.
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 TO THE PARKING AREA ACROSS TRACT 4-A.
26. ON-LOT PONDING MUST BE PROVIDED FORTHE DEVELOPMENT OF TRACT 3.
27. FIRE APPARATUS ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. THE MINIMUM WIDTHS AND CLEARENCES ESTABLISHED IN IFC SECTION 503.2.1 AND 503.2.2 SHALL BE MAINTAINED AT ALL TIMES.
28. THE MAXIMUM PERMISSIBLE IMPERVIOUS AREA IS 65% OF THE LOT AREA. ON-LOT PONDING IS REQUIRED FOR ANY IMPERVIOUS AREA EXCEEDING THIS AMOUNT.

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.

PARK DRAINAGE EASEMENT DATA

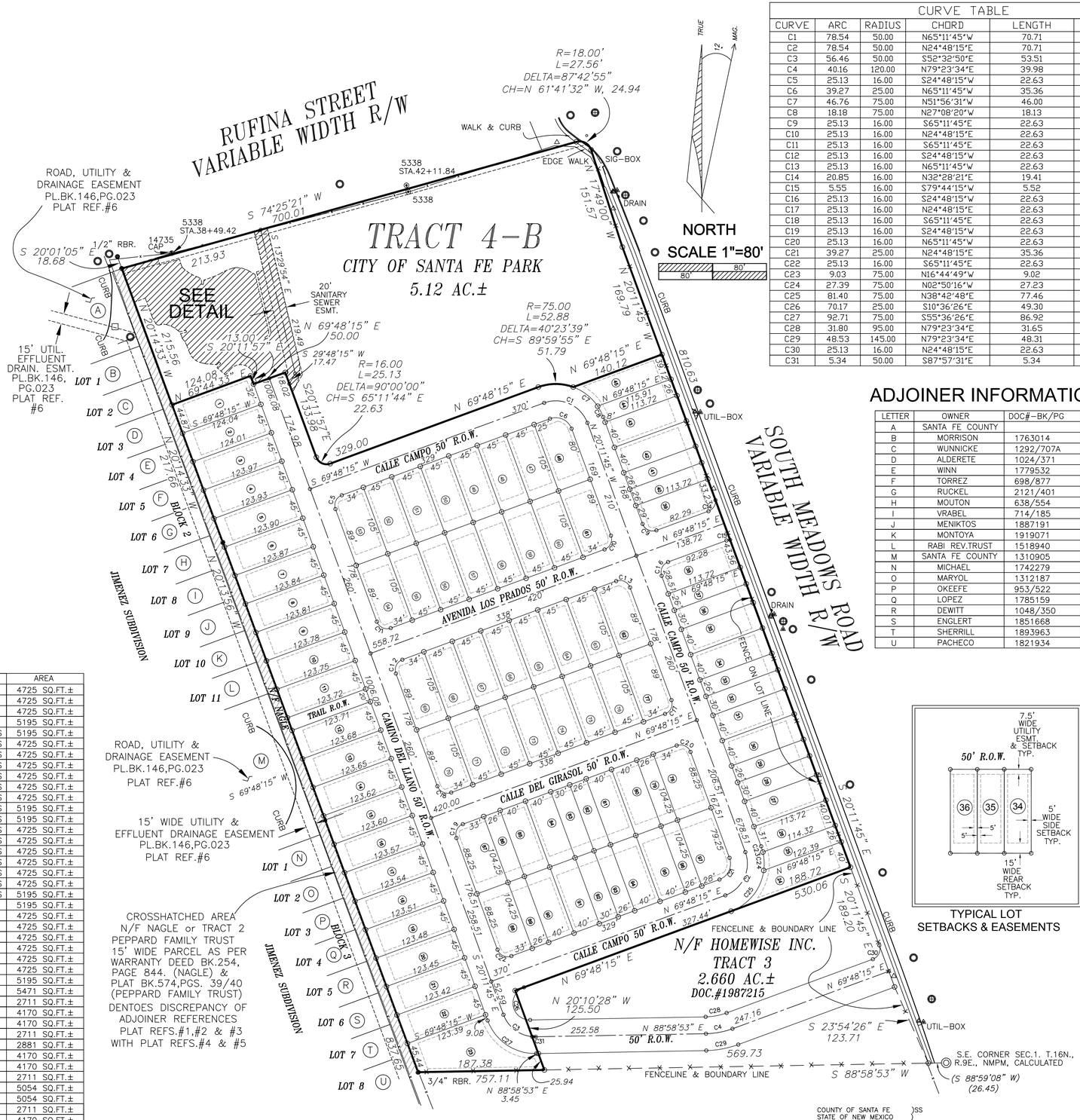
LINE TABLE		
LINE	LENGTH	BEARING
L1	9.29	S75°19'13"W
L2	3.09	S14°40'47"E
L3	10.38	S20°38'53"E
L4	7.35	S77°12'18"E
L5	5.27	N40°17'29"E
L6	3.00	S49°42'31"E
L7	8.50	S40°17'29"W
L8	16.62	S49°42'31"E
L9	10.82	N40°17'29"E
L10	15.00	S20°11'57"E
L11	45.00	N69°48'15"E
L12	31.08	S20°11'48"E
L13	6.01	N29°48'15"E
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

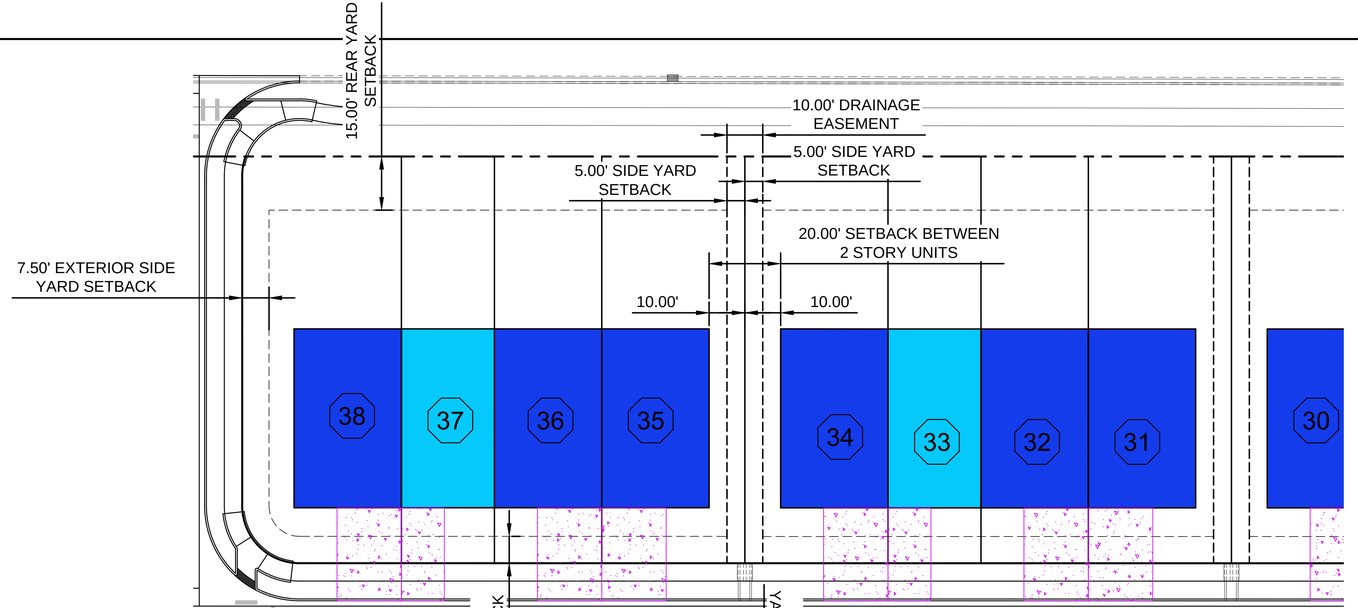
CURVE TABLE					
CURVE	ARC	RADIUS	CHORD	LENGTH	DELTA
C1	4.26	11.25	N25°31'27"W	4.23	21°41'20"
C2	13.30	32.00	N32°33'03"W	13.20	23°48'21"
C3	24.68	25.00	S48°55'35"E	23.69	56°33'25"
C4	15.73	125.00	N85°43'29"W	15.72	7°12'38"
C5	41.72	20.00	N79°57'14"W	34.56	119°30'34"
C6	45.35	60.00	N08°09'11"E	44.27	43°18'09"
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"

LOT, OPEN SPACE & RIGHT-OF-WAY AREA

LOT#	ADDRESS	AREA	LOT#	ADDRESS	AREA
1	4962 CAM. DEL LLANO	5574 SQ.FT.±	50	4874 CALLE CAMPO	4725 SQ.FT.±
2	4960 CAM. DEL LLANO	5581 SQ.FT.±	51	4876 CALLE CAMPO	4725 SQ.FT.±
3	4958 CAM. DEL LLANO	5579 SQ.FT.±	52	4878 CALLE CAMPO	4725 SQ.FT.±
4	4956 CAM. DEL LLANO	5578 SQ.FT.±	53	4880 CALLE CAMPO	5195 SQ.FT.±
5	4954 CAM. DEL LLANO	5576 SQ.FT.±	54	4615 AVE. DE LOS PRADOS	5195 SQ.FT.±
6	4952 CAM. DEL LLANO	5575 SQ.FT.±	55	4613 AVE. DE LOS PRADOS	4725 SQ.FT.±
7	4950 CAM. DEL LLANO	5573 SQ.FT.±	56	4611 AVE. DE LOS PRADOS	4725 SQ.FT.±
8	4948 CAM. DEL LLANO	5572 SQ.FT.±	57	4609 AVE. DE LOS PRADOS	4725 SQ.FT.±
9	4946 CAM. DEL LLANO	5571 SQ.FT.±	58	4607 AVE. DE LOS PRADOS	4725 SQ.FT.±
10	4944 CAM. DEL LLANO	5570 SQ.FT.±	59	4605 AVE. DE LOS PRADOS	4725 SQ.FT.±
11	4942 CAM. DEL LLANO	5568 SQ.FT.±	60	4603 AVE. DE LOS PRADOS	4725 SQ.FT.±
12	4940 CAM. DEL LLANO	5566 SQ.FT.±	61	4601 AVE. DE LOS PRADOS	5195 SQ.FT.±
13	4938 CAM. DEL LLANO	5565 SQ.FT.±	62	4602 AVE. DE LOS PRADOS	5195 SQ.FT.±
14	4936 CAM. DEL LLANO	5564 SQ.FT.±	63	4604 AVE. DE LOS PRADOS	4725 SQ.FT.±
15	4934 CAM. DEL LLANO	5562 SQ.FT.±	64	4606 AVE. DE LOS PRADOS	4725 SQ.FT.±
16	4932 CAM. DEL LLANO	5561 SQ.FT.±	65	4608 AVE. DE LOS PRADOS	4725 SQ.FT.±
17	4930 CAM. DEL LLANO	5560 SQ.FT.±	66	4610 AVE. DE LOS PRADOS	4725 SQ.FT.±
18	4928 CAM. DEL LLANO	5559 SQ.FT.±	67	4612 AVE. DE LOS PRADOS	4725 SQ.FT.±
19	4926 CAM. DEL LLANO	5557 SQ.FT.±	68	4614 AVE. DE LOS PRADOS	4725 SQ.FT.±
20	4924 CAM. DEL LLANO	5556 SQ.FT.±	69	4616 AVE. DE LOS PRADOS	5195 SQ.FT.±
21	4922 CAM. DEL LLANO	5555 SQ.FT.±	70	4719 CAL. DEL GIRASOL	5195 SQ.FT.±
22	4920 CAM. DEL LLANO	5553 SQ.FT.±	71	4717 CAL. DEL GIRASOL	4725 SQ.FT.±
23	4918 CAM. DEL LLANO	10167 SQ.FT.±	72	4715 CAL. DEL GIRASOL	4725 SQ.FT.±
24	4819 CALLE CAMPO	5657 SQ.FT.±	73	4713 CAL. DEL GIRASOL	4725 SQ.FT.±
25	4821 CALLE CAMPO	3054 SQ.FT.±	74	4707 CAL. DEL GIRASOL	4725 SQ.FT.±
26	4823 CALLE CAMPO	4551 SQ.FT.±	75	4705 CAL. DEL GIRASOL	4725 SQ.FT.±
27	4825 CALLE CAMPO	4549 SQ.FT.±	76	4703 CAL. DEL GIRASOL	4725 SQ.FT.±
28	4827 CALLE CAMPO	3412 SQ.FT.±	77	4701 CAL. DEL GIRASOL	5195 SQ.FT.±
29	4829 CALLE CAMPO	2957 SQ.FT.±	78	4702 CAL. DEL GIRASOL	5471 SQ.FT.±
30	4831 CALLE CAMPO	4549 SQ.FT.±	79	4704 CAL. DEL GIRASOL	2711 SQ.FT.±
31	4833 CALLE CAMPO	4549 SQ.FT.±	80	4706 CAL. DEL GIRASOL	4170 SQ.FT.±
32	4835 CALLE CAMPO	3412 SQ.FT.±	81	4708 CAL. DEL GIRASOL	4170 SQ.FT.±
33	4837 CALLE CAMPO	2957 SQ.FT.±	82	4710 CAL. DEL GIRASOL	2711 SQ.FT.±
34	4839 CALLE CAMPO	4549 SQ.FT.±	83	4712 CAL. DEL GIRASOL	2881 SQ.FT.±
35	4841 CALLE CAMPO	4549 SQ.FT.±	84	4714 CAL. DEL GIRASOL	4170 SQ.FT.±
36	4843 CALLE CAMPO	3412 SQ.FT.±	85	4716 CAL. DEL GIRASOL	4170 SQ.FT.±
37	4845 CALLE CAMPO	2957 SQ.FT.±	86	4718 CAL. DEL GIRASOL	2711 SQ.FT.±
38	4847 CALLE CAMPO	5004 SQ.FT.±	87	4720 CAL. DEL GIRASOL	5054 SQ.FT.±
39	4851 CALLE CAMPO	5015 SQ.FT.±	88	4802 CALLE CAMPO	5054 SQ.FT.±
40	4853 CALLE CAMPO	2957 SQ.FT.±	89	4804 CALLE CAMPO	2711 SQ.FT.±
41	4855 CALLE CAMPO	2957 SQ.FT.±	90	4806 CALLE CAMPO	4170 SQ.FT.±
42	4857 CALLE CAMPO	4549 SQ.FT.±	91	4808 CALLE CAMPO	4170 SQ.FT.±
43	4859 CALLE CAMPO	4549 SQ.FT.±	92	4810 CALLE CAMPO	2711 SQ.FT.±
44	4861 CALLE CAMPO	2970 SQ.FT.±	93	4812 CALLE CAMPO	2497 SQ.FT.±
45	4863 CALLE CAMPO	4897 SQ.FT.±	94	4814 CALLE CAMPO	4170 SQ.FT.±
46	4866 CALLE CAMPO	5116 SQ.FT.±	95	4816 CALLE CAMPO	4170 SQ.FT.±
47	4868 CALLE CAMPO	4725 SQ.FT.±	96	4818 CALLE CAMPO	2711 SQ.FT.±
48	4870 CALLE CAMPO	4725 SQ.FT.±	97	4820 CALLE CAMPO	5391 SQ.FT.±
49	4872 CALLE CAMPO	4725 SQ.FT.±			


RUFINA STREET
VARIABLE WIDTH R/W
SOUTH MEADOWS ROAD
VARIABLE WIDTH R/W
TRACT 4-B
CITY OF SANTA FE PARK
5.12 AC.±
SEE DETAIL
R=18.00'
L=27.56'
DELTA=87°42'55"
CH=N 61°41'32" W, 24.94
R=75.00
L=52.88
DELTA=40°23'39"
CH=S 89°59'55" E
51.79
R=16.00
L=25.13
DELTA=90°00'00"
CH=S 65°11'44" E
22.63
CALLE CAMPO 50' R.O.W.
AVENIDA LOS PRADOS 50' R.O.W.
CALLE DEL GIRASOL 50' R.O.W.
CAMINO DEL LLANO 50' R.O.W.
JIMENEZ SUBDIVISION
N/F NAGLE
TRAIL R.O.W.
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
BLOCK 2
BLOCK 3
ROAD, UTILITY & DRAINAGE EASEMENT PL.BK.146,PG.023 PLAT REF.#6
15' UTIL. EFFLUENT DRAIN. ESMT. PL.BK.146, PG.023 PLAT REF. #6
20' SANITARY SEWER ESMT.
WALK & CURB
EDGE WALK
SIG-BOX
DRAIN
UTIL-BOX
CURB
5338 STA.42+11.84
5338 STA.38+49.42
14735 CAP
1/2" RBR.
3/4" RBR.
S 74°25'21" W 700.01
N 17°49'00" W 151.57
N 20°11'45" W 169.79
S 20°11'45" E 810.63
S 20°11'45" E 189.20
N 69°48'15" E 140.12
S 69°48'15" W 124.08
S 20°11'57" E 15.00
S 20°14'33" W 215.56
S 20°14'33" W 277.66
S 20°14'33" W 174.98
S 20°11'57" E 329.00
N 20°10'28" W 125.50
S 23°54'26" E 123.71
S 88°58'53" W
N 88°58'53" E 757.11
N 69°48'15" E 327.44
N 69°48'15" E 188.72
S 69°48'15" W 187.38
S 20°01'05" E 18.68
S 13°29'54" E 213.93
N 13°29'54" W 219.49
S 29°48'15" W 17.47
N 69°48'15" E 50.00
S 20°11'57" E 13.33
S 69°48'15" W 9.08
S 20°13'56" W 1006.08
S 20°13'56" W 817.69
N 20°13'56" E 1006.08
N 69°48'15" E 370'
N 69°48'15" E 115.91
N 69°48'15" E 113.72
N 69°48'15" E 138.72
N 69°48'15" E 122.39
N 69°48'15" E 114.32
N 69°48'15" E 113.72
N 69°48'15" E 82.29
N 69°48'15" E 92.28
N 69°48'15" E 113.72
N 69°48'15" E 113.72
N 69°48'15" E 113.72

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'

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

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

TYPICAL LOTS

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

ENGINEERS SEAL
DATE
REVISIONS

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'

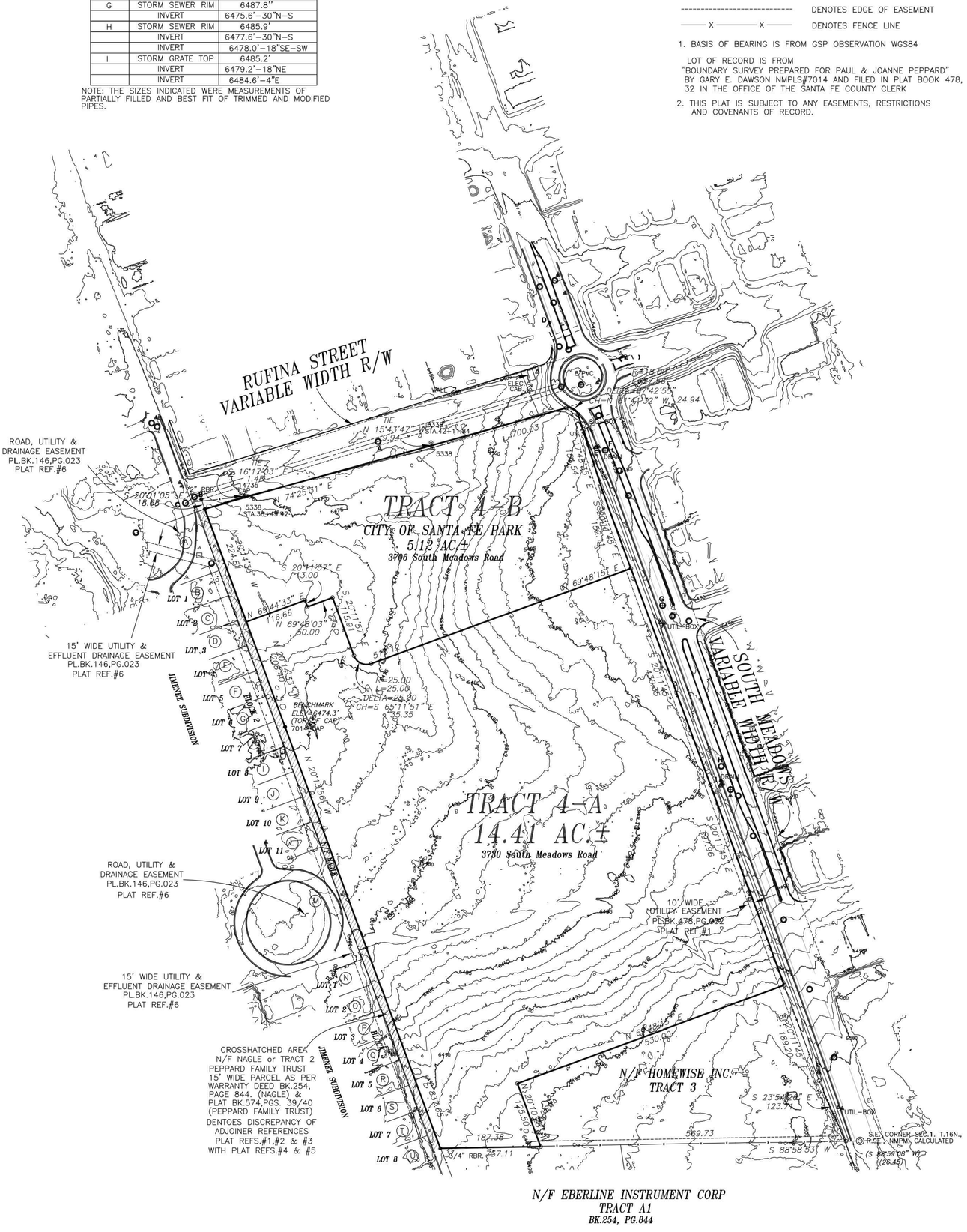
LEGEND AND NOTES

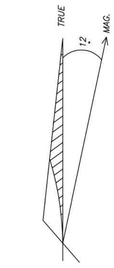
- DENOTES ELEC. TRANSFORMER
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
- DENOTES WATER MARKER
- DENOTES FIRE HYDRANT
- DENOTES GAS TEST
- DENOTES TEL./COM. RISER
- DENOTES POINT FOUND (AS NOTED)
- DENOTES MONUMENT FOUND
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
-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

1. BASIS OF BEARING IS FROM GSP OBSERVATION WGS84

LOT OF RECORD IS FROM "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.

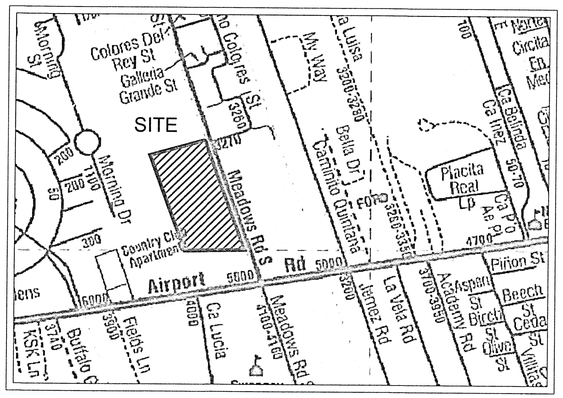
RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: HOMEWISE

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

924-36


Colores Del Rey St
Galleria Grande St
Morning Dr
SITE
Meadows Rd
Bella Dr
Camino Quintana
Placita Real Lp
Placita Real
Ca Pato Ave
Pinon St
Beech St
Cedar St
Airport Rd
Ca Lucia
Meadows Rd
Jimenez Rd
La Vela Rd
Academy Rd
Fields Ln
Buffalo G
KSK Ln
Ca Belinda
Ca Lopez
Circita En Medio
Mr. Way
Ca Colores
Ca Luisa
Ca Rincon
Ca Rincon Ln
Ca Rincon Cir
Ca Rincon Ct
Ca Rincon Pl
Ca Rincon Vista
Ca Rincon Vista Ln
Ca Rincon Vista Cir
Ca Rincon Vista Ct
Ca Rincon Vista Pl
Ca Rincon Vista Way
Ca Rincon Vista Loop
Ca Rincon Vista Trail
Ca Rincon Vista Path
Ca Rincon Vista Road
Ca Rincon Vista Street
Ca Rincon Vista Avenue
Ca Rincon Vista Boulevard
Ca Rincon Vista Drive
Ca Rincon Vista Lane
Ca Rincon Vista Court
Ca Rincon Vista Place

RUFINA STREET

SOUTH MEADOWS ROAD

MANMADE SLOPES

MANMADE SLOPES

AREA = 27.08 SF

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'

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

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

SLOPE ANALYSIS MAP

DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 50'	1-9

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

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

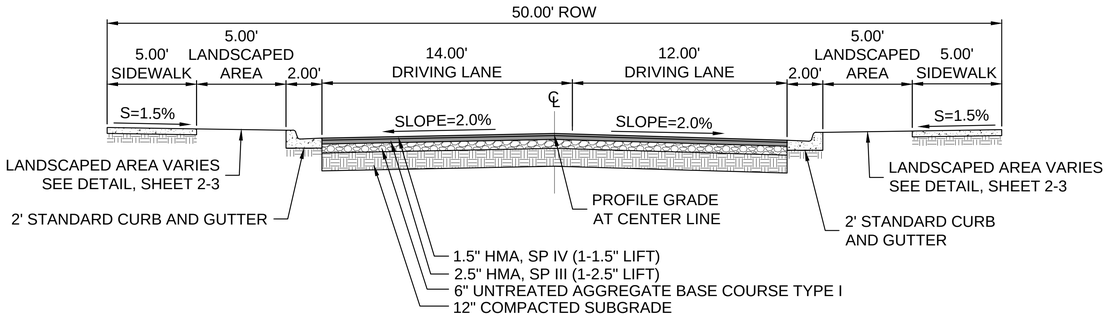
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FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

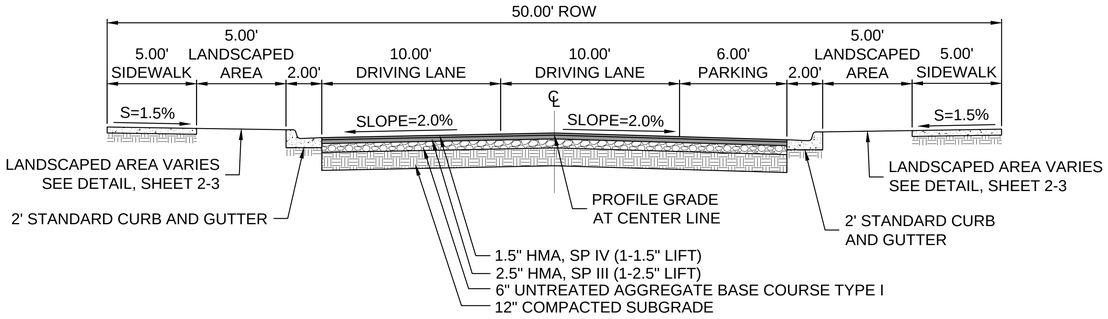
GENERAL NOTES

DATE:	SCALE:	SHEET:
DECEMBER 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.

CASE # 2024-7998
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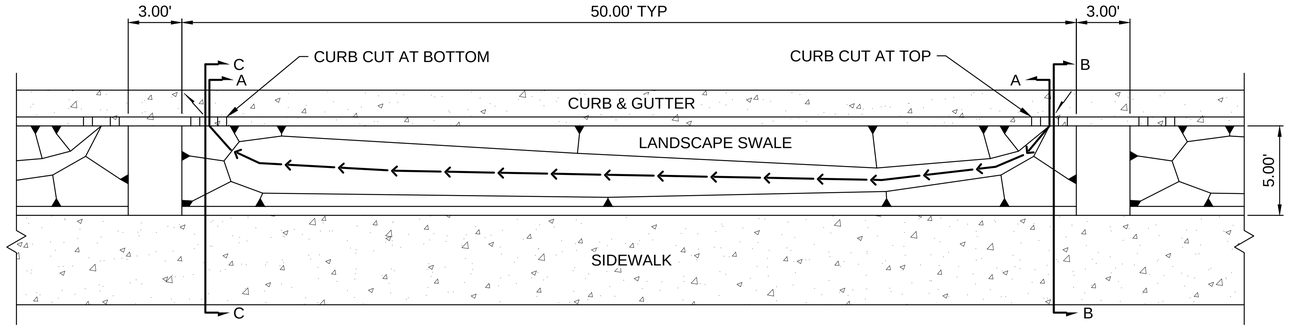
TYPICAL SECTIONS AND DETAILS

DATE:	SCALE:	SHEET:
DECEMBER 2024	N.T.S.	2-2

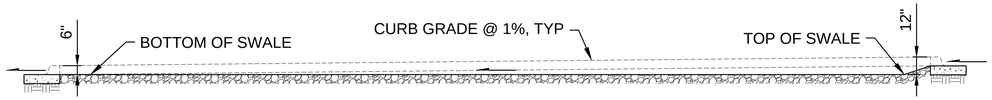
ENGINEERS SEAL

DATE

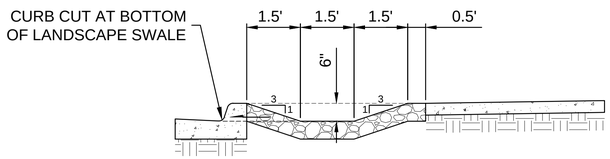
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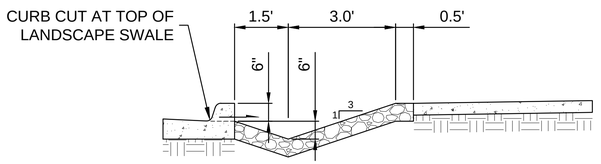
TYPICAL LANDSCAPE SWALE WITHOUT DRIVEWAY



SECTION A-A



BOTTOM SECTION C-C



TOP SECTION B-B

NOTE:
SEE LANDSCAPE PLANS FOR
ADDITIONAL DETAILS.

ENGINEERS SEAL

DATE

REVISIONS

CASE # 2024-7998
MODIFIED MARCH, 2025
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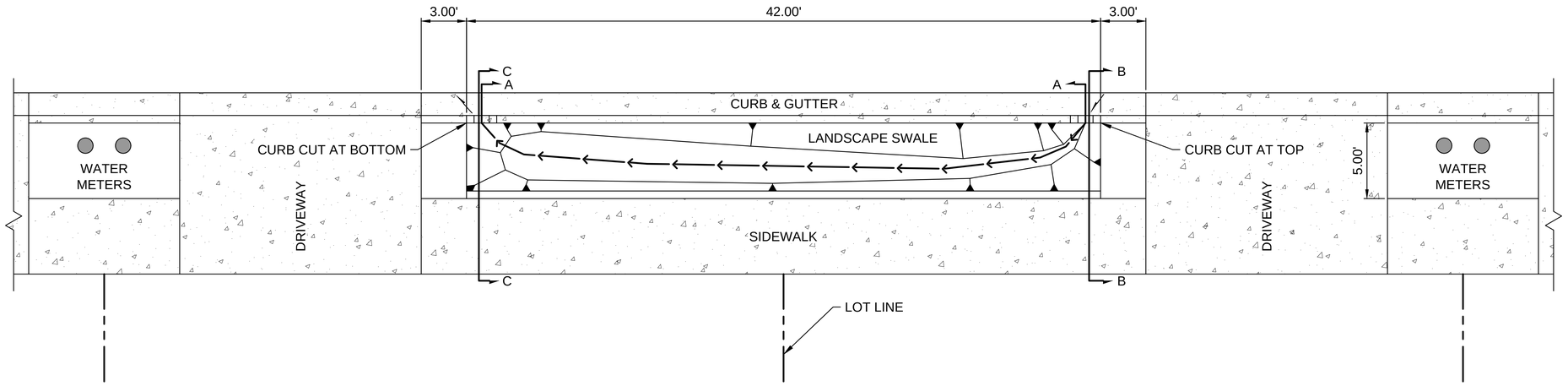
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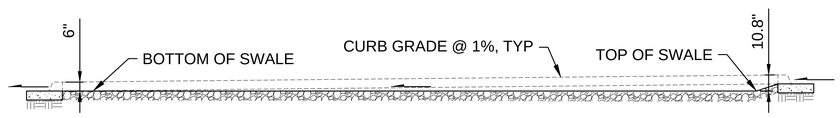
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS (CONT'D)

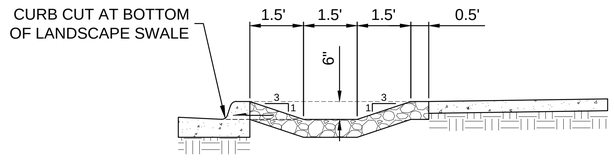
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DECEMBER 2024	N.T.S.	2-3



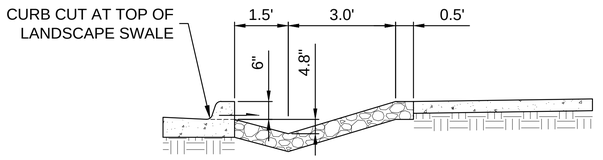
TYPICAL LANDSCAPE SWALE WITH OFFSET DRIVEWAYS



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

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CASE # 2024-7998
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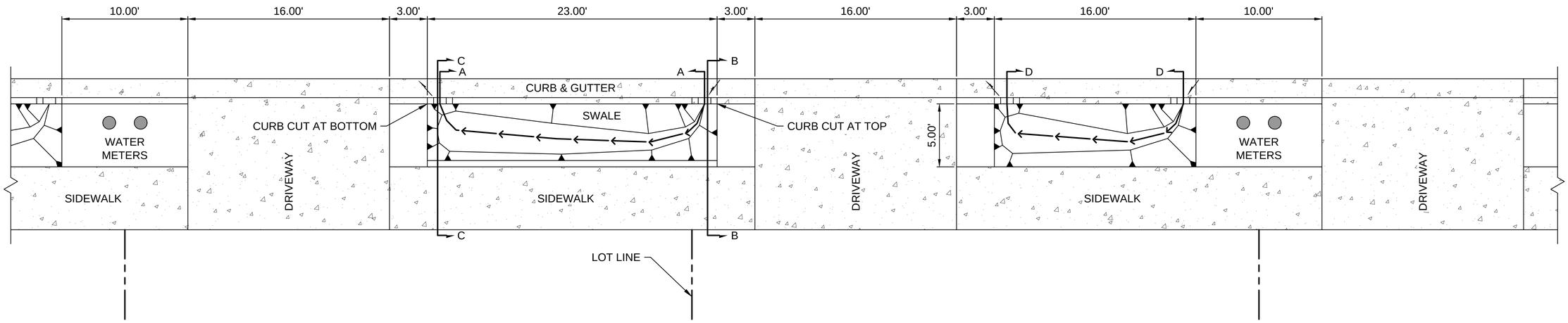
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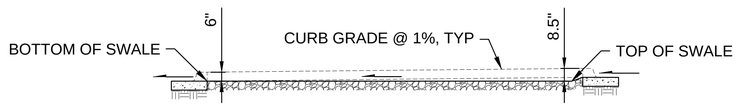
FINAL SUBDIVSION PLAT
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3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS (CONT'D)

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



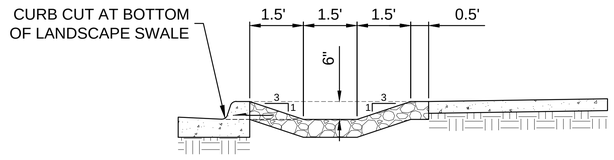
TYPICAL LANDSCAPE SWALE WITH UNIFORM DRIVEWAYS



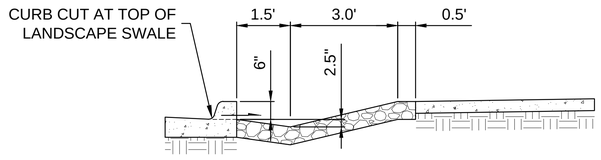
SECTION A-A



SECTION D-D



BOTTOM SECTION C-C



TOP SECTION B-B

NOTES:
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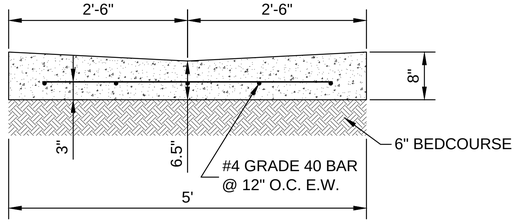
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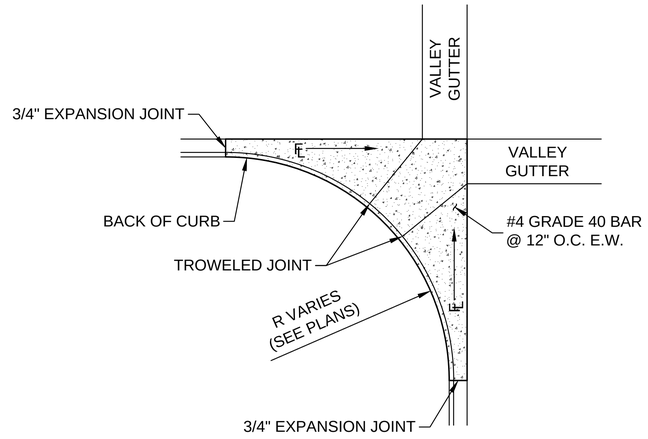
FINAL SUBDIVSION PLAT
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TYPICAL SECTIONS AND DETAILS (CONT'D)

DATE:	SCALE:	SHEET:
DECEMBER 2024	N.T.S.	2-5

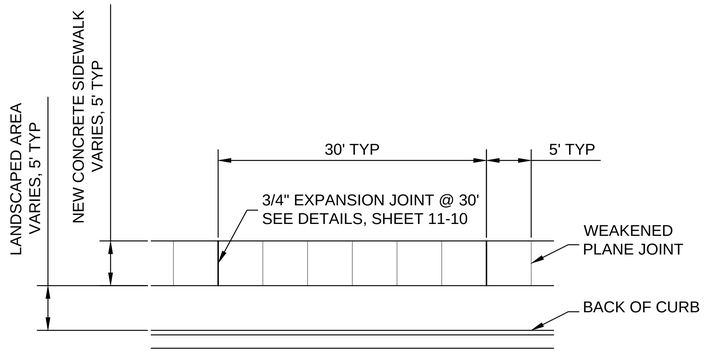


5' - TYPE II VALLEY GUTTER

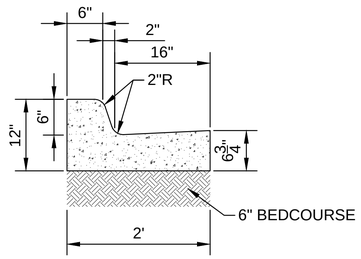


NOTES:
1. POUR FILLETS MONOLITHICALLY
2. PROVIDE A REINFORCING CONTINUATION BETWEEN FILLETS AND VALLEY GUTTERS WITH A 30" REBAR LAP BETWEEN FILLETS AND VALLEY GUTTERS BEING CAST WITHIN 30 CALENDAR DAYS.

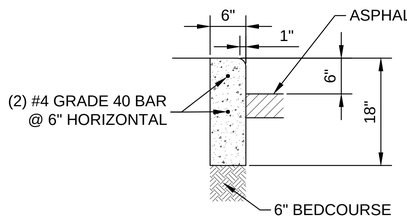
FILLET CURB RETURN



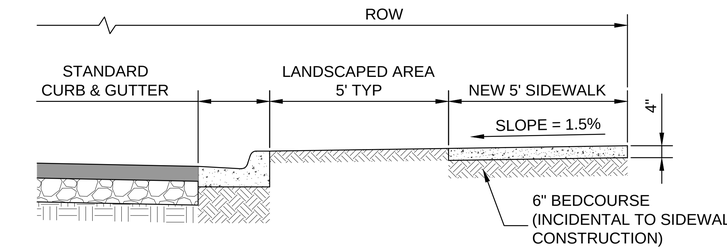
TYPICAL SIDEWALK PLAN



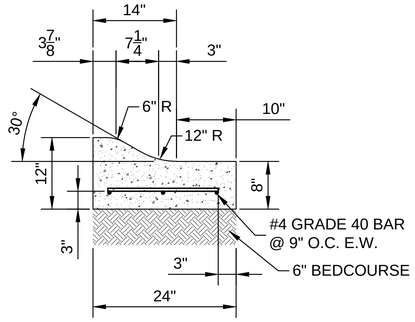
STANDARD 2' CURB AND GUTTER



6" STAND-UP CURB

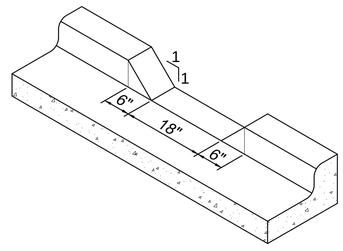


TYPICAL SIDEWALK SECTION

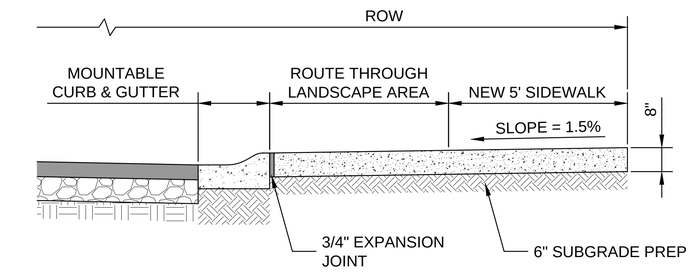


MOUNTABLE CURB AND GUTTER

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

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

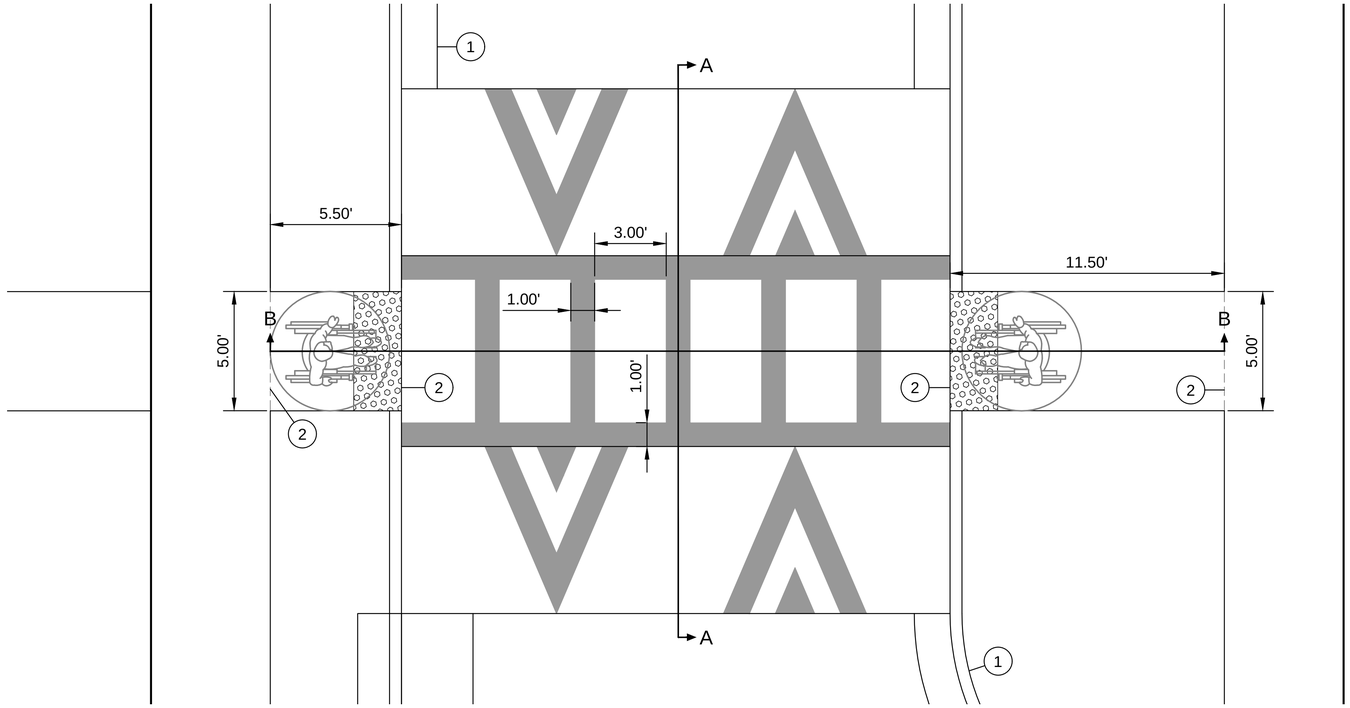
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS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

TYPICAL SECTIONS AND DETAILS (CONT'D)

DATE:	SCALE:	SHEET:
DECEMBER 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"

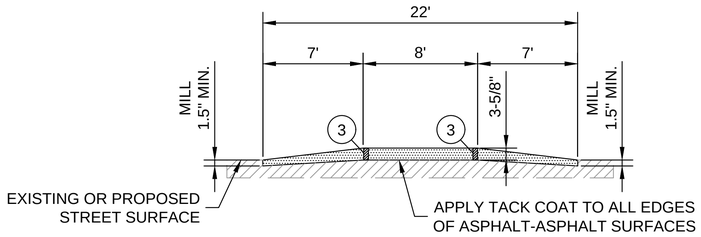
SHEET KEYNOTES

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.

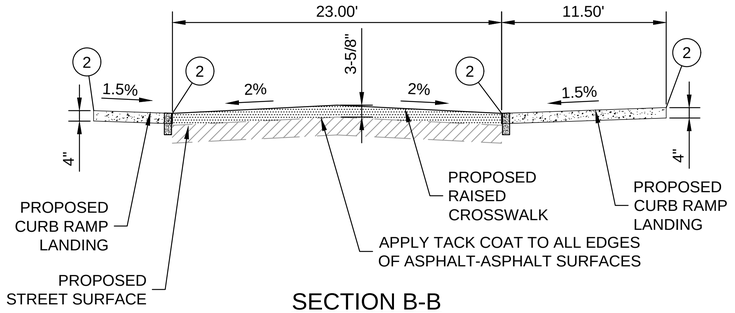
LEGEND

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'

ENGINEERS SEAL	DATE	REVISIONS

CASE # 2024-7998
MODIFIED MARCH, 2025
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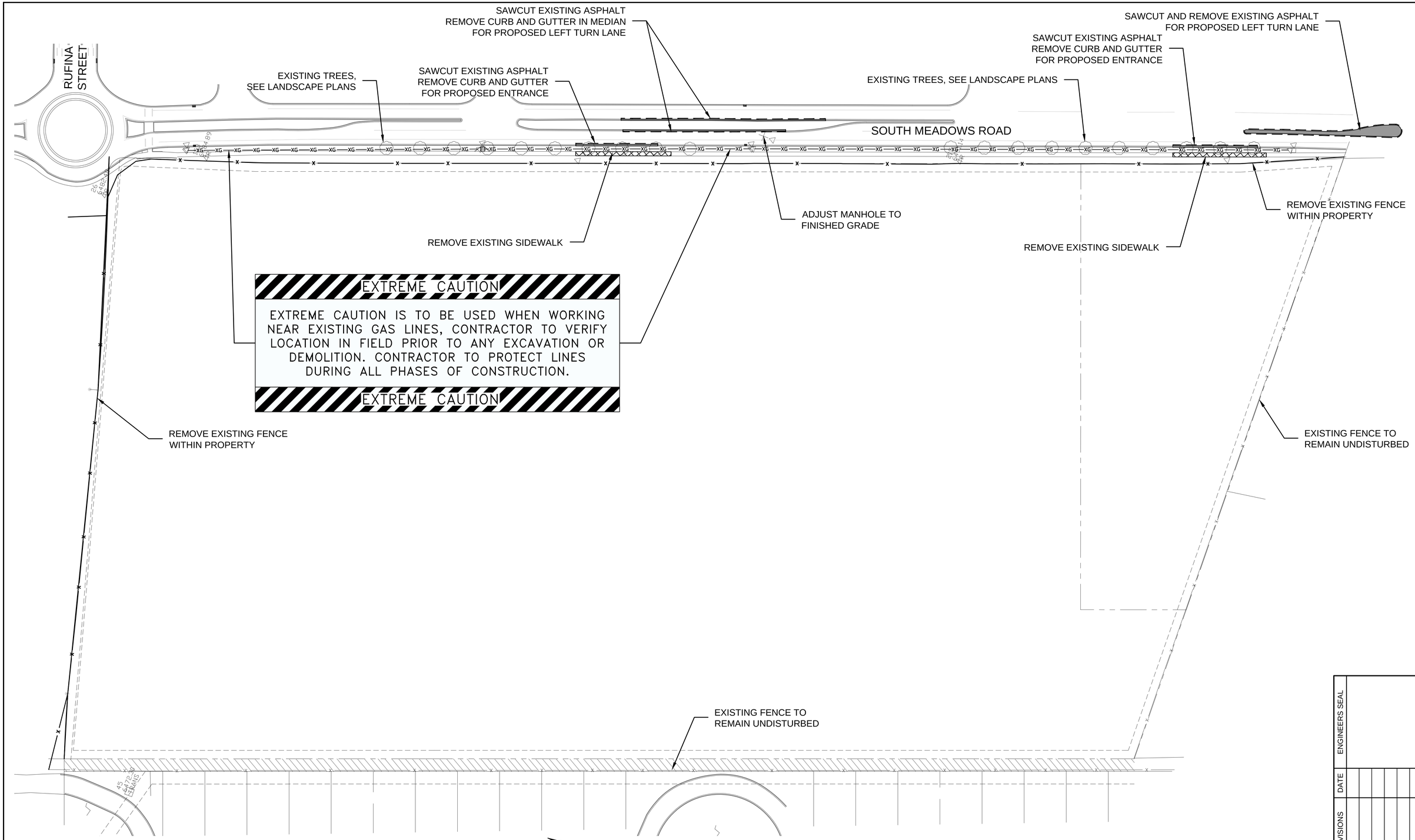
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SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS (CONT'D)

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



DEMOLITION PLAN

SCALE: 1" = 50'

0 25 50 100

SCALE: 1" = 50'

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

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

CITY REVIEW		
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DEMOLITION PLAN

DATE:	SCALE:	SHEET:
DECEMBER 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.

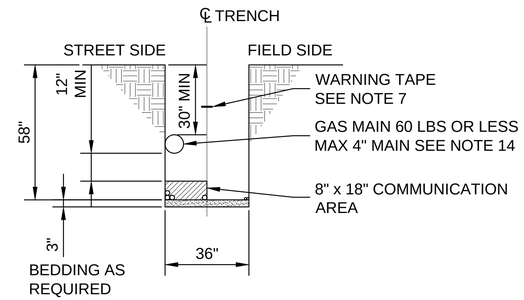
GENERAL NOTES:

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

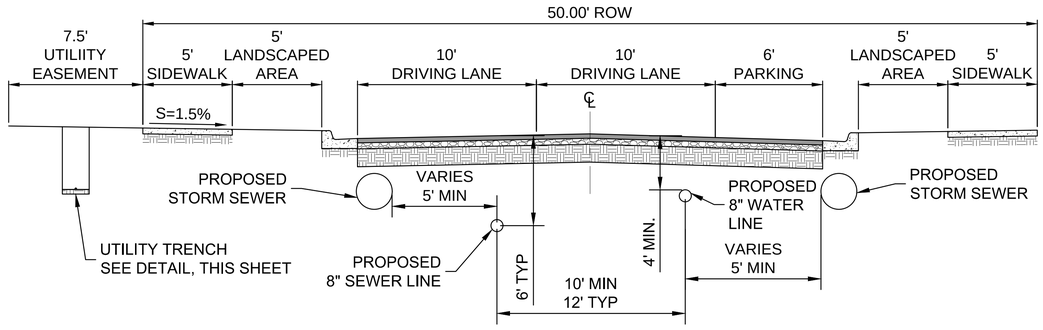
WATER SERVICES TO BE DESIGNED BY SANGRE DE CRISTO WATER COMPANY.

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

ENGINEER'S SEAL

DATE

REVISIONS

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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UTILITY NOTES

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

RUFINA STREET

COLORES DEL REY STREET

GALLERIA GRANDE STREET

PRIMO COLORES STREET

SOUTH MEADOWS ROAD

EXISTING STREET LIGHT, TYP

EXISTING SANITARY SEWER LINE

TIE PROPOSED WATER LINE TO EXISTING WATER LINE

EXISTING 16" PVC WATER LINE

TIE PROPOSED JOINT UTILITY TRENCH TO EXISTING DRY UTILITIES

EXISTING GAS METER

TIE PROPOSED WATER LINE TO EXISTING WATER LINE

EXISTING FIRE HYDRANT

EXISTING UTILITY VAULT TO REMAIN

ADJUST MANHOLE TO FINISHED GRADE

EXISTING GAS METER

EXISTING GAS METER

APPROXIMATE LOCATION OF EXISTING GAS LINE

EXISTING FIRE HYDRANT

CALLE CAMPO

CONDOMINIUMS

CAMINO DEL LLANO

PROPOSED FIRE HYDRANT

CALLE CAMPO

AVENIDA DE LOS PRADOS

CALLE DEL GIRASOL

CALLE CAMPO

EXISTING SANITARY SEWER LINE

SANITARY SEWER ACCESS ROAD SEE LANDSCAPING PLANS FOR SURFACING INFORMATION

PROPOSED FIRE HYDRANT

PROPOSED FIRE HYDRANT

CAMINO DEL LLANO

PROPOSED FIRE HYDRANT

20.00' SEWER EASEMENT

NOTE:
SEE LANDSCAPING AND ELECTRICAL PLANS FOR ADDITIONAL WATER, UTILITY, AND LUMINAIRE INFORMATION

0 25 50 100

SCALE: 1" = 50'

TIE PROPOSED SANITARY SEWER LINE TO EXISTING SANITARY SEWER MANHOLE

EXISTING FIRE HYDRANT

EXISTING 6" PVC WATER LINE

EXISTING SANITARY SEWER LINE

EXISTING FIRE HYDRANT

LEGEND

- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED JOINT UTILITY TRENCH (ELECTRIC, CABLE, GAS, TELEPHONE)
- PROPOSED WATER SERVICE W/ SINGLE METER
- PROPOSED WATER SERVICE W/ DOUBLE METER
- PROPOSED SANITARY SEWER SERVICE
- EXISTING FIRE HYDRANT PER SURVEY DATA
- EXISTING FIRE HYDRANT PER GIS DATA
- EXISTING LUMINAIRE
- PROPOSED LUMINAIRE
- PROPOSED FIRE HYDRANT

UTILITY PLAN

SCALE: 1" = 50'

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UTILITY PLAN

DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 50'	3-2

ENGINEERS SEAL

DATE

REVISIONS

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
⚠ PARK MODIFICATIONS	12/23/2024
⚠	
⚠	
⚠	
⚠	
⚠	
⚠	

CASE # 2024-7998

SEAL

STATE OF NEW MEXICO — GEORGE L. BORDOVICH — 002 — REGISTERED LANDSCAPE ARCHITECT — 3-15-25

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

NOT FOR CONSTRUCTION

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

LANDSCAPE GENERAL NOTES

DATE:	SCALE:	SHEET:
MARCH 2025	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.	19,440 SF
	ASPHALT PARKING. SEE CIVIL PLANS FOR DETAILS	7,849 SF
	4" COMPACTED & STABILIZED CRUSHER FINES. PROVIDE COLOR SAMPLES TO OWNER FOR SELECTION. COLOR: VENETIAN BROWN OR APPROVED EQUAL. SEE DETAIL B/4-26.	5,855 SF
	4" DEPTH CRUSHER FINES MULCH OPEN TRAIL COMPACTED & STABILIZED. COLOR: VENETIAN BROWN OR APPROVED EQUAL. SEE DETAIL E/4-24.	4,750 SF
	4" DEPTH NON-PIGMENTED CONCRETE SIDEWALK OR SLAB. COLOR: STANDARD GRAY. SEE DETAIL A & C/4-24.	2,870 SF
	6" DEPTH NON-PIGMENTED CONCRETE, 8' WIDE. COLOR: STANDARD GRAY. SEE DETAIL B & C/4-24.	13,250 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.	10,260 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.	450 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. SEE DETAIL B/4-30.	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. SEE DETAIL B/4-30.	1,275 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
■	PARK ENTRY SIGN. SEE SHEET 4-51 AND DETAIL SHEET B/4-32.	4
◆	INTERPRETATIVE SIGN. SEE SHEET 4-51 AND DETAIL SHEET 4-31.	3
●	"LANDSCAPE TO BE PROTECTED" SIGN. SEE SHEET 4-51 AND DETAIL SHEET 4-32.	3
▲	WAYFINDING SIGN. SEE SHEET 4-51 AND DETAIL A/4-32.	3

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	-	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 STROBIFORMIS WHITE PINE	50' X 25'	6' - 8' HT B&B	13	-	L-M

SYMBOL	BOTANICAL / COMMON NAME	HT.XSPREAD	SIZE	PARK QTY	SUBDIVSION QTY	WATER USE
	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
	ERIOGMERIA 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.	36,435 SF
	DISTURBED AREAS IN PHASE I WILL BE STABILIZED WITH 2" GRAVEL W/NEED 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	4,000 SF
	WILDFLOWER MEADOW SEED MIX.	9,931 SF
	PASTURE SEED MIX	10,600 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	20% (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 AND LIGHTING PER ELECTRICAL LIGHTING PLANS FOR PARK DESIGN E001, E101, E501 & E601.
6. GRADING POND & ACCESS ROAD IN PARK PER CIVIL ENGINEERING PLAN.
7. ART WORK, SIGNAGES AND PLAY EQUIPMENT FIELD VERIFY LOCATION AND ORIENTATION WITH OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
6. ALL SITE FURNISHING INSTALLATION PER MANUFACTURE'S RECOMMENDATION.
7. PLAYGROUND EQUIPMENT W/ SAFETY ZONE LAYOUT AND SURFACES INSTALLATION PER MANUFACTURE'S RECOMMENDATION. COLOR SAMPLES SHALL BE PROVIDED TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
8. STORMWATER PONDING: A WATER LEVEL MEASURING DEVICE WITH ZERO SET AT FINISH GRADE SHALL BE INSTALLED AT THE CENTER (LOW POINT) OF EACH POND. A PERCOLATION TEST IS REQUIRED FOR EACH POND.

CASE # 2024-7998

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

SEAL: STATE OF NEW MEXICO — GEORGE E. BROWN — 092 — REGISTERED LANDSCAPE ARCHITECT — 3-15-25

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

NOT FOR CONSTRUCTION

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

LANDSCAPE SCHEDULES

DATE:	SCALE:	SHEET:
MARCH 2025	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
106 LOW/MED WATER TREES (8 GAL PER TREE)/848 GALLONS PER CYCLE
TOTAL: 1,058 GALLONS PER RUN CYCLE X 88 RUN TIMES =93,104 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
47,540 SQ FT (0.10 GAL PER SQ FT)/4,754 GALLONS PER RUN CYCLE
4,754 GALLONS PER RUN CYCLE X 55 RUN TIMES = 261,470 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
47,540 SQ FT (0.10 GAL PER SQ FT)/4,754 GALLONS PER RUN CYCLE
4,754 GALLONS PER RUN CYCLE X 22 RUN TIMES = 104,588 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)
42 LOW WATER TREES (4 GAL PER TREE)/168 GALLONS PER RUN CYCLE
106 LOW/MED WATER TREES (6 GAL PER TREE)/636 GALLONS PER CYCLE
804 GALLONS PER RUN CYCLE X 55 RUN TIMES =44,220 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

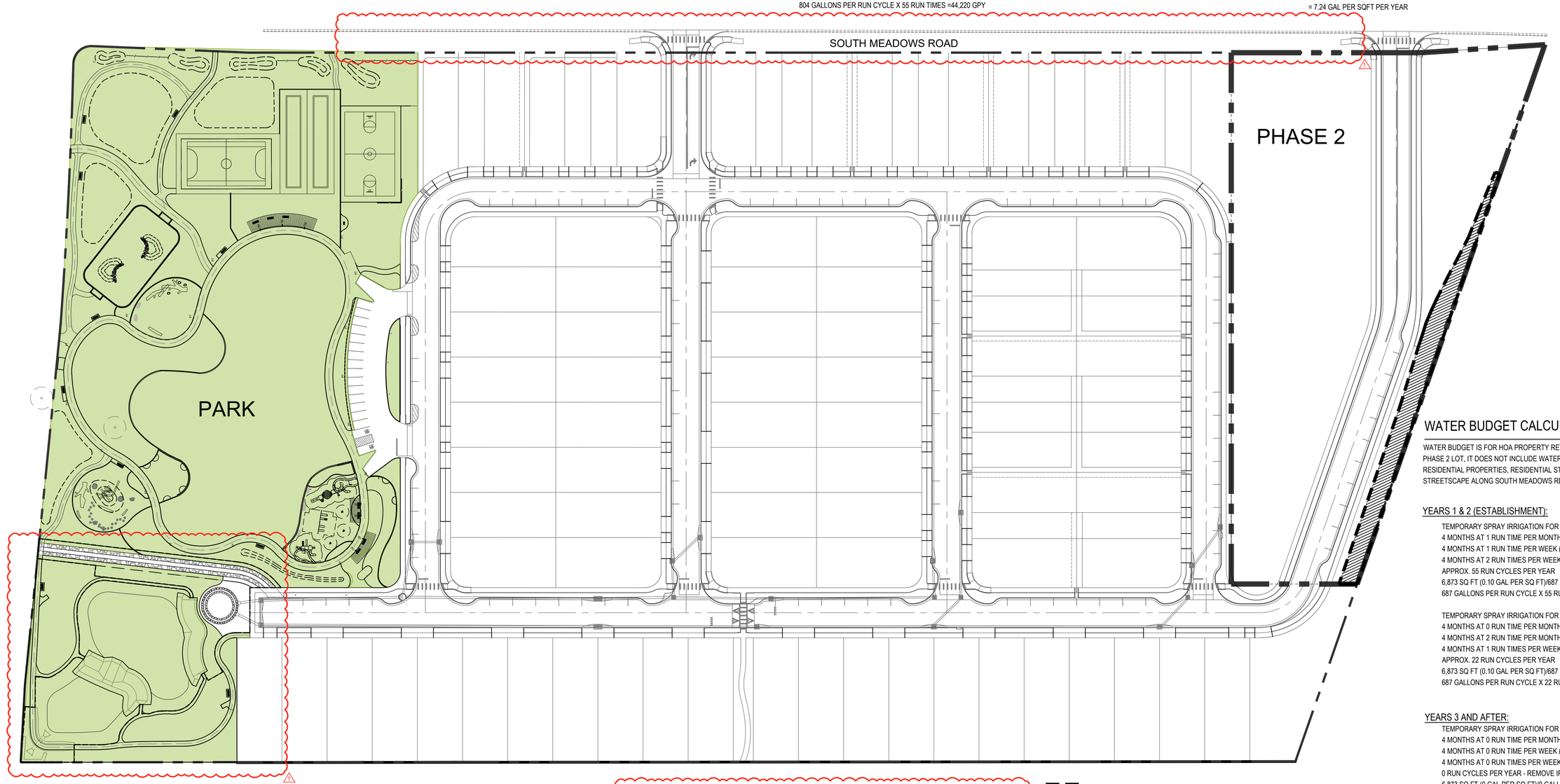
SPRAY IRRIGATION FOR TURF:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 2 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 3 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 88 RUN CYCLES PER YEAR
43,244 SQ FT (0.25 GAL PER SQ FT)/10,811 GALLONS PER RUN CYCLE
10,811 GALLONS PER RUN CYCLE X 88 RUN TIMES = 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
47,540 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= 1,075,498 GPY/ 3.30 ACRE FT.
1,075,498 GPY / TOTAL LANDSCAPE AREA: 148,630 SQ FT
= 7.24 GAL PER SQFT PER YEAR



DRAINAGE ACCESS AND MAINTENANCE EASEMENT FOR LOS PRADOS HOA

21035 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'.

CASE # 2024-7998

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
⚠	
⚠	
⚠	
⚠	
⚠	
⚠	

SEAL

STATE OF NEW MEXICO
GEORGE E. BRONKOVICH
092
REGISTERED LANDSCAPE ARCHITECT
3-15-25

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

NOT FOR CONSTRUCTION

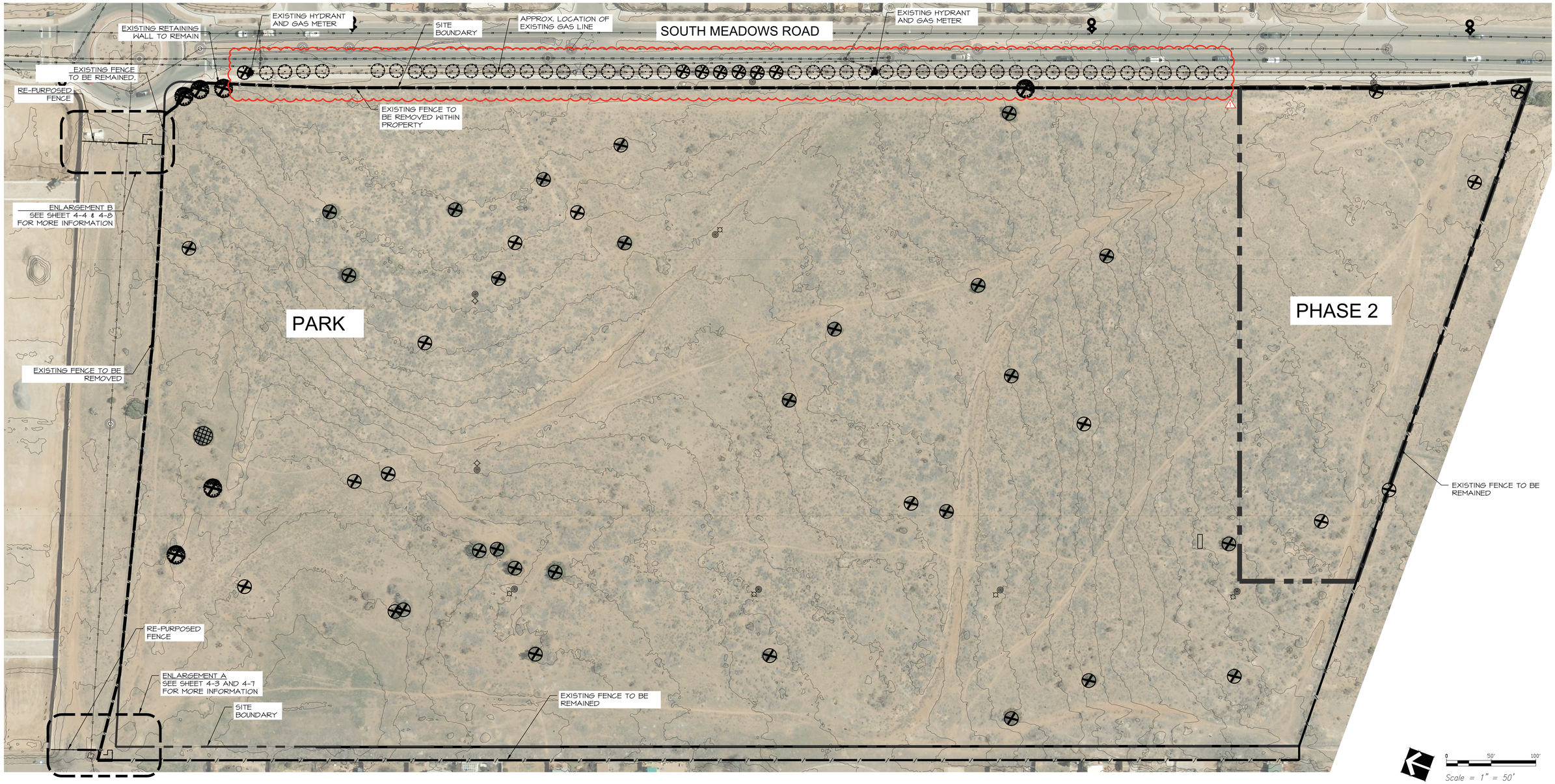
FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

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

DATE:	SCALE:	SHEET:
MARCH 2025	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.



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 REMOVE 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.	7
	EXISTING PURPLE LEAF PLUM TREES TO BE REMAIN.	44 ⚠

	QTY.
EXISTING LANDSCAPE TO BE PRESERVED AND PROTECTED	14,144 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

CASE # 2024-7998

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
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SEAL

STATE OF NEW MEXICO — GEORGE L. GOROVICH — 092 — REGISTERED LANDSCAPE ARCHITECT — 3-13-25

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

0 50' 100'

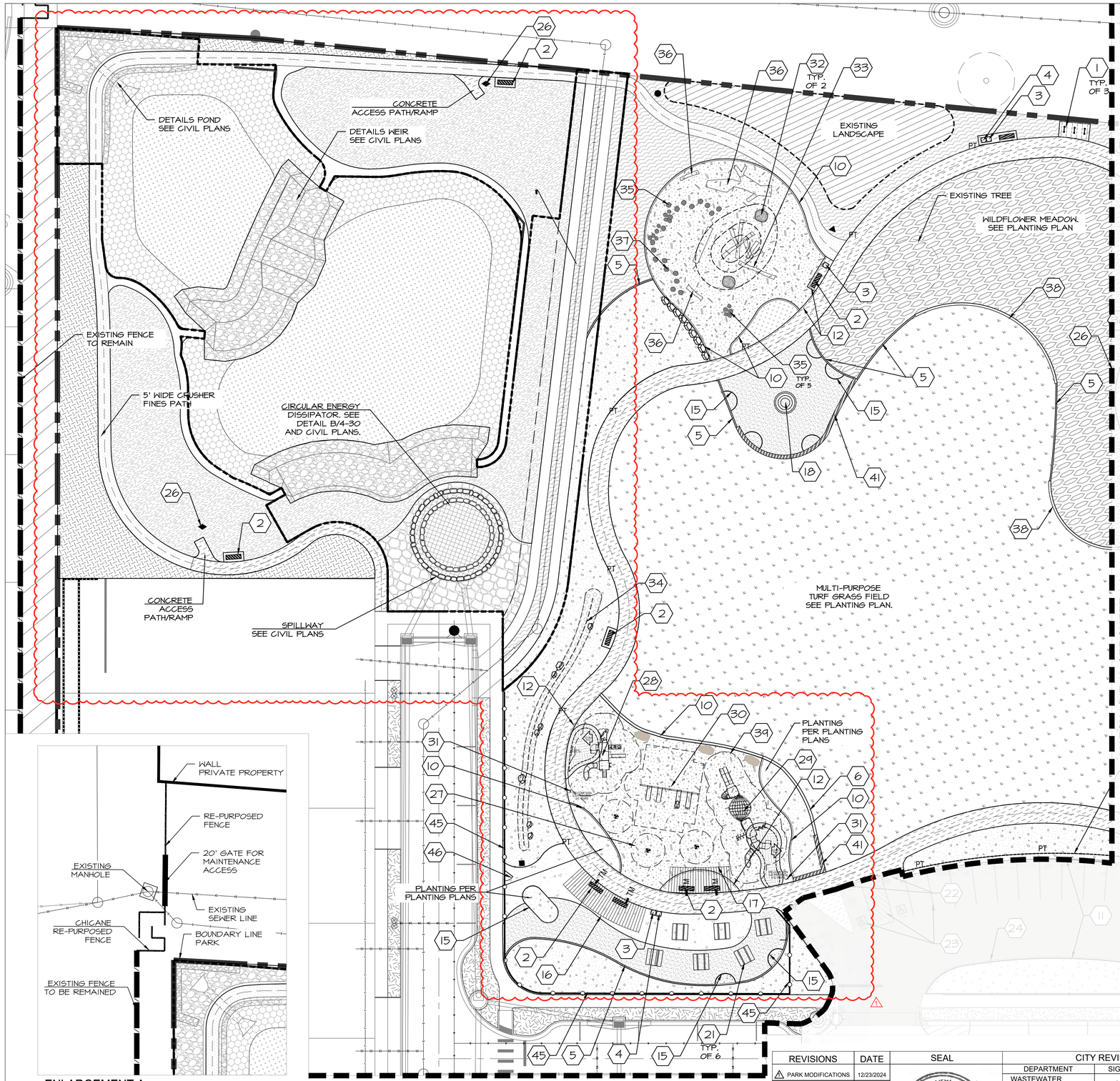
Scale = 1" = 50'

NOT FOR CONSTRUCTION

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

LANDSCAPE DEMOLITION & PROTECTION PLAN PARK

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 50'	4-2



ENLARGEMENT A

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

Scale = 1" = 20'

CASE # 2024-7998

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.
	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.
	4" DEPTH CRUSHER FINES MULCH OPEN TRAIL COMPACTED & STABILIZED. 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. SEE DETAIL B/4-30.
	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. SEE DETAIL B/4-30.
	3/8" ANGULAR GRAVEL SEEDED WITH REVEGETATION SEED MIX AS BERM ARMORING. SEE DETAIL D/4-29.
	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
	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 EGDER 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. SHADE STRUCTURE A. SEE DETAIL A/4-34.
15. 3/16" X 4" ALUMINUM EDGER. SEE DETAIL B/4-29.
16. SHADE STRUCTURE B. SEE DETAIL A/4-34.
17. SHADE STRUCTURE C. SEE DETAIL A/4-34.
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#: 298-60-2PL. 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#: 247174, MFR: EXERPLAY
28. PLAY EQUIPMENT "PLAYSHAPER (2-5 YEARS) MODEL#: 23736A, MFR: EXERPLAY.
29. PLAY EQUIPMENT "PLAYBOOSTER (5-12 YEARS) MFR: EXERPLAY.
30. SINGLE POST SWING W/ TODDLER, FULL AND MOLDED BUCKET SEAT. MFR: EXERPLAY.
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 LAYOUT BY MUSCO LIGHTING. SURFACE COLOR: BLUE W/ 3' TALL WALL ALL AROUND. 10' TALL FENCE ON BOTH SHORT ENDS.
43. LANDSCAPE DESIGN SEE DETAIL A/4-26, 4-13 & 4-14.
44. 6' HIGH WELDED WIRE MESH FENCE, SEE DETAIL C/4-33 AND DIMENSION PLAN FOR MORE INFORMATION.
45. 4' HIGH WELDED WIRE MESH FENCE, SEE DETAIL A/4-33 AND DIMENSION PLAN FOR MORE INFORMATION.
46. 4' HIGH WELDED WIRE MESH GATE, SEE DETAIL B/4-33.

- PARK ENTRY SIGN. SEE SHEET 4-5I AND DETAIL SHEET B/4-32.
- INTERPRETATIVE SIGN. SEE SHEET 4-5I AND DETAIL SHEET 4-31.
- "LANDSCAPE TO BE PROTECTED" SIGN. SEE SHEET 4-5I AND DETAIL SHEET 4-32.
- WAYFINDING SIGN. SEE SHEET 4-5I AND DETAIL A/4-32.
- PT LED PEDESTRIAN POLE LIGHTING LOCATIONS FOR LIGHTING ON SITE ONLY FOR REFERENCE. LIGHTING TYPES & DETAILS SEE ELECTRICAL PLANS FOR PARK
- TM LED TOP-MOUNTED ON SHADE STRUCTURE LIGHTING

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.
4. LIGHTING PARK SEE ELECTRICAL PLANS FOR PARK.
5. ALL SITE FURNISHING, PLAYGROUND EQUIPMENT W/ SAFETY ZONE LAYOUT AND SURFACES INSTALLATION PER MANUFACTURE'S RECOMMENDATION. COLOR SAMPLES SHALL BE PROVIDED TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL AND PRIOR INSTALLATION.

REVISIONS	DATE
1 PARK MODIFICATIONS	12/23/2024
2	
3	
4	
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6	
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SEAL: STATE OF NEW MEXICO · GEORGE E. BORONOWICH · 092 · REGISTERED LANDSCAPE ARCHITECT · 3-15-25

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

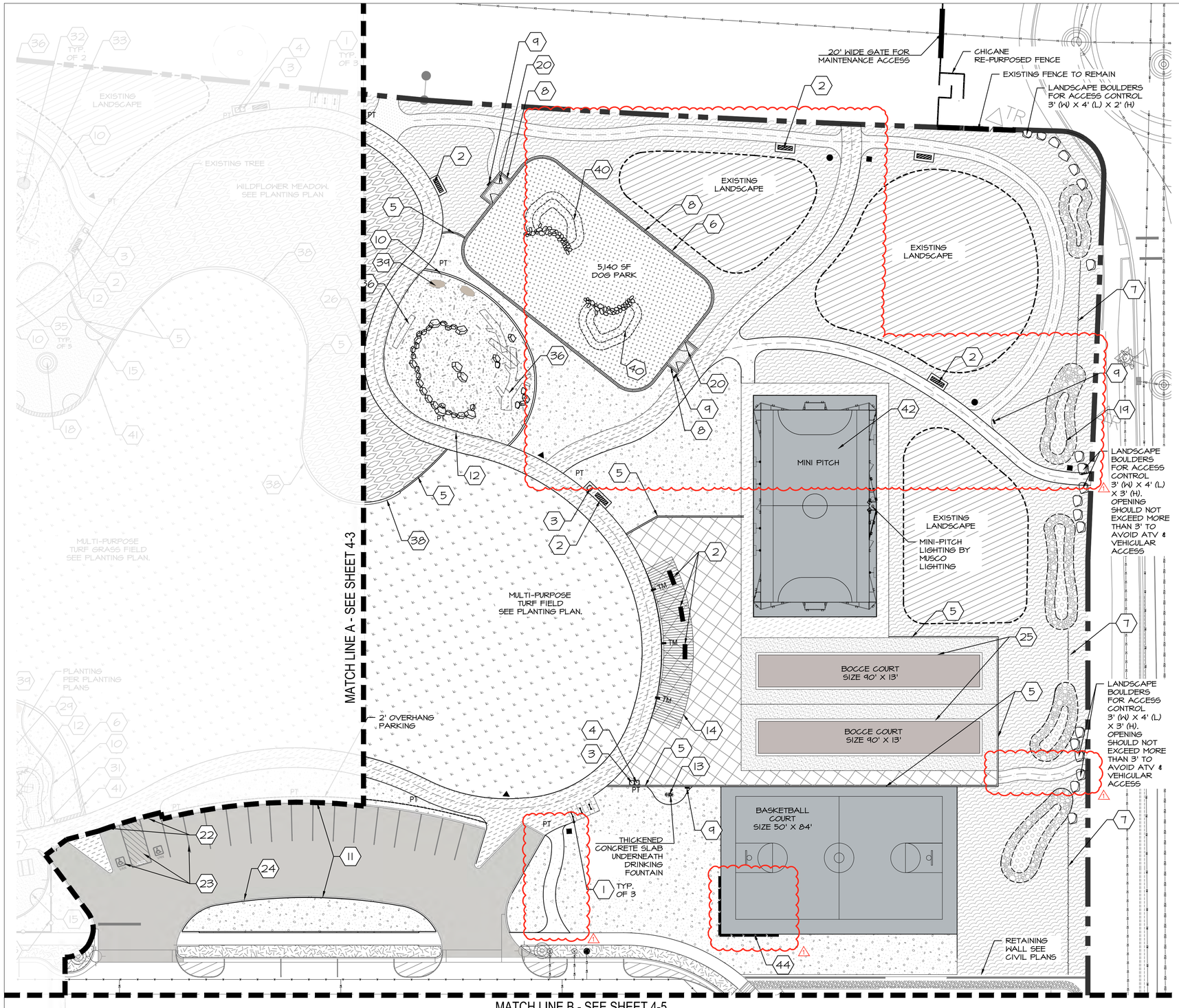
SITES SOUTHWEST

NOT FOR CONSTRUCTION

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

LANDSCAPE PLAN
PARK

DATE:	SCALE:	SHEET:
MARCH 2025	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.
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	4" COMPACTED & STABILIZED CRUSHER FINES. PROVIDE COLOR SAMPLES TO OWNER FOR SELECTION. COLOR: VENETIAN BROWN OR APPROVED EQUAL. SEE DETAIL B/4-26.
	4" DEPTH CRUSHER FINES MULCH OPEN TRA COMPACTED & STABILIZED. COLOR:VENETI 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.
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	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

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.
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16. SHADE STRUCTURE B. SEE DETAIL A/4-34.
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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 PIGNIC TABLE. MFR: DUMOR, MODEL#: 298-60-2PL. 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#: 247174, MFR: EXERPLAY
28. PLAY EQUIPMENT "PLAYSHAPER (2-5 YEARS) MODEL#: 23736A, MFR: EXERPLAY.
29. PLAY EQUIPMENT "PLAYBOOSTER (5-12 YEARS) MFR: EXERPLAY.
30. SINGLE POST SWING W/ TODDLER, FULL AND MOLDED BUCKET SEAT. MFR: EXERPLAY.
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 LAYOUT BY MUSCO LIGHTING. SURFACE COLOR: BLUE W/ 3' TALL WALL ALL AROUND. 10' TALL FENCE ON BOTH SHORT ENDS.
43. LANDSCAPE DESIGN SEE DETAIL A/4-26, 4-13 & 4-14.
44. 6' HIGH WELDED WIRE MESH FENCE, SEE DETAIL C/4-33 AND DIMENSION PLAN FOR MORE INFORMATION.
45. 4' HIGH WELDED WIRE MESH FENCE, SEE DETAIL A/4-33 AND DIMENSION PLAN FOR MORE INFORMATION.
46. 4' HIGH WELDED WIRE MESH GATE, SEE DETAIL B/4-33.

- ■ PARK ENTRY SIGN. SEE SHEET 4-51 AND DETAIL SHEET B/4-32.
- ◆ INTERPRETATIVE SIGN. SEE SHEET 4-51 AND DETAIL SHEET 4-31.
- ● "LANDSCAPE TO BE PROTECTED" SIGN. SEE SHEET 4-51 AND DETAIL SHEET 4-32.
- ▲ WAYFINDING SIGN. SEE SHEET 4-51 AND DETAIL A/4-32.
- ●PT LED PEDESTRIAN POLE LIGHTING LOCATIONS FOR LIGHTING ON SITE ONLY FOR REFERENCE. LIGHTING TYPES & DETAILS SEE ELECTRICAL PLANS FOR PARK
- ▬TM LED TOP-MOUNTED ON SHADE STRUCTURE LIGHTING

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.
4. LIGHTING PARK SEE ELECTRICAL PLANS FOR PARK.
5. ALL SITE FURNISHING, PLAYGROUND EQUIPMENT W/ SAFETY ZONE LAYOUT AND SURFACES INSTALLATION PER MANUFACTURE'S RECOMMENDATION. COLOR SAMPLES SHALL BE PROVIDED TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL AND PRIOR INSTALLATION.

Scale = 1" = 20'

CASE # 2024-7998

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
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△	
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SEAL

STATE OF NEW MEXICO — GEORGE E. BORKOWICH — 092 — REGISTERED LANDSCAPE ARCHITECT — 3-15-25

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

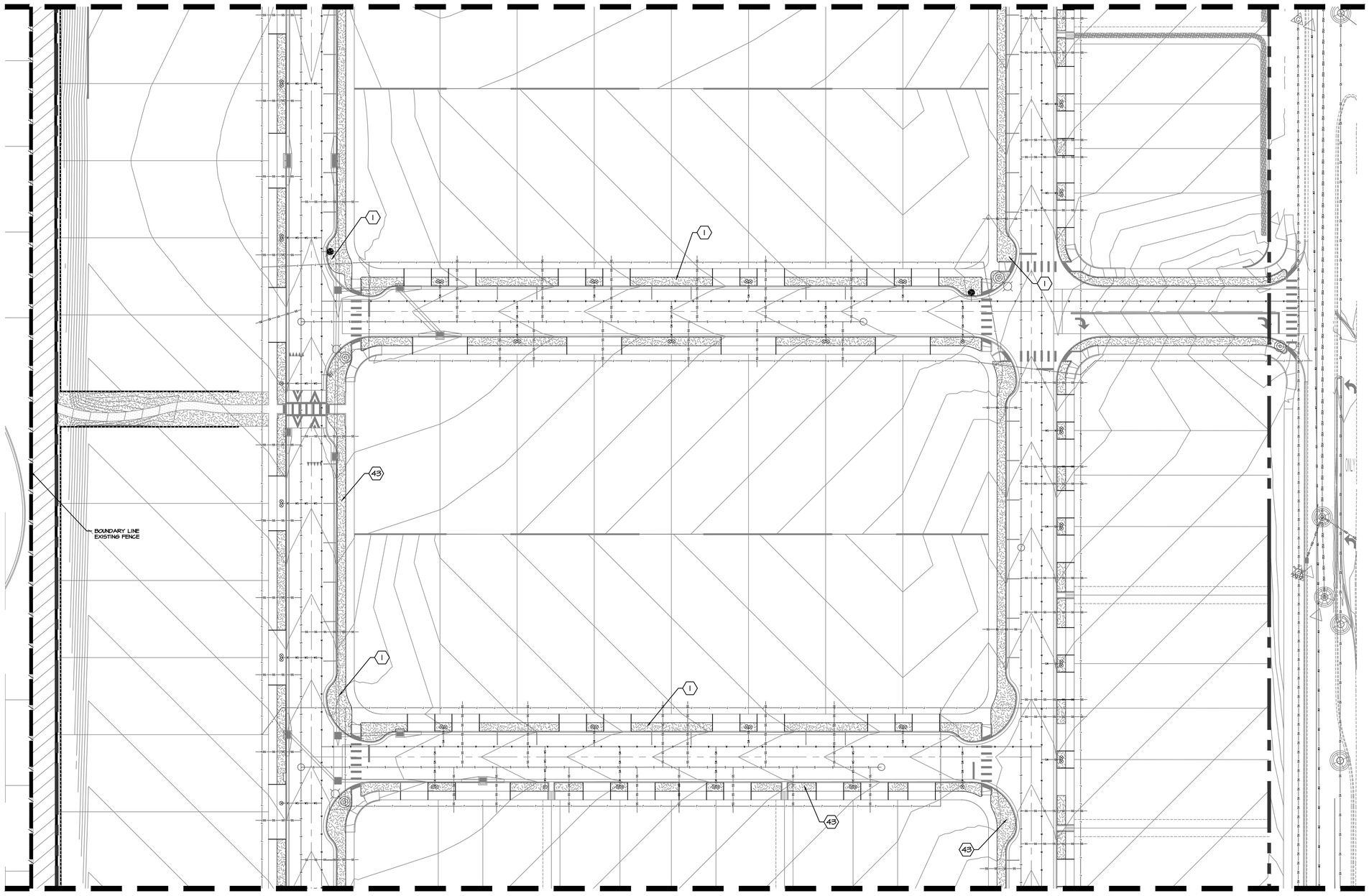
NOT FOR CONSTRUCTION

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

LANDSCAPE PLAN PARK

DATE:	SCALE:	SHEET:
MARCH 2025	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.
	4" DEPTH CRUSHER FINES MULCH OPEN TRAI COMPACTED & STABILIZED. COLOR:VENETI 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.

4. LIGHTING PARK SEE ELECTRICAL PLANS FOR PARK.
5.

NOTES:

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
⚠ PARK MODIFICATIONS	12/23/2024
△	
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△	

CASE # 2024-7998

SEAL

STATE OF NEW MEXICO
GEORGE E. BORKOVICH
092
REGISTERED LANDSCAPE ARCHITECT
3-15-25

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

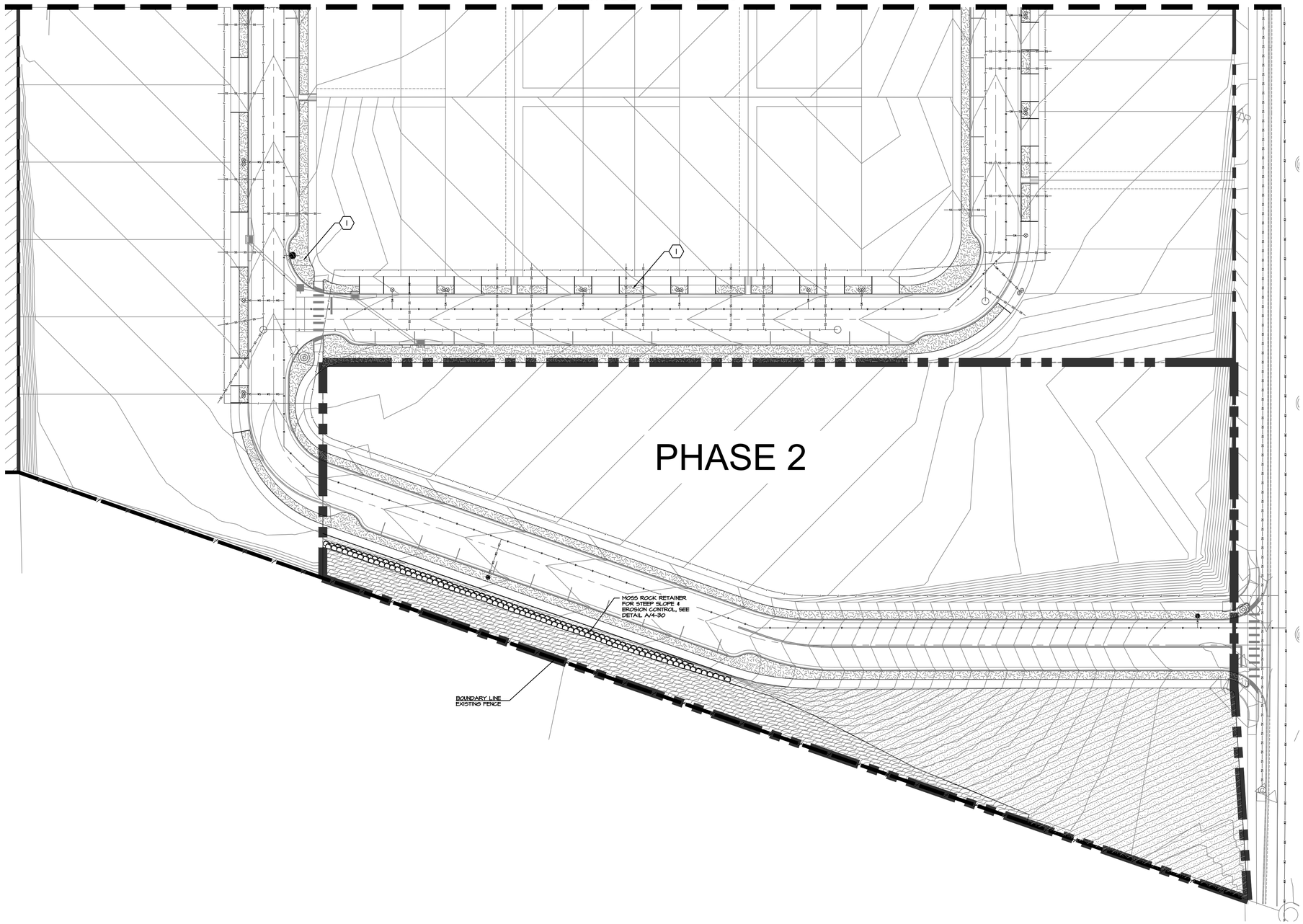
NOT FOR CONSTRUCTION

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

LANDSCAPE PLAN SUBDIVISION

DATE:	SCALE:	SHEET:
MARCH 2025	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 DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3OZ WEED BARRIER FABRIC. TOP OF MULCH SHALL BE 2" BELOW TOP OF CURB TYPICAL.
	4" DEPTH CRUSHER FINES MULCH OPEN TRAI COMPACTED & STABILIZED. COLOR: VENETI/ 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.

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.

CASE # 2024-7998

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

SEAL

STATE OF NEW MEXICO
GEORGE E. BORONOWICH
092
REGISTERED LANDSCAPE ARCHITECT
3-15-25

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

NOT FOR CONSTRUCTION

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

LANDSCAPE PLAN SUBDIVISION

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 30'	4-6

ENLARGEMENT A
SEE THIS SHEET

MATCH LINE A - SEE SHEET 4-8

PANEL EQUALLY SIZE
(6' MIN PANEL LENGTH)

4'-0"
WIDE
SWING
GATE

PANEL EQUALLY SIZE
(6' PANEL LENGTH
SIZED EQUALLY)

PANEL EQUALLY SIZE
(6' PANEL LENGTH)

(1) 8' WIDE FENCE
PANEL. POSTS
SHALL NOT BE
INSTALLED ON
CURB

PANEL EQUALLY SIZE
(5' MIN PANEL LENGTH;
EQUALLY SIZED)

DIMENSIONS PARKING LOT BY
CIVIL ENGINEERING

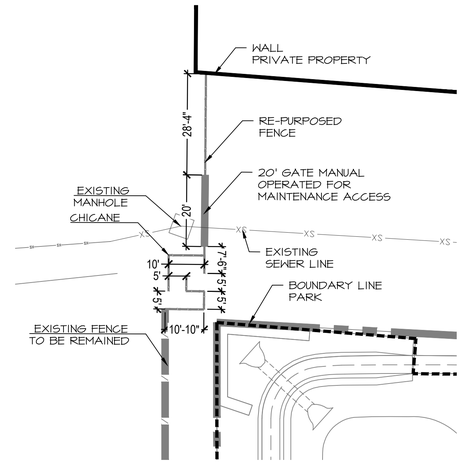
0 20' 40'
Scale = 1" = 20'

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'

NOT FOR CONSTRUCTION

SEAL

STATE OF NEW MEXICO
CLIFFORD E. HICKMAN
202
REGISTERED
LANDSCAPE ARCHITECT
12-13-25

REVISIONS	DATE
PARK MODIFICATIONS	12/23/2024

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 # 2024-7998

PLAN PREPARED BY:
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SITES SOUTHWEST

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

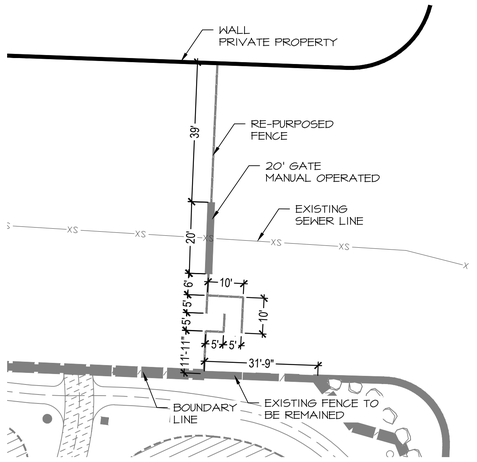
LANDSCAPE DIMENSIONING PLAN
PARK

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 20'	4-7

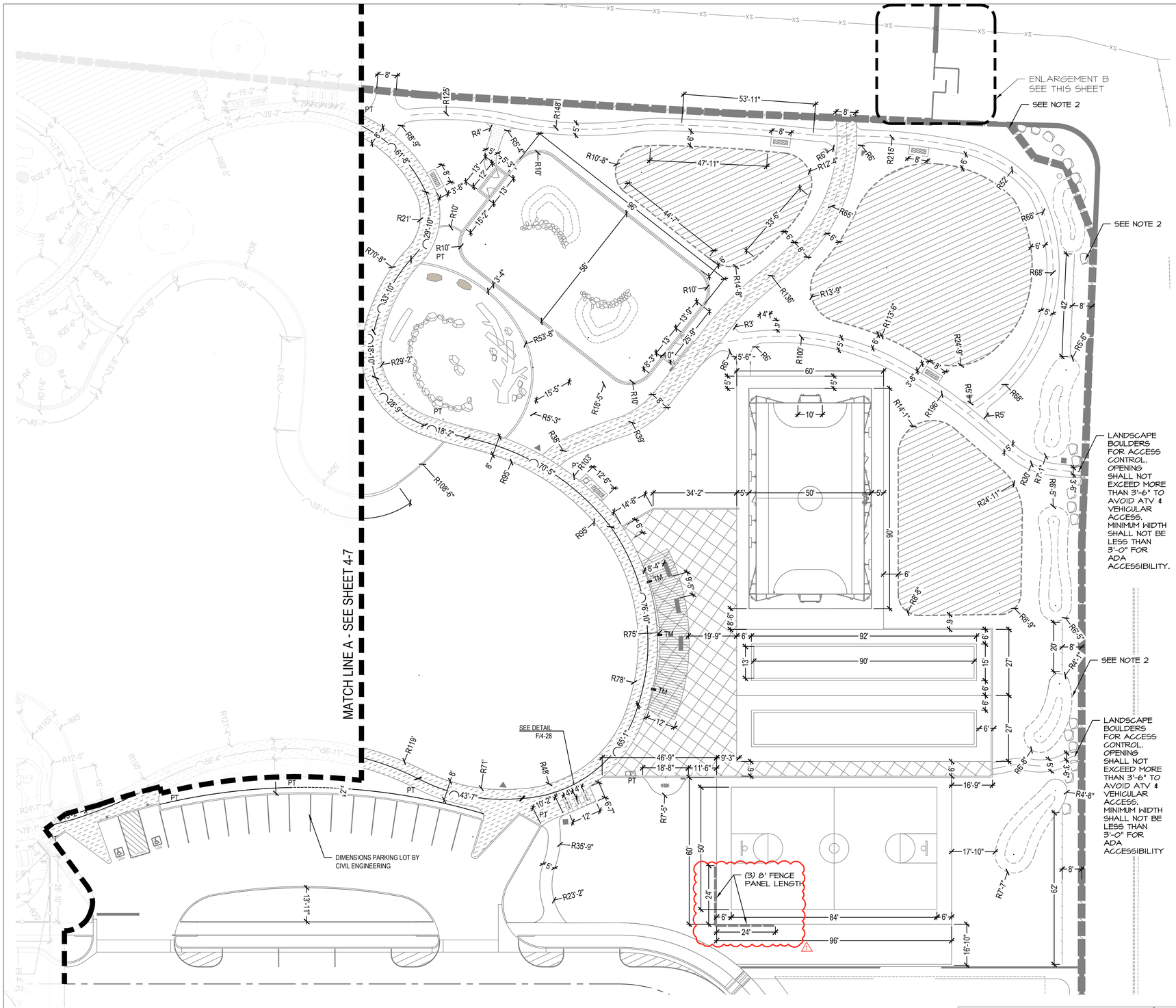
DRAINAGE ACCESS AND MAINTENANCE EASEMENT FOR LOS PRADOS HOA

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 B
CHICANE W/
RE-PURPOSED FENCE



NOT FOR CONSTRUCTION

SEAL

DATE 12/23/2024

REVISIONS
△ PARK MODIFICATIONS

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

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

LANDSCAPE DIMENSIONING PLAN PARK

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 20'	4-8



REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
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△	
△	

CASE # 2024-7998

SEAL

STATE OF NEW MEXICO
GEORGE L. GEORGOVICH
002
REGISTERED LANDSCAPE ARCHITECT
3-13-25

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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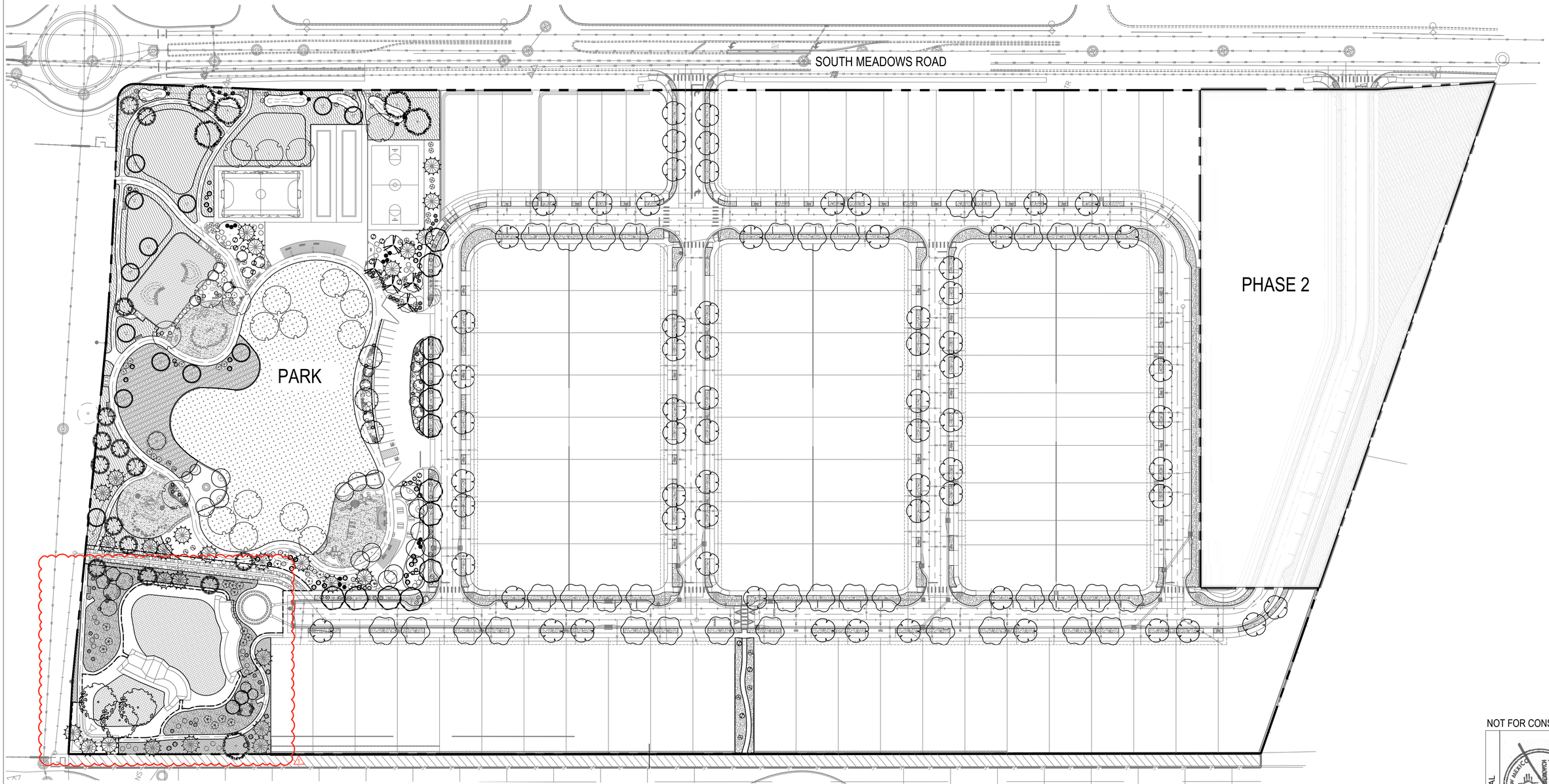
SITES SOUTHWEST

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

LANDSCAPE GRADING PLAN
PARK

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 20'	4-9



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO REMAIN
DECIDUOUS TREES	
	ACER GRANDIDENTATUM 'MESA 6' 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 STROBIFORMIS 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
	ERIGAMERIA 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'

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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SEAL

REVISIONS	DATE
1 PARK MODIFICATIONS	12/23/2024

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

SITES SOUTHWEST

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

LANDSCAPE PLANTING PLAN PARK AND SUBDIVISION

DATE:	SCALE:	SHEET:
MARCH 2025	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 STROBIFORMIS 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
	PRUNUS TOMENTOSA NANKING CHERRY
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'

NOT FOR CONSTRUCTION

SEAL

REVISIONS	DATE
PARK MODIFICATIONS	12/23/2024

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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CASE # 2024-7998

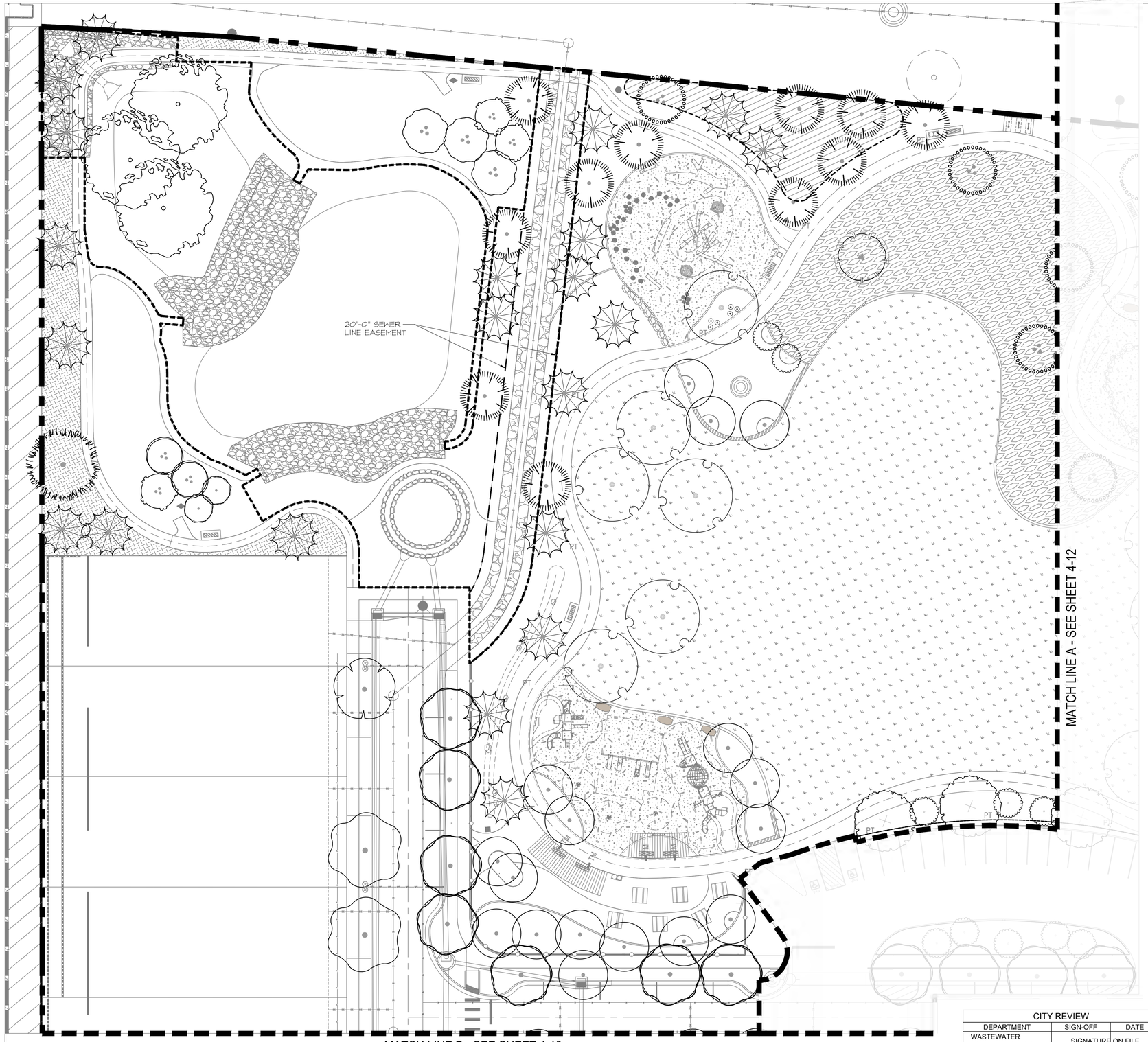
SITES SOUTHWEST

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

LANDSCAPE PLANTING PLAN
PARK

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 20'	4-11



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 ADVANCED 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 STROBIFORMIS WHITE PINE

NOT FOR CONSTRUCTION

SEAL

REVISIONS	DATE
PARK MODIFICATIONS	12/23/2024

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'

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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CASE # 2024-7998

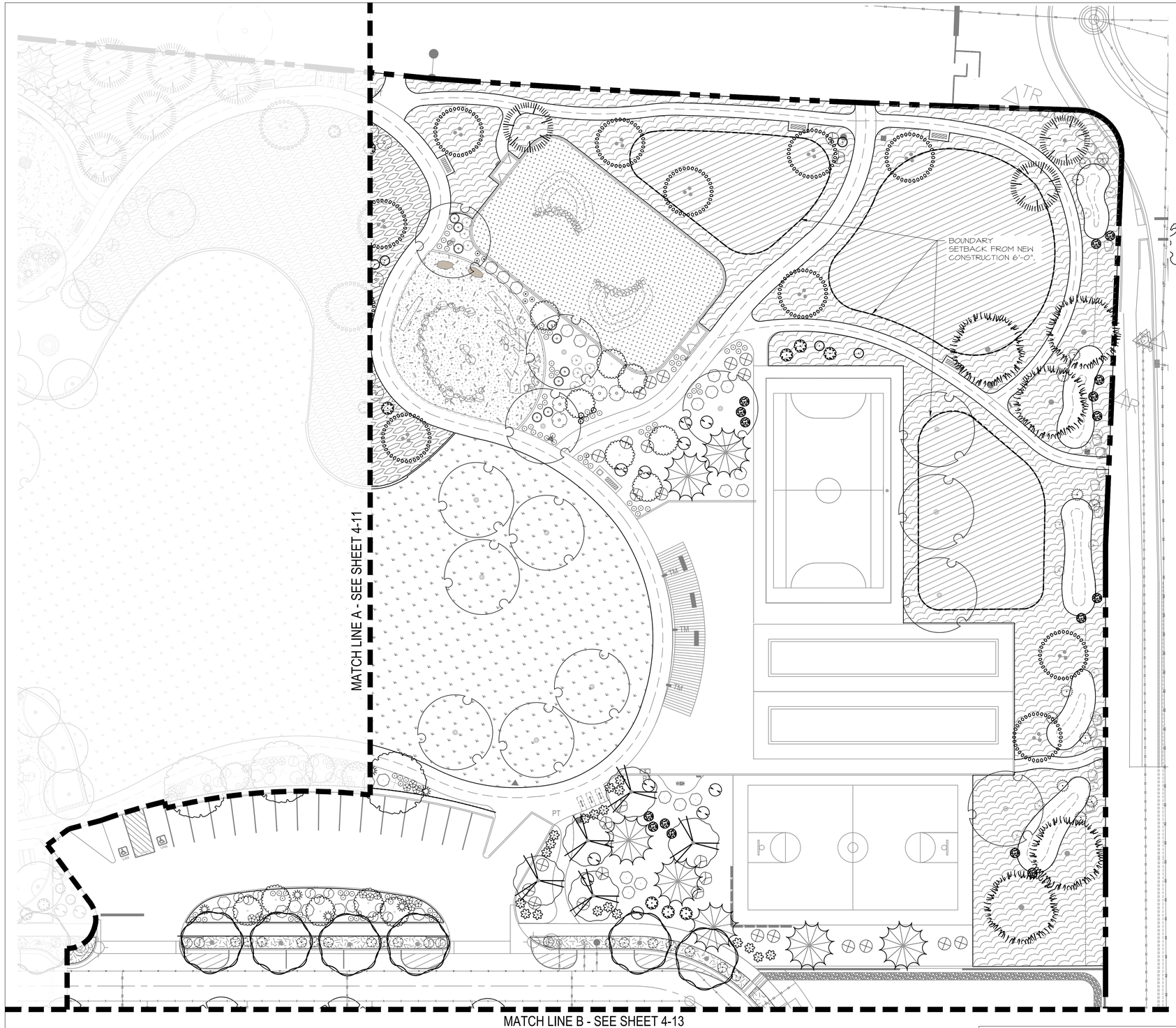
PLAN PREPARED BY:
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SITES SOUTHWEST

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

LANDSCAPE PLANTING PLAN
PARK

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 20'	4-11A



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
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EVERGREEN TREES	
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	PINUS STROBIFORMIS WHITE PINE

SYMBOL	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS	
	ARTEMISIA FRIGIDA FRINGED WORMWOOD
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	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
	PRUNUS TOMENTOSA NANKING CHERRY
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:

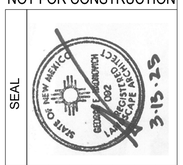
1. FOR PLANTING DETAILS SEE SHEET 4-23.
2. FOR HARDSCAPE MATERIALS SEE PLANS 4-3 THROUGH 4-6.
3. FOR PLANT QUANTITIES SEE SHEET 4-00.
4. FOR PLANTING WATER USE SEE SHEET 4-00.

0 20' 40'

Scale = 1" = 20'

NOT FOR CONSTRUCTION

SEAL



REVISIONS	DATE
PARK MODIFICATIONS	12/23/2024

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

CASE # 2024-7998

CITY USE ONLY

SITES SOUTHWEST

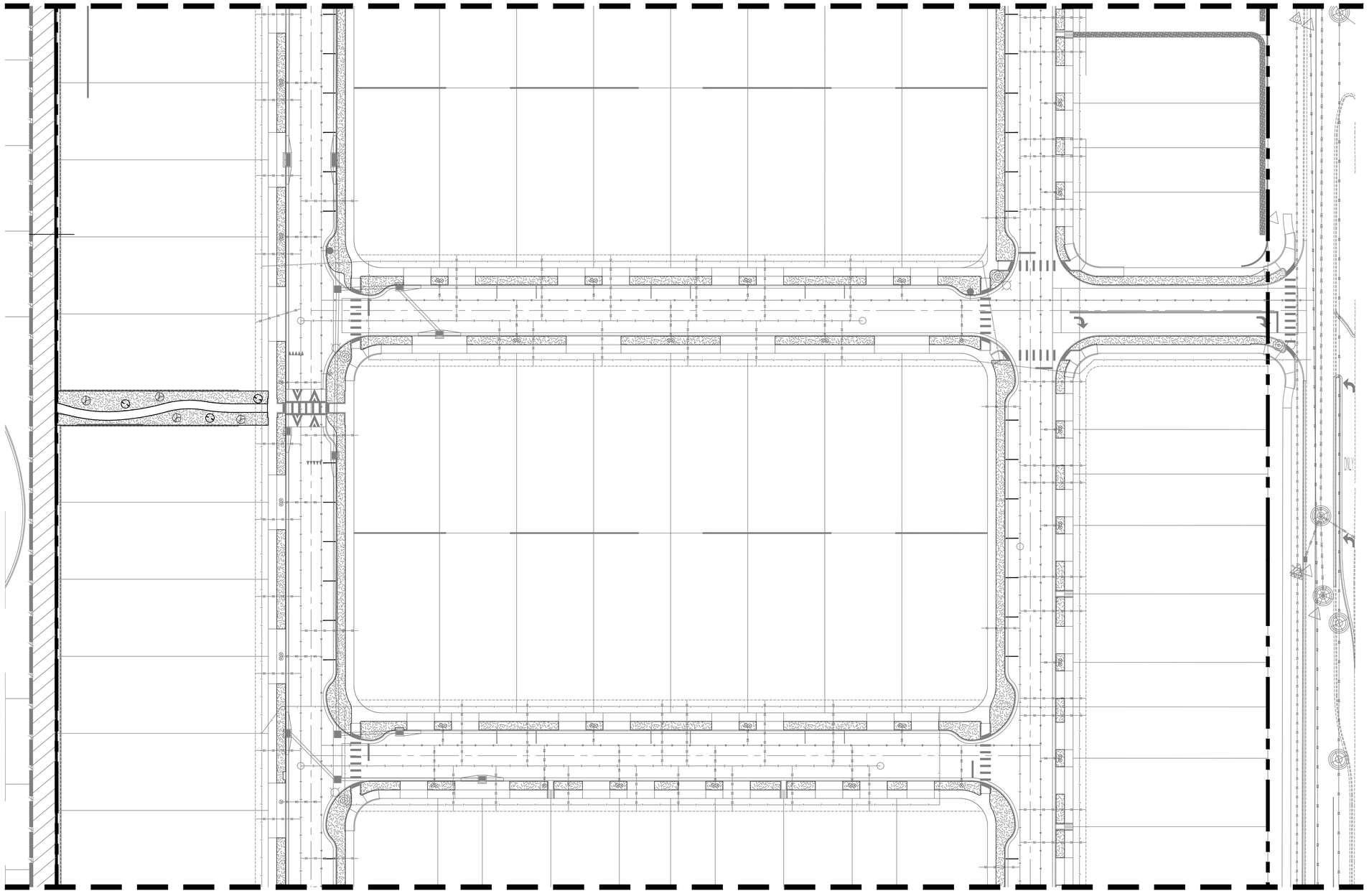
PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

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

LANDSCAPE PLANTING PLAN PARK

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 20'	4-12

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



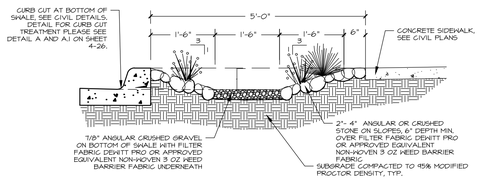
PLANT SCHEDULE

SYMBOL	DESCRIPTION	QTY.
	REVEGETATION SEED MIX. SEE SEED LIST ON SHEET 4-00	6,875 SF
	LANDSCAPE STRIP THROUGHOUT SUBDIVISION	40,655 SF

NOTE:

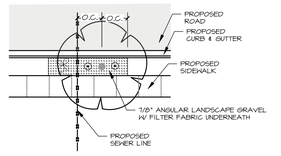
1. NO TREE & SHRUB PLANTING IN PHASE 2 AREA
2. GRADING & UTILITIES SEE CIVIL PLANS.
3. PRELIMINARY LAYOUT FOR DRIVE PADS FOR LOTS. LOCATION IS NOT FINALIZED.

TYPICAL PLANTING FOR SUBDIVISION LANDSCAPE



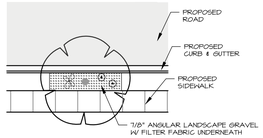
(A) COBBLESTONE SWALE @ SUBDIVISION (TYPICAL) CROSS SECTION

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



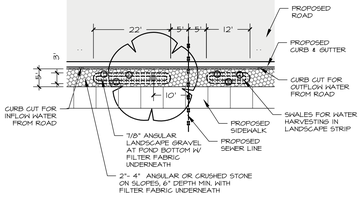
(1) TYPICAL A: LANDSCAPE STRIP WITH UTILITIES UNDERNEATH

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

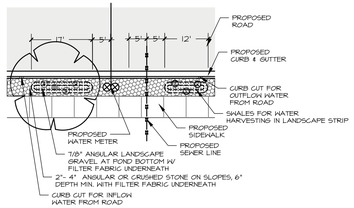
NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. LANDSCAPE PLANTING (1) ONE TREE AND (3) THREE SHRUBS



(3) TYPICAL C: COBBLESTONE SWALE W/ UTILITES

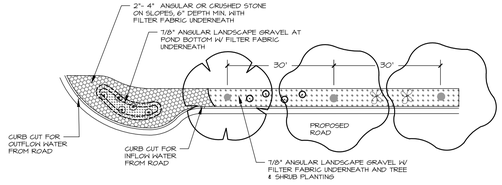
NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. SEE DETAIL A FOR TYPICAL CROSS SECTION OF SWALE.
3. TREE PLANTING SHALL BE MIN OF 5' AWAY OF ANY UTILITY LINES.

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.

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'

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

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

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

LANDSCAPE PLANTING PLAN SUBDIVISION

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 30'	4-13

MATCH LINE C - SEE SHEET 4-13

PHASE 2

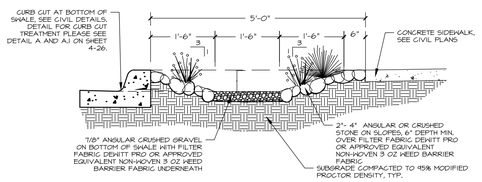
PLANT SCHEDULE

SYMBOL	DESCRIPTION	QTY.
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	LANDSCAPE STRIP THROUGHOUT SUBDIVISION	40,655 SF

NOTE:

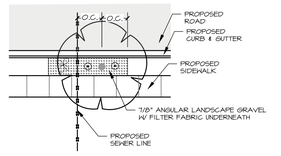
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TYPICAL PLANTING FOR SUBDIVISION LANDSCAPE



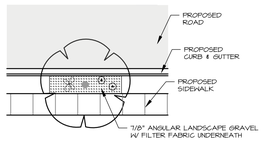
(A) COBBLESTONE SWALE @ SUBDIVISION (TYPICAL) CROSS SECTION

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



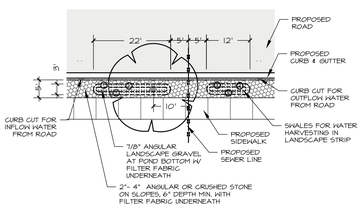
(1) TYPICAL A: LANDSCAPE STRIP WITH UTILITIES UNDERNEATH

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



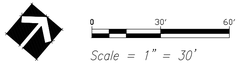
(2) TYPICAL B: LANDSCAPE STRIP WITHOUT UTILITIES UNDERNEATH

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.

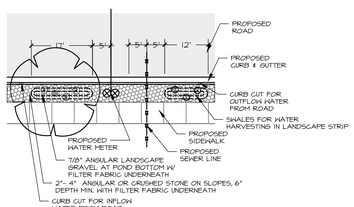


Scale = 1" = 30'

NOTE:

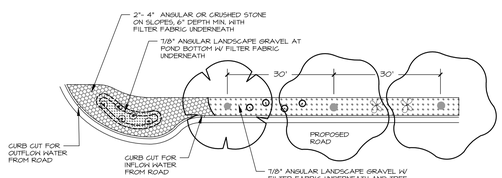
1. FOR PLANTING DETAILS SEE SHEET 4-23.
2. FOR HARDSCAPE MATERIALS SEE PLANS 4-3 THROUGH 4-6.
3. FOR PLANT QUANTITIES SEE SHEET 4-00.
4. FOR PLANTING WATER USE SEE SHEET 4-00.

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 SHALE.

CASE # 2024-7998

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
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△	

SEAL

STATE OF NEW MEXICO — GEORGE E. BORONKOV — 092 — REGISTERED LANDSCAPE ARCHITECT — 3-15-25

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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SITES SOUTHWEST

NOT FOR CONSTRUCTION

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

LANDSCAPE PLANTING PLAN SUBDIVISION

DATE:	SCALE:	SHEET:
MARCH 2025	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	TEMPORARY 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.

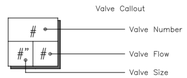
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAINBIRD PGA-PRS-D- GLOBE 1", 1-1/2", 2" ELECTRIC REMOTE CONTROL VALVE, GLOBE, WITH PRESSURE REGULATOR MODULE. INSTALL PER DETAIL B/L006
	ISOLATION VALVE CHAMPION BRASS MANUAL STRAIGHT INLINE VALVE, RS SERIES. SIZE TO MAIN LINE. SEE DETAIL F/L005.
MV2 MV3	RAIN BIRD 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 OTHERWISE 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"



DRAINAGE ACCESS AND MAINTENANCE EASEMENT FOR LOS PRADOS HOA

VALVE_SCHEDULE

1 ½" 20	2 ½" 7.5	3 ½" 13.5	4 ½" 38	5 1" 32.5	6 ½" 20.8	7 ½" 20.5	8 ½" 38.3
9 ½" 2.25	10 ½" 5.5	11 ½" 17.5	12 ½" 19.6	13 ½" 16.5	14 ½" 34.8	15 ½" 52.2	16 ½" 38.3
17 ½" 41.8	18 ½" 20.9	19 ½" 45.2	20 ½" 38.3	21 ½" 18.9	22 ½" 8.75	23 ½" 33	24 ½" 12.3
25 ½" 16.5	26 ½" 14	27 ½" 32.6	28 ½" 19.5	29 ½" 48.1	30 ½" 7	31 ½" 6.25	32 ½" 45.5
33 ½" 29.1	34 ½" 21	35 ½" 47.7	36 ½" 4.5	37 ½" 21	38 ½" 24	39 1" 31.5	40 ½" 11.9
41 ½" 9.2	42 ½" 21	43 ½" 12.2	44 ½" 7.49	45 ½" 12.9	46 ½" 13.5	47 ½" 17.8	48 ½" 10.6
49 ½" 17.3	50 ½" 11.7	51 ½" 11.3	52 ½" 25.2	53 ½" 15.3	54 ½" 34.8	55 ½" 2	56 ½" 1.5
57 ½" 18	58 ½" 10.1	59 ½" 18.6	60 1" 22.8	61 1" 22.5	62 1" 17.5	63 1" 16.5	

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

SEAL: STATE OF NEW MEXICO, GEORGE E. BORONOVICH, 092, REGISTERED LANDSCAPE ARCHITECT, 3-15-25

CITY REVIEW

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CASE # 2024-7998

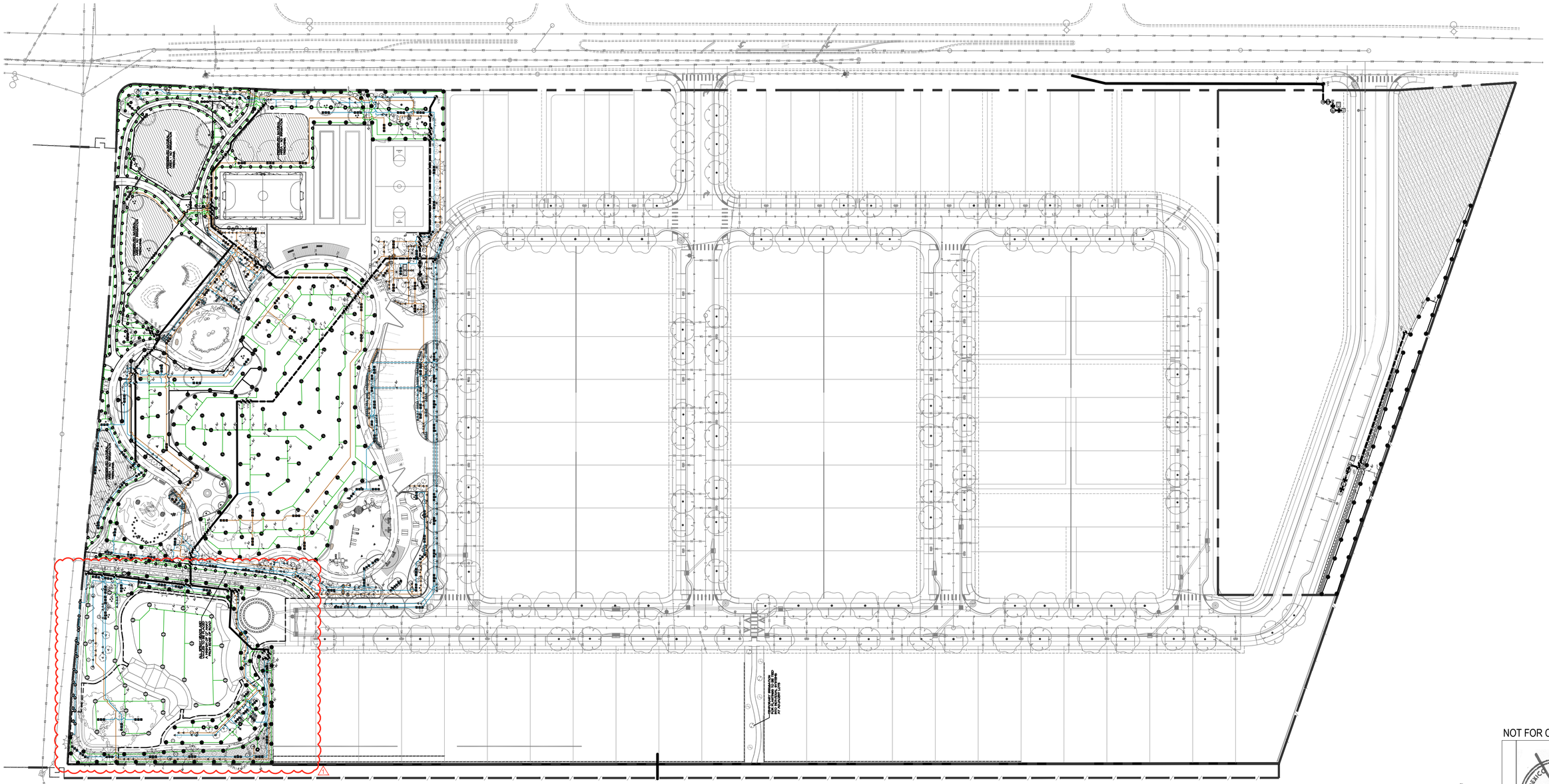
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FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE IRRIGATION SCHEDULE

DATE:	SCALE:	SHEET:
MARCH 2025	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'

NOT FOR CONSTRUCTION

SEAL

STATE OF NEW MEXICO — GEORGE HOLMBERG — 282 — REGISTERED LANDSCAPE ARCHITECT — 3-18-25

REVISIONS	DATE
PARK MODIFICATIONS	12/23/2024

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

CASE # 2024-7998

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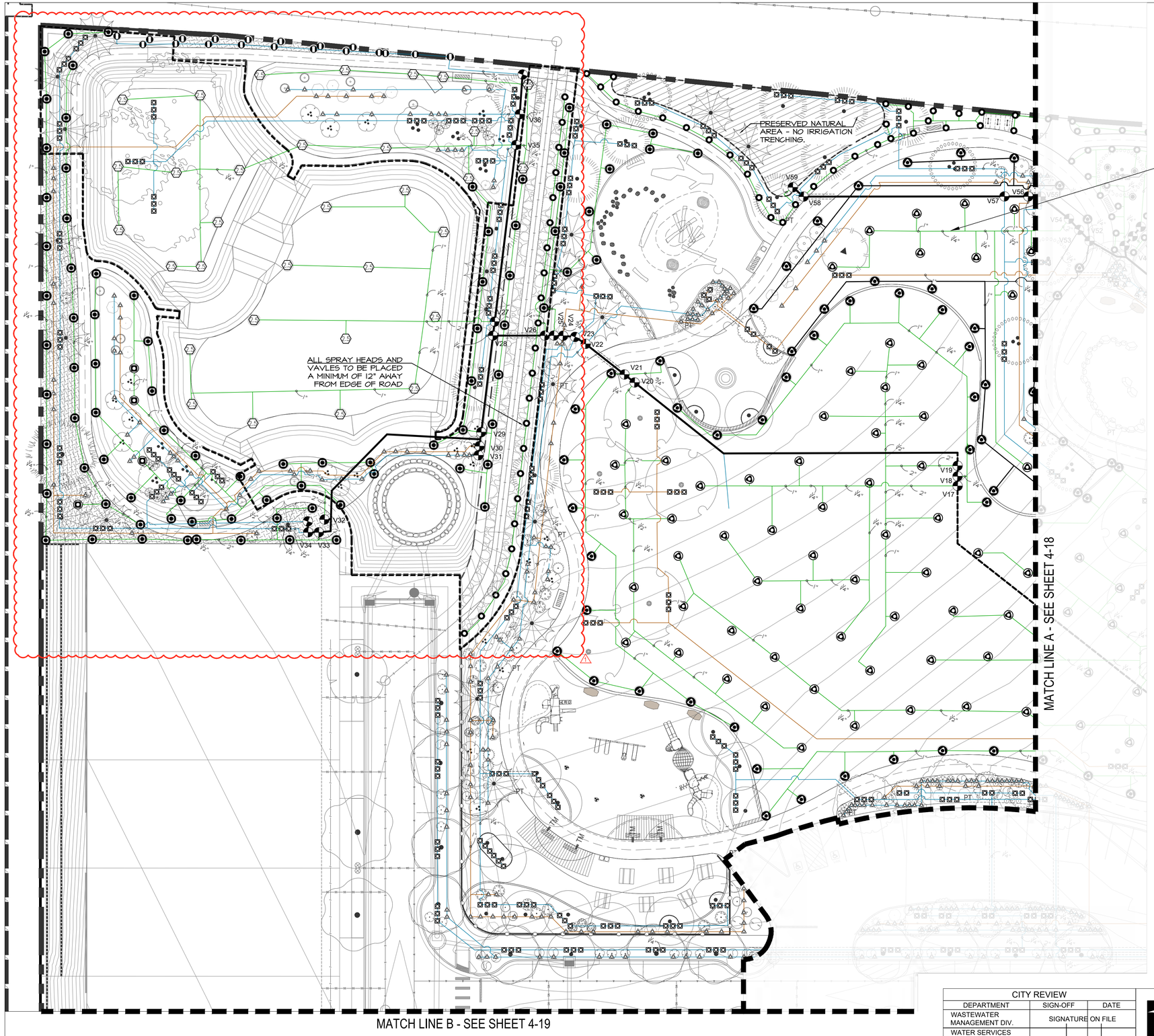
PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
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SITES SOUTHWEST

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

LANDSCAPE IRRIGATION PLAN
PARK & SOUTH MEADOWS RD

DATE:	SCALE:	SHEET:
MARCH 2025	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

NOT FOR CONSTRUCTION

SEAL

REVISIONS	DATE
PARK MODIFICATIONS	12/23/2024

Scale = 1" = 20'

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

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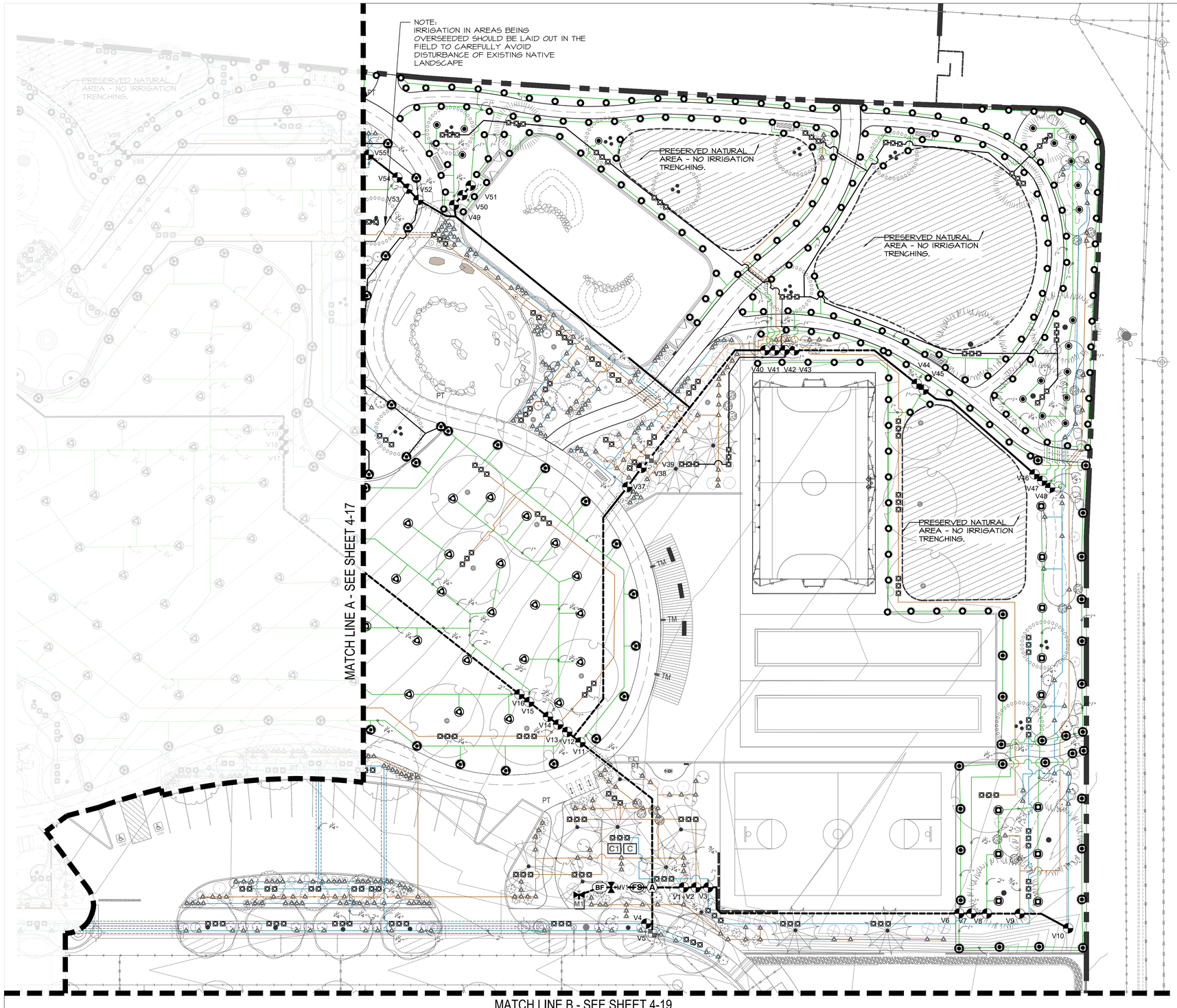
CASE # 2024-7998

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

LANDSCAPE IRRIGATION PLAN PARK

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 20'	4-17



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
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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

0 20' 40'

Scale = 1" = 20'

REVISIONS	DATE
△ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

CASE # 2024-7998

SEAL

STATE OF NEW MEXICO
GEORGE E. BROWDY
092
REGISTERED LANDSCAPE ARCHITECT
3-15-25

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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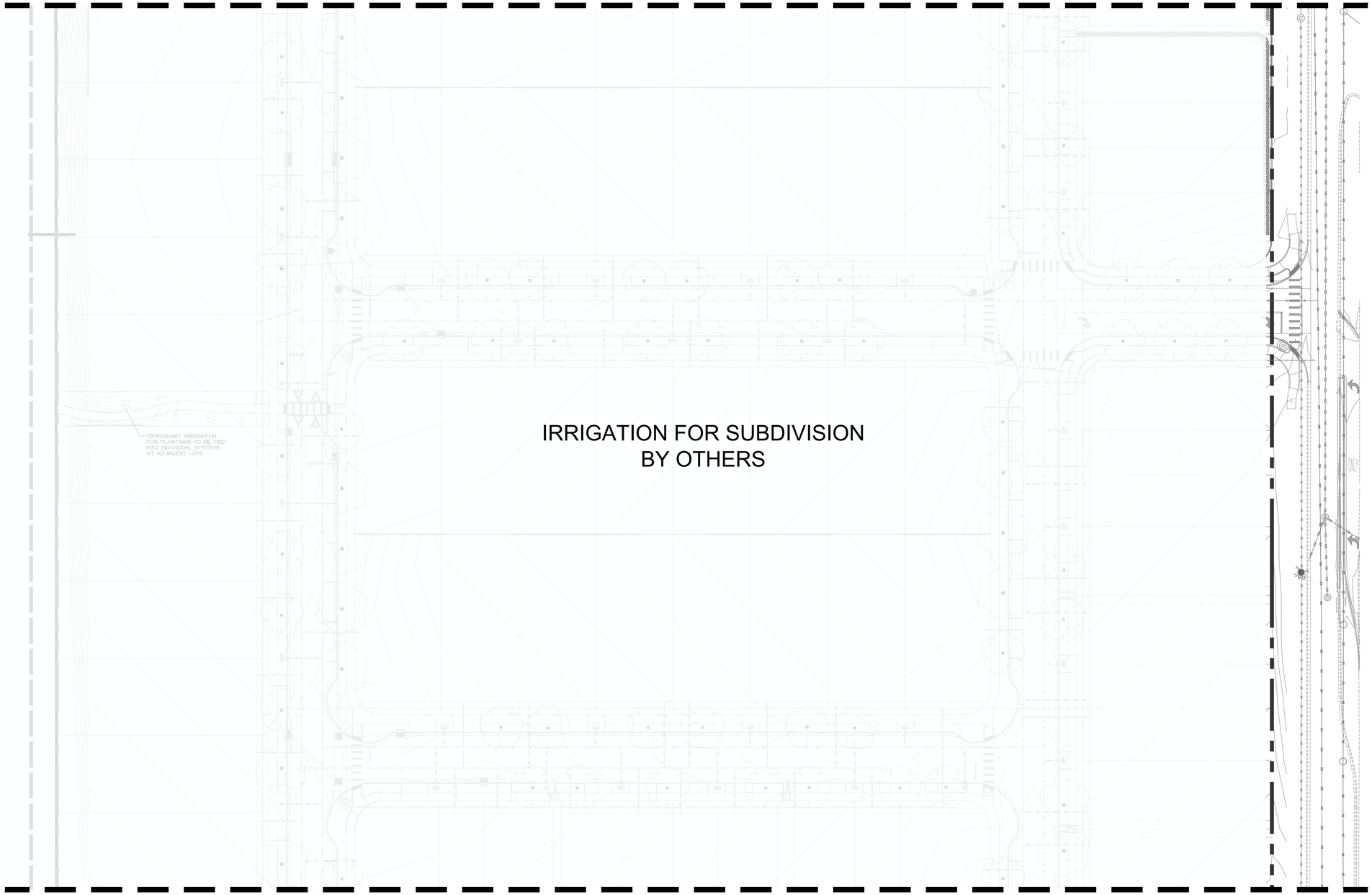
NOT FOR CONSTRUCTION

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

LANDSCAPE IRRIGATION PLAN PARK

DATE:	SCALE:	SHEET:
MARCH 2025	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
R	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
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	IRRIGATION MAINLINE
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	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

NOTE:
IRRIGATION ONLY SHOWN FOR SOUTH MEADOWS ROAD

CASE # 2024-7998

REVISIONS	DATE
PARK MODIFICATIONS	12/23/2024

SEAL

STATE OF NEW MEXICO
GREGORY J. BROWDY
092
REGISTERED LANDSCAPE ARCHITECT
3-15-25

CITY REVIEW		
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LANDSCAPE		
SUBDIVISION ENGINEER		

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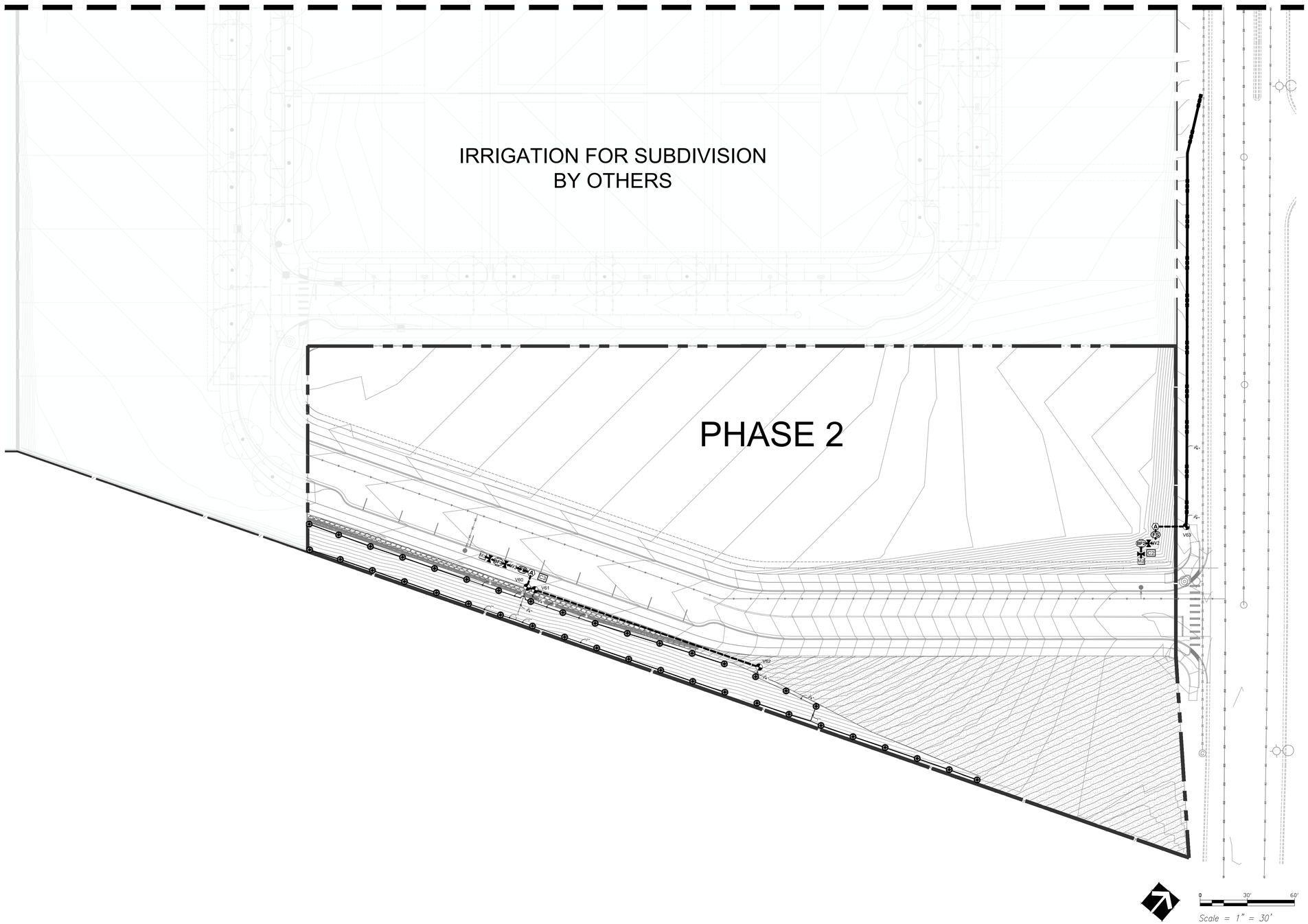
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FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE IRRIGATION PLAN SOUTH MEADOWS RD

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 30'	4-19

MATCH LINE C - SEE SHEET 4-19



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

NOTE:
IRRIGATION ONLY SHOWN FOR SOUTH MEADOWS ROAD

REVISIONS	DATE
△ PARK MODIFICATIONS	12/23/2024
△	
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△	

CASE # 2024-7998

SEAL

STATE OF NEW MEXICO
GEORGE E. BRONIOTH
092
REGISTERED LANDSCAPE ARCHITECT
3-15-25

CITY REVIEW		
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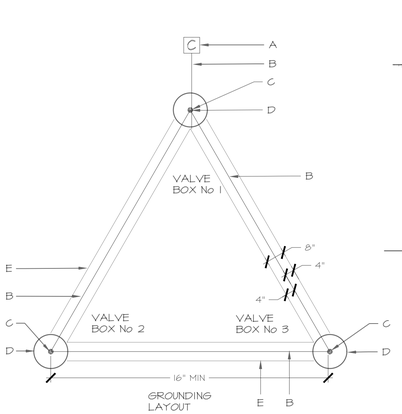
SITES SOUTHWEST

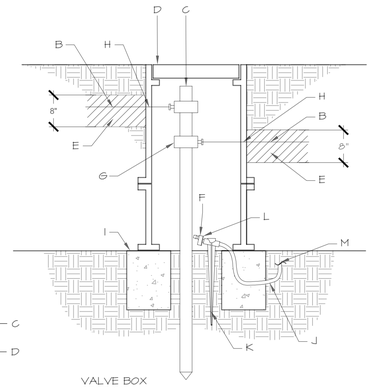
NOT FOR CONSTRUCTION

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

LANDSCAPE IRRIGATION PLAN SOUTH MEADOWS RD

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 30'-0"	4-20



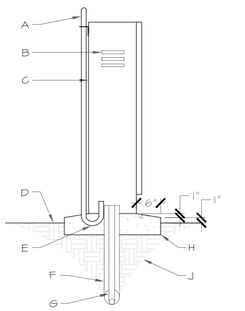


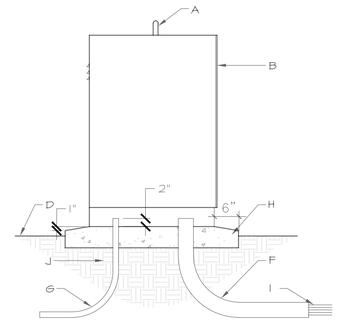
CONSTRUCTION NOTES:

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



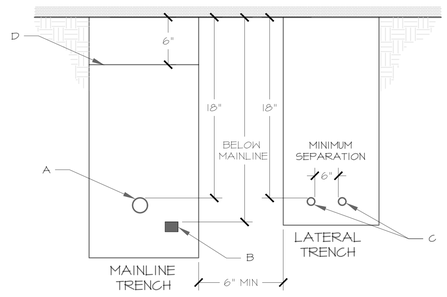


CONSTRUCTION NOTES:

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

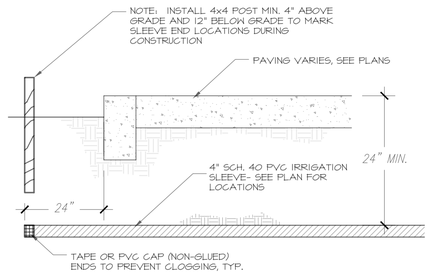


CONSTRUCTION NOTES:

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".

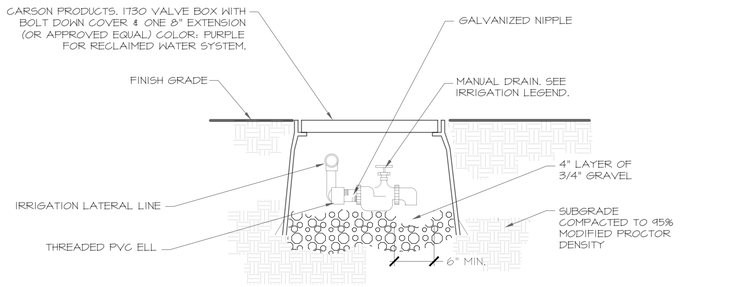
GENERAL NOTES:

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



D IRRIGATION SLEEVING

NOT TO SCALE

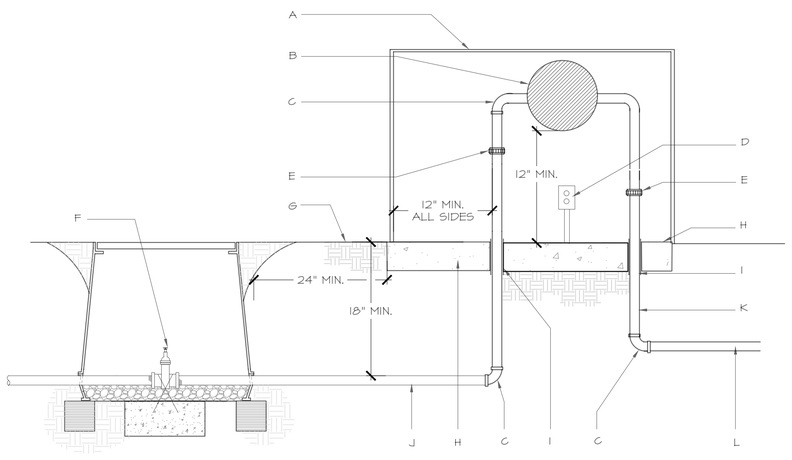


E MANUAL DRAIN

NOT TO SCALE

C PIPE & WIRE DEPTH OF BURY

NOT TO SCALE



CONSTRUCTION NOTES:

A. HOT 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.

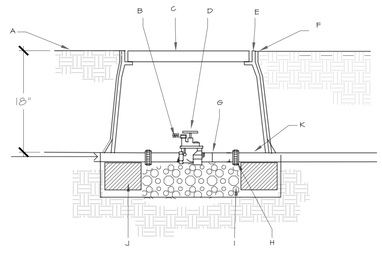
NOTE: ALL ASSEMBLIES SHOULD BE ACCESSIBLE FOR PERIODIC TESTING AND MAINTENANCE AS ESTABLISHED BY LOCAL CODES. SUGGESTED 16" MINIMUM CLEARANCE FROM TESTCOCK SIDE OF ASSEMBLY AND 12" MINIMUM CLEARANCE FROM VALVE BODY.

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

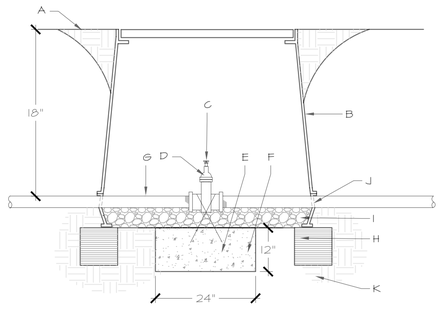
NOT TO SCALE

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:

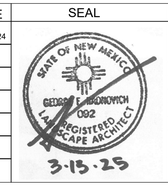
1. INSTALL AN 8"X8"X16" SOLID CMU BLOCK AT EACH END OF THE VALVE BOX.

H ISOLATION VALVE

NOT TO SCALE

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
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△	

SEAL



CITY REVIEW		
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CITY USE ONLY

CASE # 2024-7998

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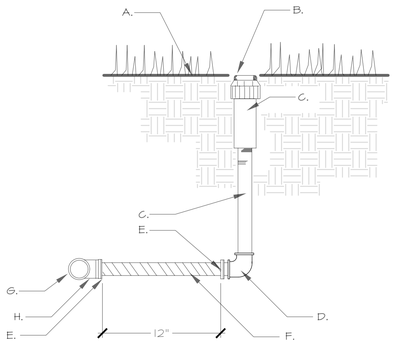
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NOT FOR CONSTRUCTION

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

LANDSCAPE IRRIGATION DETAILS

DATE:	SCALE:	SHEET:
MARCH 2025	NTS	4-21



GENERAL NOTES:

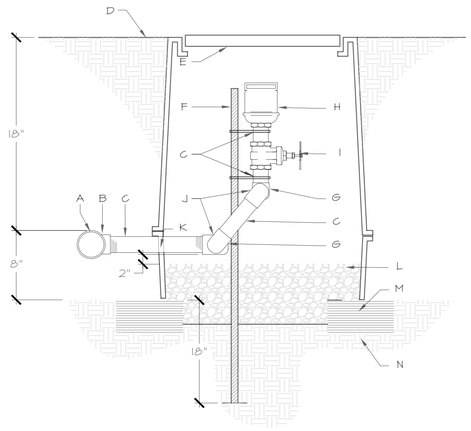
1. THIS DETAIL SHALL BE USED FOR POP-UP SHRUB SPRAY, POP-UP LAWN SPRAY, GEAR DRIVEN AND ROTARY SPRINKLER HEADS.
2. LATERAL LINE TESTING SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF THE FLEX PIPE ASSEMBLY. LATERAL TESTING SHALL BE ACCOMPLISHED BY INSTALLING A PLUG IN THE OUTLET OF LATERAL LINE TEES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

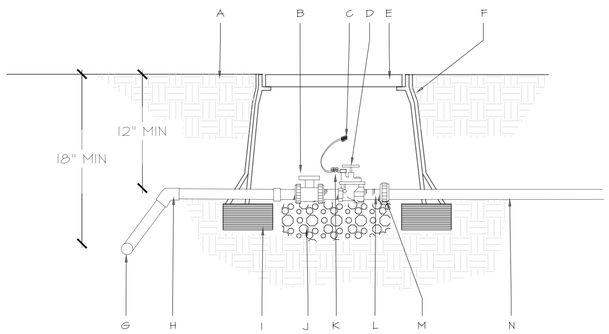
A. IRRIGATION MAINLINE.
B. IRRIGATION MAINLINE TEE.
C. SCH 80 PVC NIPPLE.
D. FINISH GRADE (FLUSH WITH VALVE BOX IN TURF, 1/2" BELOW TOP OF VALVE BOX IN MULCH).
E. CARSON, OR APPROVED EQUAL, 1730-18 VALVE BOX WITH 1730-3B BOLT DOWN COVER AND ONE 8" EXTENSION. COLOR: PURPLE FOR RECLAIMED WATER SYSTEM.
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

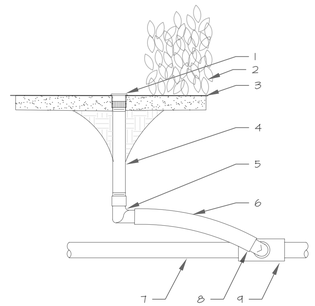


CONSTRUCTION NOTES

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

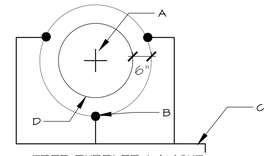
NOT TO SCALE



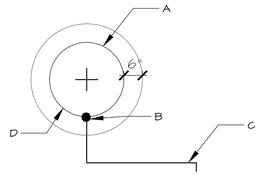
BUBBLER ASSEMBLY

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 ¾" SCH 80 NIPPLE. LENGTH AS REQUIRED.
5. ¾" 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. ½" 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.

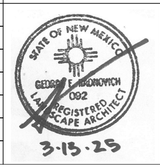
D IRRIGATION BUBBLER @ TREE AND SHRUB

NOT TO SCALE

CASE # 2024-7998

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

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

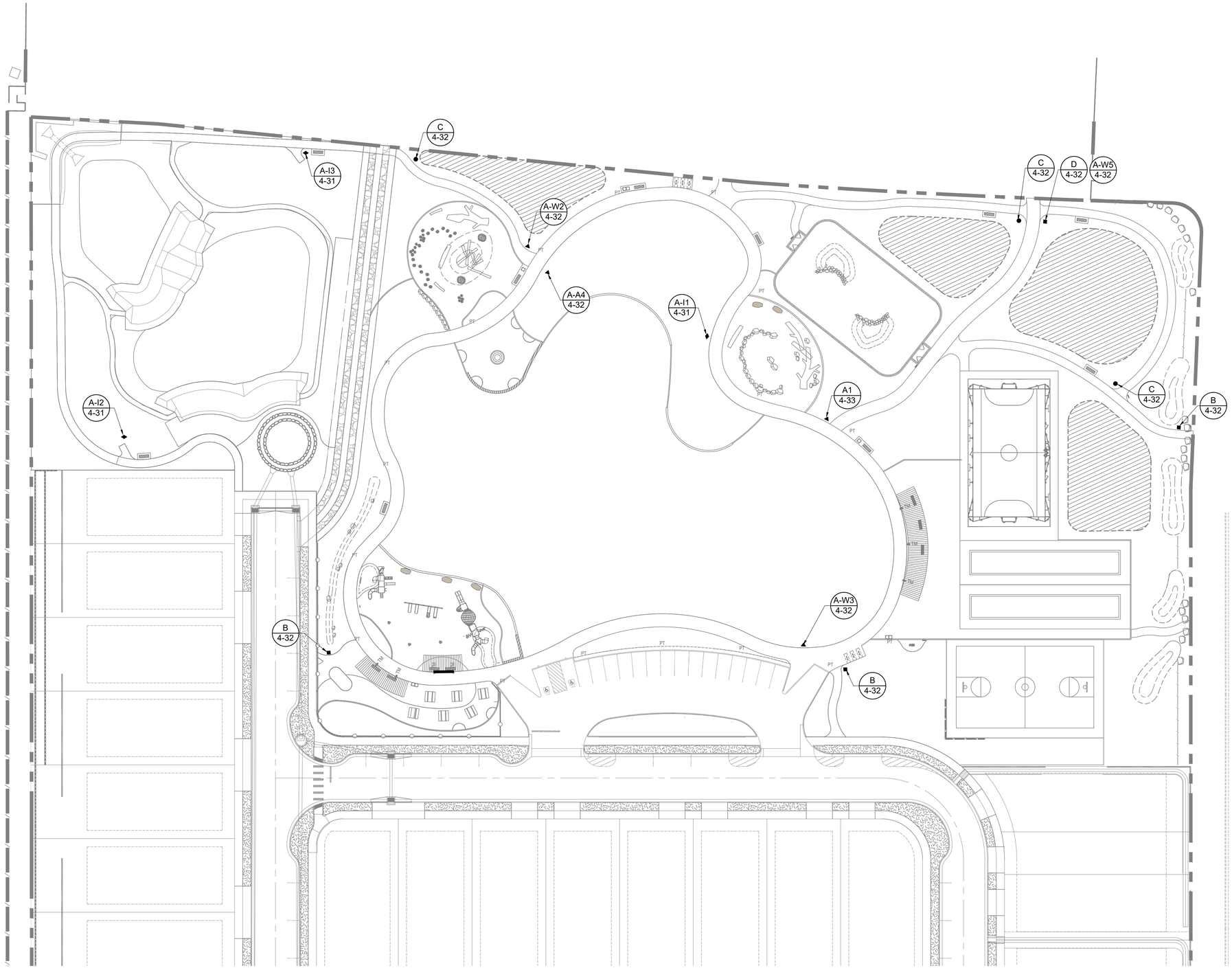
PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

NOT FOR CONSTRUCTION

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

LANDSCAPE IRRIGATION DETAILS

DATE:	SCALE:	SHEET:
MARCH 2025	NTS	4-22



SIGNAGE LEGEND

XX / X-XX — CALLOUT DETAIL NUMBER

- ■ PARK ENTRY SIGN. SEE DETAIL SHEET B/4-32.
- ◆ INTERPRETATIVE SIGN. SEE DETAIL SHEET 4-31.
- ● "LANDSCAPE TO BE PROTECTED" SIGN. SEE DETAIL SHEET 4-30.
- ▲ WAYFINDING SIGN. SEE DETAIL SHEET A/4-32.

NOTE:
1. WAYFINDING AND INTERPRETATIVE SIGNS SHALL MEET SIZE AND HEIGHT PER CITY CODE OF SANTA FE. LANGUAGE APPROVAL WILL BE REQUIRED BY CITY STAFF.
2. SIGNAGES FIELD VERIFY LOCATION AND ORIENTATION WITH OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

0 30' 60'

Scale = 1" = 30'

CASE # 2024-7998

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
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SEAL

STATE OF NEW MEXICO · GEORGE E. HRDLICKA · 092 · REGISTERED LANDSCAPE ARCHITECT · 3-13-25

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

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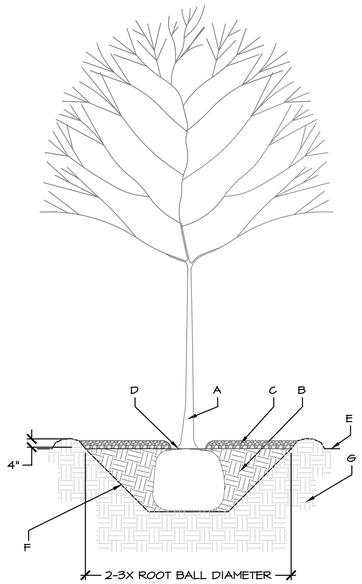
FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE SIGNAGE PLAN
PARK

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 30'	4-S1

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:

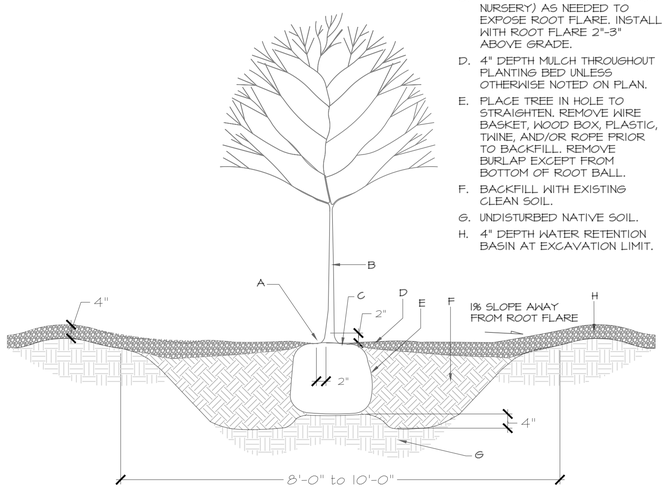
A. TREE.
B. BACKFILL WITH EXISTING SOIL.
C. 4" DEPTH OF MULCH PER PLANS.
D. 4" SPACE BETWEEN MULCH AND TREE.
E. FINISH GRADE.
F. SLOPE ON SIDES OF PLANTING HOLE.
G. UNDISTURBED SOIL.

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.



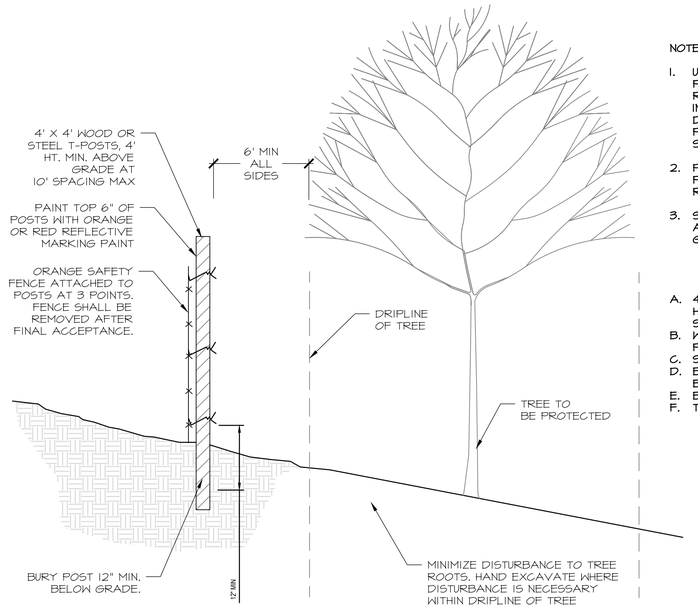
B ISOLATED TREE PLANTING

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 6" 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.

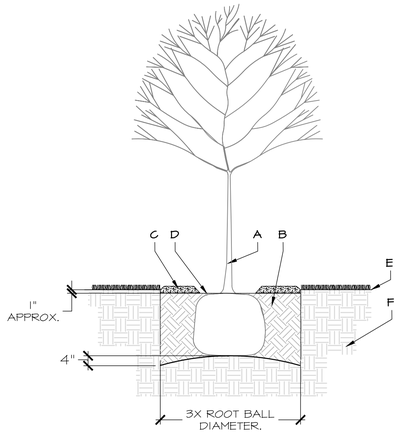


C TEMPORARY TREE PROTECTION

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.

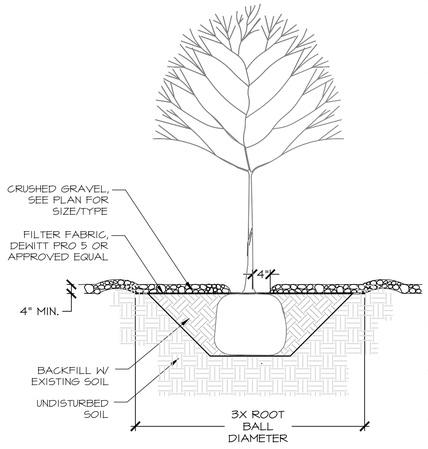


GENERAL NOTES:

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:

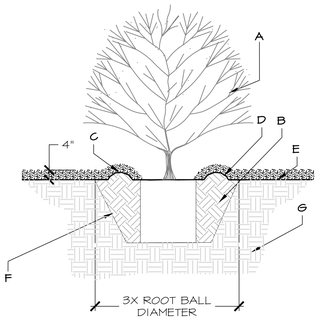
1. KEEP SOIL BELOW ROOT BALL UNDISTURBED TO PREVENT TREE FROM SETTLING.
2. REMOVE ANY EXCESS SOIL FROM TOP OF ROOT BALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE LEVEL TO FINISH GRADE (OR 1"-2" HIGHER IN SLOWLY DRAINING SOIL).
3. REMOVE CONTAINER AND CUT 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

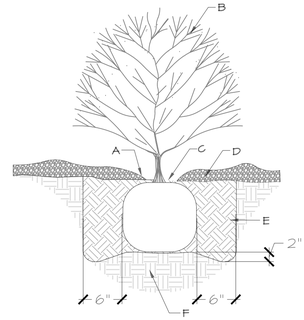
CONSTRUCTION NOTES:

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

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
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CASE # 2024-7998

SEAL

STATE OF NEW MEXICO — GEORGE E. BROROVICH — 092 — REGISTERED LANDSCAPE ARCHITECT — 3-13-25

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

SITES SOUTHWEST

NOT FOR CONSTRUCTION

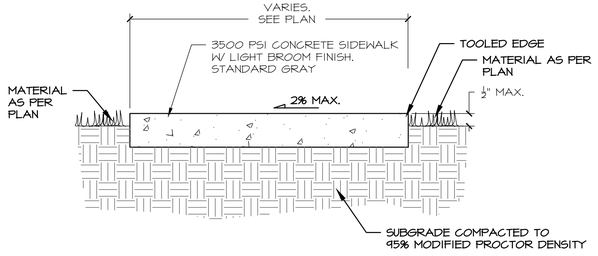
FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2025	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.

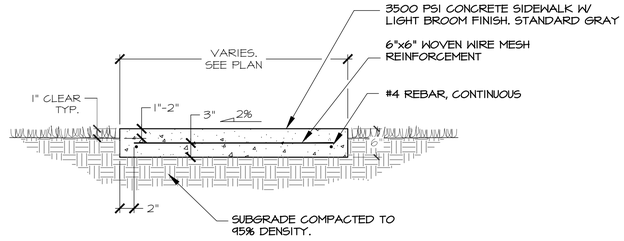


A 4" CONCRETE MATERIALS

NOT TO SCALE

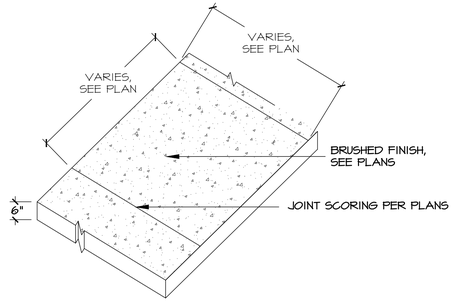
CONSTRUCTION NOTES:

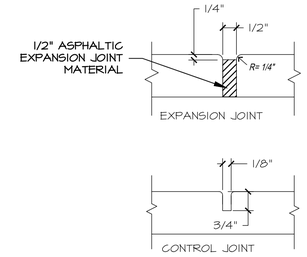
1. CROSS SLOPES OF CONCRETE SHALL NOT EXCEED 2%. MAX 5% RUNNING SLOPE
2. ALL CONCRETE TO DRAIN AT MINIMUM 1/2%.
3. CONTRACTOR TO REVIEW FINAL GRADING WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLING CONCRETE.
4. PROVIDE 6" DEPTH (3500 PSI) STANDARD GRAY CONCRETE. SAW CUT CONTROL JOINTS PERPENDICULAR TO 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





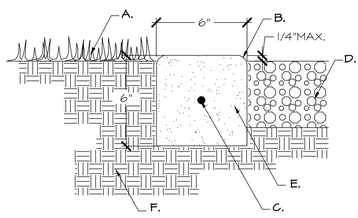
PROVIDE 4" OR 6" DEPTH (3500 PSI) STANDARD GRAY CONCRETE. SAWCUT CONTRACTION JOINTS PERPENDICULAR TO EDGES. SUBGRADE COMPACTED TO 95% MOD PROCTOR DENSITY.

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.

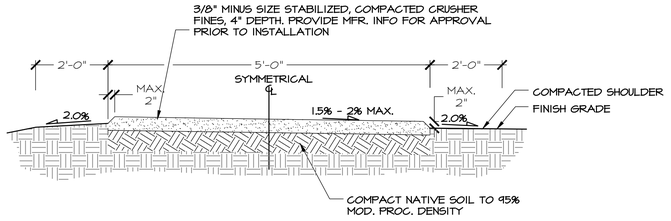
CONSTRUCTION NOTES
A. FINISH GRADE TURF
B. TOOLED EDGE.
C. #3 REBAR, HORIZONTAL AND CONTINUOUS.
D. MATERIAL VARIES, SEE PLAN.
E. 3500 PSI CONCRETE EDGER.
F. 6" SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR DENSITY, TYP.

D CONCRETE EDGER CURB

NOT TO SCALE

NOTES:

1. ALL AGGREGATE DEPTHS TO BE 4" UNLESS OTHERWISE NOTED.
2. CRUSHER FINES TO BE COMPACTED, SPRAYED WITH WATER, THEN RE-COMPACTED. PER STABILIZER MANUFACTURER SPECIFICATIONS
3. CONTRACTOR SHALL PROVIDE SAMPLE OF CRUSHER FINES & MANUFACTURER INFORMATION FOR STABILIZER ALONG WITH A MAINTENANCE PLAN TO MAINTAIN ADA COMPLIANCE TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
4. GRADING PER GRADING PLAN.
5. INSTALLATION OF STABILIZER PER MANUFACTURER'S SPECIFICATIONS. MFR: ORGANIC-LOCK PROVIDED BY ENVIROBOND PRODUCTS CORPORATION, www.ORGANIC-LOCK.COM
6. INSTALL MIN. 16 SF OF STABILIZED CRUSHED AGGREGATE PAVING INCLUDING BASE COURSE, AT LOCATION APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
7. SEE SPECIFICATION DETAIL B SHEET 4-26.



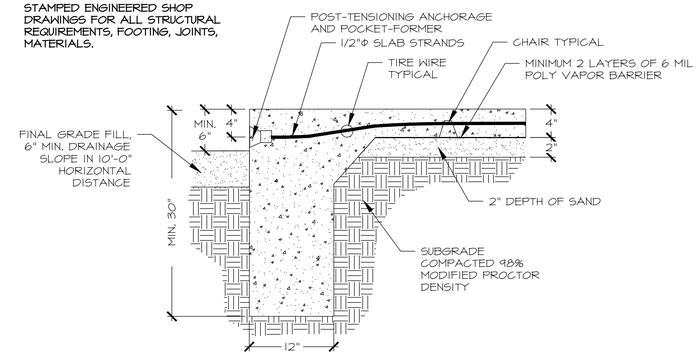
E COMPACTED & STABILIZED CRUSHER FINES TRAIL

OPEN SPACE TRAIL

NOT TO SCALE

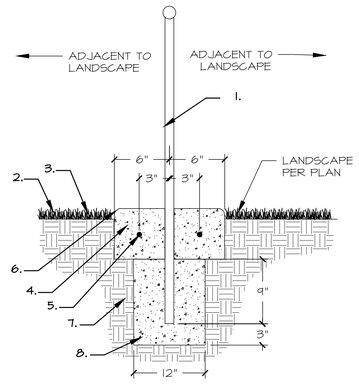
NOTES:

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:

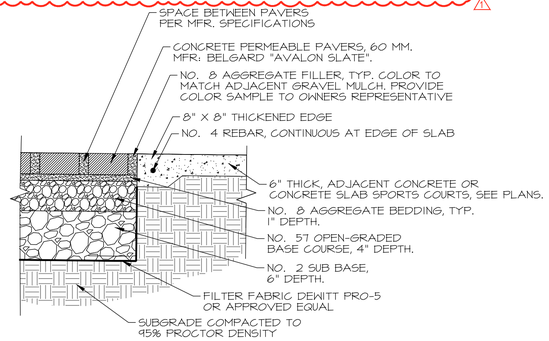
A. TOP OF EDGER SHALL FOLLOW FINISH GRADE OR MATCH GRADES SHOWN ON PLANS

G CONCRETE EDGER AT FENCE

NOT TO SCALE

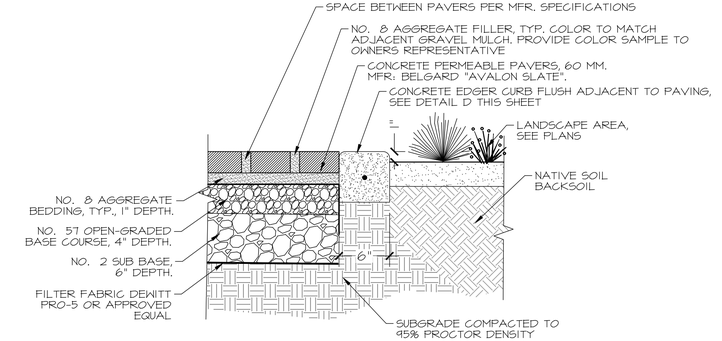
NOTES APPLY FOR DETAILS H & I ON THIS SHEET

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
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

CASE # 2024-7998

SEAL

STATE OF NEW MEXICO · GENEVIEVE HOROWITCH · 092 · REGISTERED LANDSCAPE ARCHITECT · 3-15-25

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

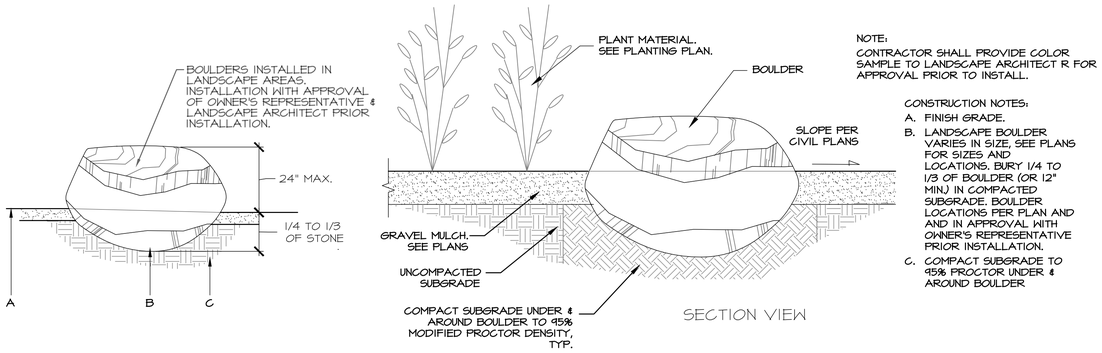
SITES SOUTHWEST

NOT FOR CONSTRUCTION

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

LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2025	NTS	4-24

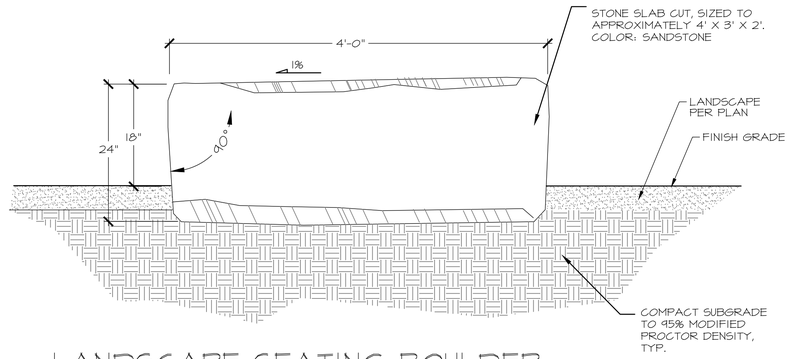


NOTE:
CONTRACTOR SHALL PROVIDE COLOR SAMPLE TO LANDSCAPE ARCHITECT R FOR APPROVAL PRIOR TO INSTALL.

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

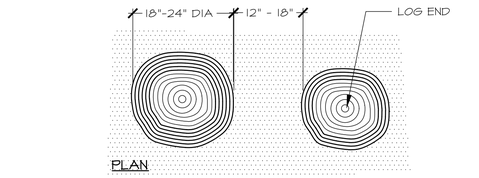
NOT TO SCALE

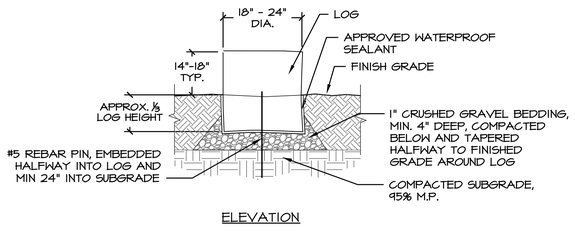


NOTES:
1. LOCATIONS TO BE FIELD VERIFIED BY OWNER'S REPRESENTATIVE. BURY 1/4 OF SLAB IN COMPACTED SUBGRADE.
2. TOP SURFACE OF STONE SHALL BE HORIZONTAL AND UNIFORM.

B LANDSCAPE SEATING BOULDER

NOT TO SCALE



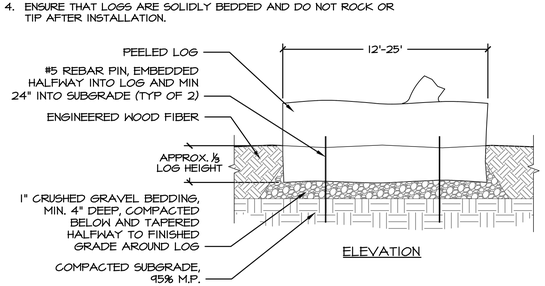


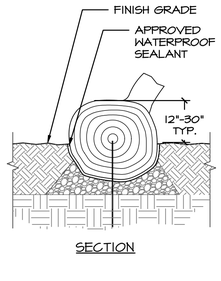
C WOOD LOG SEATING @ NATURAL PLAYGROUND

NOT TO SCALE

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

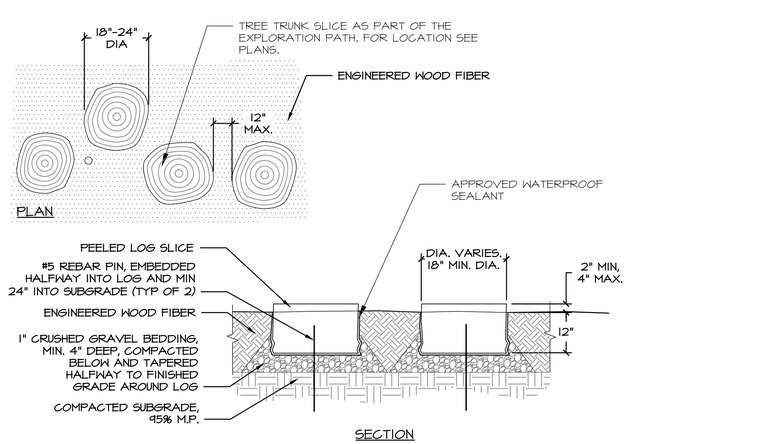
1. WOOD PRESERVATIVE APPLICATION: ALL EXPOSED WOOD TO BE TREATED WITH SOLUTION OF 1/2 BOILED LINSEED OIL, 1/2 MINERAL SPIRITS. SPRAY OR BRUSH UNTIL WOOD REACHES SATURATION. ALLOW CUT LOGS TO DRY FOR AT LEAST 30 DAYS PRIOR TO APPLICATION OF PRESERVATIVES.
2. BURIED PORTION OF LOGS TO BE COATED WITH APPROVED 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

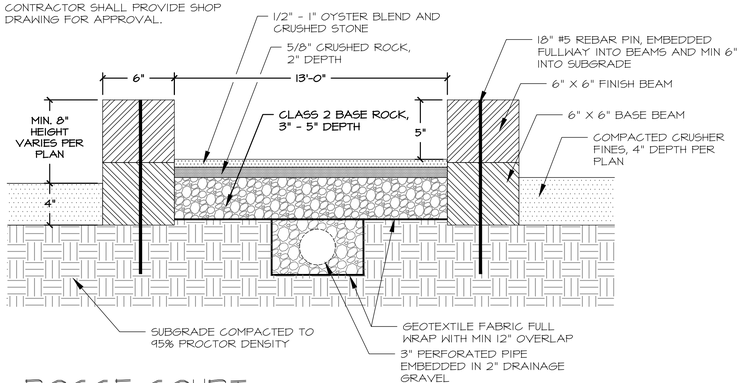
NOT TO SCALE



E WOOD SLICE STEPPING STONES @ NATURAL PLAYGROUND

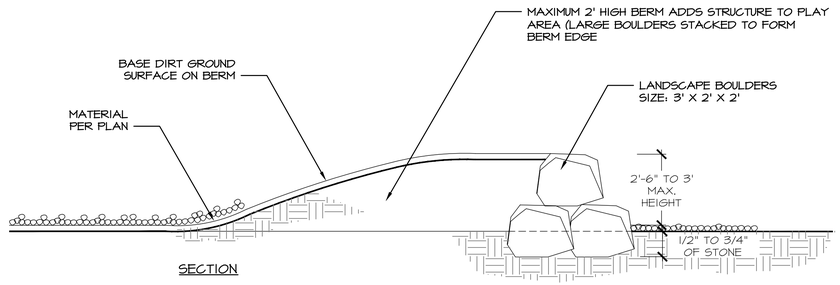
NOT TO SCALE

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.



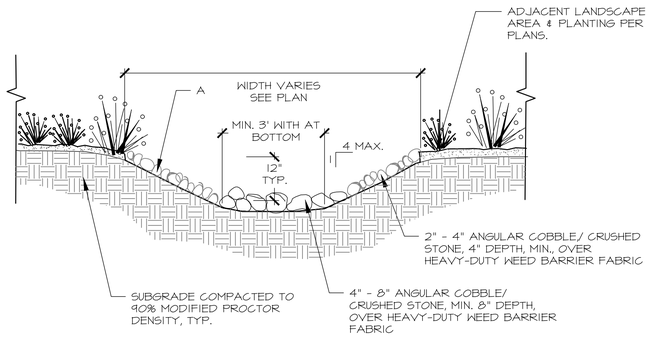
F BOCCE COURT

NOT TO SCALE



G PLAY BERM @ DOG PARK

NOT TO SCALE



H COBBLESTONE SWALE

NOT TO SCALE

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
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CASE # 2024-7998

SEAL

STATE OF NEW MEXICO
GEORGE E. ARGYROPOULOS
092
REGISTERED LANDSCAPE ARCHITECT
3-15-25

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

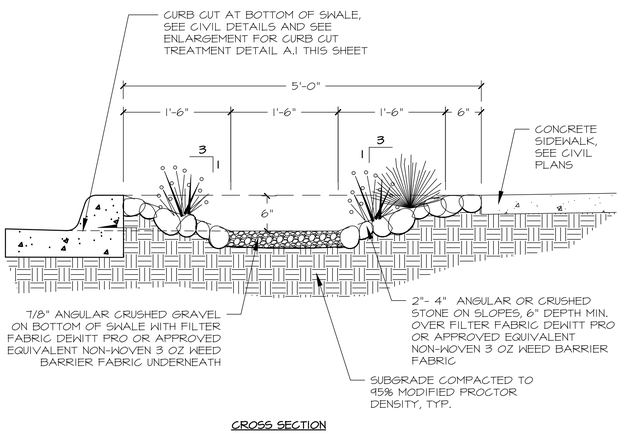
NOT FOR CONSTRUCTION

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

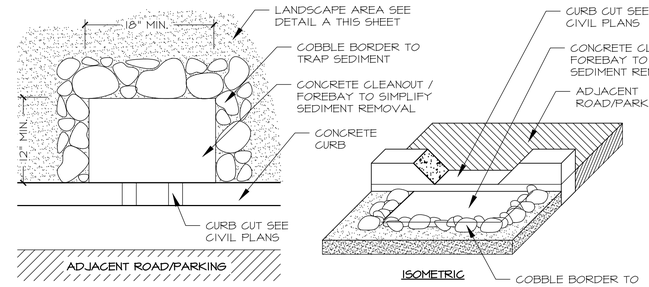
LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2025	NTS	4-25

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

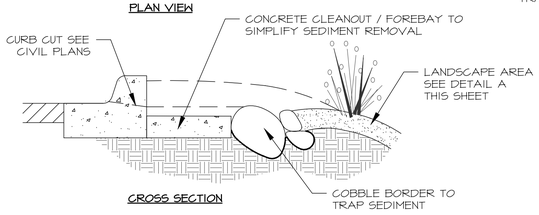


CROSS SECTION



PLAN VIEW

ISOMETRIC



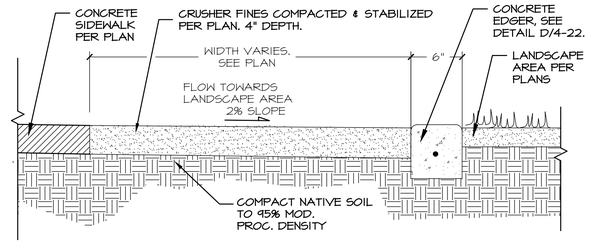
CROSS SECTION

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 FROM 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. CRUSHER FINES TO BE COMPACTED, SPRAYED WITH WATER, THEN RE-COMPACTED. PER STABILIZER MANUFACTURER SPECIFICATIONS
4. CONTRACTOR SHALL PROVIDE SAMPLE OF CRUSHER FINES & MANUFACTURER INFORMATION FOR STABILIZER ALONG WITH A MAINTENANCE PLAN TO MAINTAIN ADA COMPLIANCE TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
5. GRADING PER GRADING PLAN.
6. INSTALLATION OF STABILIZER PER MANUFACTURER'S SPECIFICATIONS. MFR: ORGANIC-LOCK PROVIDED BY ENVIROBOND PRODUCTS CORPORATION, WWW.ORGANIC-LOCK.COM
7. INSTALL MIN. 16 SF OF STABILIZED CRUSHED AGGREGATE PAVING INCLING BASE COURSE, AT LOCTAION APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.



INSTALLATION STABILIZED & COMPACTED CRUSHER FINES AGGREGATE
CONTRACTOR SHALL FOLLOW MANUFACTURER'S SPECIFICATION WWW.ORGANIC-LOCK.COM
1. Ensure that the subgrade and base are properly graded and compacted to required specifications.
2. Do not install the Organic-Lock Stabilized Aggregate during rain. Rain within 3-5 days after installation will increase curing time.
3. Protect all nearby surfaces, plants, and structures from possible contamination from materials or damage by equipment.
4. It is not recommended to install when temperatures are below 40 degrees Fahrenheit (5 degrees Celsius).

TEST PLOT
1. Install [16] square feet minimum of stabilized crushed aggregate paving including base course, at location approved by [Architect] [Engineer].
2. Allow [Architect] [Engineer] to view test plot before proceeding with rest of stabilized crushed aggregate paving.
3. Approved mock-up may remain as part of completed Work. Remove test plot after acceptance of work specified in this Section.

EXECUTION
1. Proper hydration of the Organic-Lock Stabilized Aggregate is crucial to the installation and longevity of the surface. The instructions below refer to Organic-Lock that has been pre-blended with aggregate and contains optimal moisture content. For more information on pre-wetting, and pre-blending Organic-Lock refer to our installation
2. Achieve best results installing Organic-Lock Stabilized aggregate in dry conditions and temperatures above 40° Fahrenheit (5° Celsius). Both wet and cold conditions slow down the curing/drying process.

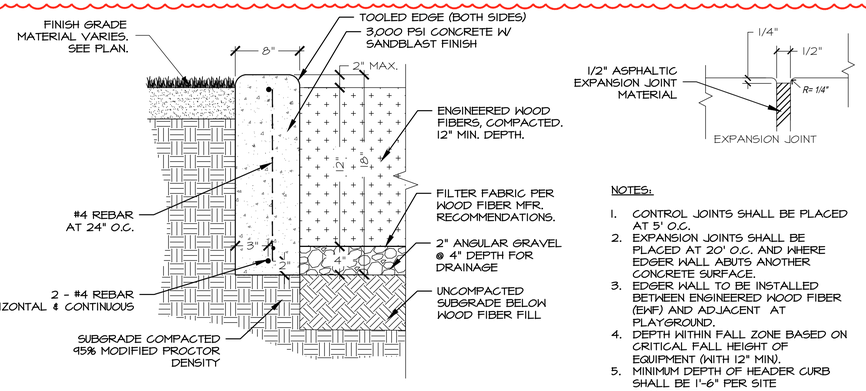
WATERSHED MANAGEMENT
Crowns and/or cross-slopes must be incorporated into the compacted base material. If the slope is 2% or lower, a crown should be incorporated into the pathway. If the slope is greater than 2%, incorporate a cross-slope. Note: The addition of crowns and cross-slopes is heavily dependent upon surrounding watershed.

COMPACTION
Make passes using a 1-ton double or single static drum roller, or equivalent. A Foot-Traffic Pathway will typically require one lift, compacted to 3 inches. Compaction will vary with different aggregates due to particle shape and size. Expected compaction is 20-25%, less if using paving machinery. This level of compaction needs to be monitored as early as possible (starting during the test plot) to determine the actual degree of compaction. It is better to put down too much material and to remove it from the top than to put down too little and add a layer later. Compact until no further deflection occurs during rolling. Note: Vibratory compaction is acceptable for the base material but generally not suitable for Organic-Lock Stabilized Aggregate as it risks disassociating the bonds of the stabilized aggregate or allowing the fines and moisture to migrate to the surface, causing the surface to take on a smooth, concrete-like appearance. Organic-Lock Stabilized Aggregates should be compacted using a single or double drum static roller wherever possible. For tight spaces that are not accessible by drum rollers, a hand tamper is recommended. However, in certain circumstances, a vibratory or plate tamper can be used where the installer deems it to be more effective as hand-tamping over large spaces will create inconsistent results. Provided the moisture content of the Organic-Lock Stabilized Aggregate is adequate, additional hydration should not be necessary. On dry, sunny days, however, the surface layer may start to dry out while installing, in which case, a light misting would be appropriate to prevent surface cracks from appearing during compaction.

COMPLETING INSTALLATION
Apply a light spray to the surface of the material to give a clean appearance.
Apply water until the water begins to run-off. Do not allow any traffic on the newly installed pathway until fully cured, a minimum of 24-72 hours.

B COMPACTED & STABILIZED CRUSHER FINES W/ CONCRETE EDGER

NOT TO SCALE

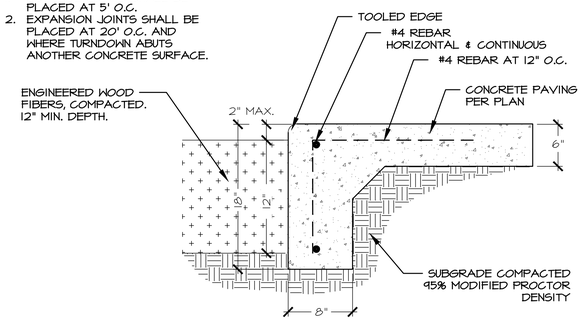


NOTES:
1. CONTROL JOINTS SHALL BE PLACED AT 5' O.C.
2. EXPANSION JOINTS SHALL BE PLACED AT 20' O.C. AND WHERE EDGER WALL ABUTS ANOTHER CONCRETE SURFACE.
3. EDGER WALL TO BE INSTALLED BETWEEN ENGINEERED WOOD FIBER (EWF) AND ADJACENT AT PLAYGROUND.
4. DEPTH WITHIN FALL ZONE BASED ON CRITICAL FALL HEIGHT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

C EDGER WALL @ PLAYGROUND

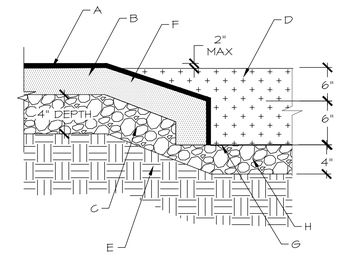
NOT TO SCALE

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

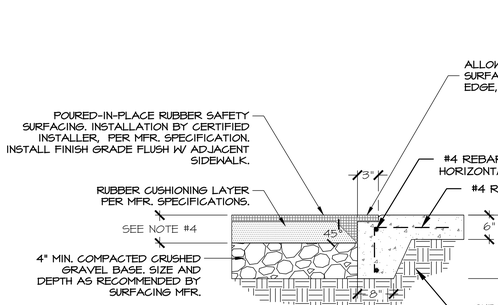
NOT TO SCALE



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

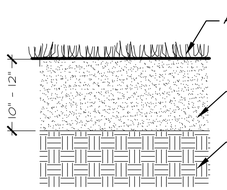
NOT TO SCALE



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

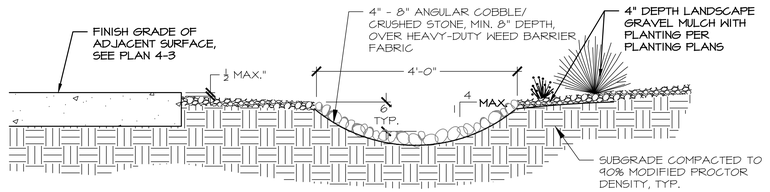
NOT TO SCALE



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
PARK MODIFICATIONS	12/23/2024

SEAL

STATE OF NEW MEXICO · GEORGE D. RADOVICH · 002 · REGISTERED LANDSCAPE ARCHITECT · 3-13-25

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 # 2024-7998

PLAN PREPARED BY:
SITES SOUTHWEST
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ALBUQUERQUE, NM 87104
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MAIL: MAIL@SITES-SW.COM

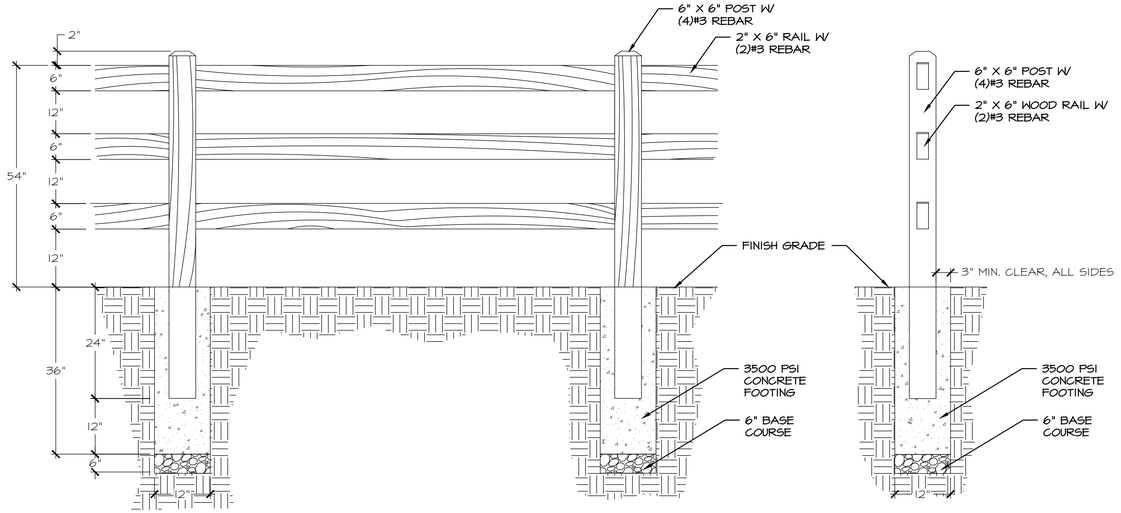
SITES SOUTHWEST

NOT FOR CONSTRUCTION

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

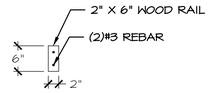
LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2025	NTS	4-26

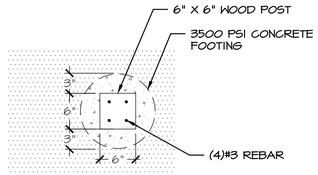


ELEVATION

SECTION



RAIL SECTION



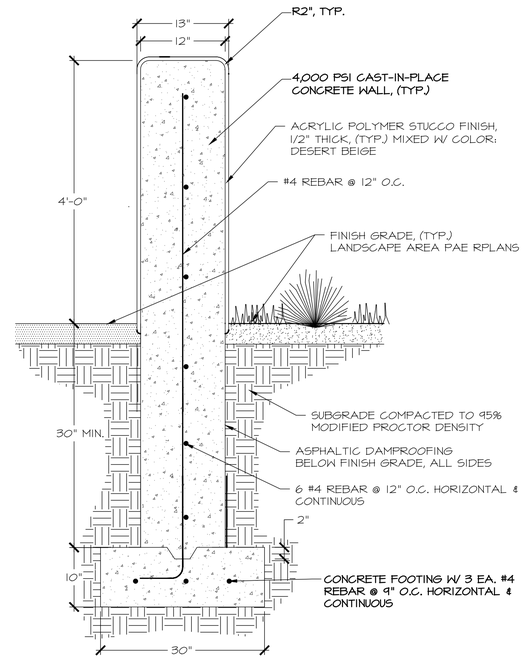
FOOTING DETAIL

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

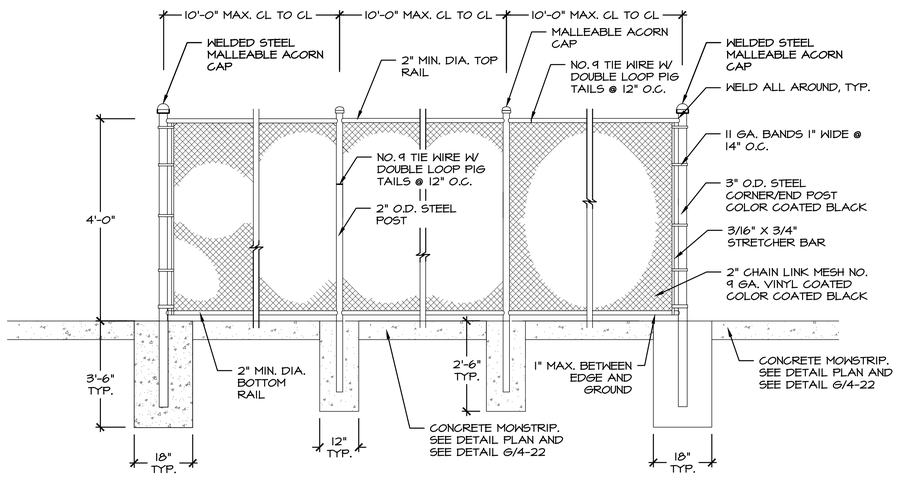
NOT TO SCALE



WALL SECTION

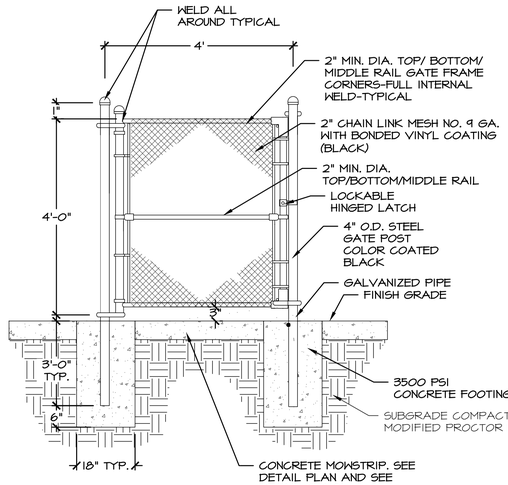
B CAST-IN-PLACE CONCRETE WALL WITH STUCCO

NOT TO SCALE



C 4' HIGH CHAINLINK FENCE

NOT TO SCALE



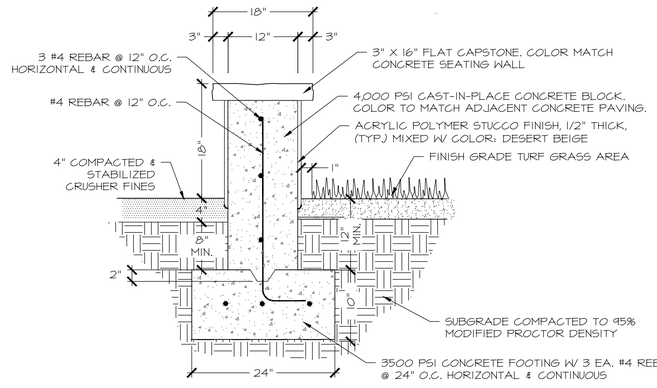
GENERAL NOTES APPLY FOR DETAIL C & D ON THIS SHEET

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

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

CASE # 2024-7998

SEAL

STATE OF NEW MEXICO — GEORGE E. HEDRICK — 092 — REGISTERED LANDSCAPE ARCHITECT — 3-13-25

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
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SITES SOUTHWEST

NOT FOR CONSTRUCTION

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

LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2025	NTS	4-27

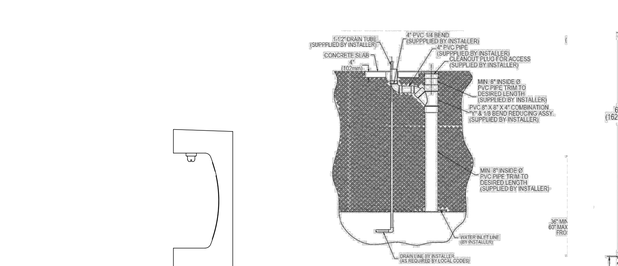


NOTES:

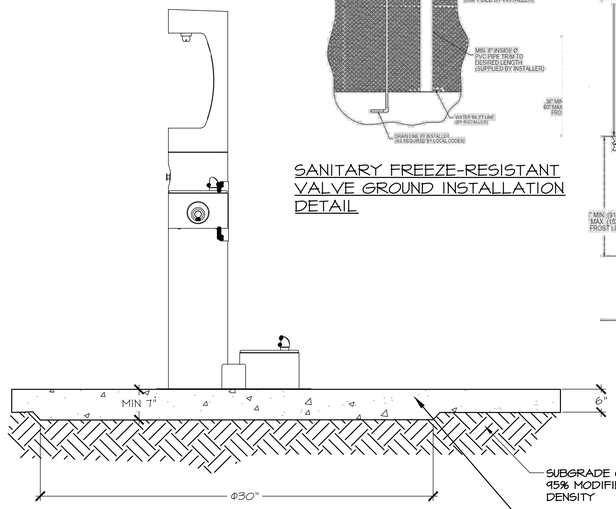
1. CONTRACTOR SHALL INSTALL 2" SQUARE ALUMINUM POST. IN GROUND MOUNT PER MANUFACTURER RECOMMENDATIONS.
2. MFR. DOG WASTE DEPOT.
3. MODEL: DEPOT-355-GRN
4. COLOR: MATTE GREEN

A DOG DISPENSER KIT W/ RECEPTACLE

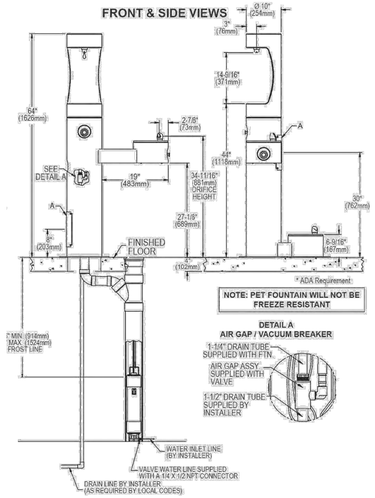
NOT TO SCALE



SANITARY FREEZE-RESISTANT VALVE GROUND INSTALLATION DETAIL



SECTION

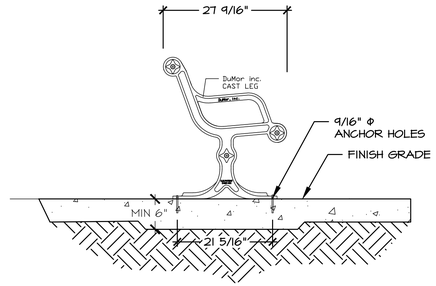


NOTES:

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

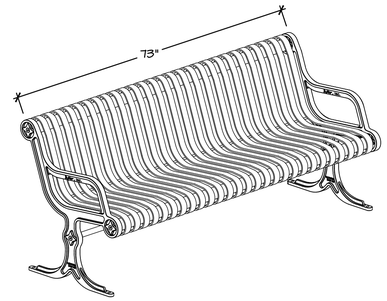
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SECTION

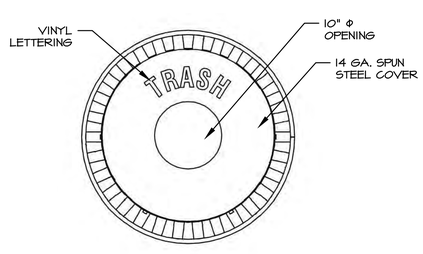
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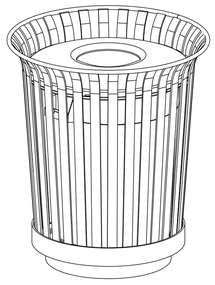
1. MFR. DUMOR, MODEL: 140-60 W END ARMRESTS.
2. ALL STEEL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING. COLOR: ARGENTO W/ ANTI-GRAFFITI PROTECTION COAT.
3. SURFACE MOUNTED.
4. USE 1/2" x 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED BY MFR.
5. CONTRACTOR SHALL PROVIDE COLOR SAMPLES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

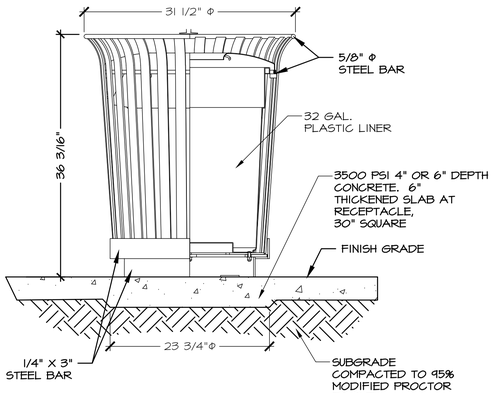


C 6' BENCH INSTALLATION

NOT TO SCALE





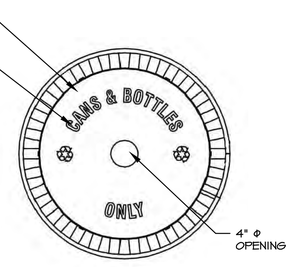


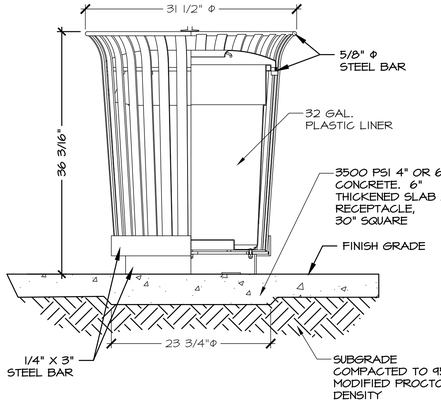
NOTES:

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 COAT.
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



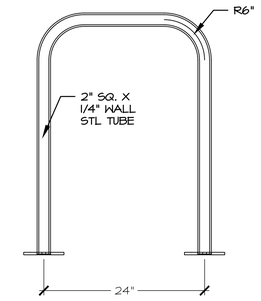


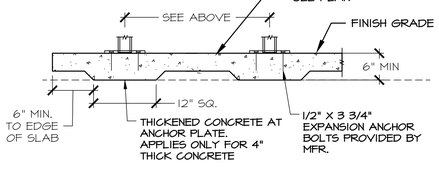
NOTES:

1. MFR: DUMOR, MODEL: 84-32
2. 32 GAL STEEL RECEPTACLE WITH CVR-30-RC-0075-25 3/8" DIA STEEL FLAT CVR AND ANTIOGRAFFITI PROTECTION COAT.
3. 4" OPENING
4. DECAL TO READ: "CANS & BOTTLES ONLY" W/ RECYCLE LOGOS POWDER COAT COLOR: BLUE
5. BOLT TO THICKENED CONCRETE SLAB PER MFR. SPECIFICATIONS.
6. ANCHORING: 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED BY MFR.
7. CONTRACTOR SHALL PROVIDE COLOR SAMPLES AND DRAWING WITH LETTERING TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR INSTALLATION.

E 32 GAL RECYCLING BIN INSTALLATION

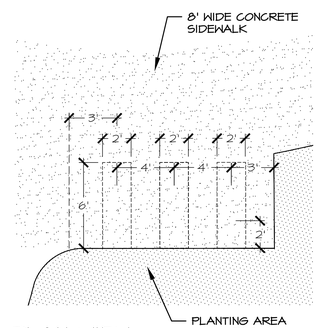
NOT TO SCALE





F BIKE RACK 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 AND ANTI-GRAFFITI PROTECTION COAT.
3. COLOR: BRONZE
4. SURFACE MOUNTED.
5. USE 1/2" x 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED BY MFR.
6. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR INSTALLATION.

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
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SEAL

STATE OF NEW MEXICO
GEORGE E. BROKOVICH
092
REGISTERED LANDSCAPE ARCHITECT
3-13-25

CASE # 2024-7998

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

CITY USE ONLY

SITES SOUTHWEST

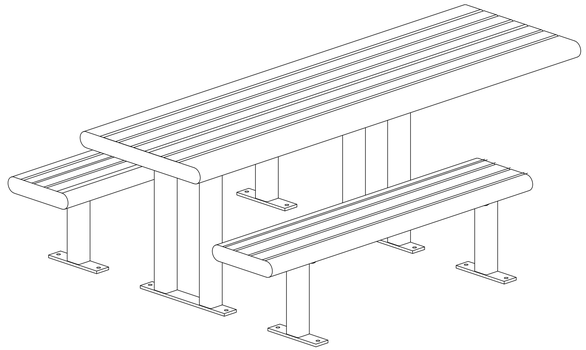
PLAN PREPARED BY:
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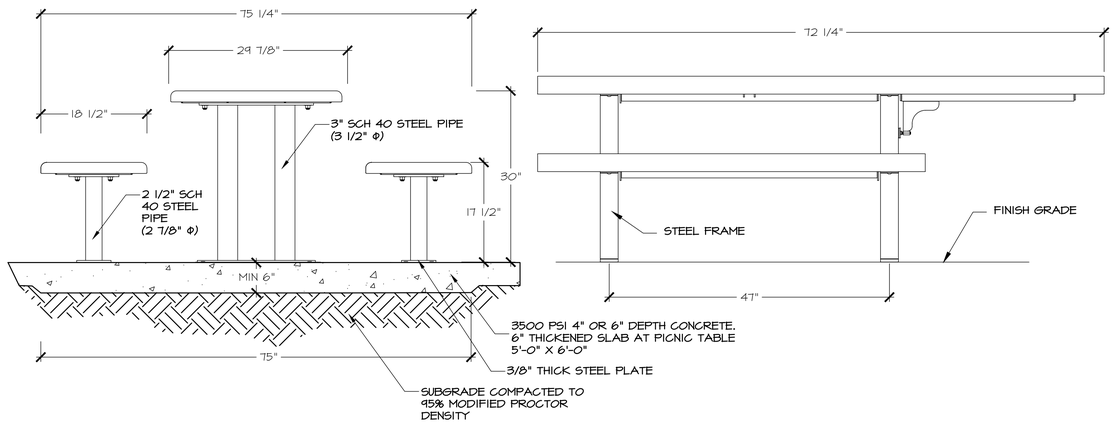
FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2025	NTS	4-28

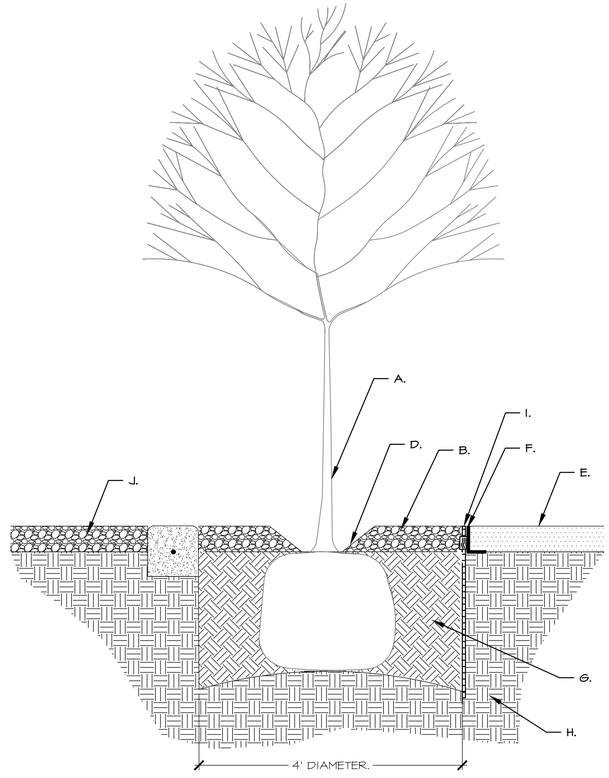


NOTES:
1. MFR: DUMOR
2. MODEL: 298-60-2H5, ADA ACCESSIBLE, HORIZONTAL STEEL STRAP
3. SURFACE MOUNT
   COLOR: ARGENTO W/ ANTI-GRAFFITI PROTECTION COAT.
4. BOLT TO THICKENED CONCRETE SLAB PER MFR. SPECIFICATIONS.
5. ALL STEEL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POWDER COATING.
   COLOR: 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

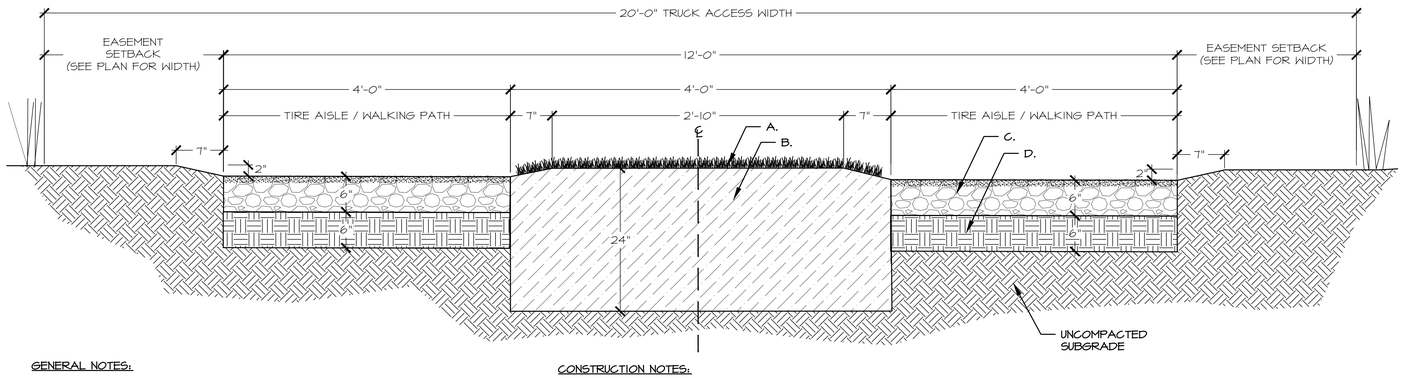
J. 4" DEPTH LANDSCAPE GRAVEL MULCH WITH PLANTING PER PLANTING PLANS.

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.

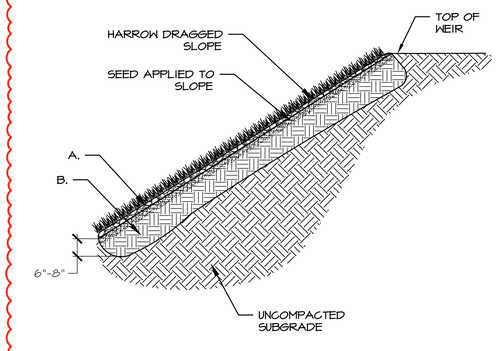
B. SOIL MIXTURE.

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. 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.
3. THE WEIRS/BERMS WITHIN THE PONDS FOR THE LOS PRADOS PROJECT WERE DESIGNED TO INCLUDE SLOPE ARMORING WHERE NEEDED AND USE OTHER LESS INTRUSIVE INTERVENTIONS WHERE NOT. WHERE THE WEIRS AND BERMS EXPERIENCE SUBSTANTIAL WATER FORCES AND VELOCITIES DUE TO DRAINAGE FROM PRECIPITATION THE SOIL IS PROTECTED BY ARMORING WITH RIPRAP. ON THE DOWNSTREAM SIDES OF THE WEIRS AND BERMS WHERE VELOCITIES WILL BE MUCH REDUCED WE WOULD LIKE TO USE A STRATEGY THAT HAS BEEN VERY SUCCESSFUL FOR US IN THE PAST ON OTHER PROJECTS CALLED @ONE ROCK SEEDING@, SEE COMMENT BELOW. ONE ROCK SEEDING ON SLOPES OF 3:1 OR LESS THE SOIL ON THE SLOPE WILL BE RUFFED WITH A CHAIN OR A HARROW DRAGGED BEHIND A TRACTOR. ON THE RUFFLED SOIL 1/2# TO 3/8# GRAVEL WILL BE APPLIED ONE GRAVEL SHARD IN DEPTH, ALONG WITH THE GRAVEL, NATIVE GRASS SEED WILL BE APPLIED AT RATES SPECIFIED IN THE PLANS. THE GRAVEL AND SEED WILL THEN BE WATERED IN WITH A WATER SPRAY THAT DOES NOT DISTURB THE SEEDED GRAVEL. A WATER TRUCK IS NOT TO BE USED. THE GRAVEL SEED SURFACE SHALL BE LEFT UNDISTURBED UNTIL THE SEED GERMINATES. NOTE: WHEN THE DUE POINT IS HIGH ENOUGH, WATER WILL CONDENSATE UNDER THE GRAVEL CREATING A CONDITION THAT BOTH SUPPLIES THE SEED WITH WATER AND ALSO PROTECTS THE SEED.
4. ONE ROCK SEEDING ON SLOPES OF 3:1 OR LESS THE SOIL ON THE SLOPE WILL BE RUFFED WITH A CHAIN OR A HARROW DRAGGED BEHIND A TRACTOR. ON THE RUFFLED SOIL 1/2# TO 3/8# GRAVEL WILL BE APPLIED ONE GRAVEL SHARD IN DEPTH, ALONG WITH THE GRAVEL, NATIVE GRASS SEED WILL BE APPLIED AT RATES SPECIFIED IN THE PLANS. THE GRAVEL AND SEED WILL THEN BE WATERED IN WITH A WATER SPRAY THAT DOES NOT DISTURB THE SEEDED GRAVEL. A WATER TRUCK IS NOT TO BE USED. THE GRAVEL SEED SURFACE SHALL BE LEFT UNDISTURBED UNTIL THE SEED GERMINATES. NOTE: WHEN THE DUE POINT IS HIGH ENOUGH, WATER WILL CONDENSATE UNDER THE GRAVEL CREATING A CONDITION THAT BOTH SUPPLIES THE SEED WITH WATER AND ALSO PROTECTS THE SEED.

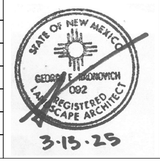
D BERM ARMORING

NOT TO SCALE

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
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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

NOT FOR CONSTRUCTION

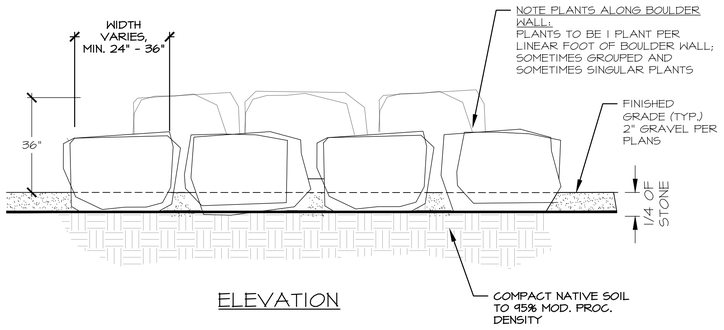
FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DETAILS

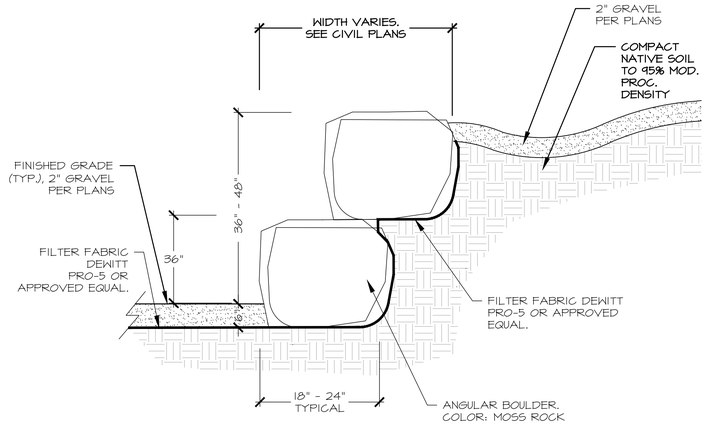
DATE:	SCALE:	SHEET:
MARCH 2025	NTS	4-29

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



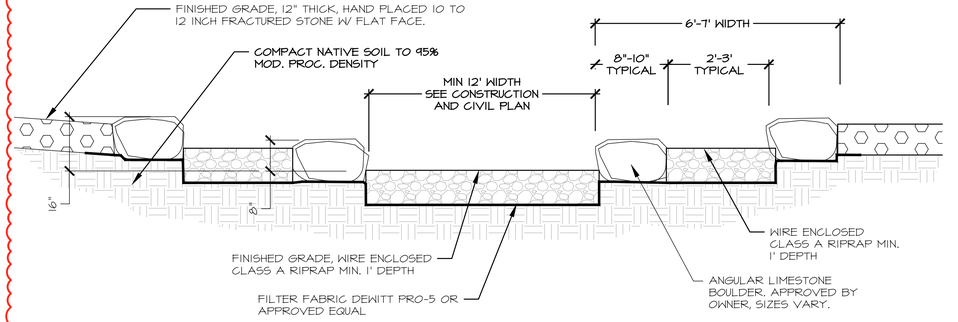
SECTION

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

CASE # 2024-7998

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
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△	
△	

SEAL

STATE OF NEW MEXICO
GEORGE E. HEDRICK
092
REGISTERED LANDSCAPE ARCHITECT
3-13-25

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

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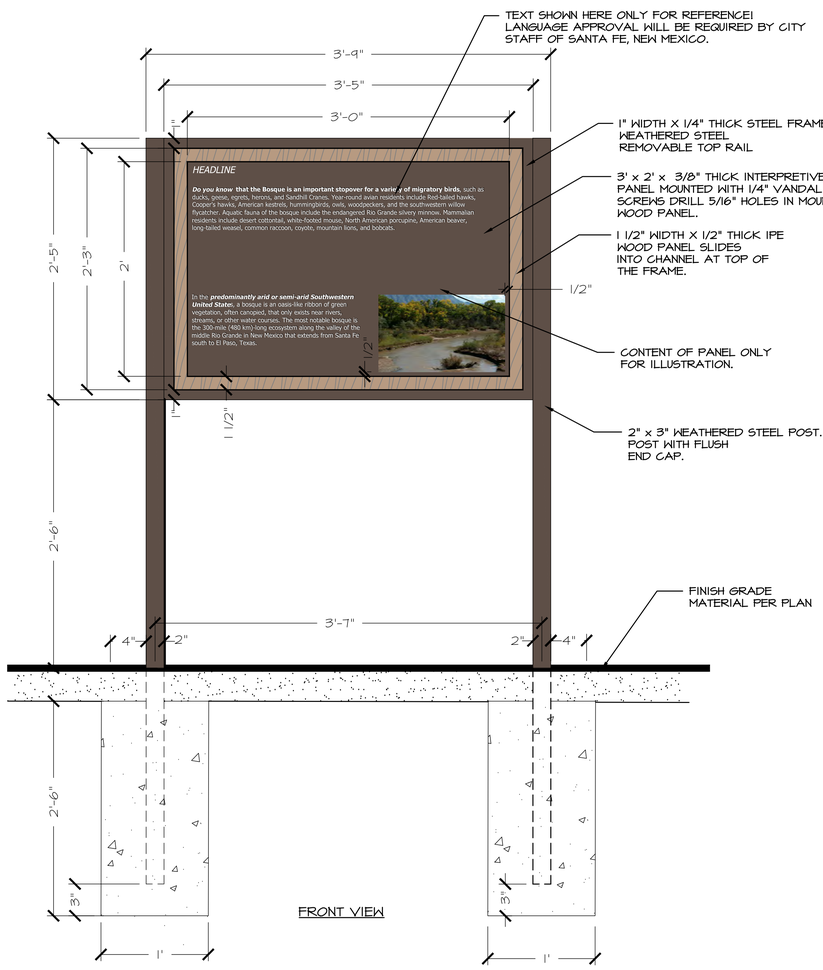
SITES SOUTHWEST

NOT FOR CONSTRUCTION

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

LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2025		4-30



GENERAL NOTES:

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

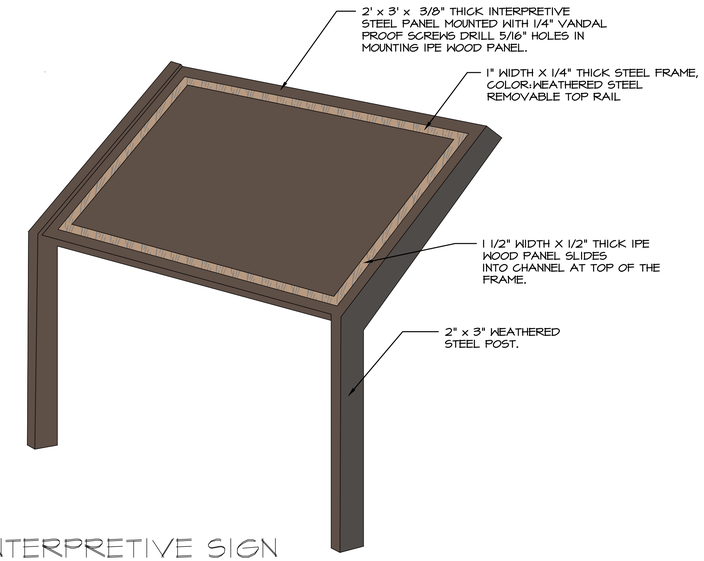
SIGN CONTRACTOR SHALL PROVIDE A SHOP DRAWING FOR THE MOUNTING SYSTEM FOR THE LETTERS.

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.

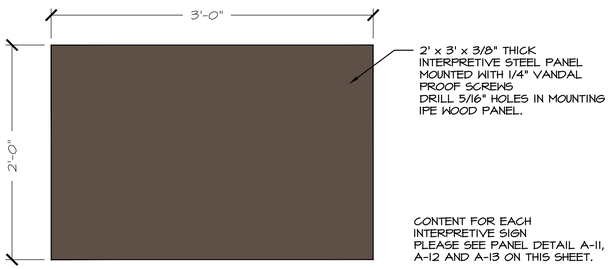
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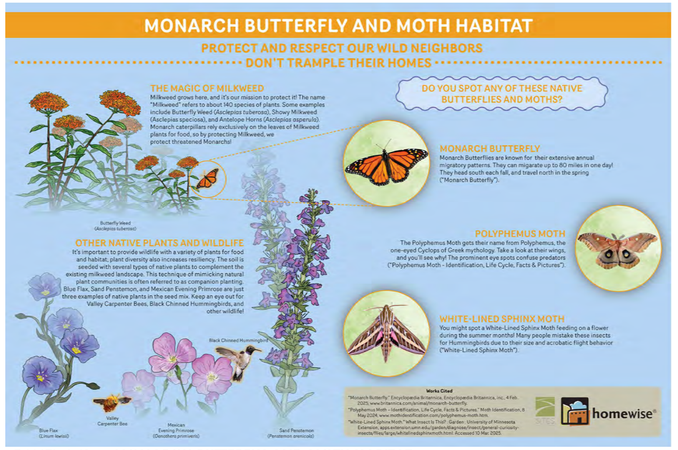
1. ALL STEEL-TO-STEEL JOINTS SHALL BE WELDED AND GROUND FLUSH.
2. ALL EXPOSED STEEL SURFACES SHALL BE BRONZE ANODIZED.
3. FOUNDATION DIMENSIONS & THICKNESS TO BE VERIFIED AND TO BE CONFIRMED AND STAMPED BY STRUCTURAL ENGINEER PRIOR TO INSTALLATION. STAMPED SHOP DRAWINGS PROVIDED BY CONTRACTOR.
4. STRUCTURAL 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.



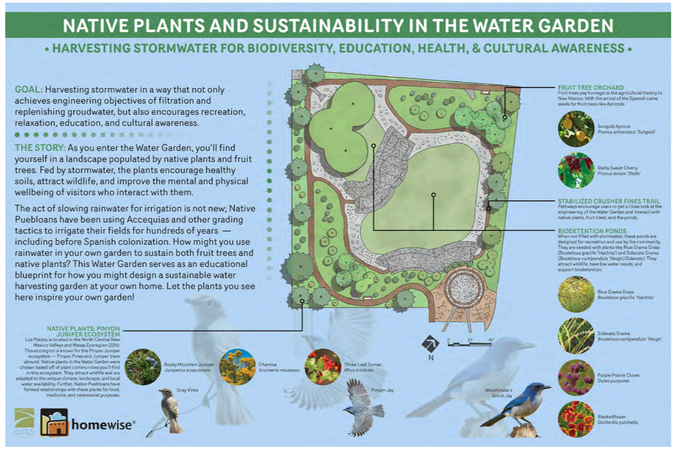
INTERPRETIVE SIGN

NOT TO SCALE

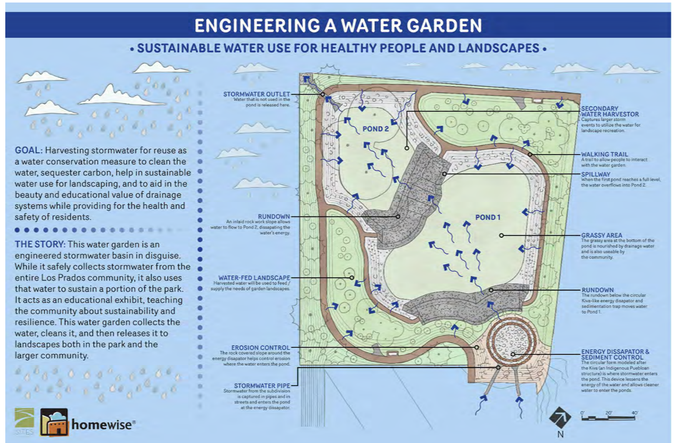




PANEL A-11: ***MONARCH BUTTERFLY AND MOTH HABITAT***



PANELA-12 ***NATIVE PLANTS AND SUSTAINABILITY***



PANEL A-13 ***ENGINEERING A WATER GARDEN***

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
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△	

SEAL

STATE OF NEW MEXICO
GEORGE E. ARGYROPOULOS
092
REGISTERED LANDSCAPE ARCHITECT
3-15-25

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

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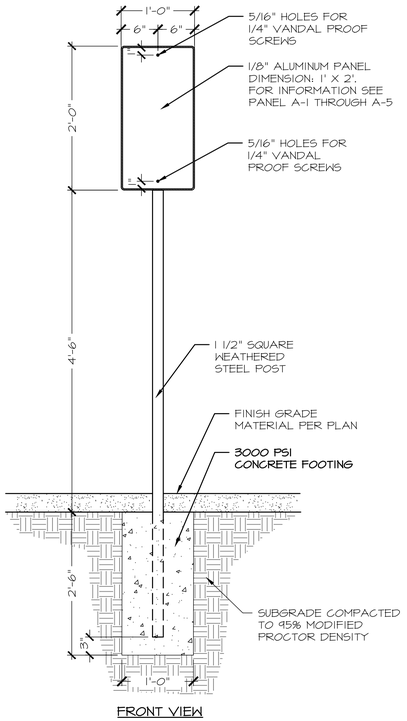
NOT FOR CONSTRUCTION

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

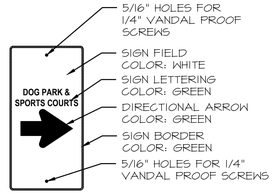
LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2025		4-31

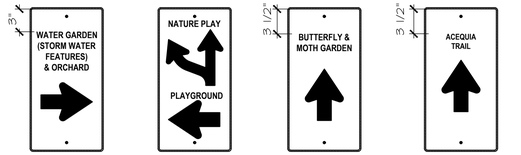
CASE # 2024-7998



FRONT VIEW



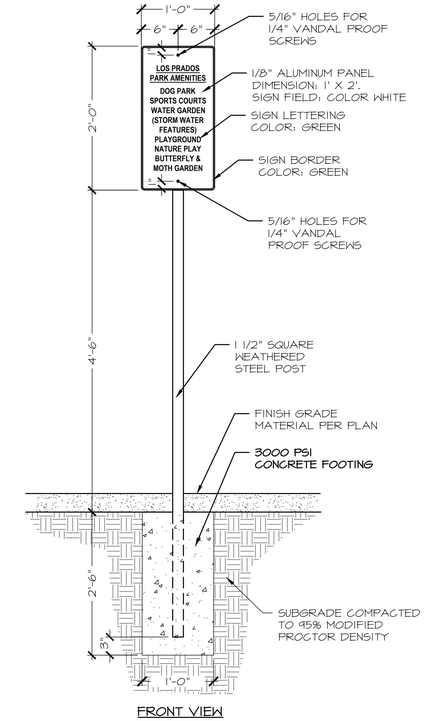
PANEL A-W1



PANEL A-W2 PANEL A-W3 PANEL A-W4 PANEL A-W5

A ONE-SIDED SIGN: WAYFINDING

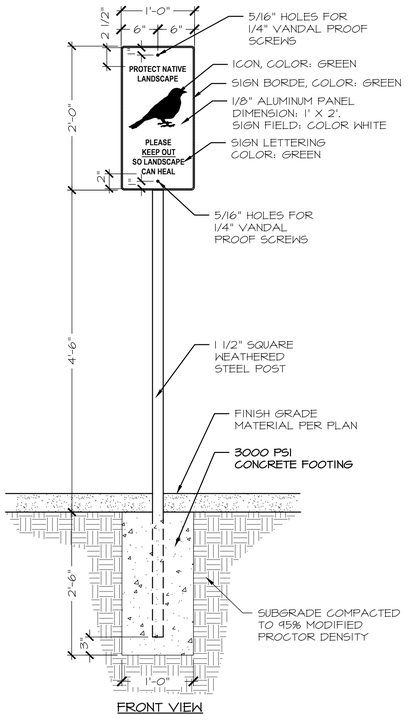
NOT TO SCALE



FRONT VIEW

B ONE-SIDED SIGN PARK ENTRY

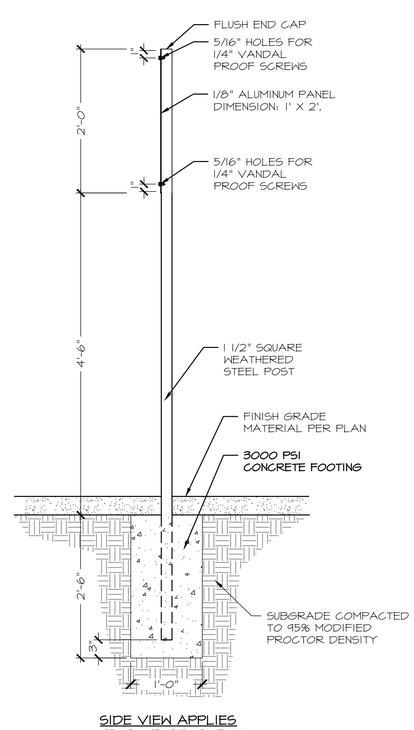
NOT TO SCALE



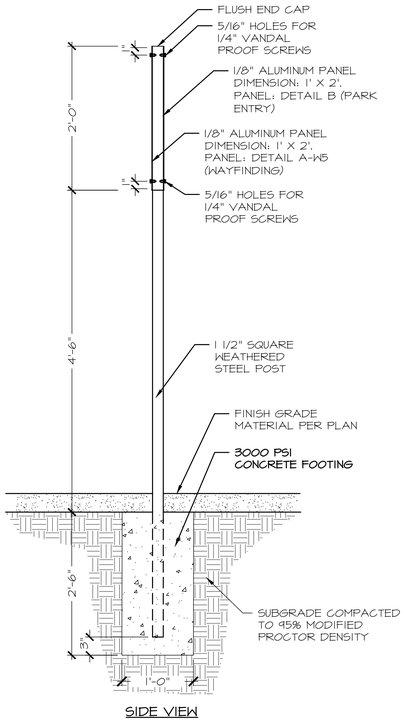
FRONT VIEW

C ONE-SIDED SIGN LANDSCAPE PROTECTION

NOT TO SCALE



SIDE VIEW APPLIES FOR DETAIL A, B &C



SIDE VIEW

D DOUBLED-SIDED SIGN PARK ENTRY & WAYFINDING

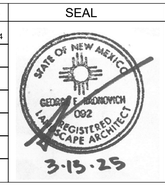
NOT TO SCALE

GENERAL NOTES APPLY FOR DETAIL A, B, C & D ON THIS SHEET:

1. SITE SPECIFIC ORIENTATION TO BE FIELD VERIFIED BY SIGN CONTRACTOR UPON CONSULTATION WITH OWNER OR LANDSCAPE ARCHITECT AND AS APPROVED BY THE CITY OF SANTA FE.
2. SIGN CONTRACTOR IS RESPONSIBLE FOR SIGN ENGINEERING.
3. SIGN SHALL BE OF DURABLE CONSTRUCTION WITH AN APPROPRIATE FOOTING.
4. SIGN SHALL BE IN ACCORDANCE WITH THE CITY CODE 14-8.10 OF SANTA FE.
5. SIGN CONTRACTOR ASSUMES ALL LIABILITY FOR SITE LOCATION AND SIGN CONSTRUCTION.
6. STRUCTURAL ENGINEER SHALL BE RESPONSIBLE FOR ALL FOOTING, STEEL MEMBERS SIZING, AND ALL CONNECTIONS.
7. FONT STYLE MUST BE APPROVED BY CITY OF SANTA FE - PARK & REC OR OWNER'S REPRESENTATIVE.
8. THE TEXT FONT SHALL BE CENTERED ON THE STEEL PANEL IN BOTH DIRECTIONS.
9. ALL ALUMINUM PANEL SIGNING DIMENSIONS SHALL BE TREATED WITH PROTECTIVE COATING: CLEAR FILM LAMINATE AND SHALL BE UV RESISTANT.
10. LETTERING SHALL BE UPPERCASE LETTER.
11. ALL STEEL-TO-STEEL JOINTS SHALL BE WELDED AND GROUND FLUSH.
12. ALL EXPOSED STEEL SURFACES SHALL BE PRE-RUSTED.

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
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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

CASE # 2024-7998

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

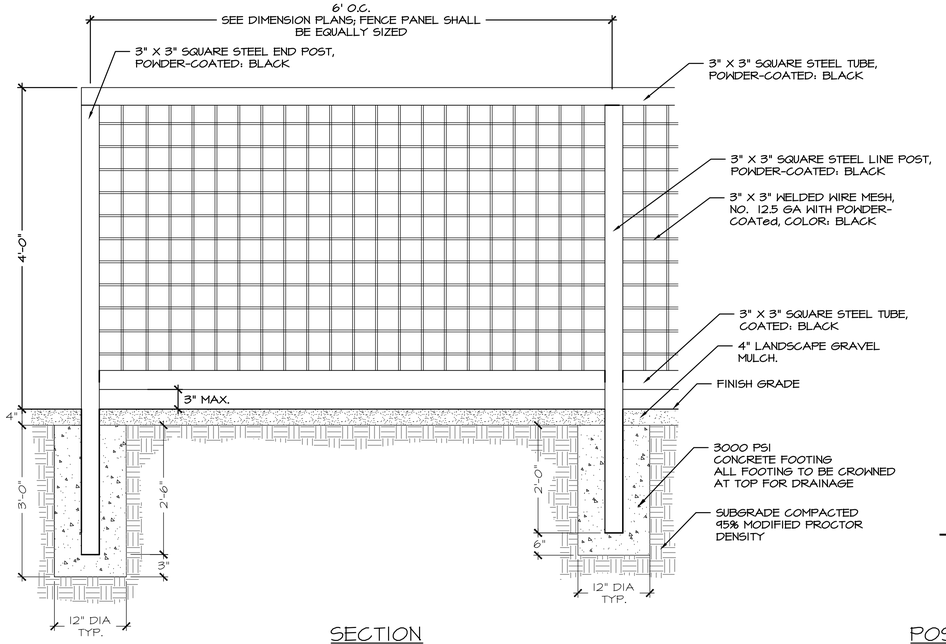
SITES SOUTHWEST

NOT FOR CONSTRUCTION

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

LANDSCAPE DETAILS

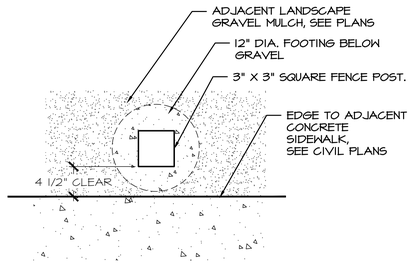
DATE:	SCALE:	SHEET:
MARCH 2025		4-32



SECTION

CONSTRUCTION NOTES APPLY FOR DETAIL A & B ON THIS SHEET:

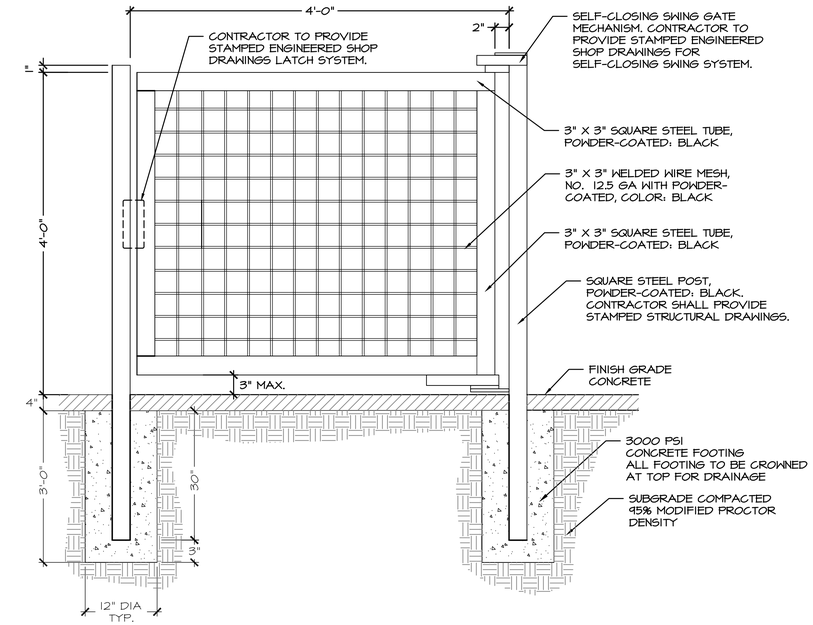
1. CONTRACTOR TO PROVIDE STAMPED ENGINEERED SHOP DRAWINGS FOR FENCE, FOOTINGS AND SELF-CLOSING SWING GATE W/ LATCH SYSTEM.
2. THE SELF-CLOSING SWING GATE SHALL SWING INWARDS ONLY, SEE PLAN.
3. CONTRACTOR SHALL PROVIDE MATERIAL SAMPLE TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
4. PROVIDE CLEAN WELDED ASSEMBLY FOR ENTIRE FENCE.
5. ALL PARTS POWDER-COATED, COLOR BLACK.
6. PROVIDE HEAVY DUTY INDUSTRIAL GRADE GALVANIZED HARDWARE AND ACCESSORIES COLOR POWDER-COAT BLACK
7. CONCRETE FOOTING SHALL BE 3000 PSI.
8. CENTER POST IN FOOTING.
9. ALL FOOTINGS TO BE CROWNED AT TOP FOR DRAINAGE.



POST IN LANDSCAPE - PLAN VIEW

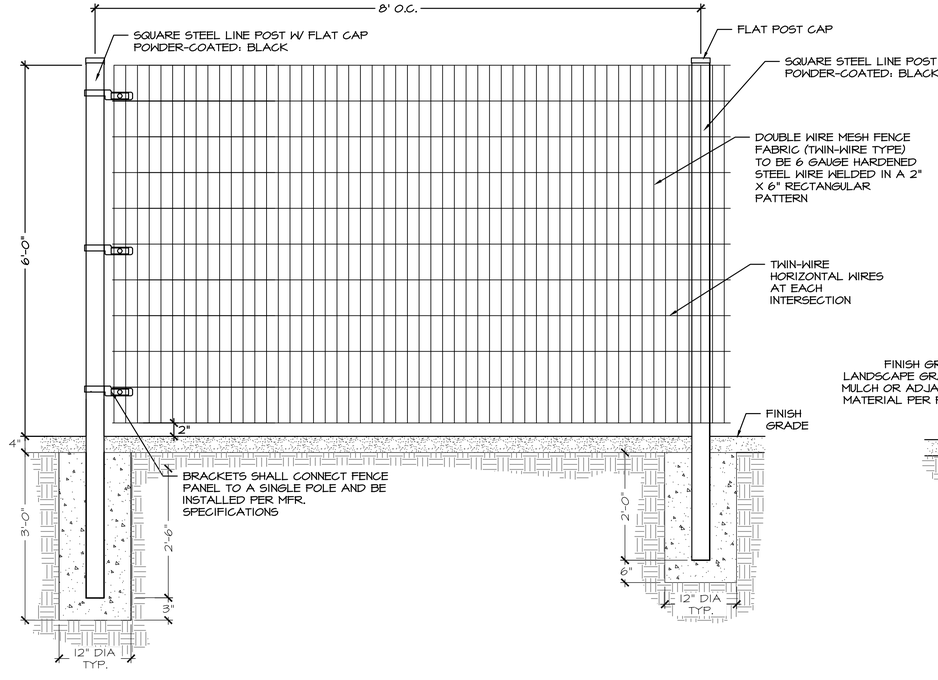
(A) 4' HIGH STEEL WELDED WIRE MESH FENCE W/ STEEL TUBE FRAME
PICNIC AREA

NOT TO SCALE



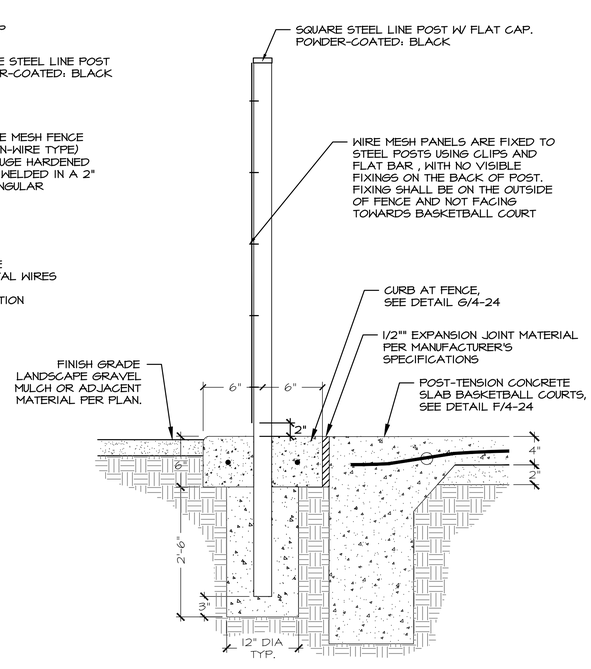
(B) 4' HIGH STEEL WELDED WIRE MESH SELF-CLOSING
SWING GATE W/ STEEL TUBE FRAME

NOT TO SCALE



(C) 6' HIGH DOUBLE STEEL WIRE MESH FENCE
BASKETBALL AREA

NOT TO SCALE

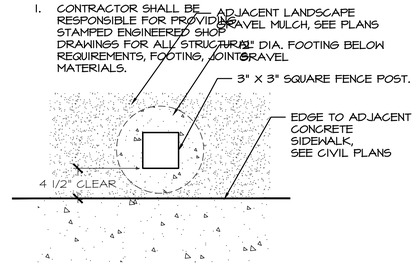


CONSTRUCTION NOTES APPLY FOR DETAIL A & B ON THIS SHEET:

1. CONTRACTOR TO PROVIDE STAMPED ENGINEERED SHOP DRAWINGS FOR FENCE, FOOTINGS AND FENCE THE SELF-CLOSING SWING GATE SHALL SWING INWARDS ONLY, SEE PLAN.
2. CONTRACTOR SHALL PROVIDE MATERIAL SAMPLE TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
3. PROVIDE CLEAN WELDED ASSEMBLY FOR ENTIRE FENCE.
4. ALL PARTS POWDER-COATED, COLOR BLACK.
5. PROVIDE HEAVY DUTY INDUSTRIAL GRADE GALVANIZED HARDWARE AND ACCESSORIES COLOR POWDER-COAT BLACK
6. CONCRETE FOOTING SHALL BE 3000 PSI.
7. CENTER POST IN FOOTING.
8. ALL FOOTINGS TO BE CROWNED AT TOP FOR DRAINAGE.

NOTES:

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



POST IN LANDSCAPE - PLAN VIEW

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
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△	
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SEAL

STATE OF NEW MEXICO · GEORGE E. BOROVICH · 092 · REGISTERED LANDSCAPE ARCHITECT · 3-15-25

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
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FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

CASE # 2024-7998

SITES SOUTHWEST

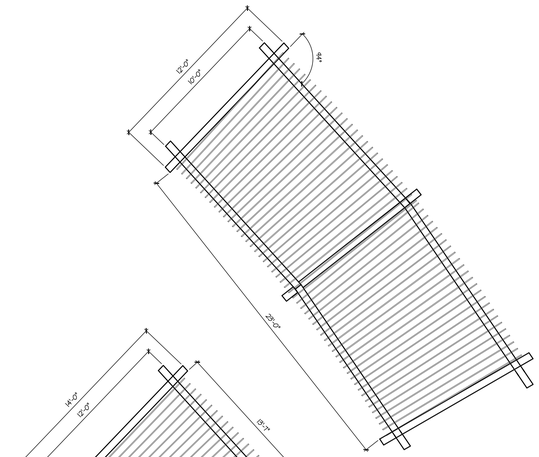
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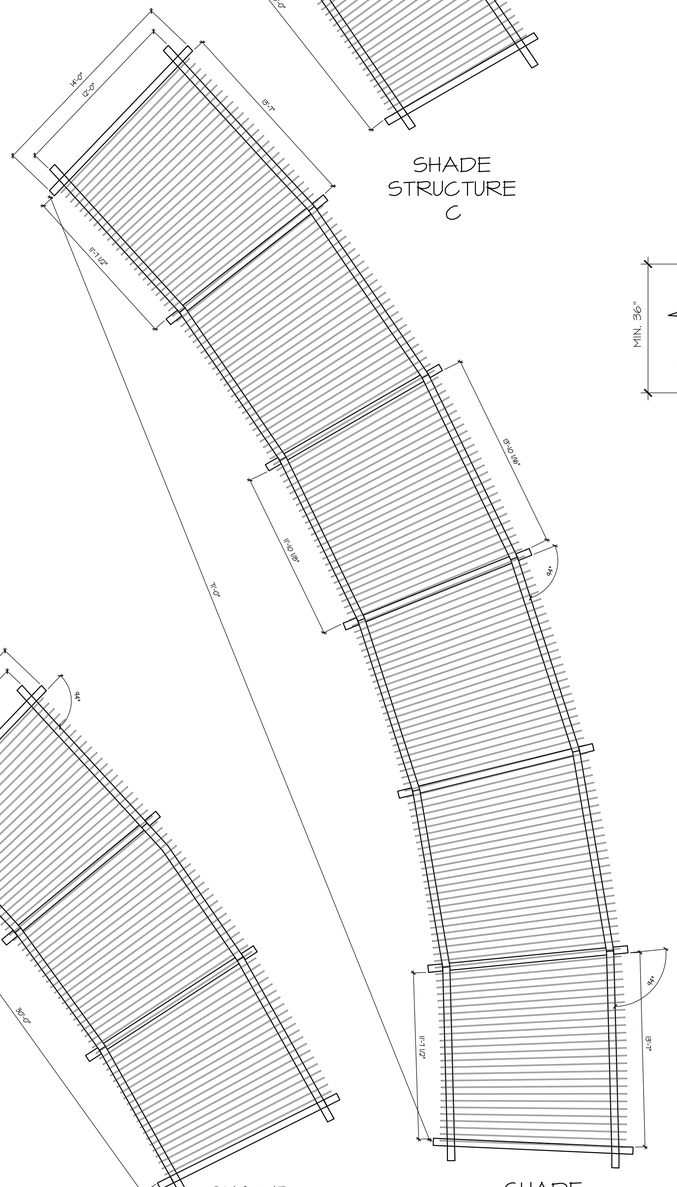
FINAL SUBDIVISION PLAT SUBMITTAL FOR LOS PRADOS
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LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2025		4-33

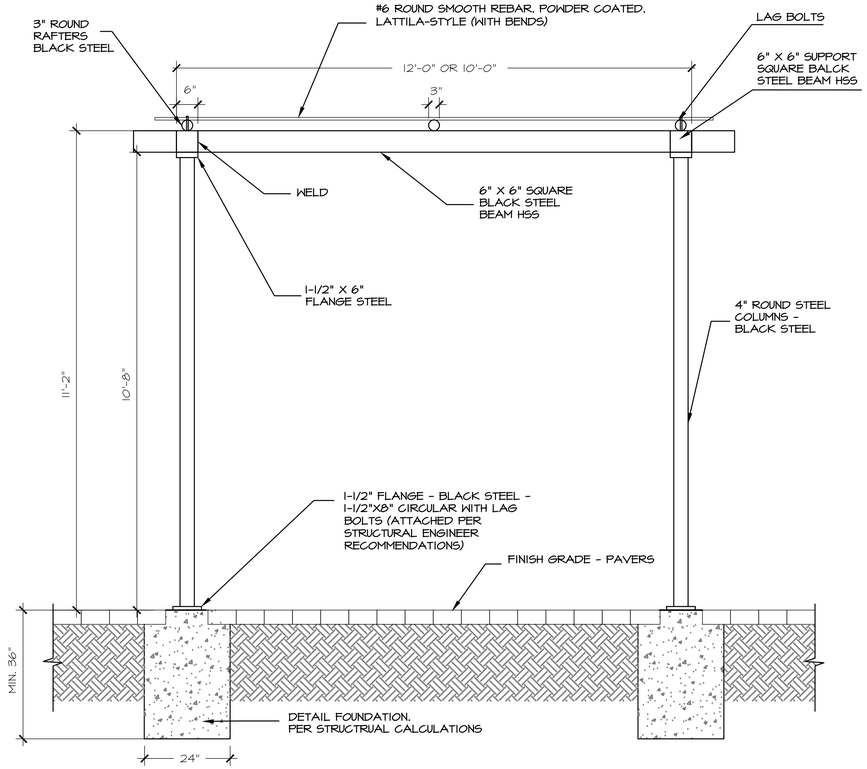


SHADE STRUCTURE C

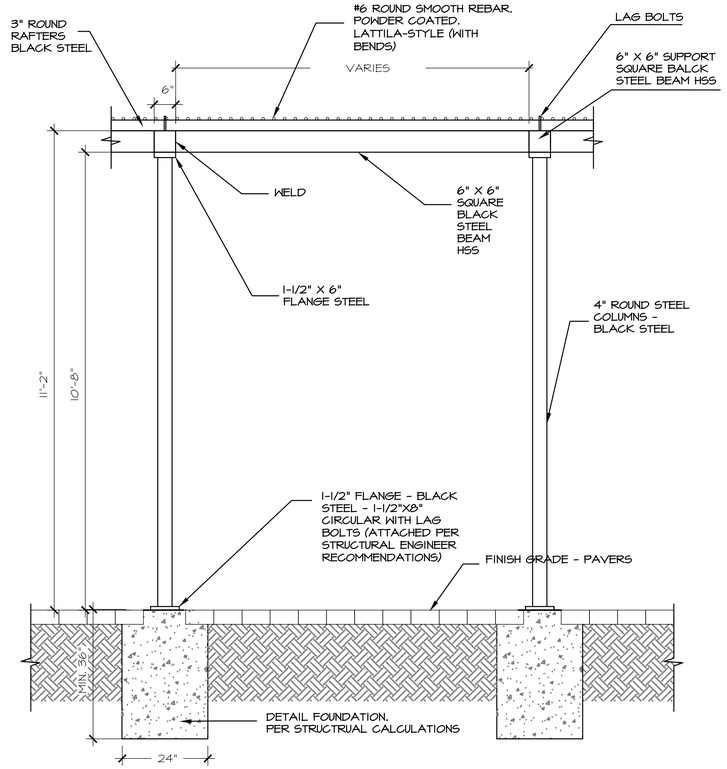


SHADE STRUCTURE B

SHADE STRUCTURE A



SIDE VIEW



FRONT VIEW



IMAGE JUST FOR REFERENCE - NOT ACTUAL DESIGN

A SHADE STRUCTURE - PLAZA

NOT TO SCALE

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.
4. 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.
5. LATTILA/LATTICE PATTERN SHOWN IS SCHEMATIC FOR LAYOUT PURPOSES.
6. ALL STEEL POSTS SHALL BE INSTALLED PLUMB, PERPENDICULAR TO GRADE.
7. ALL METAL JOINTS TO BE CONTINUOUSLY FILLET WELDED, TOP SURFACES TO BE GROUND FLUSH.
8. 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.
9. ENDS OF ALL TUBE MEMBERS TO BE CAPPED, WELDED, AND FINISHED AS NOTED ABOVE.
10. UTILIZE VANDAL RESISTANT HARDWARE. BOLT HEADS SHALL BE TACK WELDED TO STEEL SUPPORT AND SHALL NOT BE GALVANIZED.
11. LIGHTING FIXTURE PER ELECTRICAL ENGINEER..PROVIDE CLEAR PASSAGE FOR WIRING INSIDE OF POST AND SUPPORT BEAMS.
12. 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.

CASE # 2024-7998

REVISIONS	DATE
△ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

SEAL

STATE OF NEW MEXICO
GEORGE L. BORKOWICH
092
LANDSCAPE ARCHITECT
3-15-25

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

NOT FOR CONSTRUCTION

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

LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2025		4-34

GRADING NOTES

1. THE LIMITS OF CONSTRUCTION AND LOCATIONS OF THE CONTRACTOR'S STAGING AREAS SHALL BE IDENTIFIED BY THE CONTRACTOR AND APPROVED BY THE OWNER. THE LIMITS OF CONSTRUCTION SHALL BE CLEARLY DELINEATED AND SHALL BE THE MINIMUM REQUIRED TO MAINTAIN ALL WORKERS IN A SAFE CONDITION, TO PROVIDE ACCESS, AND TO MEET O.S.H.A. REGULATIONS.
2. CONTRACTOR IS REQUIRED TO PROVIDE DUST AND EROSION CONTROL PROTECTION.
3. GRADING SETBACKS TO EXTERIOR PROPERTY LINES ARE AS FOLLOWS:
   TOP OF VERTICAL SLOPE = ONE FIFTH THE VERTICAL HEIGHT OF CUT WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 15 FEET.
   TOE OF FILL SLOPE = ONE HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 15 FEET.
4. THE SURVEYOR SHALL VERIFY SETBACKS, TIE-IN ELEVATIONS, AND TOPOGRAPHY WHEN STAKING PROJECT.
5. UNSUITABLE MATERIAL FROM SITE GRADING AND REMOVAL OPERATIONS, SHALL BE DISPOSED OF AT AN APPROVED LANDFILL.
6. ALL DISTURBED AREAS SHALL BE REVEGETATED AND COORDINATED WITH THE LANDSCAPING PLAN.
7. ALL FILL MATERIAL SHALL MEET THE REQUIREMENTS OF THE N.M.D.O.T. OR SITE SPECIFIC GEOTECHNICAL SPECIFICATIONS. THE FILL SHALL BE COMPACTED AS PER N.M.D.O.T. SPECIFICATIONS.
8. PROPERTY DEVELOPMENT MUST COMPLY WITH SECTION 14-8.12 (RELOCATION OF GUNNISON'S PRAIRIE DOGS).
9. PONDS SHALL BE LINED WITH FILTER FABRIC AND SLOPES SHALL BE LINED WITH 3"-5" COBBLE OR AS SHOWN ON THE APPROVED LANDSCAPE PLAN.
10. ALL EXTERIOR CONCRETE SIDEWALK ELEVATIONS AT DOOR OPENINGS SHALL BE 1/2" LOWER THAN THE FINISHED FLOOR SLAB ELEVATIONS.
11. THE MAXIMUM CROSS SLOPE OF WALKING SURFACES SHALL NOT EXCEED 2%.
12. THE PROJECT FIELD ENGINEER MAY ADJUST CUT AND FILL SLOPES TO BE UNDULATING AND CURVILINEAR TO AVOID TREES AND CONFORM TO EXISTING TERRAIN. CHANGES TO BE APPROVED BY CITY OF SANTA FE STAFF.
13. RAIN GARDENS TO BE INSTALLED IN ALL LANDSCAPE BUFFERS BETWEEN CURB AND SIDEWALK. RAIN GARDENS TO ADJUSTED IN THE FIELD AS NEEDED AND DIRECTED BY THE ENGINEER TO AVOID CONFLICTS WITH UTILITIES, FUTURE DRIVEWAYS, OR OTHER APPURTENANCES. SEE DETAILS, SHEETS 2-3 THROUGH 2-5.
14. ON LOT PONDING IS NOT REQUIRED FOR SINGLE FAMILY OR TOWN HOME LOTS.

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 FOR INDIVIDUAL BUILDINGS.

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 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. STORMWATER DRAINAGE FACILITIES AND EASEMENTS SHALL BE CLEARED AND MAINTAINED TO REMOVE SEDIMENT BUILD UP, TRASH, AND OTHER DEBRIS THAT CONTRIBUTE TO CLOGGING AND POLLUTION LOADING AND SHALL BE MANAGED IN ACCORDANCE WITH SFCC 13-2. SEASONAL INSPECTION, SPRING, FALL, AND AFTER SIGNIFICANT STORM EVENTS IS RECOMMENDED.

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PROJECT WAS BUILT IN ACCORDANCE WITH THE SPECIFICATIONS AND THAT THESE RECORD DRAWINGS ARE TRUE AND CORRECT TO THE BEST OF MY BELIEF.

_____
ERIC A. CORNELIUS, N.M.P.E. NO. 22790
SANTA FE ENGINEERING CONSULTANTS, LLC.

DUST CONTROL

ALL ONSITE 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 HIS 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 CONTRACTOR, OWNER, OR OPERATOR SHALL USE AT LEAST 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.

DRAINAGE MAINTENANCE:

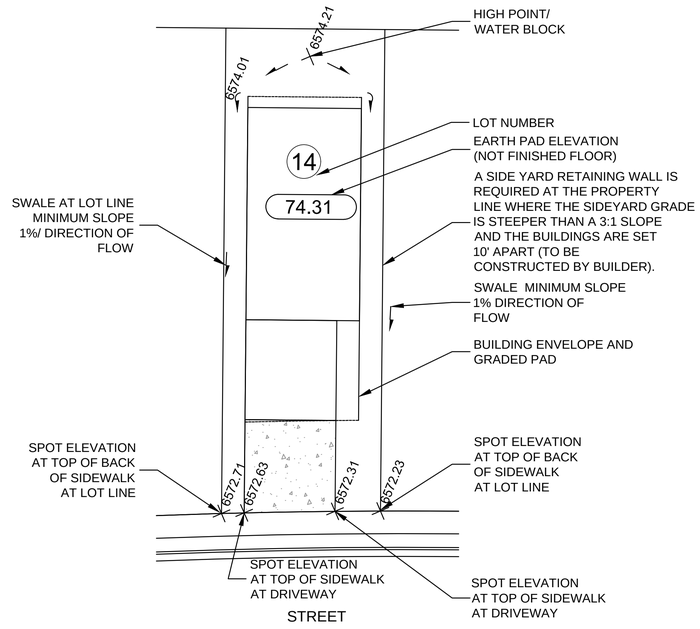
1. ALL DRAINAGE FACILITIES, INCLUDING DRAINAGE FACILITIES WITHIN THE CITY-OWNED PARK AS DELINEATED ON SHEET 4-3 "LANDSCAPE PARK PLAN" SHALL BE MAINTAINED BY ALL PROPERTY OWNERS OR THE HOA.

EARTHWORK NOTES

1. ALL WORK SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT OR AS NOTED IN THE NMDOT SSHBC.

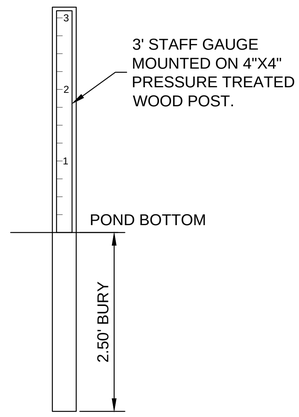
2. APPROXIMATE UNADJUSTED EARTHWORK VOLUMES (NOT INCLUDING SUB/OVER EXCAVATION IF REQUIRED):

CUT = 53,400 C.Y.
FILL = 44,500 C.Y.



GRADING KEYNOTE

SCALE: N.T.S.



POST AND STAFF GAUGE

SCALE: N.T.S.

ENGINEERS SEAL
DATE
REVISIONS

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

GRADING AND DRAINAGE NOTES

DATE:	SCALE:	SHEET:
DECEMBER 2024	N.T.S.	5-1

OVERALL GRADING AND DRAINAGE PLAN

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

RUFINA STREET
COLORES DEL REY STREET
GALLERIA GRANDE STREET
SOUTH MEADOWS ROAD
PRIMO COLORES STREET
CALLE CAMPO
AVENIDA DE LOS PRADOS
CALLE DEL GIRASOL
CAMINO DEL LLANO

BUILD REAR YARD RETAINING WALL HEIGHT VARIES 0'-3.8'
BUILD 2 EA. 12" SIDEWALK CULVERT (TYP.)
DESIGNATED STAGING AREA
3H:1V SLOPE
4H:1V SLOPE
BOULDER RETAINING WALL MAX. HEIGHT = 3' SEE LANDSCAPE PLANS
BUILD REAR YARD RETAINING WALL HEIGHT VARIES 0'-2.3'
BUILD REAR YARD RETAINING WALL HEIGHT VARIES 0'-2.6'
BUILD REAR YARD RETAINING WALL HEIGHT VARIES 0'-2.6'
ENERGY DISSIPATING LANDSCAPE FEATURE. SEE LANDSCAPE PLANS FOR DETAILS.
PROPOSED STORM SEWER SEE SHEETS 8-10 TO 8-13
4H:1V RAIN GARDEN SLOPE
5' WIDE BERM ELEV: 6476.50
WEIR:76.00
CHANNEL:75.50
BERM:76.50
WEIR:75.50
FG:74.12
FG:75.50
FG:74.50
WEIR:74.50
FG:73.50
4H:1V RAIN GARDEN SLOPE
BUILD REAR YARD RETAINING WALL HEIGHT VARIES 0'-3.1'
3H:1V FILL SLOPE
BUILD RETAINING WALL HEIGHT VARIES 0'-2.3'
2H:1V CUT SLOPE
3H:1V BERM SLOPE
INSTALL STAFF GAUGE SEE DETAIL, SHEET 5-1
WATER CATCHMENT OUTLET SEE SHEET 8-13

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

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.

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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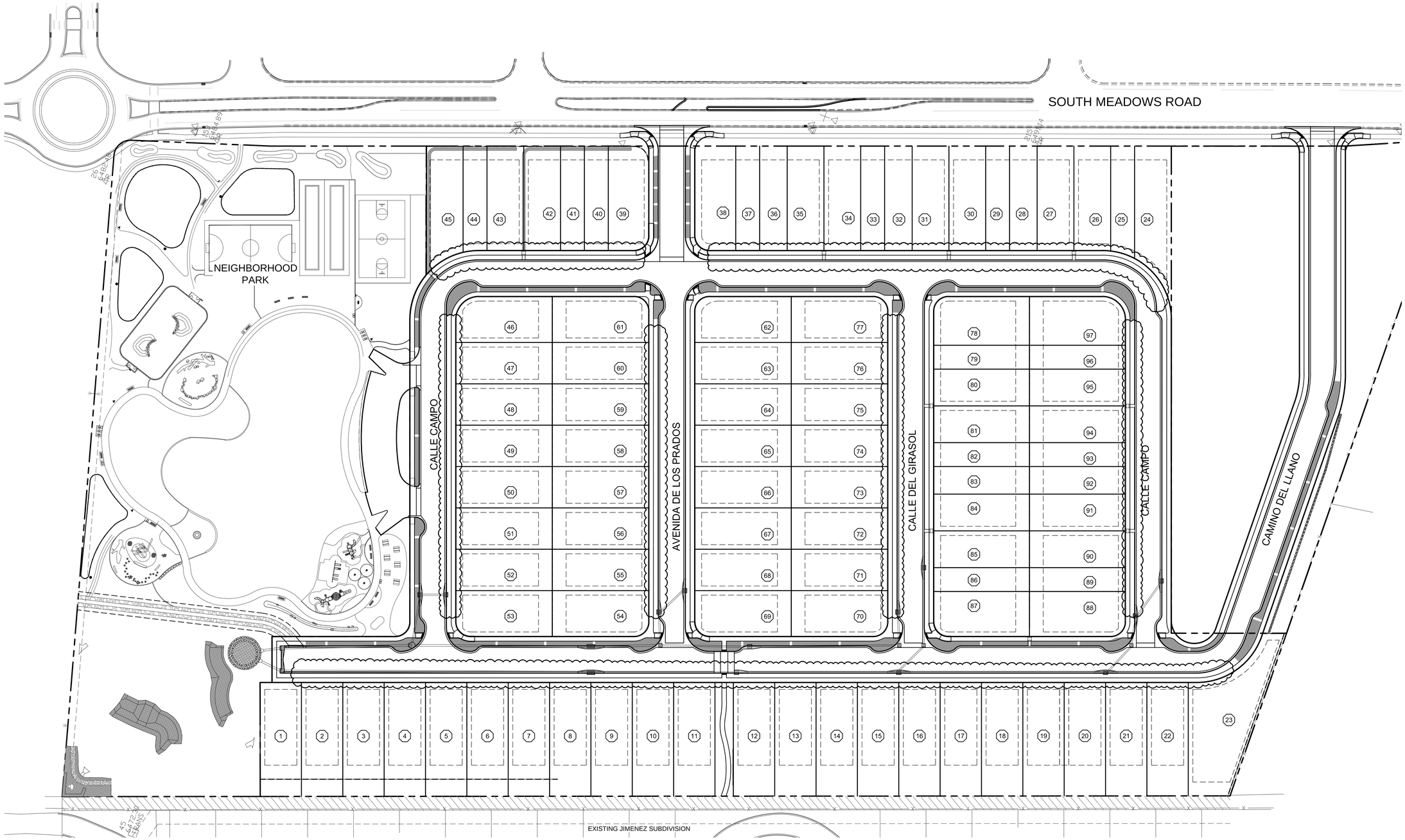
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FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

OVERALL GRADING AND DRAINAGE PLAN

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

ENGINEERS SEAL
DATE
REVISIONS



CONCEPTUAL LANDSCAPE BUFFER SWALE LOCATIONS

SCALE: 1" = 50'

0 25 50 100

SCALE: 1" = 50'

ENGINEERS SEAL

DATE

REVISIONS

NOTES:

1. LANDSCAPE SWALES TO BE FIELD FIT AS DIRECTED BY THE PROJECT MANAGER.
2. SEE SHEET 2-3 FOR SWALE DETAILS ALONG PORTIONS OF ROADWAY WITHOUT DRIVEWAYS.
3. SEE SHEETS 2-4 & 2-5 FOR SWALE DETAILS ALONG LOT FRONTAGE.

LEGEND

SWALE ALONG PORTION OF ROADWAY WITHOUT DRIVEWAY (NOTE 2, THIS SHEET)

SWALE ALONG LOT FRONTAGE (NOTE 3, THIS SHEET)

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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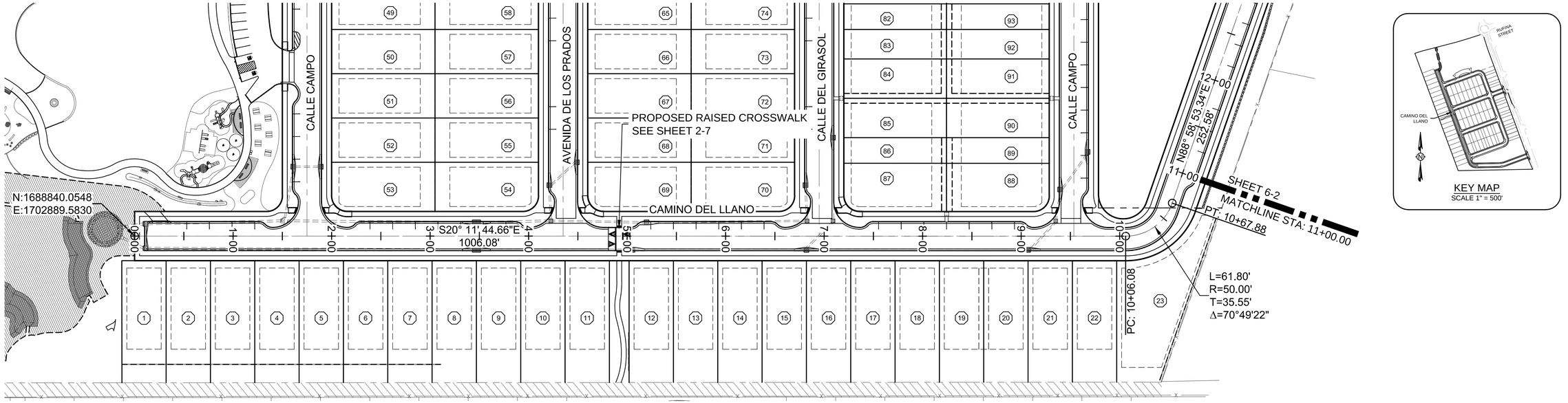
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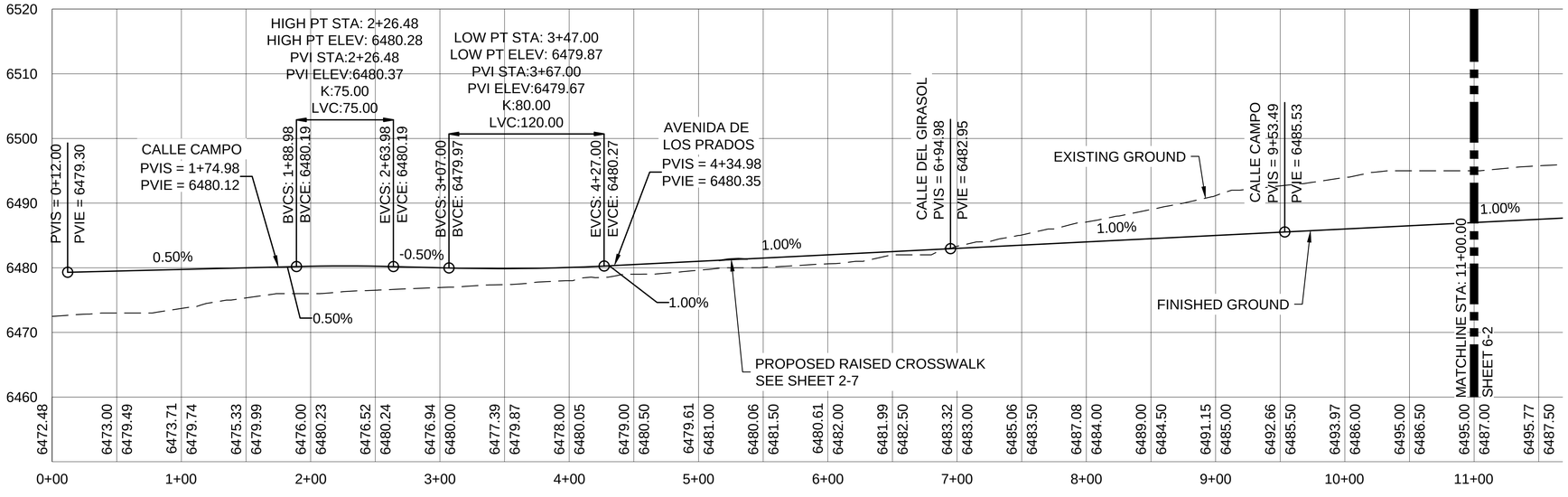
CONCEPTUAL LANDSCAPE BUFFER SWALE LOCATIONS

DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 50'	5-3



CAMINO DEL LLANO - PLAN VIEW

SCALE: 1" = 50'



0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

CAMINO DEL LLANO - PROFILE VIEW

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

CASE # 2024-7998
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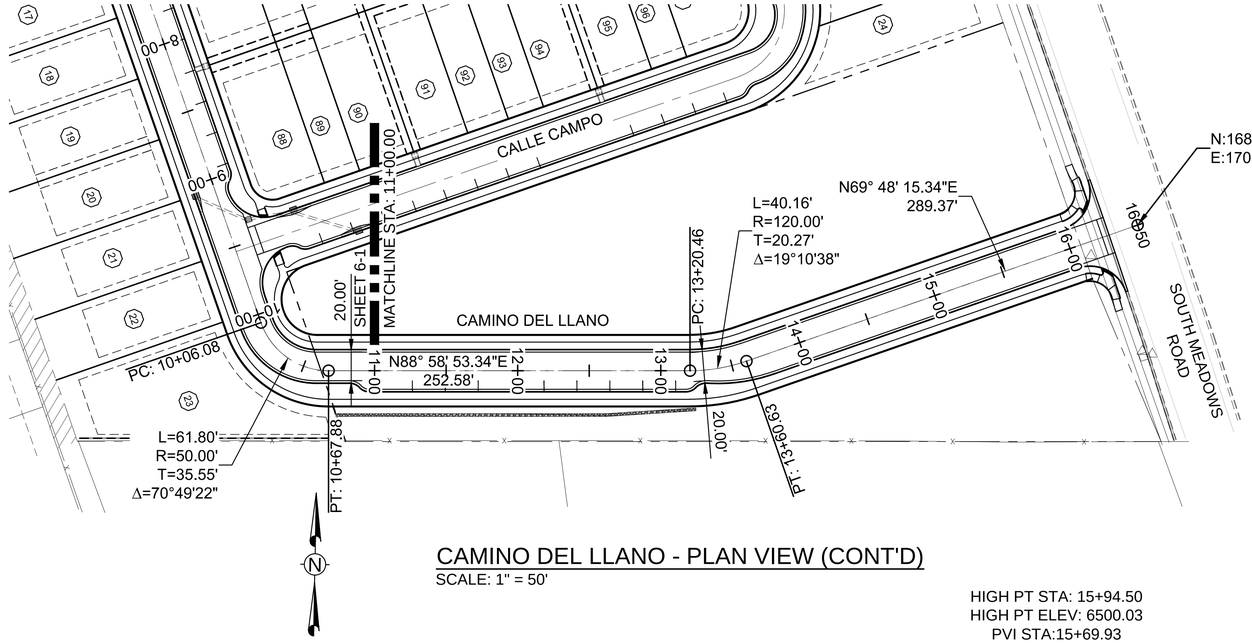
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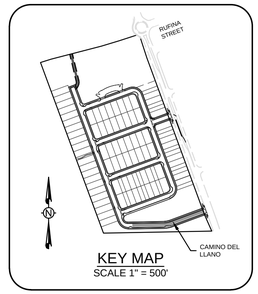
ROADWAY PLAN AND PROFILE

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

ENGINEERS SEAL
DATE
REVISIONS

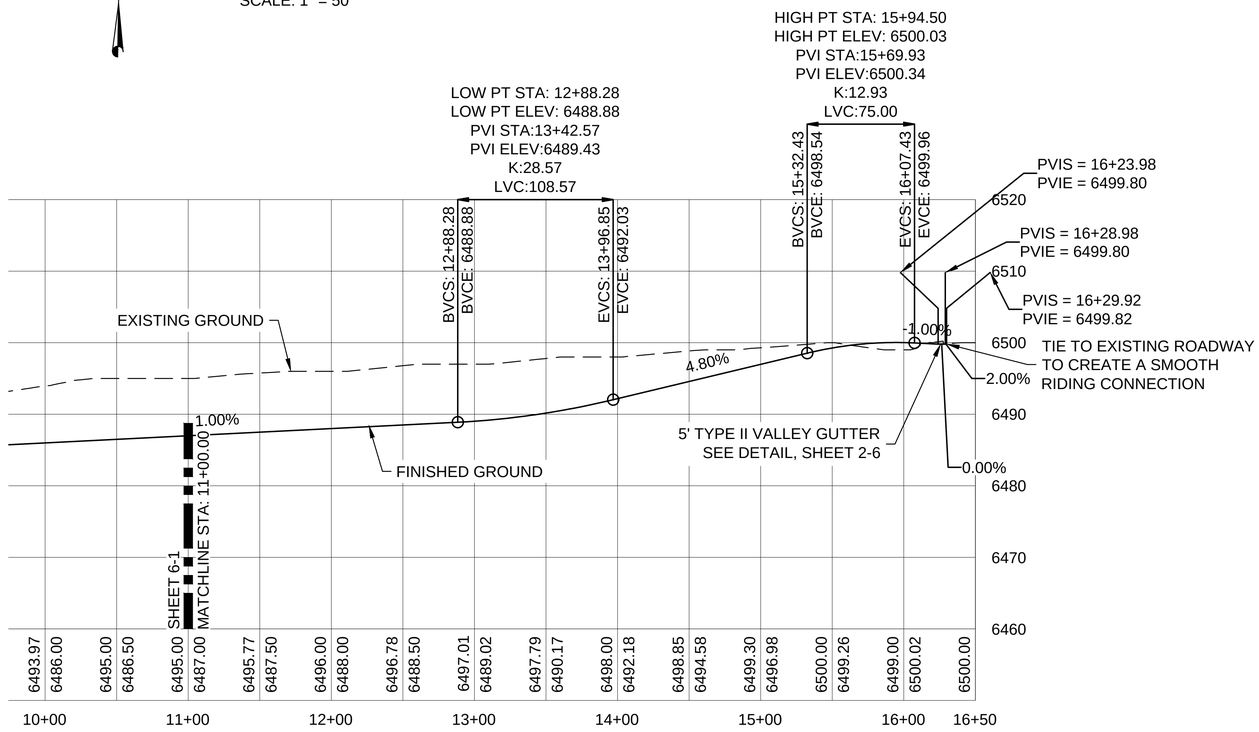


NOTE:
RIGHT TURN DECELERATION LANES ON SOUTH MEADOWS ROAD WERE DELETED AS PER DIRECTION OF THE CITY OF SANTA FE, TRAFFIC ENGINEER. SEE LETTER FROM JEANNE WOLFENBARGER DATED 11/12/24 ON FILE AT THE CITY.



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

REVISIONS

CASE # 2024-7998
MODIFIED MARCH 2025
PER STAFF COMENTS

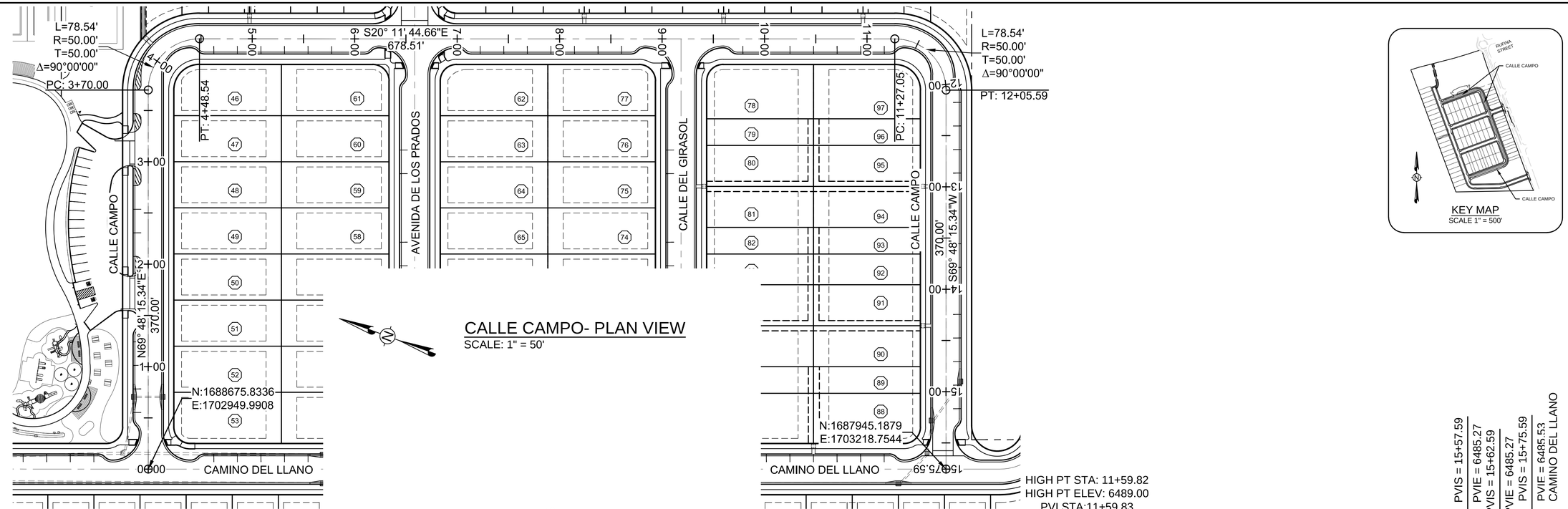
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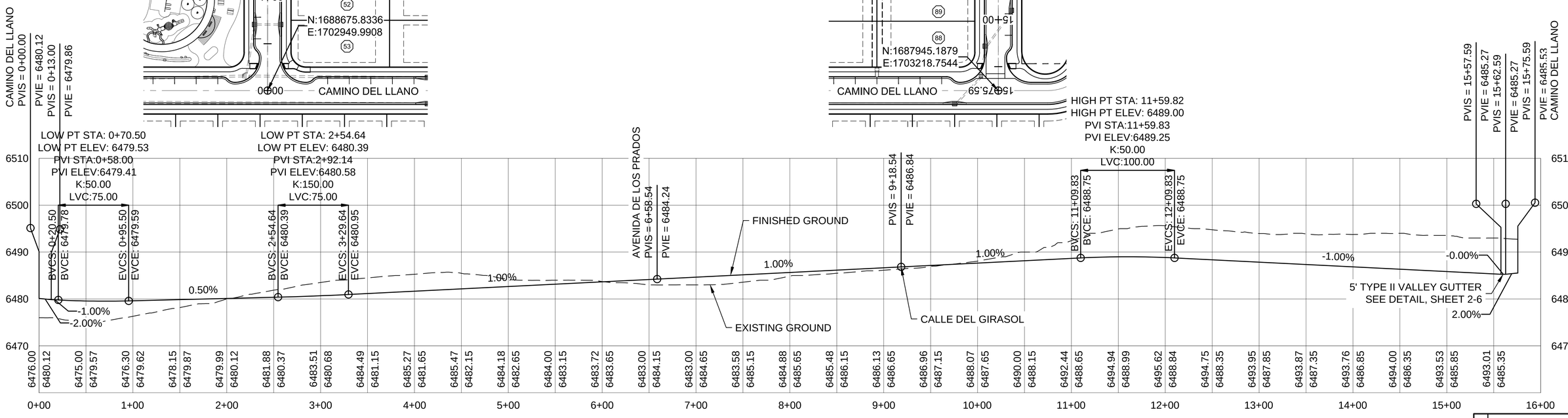
ROADWAY PLAN AND PROFILE (CONT'D)

DATE:	SCALE:	SHEET:
DECEMBER 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

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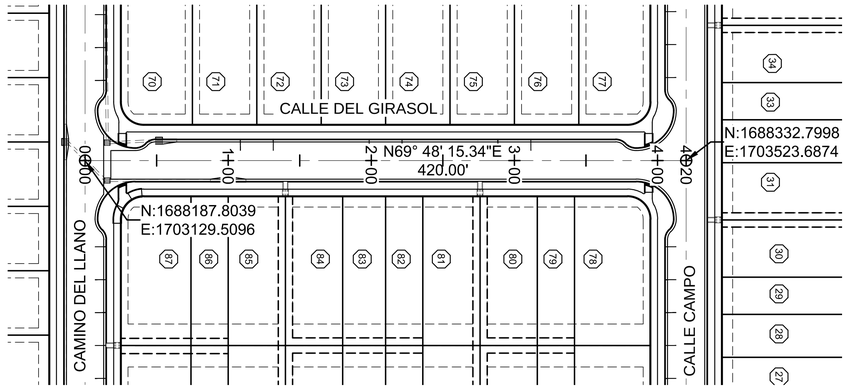
ROADWAY PLAN AND PROFILE (CONT'D)

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



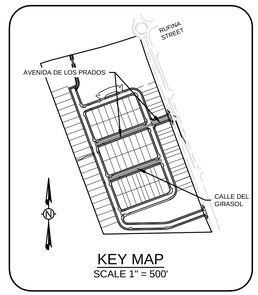
AVENIDA DE LOS PRADOS - PLAN VIEW

SCALE: 1" = 50'



CALLE DEL GIRASOL - PLAN VIEW

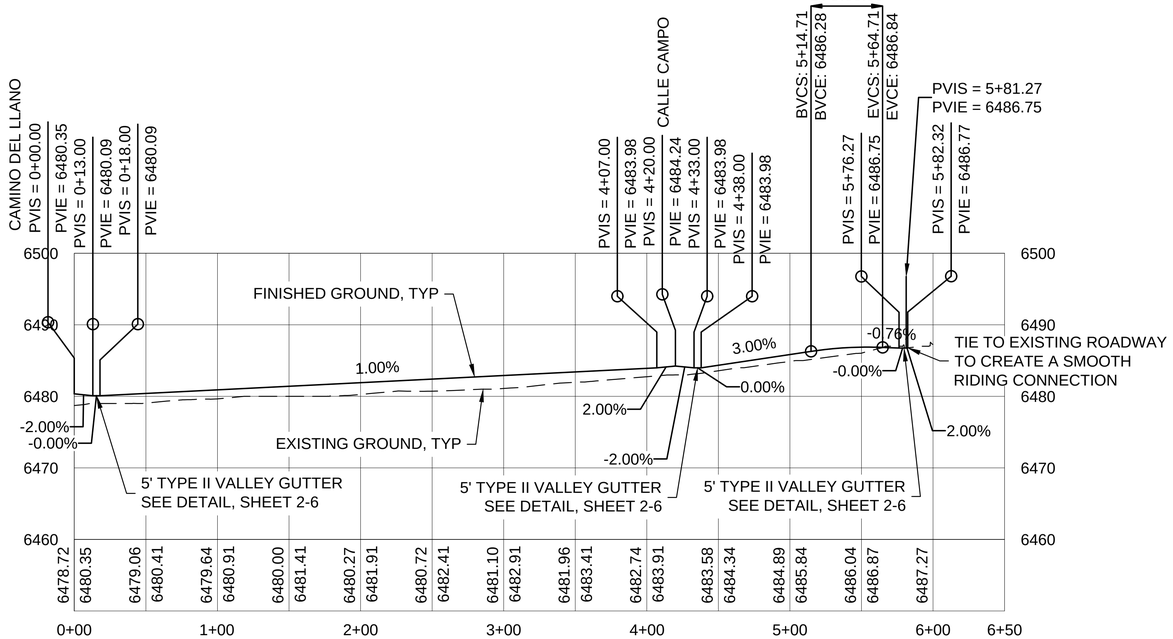
SCALE: 1" = 50'



KEY MAP
SCALE 1" = 500'

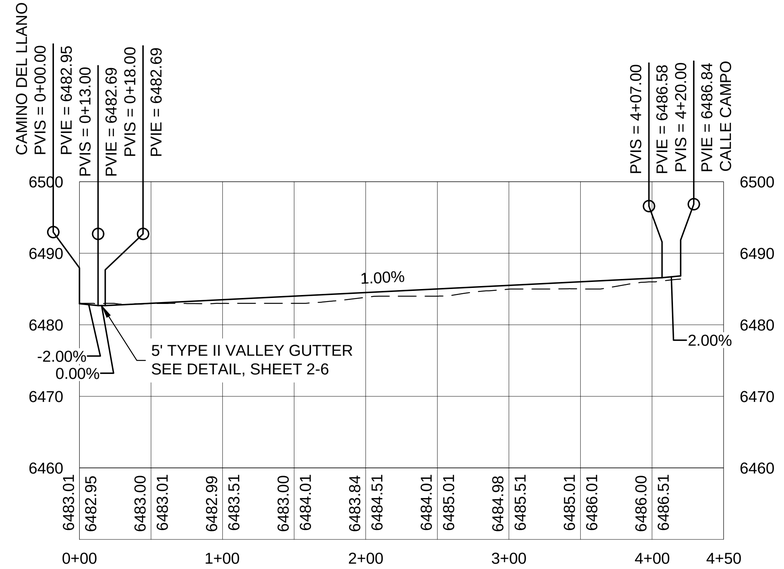
NOTE:
RIGHT TURN DECELERATION LANES ON SOUTH MEADOWS ROAD WERE DELETED AS PER DIRECTION OF THE CITY OF SANTA FE, TRAFFIC ENGINEER. SEE LETTER FROM JEANNE WOLFENBARGER DATED 11/12/24 ON FILE AT THE CITY.

HIGH PT STA: 5+54.57
HIGH PT ELEV: 6486.88
PVI STA:5+39.71
PVI ELEV:6487.03
K:13.29
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

CASE # 2024-7998
MODIFIED MARCH 2025
PER STAFF COMENTS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY PLAN AND PROFILE (CONT'D)

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

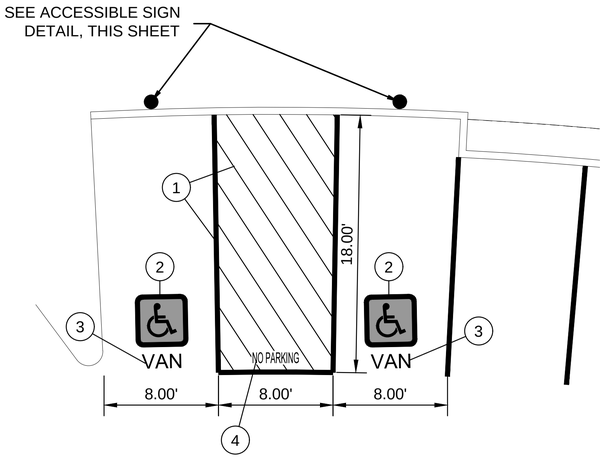
CITY OF SANTA FE SIGNING AND STRIPING NOTES:

SIGN AND POST REQUIREMENTS

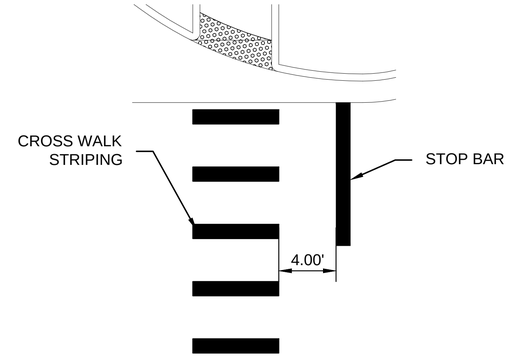
1. ALL ALUMINUM PANEL SIGNING AND STEEL POSTS SHALL COMPLY WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT); *CURRENT* EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (SSHBC).
2. ALL SIGNING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - *CURRENT* 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.

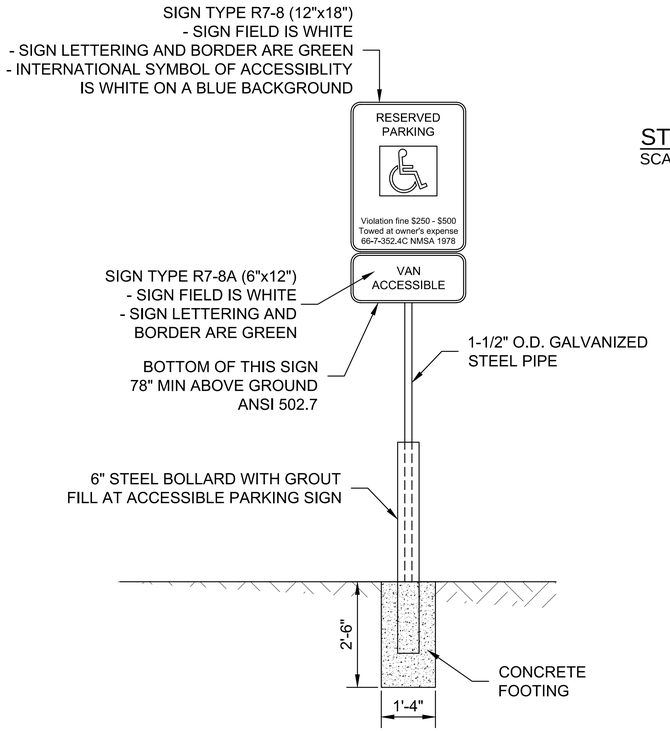


ADA PARKING DETAIL
SCALE: 1" = 5'

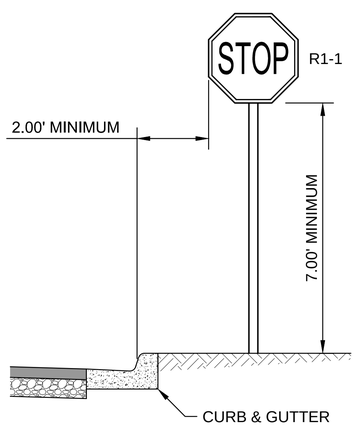


STOP BAR PLACEMENT DETAIL
SCALE: 1" = 5'

#	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.

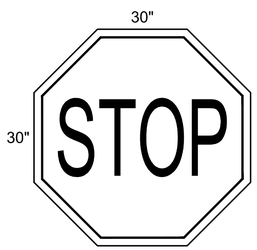


TYPICAL SIGN PLACEMENT
SCALE: N.T.S.

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



R2-1 (20)
B/W



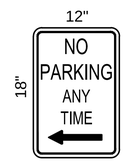
R1-1
W/R



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.

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DATE	
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CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

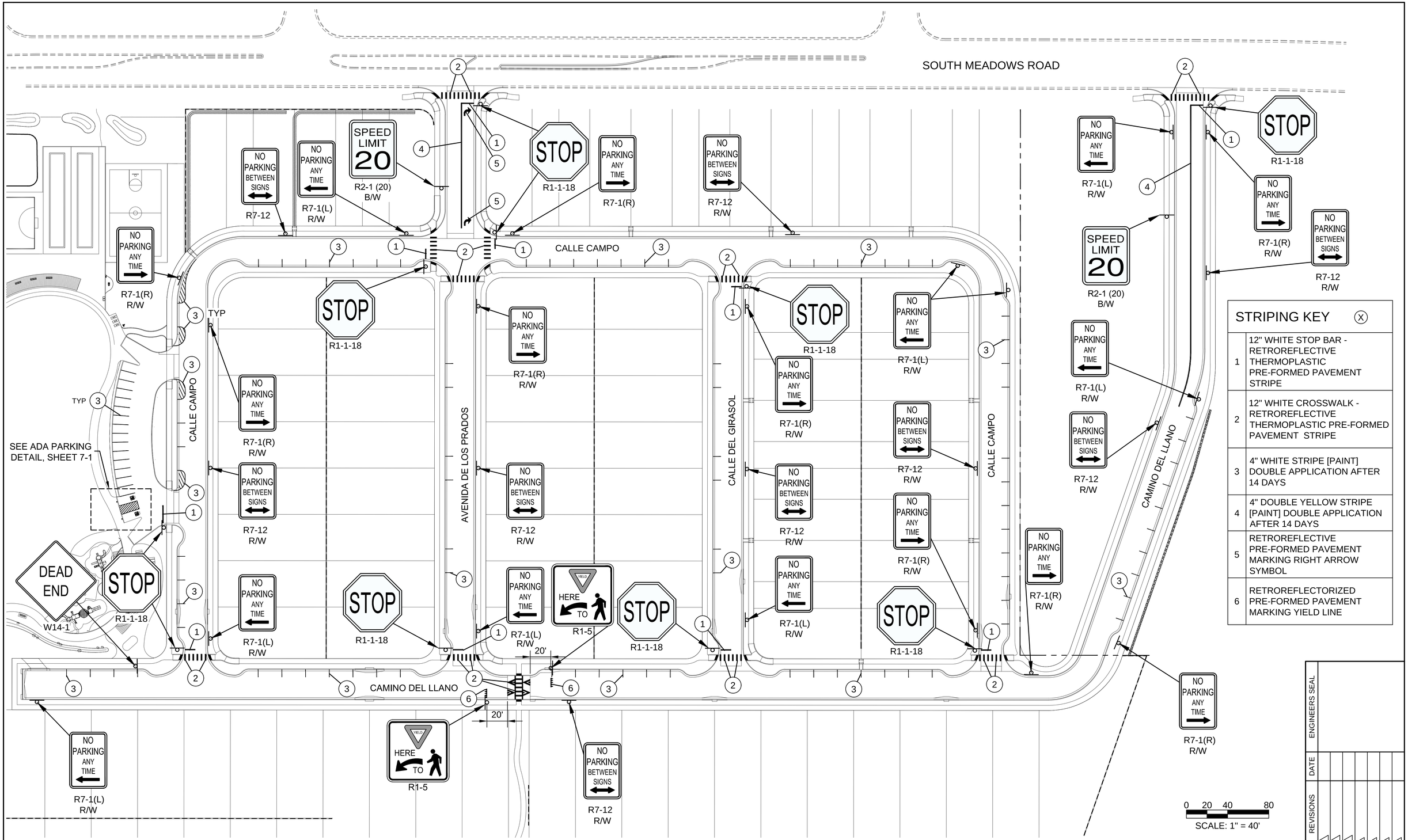
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FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SIGNING AND STRIPING NOTES AND DETAILS

DATE:	SCALE:	SHEET:
DECEMBER 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'

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

CITY REVIEW		
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STREETS DIV.		
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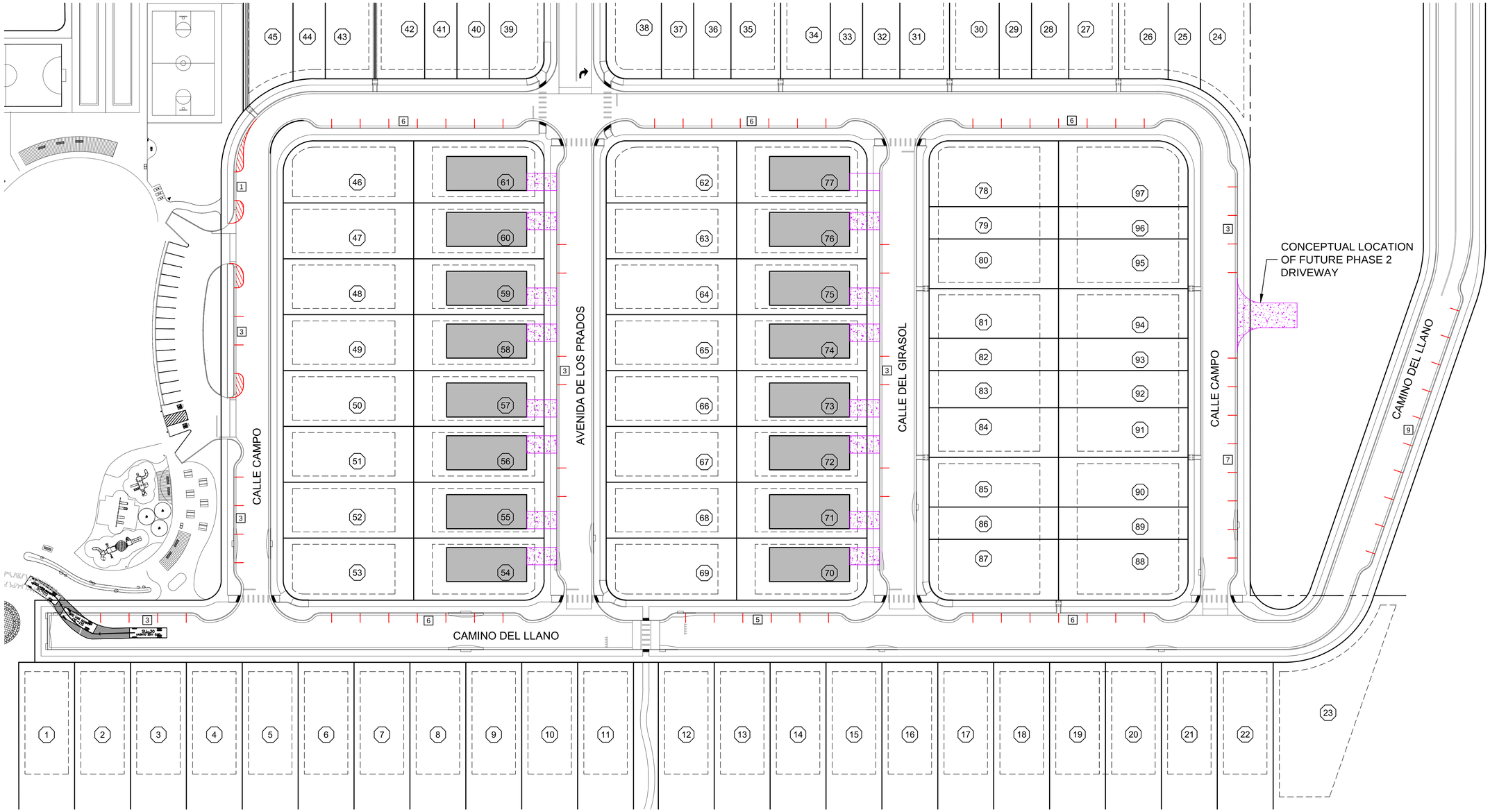
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FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SIGNING AND STRIPING PLAN

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



ON-STREET PARKING LAYOUT

SCALE: 1" = 40'

TOTAL ON-STREET PARKING STALLS SHOWN = 70

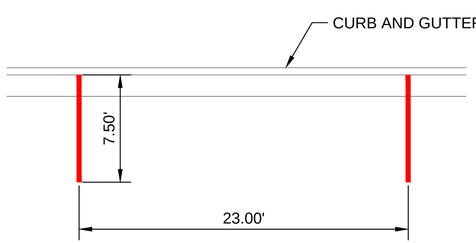
NOTE:
DRIVEWAYS SHOWN HEREON ARE CONCEPTUAL AND, THEREFORE THE PARKING LAYOUT IS SUBJECT TO CHANGE BASED ON FINAL DRIVEWAY LOCATIONS. HOWEVER, A MINIMUM OF 70 ON-STREET PARKING SPACES WILL BE PROVIDED.

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'

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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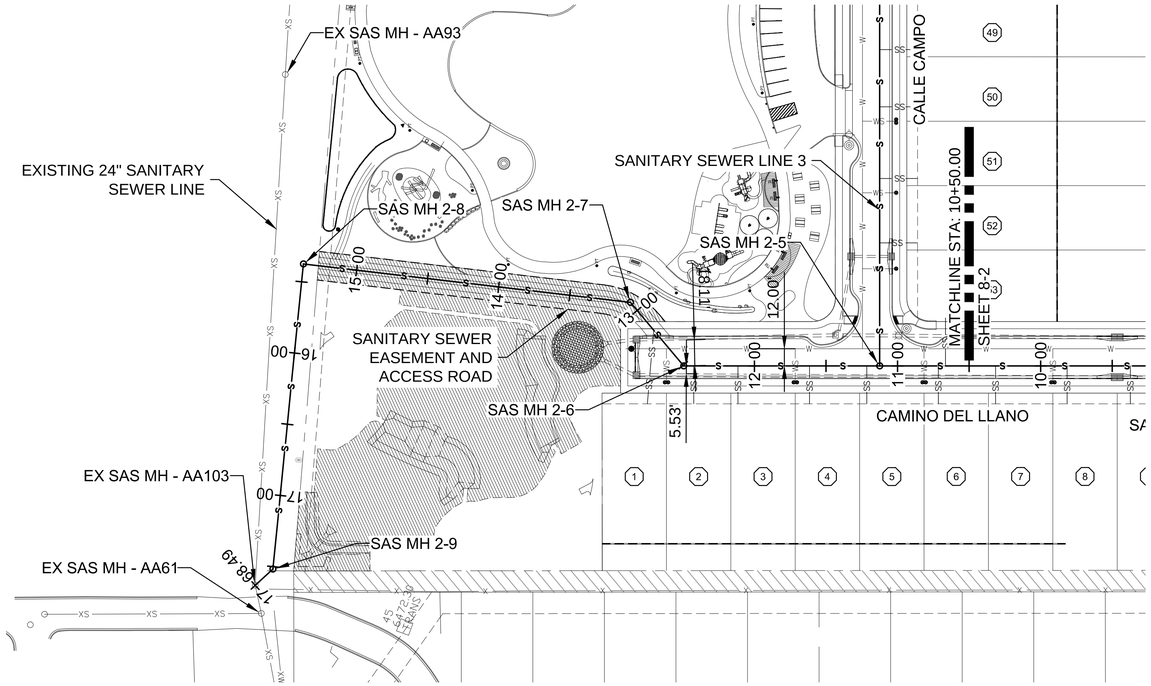
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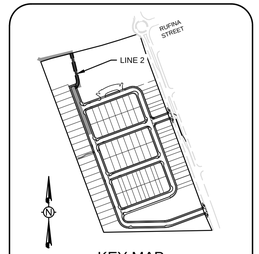
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ON-STREET PARKING LAYOUT

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

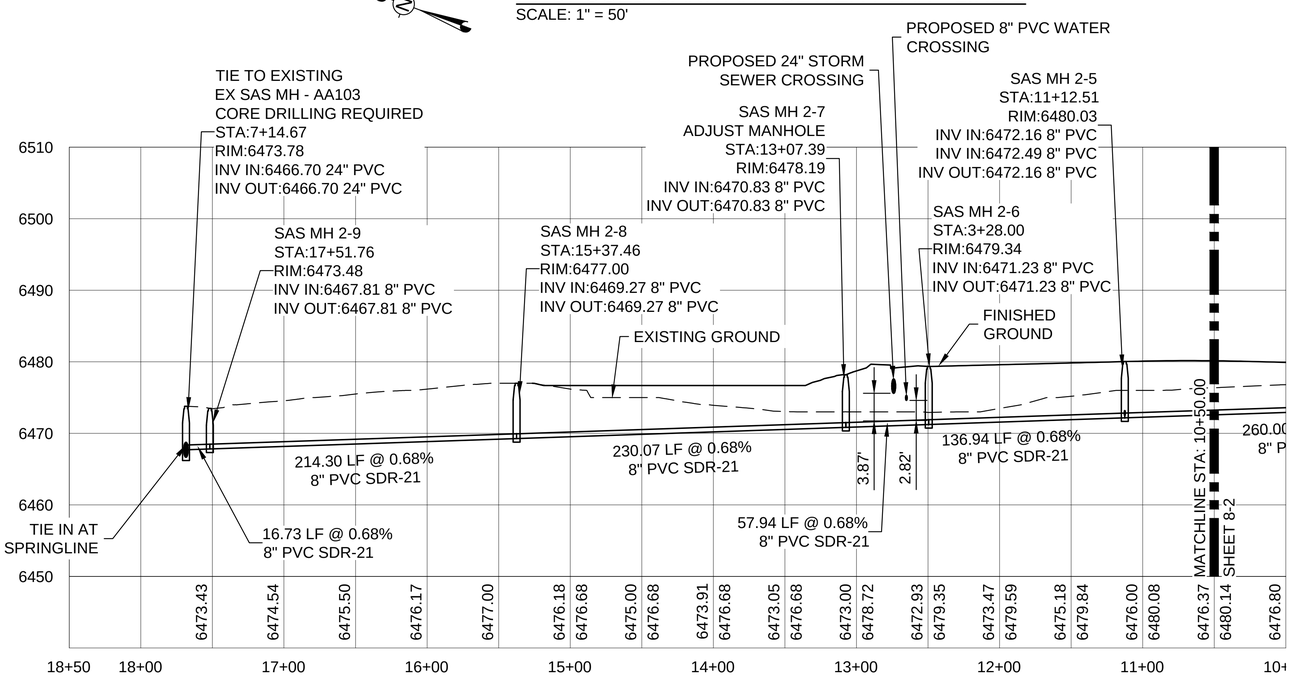
ENGINEERS SEAL
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PROPOSED SANITARY SEWER PLAN - LINE 2

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'

CASE # 2024-7998
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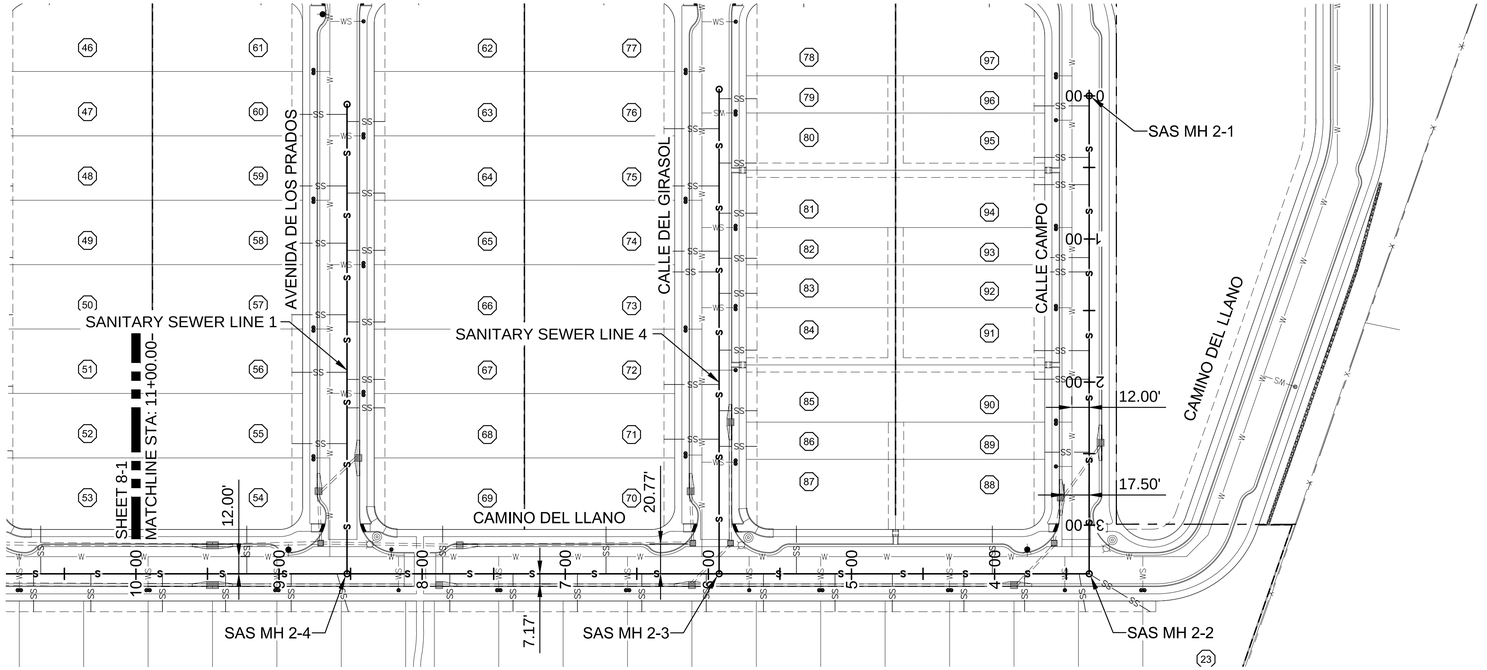
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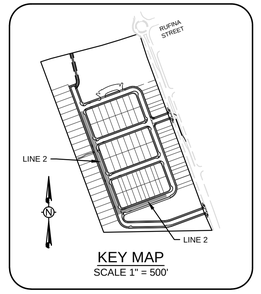
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SANITARY SEWER PLAN AND PROFILE

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

ENGINEERS SEAL
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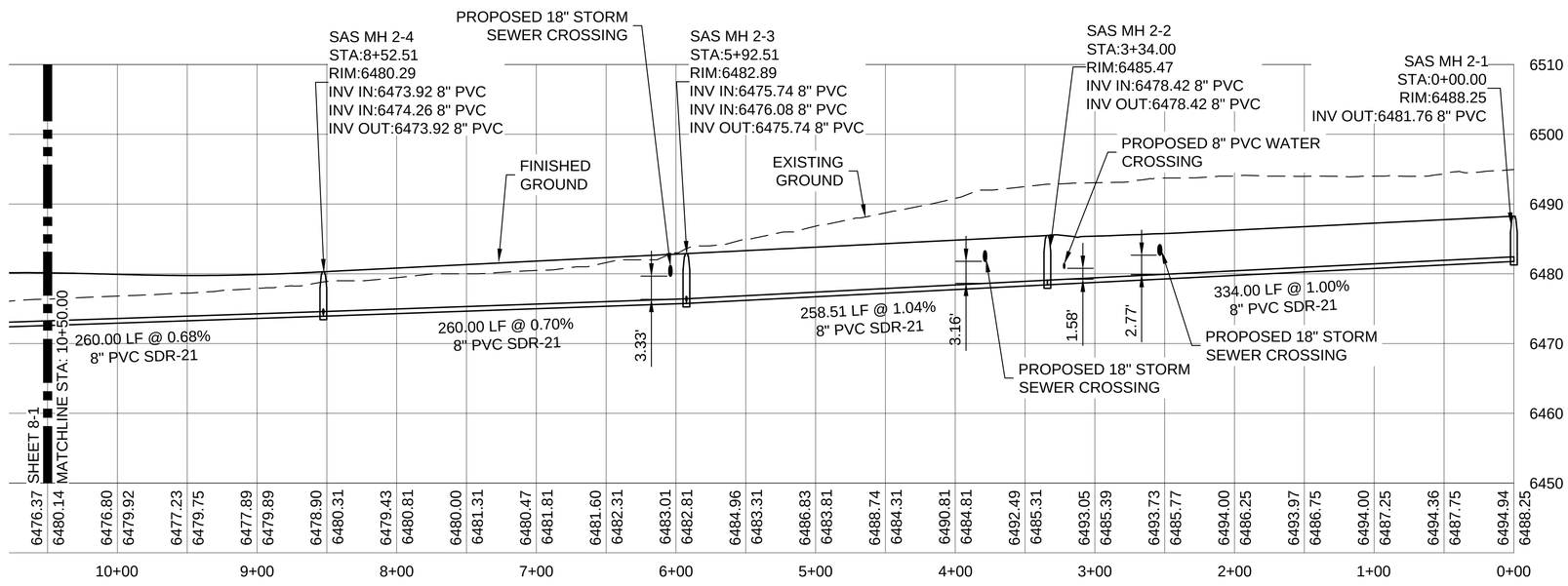




KEY MAP
SCALE 1" = 500'

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'

CASE # 2024-7998
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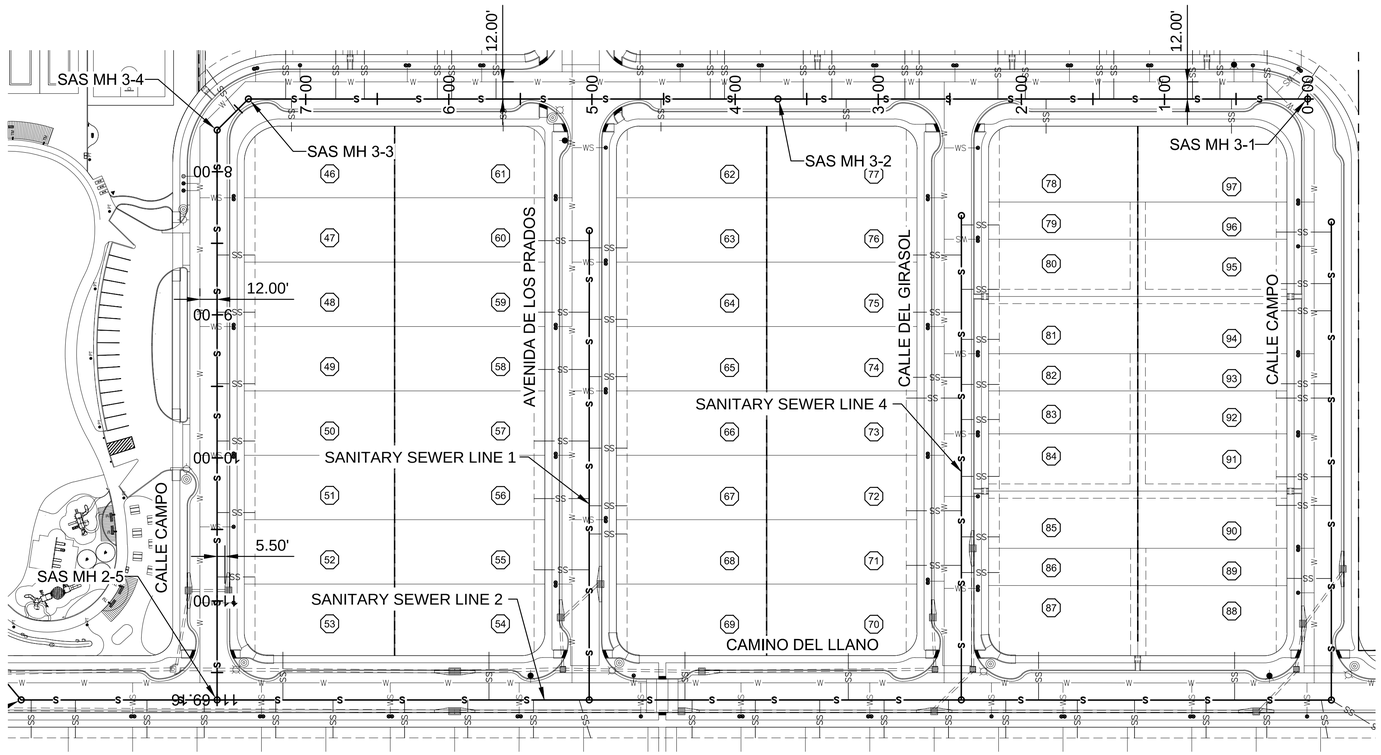
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FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
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SANITARY SEWER PLAN AND PROFILE (CONT'D)

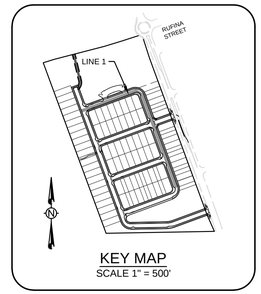
DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 50'	8-2

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DATE
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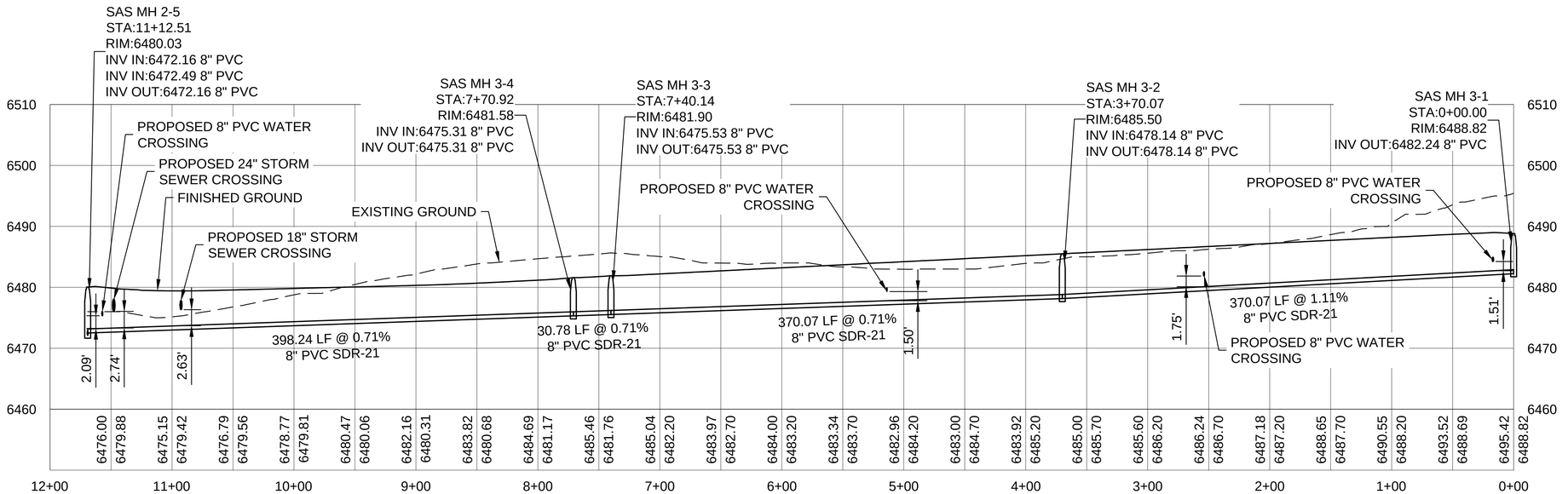
PROPOSED SANITARY SEWER PLAN - LINE 3

SCALE: 1" = 50'



KEY MAP

SCALE 1" = 500'



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'

CASE # 2024-7998
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CITY REVIEW		
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LANDSCAPE		
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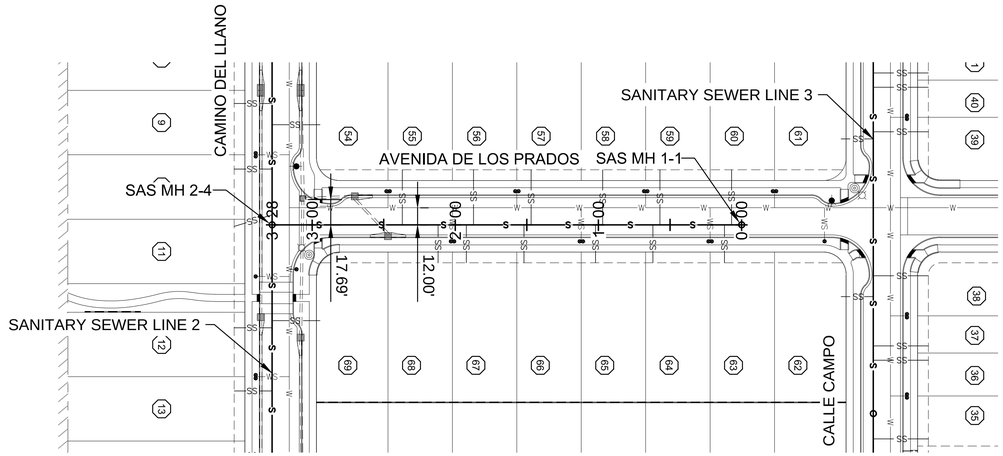
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FINAL SUBDIVSION PLAT
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SANITARY SEWER PLAN AND PROFILE

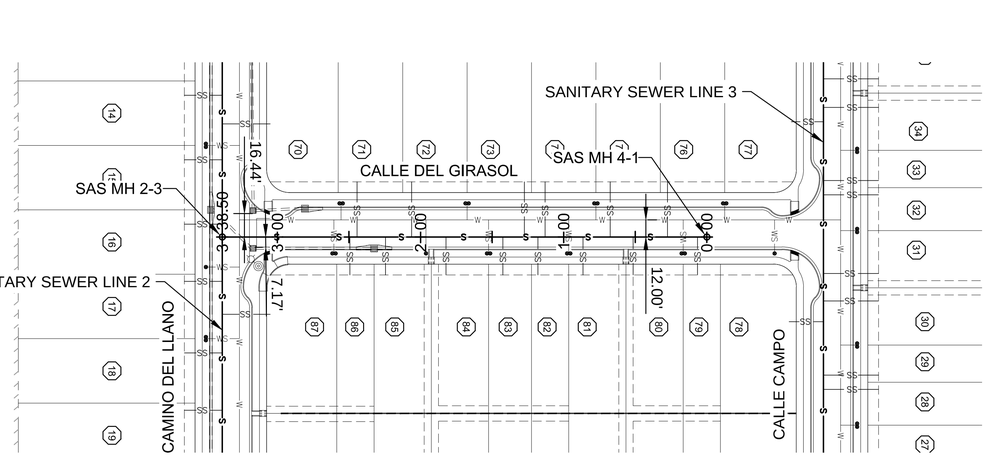
DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 50'	8-3

REVISIONS	DATE	ENGINEERS SEAL



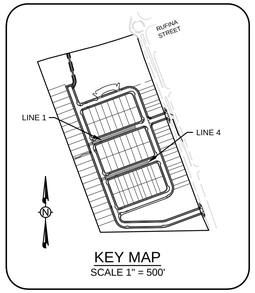
PROPOSED SANITARY SEWER PLAN - LINE 1

SCALE: 1" = 50'

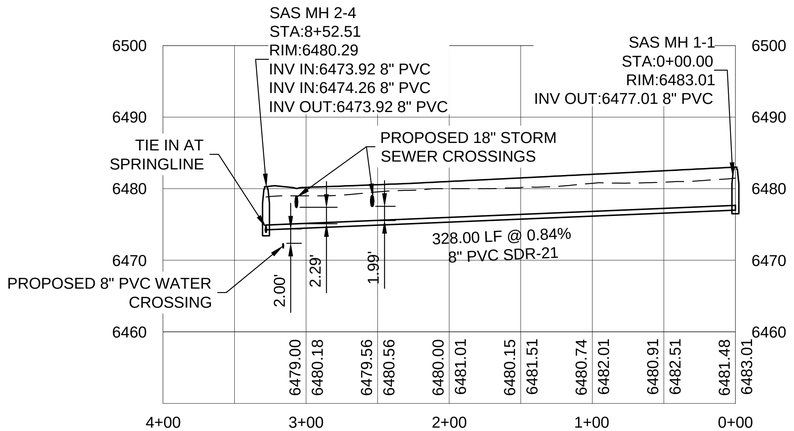


PROPOSED SANITARY SEWER PLAN - LINE 4

SCALE: 1" = 50'

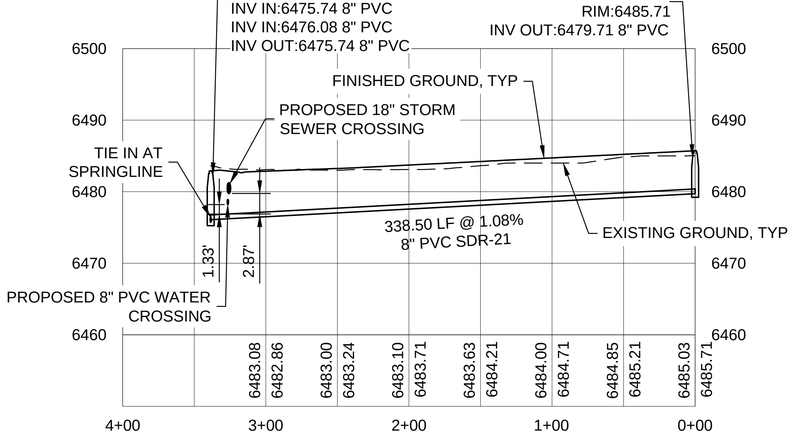


KEY MAP
SCALE 1" = 500'



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

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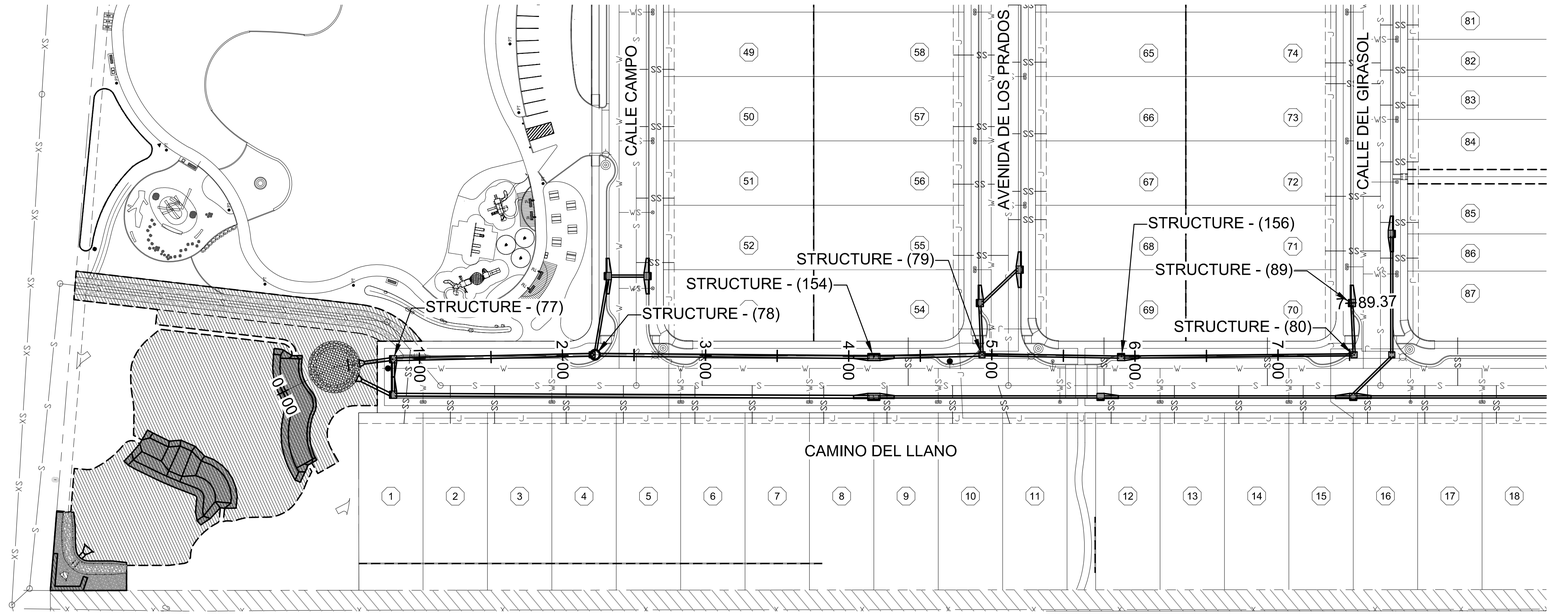
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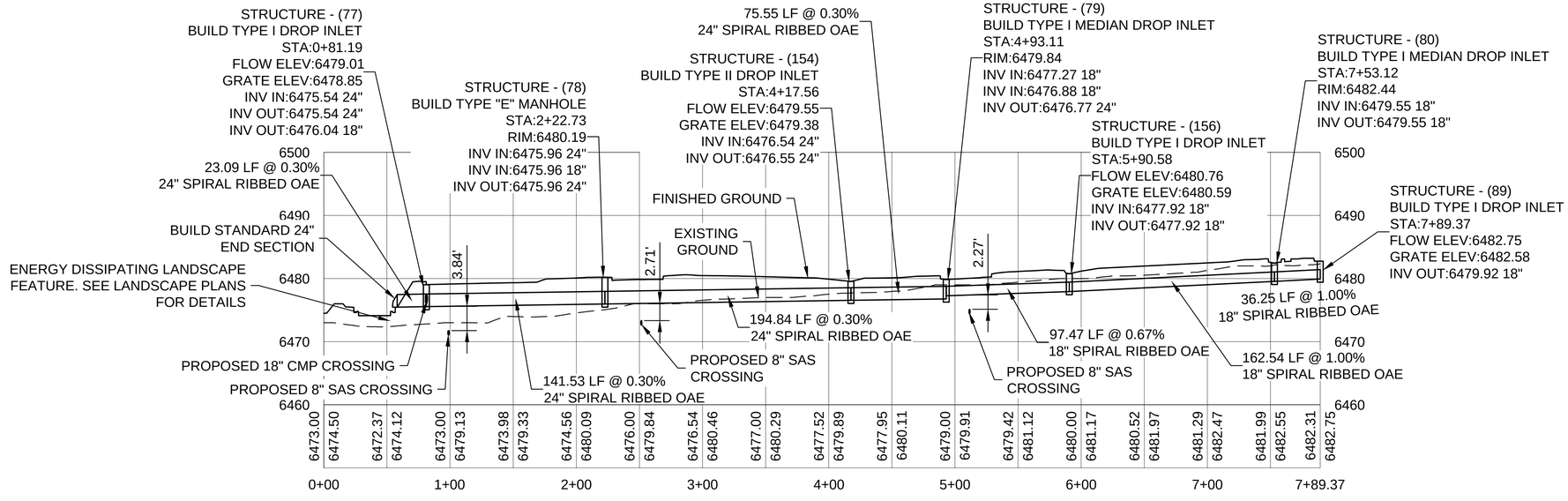
SANITARY SEWER PLAN AND PROFILE

DATE:	SCALE:	SHEET:
DECEMBER 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

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

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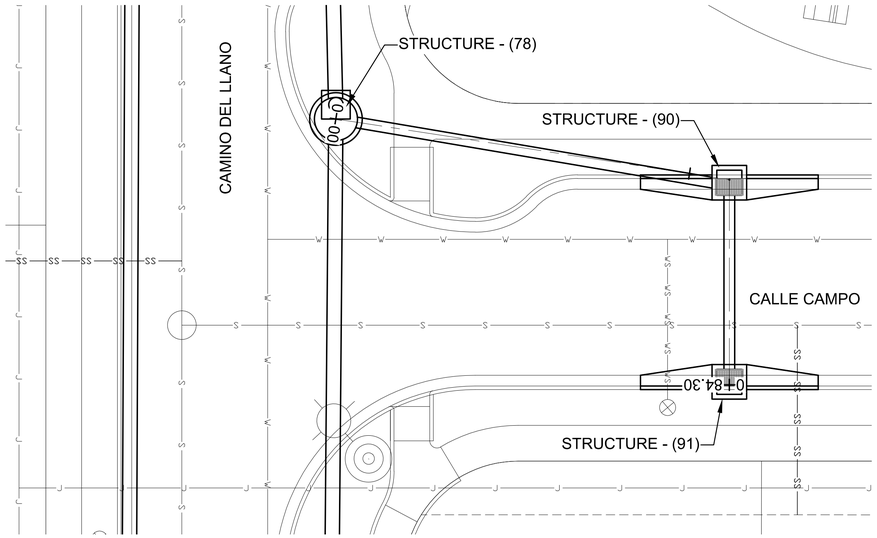
CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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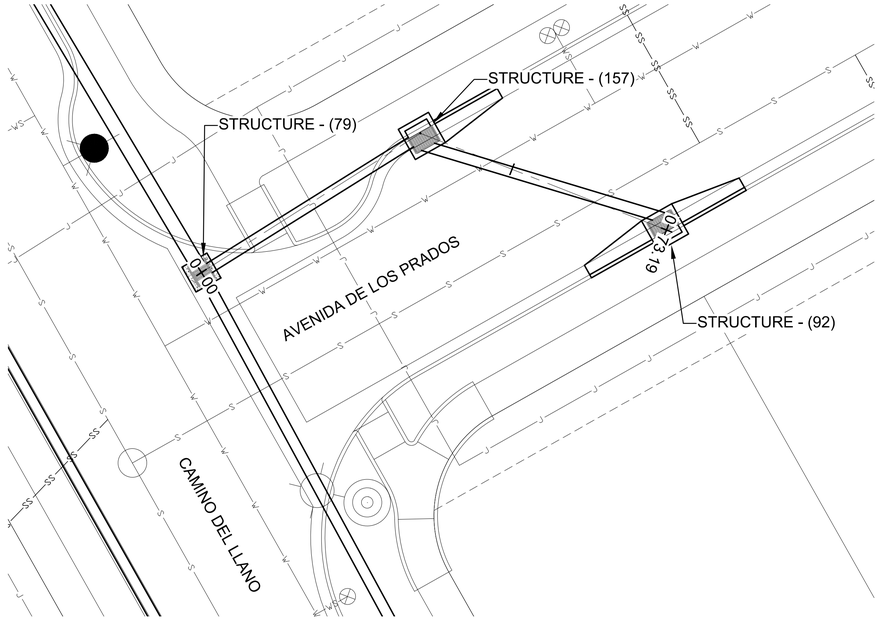
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

STRUCTURE SECTIONS - STS 1

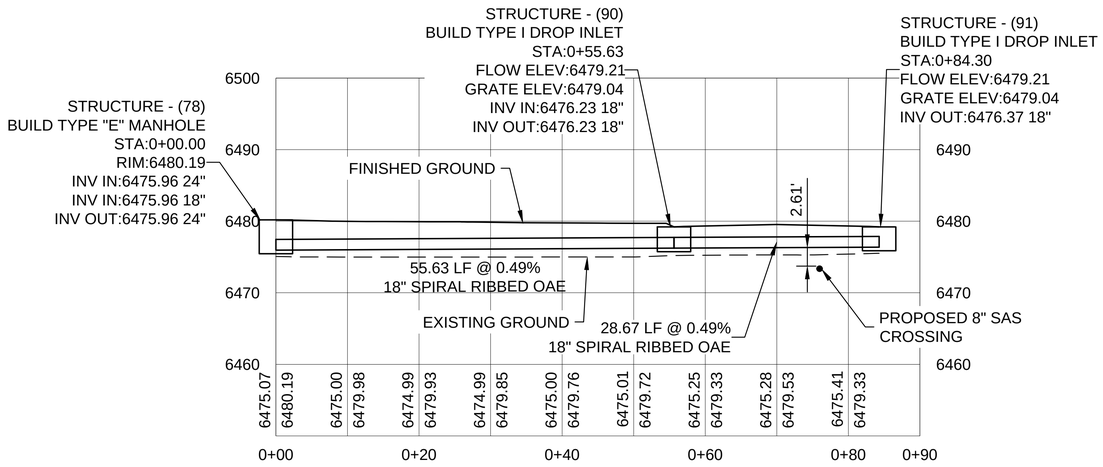
DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 50'	8-10



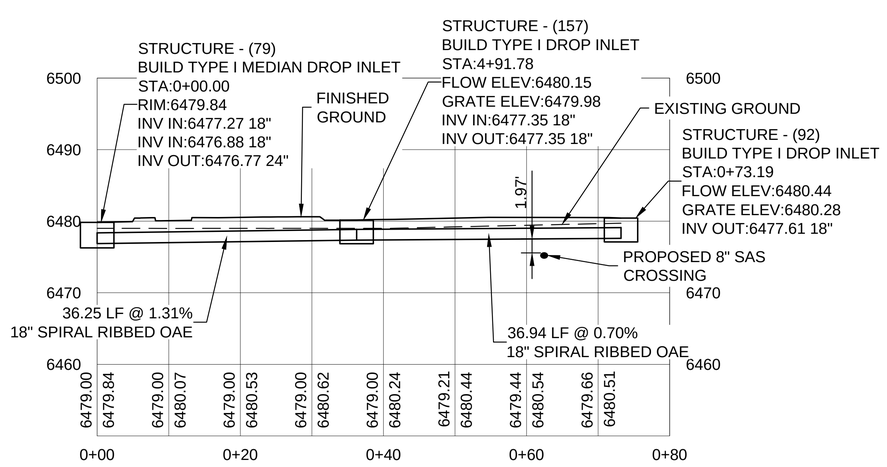
PROPOSED STORM SEWER STS 1.1 - PLAN VIEW
SCALE: 1" = 10'



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'

ENGINEERS SEAL

DATE

REVISIONS

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

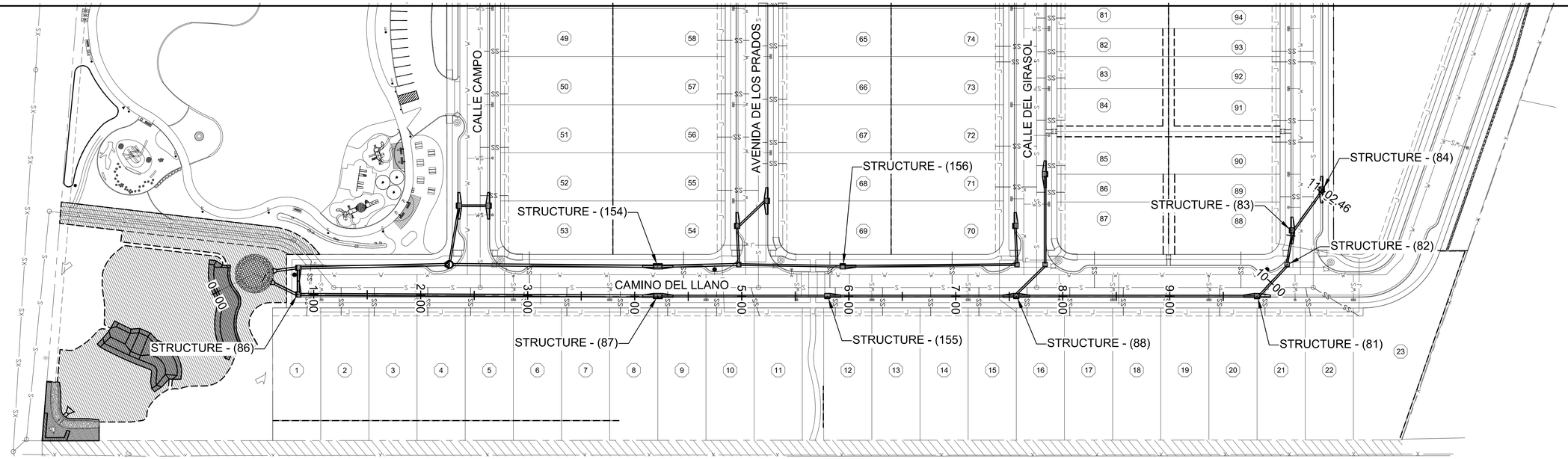
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
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FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

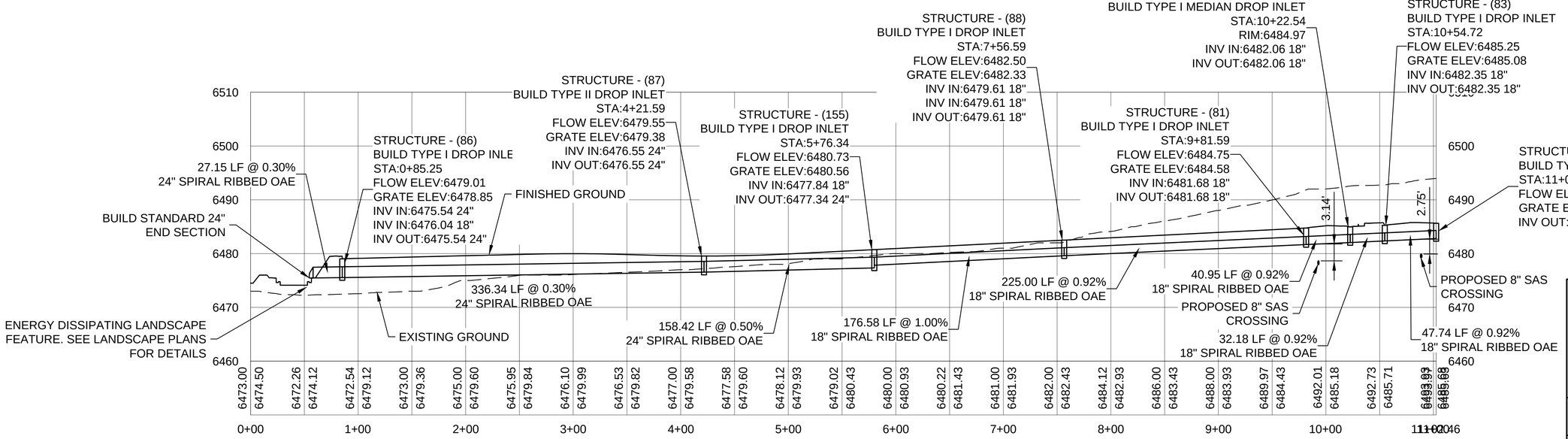
STRUCTURE SECTIONS - STS 1.1 & 1.2

DATE:	SCALE:	SHEET:
DECEMBER 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

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

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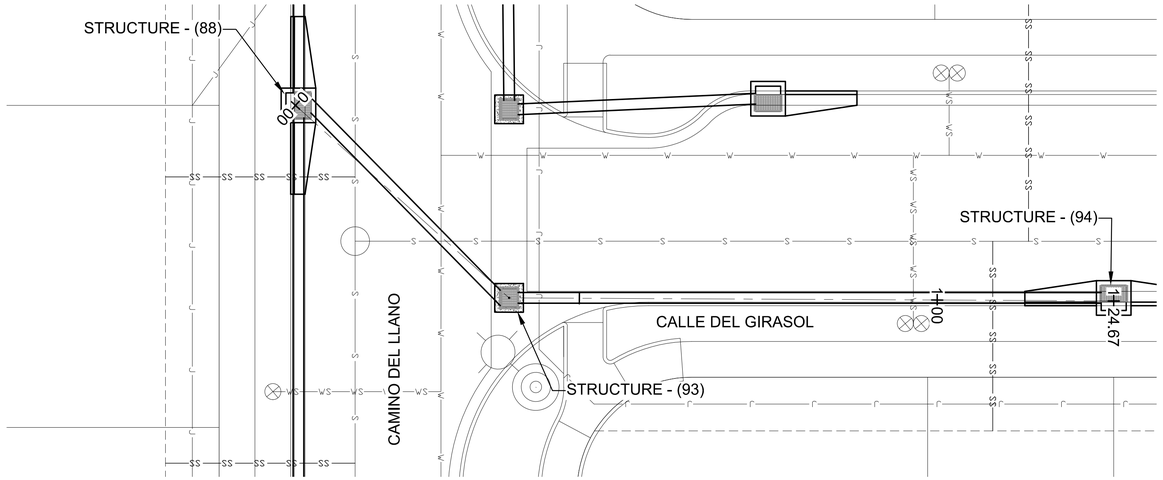
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3600 AND 3740 SOUTH MEADOWS ROAD

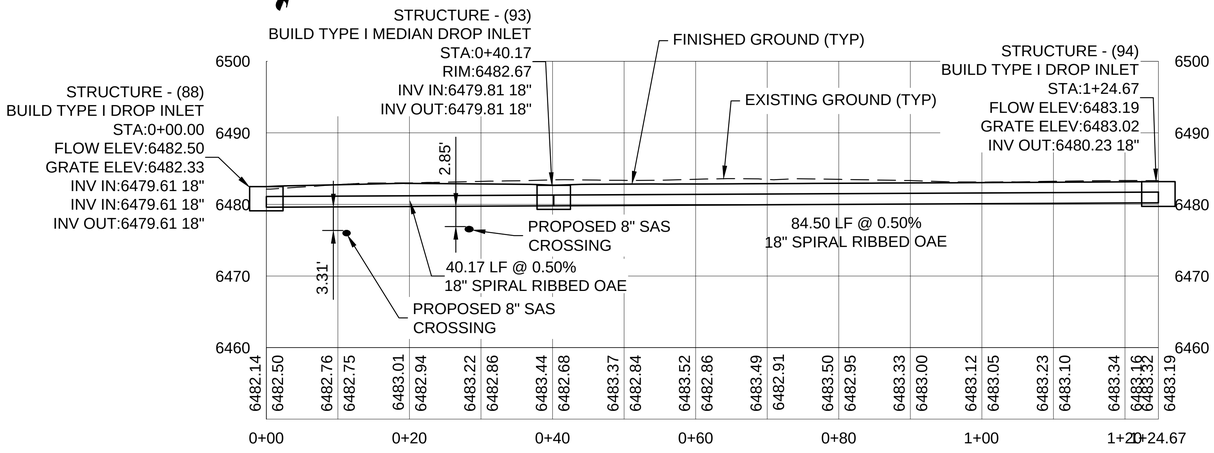
STRUCTURE SECTIONS - STS 2

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



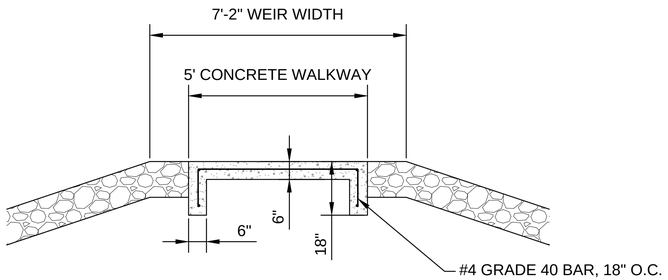
PROPOSED STORM SEWER STS 2.1 - PLAN VIEW

SCALE: 1" = 10'

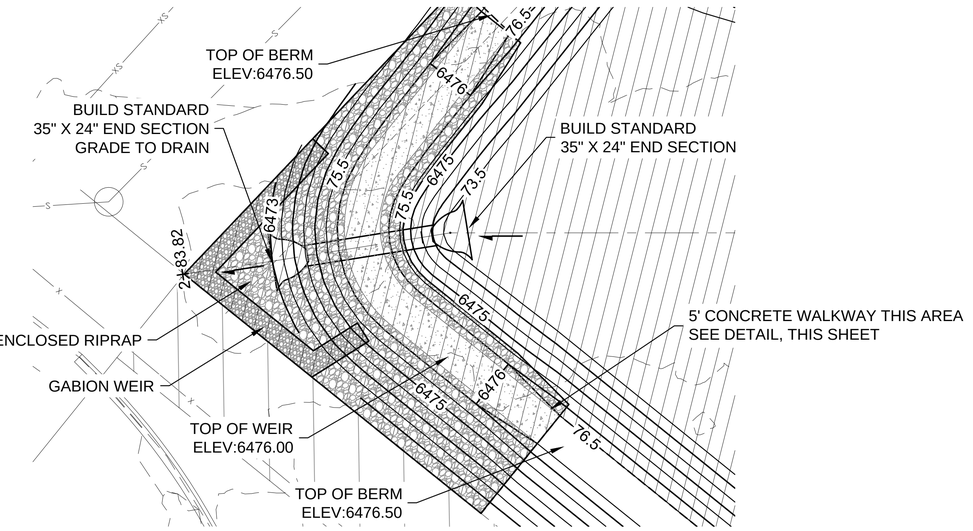


PROPOSED STORM SEWER STS 2.1 - PROFILE VIEW

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

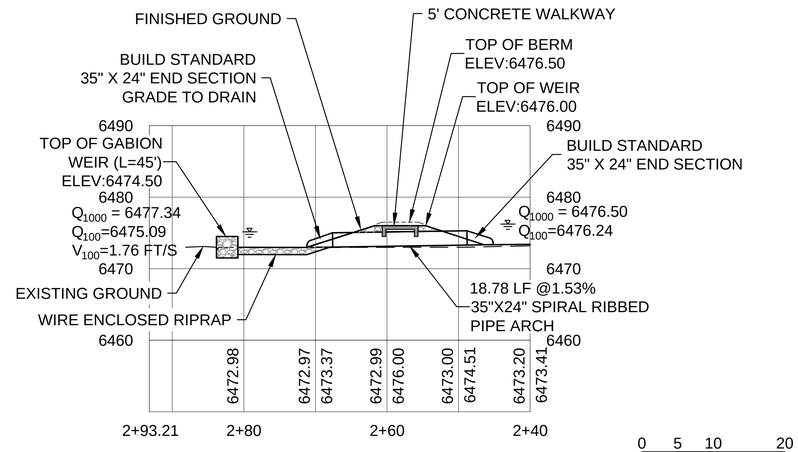


SIDEWALK DETAIL



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

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

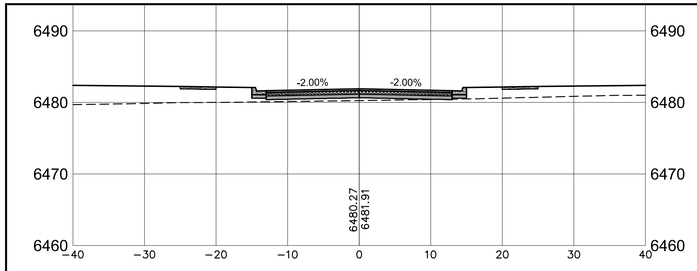
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SUBDIVISION ENGINEER		
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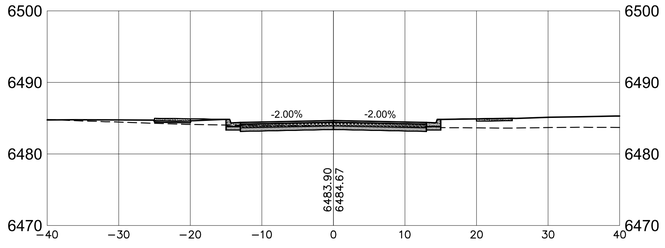
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

STRUCTURE SECTIONS - STS 2.1 & WATER CATCHMENT OUTFALL

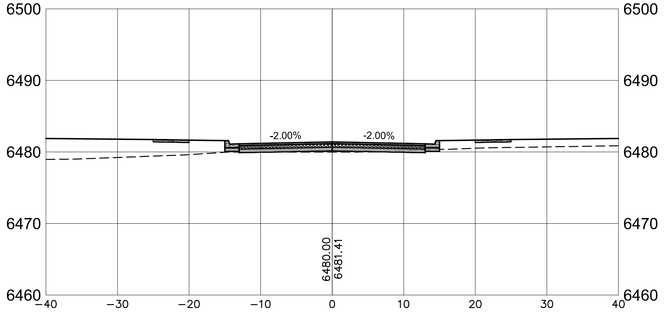
DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 10'	8-13



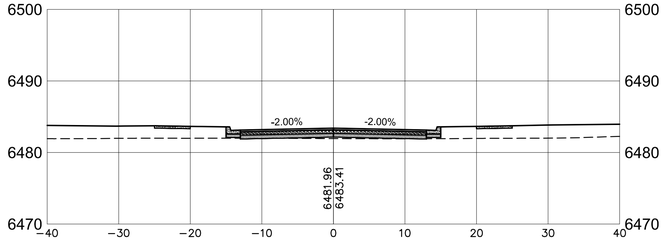
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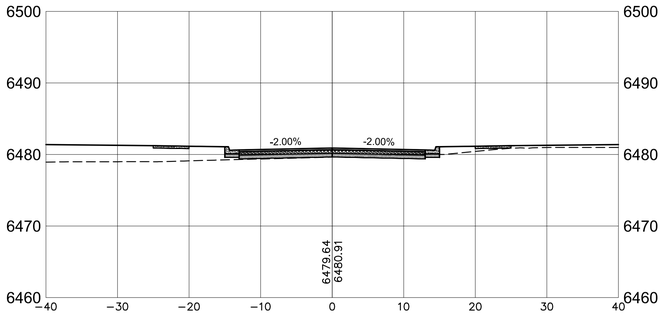
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1+50



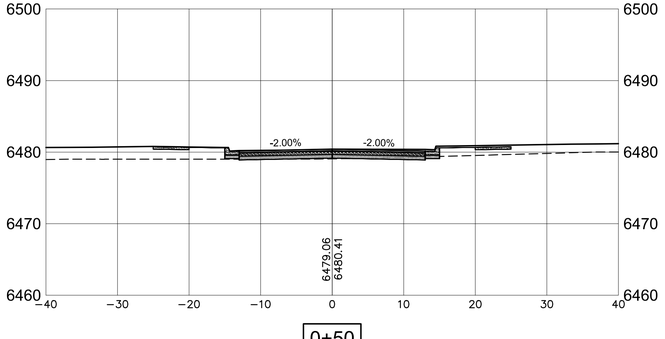
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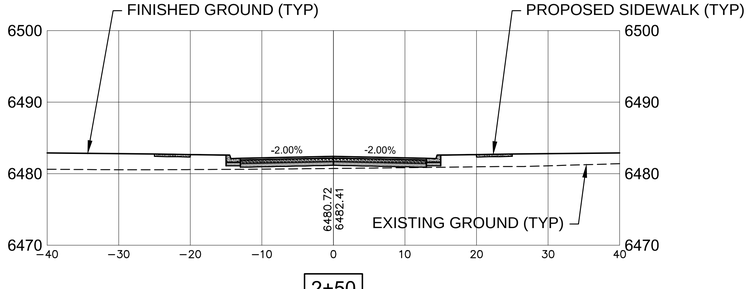
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3+00

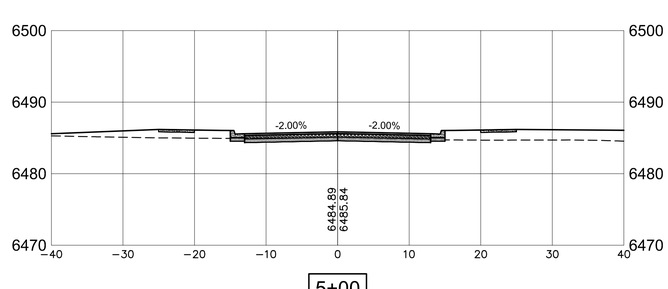
5+40.74



0+50



2+50



5+00

ENGINEERS SEAL

DATE

REVISIONS

0 5 10 20

SCALE: 1" = 10'

ROADWAY CROSS SECTIONS - AVENIDA DE LOS PRADOS

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

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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SUBDIVISION ENGINEER		

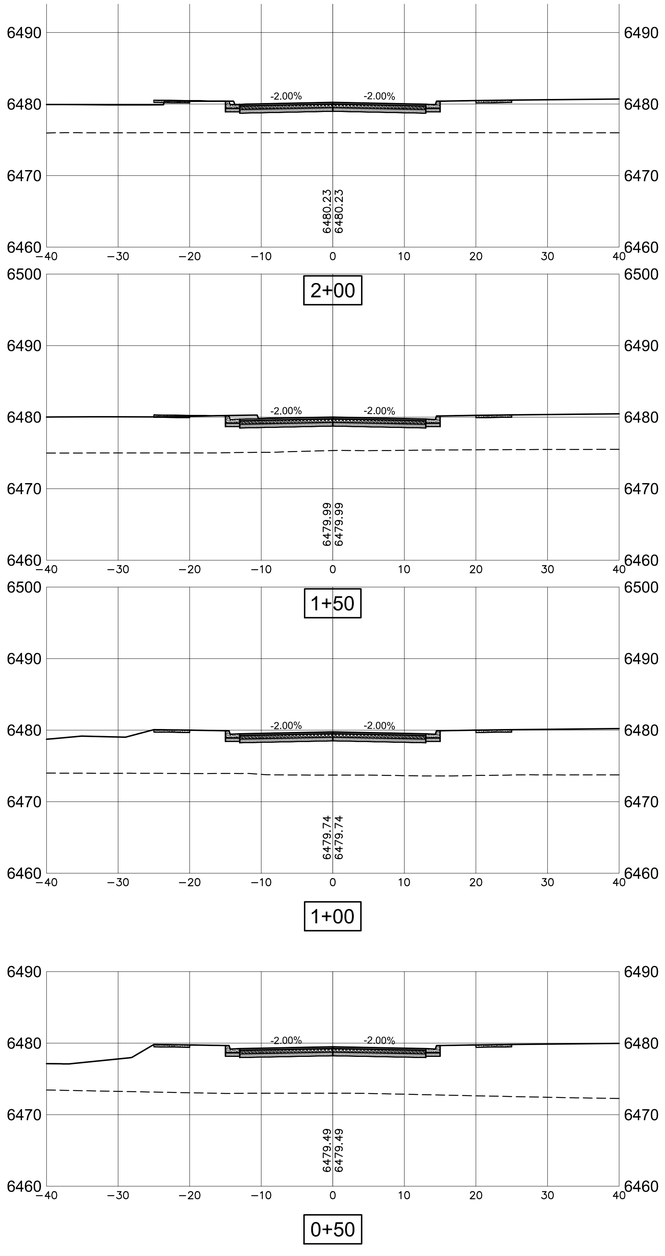
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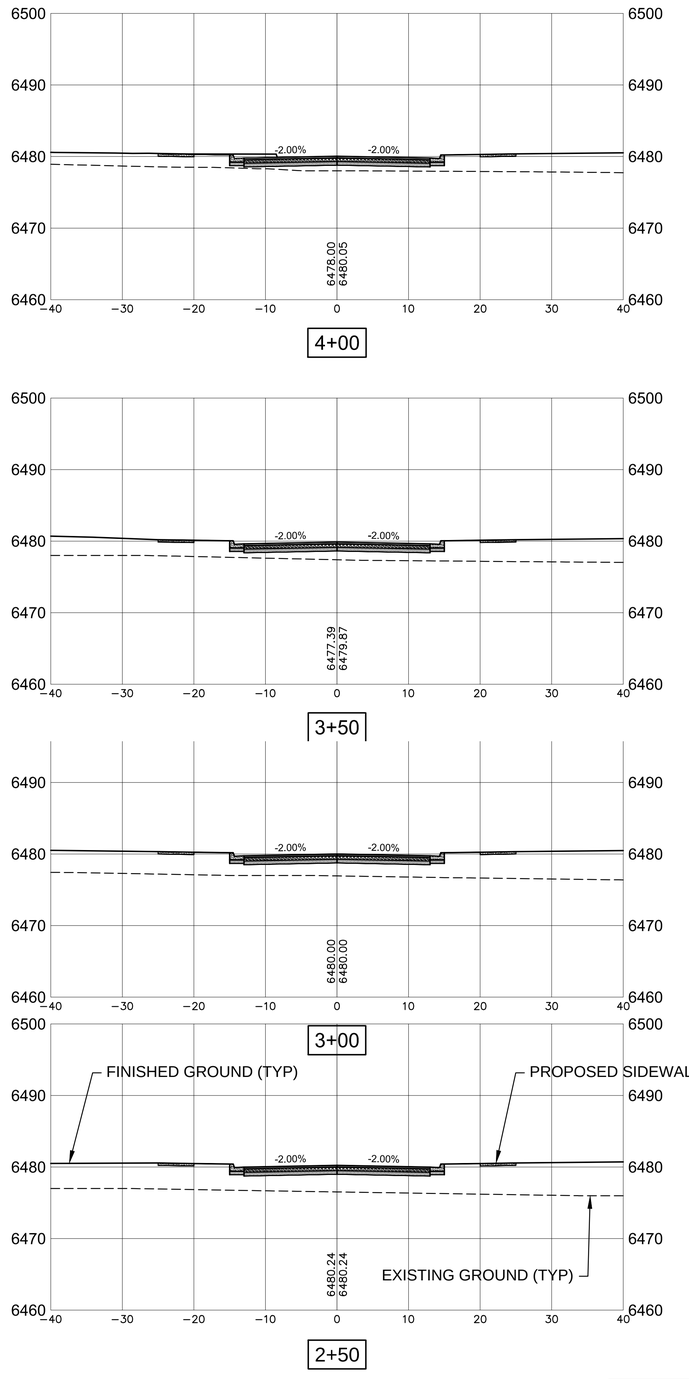
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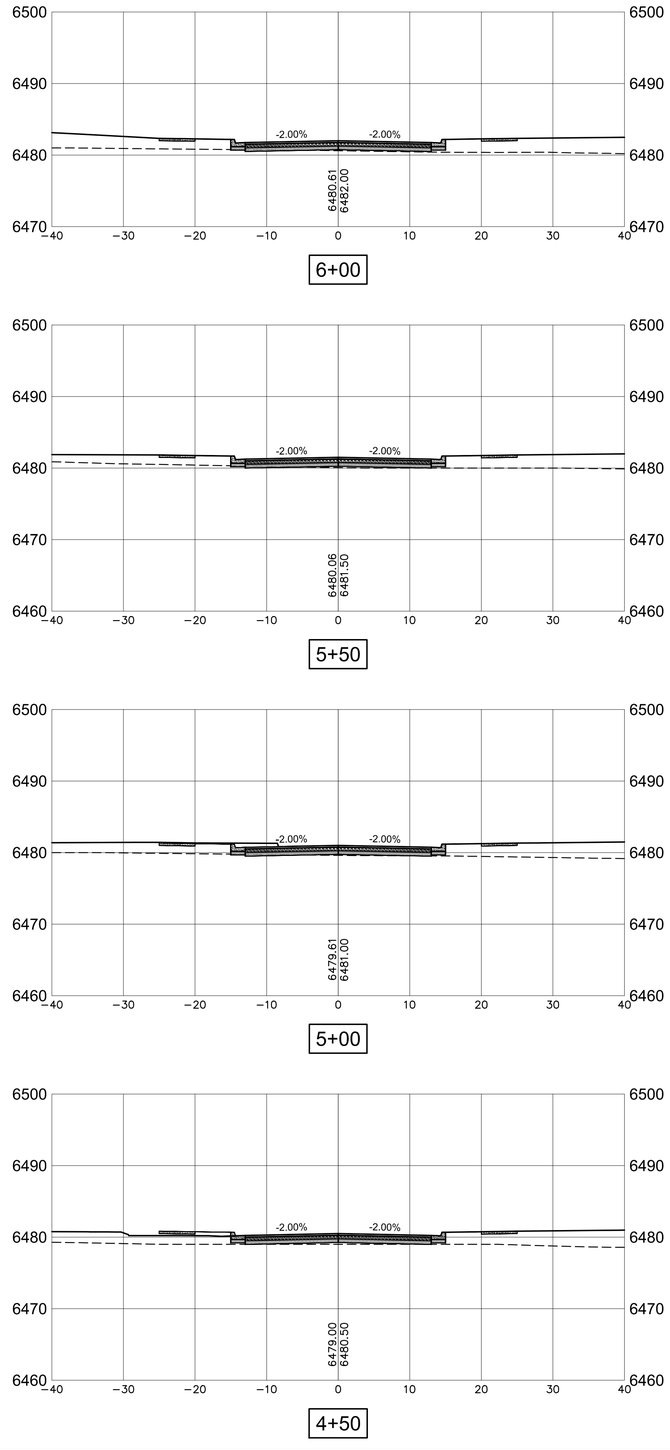
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - AVENIDA DE LOS PRADOS

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







0 5 10 20

SCALE: 1" = 10'

ROADWAY CROSS SECTIONS - CAMINO DEL LLANO

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

CASE # 2024-7998
MODIFIED MARCH, 2025
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CITY REVIEW		
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LANDSCAPE		
SUBDIVISION ENGINEER		

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3600 AND 3740 SOUTH MEADOWS ROAD

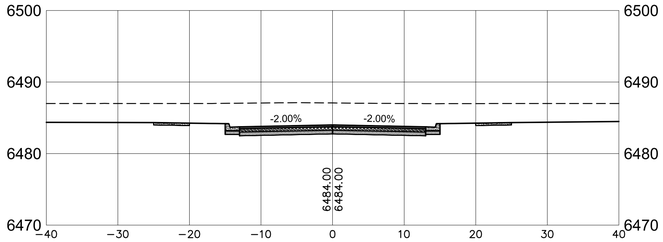
ROADWAY CROSS SECTIONS - CAMINO DEL LLANO

DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 10'	9-2

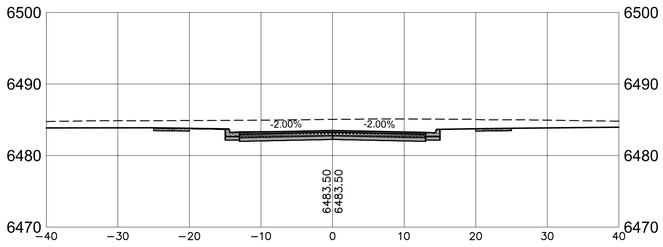
ENGINEERS SEAL

DATE

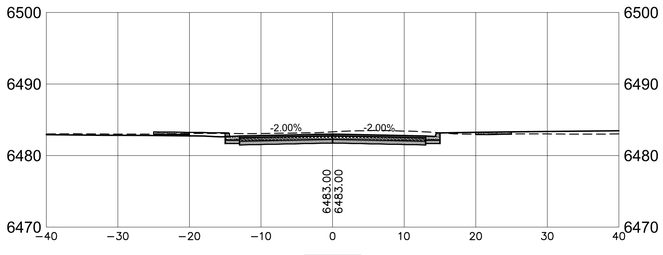
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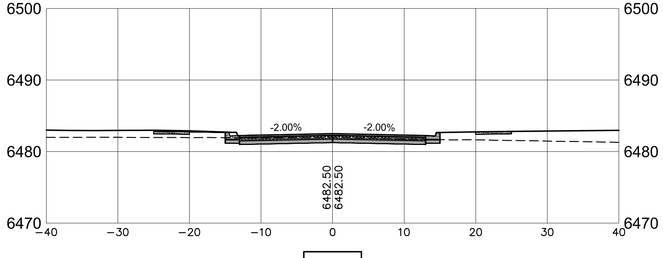
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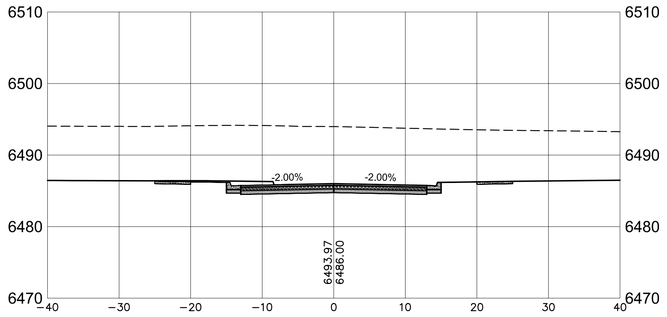
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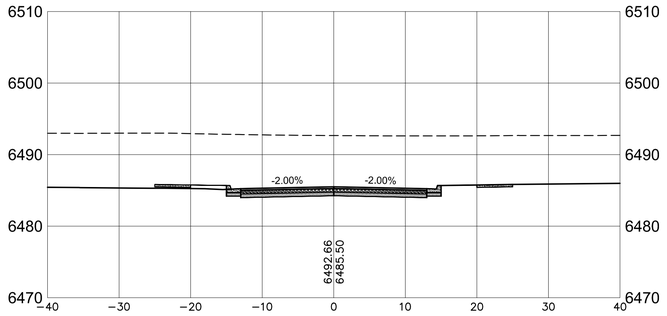
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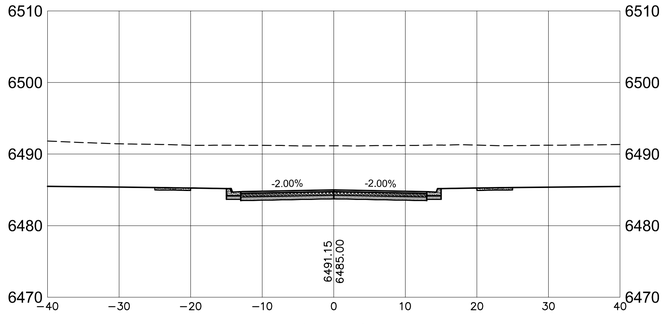
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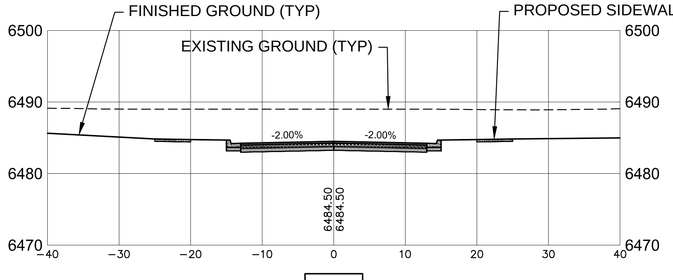
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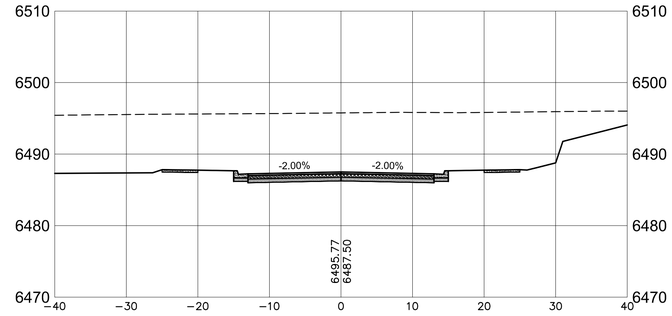
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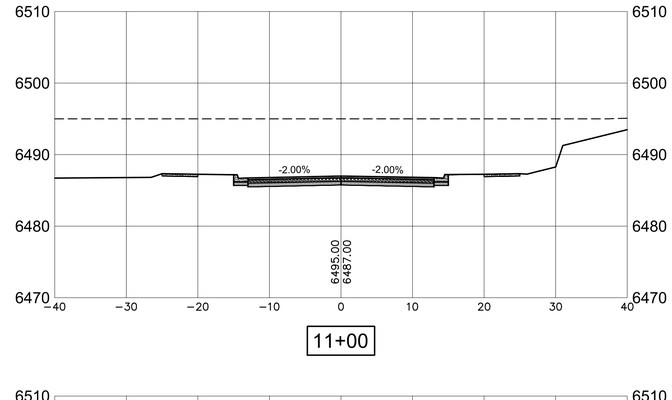
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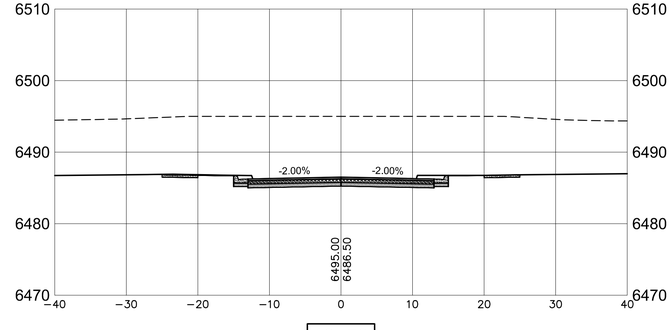
8+50



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'

CASE # 2024-7998
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FINAL SUBDIVSION PLAT
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3600 AND 3740 SOUTH MEADOWS ROAD

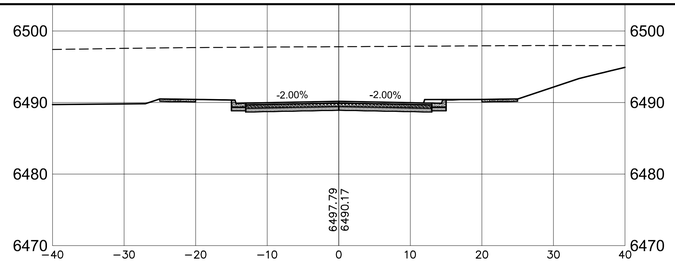
ROADWAY CROSS SECTIONS - CAMINO DEL LLANO(CONT'D)

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

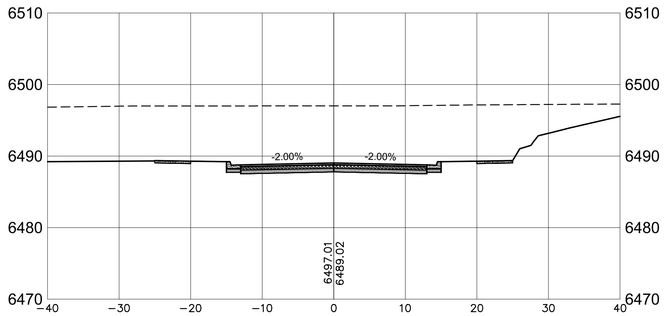
ENGINEERS SEAL

DATE

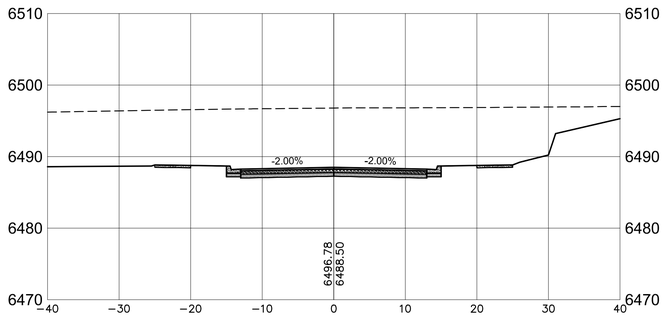
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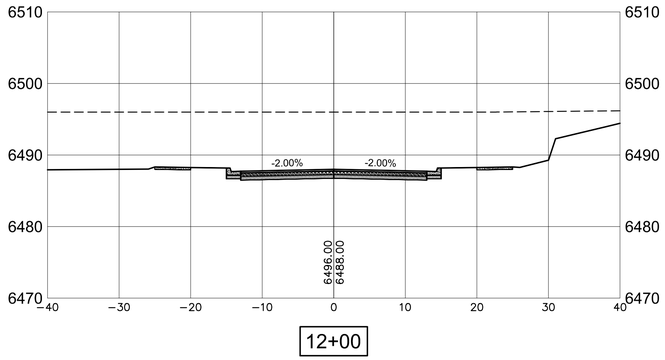
13+50



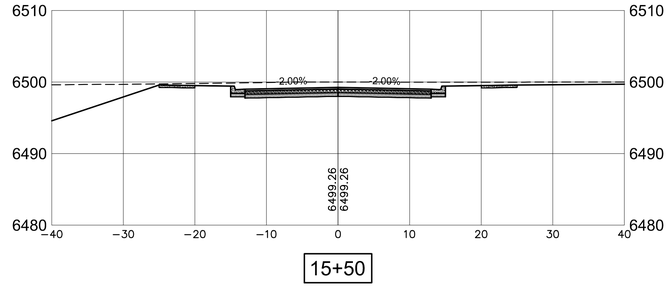
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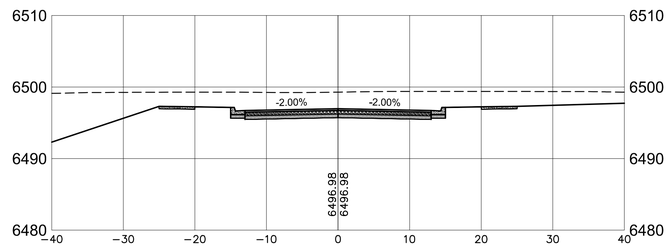
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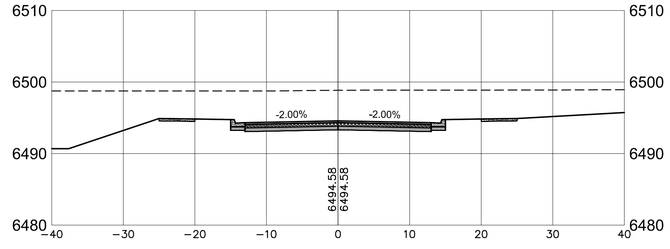
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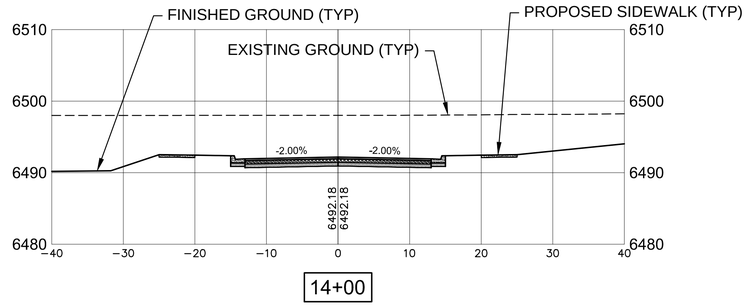
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15+00



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'

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

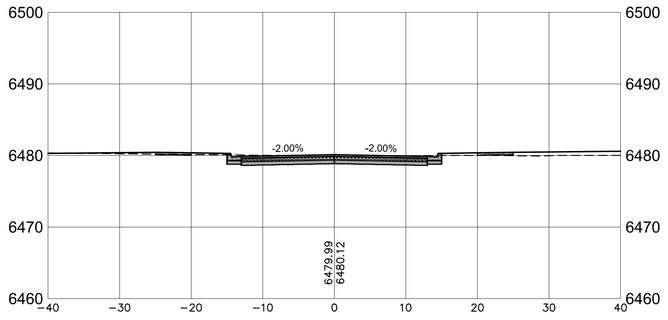
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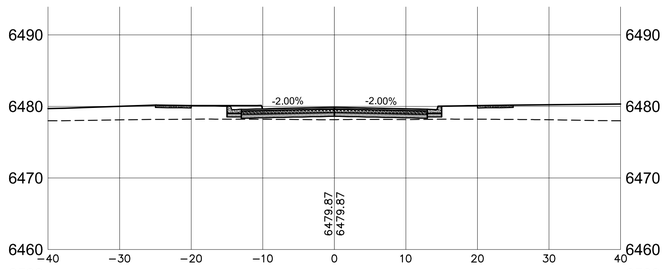
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

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

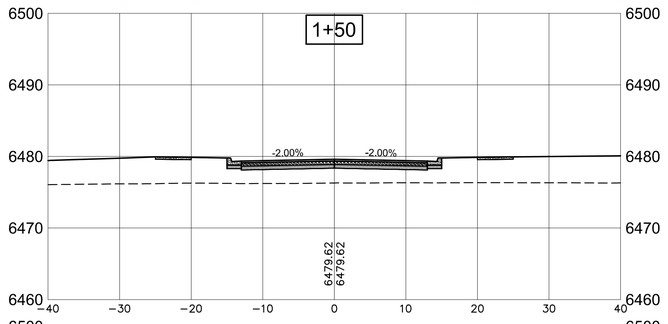
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DECEMBER 2024	1" = 10'	9-4



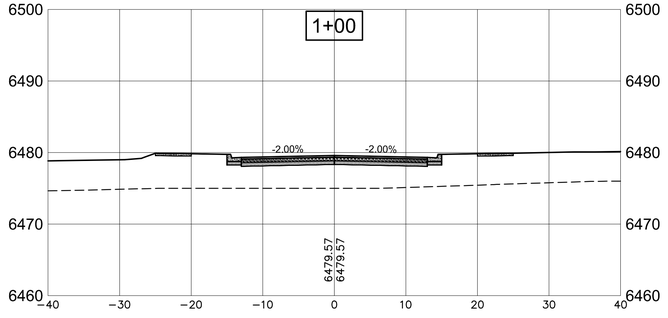
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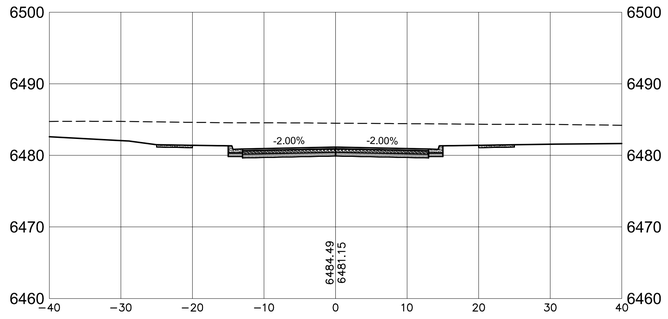
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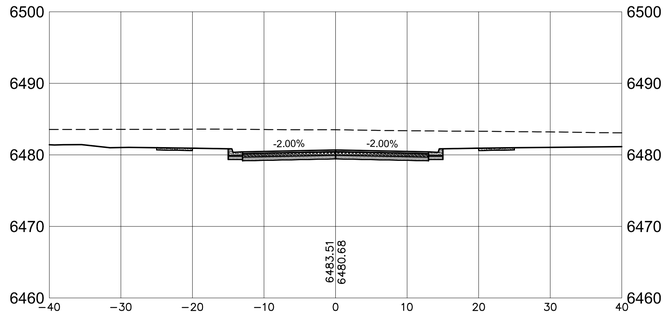
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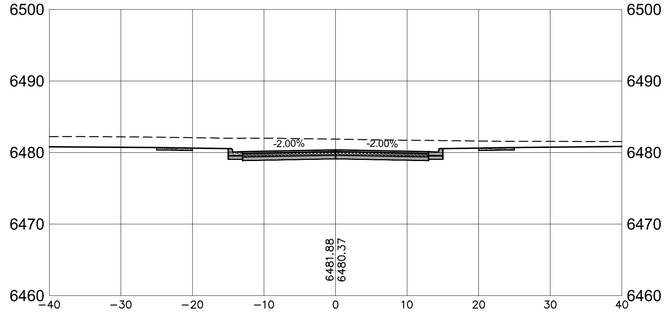
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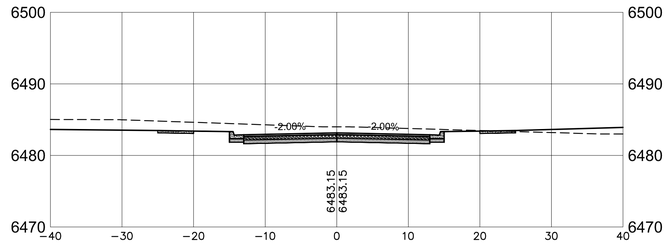
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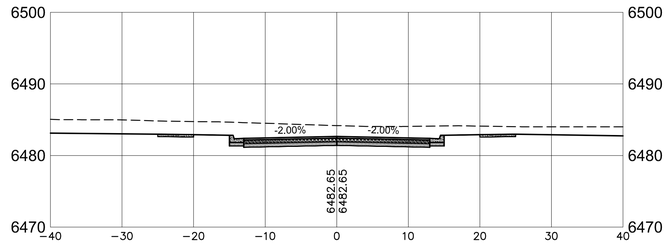
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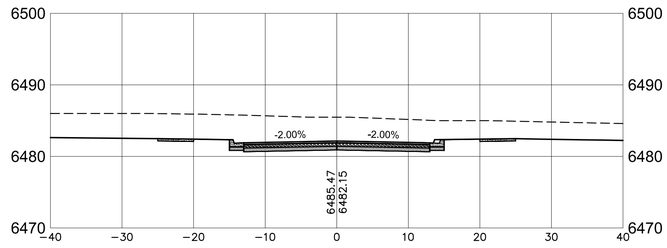
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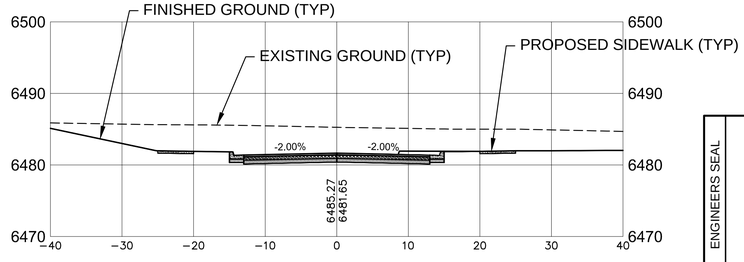
5+50



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'

ENGINEERS SEAL

DATE

REVISIONS

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FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

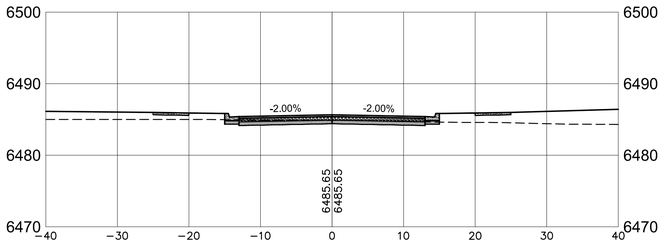
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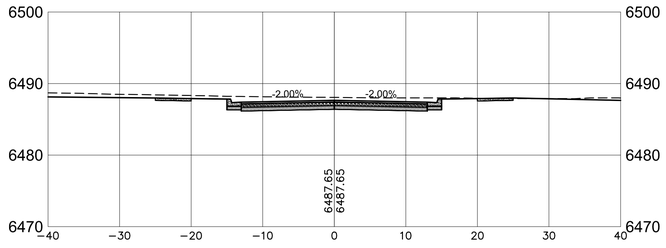
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CALLE CAMPO

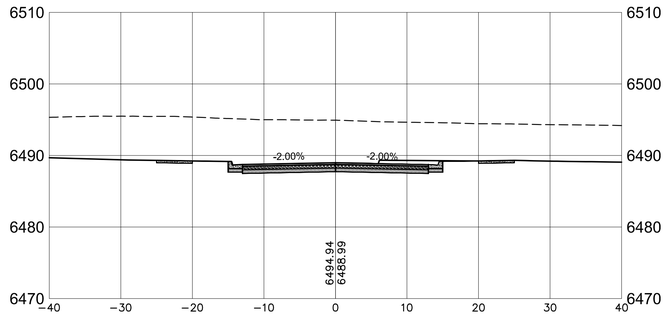
DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 10'	9-5



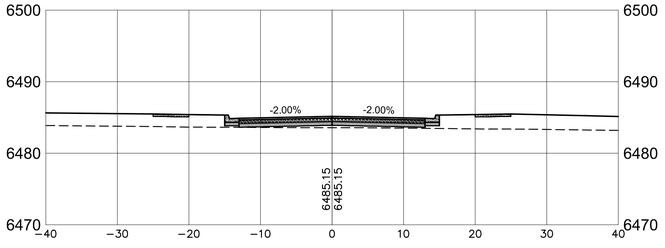
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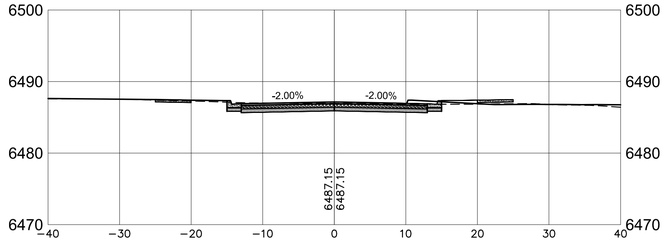
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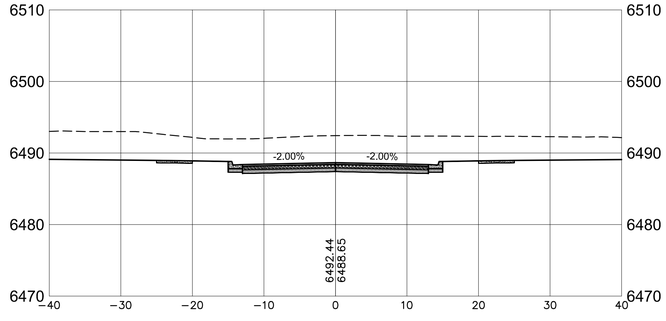
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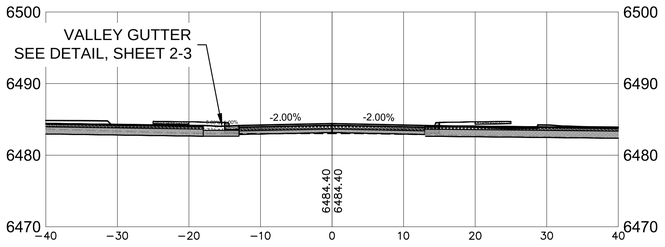
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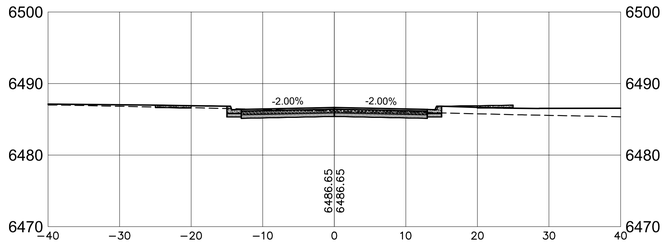
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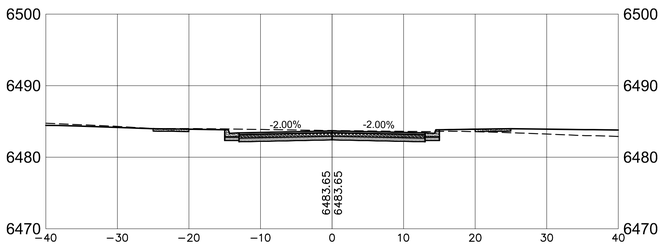
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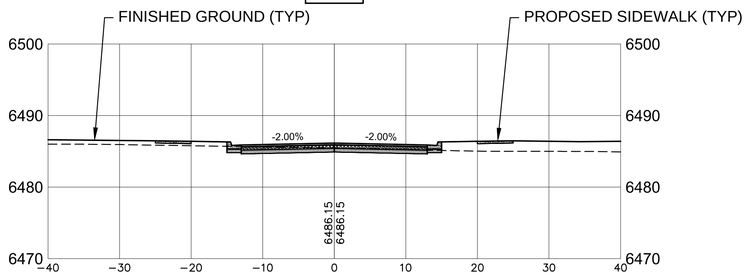
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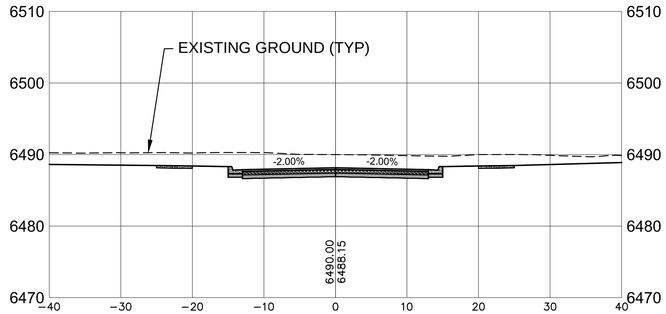
9+00



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

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

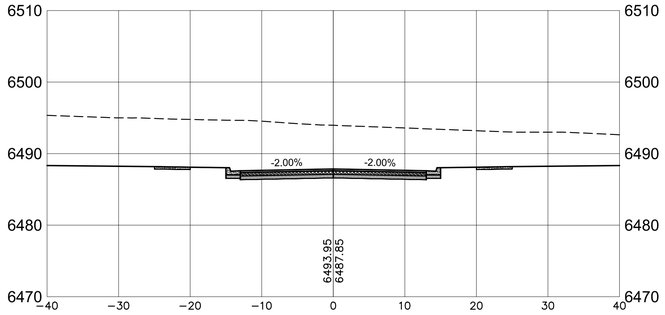
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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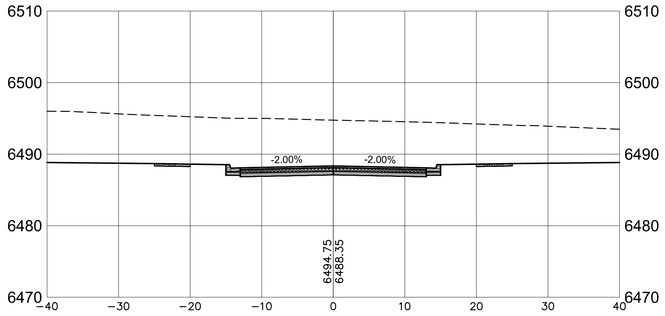
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CALLE CAMPO (CONT'D)

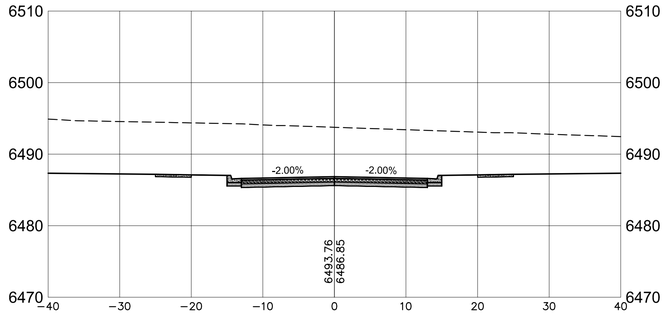
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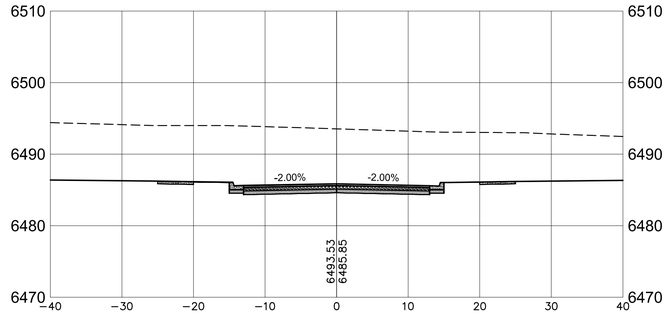
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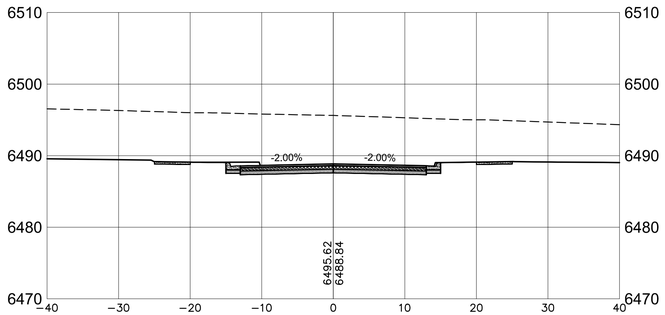
12+50



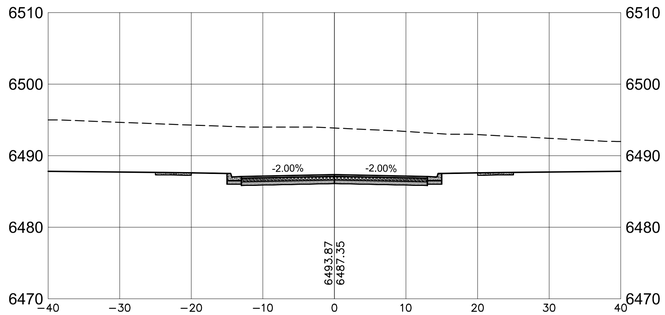
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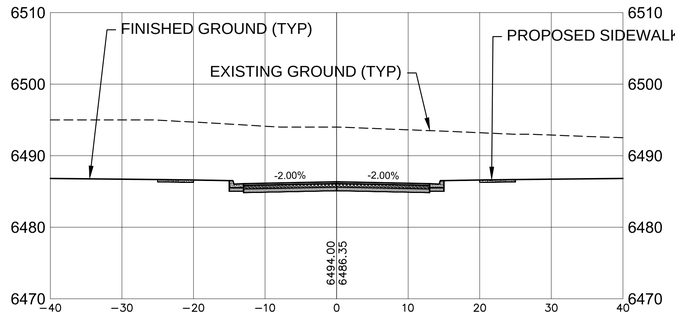
15+00



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	REVISIONS

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

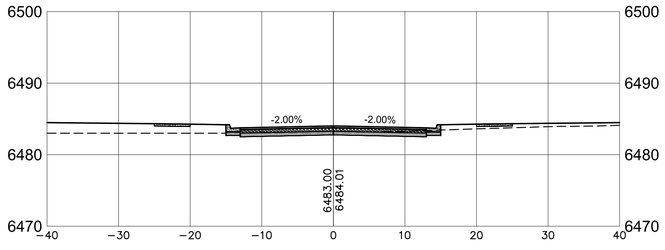
CITY REVIEW		
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LANDSCAPE		
SUBDIVISION ENGINEER		
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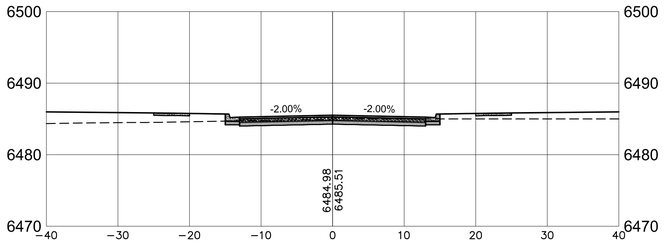
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
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ROADWAY CROSS SECTIONS - CALLE CAMPO (CONT'D)

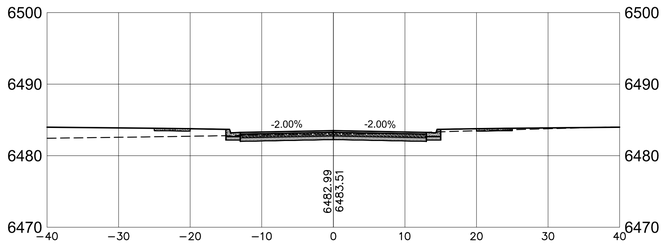
DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 10'	9-7



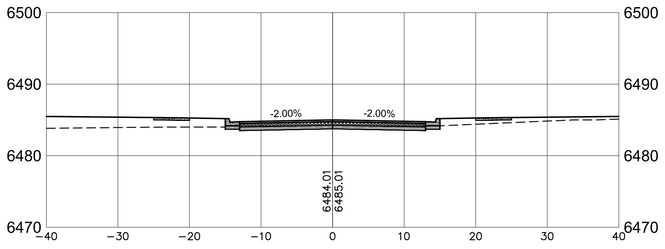
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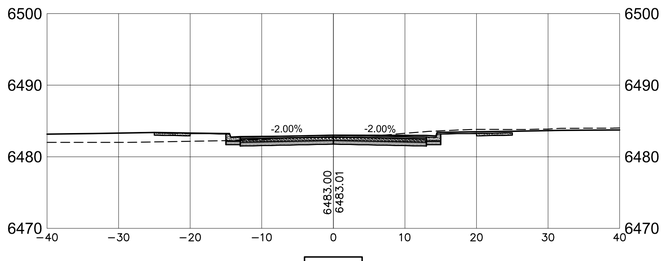
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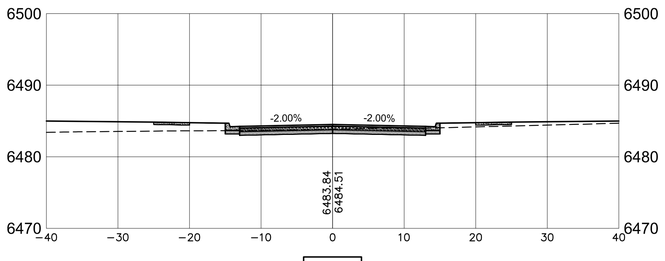
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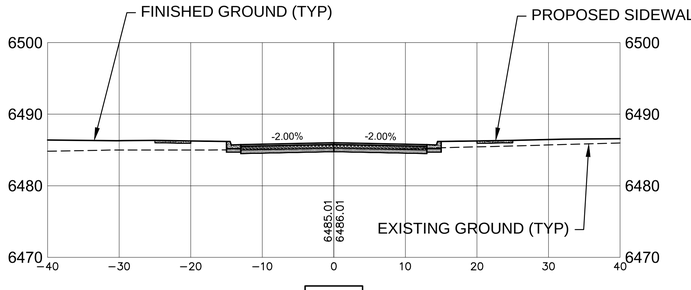
2+50



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

CASE # 2024-7998
MODIFIED MARCH, 2025
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CITY REVIEW		
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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

ROADWAY CROSS SECTIONS - CALLE DEL GIRASOL

DATE:	SCALE:	SHEET:
DECEMBER 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:

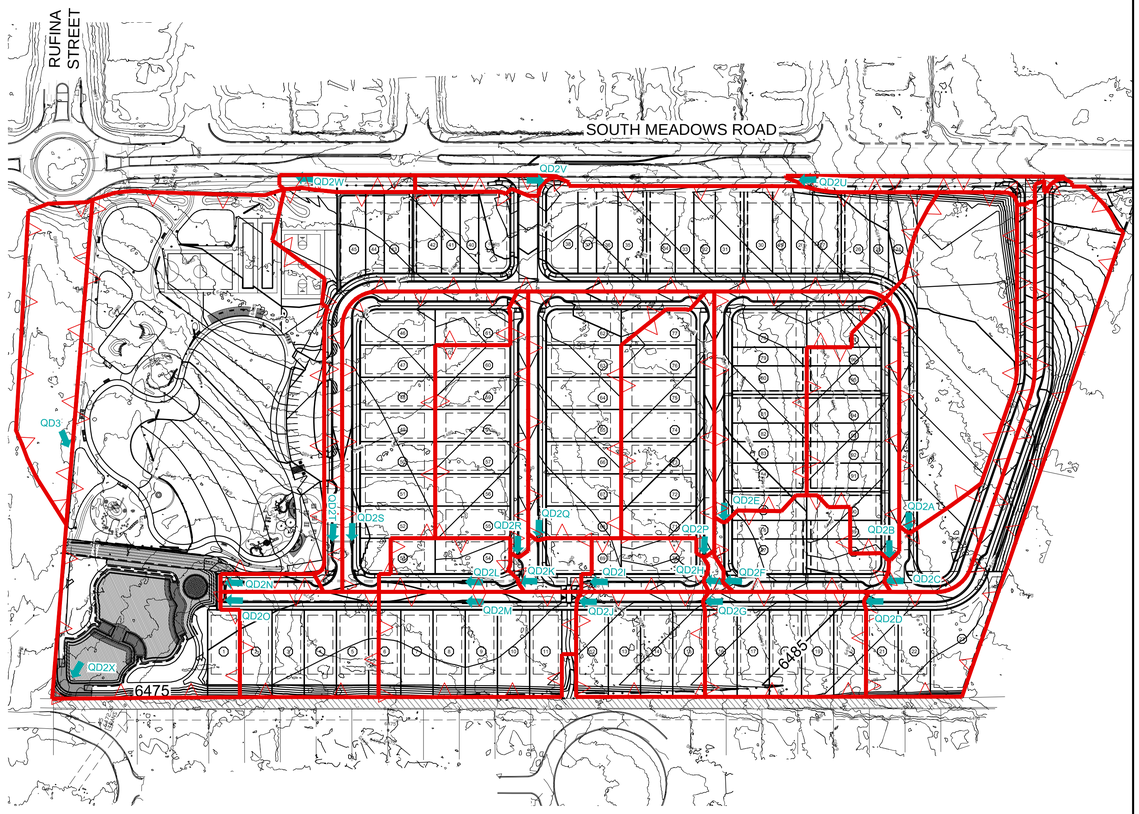
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage 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.

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

STORM WATER POLLUTION PREVENTION PLAN

DATE:	SCALE:	SHEET:
DECEMBER 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:

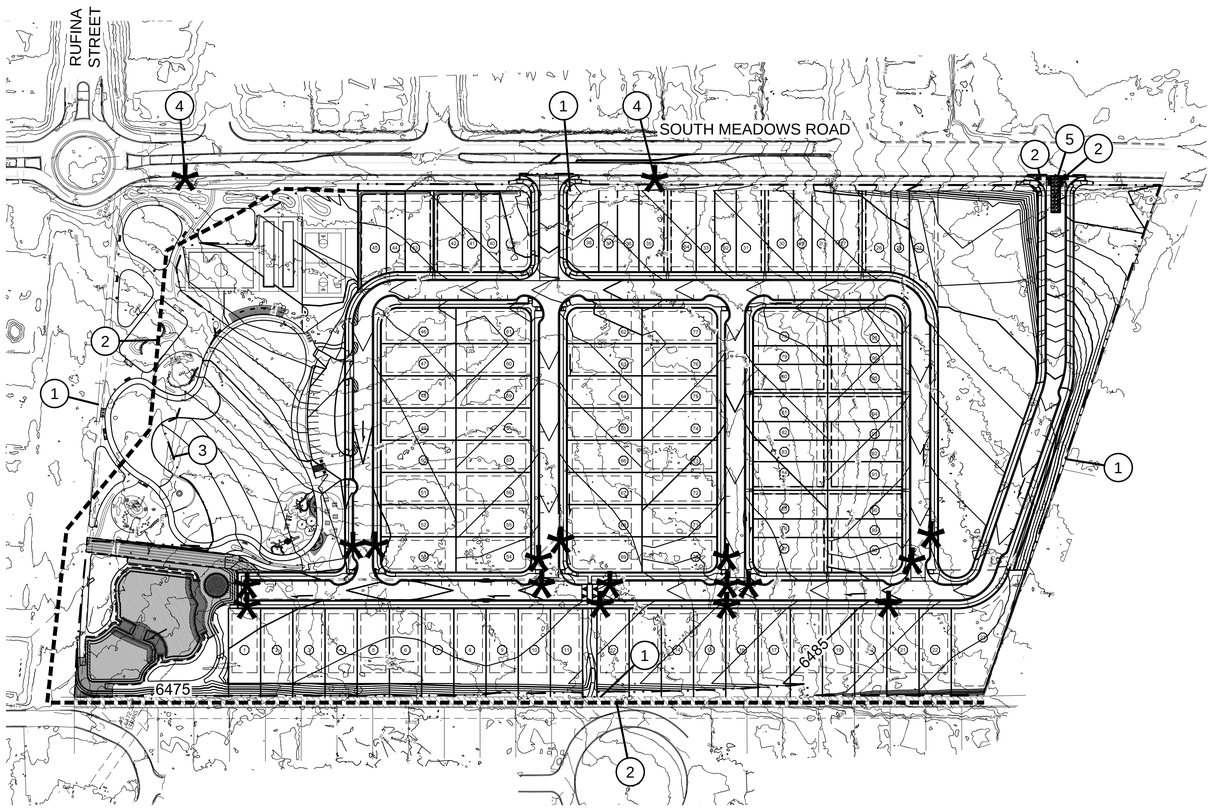
1. THE REDUCTION OF VEHICLE SPEEDS: ESTABLISH A MAXIMUM SPEED LIMIT OR INSTALL TRAFFIC CALMING DEVICES TO REDUCE SPEEDS TO A RATE TO MITIGATE OFF-PROPERTY TRANSPORT OF DUST ENTRAINED BY VEHICLES.
2. THE MINIMIZATION OF DROP HEIGHT: DRIVERS AND OPERATORS SHALL UNLOAD TRUCK BEDS AND LOADER OR EXCAVATOR 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

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CASE # 2024-7998
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FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

DATE:	SCALE:	SHEET:
DECEMBER 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.

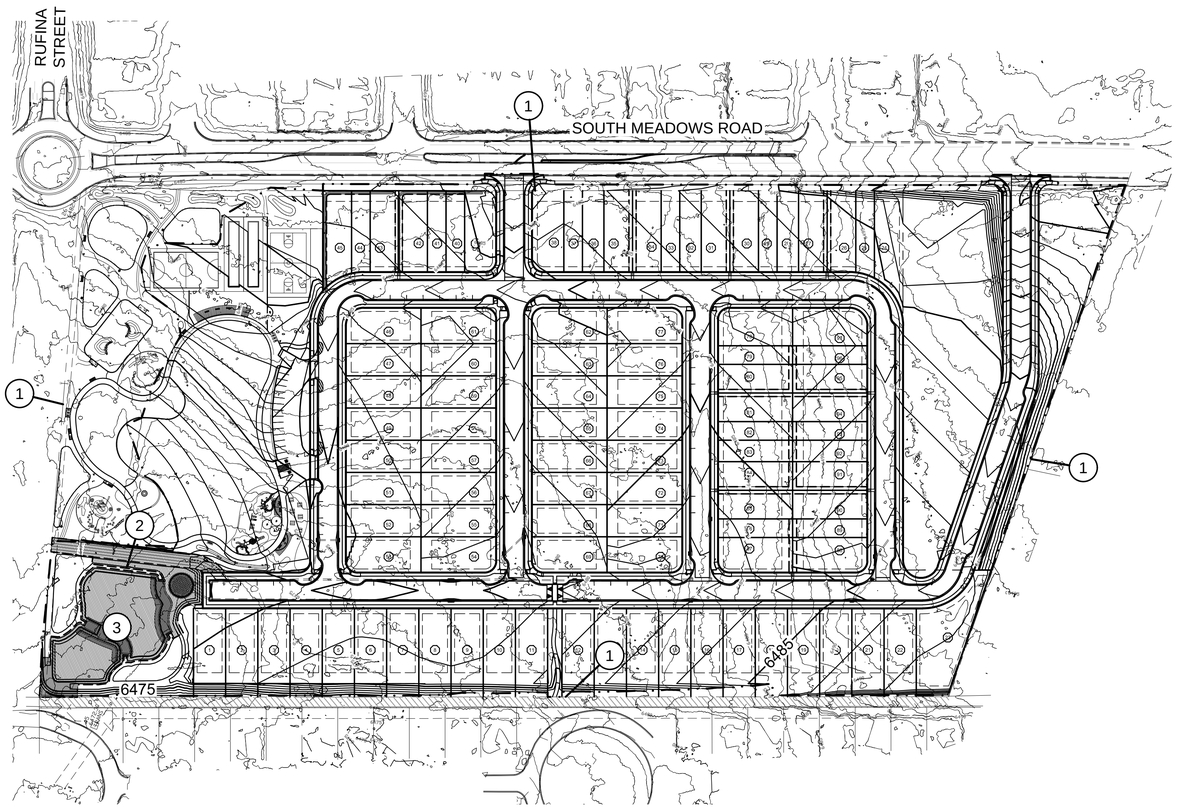
INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
ON OR ABOUT MARCH 15TH, ON OR ABOUT SEPTEMBER 15TH, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. THE MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER AND THE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

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

CITY REVIEW

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

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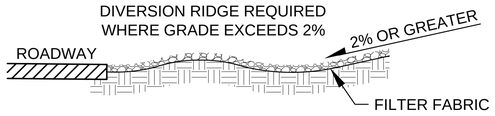
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

PERMANENT EROSION AND SEDIMENT CONTROL PLAN

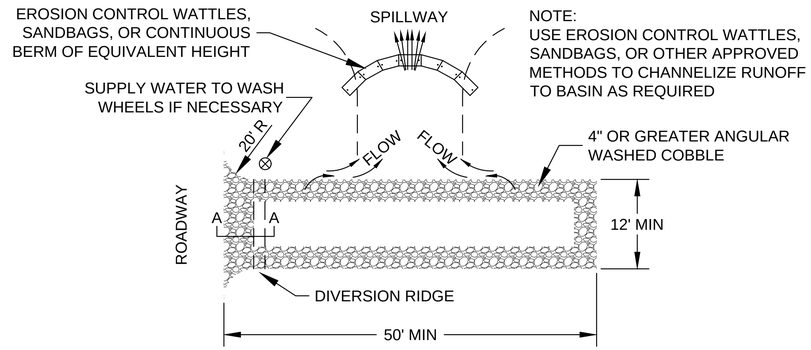
DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 100'	10-3

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

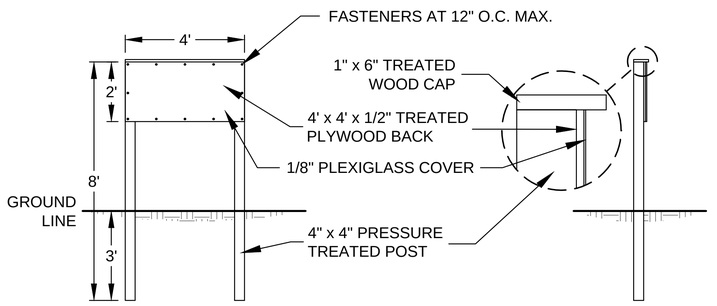


PLAN VIEW

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)

CASE # 2024-7998
MODIFIED MARCH, 2025
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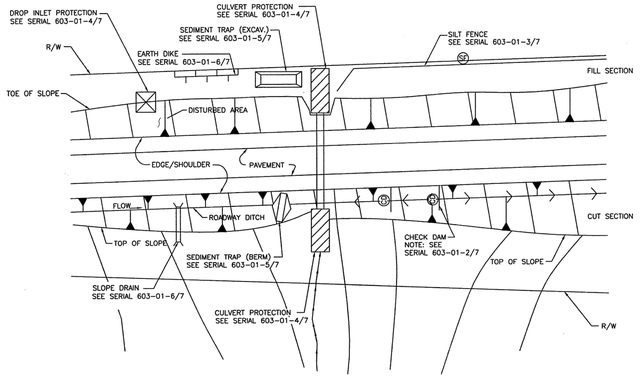
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FINAL SUBDIVSION PLAT
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STORM WATER CONTROL DETAILS

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



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)

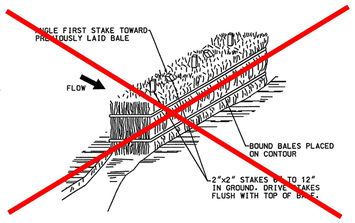
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES

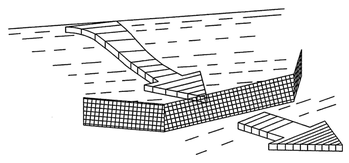
APPROVED Raymunda Van Haven 11/29/04
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

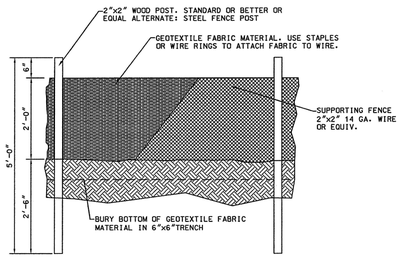
603-01-1/7 SERIAL 1 OF 7

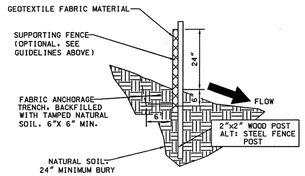


TYPE II
STRAW BALE OPTION



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
			REVISIONS (OR CHANGE NOTICES)

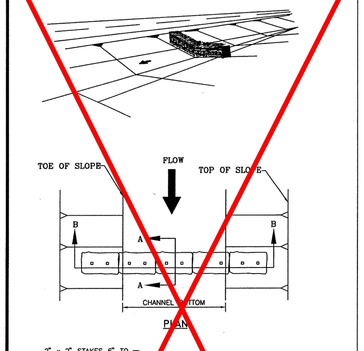
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES SILT FENCE

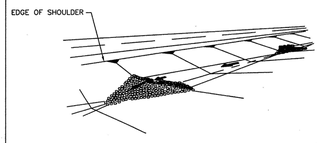
APPROVED Raymunda Van Haven 11/29/04
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

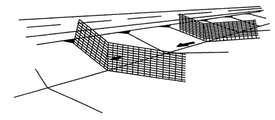
603-01-3/7



TYPE III
(STRAW BALE)



TYPE II
STONE DAM



TYPE I SILT FENCE

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			REVISIONS (OR CHANGE NOTICES)

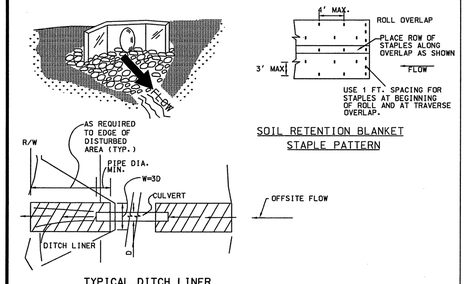
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES CHECK DAMS

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

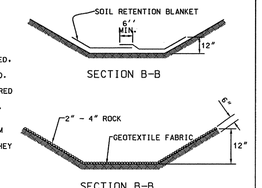
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603-01-2/7 SHEET 2 OF 7

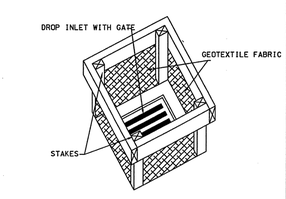


NOTES: CULVERT PROTECTION

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.

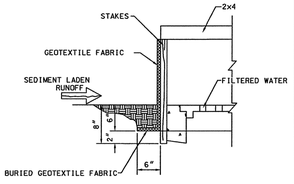


CULVERT PROTECTION

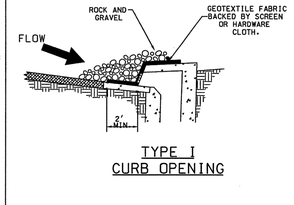


TYPE I

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



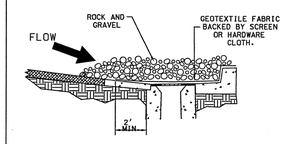
DROP INLET PROTECTION



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)

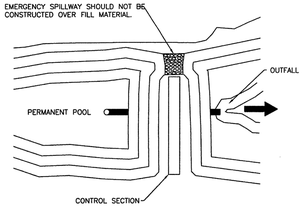
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES CULVERT & DROP INLET PROTECTION

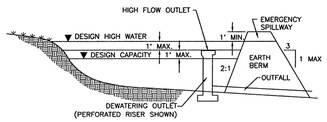
APPROVED Raymunda Van Haven 11/29/04
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-4/7

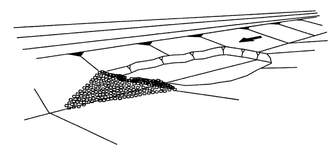


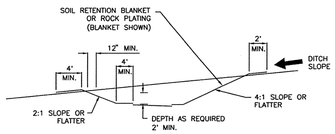
PLAN VIEW



CROSS SECTION

SEDIMENT BASIN



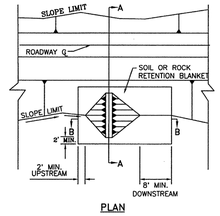


SEDIMENT BASIN, EXCAVATED

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.

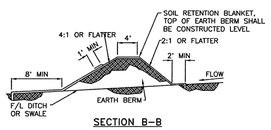
SEDIMENT TRAP



PLAN



SECTION A–A



SECTION B–B

EARTH DIKE (BERM)

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

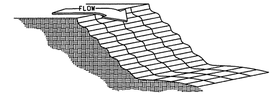
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

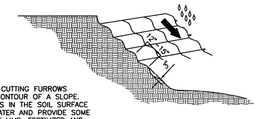
T.E.S.C.M. SEDIMENT BASIN, SEDIMENT TRAP & EARTH DIKE

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

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

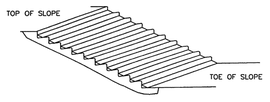
603-01-5/7 SHEET 5 OF 7

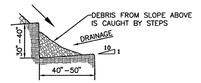




GROOVING IS CUTTING FURROWS ALONG THE CONTOUR OF A SLOPE. IRREGULARITIES IN THE SOIL SURFACE CATCH RAINWATER AND PROVIDE SOME RETENTION OF LIME, FERTILIZER AND SEED.

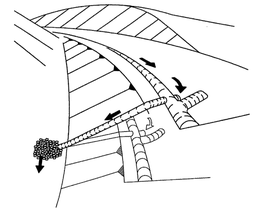
GROOVING SLOPES

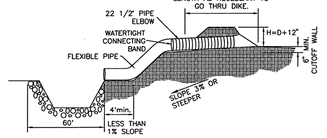


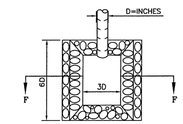


STAIR STEPPING CUT SLOPE

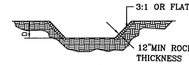
SURFACE ROUGHENING







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
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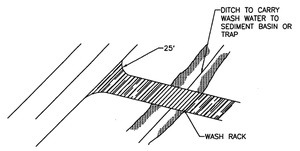
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

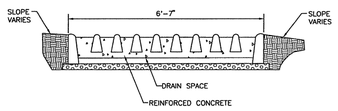
TEMPORARY EROSION & SEDIMENT CONTROL MEASURES PIPE SLOPE DRAIN & SURFACE ROUGHENING

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

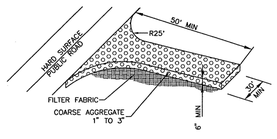
DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

603-01-6/7 SHEET 6 OF 7

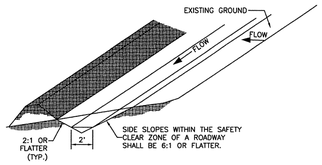




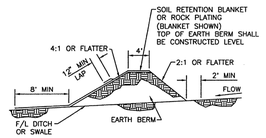
WASH RACK



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

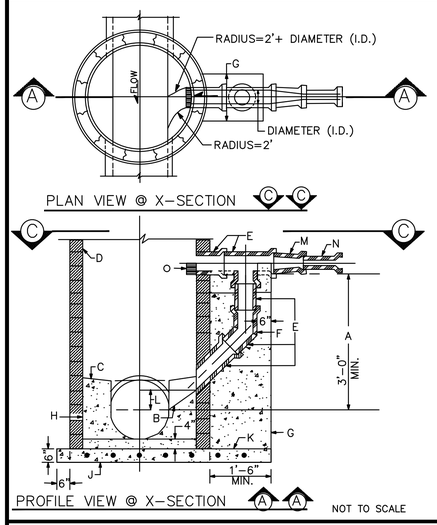
APPROVED Raymunda Van Horn 11/29/04
(DESIGN ENGINEER) DATE

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.

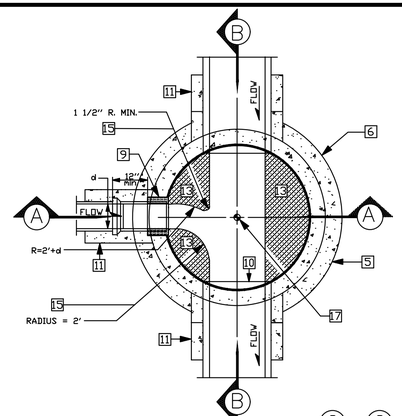
L. MINIMUM 2"(IN) ABOVE SPRINGLINE OR AS SHOWN ON PLAN.

M. REDUCER

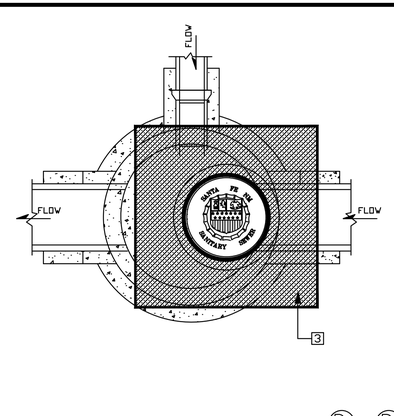
N. SERVICE LINE

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

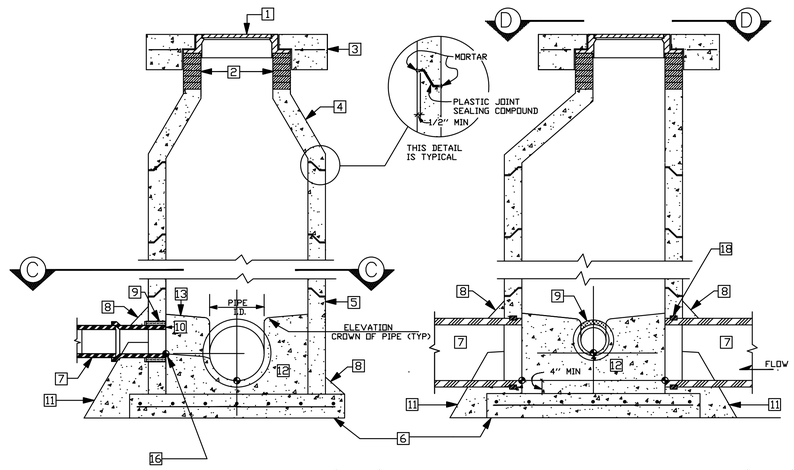
DROP MANHOLE DETAIL
DWG. #: SAS-1



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.

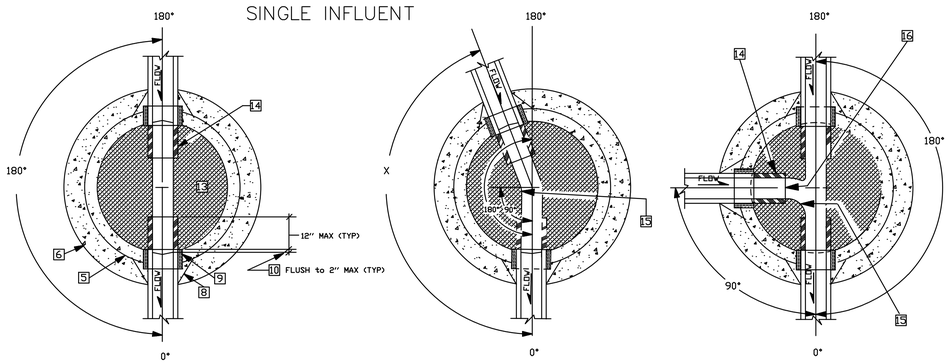
FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

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



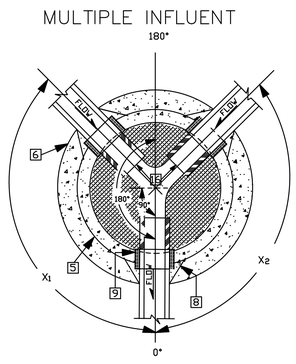
180° or STRAIGHT THROUGH

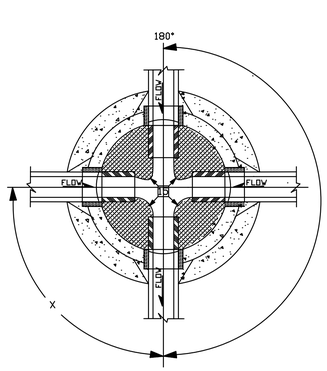
DIRECTIONAL CHANGE
X ≥ 90°
ANGLE X MEASURED FROM EFFLUENT CENTERLINE

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

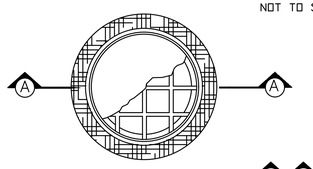
TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

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	

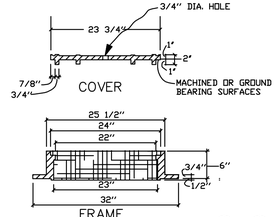
LEGEND

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

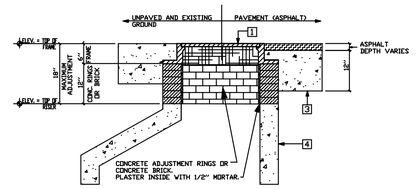


PLAN VIEW @ X-SECTION (A) (A)



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:
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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.

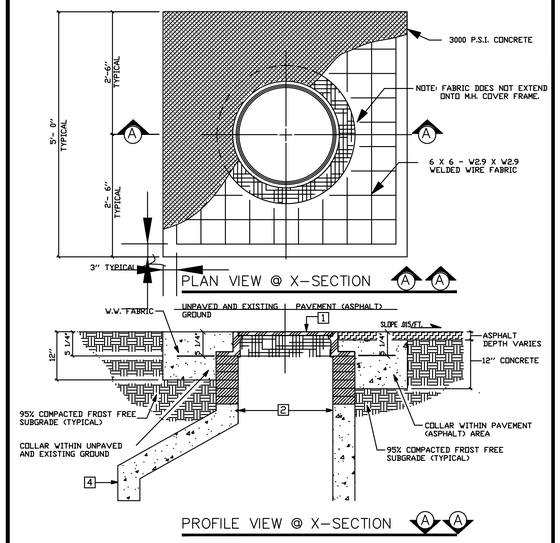
FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

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.

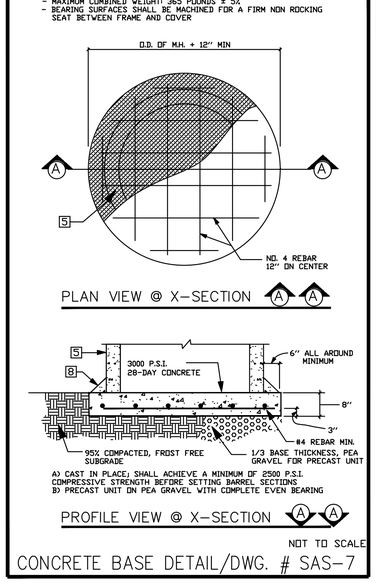
NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.



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

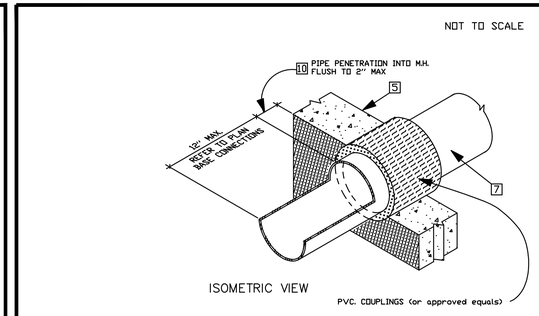
PROFILE VIEW @ X-SECTION (A) (A)

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

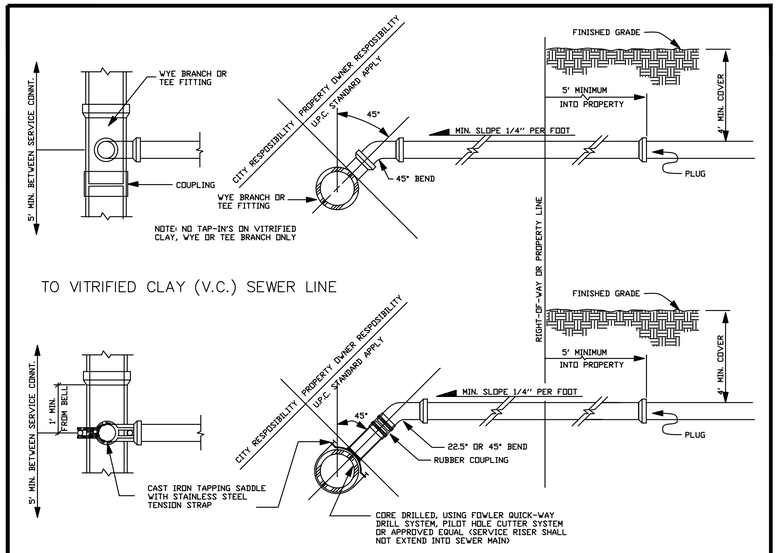


NOT TO SCALE

CONCRETE BASE DETAIL/DWG. # SAS-7

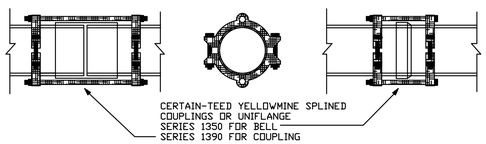


MANHOLE ADAPTER DETAIL/DWG. # SAS-8



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

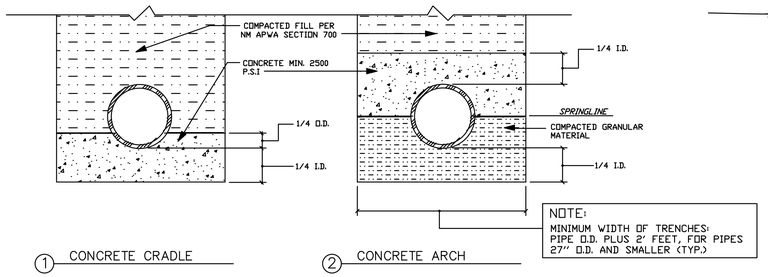
TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

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

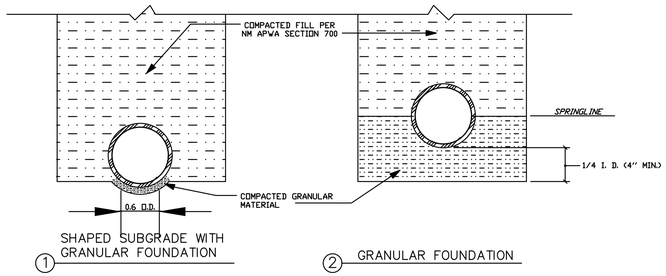
NOT TO SCALE

CLASS "A"



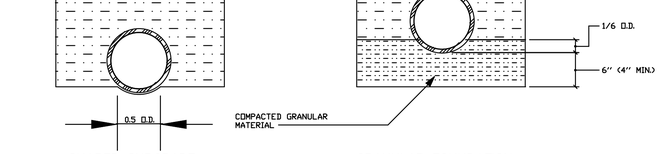
① CONCRETE CRADLE ② CONCRETE ARCH

CLASS "B"

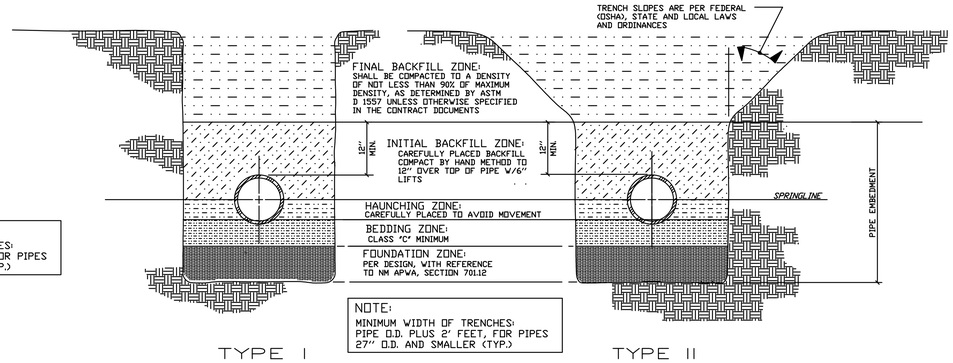


① SHAPED SUBGRADE WITH GRANULAR FOUNDATION ② GRANULAR FOUNDATION

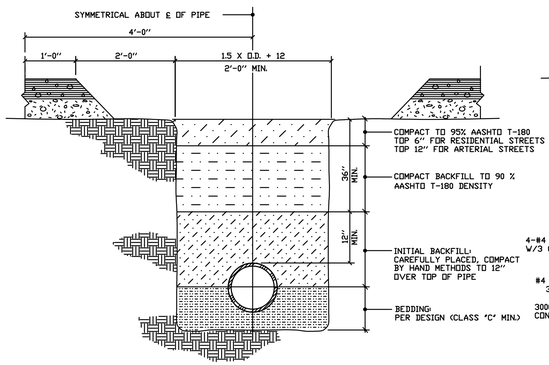
CLASS "C"



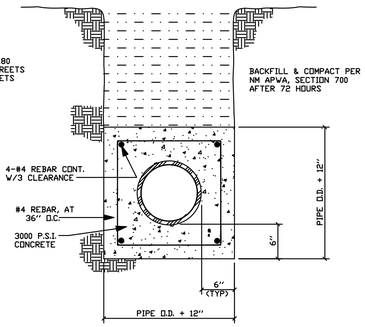
① SHAPED SUBGRADE ② GRANULAR FOUNDATION



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.

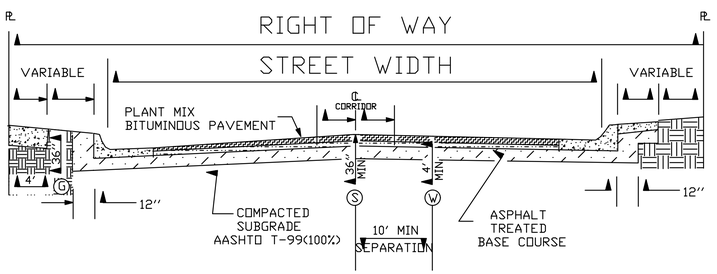
FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

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



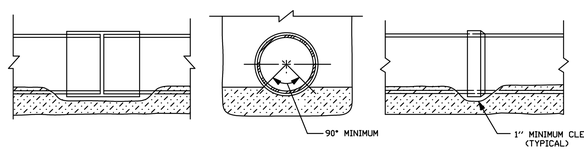
LEGEND

- Ⓢ 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

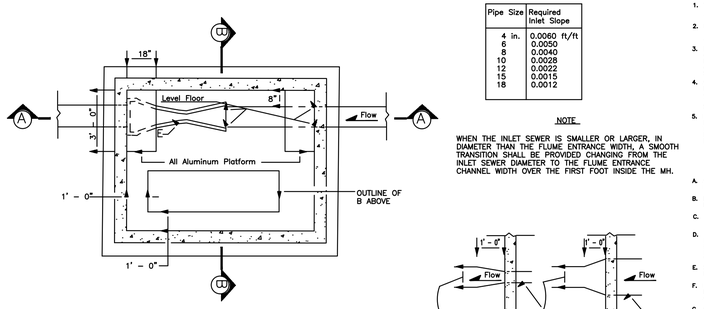
WHEN THE INLET SEWER IS SMALLER OR LARGER, IN DIAMETER THAN THE FLUME ENTRANCE WIDTH, A SMOOTH TRANSITION SHALL BE PROVIDED CHANGING FROM THE INLET SEWER DIAMETER TO THE FLUME ENTRANCE CHANNEL WIDTH OVER THE FIRST FOOT INSIDE THE MH.

GENERAL NOTES

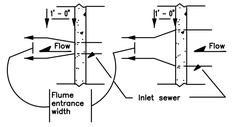
1. THIS DESIGN IS APPLICABLE FOR MANHOLES 6.0 FT. & LESS IN DEPTH MEASURED FROM FLOOR TO CONCRETE COVER. DEPTHS GREATER THAN 6.0 FT. WILL REQUIRE THE 8' DIAMETER, ROUND MANHOLE PER DWG NO. IP-1.
2. INDUSTRIAL MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF CITY RIGHT-OF-WAY. CITY PERSONNEL SHALL 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.

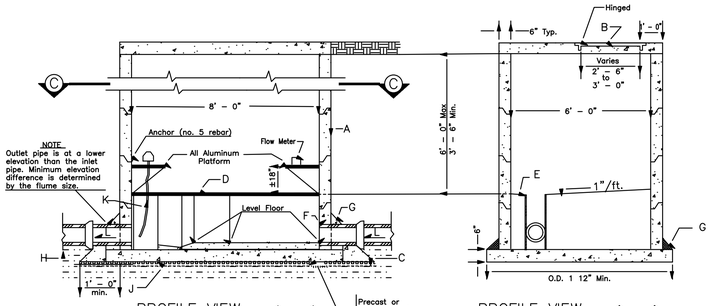
CONSTRUCTION NOTES

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



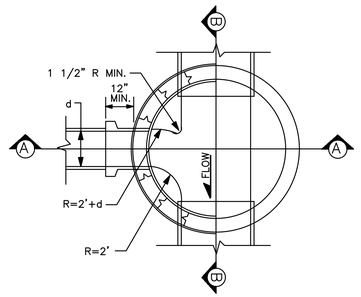


PROFILE VIEW @ X-SECTION A A

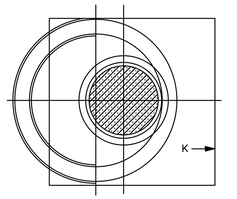
PROFILE VIEW @ X-SECTION B B

NOT TO SCALE

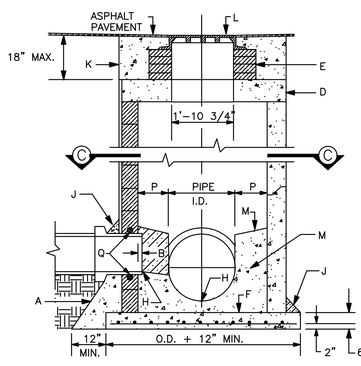
SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (6x8 RECTANGULAR)/DWG # IP-2



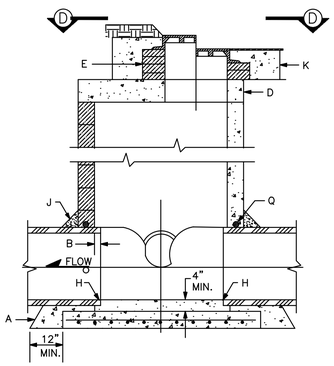
PLAN VIEW @ X-SECTION C C



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

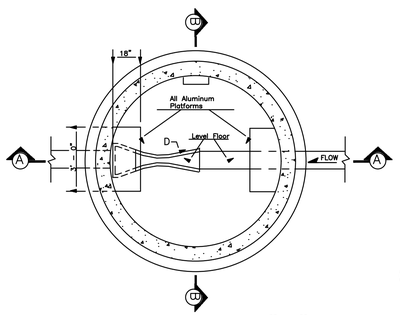
WHEN THE INLET SEWER IS SMALLER OR LARGER, IN DIAMETER THAN THE FLUME ENTRANCE WIDTH, A SMOOTH TRANSITION SHALL BE PROVIDED CHANGING FROM THE INLET SEWER DIAMETER TO THE FLUME ENTRANCE CHANNEL WIDTH OVER THE FIRST FOOT INSIDE THE MH.

GENERAL NOTES

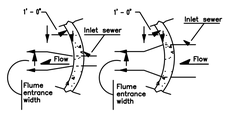
1. THIS DESIGN IS APPLICABLE FOR MANHOLES 8.0 FT. & GREATER IN DEPTH MEASURED FROM FLOOR TO CONCRETE COVER. DEPTHS LESS THAN 8.0 FT. WILL REQUIRE THE 6' DIAMETER, ROUND MANHOLE PER DWG NO. IP-2.
2. INDUSTRIAL MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF CITY RIGHT-OF-WAY. CITY PERSONNEL SHALL 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.
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.

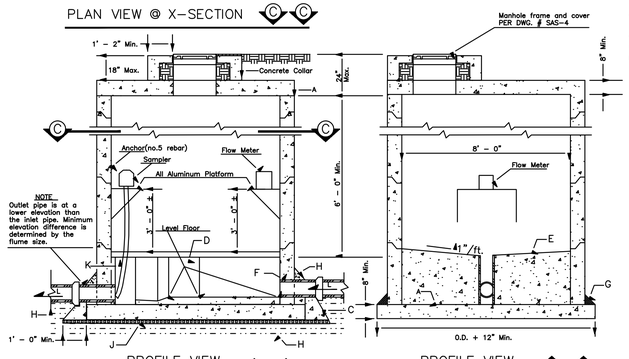
CONSTRUCTION NOTES

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

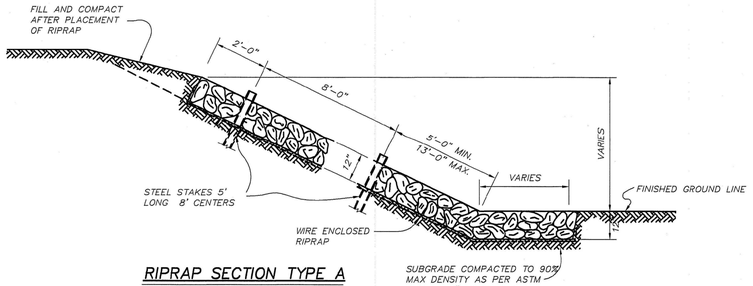
SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (8 FT. DIA.)/DWG. # IP-1

SCDT4-4X - 6/7/00

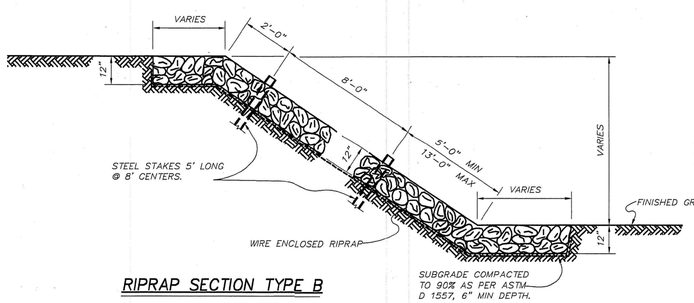
CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

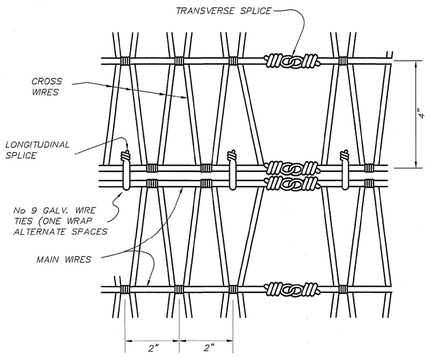
DATE: JULY 1992	REVISIONS	FILE #: E:\AUTO\DWG\SCDT4-4
DRAWN BY: G. CHAVEZ	1 8-4-92	
CADD RENDITION BY: G. CHAVEZ		SHEET 11-4
APPROVED BY: E. BROWN		



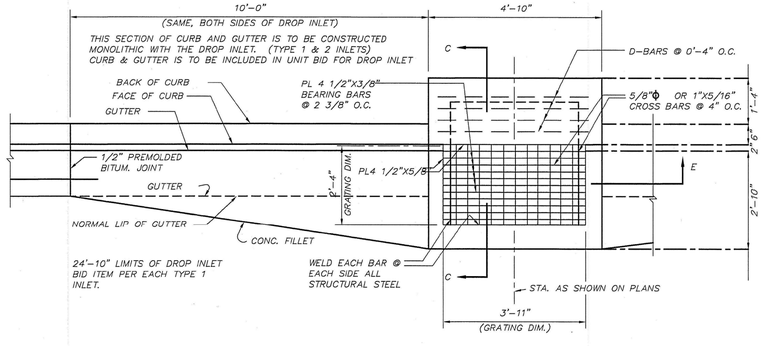
RIPRAP SECTION TYPE A



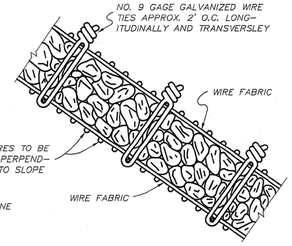
RIPRAP SECTION TYPE B



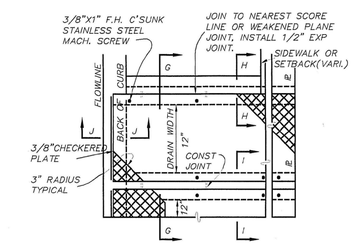
DETAIL OF WIRE FABRIC AND NORMAL SPLICE



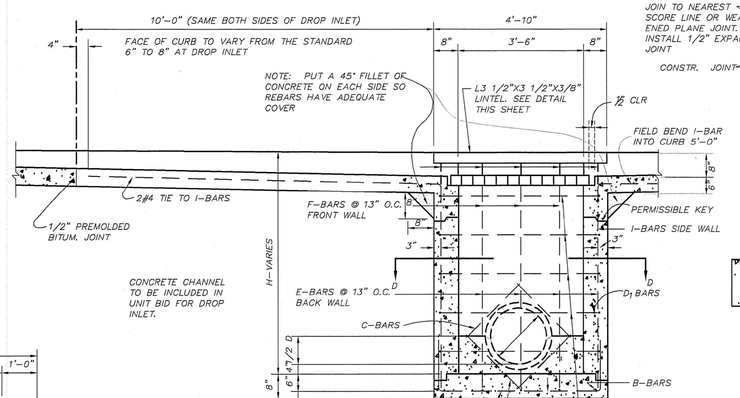
TYPE – 1 INLET PLAN



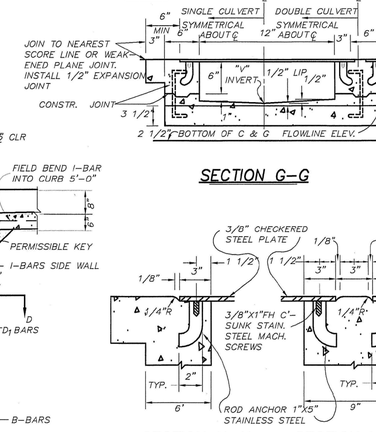
TYPICAL SECTION



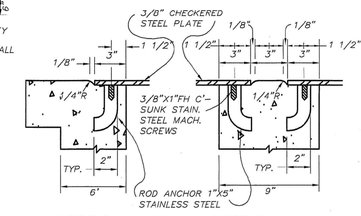
SINGLE AND OR MULTIPLE CULVERT PLAN



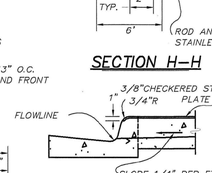
SECTION E–E



SECTION G–G

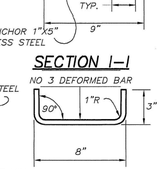


SECTION H–H



SECTION I–I

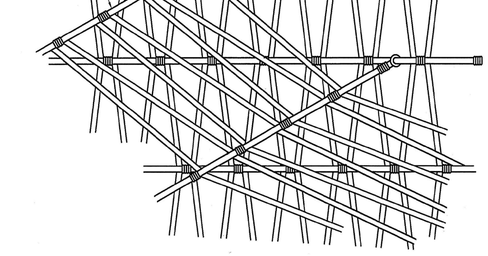
NO 3 DEFORMED BAR



SECTION J–J

DOWEL DETAIL

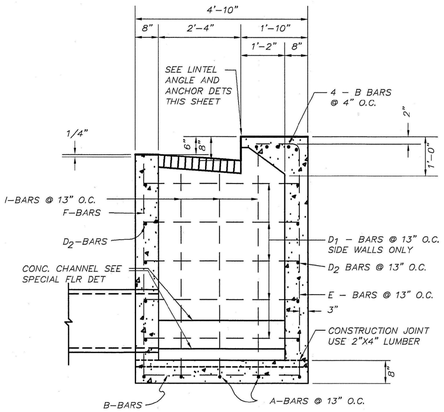
SIDEWALK CULVERT DETAIL



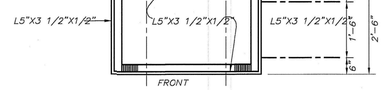
DETAIL OF SPLICE @ SKEWED INTERSECTION

RIPRAP – GENERAL NOTES:

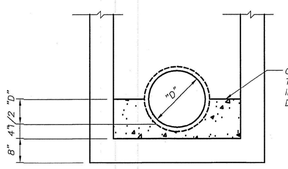
1. WIRE FABRIC IS TO BE GALVANIZED "V" MESH OF THE FOLLOWING CONSTRUCTION: MAIN WIRES; TWO NO. 12 1/2 GAGE STRANDED WIRES SPACED AT 4" CROSS WIRES; SINGLE NO 12 1/2 GAGE WIRES SPACED AT 2" WITH NOT LESS THAN TWO TURNS AROUND THE MAIN WIRES. APPROXIMATE WEIGHT; 48 POUNDS PER 100 SQUARE FEET
2. STEEL STAKES MAY BE RAILROAD RAILS WEIGHING NOT LESS THAN 30 LBS PER YARD, 4" O.D. STANDARD STRENGTH GALVANIZED STEEL PIPE OR 4X4X3/8 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 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"X4 3/4"
5. DETAIL FROM N M S H D DETAIL, SERIAL BRR–001–05



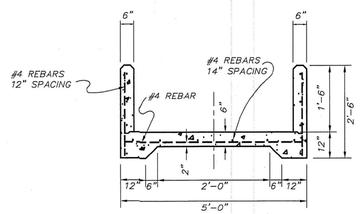
SECTION C–C



GRATING FRAME DETAIL



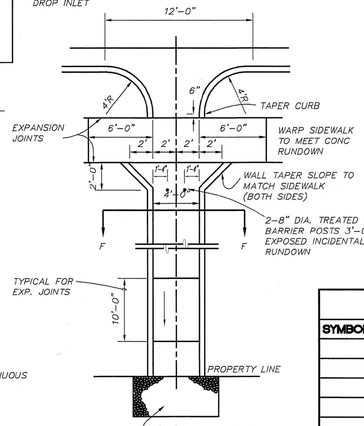
SPECIAL FLOOR DETAIL



NOTE: REINFORCING IS TO BE CONTINUOUS THRU EXPANSION JOINT

TYPICAL RUNDOWN DETAIL

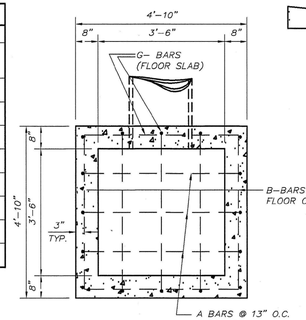
SECTION F–F



CONCRETE DRAINAGE RUNDOWN

RE–BAR SCHEDULE

BAR TYPE	SIZE & SHAPE	BAR NO.	BAR TYPE & QUANTITY
A	8 1 1/2" 4'-6" 8'-0"	#4	TYPE–1–8 REQUIRED TYPE–2–12 REQUIRED TYPE–2–8 REQUIRED
B	4'-6" 8'-0"	#4	TYPE–1–6 REQUIRED TYPE–2–6 REQUIRED
C	3'-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 HT. TYPE–2–2 REQ'D PER FT HT.
D_2	8 1 1/2" 4'-6" 8'-0"	#4	TYPE–1–2 REQ'D PER 13" HT. TYPE–2–2 REQ'D PER 13" HT.
E	"H" LESS 0'-4"	#4	TYPE–1–5 REQUIRED TYPE–2–9 REQUIRED
F	"H" LESS 0'-8"	#4	TYPE–1–3 REQUIRED TYPE–2–7 REQUIRED
G	2'-6"	#4	TYPE–1–2 REQ'D PER OUTLET TYPE–2–2 REQ'D PER OUTLET
H	5'-0" 8 1 1/2" "H" LESS 0'-11"	#4	TYPE–1–8 REQ'D FIELD BEND TYPE–2–8 REQ'D INTO CURB



SECTION D–D

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.

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.*

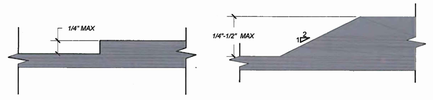
ALTERATIONS TO EXISTING FACILITIES - GENERAL NOTES:

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.

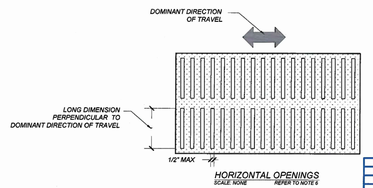
31. *EXCEPTION: IN ALTERATION WORK, IF COMPLIANCE IS TECHNICALLY INFEASIBLE. THE ALTERATION SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OR FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL BE MADE ACCESSIBLE WITHIN THE SCOPE OF 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

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NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN ACCESS ROUTE
GENERAL NOTES

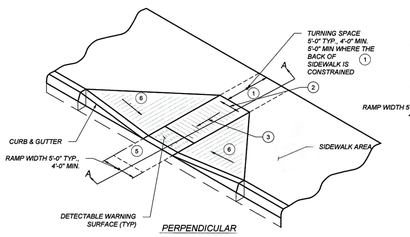
APPROVED: DESIGN ENGINEER — DATE: 1-13-15

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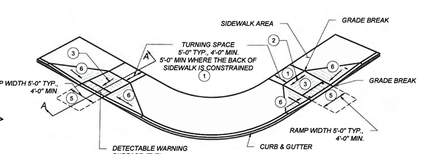
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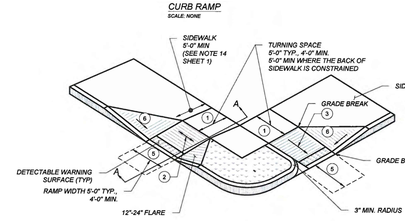
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FILENAME



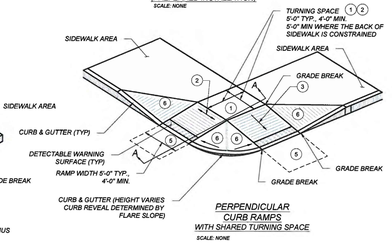
PERPENDICULAR CURB RAMP
SCALE: NONE



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.*

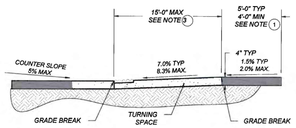
NOTES:

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

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			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PERPENDICULAR
CURB RAMPS

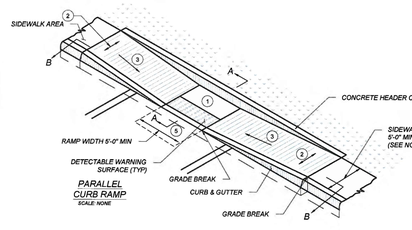
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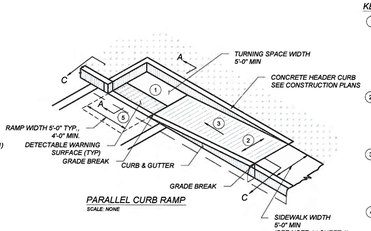
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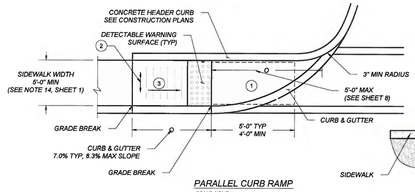
SUMMARY
FILENAME



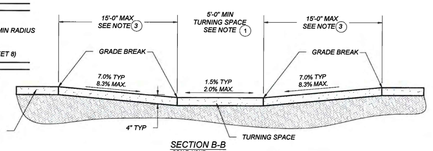
PARALLEL CURB RAMP
SCALE: NONE



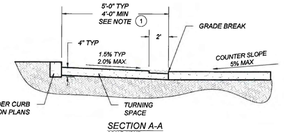
PARALLEL CURB RAMP
SCALE: NONE



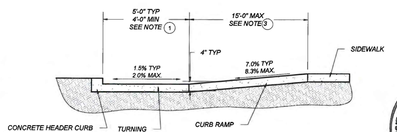
PARALLEL CURB RAMP
SCALE: NONE



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

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			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PARALLEL
CURB RAMPS

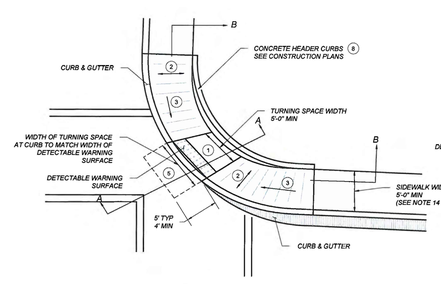
APPROVED: DESIGN ENGINEER — DATE: 1-13-15

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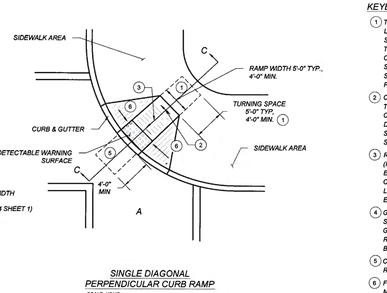
file path

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.*
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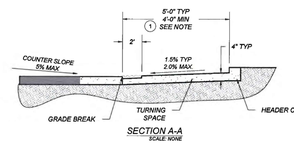
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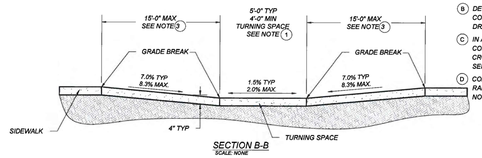
B. *DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.*

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.*

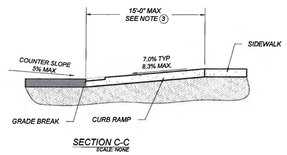
D. *CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.*



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

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			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DIAGONAL
CURB RAMPS

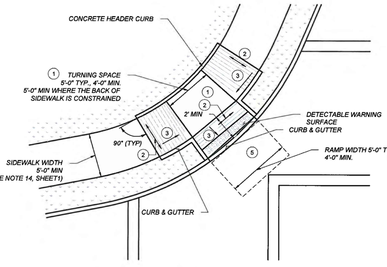
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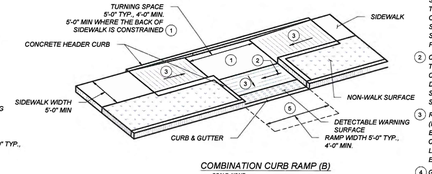
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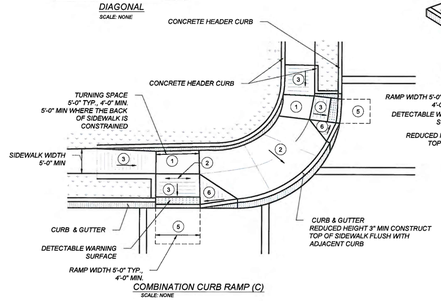
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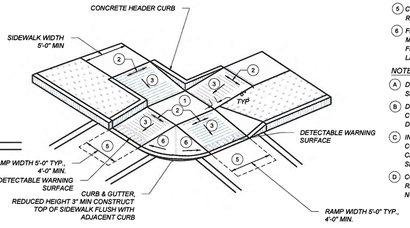
COMBINATION CURB RAMP (A) DIAGONAL
SCALE: NONE



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

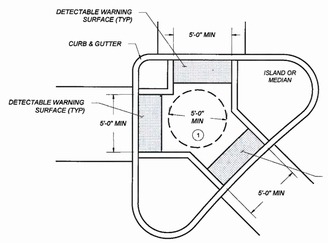
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608-001-5

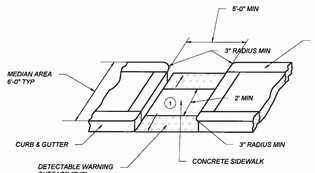
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file path

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.
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.



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NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN REFUGE ISLAND

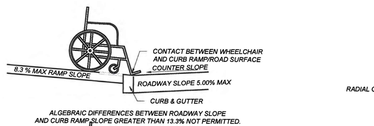
APPROVED: _____ DESIGN ENGINEER — 1-13-15 DATE

608-001-6

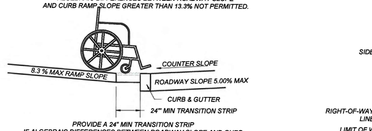
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file path

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



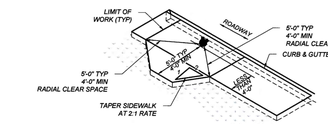
RAMP CROSS SLOPE TRANSITION TO MATCH ROADWAY PROFILE SLOPE

* SLOPES SHOWN ARE FOR ILLUSTRATION ONLY.

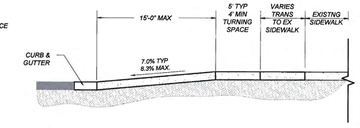
NOTE:

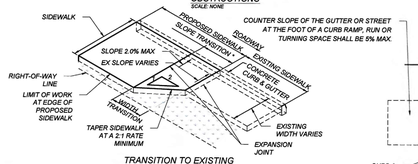
1) CROSS SLOPE OF CURB RAMP AT PEDESTRIAN STREET CROSSING WITHOUT YIELD ON STOP CONTROL, AND AT MID BLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE ARE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE.

2) CROSS SLOPE IF CURB RAMP IS AT YIELD OR STOP CONTROL REQUIRES 2% MAX CROSS SLOPE AT CURB LINE

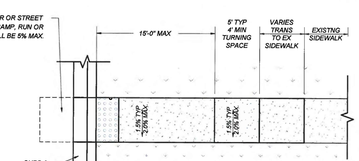


SIDEWALK ADDITION DUE TO OBSTRUCTIONS
SCALE: NONE





TRANSITION TO EXISTING SIDEWALK DETAIL
SCALE: NONE



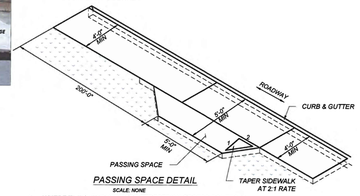
CURB RAMP TRANSITION TO EXISTING SIDEWALK DETAIL

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.



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NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

CURB RAMP AND SIDEWALK TRANSITION DETAILS

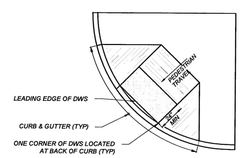
APPROVED: _____ DESIGN ENGINEER — 1-13-15 DATE

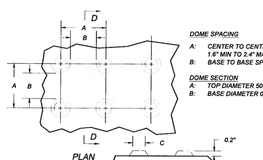
608-001-7

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file path

DRAWING SCALE = NOT TO SCALE

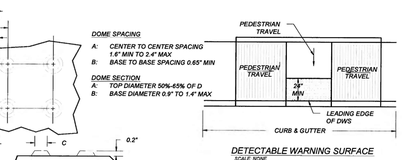




PLAN

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



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.

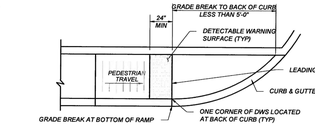
LOCATION:

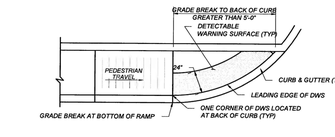
1. THE DETECTABLE WARNING SURFACE (DWS) SHALL BE 2.0 FT MINIMUM WIDTH AND EXTENDED THE FULL WIDTH OF THE CURB RAMP RUN, TURNING SPACE, BLENDED TRANSITION, AN EXCLUDING ANY THE FLARED SIDES
2. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED TO BE PERPENDICULAR TO THE GRADE BREAK AT THE BACK OF THE CURB.
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.

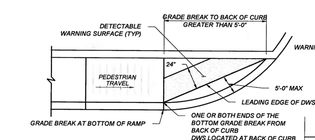
EXCEPTION: DETECTABLE WARNINGS SHALL NOT BE REQUIRED ON CUT THROUGH ISLANDS WHERE THE CROSSING IS LESS THAN 6 FT IN THE DIRECTION OF PEDESTRIAN TRAVEL.

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.

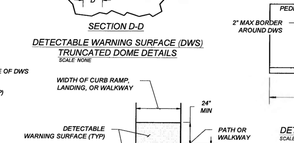




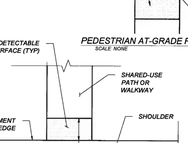


DETECTABLE WARNING SURFACE (DWS)ON CURVED SURFACES
SCALE: NONE

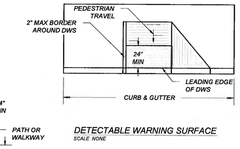
DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAILS
SCALE: NONE



PEDESTRIAN AT-GRADE RAIL CROSSINGS
SCALE: NONE



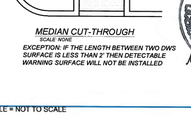
SHARED-USE PATH CONNECTION
SCALE: NONE



DETECTABLE WARNING SURFACE
SCALE: NONE

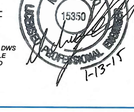


DETECTABLE WARNING SURFACE
SCALE: NONE



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



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NEW MEXICO
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DETECTABLE WARNING SURFACE

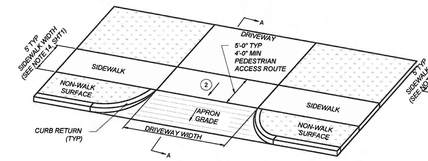
APPROVED: _____ DESIGN ENGINEER — 1-13-15 DATE

608-001-8

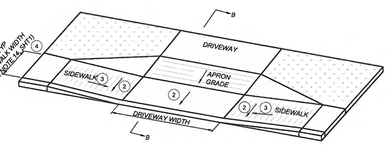
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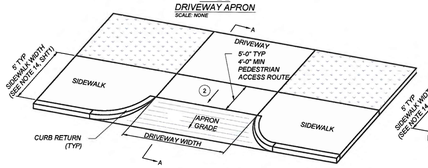
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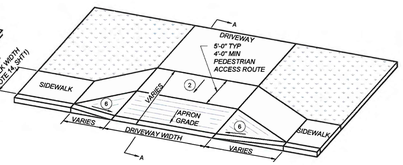
TYPE 2
DRIVEWAY APRON
SCALE: NONE



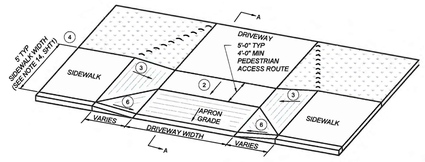
TYPE 3A
DRIVEWAY APRON
SCALE: NONE



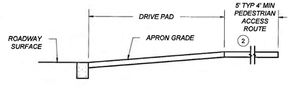
TYPE 2A
DRIVEWAY APRON
SCALE: NONE



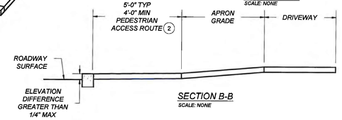
TYPE 2C
DRIVEWAY APRON
SCALE: NONE



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.

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REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DRIVEWAY APRONS

APPROVED _____ 1-13-15
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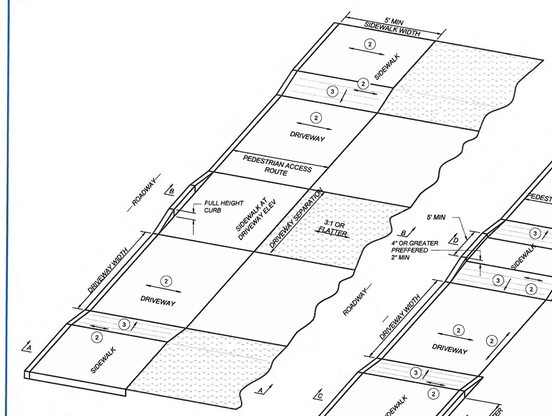
608-001-9

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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

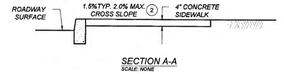
TYPE 5A
MULTIPLE DRIVEWAYS
SCALE: NONE

KEYED NOTES

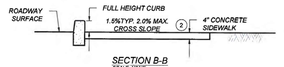
1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED 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:

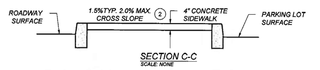
A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.
C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT 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.



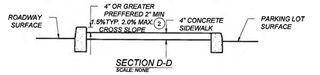
SECTION A-A
SCALE: NONE



SECTION B-B
SCALE: NONE



SECTION C-C
SCALE: NONE



SECTION D-D
SCALE: NONE



SECTION E-E
SCALE: NONE

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NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DRIVEWAY APRONS

APPROVED _____ 1-13-15
DESIGN ENGINEER DATE

608-001-10

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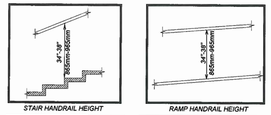
DRAWING SCALE = NOT TO SCALE

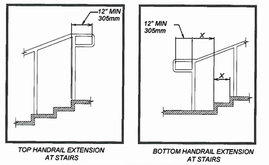
STAIRWAY REQUIREMENTS

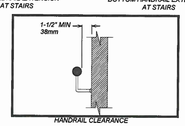
1. STAIRWAYS SHALL BE 4 FT WIDE MINIMUM BETWEEN HANDRAILS.
2. ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTH. RISERS SHALL BE 4 INCHES (100mm) HIGH MINIMUM AND 7 INCHES (180mm) MAXIMUM. TREADS SHALL BE 11 INCHES (280mm) DEEP MINIMUM MEASURED FROM RISER TO RISER.
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.

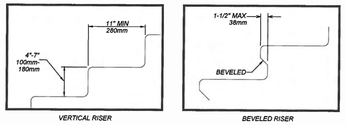
HANDRAIL REQUIREMENTS

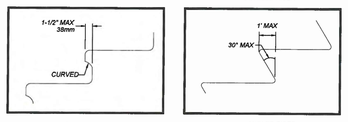
1. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.
2. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCH BACK OR DOGLEG STAIRS OR RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS.
3. TOP GRIPPING SURFACES OF HANDRAILS SHALL 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
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NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN ACCESS DETAILS
STAIRWAY AND HANDRAILS

APPROVED _____ 1-13-15
DESIGN ENGINEER DATE

608-001-11

608- 11 of 12

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:

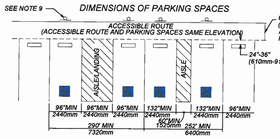
NUMBER OF ACCESSIBLE PARKING SPACES

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.

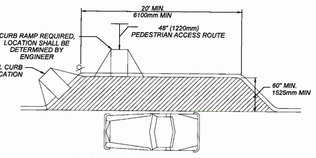
SEE NOTE 9

DIMENSIONS OF PARKING SPACES



ACCESSIBLE PASSENGER LOADING ZONE REQUIREMENTS:

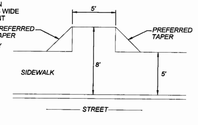
1. PASSENGER LOADING ZONES SHALL PROVIDE A 60 INCH (1525mm) WIDE ACCESS AISLE ADJACENT AND PARALLEL TO A VEHICLE PULL-UP SPACE. ACCESS AISLES SHALL BE 20 FEET (6100mm) LONG MINIMUM.
2. ACCESS AISLES SHALL BE PART OF THE ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE, AND MARKED TO DISCOURAGE PARKING.
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.



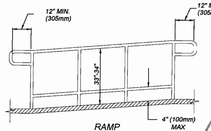
ACCESSIBLE PASSENGER LOADING ZONE
PLAN VIEW

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

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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

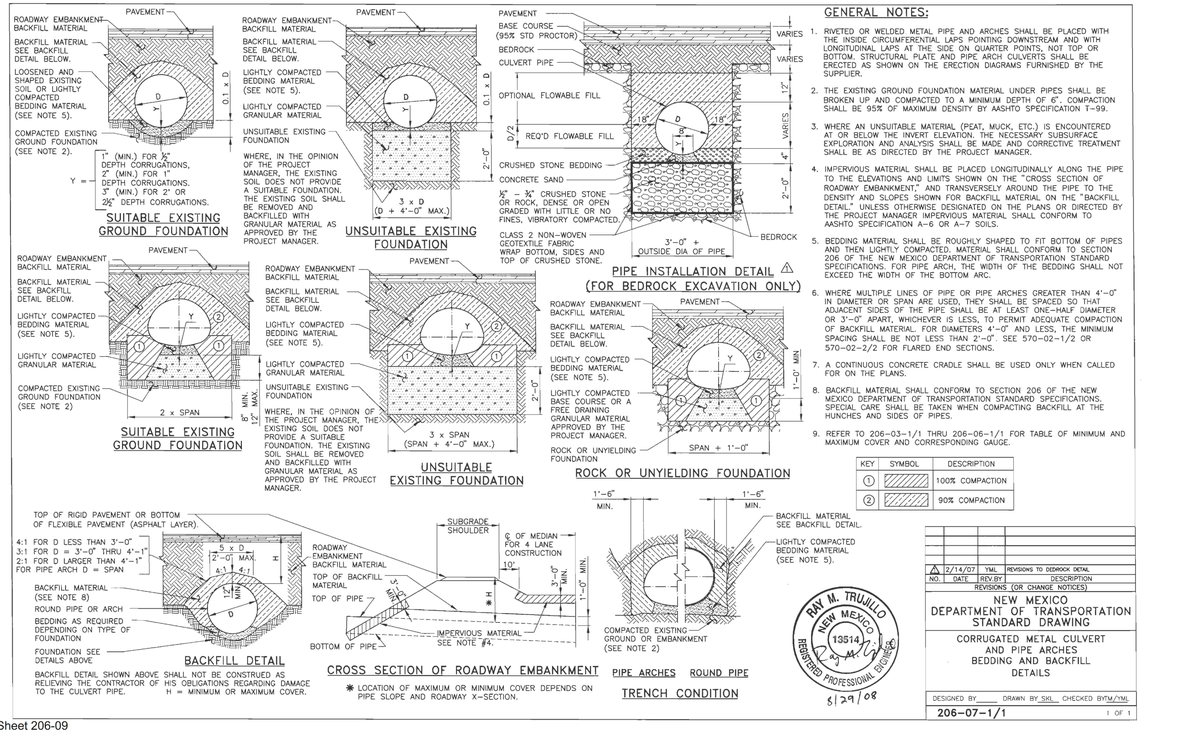
MAXIMUM AND MINIMUM COVER
STEEL–ROUND PIPES
HELICAL CORRUGATED METAL
AND
STRUCTURAL PLATES

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

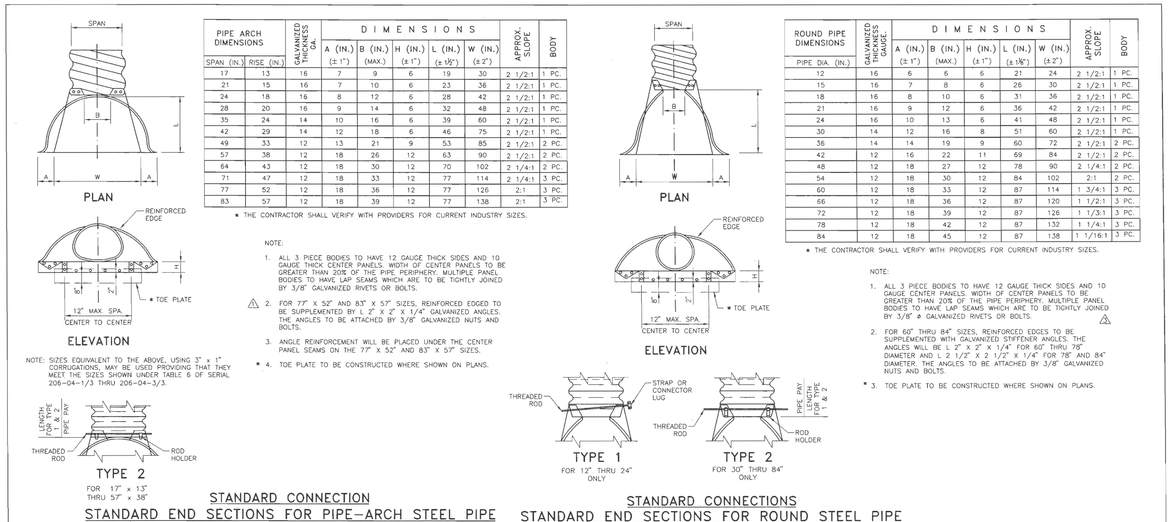
CORRUGATED METAL CULVERT
AND PIPE ARCHES
BEDDING AND BACKFILL
DETAILS

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.

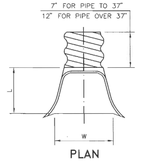
NOTE:
1. ALL 3 PIECE BODIES TO HAVE 12 GAUGE THICK SIDES AND 10 GAUGE CENTER PANELS. WIDTH OF CENTER PANELS TO BE GREATER THAN 20% OF THE PIPE PERIPHERY. MULTIPLE PANEL BODIES TO HAVE LAP SEAMS WHICH ARE TO BE TIGHTLY JOINED BY 3/8" ø GALVANIZED RIVETS OR BOLTS.
2. FOR 60" THRU 84" SIZES, REINFORCED 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

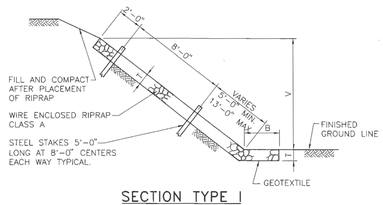
CORRUGATED ALUMINUM PIPE END SECTION

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

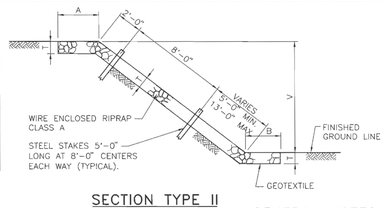
CULVERT PIPE
END SECTIONS
(METAL)

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)

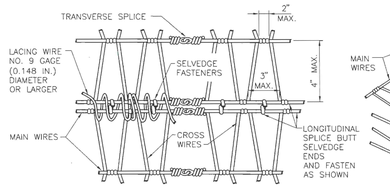


SECTION TYPE II

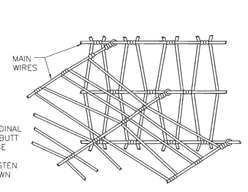
QUANTITIES PER LINEAR FOOT	
SLOPE	RIPRAP (CU. YDS.)
1 : 1	$\frac{T}{27}$ (A + B + 1.414V)
1.5 : 1	$\frac{T}{27}$ (A + B + 1.803V)
1.75 : 1	$\frac{T}{27}$ (A + B + 2.016V)
2 : 1	$\frac{T}{27}$ (A + B + 2.236V)
3 : 1	$\frac{T}{27}$ (A + B + 3.162V)
4 : 1	$\frac{T}{27}$ (A + B + 4.123V)

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.

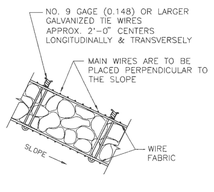


NORMAL INTERSECTION SPLICES

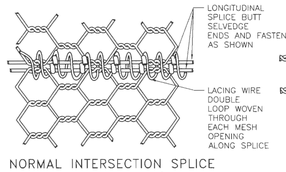


SKEWED INTERSECTION SPLICE

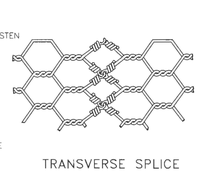
"W" MESH



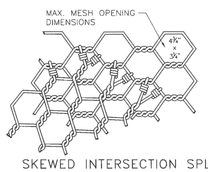
TYPICAL SECTION



NORMAL INTERSECTION SPLICE



TRANSVERSE SPLICE



SKEWED INTERSECTION SPLICE

HEXAGONAL MESH



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

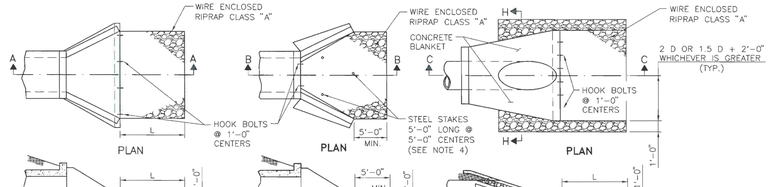
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

WIRE ENCLOSE RIPRAP CLASS "A"

DESIGNED BY ____ DRAWN BY SKL CHECKED BY YML

602-01-1/1 1 of 1

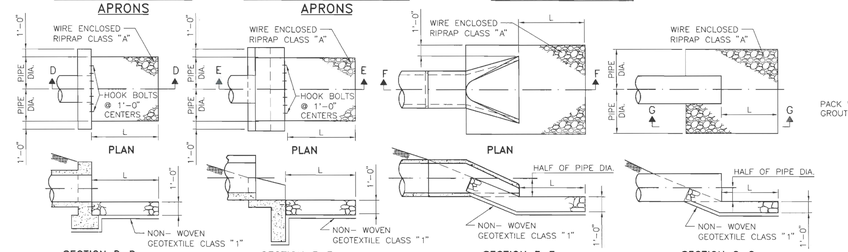
Sheet 602-01



BOX CULVERTS WITH APRONS

BOX CULVERTS WITHOUT APRONS

CONCRETE BLANKETS

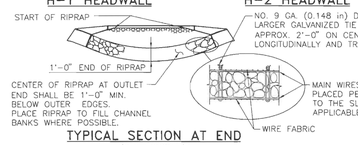


H-1 HEADWALL

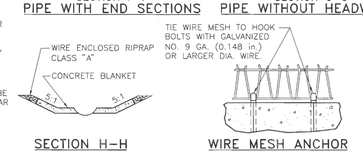
H-2 HEADWALL

PIPE WITH END SECTIONS

PIPE WITHOUT HEADWALLS



TYPICAL SECTION AT END OF RIPRAP



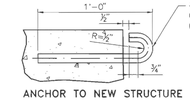
SECTION H-H

WIRE MESH ANCHOR

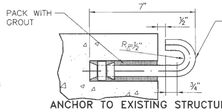
NOTE: SEE SHEET 602-01-1/1 FOR WIRE MESH SPLICE DETAILS.

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)			

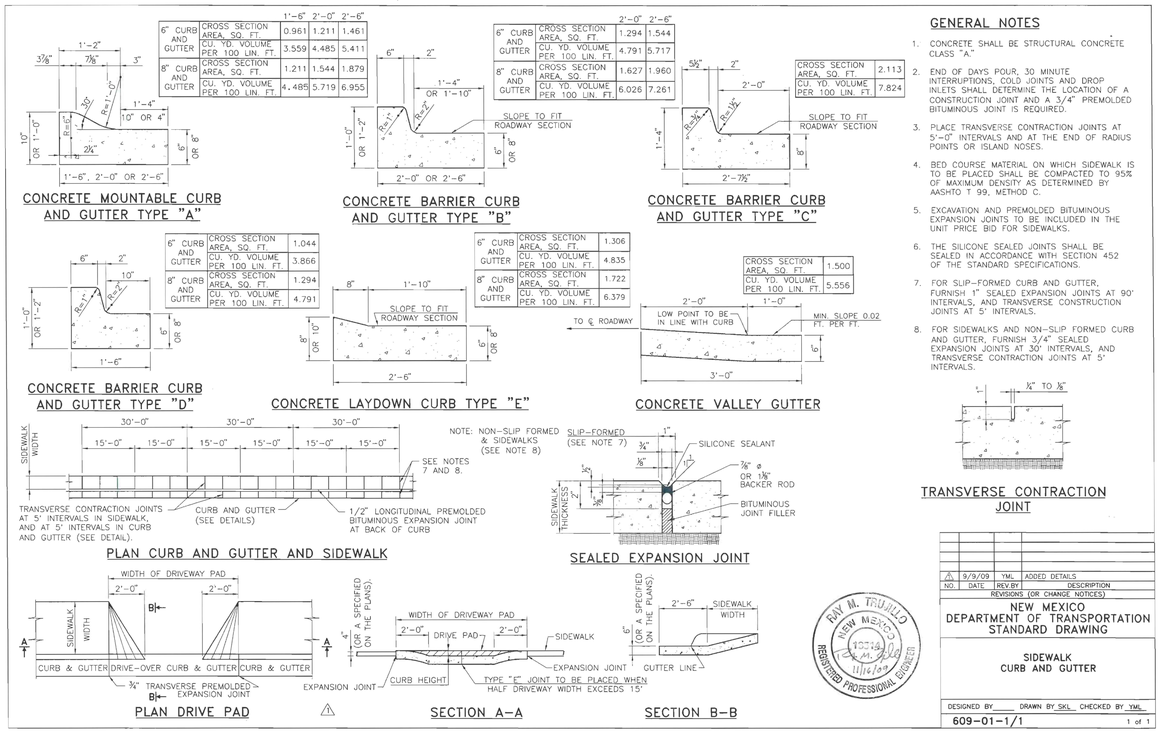
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

EROSION CONTROL AT CULVERT OUTLETS

DESIGNED BY TM DRAWN BY SKL CHECKED BY YML

602-02-1/1 1 of 1

Sheet 602-02



CONCRETE MOUNTABLE CURB AND GUTTER TYPE "A"

CONCRETE BARRIER CURB AND GUTTER TYPE "B"

CONCRETE BARRIER CURB AND GUTTER TYPE "C"

CONCRETE BARRIER CURB AND GUTTER TYPE "D"

CONCRETE LAYDOWN CURB TYPE "E"

CONCRETE VALLEY GUTTER

PLAN CURB AND GUTTER AND SIDEWALK

SEALED EXPANSION JOINT

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)			

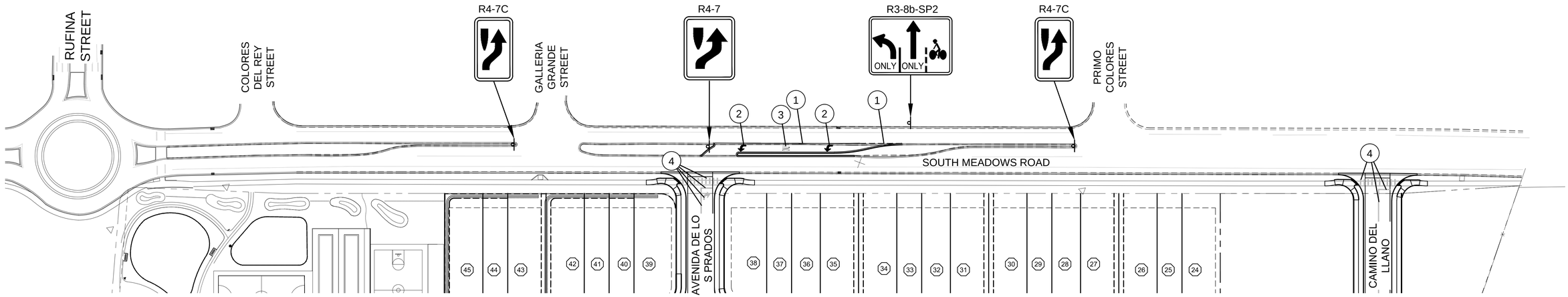
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

SIDEWALK
CURB AND GUTTER

DESIGNED BY ____ DRAWN BY SKL CHECKED BY YML

609-01-1/1 1 of 1

Sheet 609-01



OFFSITE SIGNING AND STRIPING PLAN

SCALE: 1" = 50'

CITY OF SANTA FE SIGNING AND STRIPING NOTES:

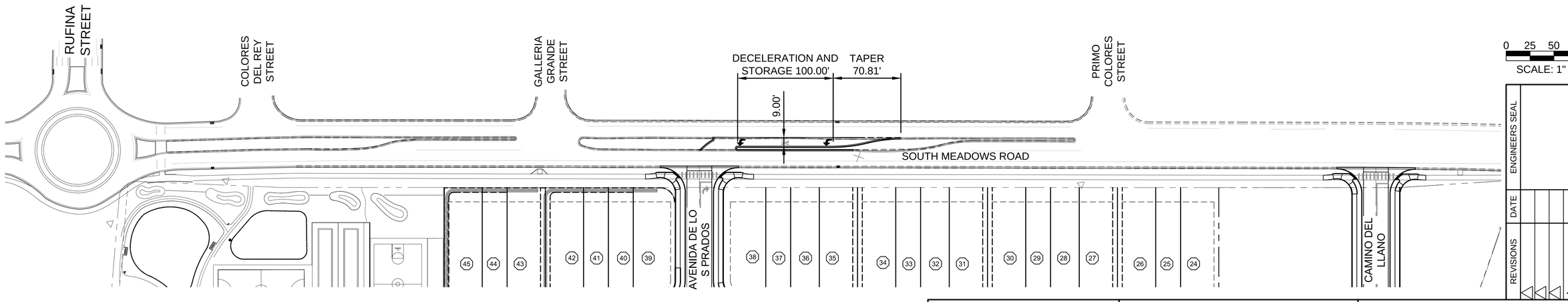
SIGN AND POST REQUIREMENTS

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. 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	WORD "ONLY" SYMBOL
4	ONSITE STRIPING, SEE SHEET 7-2



OFFSITE IMPROVEMENTS PLAN

SCALE: 1" = 50'

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

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

OFFSITE IMPROVEMENTS

DATE:	SCALE:	SHEET:
DECEMBER 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

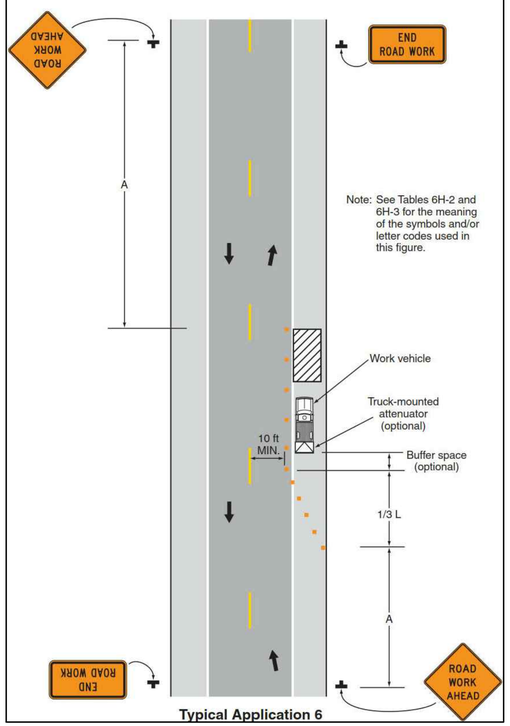
** The column headings A, B, and C are the dimensions shown in Figures 6H-1 through 6H-46. The A dimension is the distance from the transition or point of restriction to the first sign. The B dimension is the distance between the first and second signs. The C dimension is the distance between the second 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	$L = WS$

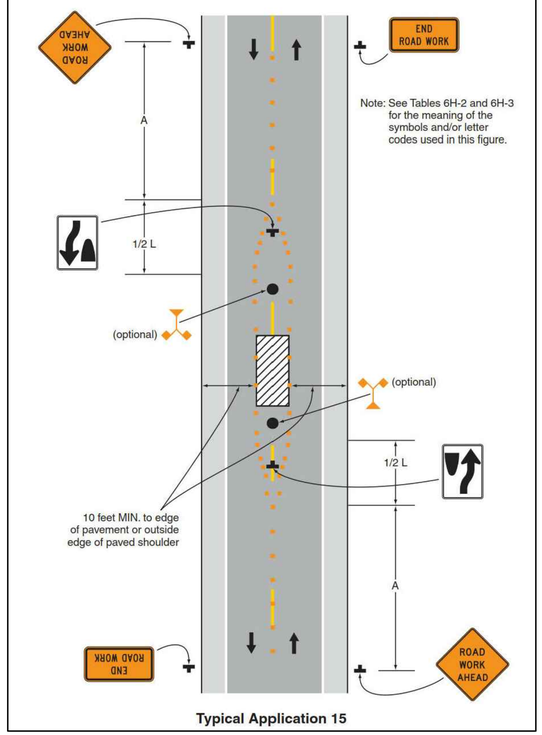
Where: L = taper length in feet
W = width of offset in feet
S = posted speed limit, or off-peak 85th-percentile speed prior to work starting, or the anticipated operating speed in mph

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.

ENGINEERS SEAL

DATE

REVISIONS

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

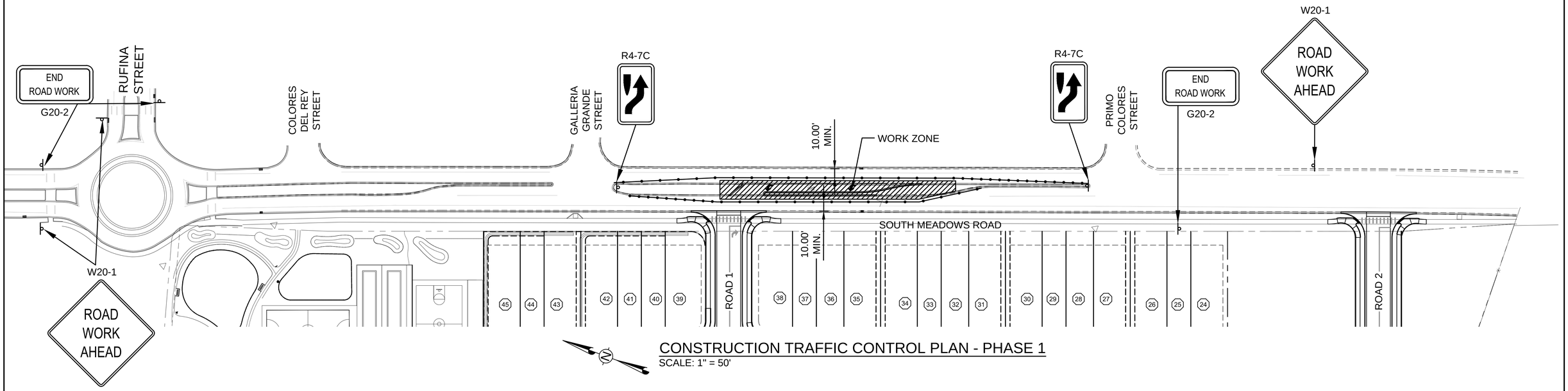
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FINAL SUBDIVISION PLAT
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3600 AND 3740 SOUTH MEADOWS ROAD

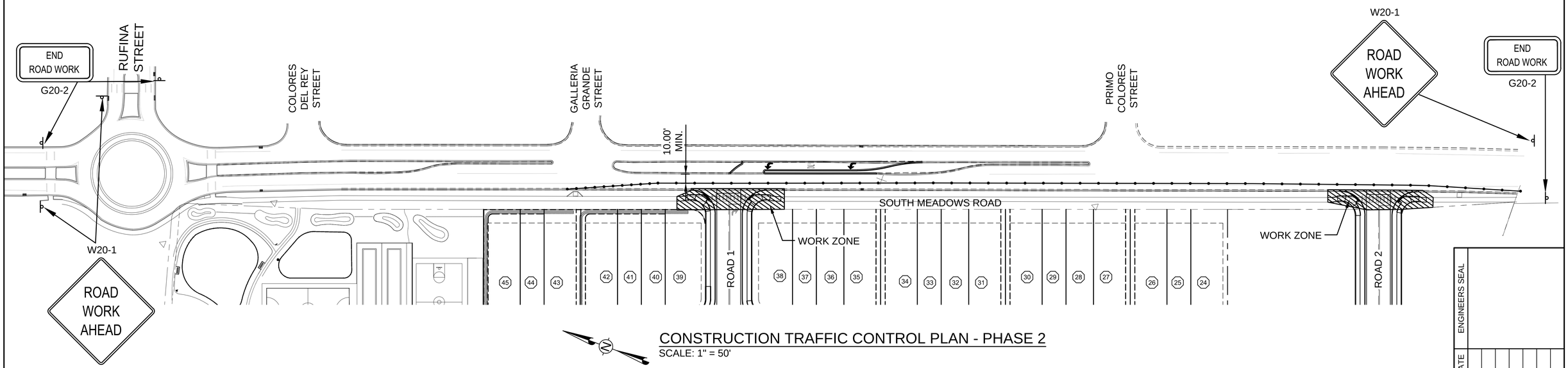
TRAFFIC CONTROL NOTES

DATE:	SCALE:	SHEET:
DECEMBER 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'

ENGINEERS SEAL	DATE	REVISIONS

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

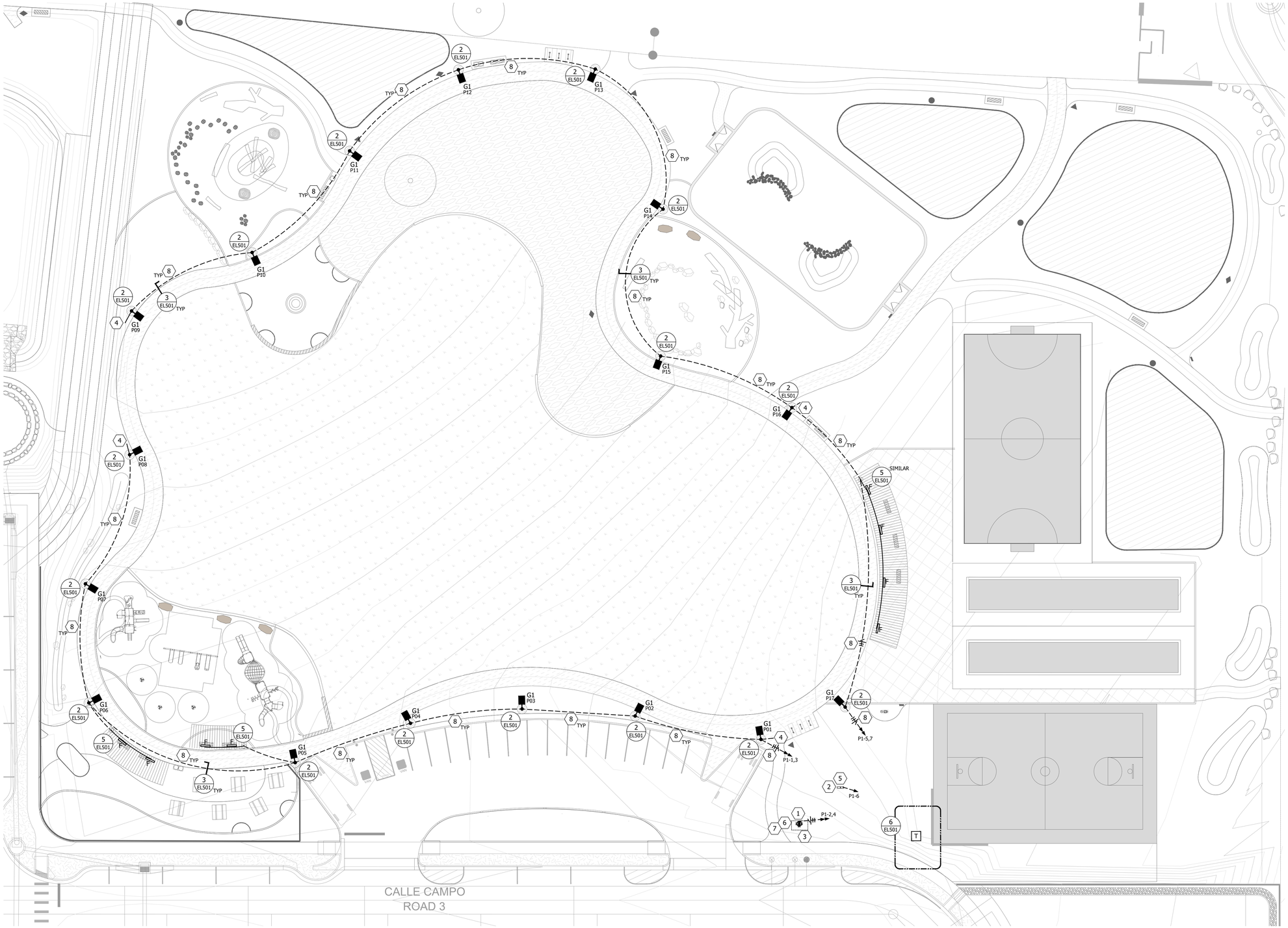
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FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SUGGESTED SEQUENCE OF CONSTRUCTION

DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 50'	12-3



GENERAL SHEET NOTES

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

THIS PLOT MAY NOT BE FULL SIZE - ADJUST SCALE ACCORDINGLY 1"

REFER TO GENERAL NOTES ON DRAWING EL001

A ADOBE ACROBAT® READER 8.0 OR LATER OR OTHER VIEWER IS REQUIRED TO VIEW ALL PORTIONS OF THESE DOCUMENTS AS A PDF

B THE FOLLOWING NOTES APPLY TO ALL ELECTRICAL WORK INCLUDED IN THE CONTRACT UNLESS NOTED OTHERWISE

C THE WORD PROVIDE SHALL MEAN TO FURNISH AND INSTALL - EXCEPTIONS SHALL BE NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS

D DO NOT SCALE THE DRAWINGS TO DETERMINE THE LOCATION OF LUMINAIRES, OUTLETS, OR EQUIPMENT - REFER TO THE OTHER DRAWINGS IN THIS SET (ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, ETC) AND FIELD MEASUREMENTS FOR ALL PROJECT DIMENSIONS

E ALL OFF-SITE WORK IN PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH LOCAL GOVERNMENT REQUIREMENTS AND PERMITTING FOR ACCESS, SAFETY, TRAFFIC CONTROL, UTILITY LOCATION MARKING, AND CONSTRUCTION

NM ONE CALL 811 or (800) 321-2537

F EXISTING SITE AND OFF-SITE GROUND SURFACES AND SUB-SURFACE IMPROVEMENTS DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE RESPECTIVE OWNER - OBTAIN WRITTEN APPROVAL OF THE REPAIR OR REPLACEMENT FROM THE OWNER AND SUBMIT ONE COPY TO THE OWNER IN THIS CONSTRUCTION CONTRACT

G MAINTAIN AND PROTECT ALL EXISTING UTILITIES AND SERVICES DURING CONSTRUCTION - OUTAGES SHALL BE SCHEDULED AND NOTICES ISSUED A MINIMUM OF 2-DAYS PRIOR

H REFER TO OTHER SITE PLANS IN THIS SET OF DRAWINGS FOR LOCATIONS OF EXISTING AND NEW WATER, SEWER, GAS, AND STORM DRAIN UTILITY LOCATIONS AND SERVICE REPRESENTATIVE CONTACT INFORMATION

I THE LOCATION AND ROUTING OF EXISTING ELECTRICAL ITEMS ARE SHOWN APPROXIMATE BASED ON THE BEST AVAILABLE INFORMATION - ACTUAL LOCATIONS AND CIRCUIT ROUTING MAY BE DIFFERENT - ALL LOCATIONS AND ROUTING OF EXISTING ELECTRICAL ITEMS AND CIRCUITS MUST BE FIELD VERIFIED BY THE CONTRACTOR - CIRCUIT NUMBERS SHOWN ARE FROM THE RECORD DRAWINGS AND HAVE NOT BEEN VERIFIED

J EXISTING ELECTRICAL ITEMS THAT ARE TO REMAIN ARE SHOWN IN BLUE COLOR - EXISTING ELECTRICAL ITEMS THAT ARE TO BE REMOVED ARE SHOWN IN RED COLOR - EXISTING ELECTRICAL ITEMS THAT ARE NOT INVOLVED WITH THE WORK OF THIS CONTRACT MAY NOT BE SHOWN

K EXPOSED, CONCEALED, AND BURIED RACEWAY ARE SHOWN BY DRAWING LINE TYPE - REFER TO THE ELECTRICAL SYMBOL LEGEND FOR LINE TYPE DEFINITIONS

L PROVIDE ADHERED LABEL AT EACH POLE HANDHOLE READING **NO COPPER WIRE USED INSIDE**.

SHEET KEYNOTES

1 COORDINATE STUB-UP LOCATION w/ THE EQUIPMENT INSTALLER

2 IRRIGATION CONTROLLER

3 IRRIGATION BACKFLOW PREVENTER AND HOTBOX

4 PROVIDE CAPPED 1"C STUB-OUT 24" MIN BFG

5 EXTEND BRANCH CCT INTO IRRIGATION CONTROLLER PEDESTAL AND CONNECT

6 PROVIDE 2-GANG DOUBLE-DUPLEX 20A WR GFCI RCP w/ IN-USE COVER INSIDE HOTBOX - COORDINATE LOCATION AND HEIGHT w/ EQP PROVIDER

7 ONE DUPLEX RCP PER CCT - 1500W MAX PER RCP

8 PROVIDE 3#8 AL & #10G - 1+1/2"C 24" MIN BFG

1 SITE PLAN

SCALE: 1" = 20'

0 10' 20' 40'

N

ELECTRICAL ENGINEERING
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CASE # 2024-7998

REVISIONS	DATE

SEAL

3/14/2025
DENNIS L. WETTERSTROM
NEW MEXICO
13726
REGISTERED PROFESSIONAL ENGINEER

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:
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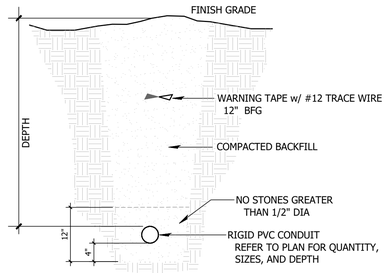
SITES SOUTHWEST

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

ELECTRICAL
SITE PLAN - PARK

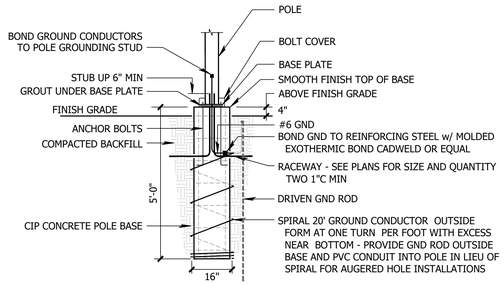
DATE:	SCALE:	SHEET:
MARCH 2025	1" = 20'-0"	EL101

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3 SECTION

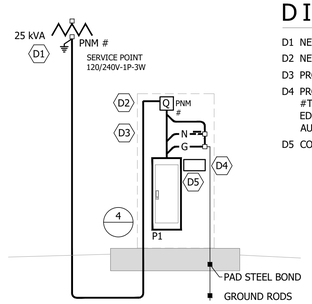
BURIED CONDUIT (NOT ENCASED)
NO SCALE



REFER TO STRUCTURAL DRAWINGS FOR DEPTH, REINFORCING, COMPACTION, AND INSTALLATION NOTES
REFER TO CIVIL SITE DRAWINGS FOR FINISH GRADE
REFER TO ARCHITECTURAL FOR BASE FINISH

2 DETAIL

ROUND FORMED POLE BASE LOW ABOVE GRADE
NO SCALE



1 DIAGRAM

SERVICE AND DISTRIBUTION
NOT TO SCALE

DIAGRAM KEY NOTES

- D1 NEW PAD-MOUNT UTILITY TRANSFORMER
- D2 NEW UTILITY METER
- D3 PROVIDE PAD-MOUNT METER PEDESTAL w/ PANEL BOARD
- D4 PROVIDE INTERNAL SURGE PROTECTION DEVICE EQUAL TO SQ-D #TVS1HWA10X 120/240V-1P-3W+G, 100kA PER PHASE, UL1449 3rd EDITION TYPE 2, SINE WAVE TRACKING, 200 kA SCR, 150V MCOV, AUDIBLE ALARM, ALARM CONTACTS
- D5 CONNECT SPD TO BUS ON LOAD SIDE OF MCB

GENERAL SHEET NOTES

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

THIS PLOT MAY NOT BE FULL SIZE - ADJUST SCALE ACCORDINGLY 1"

REFER TO GENERAL NOTES ON DRAWING EL001

GROUNDING ELECTRODE CONDUCTOR SIZE

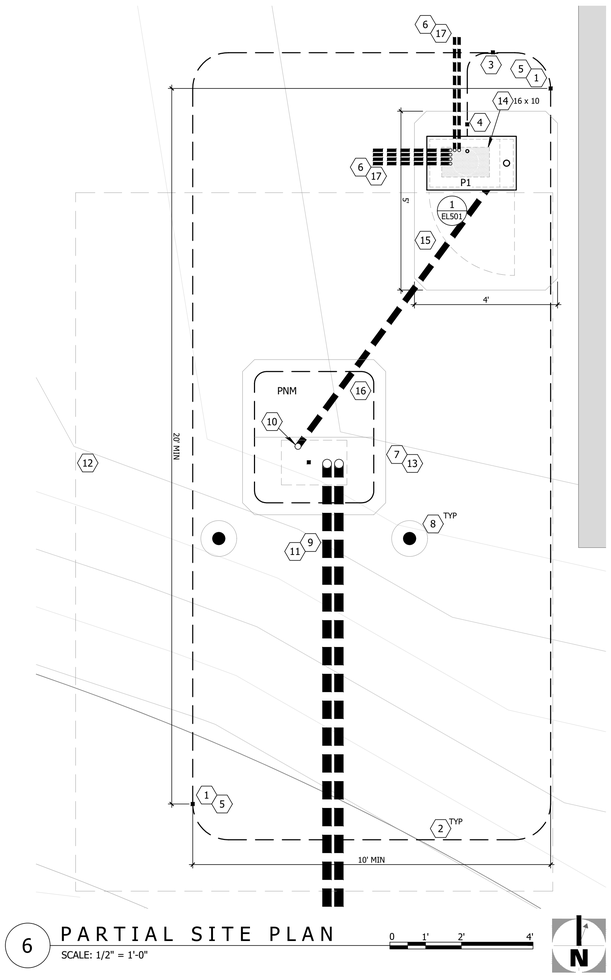
SERVICE PHASE CONDUCTOR SIZE CU	SERVICE PHASE CONDUCTOR SIZE AL	MINIMUM GEC SIZE CU	EQUIVALENT AWG	EQUIVALENT KCMIL
<=2	<=1/0	8	2	66.4
1 - 1/0	2/0 - 3/0	6	1/0	105.6
2/0 - 3/0	4/0 - 250	4	2/0	133.1
>3/0 - 350	>250 - 500	2	3/0	167.8
>350 - 600	>500 - 900	1/0	4/0	211.6
>600 - 1100	>900 - 1750	2/0		
>1100	>1750	3/0		

USE TOTAL CONDUCTOR AREA PER PHASE FOR PARALLEL CONDUCTORS - NEC TABLE 250.66

BONDING LEGEND
■ EXOTHERMIC WELD □ BOLTED BRONZE CLAMP

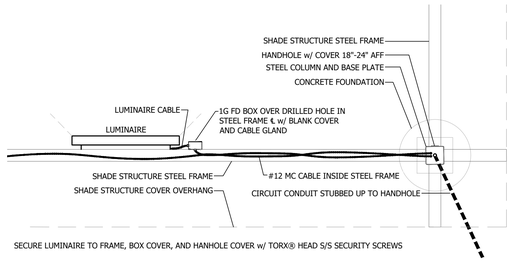
SHEET KEYNOTES

1. DRIVEN GND ROD w/ TOP 12" BELOW FINISH GRADE
2. PROVIDE #4/0 AWG STRANDED BARE CU CONDUCTOR 12" BELOW FINISH GRADE
3. BOND GND ELECTRODE CONDUCTOR TO LOOP CONDUCTOR
4. BOND TO REINFORCING STEEL IN SLAB
5. BOND TO THE TOP OF EACH ROD
6. PROVIDE 2-1"C CAPPED STUB-OUTS FROM PANEL BOARD 24" MIN BFG
7. PROVIDE CIP CONCRETE OR FORMED POLYMER RESIN CONCRETE TRANSFORMER PAD w/ BLOCK-OUTS PER UTILITY REQUIREMENTS
8. PROVIDE STEEL PIPE BOLLARD PER UTILITY REQUIREMENTS
9. PROVIDE GRC ELBOWS PER UTILITY REQUIREMENTS
10. STUB-UP CONDUIT INTO TRANSFORMER SECONDARY COMPARTMENT
11. PROVIDE TWO 3"C PER UTILITY REQUIREMENTS
12. MAINTAIN CLEARANCE AROUND TRANSFORMER PER UTILITY REQUIREMENTS
13. COMPACT SOIL TO 95% DENSITY BELOW PAD
14. PROVIDE PAD BLOCK-OUTS FOR CONDUIT
15. PROVIDE REINFORCED CONCRETE SLAB AT EQUIPMENT
16. REFERENCE PNM ESG DS-7-14.0, DS-7-16.1, AND DS-7-16.12 SINGLE-PHASE PADMOUNTED TRANSFORMER
17. CAP, TAG, AND MARK LOCATION OF CONDUIT STUBOUT FOR FUTURE EXTENSION



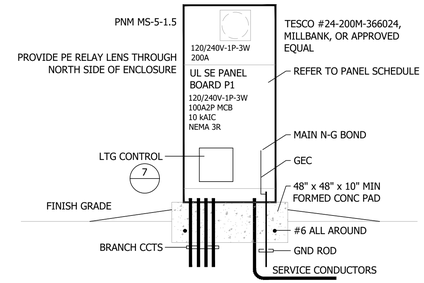
6 PARTIAL SITE PLAN

SCALE: 1/2" = 1'-0"



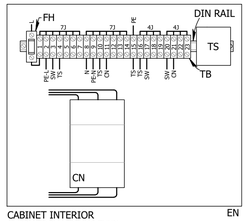
5 DETAIL PLAN

SHADE STRUCTURE ELECTRICAL
SCALE: 1/2" = 1'-0"



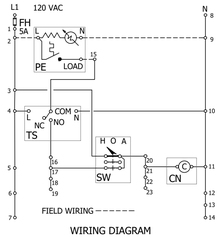
4 DETAIL

PEDESTAL METER, PANEL BOARD, AND LTG CONTROL
NO SCALE



CABINET INTERIOR
ALL CONTROL WIRE #16 THHN

EN



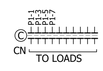
WIRING DIAGRAM

PROGRAM TIMESWITCH TO CLOSE CONTACTS EVERY DAY FROM 5:00 am TO 11:00 pm

NP1: "LIGHTING", NP2: "PARK LIGHTING"



CABINET FRONT



CONTACTOR DIAGRAM

TS TIMESWITCH, 7-DAY DIGITAL, 120V, SPDT, LCD DISPLAY, BATTERY BACKUP, 35mm DIN RAIL MTG, MANUAL OVERRIDE BUTTON, INTERMATIC #FM1D20A-120
PE PHOTOELECTRIC SWITCH, SPST, 120V, INTERMATIC #EK4436SM FOR 1/2"C MTG; #EK4336S FOR FLUSH WALL BOX OR WP J-BOX MTG; #EK4036S FOR DRILLED ENCLOSURE MTG
CN LTG CONTACTOR, ELECTRICALLY HELD, 600V 30A CONTACTS, 120V COIL, NUMBER OF POLES AS REQUIRED MINIMUM 4-POLE, SQUARE-D #8903-LO1000-V02
TB TERMINAL BLOCK, 35mm DIN RAIL MTG, #14-4 SOLDERLESS BOX LUGS
FH FUSIBLE TERMINAL BLOCK, 35mm DIN RAIL MTG, 250-VOLT
SW SELECTOR SWITCH, COVER MTD, HAND-OFF-AUTO, 120V, SQUARE-D #9001-KS43BH13 w/ #KN260SP
NP NAMEPLATE, ENGRAVED PHENOLIC, WHITE LETTERS ON BLACK
EN ENCLOSURE, 16"W x 16"H x 8"D NEMA 12, 16 GA STEEL, PADLOCK HANDLE LATCH, ANSI #61 GRAY POLYESTER POWDER FINISH, HOFFMAN #CSD16168 w/ CP1616 w/ C-WHPTO

7 DIAGRAM

LTG CONTACTOR w/ PE & TS CONTROL
NO SCALE

FEEDER SCHEDULE

FEEDER NAME	CONDUIT COUNT	PHASE QUAN	PHASE SIZE	NEUTRAL QUAN	NEUTRAL SIZE	GROUND QUAN	GROUND SIZE	P & N TYPE	INSULATION TYPE	CONDUIT SIZE IN	CONDUIT FILL %	SCC AMPS	VDROP MAX %	ARC FLASH ENERGY [1]	ARC FLASH BOUNDARY [2]	NOTES
P1	1	2	2	1	2			CU	THHN/THWN-2	1+1/4	22.5	3,155	0.01	0.58	11.6	

GENERAL NOTES
CONDUIT SIZES ARE MINIMUM GRC - CONDUCTOR SIZES ARE MINIMUM CU THHN/THWN-2 UNLESS INDICATED OTHERWISE
SPARE CONDUITS ARE NOT INCLUDED IN THIS SCHEDULE - REFER TO PLAN KEYED NOTES
FAULT CURRENT (SCC) AND ARC FLASH CALCULATED AT INDICATED EQUIPMENT LINE TERMINALS
[1] cal/cm² at 18-INCHES
[2] INCHES FROM ARC AT 1.2 cal/cm²

NUMBERED NOTES
1 EXISTING FEEDER
2 ISOLATED GROUND INCLUDED

LOAD SUMMARY

FEEDER NAME	LOAD AMPS ALLOWED [1]	LOAD AMPS CONNECTED	LOAD AMPS DEMAND	LOAD AMPS SPARE [1]	FEEDER % DEMAND	FEEDER % LOAD [1]	SF	W/SF CONNECT	W/SF DEMAND
P1	115	22	22	78	100	19			

[1] ALLOWABLE LOAD AMPS, SPARE LOAD AMPS, AND FEEDER LOAD % ARE BASED ON 75°C CONDUCTOR RATING

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ELECTRICAL ENGINEERING
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CASE # 2024-7998

REVISIONS	DATE

SEAL: JEANNIE L. WETTERSTROM, NEW MEXICO, 9726, REGISTERED PROFESSIONAL ENGINEER, 3/14/2025

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

CITY USE ONLY

PLAN PREPARED BY:
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SITES SOUTHWEST

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

ELECTRICAL
DIAGRAMS AND DETAILS - PARK

DATE:	SCALE:	SHEET:
MARCH 2025		EL501

005EASP-1.dwg

PANEL BOARD SCHEDULE

VOLTAGE (L-L): 240
PHASE: 1
WIRE: 3
MOUNTING: FLUSH
MANUFACTURER:
OPTIONS:
TOP: MCB
BOTTOM:

PANEL BOARD NAME: **P1**
BUS RATING, Amps: 125
MAIN BREAKER RATING, Amps: 100
FEEDER PROTECTION, Amps:
GROUND BUS: ISOLATED FROM NEUTRAL
MAIN BOND JUMPER: NO
SHORT CCT RATING (SCCR): 10,000
DEFAULT POWER FACTOR: 95%

LOAD TYPE	LOAD DESCRIPTION	kW	NOTE	CB SIZE	CCT #	Φ	CCT #	CB SIZE	NOTE	kW	LOAD DESCRIPTION	LOAD TYPE
LTG	PEDESTRIAN SW	0.4		20 1	1	A	2	20 1		1.5	BFP HOTBOX	RCP
LTG		0.4		2P J	3	C	4	2P J		1.5		RCP
LTG	PEDESTRIAN NE	0.5		20 1	5	A	6	15		0.1	IRRIGATION CONTROL	OTH
LTG		0.5		2P J	7	C	8	20				
					9	A	10					
					11	C	12					

LOAD SUMMARY	kW
Phase A:	3
Phase C:	2
THIS SECTION:	5
Phase A:	
Phase C:	
SUB-FEED & FEED-THROUGH:	
Phase A:	3
Phase C:	2
BUS TOTAL:	5
Demand Imbalance % A:	0.3%
C:	-0.8%
Demand Imbalance %	0.8%

Notes
A - AFI arcing fault interrupter
C - Through lighting contactor
D - Dual (tandem) circuit breaker
G - GFI ground fault interrupter
K - Kirk key interlock
L - Handle LOCK-OFF/LOCK-ON
N - New CB in existing space
R - Replace existing CB with new CB
S - Switched neutral
T - 120V shunt trip
W - Switching duty rated SWD
X - Relocated existing CB
Z - 100% rated

Options
A - NEMA 12/3R enclosure
B - NEMA 12 enclosure
C - Door-in-door front
D - Hinged front
E - Top and bottom box extensions
F - 400 Hz rating
G - Isolated ground bus
H - 100% rating
J - NEMA 4X enclosure
K - Internal SPD
L - User metering (mains)
M - User metering (branch circuits)
N - Stainless Steel enclosure & trim

	Connected kW	Demand kW	Demand %	Demand Amps
Lighting	2	2	100	
Receptacles	3	3	100	
Other	0	0	100	
Total	5	5	100	22

LUMINAIRE SCHEDULE

KEY	DESCRIPTION	MANUFACTURER / CATALOG NO.	LUMENS	WATTS	FINISH	VOLTS	NOTES
G1	**LUMINAIRE:** POST TOP, CUT-OFF, IES TYPE 2 DISTRIBUTION, ONE-PIECE DIE-CAST ALUMINUM HOUSING, TEMPERED GLASS LENS, EXTRUDED SILICONE HOUSING GASKET, S/S HARDWARE, THERMOSET POLYESTER POWDER PAINT, 4000˚K, 80+ CRI, -40˚F RATED DRIVER, 10 kA SURGE PROTECTION, IP66 RATED, UL1598, 5-YEAR LED AND DRIVER WARRANTY, 1.45 EPA, 40 LB **POLE:** 15-FT 4.0"Φ ROUND STRAIGHT ALUMINUM, 4 GA (0.23") MIN WALL THICKNESS, 6.6 EPA MIN AT 100-MPH STEADY, 2-PIECE MATCHING BOLT COVER, 4 3/4" MIN GALVANIZED ANCHOR BOLTS, 9.0" BOLT CIRCLE	LUMINAIRE: LUMCA / PR8476-54LED0590W-240-L2B-40KC80-ITC-COLOR-5GP10 POLE: LUMCA / AP04-15HD-RAB-WB24-4-COLOR-AB	8,630	90	BLACK	240	
F	36-48" MODULAR LINEAR, SURFACE MOUNT, ROTATION ADJUSTABLE, EXTRUDED ALUM HOUSING, TEMPERED GLASS LENS, 4000°K, 30° DISTRIBUTION, -4°F RATED START INTEGRAL DRIVER, IP64 UL1598, NON-DIM	INSIGHT / PEX-HO-40K-3030-SM-48-240-DIM-MG-LV w/ LC-5-B OSRAM-TRAXON / XB.N3.8396130	2,600	44	BLACK	120	1

GENERAL NOTES UNLESS NOTED OTHERWISE:
LAMPS ARE LED - LAMP CODES ARE GENERAL ELECTRIC
FINISH COLORS ARE WHITE - COLORS SHALL BE SELECTED FROM MANUFACTURER'S STANDARD DURING SUBMITTAL REVIEW UNLESS NOTED CUSTOM
LUMINAIRES SHALL BE AS SPECIFIED OR APPROVED EQUAL PRIOR TO BID/ORDER
DIMMING DRIVERS SHALL BE 0-10 Vdc 2-WIRE ELECTRONIC 100-1% DIM-TO-OFF
COLOR TEMPERATURE SHALL BE 3500˚K, CRI 85 MIN, >90% PF, <20% THD, INTEGRAL BALLAST/DRIVERS 120-277V, SINGLE CIRCUIT
LUMENS LISTED ARE MINIMUM DELIVERED AND WATTS ARE MAXIMUM PER IESNA LM-79-08 BY INDEPENDENT TESTING LAB PHOTOMETRIC REPORT

NUMBERED NOTES:
1 PROVIDE CONNECTING CABLES w/ CONNECTORS FOR FEED CABLE TO OUTLET AND DEAD END CAP



REQUIRED PARK LIGHTING CONTROL PROGRAM TIMELINE - ALL DAYS

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CASE # 2024-7998

REVISIONS	DATE
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△	
△	

SEAL
3/14/2025
KEVIN S L. WETTERSTROM
NEW MEXICO
19726
REGISTERED PROFESSIONAL ENGINEER

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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WATER SERVICES		
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LANDSCAPE		
SUBDIVISION ENGINEER		

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

ELECTRICAL
SCHEDULES - PARK

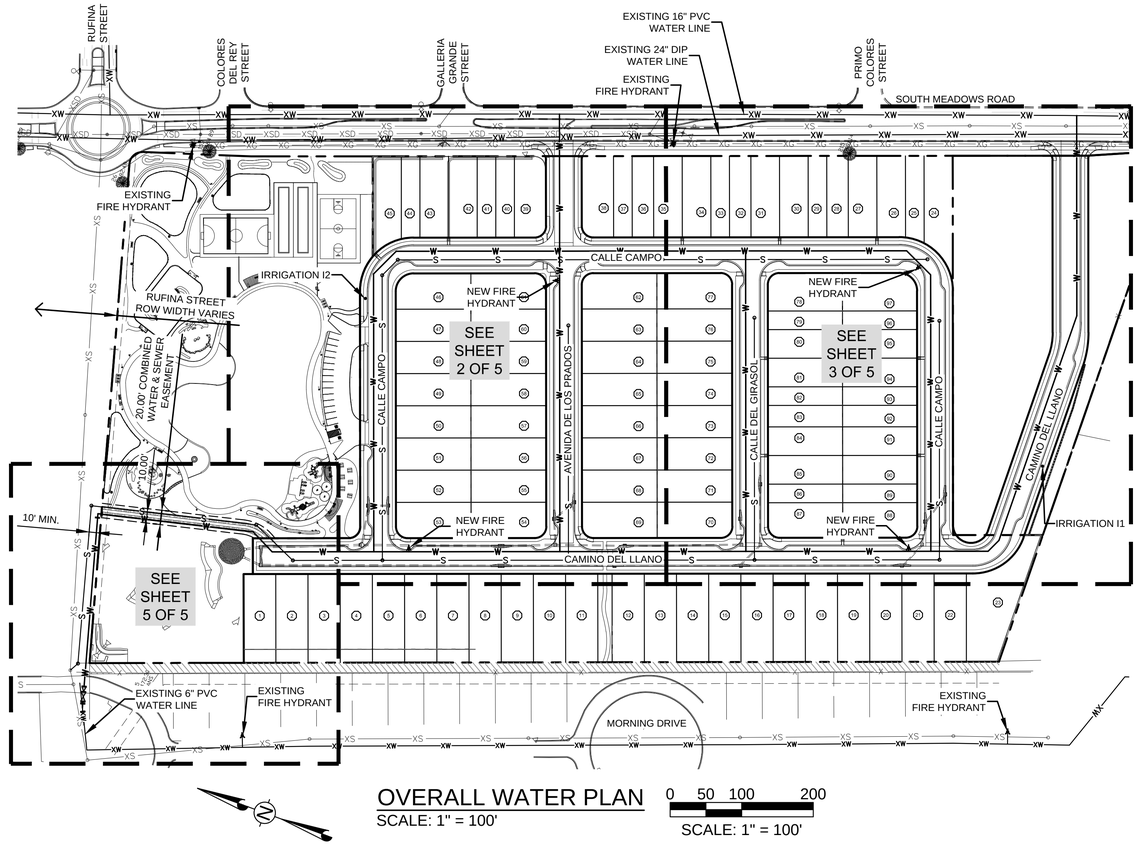
DATE:	SCALE:	SHEET:
MARCH 2025		EL601

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LOS PRADOS PUBLIC WATERLINE IMPROVEMENTS

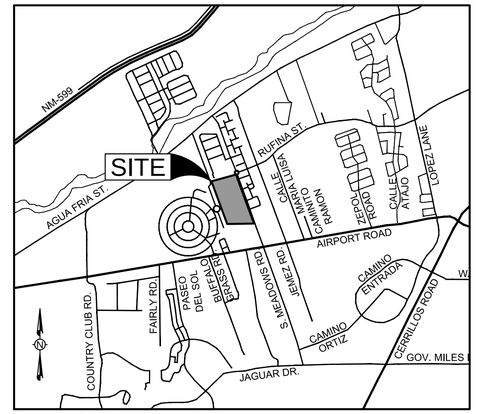
3600 & 3740 SOUTH MEADOWS RD

DOMESTIC SERVICE TABLE			
LOT NUMBER	ADDRESS	SERVICE LINE SIZE	METER SIZE
1 & 2	4962 & 4960 Camino Del Llano	1"	2x5/8" DS
3 & 4	4958 & 4956 Camino Del Llano	1"	2x5/8" DS
5 & 6	4954 & 4952 Camino Del Llano	1"	2x5/8" DS
7 & 8	4950 & 4948 Camino Del Llano	1"	2x5/8" DS
9 & 10	4946 & 4944 Camino Del Llano	1"	2x5/8" DS
11	4942 Camino Del Llano	3/4"	5/8" DS
12 & 13	4940 & 4938 Camino Del Llano	1"	2x5/8" DS
14 & 15	4936 & 4934 Camino Del Llano	1"	2x5/8" DS
16	4932 Camino Del Llano	3/4"	5/8" DS
17 & 18	4930 & 4928 Camino Del Llano	1"	2x5/8" DS
19 & 20	4926 & 4924 Camino Del Llano	1"	2x5/8" DS
21	4922 Camino Del Llano	3/4"	5/8" DS
22 & 23	4920 & 4918 Camino Del Llano	1"	2x5/8" DS
24 & 25	4819 & 4821 Calle Campo	1"	2x5/8" DS
26	4823 Calle Campo	3/4"	5/8" DS
27 & 28	4825 & 4827 Calle Campo	1"	2x5/8" DS
29 & 30	4829 & 4831 Calle Campo	1"	2x5/8" DS
31 & 32	4833 & 4835 Calle Campo	1"	2x5/8" DS
33 & 34	4837 & 4839 Calle Campo	1"	2x5/8" DS
35 & 36	4841 & 4843 Calle Campo	1"	2x5/8" DS
37 & 38	4845 & 4847 Calle Campo	1"	2x5/8" DS
39 & 40	4851 & 4853 Calle Campo	1"	2x5/8" DS
41 & 42	4855 & 4857 Calle Campo	1"	2x5/8" DS
43	4859 Calle Campo	3/4"	5/8" DS
44 & 45	4861 & 4863 Calle Campo	1"	2x5/8" DS
46 & 47	4866 & 4868 Calle Campo	1"	2x5/8" DS
48 & 49	4870 & 4872 Calle Campo	1"	2x5/8" DS
50 & 51	4874 & 4876 Calle Campo	1"	2x5/8" DS
52	4878 Calle Campo	3/4"	5/8" DS
53	4880 Calle Campo	3/4"	5/8" DS
54 & 55	4615 & 4613 Avenida De Los Prados	1"	2x5/8" DS
56 & 57	4611 & 4609 Avenida De Los Prados	1"	2x5/8" DS
58 & 59	4607 & 4605 Avenida De Los Prados	1"	2x5/8" DS
60 & 61	4603 & 4601 Avenida De Los Prados	1"	2x5/8" DS
62	4602 Avenida De Los Prados	3/4"	5/8" DS
63 & 64	4604 & 4606 Avenida De Los Prados	1"	2x5/8" DS
65 & 66	4608 & 4610 Avenida De Los Prados	1"	2x5/8" DS
67 & 68	4612 & 4614 Avenida De Los Prados	1"	2x5/8" DS
69	4616 Avenida De Los Prados	3/4"	5/8" DS
70 & 71	4719 & 4717 Calle Del Girasol	1"	2x5/8" DS
72 & 73	4715 & 4713 Calle Del Girasol	1"	2x5/8" DS
74 & 75	4707 & 4705 Calle Del Girasol	1"	2x5/8" DS
76 & 77	4703 & 4701 Calle Del Girasol	1"	2x5/8" DS
78	4702 Calle Del Girasol	3/4"	5/8" DS
79 & 80	4704 & 4706 Calle Del Girasol	1"	2x5/8" DS
81 & 82	4708 & 4710 Calle Del Girasol	1"	2x5/8" DS
83 & 84	4712 & 4714 Calle Del Girasol	1"	2x5/8" DS
85	4716 Calle Del Girasol	3/4"	5/8" DS
86 & 87	4718 & 4720 Calle Del Girasol	1"	2x5/8" DS
88	4802 Calle Campo	3/4"	5/8" DS
89 & 90	4804 & 4806 Calle Campo	1"	2x5/8" DS
91 & 92	4808 & 4810 Calle Campo	1"	2x5/8" DS
93 & 94	4812 & 4814 Calle Campo	1"	2x5/8" DS
95	4816 Calle Campo	3/4"	5/8" DS
96 & 97	4818 & 4820 Calle Campo	1"	2x5/8" DS
Drinking Fountain	4871-A Calle Campo	3/4"	5/8" DS
Dog Fountain	4871-B Calle Campo	3/4"	5/8" DS



OVERALL WATER PLAN
SCALE: 1" = 100'

0 50 100 200
SCALE: 1" = 100'



0 1000 2000 4000
SCALE: 1" = 2000'

VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

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

IRRIGATION SERVICE TABLE			
NUMBER	ADDRESS	SERVICE LINE SIZE	METER SIZE
I1	4911-A Camino Del Llano	1"	1" IR
I2	4871-C Calle Campo	1.5"	1.5" IR

(1) SERVICE TYPES
DS IS A METERED SERVICE CONNECTION FOR DOMESTIC SERVICE OR COMBINATION OF DOMESTIC AND IRRIGATION SERVICE. BACKFLOW PREVENTERS ARE REQUIRED FOR SERVICES OVER 2 INCH OR IF REQUIRED BY CoSFW.
FS IS A FIRE SERVICE DEDICATED FOR AUTOMATIC FIRE SPRINKLER SYSTEMS. ALL FIRE SERVICES MUST BE EQUIPPED WITH A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER WITH DETECTOR ASSEMBLY (RPDA). THE BACKFLOW PREVENTER MUST BE LOCATED WITHIN 30' OF THE CONNECTION TO THE WATER MAIN. BACKFLOW PREVENTERS MUST BE LISTED AS APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
IR IS A METERED SERVICE CONNECTION FOR A DEDICATED IRRIGATION SYSTEM. ALL IRRIGATION SYSTEMS REQUIRE A BACKFLOW PREVENTER.
(2) PEAK FLOW IN GALLONS PER MINUTE.
(3) RESIDUAL PRESSURE IS POUNDS PER SQUARE INCH AT THE LISTED FIRE FLOW AT POINT OF CONNECTION TO MAIN.
(4) LIST ADDRESS / BUILDING NUMBERS OR NAMES SERVED.

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ENGINEER _____ PE _____ DATE _____

REV DATE: 5/6/2025

RECORD MAPPING

	INITIALS	DATE
AS BUILT	_____	___/___/___
VALVE MAPS	_____	___/___/___
GIS (MAPPING)	_____	___/___/___
Inspector approved	_____	___/___/___

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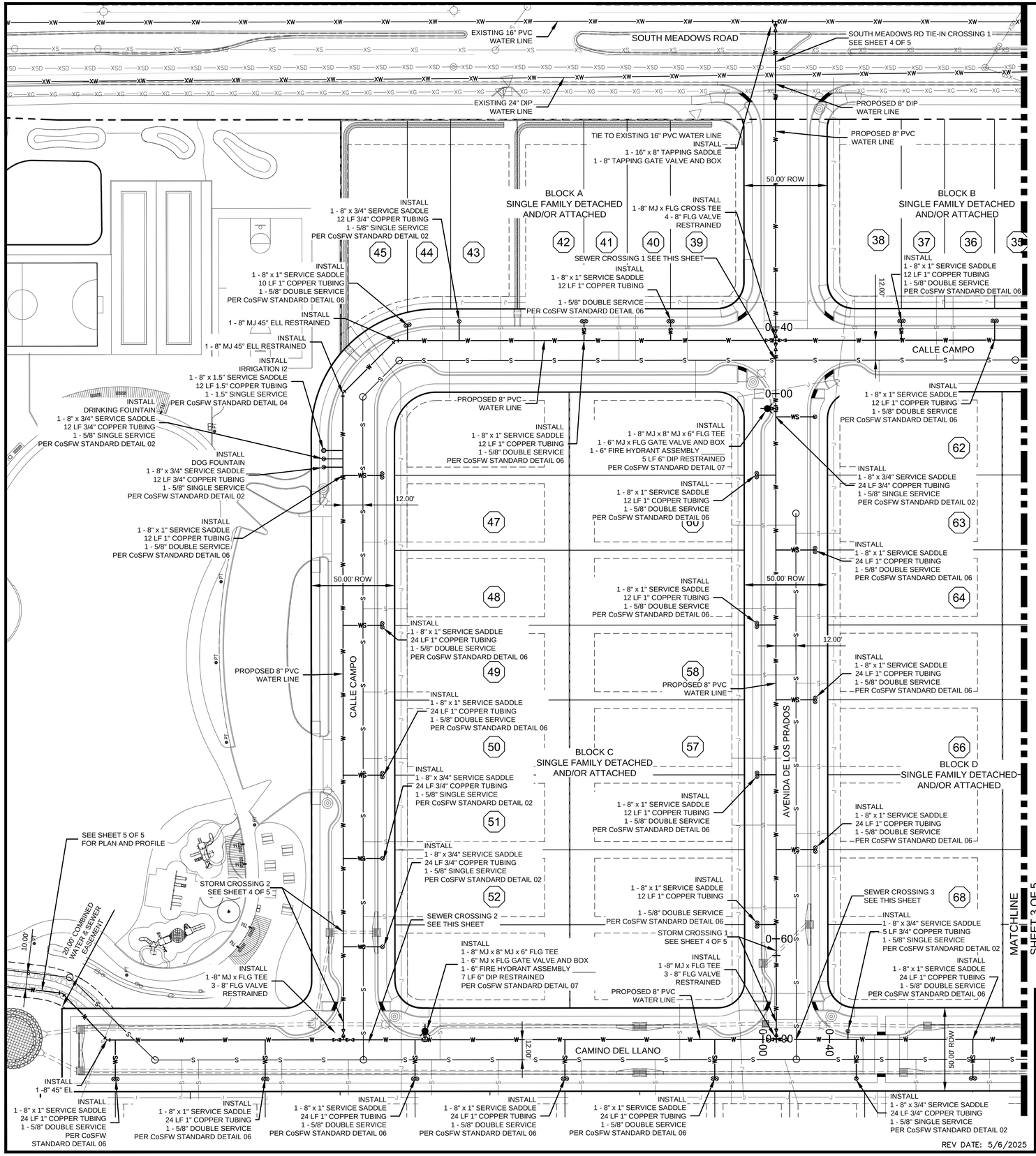
PLAT RECORDING INFORMATION
BOOK _____
PAGE _____
FILE
DATE _____

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_____ CITY OF SANTA FE WATER DIVISION DATE
_____ SANTA FE FIRE DEPARTMENT DATE

INSPECTOR _____
DATE: _____

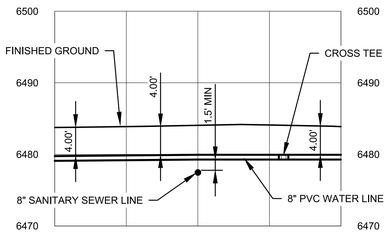
AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
L13,M13	T 16N . R 08E . S 1	

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(1 OF 5)



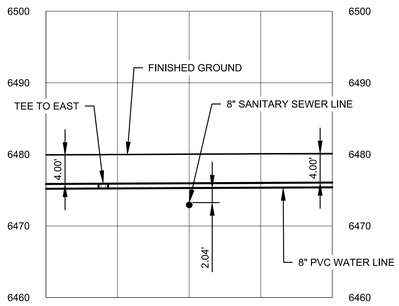
LEGEND

- EXISTING ASSUMED WATER LINE
- PROPOSED WATER LINE
- PROPOSED GRAVITY SEWER
- PROPOSED JOINT TRENCH
- PROPOSED FIRE HYDRANT
- SINGLE METER
- DOUBLE METER



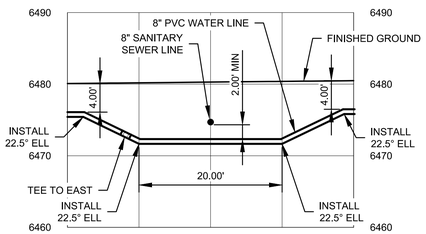
SEWER CROSSING 1

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



SEWER CROSSING 2

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



SEWER CROSSING 3

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

DETAILED WATER PLAN

SCALE: 1" = 30'

0 15 30 60

SCALE: 1" = 30'

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ENGINEER PE DATE

RECORD MAPPING

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AS BUILT		
VALVE MAPS		
GIS (MAPPING)		
Inspector approved		

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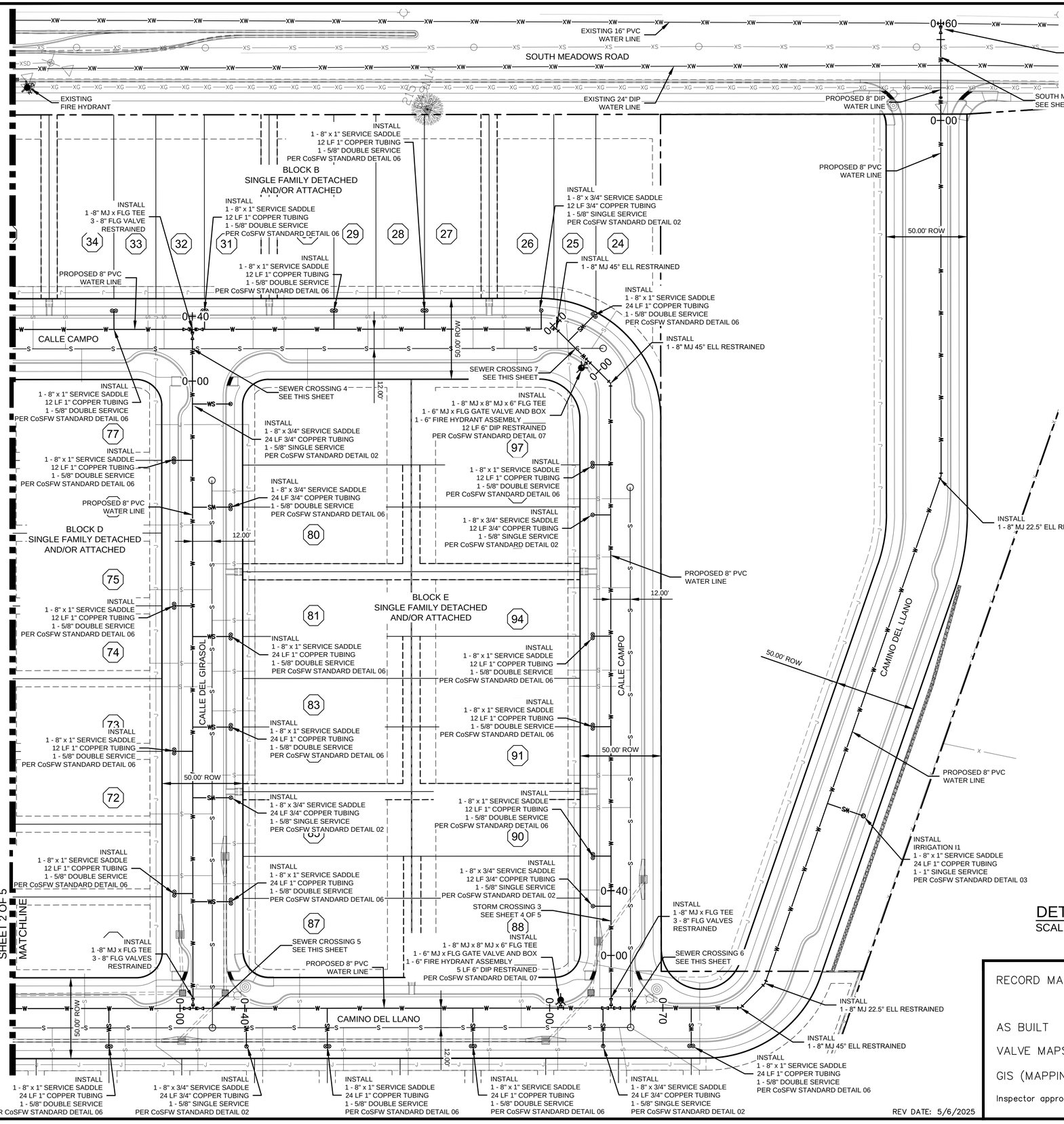
INSPECTOR
DATE:

AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
L13,M13	T 16N . R 08E . S 1	

2024

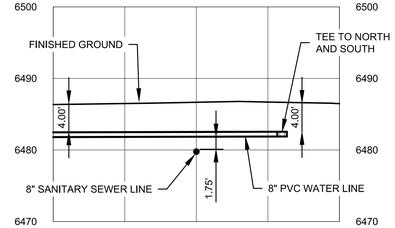
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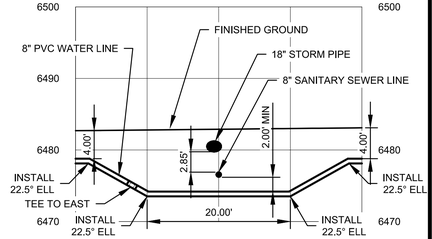
LEGEND

- EXISTING ASSUMED WATER LINE
- PROPOSED WATER LINE
- PROPOSED GRAVITY SEWER
- PROPOSED JOINT TRENCH
- PROPOSED FIRE HYDRANT
- SINGLE METER
- DOUBLE METER



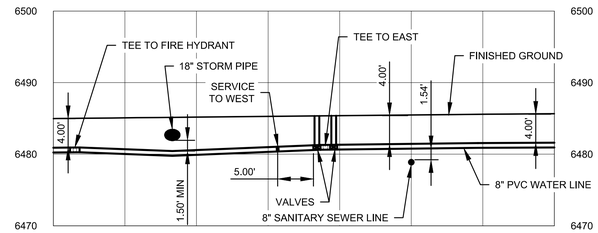
SEWER CROSSING 4

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



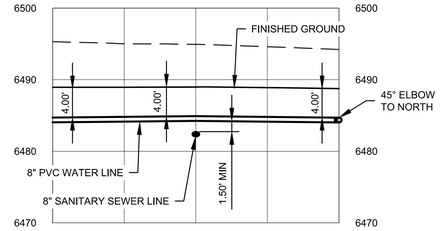
SEWER CROSSING 5

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



SEWER CROSSING 6

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



SEWER CROSSING 7

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

DETAILED WATER PLAN

SCALE: 1" = 30'

0 15 30 60

SCALE: 1" = 30'

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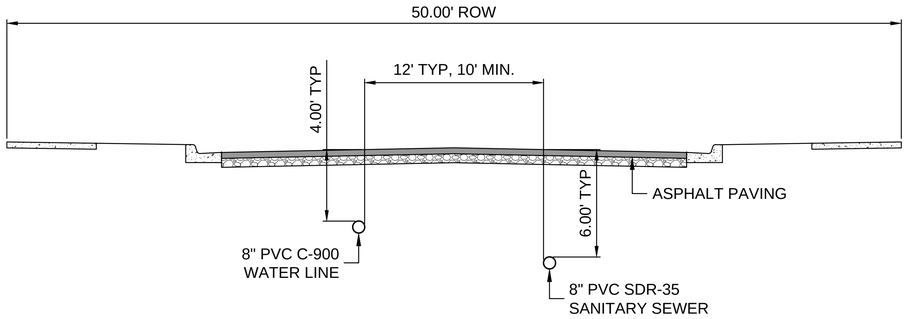
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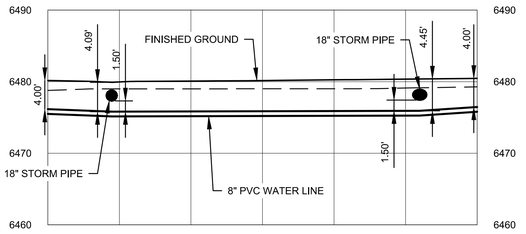
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L13,M13	T 16N . R 08E . S 1	

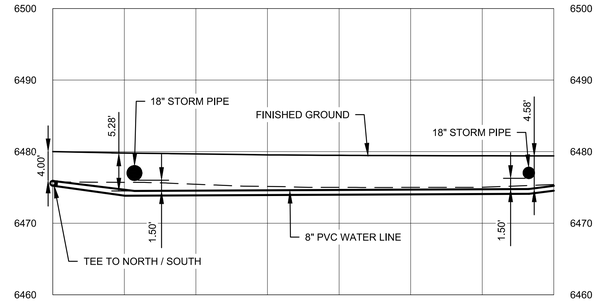
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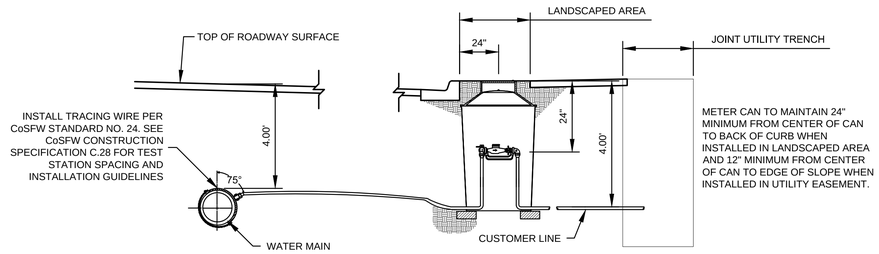
TYPICAL ROADWAY SECTION
SCALE: N.T.S.



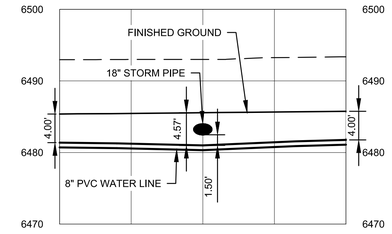
STORM CROSSING 1
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



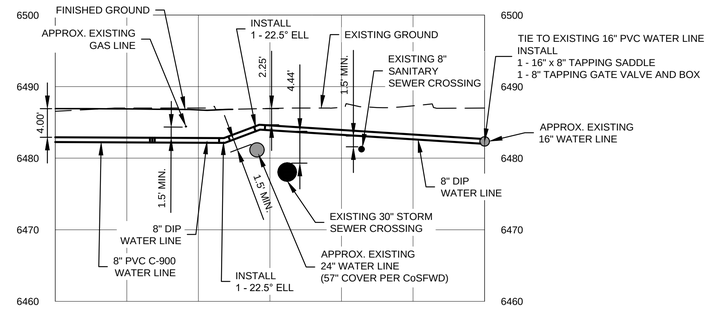
STORM CROSSING 2
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



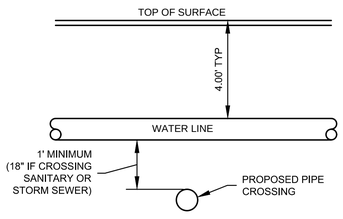
TYPICAL WATER SERVICE AND METER CAN PLACEMENT DETAIL
SCALE: N.T.S.



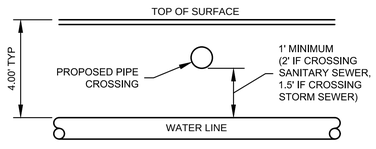
STORM CROSSING 3
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



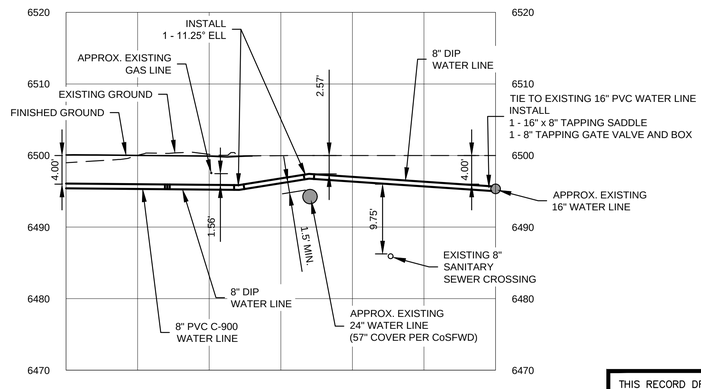
SOUTH MEADOWS RD TIE IN CROSSING 1
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



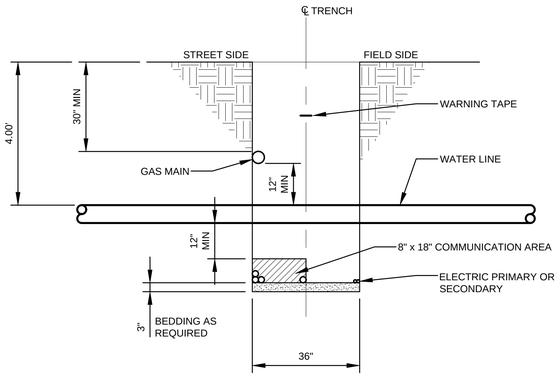
TYPICAL UTILITY CROSSING DETAIL (OVER)
SCALE: N.T.S.



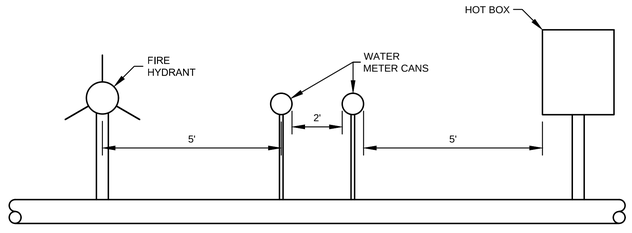
TYPICAL UTILITY CROSSING DETAIL (UNDER)
SCALE: N.T.S.



SOUTH MEADOWS RD TIE IN CROSSING 2
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



UTILITY TRENCH AND CROSSING DETAIL FOR CUSTOMER LINE
SCALE: N.T.S.



SEPARATION SPACING DETAIL
SCALE: N.T.S.

REV DATE: 5/6/2025

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RECORD MAPPING

	INITIALS	DATE
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VALVE MAPS	_____	___/___/___
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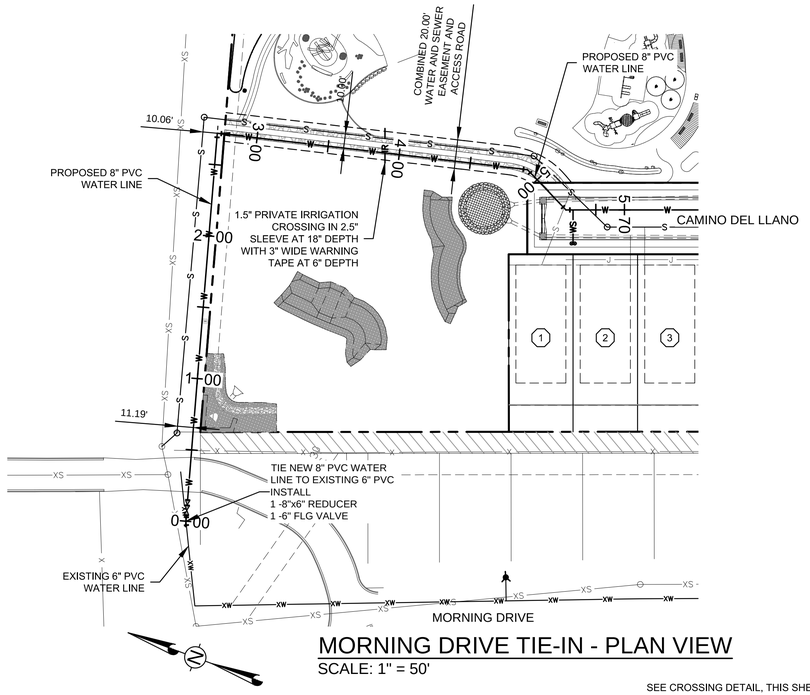
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DATE: _____

AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
L13,M13	T 16N . R 08E . S 1	

2024

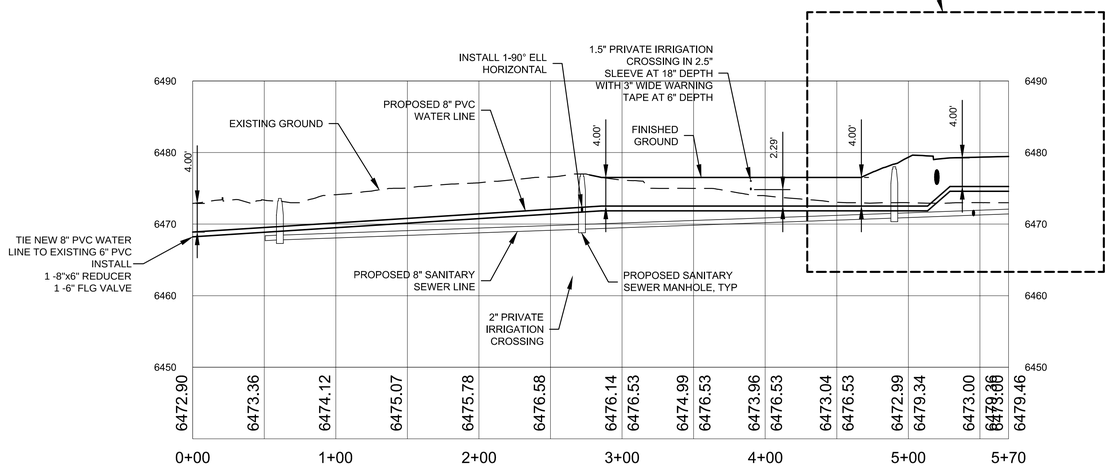
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(4 OF 5)



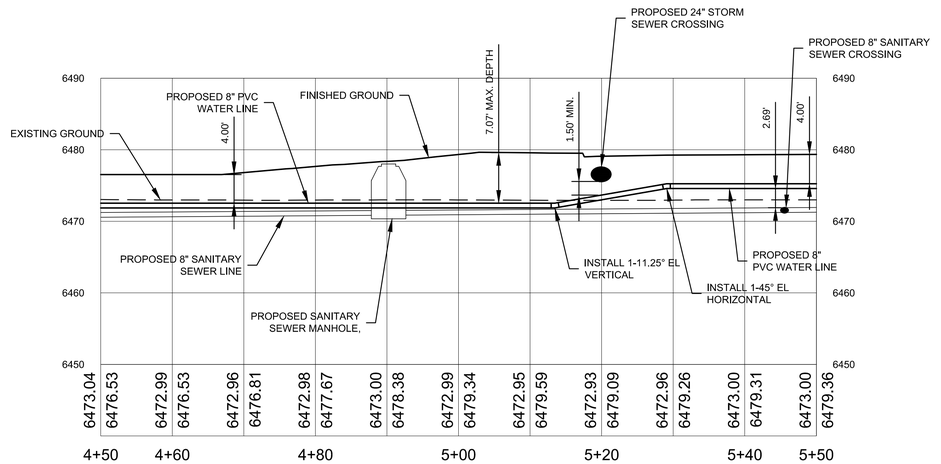
MORNING DRIVE TIE-IN - PLAN VIEW

SCALE: 1" = 50'



MORNING DRIVE TIE-IN - PROFILE VIEW

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



CROSSING DETAIL

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

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

REV DATE: 5/6/2025

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RECORD MAPPING

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GIS (MAPPING)	_____	___/___/___
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(5 OF 5)

CONDITIONS OF APPROVAL	DATE OF DRT COMMENT	CONDITION / CORRECTION	DEPARTMENT/ DIVISION	DRT MEMBER	TO BE COMPLETED	RESPONSIBLE PARTY	SHEET # STATUS/ COMMENTS
Provide Drainage Detail and make noted revisions. Satisfy all required actions below.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Santa Fe Engineering	Done
Provide Construction Plan Set with amenities.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. See details on sheets 4-23 through 4-32.
The park shall be built as part of phase 1	3.21.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Santa Fe Engineering	Acknowledged. See plat note #21.
Modify drainage/ stormwater notes to include the following language: **(See Plat Language and Open Space Tab Below)**	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Santa Fe Engineering	Done
Onsite stormwater management is required at the parcel level in the subdivision design. At a minimum the developer shall consider: a super elevated roadway cross-section for stormwater redirection towards trees and vegetated planter strips along adjacent roads. The use of permeable materials, like block pavers in parking lanes and/or sidewalks, swaled landscape and other low-impact development grading and landscape solutions. The developer is required to show all concepts that have been considered to reduce endpoint management	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Santa Fe Engineering	Done, rain gardens added throughout site.
A revision of the design is required to align with the original vision of the rain garden as a core element of the park. The current proposed rain garden design lacks interest and does not speak to the vernacular of the park area. We do not accept the current square or rectangular configuration that detracts from the natural pattern initially envisioned and conveyed. Previous concepts as described as tiered edges, curved landforms have not been integrated into the design. We would like to see a more thoughtful design that incorporates the original intent of the rain garden to be part of the park: "...Therefore, it is the intent of the future Park design to maximize passive stormwater harvesting opportunities through employing rain gardens, permaculture, and other similar low-impact techniques..." Jennifer Jenkins, Homewise Owner Representative	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. The pond design has been revised to reflect the naturalistic design intent of the total park area. The new design includes curvilinear pond edges, accessible rain garden areas (including edible shrubs/trees) that are strategically fed by the adjacent pond to maximize water harvesting on site, a perimeter path to provide pedestrian access and engagement, and an attractive energy distributor feature to re-direct stormwater entering the pond.
Provide detail of the subsurface drainage of the rain garden with specifications of the composition of the subsoil as it relates to soil sampling and boring.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Rain garden planting & soils per landscape plans. Subsurface drainage consists of percolation based on rates shown in the geotechnical report (P-1, 30 min/in).
Specify gravel construction exit should use "4'' OR GREATER ANGULAR WASHED COBBLE"	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Santa Fe Engineering	Done. See entrance detail on Sheet 10-4.
Provide more details on what happens to this water during high flows?	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	See Terrain Management Report's description of the Water Catchment Area, page IV-5
Amend General Notes #21 (page 13), to include language "with the exception of vegetation within the drainage easement" and add specify details of the maintenance envelope, which should commence after final acceptance and completion.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Note #21 amended. Note #23 was added to sheet 4-0 under General Notes: "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." Note #1 was added under Stormwater ponding: "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.
Seeding Notes #2 (page 13), All seeding must meet 70% establishment coverage prior to being accepted.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Note was added.
Planting Notes #3 (page 13), Warranty and Maintenance correct entity to City of Santa Fe Public Works/Park and Open Space from "Bernalillo County"	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Note was corrected.
Irrigation Notes, #12, (page 13)—rephrase to pressure testing to City of Santa Fe standards or industry standards, whichever is highest.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Added note for pressure testing to City of Santa Fe standards or industry standards, whichever is highest

Update Sod & Seeding Schedule for Parks (Page 14) to indicate that 100% bluegrass is not compliant with Code 14-8.4; a park blend of bluegrass and fescue is required, with bluegrass constituting no more than 25%.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Note was corrected.
Sod & Seeding Schedule for Parks (Page 14), provide details on composition of all seed mixes with %. bio retention pond seed mix, reclamation mix missing.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Seed mix compositions added for all seed mixes.
Evergreen Trees (page 14), Remove Pinus Ponderosa. These are not acceptable as this tree is beginning to show stress and disease at lower elevations. Required to replace with either Austrian, Bosnian, White Pine or provide other suggestions to be approved by Parks and Open Space Division Director	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Pinus Ponderosa removed and replaced with Eastern White Pine.
Prunus Cerasifera "Krauter Vesuvius' Purple Leaf Plum (page 14) are not acceptable, branching structure is problematic. Required substitution is Frontier Elm, Ulmas parvifolia 'frontier' or provide other suggestions to be approved by Parks and Open Space Division Director	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Prunus Cerasifer 'Krauter Vesuvius' removed and replaced with Ulmus parvifolia 'Frontier Elm'
Teugrium Cossonii, Creeping Germander (page 14), is not acceptable. Plant has a low success rate and is inappropriate for Zone 6. Substitution required snow-in-summer (Cerastium) or provide other suggestions approved by Parks and Open Space Division Director	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Teucrium cossonii, Creeping Germander, removed and replaced with Salvia x. sylvestris 'May Night', May Night Salvia.
Mahonia Repens, creeping mahonia (page 14), is not acceptable problematic maintenance spreads where you don't want it. Required substitution Blue Rug Juniper- Juniperus horizontalis 'Wiltonii' or provide other suggestions to be approved by Parks and Open Space Division Director.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Mahonia repens removed and replaced with Baptisia australis, Wild Indigo. Placement revised to allow for increase in size of plant material.
Reduce plant density adjacent to basketball court and picnic area to address sight lines for safety. Desert Willow is shrubby and in zone 6.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Plant density reduced in area adjacent to basketball court and picnic area. Desert Willow replaced with nanking cherry in swale area.
Compliance with Standards (page 15), Irrigation systems... backflow prevention hot box is required to be insulated and vandal-proof.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Hot box is insulated type and note for locking and vandal resistance added.
Reduced Flow Backflow Preventer (page 35), detail "F", require galvanized risers and fittings. No copper due to theft. Per note "F" on detail "F", Brass Ball Valve, this isolation valve it needs to be located on supply line before the riser in its own valve box and will need to be a Champion Brass Manual Straight inline valve, RS series, size to line.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. All referenced to copper pipe and fittings changed to galvanized. Revised detail F to show isolation valve in separate valve box before riser and changed to preferred mfr. model
Isolation Valve detail (page 35), detail "H" , will need to be a Champion Brass Manual Straight inline valve, RS series, size to line.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Isolation valve was changed from Watts to Champion Brass valve per note
Please add a General Note that any and all tree substitutions must be approved by Parks Arborist.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Note was added to Planting Notes #1, sheet 4-0
Two-track gravel path is not acceptable. There is no adequate turn-around and really nothing is accessible or critical from the road. Additionally, we don't want gravel next to native grass due to trimming and weed eating problems. If this area is needed to remain "open" as an easement for sewer, then a simple walking path is preferred.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	The two-track access road cannot be changed as per Stan Holland's determination, and will be needed for service along the sewer line. The access road needs to be within the 20'-0" easement of the sewer line. Due to this requirement it would be difficult to design a curvier/softer road within the 20' easement.
What is a "straw pile" indicated here (page 16)?	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Straw pile got removed from plan.
Remove exercise equipment from the design. The Parks and Open Space Division is not requiring excise equipment. We believe it could lead to incongruent activities, contributing to a sense of overcrowding in the park.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Exercise equipment was removed from site plan and detail sheets.
Note #15 (page 17) what is the aluminum edger for? Provide more details.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	No action was needed; was clarified in meeting w/ P&R. See detail B/4-29
Provide more information about the spillway, including a section drawing. The current design is boxy, it resembles a road extension, potentially leading to vehicles to mistakenly drive into it. Originally conveyed at the second ENN as a rain element or art piece with green infrastructure and educational signage. Additionally, we'd like to gain a better understanding of its operation and maintenance requirements.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	SSW & SFE providing a more desirable design for the spillway and overall pond design. Please see plan 4-3 and detail B/4-30 and civil plans for more information.
Dog Area (page 18), the dog enclosure is too small to divide. Remove inside fence to create a single, unified space.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed.
Page 18, mini pitch and bocce court needs a minimum of a 3' separation similar to the basketball court side.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Mini-pitch and bocce court have separation of 4'.
Plant Schedule (page 24), Forestriera Neomexicana, Desert Olive or NM Privet, must be installed at min of 6' tall.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Forestiera Neomexicana size revised to 6' tall.

Play area planting (page 25), No plant material in play area. Transfer plant quantities to the rain garden or wildflower meadow area (at the acequia trail entrance) instead.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Plant material removed from play area. Quantities will be transferred to raingarden area.
Field verify that there is no opening less than 3' along the boundary. The goal is to not allow any ATV and vehicular traffic entry.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	1. North side of the park: a chicane for access control at the east and west entrance of the Acequia trail will be provided, see sheets 4-3, 4-4, 4-7 & 4-8, for more information. 2. East side of the park: Access will be controlled by a 4'-6" high split rail fence along with landscape boulders at the path entrances and cobblestone landscape swales. Note that the opening along the East site boundary should not exceed 3' is added to sheet 4-3 & 4-4 and 4-7 & 4-8.
Bubbler irrigation required for all trees and shrub (page 36)	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Complete. All plants have bubbler irrigation rather than drip
Crusher Fines Trail Specification (page 39), stabilizer needs Park and Open Space approval. Reference Notes Schedule (page 17 & page 31) The surface should be hard to touch and very stable. This needs Parks and Open Space Director approval.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	As shown on sheet 4-3 and 4-4 the compacted crusher fines will be replaced with compacted & stabilized crusher fines (perimeter). Specifications and manufacturer's detail included to detail B on sheet 4-26. Email was sent on 02/05/2025 by Danile Lopez, Equity and ADA Manager on confirmation that the design of the park is ADA compliant.
All park signage shall be provided by the developer including bike and pedestrian wayfinding to nearby trails. Size and height requirement must meet city code and specs. language approval will be required by Parks and Open Space Division Director	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Note: Preliminary design for signages shown on sheet 4-31 and 4-32 for review and approval by P&R and land use project manager Janice Biletnikoff on the information & language to get approval.. Final Design for signages will be provided in building permit plans. Size and height requirement will meet city code and specs.
Shade structures—We like these! Please provide photos of similar structures.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. See detail of shade structure on detail sheet 4-34.
Pollinator shrubs are required in the wildflower meadow area (acequia trail entrance) and in all existing areas	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Buddleia's and other native shrubs placed to provide a buffer between path entrances and the wildflower meadow.
Maintenance schedules and requirements must be included in the final documents.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Note #23 was added to sheet 4-0 under General Notes: "RESPONSIBILITY FOR LANDSCAPE AND IRRIGATIO 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."
Applicant shall install the required models for park acceptance: 1. Irrigation Controller and Meter models, IRRInet M AC. 24 Station Outputs, "x" Inputs, UHF Hi Power Radio w/Transformer, Antenna, Surge Protection, Interspace Stainless Steel Locking Single Door Enclosure, Powder Coated with Arad Meter 1.5 AC 10 (reference all pages-specifically on Page 29, 30 Irrigation schedule) 2. Note 2 (page 18), Steel Bench, metal Use Dumor 140 3. Dog bag station: Model Depot-355-GRN by Dog Waste Depot—minimum 3 4. Trash & recycle bins, Dumor, Model # 84-40RC with a 40-gallon liner insert. Flat lid with 10" min holes. Colors: Blue (recycle) and Argento (trash) –Min 5 garbage and 3 recycling. We will not accept split bins. 5. Water fountain (page 17), requires a bottle fill options, basin, dog bowl. Fountain must be protected by required and approved back flow. 6. Note 21 (page 18), picnic table metal model #294-299 black	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	1. Note : Controller Motorolla model IRRInet M AC. Added to control park irrigation system. Noted type of Meter, but referenced also Civil sheets where the meter is shown, see civil utility plan. 2. Steel Bench: Completed. See detail C/ 4-28. 3. Dog bag station: Completed. Total amount of 4, please see detail A/4-28. 4. Total amount trash (5) five and total amount recycling bin (3) three are placed throughout the park. After discussion with Melissa and Andrea from Exemplary we have specified exactly the same products as CoSF as purchased recently. Note: the specified products are not matching the products listed in the comment. Please see details D & E/4-28 for more information. 5. Water fountain provides bottle fill option, basin and dog bowl, see detail B/4-28. Separated meter and backflow will be provided, see in civil utility plan. 6. Picnic table: Completed. Note: SSW proposes color: Argento instead of Black, please see detail A/4-29.
Page 9, Sheet 1-9: Park Permit, as per 23-2 SFCC specifies requirements for Street Division issuance of a street cut permit for construction within the park parcel. Any new development must adhere to specified requirements to procdie insurance and bonding with defined start and finish dates, conducting city inspections and compaction testing, 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.	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Surveyor	Okay

Page 9, Sheet 1-9: 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.	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Surveyor	Done
Page 9, Sheet 1-9: Add note "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."	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Surveyor	Added to Plat, note #23
Page 3, sheet 1-3, add Proposed HOA drainage maintenance area with line work delineation	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Santa Fe Engineering	Done
Page 4 Dedication and Affidavit: Drainage Facility Maintenance Notes D, drainage is misspelled, missing "e"	8.27.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Surveyor	Corrected
Page 4: Drainage Facility Management note- under first sentence need to add some language "all drainage facilities, including drainage facilities with the city owned park as delineated on page 25- Landscape Park Plan, shall be maintained by all property owners or the HOA."	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Surveyor	Corrected
Page 16, Sheet 2-6: Why 12" curb cut opening? We spec a 12''-18'' curb cut depending on the roadway slopes. 18'' might be more suitable here.	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Santa Fe Engineering	Done
Page 16, Sheet 2-6: Landscape swales lack simple sediment traps at curb cuts where water enters the system, without the traps, the swales will fill with sediment and stop working overtime.	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	SSW: A sediment trap at the curbs, see detail A/4-26.
Page 21: General Notes, #23, add a note that "drainage facility maintenance is the responsibility of the HOA", as delineated on page 25, Landscape Park Plan.	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	SSW: Note was added to #23 on General Note Sheet 4-0.
Page 22, Sheet 4-00: Note 3: Bio-Soil Mix: Add to note soils should be ripped, excavated and broken up after all the compaction from heaving machinery.	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	SSW: Note was added to Note 3 on Sheet 4-00.
Page 25: Call out number 5 on right side of playground area is floating in middle of planter, should likely go to edger.	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	SSW: Callout #5 was shifted to the right place, see sheet 4-3.
Page 57, Sheet 5-1: Add note regarding drainage maintenance --"all drainage facilities, including drainage facilities with the city owned park as delineated on page 25- Landscape Park Plan, shall be maintained by all property owners or the HOA."	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	SSW: HOA drainage maintenance area with line work delineation was added to sheet 4-7.
Page 58: Overall Grading and Drainage Plan, add delineation of the HOA maintenance area within the rain garden	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Santa Fe Engineering	Done
Page 83: Add note regarding drainage maintenance --"all drainage facilities, including drainage facilities with the city owned park as delineated on page 25- Landscape Park Plan, shall be maintained by all property owners or the HOA."	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Santa Fe Engineering	Done
Page 58, Sheet 5-2: Berms in pond need additional armoring until vegetation is established	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	SSW: The weirs/berms within the ponds for the Los Prados project were designed to include slope armoring where needed and use other less intrusive interventions where not. Where the weirs and berms experience substantial water forces and velocities due to drainage from precipitation the soil is protected by armoring with riprap. On the downstream sides of the weirs and berms where velocities will be much reduced we would like to use a strategy that has been very successful for us in the past on other projects called "One Rock Seeding". We used this approach on NM 14 from Madrid to San Marcos; along I40 in the cut through the escarpment of the Rio Grande, and on many other like projects. One Rock Seeding on slopes of 3:1 or less the soil on the slope will be ruffed with a chain or a harrow dragged behind a tractor. On the ruffled soil 1/2" to 3/8" gravel will be applied one gravel shard in depth. Along with the gravel, native grass seed will be applied at rates specified in the plans. The gravel and seed will then be watered in with a water spray that does not disturb the seeded gravel. A water Truck is not to be used. The gravel seed surface shall be left undisturbed until the seed germinates.
Page 58, Sheet 5-2: Will individual lots/properties have swales incorporated into landscaping for passive water management?	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Santa Fe Engineering	Individual lot landscaping is not part of this project. Each lot will require its own building permit at a later date
Provide additional notes as listed below on final plans (also noted on 8-27-24) Applicant must identify if location of notes has been moved to another sheet.	12.19.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Santa Fe Engineering	Okay
Applicant is responsible to comply with all Parks and Open Space Comments whether they are on lists within the final drawing set.	12.19.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Santa Fe Engineering / Sites Southwest	Okay

Page 4-0, Stormwater Ponding Note #2, Make correction to "Owner is responsible for providing maintenance logs upon request."	12.19.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Revision cloud added to note on sheet 4-0
Maintenance area ta drainage pond and other potential maintenance areas that fall under the responsibility of Los Prados HOA is not delineated on 4-3 Landscape Park Plan as required.	12.19.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed.
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 2 of Los Prados.	1.16.25	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to submittal of any application for any part of phase 2	JenkinsGavin Inc	Noted
The applicant shall obtain final design approval for the park design for the City Parks Department prior to Final Plat.	1.16.25	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Final Plat Hearing	JenkinsGavin Inc	In Progress
Satisfy all required actions listed in the DRT response letter from City Parks found in attachment B.	1.16.25	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to park inspection and City acceptance	Santa Fe Engineering / Sites Southwest	Okay
Per discussion 6' high fence shall be included at the southwest corner of the basketball court						Sites Southwest	Completed. Detail shown on sheet 4-33. note is added that contractor shall provide sample to owner or owner's representative for approval prior to installation.
Per discussion 4' high fence & gate shall be installed at the southwest corner adjacent to the public sidewalk						Sites Southwest	Completed. Detail shown on sheet 4-33
Revisions clouds in "RED" were added to all sheets to make sure all comments got addressed and marked						Sites Southwest	Completed.

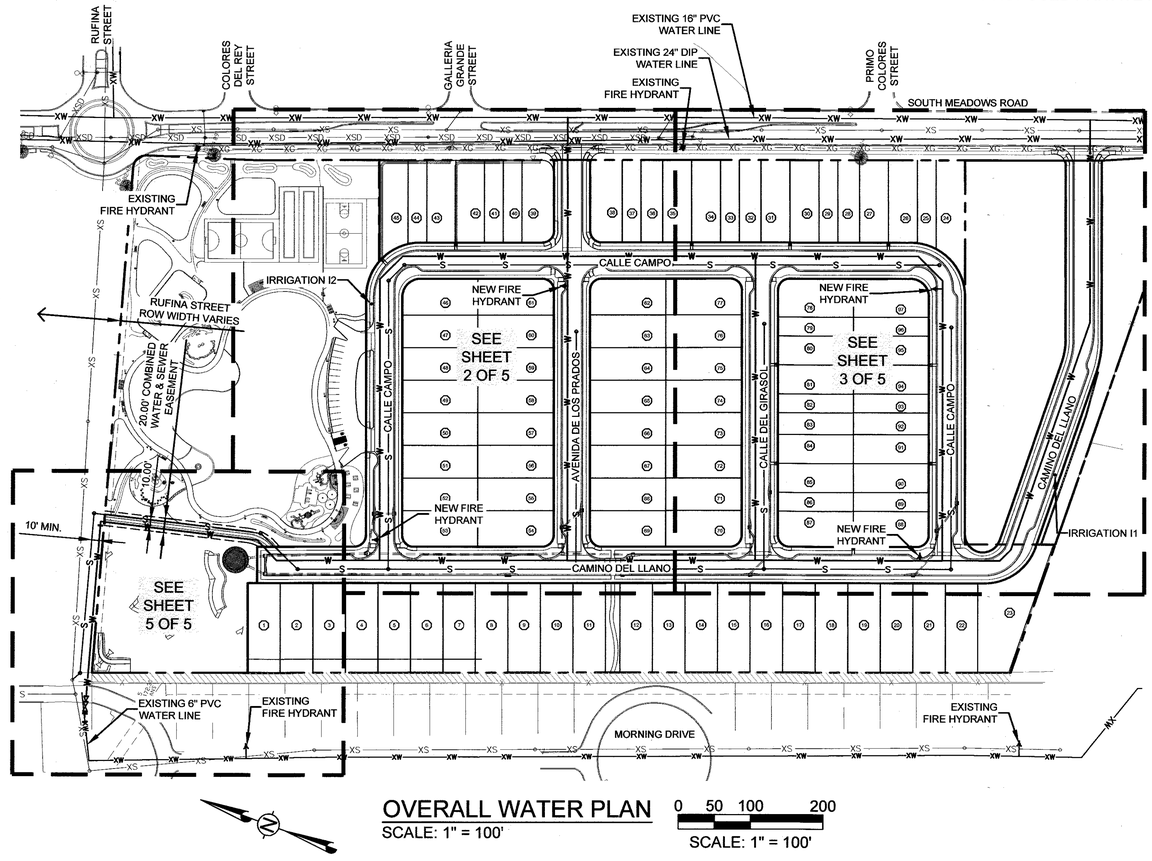
LOS PRADOS PUBLIC WATERLINE IMPROVEMENTS

3600 & 3740 SOUTH MEADOWS RD

DOMESTIC SERVICE TABLE			
LOT NUMBER	ADDRESS	SERVICE LINE SIZE	METER SIZE
1 & 2	4962 & 4960 Camino Del Llano	1"	2x5/8" DS
3 & 4	4958 & 4956 Camino Del Llano	1"	2x5/8" DS
5 & 6	4954 & 4952 Camino Del Llano	1"	2x5/8" DS
7 & 8	4950 & 4948 Camino Del Llano	1"	2x5/8" DS
9 & 10	4946 & 4944 Camino Del Llano	1"	2x5/8" DS
11	4942 Camino Del Llano	3/4"	5/8" DS
12 & 13	4940 & 4938 Camino Del Llano	1"	2x5/8" DS
14 & 15	4936 & 4934 Camino Del Llano	1"	2x5/8" DS
16	4932 Camino Del Llano	3/4"	5/8" DS
17 & 18	4930 & 4928 Camino Del Llano	1"	2x5/8" DS
19 & 20	4926 & 4924 Camino Del Llano	1"	2x5/8" DS
21	4922 Camino Del Llano	3/4"	5/8" DS
22 & 23	4920 & 4918 Camino Del Llano	1"	2x5/8" DS
24 & 25	4819 & 4821 Calle Campo	1"	2x5/8" DS
26	4823 Calle Campo	3/4"	5/8" DS
27 & 28	4825 & 4827 Calle Campo	1"	2x5/8" DS
29 & 30	4829 & 4831 Calle Campo	1"	2x5/8" DS
31 & 32	4833 & 4835 Calle Campo	1"	2x5/8" DS
33 & 34	4837 & 4839 Calle Campo	1"	2x5/8" DS
35 & 36	4841 & 4843 Calle Campo	1"	2x5/8" DS
37 & 38	4845 & 4847 Calle Campo	1"	2x5/8" DS
39 & 40	4851 & 4853 Calle Campo	1"	2x5/8" DS
41 & 42	4855 & 4857 Calle Campo	1"	2x5/8" DS
43	4859 Calle Campo	3/4"	5/8" DS
44 & 45	4861 & 4863 Calle Campo	1"	2x5/8" DS
46 & 47	4866 & 4868 Calle Campo	1"	2x5/8" DS
48 & 49	4870 & 4872 Calle Campo	1"	2x5/8" DS
50 & 51	4874 & 4876 Calle Campo	1"	2x5/8" DS
52	4878 Calle Campo	3/4"	5/8" DS
53	4880 Calle Campo	3/4"	5/8" DS
54 & 55	4615 & 4613 Avenida De Los Prados	1"	2x5/8" DS
56 & 57	4611 & 4609 Avenida De Los Prados	1"	2x5/8" DS
58 & 59	4607 & 4605 Avenida De Los Prados	1"	2x5/8" DS
60 & 61	4603 & 4601 Avenida De Los Prados	1"	2x5/8" DS
62	4602 Avenida De Los Prados	3/4"	5/8" DS
63 & 64	4604 & 4606 Avenida De Los Prados	1"	2x5/8" DS
65 & 66	4608 & 4610 Avenida De Los Prados	1"	2x5/8" DS
67 & 68	4612 & 4614 Avenida De Los Prados	1"	2x5/8" DS
69	4616 Avenida De Los Prados	3/4"	5/8" DS
70 & 71	4719 & 4717 Calle Del Girasol	1"	2x5/8" DS
72 & 73	4715 & 4713 Calle Del Girasol	1"	2x5/8" DS
74 & 75	4707 & 4705 Calle Del Girasol	1"	2x5/8" DS
76 & 77	4703 & 4701 Calle Del Girasol	1"	2x5/8" DS
78	4702 Calle Del Girasol	3/4"	5/8" DS
79 & 80	4704 & 4706 Calle Del Girasol	1"	2x5/8" DS
81 & 82	4708 & 4710 Calle Del Girasol	1"	2x5/8" DS
83 & 84	4712 & 4714 Calle Del Girasol	1"	2x5/8" DS
85	4716 Calle Del Girasol	3/4"	5/8" DS
86 & 87	4718 & 4720 Calle Del Girasol	1"	2x5/8" DS
88	4802 Calle Campo	3/4"	5/8" DS
89 & 90	4804 & 4806 Calle Campo	1"	2x5/8" DS
91 & 92	4808 & 4810 Calle Campo	1"	2x5/8" DS
93 & 94	4812 & 4814 Calle Campo	1"	2x5/8" DS
95	4816 Calle Campo	3/4"	5/8" DS
96 & 97	4818 & 4820 Calle Campo	1"	2x5/8" DS
Drinking Fountain	4871-A Calle Campo	3/4"	5/8" DS
Dog Fountain	4871-B Calle Campo	3/4"	5/8" DS

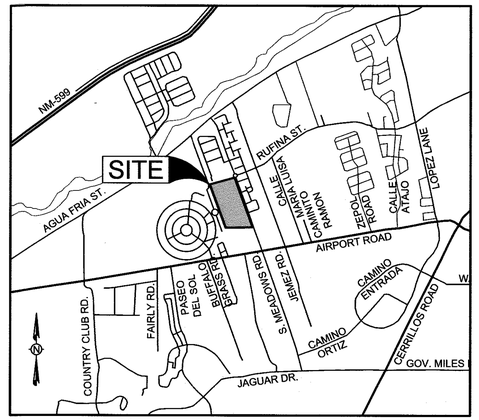
LEGEND

- EXISTING ASSUMED WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- EXISTING STORM DRAIN
- EXISTING GRAVITY SEWER
- PROPOSED GRAVITY SEWER
- EXISTING GAS LINE
- PROPOSED FIRE HYDRANT
- PROPOSED PRIVATE IRRIGATION LINE



OVERALL WATER PLAN
SCALE: 1" = 100'

0 50 100 200
SCALE: 1" = 100'



0 1000 2000 4000
SCALE: 1" = 2000'

VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

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

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22799
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5/15/25

IRRIGATION SERVICE TABLE			
NUMBER	ADDRESS	SERVICE LINE SIZE	METER SIZE
I1	4911-A Camino Del Llano	1"	1" IR
I2	4871-C Calle Campo	1.5"	1.5" IR

(1) SERVICE TYPES
DS IS A METERED SERVICE CONNECTION FOR DOMESTIC SERVICE OR COMBINATION OF DOMESTIC AND IRRIGATION SERVICE. BACKFLOW PREVENTERS ARE REQUIRED FOR SERVICES OVER 2 INCH OR IF REQUIRED BY CoSFW.
FS IS A FIRE SERVICE DEDICATED FOR AUTOMATIC FIRE SPRINKLER SYSTEMS. ALL FIRE SERVICES MUST BE EQUIPPED WITH A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER WITH DETECTOR ASSEMBLY (RPDA). THE BACKFLOW PREVENTER MUST BE LOCATED WITHIN 30' OF THE CONNECTION TO THE WATER MAIN. BACKFLOW PREVENTERS MUST BE LISTED AS APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
IR IS A METERED SERVICE CONNECTION FOR A DEDICATED IRRIGATION SYSTEM. ALL IRRIGATION SYSTEMS REQUIRE A BACKFLOW PREVENTER.
(2) PEAK FLOW IN GALLONS PER MINUTE.
(3) RESIDUAL PRESSURE IS POUNDS PER SQUARE INCH AT THE LISTED FIRE FLOW AT POINT OF CONNECTION TO MAIN.
(4) LIST ADDRESS / BUILDING NUMBERS OR NAMES SERVED.

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ENGINEER PE DATE

RECORD MAPPING

	INITIALS	DATE
AS BUILT		
VALVE MAPS		
GIS (MAPPING)		
Inspector approved		

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3600 & 3740
SOUTH MEADOWS ROAD
SANTA FE, NM

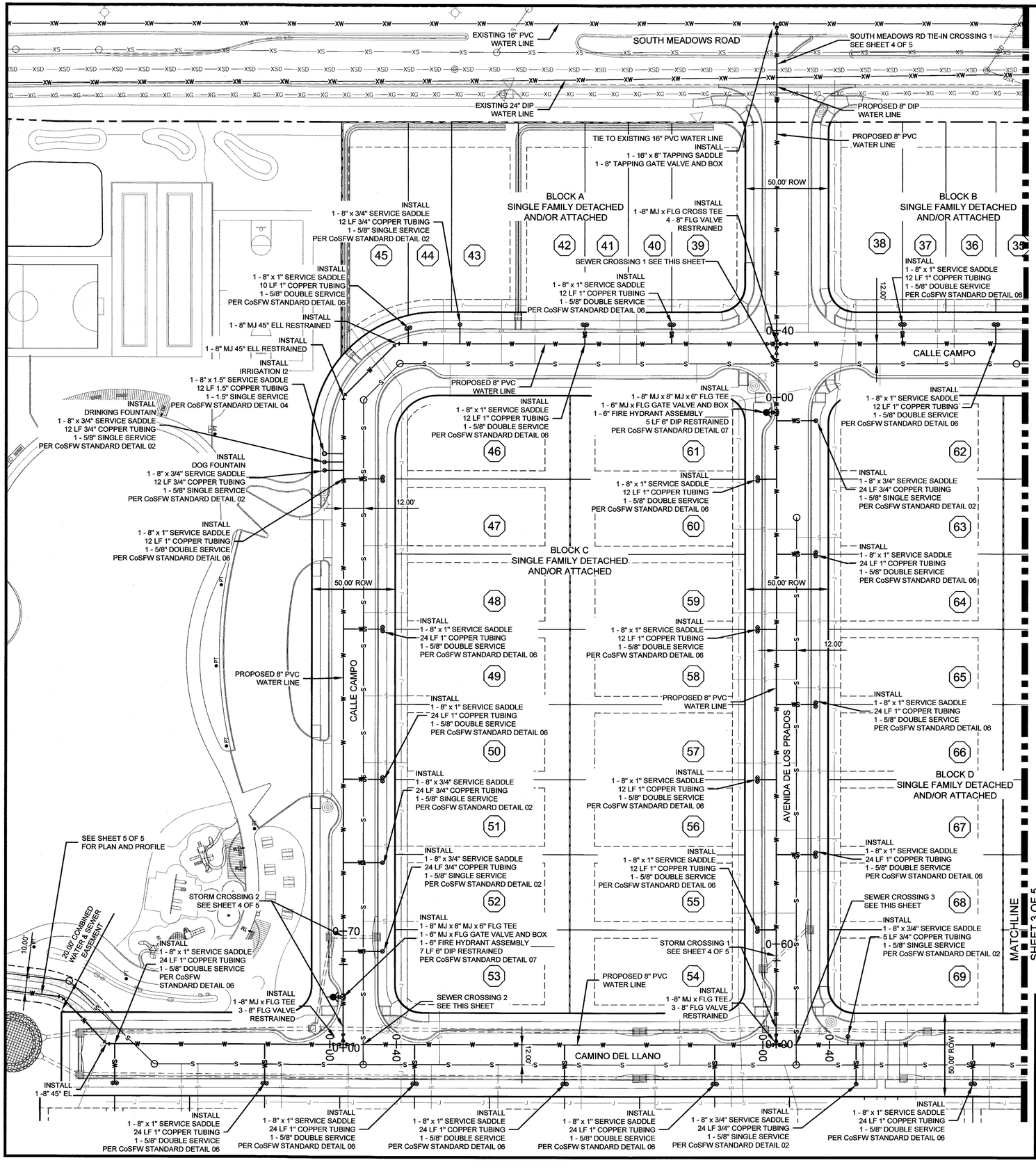
PLAT RECORDING INFORMATION
BOOK
PAGE
FILE
DATE

APPROVED
CITY OF SANTA FE WATER DIVISION 5-15-25 DATE
SANTA FE FIRE DEPARTMENT 5-16-2025 DATE

INSPECTOR
DATE:

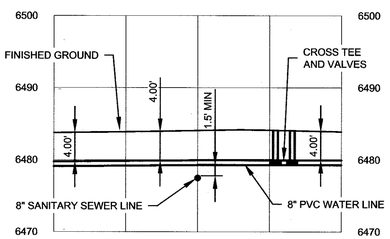
AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
L13,M13	T 16N . R 08E . S 1	

2024
25
(1 OF 5)



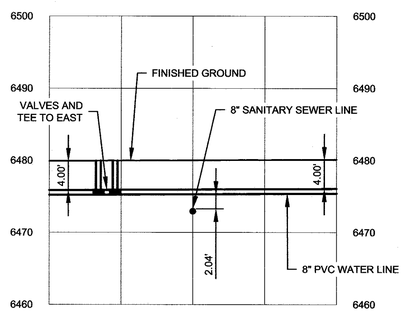
LEGEND

- EXISTING ASSUMED WATER LINE
- PROPOSED WATER LINE
- PROPOSED GRAVITY SEWER
- PROPOSED JOINT TRENCH
- PROPOSED FIRE HYDRANT
- SINGLE METER
- DOUBLE METER



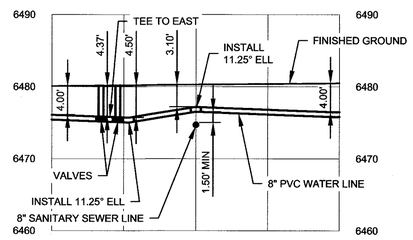
SEWER CROSSING 1

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



SEWER CROSSING 2

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



SEWER CROSSING 3

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

ERIC A. CORNELIUS NEW MEXICO 22798 PROFESSIONAL ENGINEER



DETAILED WATER PLAN

SCALE: 1" = 30'

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ENGINEER _____ PE _____ DATE _____

RECORD MAPPING

	INITIALS	DATE
AS BUILT		
VALVE MAPS		
GIS (MAPPING)		
Inspector approved		

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3600 & 3740 SOUTH MEADOWS ROAD SANTA FE, NM

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DATE: _____

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L13,M13	T 16N . R 08E . S 1	

2024

25

(2 OF 5)

SOUTH MEADOWS ROAD

EXISTING 16" PVC WATER LINE

EXISTING FIRE HYDRANT

EXISTING 24" DIP WATER LINE

PROPOSED 8" DIP WATER LINE

TIE TO EXISTING 16" PVC WATER LINE
INSTALL
1 - 16" x 8" TAPPING SADDLE
1 - 8" TAPPING GATE VALVE AND BOX

SOUTH MEADOWS RD TIE-IN CROSSING 2
SEE SHEET 4 OF 5

0+60

0+00

PROPOSED 8" PVC WATER LINE

50.00' ROW

LEGEND

- EXISTING ASSUMED WATER LINE
- PROPOSED WATER LINE
- PROPOSED GRAVITY SEWER
- PROPOSED JOINT TRENCH
- PROPOSED FIRE HYDRANT
- SINGLE METER
- DOUBLE METER

BLOCK B
SINGLE FAMILY DETACHED
AND/OR ATTACHED

INSTALL
1 -8" MJ x FLG TEE
3 - 8" FLG VALVE
RESTRAINED

INSTALL
1 - 8" x 1" SERVICE SADDLE
12 LF 1" COPPER TUBING
1 - 5/8" DOUBLE SERVICE
PER CoSFW STANDARD DETAIL 06

INSTALL
1 - 8" x 1" SERVICE SADDLE
12 LF 1" COPPER TUBING
1 - 5/8" DOUBLE SERVICE
PER CoSFW STANDARD DETAIL 06

INSTALL
1 - 8" x 1" SERVICE SADDLE
12 LF 1" COPPER TUBING
1 - 5/8" DOUBLE SERVICE
PER CoSFW STANDARD DETAIL 06

INSTALL
1 - 8" x 3/4" SERVICE SADDLE
12 LF 3/4" COPPER TUBING
1 - 5/8" SINGLE SERVICE
PER CoSFW STANDARD DETAIL 02

INSTALL
1 - 8" MJ 45° ELL RESTRAINED

INSTALL
1 - 8" x 1" SERVICE SADDLE
24 LF 1" COPPER TUBING
1 - 5/8" DOUBLE SERVICE
PER CoSFW STANDARD DETAIL 06

INSTALL
1 - 8" MJ 45° ELL RESTRAINED

INSTALL
1 - 8" MJ x 8" MJ x 6" FLG TEE
1 - 6" MJ x FLG GATE VALVE AND BOX
1 - 6" FIRE HYDRANT ASSEMBLY
12 LF 6" DIP RESTRAINED
PER CoSFW STANDARD DETAIL 07

INSTALL
1 - 8" x 1" SERVICE SADDLE
12 LF 1" COPPER TUBING
1 - 5/8" DOUBLE SERVICE
PER CoSFW STANDARD DETAIL 06

INSTALL
1 - 8" x 3/4" SERVICE SADDLE
12 LF 3/4" COPPER TUBING
1 - 5/8" SINGLE SERVICE
PER CoSFW STANDARD DETAIL 02

INSTALL
1 - 8" x 1" SERVICE SADDLE
12 LF 1" COPPER TUBING
1 - 5/8" DOUBLE SERVICE
PER CoSFW STANDARD DETAIL 06

PROPOSED 8" PVC WATER LINE

INSTALL
1 - 8" MJ 22.5° ELL RESTRAINED

CALLE CAMPO

SEWER CROSSING 4
SEE THIS SHEET

SEWER CROSSING 7
SEE THIS SHEET

BLOCK D
SINGLE FAMILY DETACHED
AND/OR ATTACHED

BLOCK E
SINGLE FAMILY DETACHED
AND/OR ATTACHED

CALLE DEL GIRASOL

CAMINO DEL LLANO

INSTALL
1 - 8" x 1" SERVICE SADDLE
24 LF 1" COPPER TUBING
1 - 5/8" DOUBLE SERVICE
PER CoSFW STANDARD DETAIL 06

INSTALL
1 - 8" x 3/4" SERVICE SADDLE
24 LF 3/4" COPPER TUBING
1 - 5/8" SINGLE SERVICE
PER CoSFW STANDARD DETAIL 02

INSTALL
1 - 8" x 3/4" SERVICE SADDLE
24 LF 3/4" COPPER TUBING
1 - 5/8" DOUBLE SERVICE
PER CoSFW STANDARD DETAIL 06

INSTALL
1 - 8" x 1" SERVICE SADDLE
24 LF 1" COPPER TUBING
1 - 5/8" DOUBLE SERVICE
PER CoSFW STANDARD DETAIL 06

INSTALL
1 - 8" x 1" SERVICE SADDLE
12 LF 1" COPPER TUBING
1 - 5/8" DOUBLE SERVICE
PER CoSFW STANDARD DETAIL 06

INSTALL
1 - 8" x 3/4" SERVICE SADDLE
12 LF 3/4" COPPER TUBING
1 - 5/8" SINGLE SERVICE
PER CoSFW STANDARD DETAIL 02

INSTALL
1 - 8" x 1" SERVICE SADDLE
12 LF 1" COPPER TUBING
1 - 5/8" DOUBLE SERVICE
PER CoSFW STANDARD DETAIL 06

INSTALL
1 - 8" x 1" SERVICE SADDLE
24 LF 1" COPPER TUBING
1 - 5/8" DOUBLE SERVICE
PER CoSFW STANDARD DETAIL 06

INSTALL
1 - 8" x 3/4" SERVICE SADDLE
12 LF 3/4" COPPER TUBING
1 - 5/8" SINGLE SERVICE
PER CoSFW STANDARD DETAIL 02

INSTALL
1 - 8" x 1" SERVICE SADDLE
12 LF 1" COPPER TUBING
1 - 5/8" DOUBLE SERVICE
PER CoSFW STANDARD DETAIL 06

INSTALL
1 -8" MJ x FLG TEE
3 - 8" FLG VALVES
RESTRAINED

INSTALL
1 - 8" MJ x 8" MJ x 6" FLG TEE
1 - 6" MJ x FLG GATE VALVE AND BOX
1 - 6" FIRE HYDRANT ASSEMBLY
5 LF 6" DIP RESTRAINED
PER CoSFW STANDARD DETAIL 07

INSTALL
1 -8" MJ x FLG TEE
3 - 8" FLG VALVES
RESTRAINED

INSTALL
1 - 8" MJ 22.5° ELL RESTRAINED

INSTALL
1 - 8" MJ 45° ELL RESTRAINED

INSTALL
1 - 8" x 1" SERVICE SADDLE
24 LF 1" COPPER TUBING
1 - 5/8" DOUBLE SERVICE
PER CoSFW STANDARD DETAIL 06

INSTALL
IRRIGATION 11
1 - 8" x 1" SERVICE SADDLE
24 LF 1" COPPER TUBING
1 - 1" SINGLE SERVICE
PER CoSFW STANDARD DETAIL 03

PROPOSED 8" PVC WATER LINE

SEWER CROSSING 5
SEE THIS SHEET

STORM CROSSING 3
SEE SHEET 4 OF 5

SEWER CROSSING 6
SEE THIS SHEET

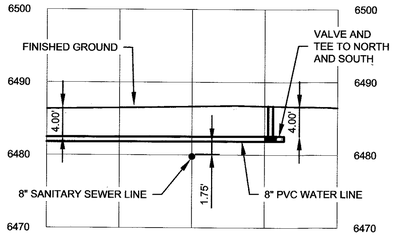
SHEET 2 OF 5
MATCHLINE

DETAILED WATER PLAN

SCALE: 1" = 30'

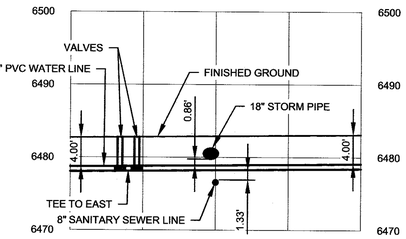
0 15 30 60

SCALE: 1" = 30'



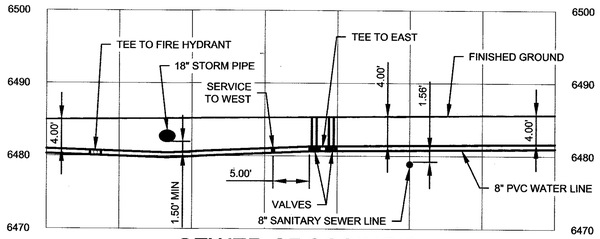
SEWER CROSSING 4

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



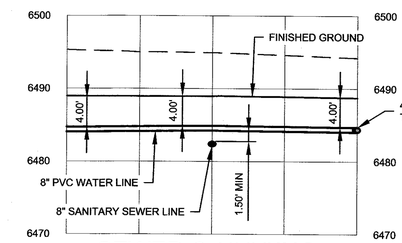
SEWER CROSSING 5

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



SEWER CROSSING 6

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



SEWER CROSSING 7

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

ERIC A. CORNELIUS
NEW MEXICO
22790
REGISTERED
PROFESSIONAL ENGINEER
5/15/25

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VALVE MAPS		
GIS (MAPPING)		
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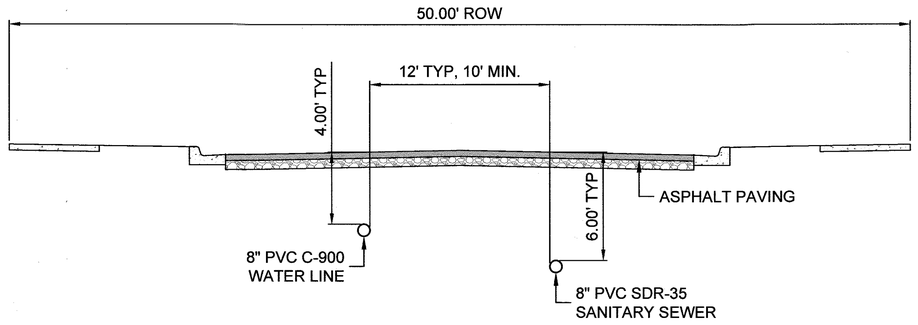
PLAT RECORDING INFORMATION
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CITY OF SANTA FE WATER DIVISION — DATE 5-15-25
SANTA FE FIRE DEPARTMENT — DATE 5-16-2025

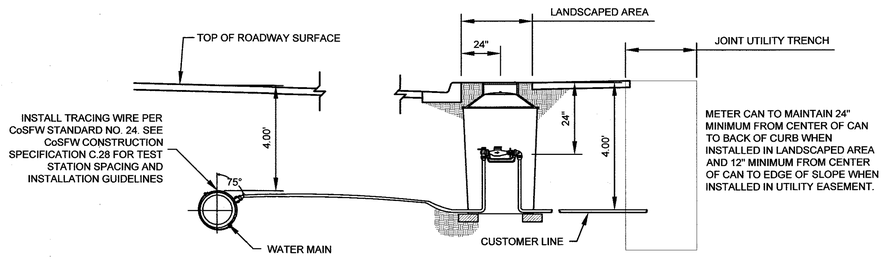
INSPECTOR
DATE:

AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
L13,M13	T 16N . R 08E . S 1	

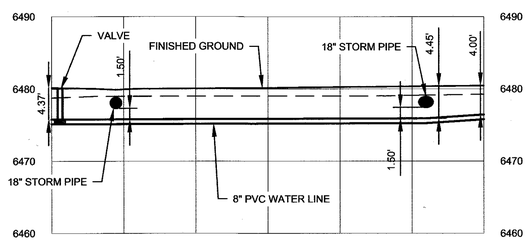
2024
25
(3 OF 5)



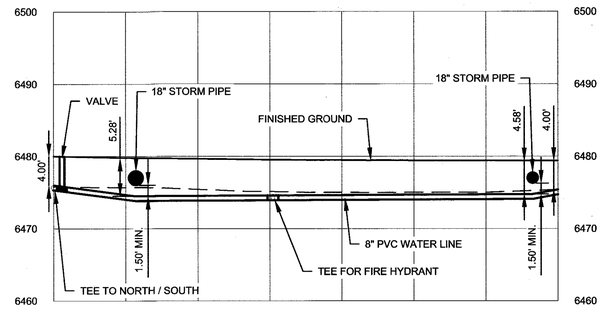
TYPICAL ROADWAY SECTION
SCALE: N.T.S.



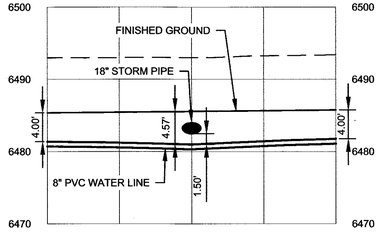
TYPICAL WATER SERVICE AND METER CAN PLACEMENT DETAIL
SCALE: N.T.S.



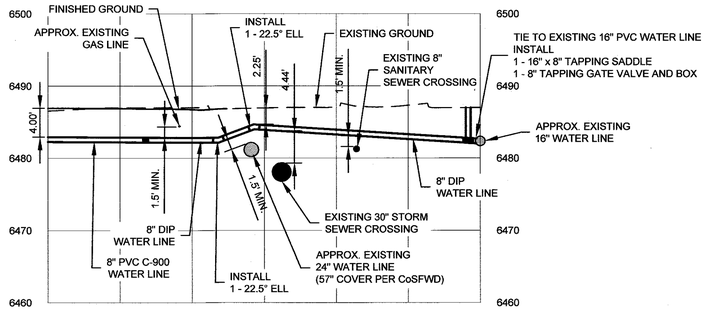
STORM CROSSING 1
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



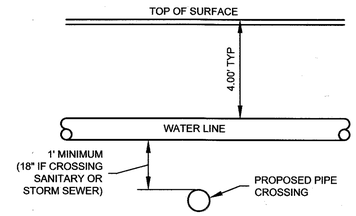
STORM CROSSING 2
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



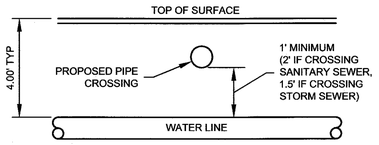
STORM CROSSING 3
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



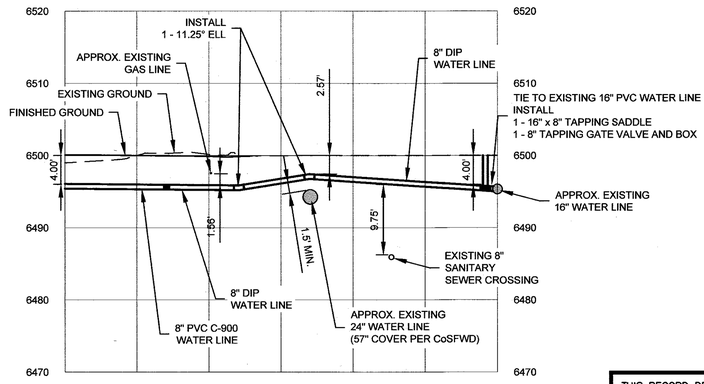
SOUTH MEADOWS RD TIE IN CROSSING 1
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



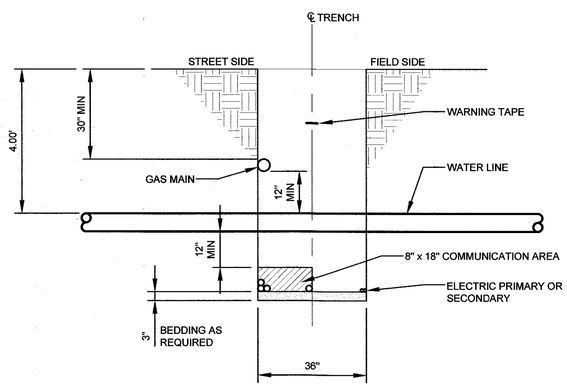
TYPICAL UTILITY CROSSING DETAIL (OVER)
SCALE: N.T.S.



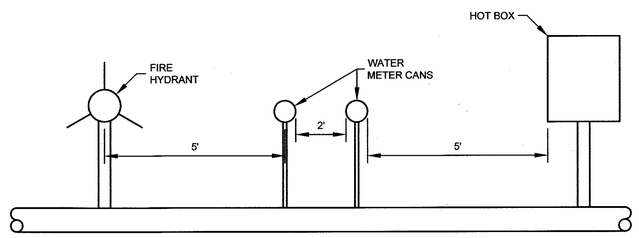
TYPICAL UTILITY CROSSING DETAIL (UNDER)
SCALE: N.T.S.



SOUTH MEADOWS RD TIE IN CROSSING 2
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



UTILITY TRENCH AND CROSSING DETAIL FOR CUSTOMER LINE
SCALE: N.T.S.



SEPARATION SPACING DETAIL
SCALE: N.T.S.

ERIC A. CORNELIUS
NEW MEXICO
22708
5/15/25
PROFESSIONAL ENGINEER

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ENGINEER _____ PE _____ DATE _____

RECORD MAPPING

	INITIALS	DATE
AS BUILT	_____	___/___/___
VALVE MAPS	_____	___/___/___
GIS (MAPPING)	_____	___/___/___
Inspector approved	_____	___/___/___

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

3600 & 3740 SOUTH MEADOWS ROAD SANTA FE, NM

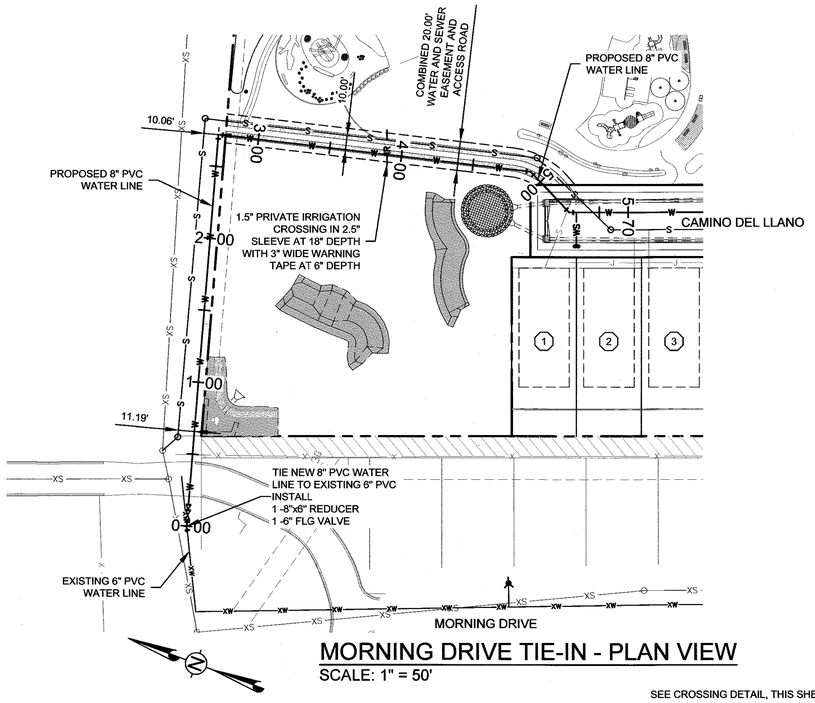
PLAT RECORDING INFORMATION
BOOK _____
PAGE _____
FILE _____
DATE _____

APPROVED
CITY OF SANTA FE WATER DIVISION — 5-15-25 — DATE
SANTA FE FIRE DEPARTMENT — 5.16.2025 — DATE

INSPECTOR _____
DATE: _____

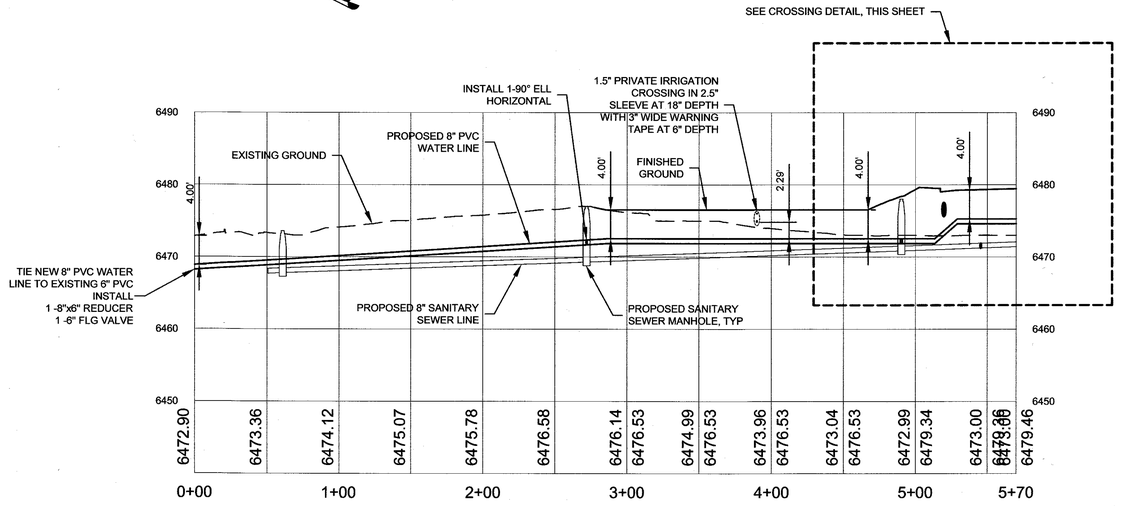
AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
L13,M13	T 16N . R 08E . S 1	

2024
25
(4 OF 5)



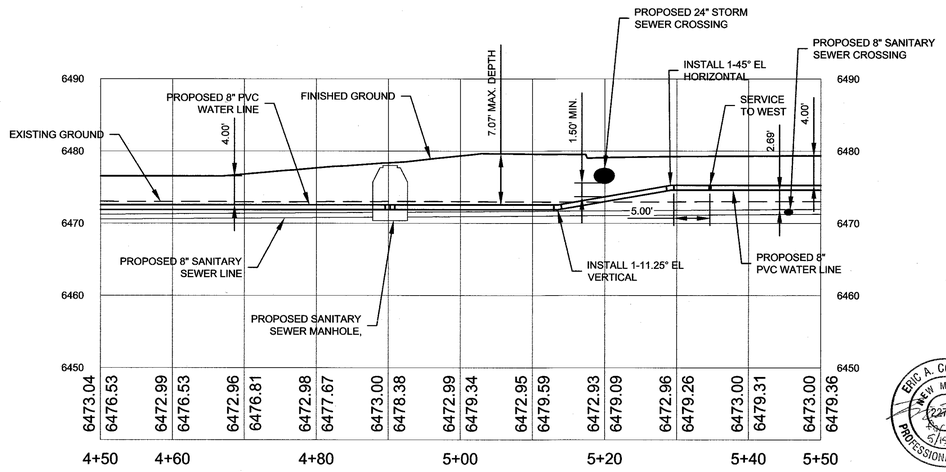
MORNING DRIVE TIE-IN - PLAN VIEW

SCALE: 1" = 50'



MORNING DRIVE TIE-IN - PROFILE VIEW

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



CROSSING DETAIL

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

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

ERIC A. CORNELIUS NEW MEXICO 22798 REGISTERED PROFESSIONAL ENGINEER 5/15/25

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VALVE MAPS	_____	__/__/__
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