City of Santa Fe, New Mexico

Attachment C
Applicant Submittals and Development Plan

1. Application Letter
    a. Legal Lot of Record
    b. Compliance Report of Annexation and Rezoning Conditions of Approval
    c. Traffic Impact Study
    d. Prairie Dog Clearance Letter
    e. Water Budget
    f. Water Utility Service Application
    g. Public School Notification Form
    h. Archaeological Clearance
    i. Early Neighborhood Notification Meeting Notes
    j. Affidavits of Early Neighborhood Notification Postings and Mailing
2. Development Plan
3. Letter Acknowledging Architectural Changes
4. Affordable Housing Correspondence
5. Letter Acknowledging Lot Size Adjustment

PAX CONSULTING
paxconsulting.biz

October 10, 2024

Planning Division
City of Santa Fe
Santa Fe, NM 87504

Subject: Application for Development Plan and Lot Line Adjustment for Zorro Blanco

Pax Consulting, agent for Zorro Blanco, is pleased to submit this application to the City of Santa Fe Planning Division. The project consists of a 165-unit multi-family rental housing complex and a coffee shop at 7205 Plaza Central in the western end of Tierra Contenta.

Project Valuation: $28,000,000

The list below includes the required submittals and where they can be found:

Application letter, including valuation (this document)
Statement addressing approval criteria (Report attached to this document)
Legal lot of record, legal description (Exhibit A of Report)
Development Plan (Plan set – separate email attachment)
ENN Meeting Notes (Exhibit I of Report)
Existing site conditions (Plan set – Sheet DP-000)
Sewer plan (Plan set – Sheet C-102)
Water plan (Plan set – Sheet C-102)
Water Utility Service Application (Exhibit F of Report)
Signage specifications (Plan set – Sheets AL-201 & AG-201)
Dimensional color elevations (Plan set – Sheets AA-201 through AL-201)
Architectural points analysis (Report section “Architectural Design Review”)
Fire and emergency access plan per IFC (Plan set – Sheet Fire 1)
Terrain management plans (Plan set – Sheets C-101A & C-101B)
Landscape plans (Plan set – Sheets LP-101 through LP-104 & LP-501)
Photometric plan (Plan set – Sheet C-104)
Pedestrian, bicycle, and vehicular plan (Plan set – Sheet DP-03)
Site Section (Plan set – Sheet DP-04)
Traffic Impact Analysis (Exhibit C of Report)
Archaeological clearance (Exhibit H of Report)
Affordable housing proposal (Not ready yet – working with staff)

Please call me with any questions you have or additional information you need.

Thank you,

Katherine Mortimer

Katherine Mortimer
Pax Consulting
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Santa Fe, NM 867508
(505) 577-4553

Is this an amendment to a previously approved Development Plan? ☐ Yes ☑ No

PARCEL INFORMATION

Project Name:	Zorro Blanco
Address:	7205 Plaza Central, Santa Fe, NM
Property Size:	14.24 (to be reduced to 6.9 with LLA)
Zoning:	C-1
Current Use of Land:	Vacant
Proposed Use of Land:	Multi-family Rental + Coffee Shop
Does a rezoning application accompany this application?	☐ Yes ☑ No
Are any variances required?	☐ Yes ☑ No
Pre-application Conference Date:	6/27/24
Early Neighborhood Notice (ENN) Meeting Date:	8/20/24 + 9/30/24
Estimated Total Cost of Development:	$28,000,000

PROPERTY OWNER INFORMATION

Name (First, Last):	Zydeco TCVP Land, LLC (Richard Yates)		
Address:	428 Sandoval Street	Ste. 200	
	Street Address	Suite/Unit #	
	Santa Fe	NM	87501
	City	State	ZIP Code
Phone:	505-670-2375	E-mail Address:	Aaron@Zydeco66.com

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

Company Name:	Pax Consulting, LLC		
Name (First, Last):	Katherine Mortimer		
Address:	31 Encantado Loop		
	Street Address	Suite/Unit #	
	Santa Fe	NM	87508
	City	State	ZIP Code
Phone:	505-577-4553	E-mail Address:	Kat@PaxConsulting.biz

Correspondence Directed To: ☐ Owner ☐ Applicant ☑ Both

AGENT AUTHORIZATION (IF APPLICABLE)

I am/We are the owner(s) and record title holder(s) of the property located at:

7205 Plaza Central, Santa Fe, NM

I/we authorize Richard Yates to act as my/our agent to execute this application.

Signed: _____ Date: 10/09/24

Signed: _____ Date: _____

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 pre-application meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature: _____ Date: 10/10/24

Application Report

Statement Addressing Approval Criteria

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Project Description

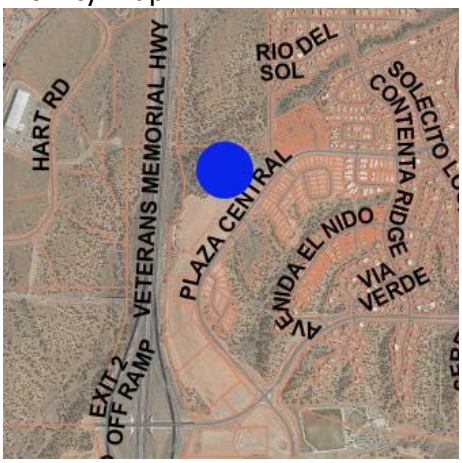
Zorro Blanco is a 165* unit multi-family housing complex and a coffee shop. The development will include 17 buildings ranging from 1- to 3-stories. The site slopes down away from the adjacent roadways. The development is intended to create a transition from lower-density residential development to the north and east to future commercial development to the south. The buildings form open spaces that will be landscaped to create different outdoor spaces, plazas, and courtyards connected by pedestrian paths between the buildings.

*The plan includes 164 residential units, however, should viability of the coffee shop change, the space could be used as either an amenity for Zorro Blanco or a two-bedroom residential unit. Therefore, this analysis includes all of these possible uses.

Project Location

The property is located at 7205 Plaza Central, Santa Fe, NM. It is at the southwest corner of Plaza Central and Contenta Ridge. It is also adjacent to the NM 599 right-of-way to the west. (The legal lot of record is included as Exhibit A of this document.)

Vicinity Map



Requested Approvals

This application includes a request for a lot line adjustment and a development plan. The application is being submitted on behalf of the property owners, Zydeco TCVP Land, LLC, for Development Plan for a multifamily apartment complex with a coffee shop and a Lot Line Adjustment for consideration by the Planning Commission. The application includes 165 market-rate dwelling units in 17 buildings including a clubhouse. The subject parcel is currently approximately 14.24 acres which is requested to be reduced to 7.9 acres through a lot line adjustment.

Tierra Contenta

This project is located within Tierra Contenta (TC) and is subject to the Master Plan, adopted in 1994. The Tierra Contenta Corporation (TCC) was created by the City of Santa Fe to implement the Tierra Contenta Master Plan on behalf of the City. TCC is charged with ensuring that development occurs in a way that meets the original goals and objectives for Tierra Contenta, as well as goals that have emerged since its creation. For each phase of development, a set of design standards is developed and approved by the City of Santa Fe. This project is located within Phase 2C. Where the design standards include requirements for development, those standards apply. Where the design standards are silent, the City Development Code applies.

Code Compliance Summary

Topic	Applicable Document(s) (COSF/TC2C)*	Code/Design Standard Reference
Zoning	COSF	14-7
Density & Dimensional Standards	COSF	14-7.2-1
Dimensional Standards	COSF	14-7.3-1
Open Space	COSF	14-7.5
Access & Traffic	COSF & TC2C	14-7.1 & 14-9 & 3.A&B
Terrain Management	COSF	14-8.2
Stormwater	COSF & TC2C	14-8.2 & 3.D
Flood Regulations	COSF	14-8.3
Landscaping	COSF & TC2C	14-8.4 & 4.B.2.j
Walls/Fences	COSF &TC2C	14-8.5 & 3.C.3
Parking	COSF & TC2C	14-8.6 & 4.B.2.j
Architectural Design	COSF & TC2C	14-8.7 & 2.C.2
Outdoor Lighting	COSF & TC2C	14-8.9 & 3.E.9
Signs	COSF & TC2C	14-8.10 & 3H
Affordable Housing	fCOSF	14-8.11 & 26
Prairie Dogs	COSF	14-8.12
Water Budget	COSF	14-8.13 & 26
Impact Fees	COSF	14-8.14
Land Dedication	COSF	14-8.15
School Requirements	COSF	14-8.16
Archaeology	COSF	14-3.13
Accessibility	COSF	14-8.6(B)(1)(c)
Early Neighborhood Notification	COSF	14-3.1(F)

*The two applicable documents are the City of Santa Fe Development Code (COSF) and the Tierra Contenta Phase 2C Design Standards (TC2C).

Village Plaza Master Plan

A master plan was approved as part of the annexation and rezoning for the Tierra Contenta Village Plaza in 2011 (Santa Fe Ordinances #2011-33 and #2011-34). The master plan has expired as more than 5 years have elapsed with no on- or off-site improvements continuing per SFCC §14-3.19(B(1)(b). The northern portion of the plan area, including the subject property, was proposed to be developed with multi-family housing and offices. Some of the housing was proposed to be live/work. The southern portion of the plan area is zoned C-2 and was proposed to be developed with a range of neighborhood-serving retail and office uses. The project complies with all of the annexation and rezoning conditions of approval. See Exhibit B.

Development Plan

The application for development plan will include 19 buildings per the Table below:

Building Areas and Unit Mix

Bldg #	HUD Gross Floor Area (SF)	# Studios	# 1 BR	# 2 BR	# 3 BR	TOTAL UNITS
1	4,319			1		1
2	11,244			12		12
3	7,326	2	5	3		10
4	8,908		12			12
5	12,169			9	1	10
6	7,326	2	5	3		10
7	6,566		5	3		8
8	4,454		6			6
9	13,892	2	10	6		18
10	2,930		4			4
11	8,838		3	6		9
12	8,908		12			12
13	7,326	2	5	3		10
14	8,908		12			12
15	15,104		4	10	1	15
16	8,316	3	6	3		12
17	2,930		4			4
TOTAL	**139,464**	**11**	**93**	**59**	**2**	**165**

Building 1 includes a manager's office, community space, and gym and a coffee shop. However, should the coffee shop use cease, this analysis includes a 2-bedroom unit to allow it to be repurposed as a residential unit. Outside, adjacent to this building is a courtyard with a swimming pool.

The spaces between the buildings create outdoor spaces for gathering, recreation, and contemplation connected to each other by walkways between building that create a walkable, car-free internal complex. This is similar to the development of Spanish colonies that followed the Law of the Indies, like Santa Fe. It has one larger courtyard which harkens to downtown Santa Fe's Plaza which is connected to smaller courtyards and open spaces as the Law of the Indies calls for. Most of the units face towards these internal spaces.

Construction Schedule

This project is proposed to be built in overlapping phases that would start several weeks apart. This will allow for different trades to complete their work and move on to the next group of buildings, keeping the construction crews working and moving quickly through the process. As each group of buildings are completed, it is planned that those buildings will start to be occupied while the remainder continue in the construction process. The phases of construction are shown on Plan DP-002 of the drawings submitted with this application.

Utility Access

Sewer

Sewer lines of sufficient capacity to serve the project are located within both Contenta Ridge and Plaza Central. Their locations are shown on the Development Plan drawings.

Water

Municipal water lines with sufficient capacity to serve the project are also located within Contenta Ridge and Plaza Central. Their locations are shown on the Development Plan.

Electricity

Electricity is accessed by 3 power boxes along Plaza Central and run underground to the project buildings.

Natural Gas

Natural gas is accessed on Plaza Central.

Lot Line Adjustment

The lot line adjustment is requested to allow for the land needed for the Zorro Blanco development. The landowner owns both this lot (lot 10) which is currently 14.24 acres and lot 9 which is currently 1.84 acres. The lot line adjustment will move the boundary between these two lots such that lot 10 will be 719.9 acres and lot 9

will be 9.18 acres. Lot 9 will be developed in the future, however, at this time the landowner does not have specific plans for its development.

Zoning

The property is zoned C-1, Office and Related Commercial. Per Table 14-7.2-1, multifamily residential development is permitted in the C-1 zoning district if it meets the density and open space requirements of the R-21 zoning district which are:

Required	**Provided**
Density of 21 units per acre	7.9 acres X 21 = **165 units**

The project also meets the following dimensional criteria:

- Minimum 10-foot street setback
- Minimum 5-foot side setback
- Maximum 40% lot coverage
- Maximum 36-foot building height

Development Plan Approval Criteria **(per SFCC §14-3.8(D)(1))**

(a) that it is empowered to approve the plan under the section of Chapter 14 described in the application

SFCC §14- 2.3 (C)(1) states, "…the planning commission shall review and approve or disapprove various specific development plans, requests, and subdivision plats. When specifically authorized by Chapter 14, the decision of the planning commission is final, subject to any appeal right provided in this chapter."

(b) that approving the development plan will not adversely affect the public interest.

Approval of the proposed project will benefit the public interest by providing needed market-rate housing. The City's recently published draft 5-Year Affordable Housing Strategic Plan found "The gap shown for renters with income over 120% AMI in 2021 suggests those renters are spending less than 30% of their income on housing. This points to an income mismatch in the market in which higher income households are occupying homes affordable to lower income households." Creation of more market-rate apartments will allow those residents other options, freeing up the lower income apartments for lower income residents.

(c) that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.

The abutting property to the west is owned by the State Department of Transportation and includes right-of-way for state route 599. The abutting property to the northwest is undeveloped land owned by the NM State Lands Office. The abutting land to the south is owned by the applicant but there are no current plans for its development. Across Contenta Ridge to the northeast are recently constructed townhomes and across the Plaza Central to the east are single family homes. This development would represent a transition between lower-density residential development to the north and east and land further south that is zoned C-2, Community Commercial, which allows for a range of non-residential as well as multi-family residential uses.

There are no abutting buildings, structures, or uses as this project is the first development within the Village Commercial Area of the Tierra Contenta Phase 2C master plan. There are existing residential buildings across both streets that abut the project, both single-family and multi-family. This site represents a transition from less dense residential uses to future commercial and retail uses anticipated to the south.

The building facing Contenta Ridge is 3-stories and is across the street from newly-constructed two-story townhomes. This building is set back a minimum of 78 feet from the property line. Also, relative to Contenta Ridge, the townhomes are uphill from the street level and the 3-story building proposed is downhill from the street level such the apparent height of the two buildings will be similar. This building also includes portals on each floor facing Contenta Ridge, reducing the visual impact of the massing of the building.

The buildings facing the street are limited to one- and two-stories along Plaza Central where one- and two-story single-family homes are across the street. The apartments will be distributed into 17 buildings across the site rather than being located in fewer, larger buildings as is more typical of apartment complexes. This reduces the apparent density of the project and better integrates with the massing pattern of the neighborhood. The proposed buildings are designed in a Pueblo-style massing that echo the neighboring architectural style and the broader regional Santa Fe Style.

The proposed project will create a transition to the C-2, General Commercial District, to the south which allows a greater range of commercial and retail uses in denser development patterns.

The Tierra Contenta Design Standards for Phase 2C designates the project site as being Village Commercial. A now-expired master plan for the area envisioned office buildings and multi-family housing for the subject property. Of those two uses, multi-family is more compatible with the surrounding residential uses. The office and multi-family housing was envisioned as a transition from the townhomes to the north, the single-family homes across the street, and the future retail uses to the south.

Additionally, the TC Guidelines include design criteria for the site. These have been incorporated into the project design and approved by the Tierra Contenta Architectural Review Committee. These design standards include:

Chapter 1, Introduction, Section C2, Foster Architectural Variety states:

Variety in the architecture of Tierra Contenta is an important characteristic of the community. These standards are intended to produce coherent, pedestrian-oriented neighborhoods, not to limit the creativity of innovative designers. Like the Tierra Contenta Master Plan, these standards apply to all property in Tierra Contenta and are intended to provide a measure by which all aspects of improvements- whether for streets and infrastructure, residences, commercial or civic buildings - are evaluated in comparison to the Tierra Contenta Master Plan.

Chapter 1, Introduction, Section C3, Encourage Innovation states:

Notwithstanding the specific requirements of these design standards and the city code, the designer, developer, and reviewer are to be guided by the TC vision and goals. Innovative design is encouraged within the Tierra Contenta development, and strict adherence to the design standards and/or city code may tend to inhibit innovation. Thes e design standards have been written with the intent of balancing the standards necessary for providing a measure of conformance with the flexibility necessary to allow innovation. The vision and goals of Tierra Contenta are provided in the design standards to give designers, developers and reviewers a basis for assessing innovative features that might be proposed, and an arbiter for conflicts that might arise between an innovative proposal and health and safety issues.

Developers are encouraged to discuss aspects of design that may be at variance

with these standards or city code with city staff, TCC staff, and the TC Architectural Review Committee as early in the process as possible. When variances are requested due to an innovative design concept, recognition of the innovation as having a positive effect on Tierra Contenta may serve as a basis of variance approval, however, the developer must clearly demonstrate the innovation is the basis for the variance.

Chapter 1, Introduction, Section D.2.c, Visual & Aesthetic Goals states the following:

- The development will reflect traditional development patterns in Santa Fe.
- The development will contain a wide variety of housing types that are fully integrated into each tract.
- The development will create viewscapes that take advantage of the natural and built environment.
- The development will not have a "cookie cutter" appearance. Variation must be emphasized.
- The development will create an inviting and attractive streetscape.

Chapter IV of the Tierra Contenta Phase 2C Design Standards, Village Commercial Center, addresses the area that includes the subject site and the commercial/retail area to the south. Section C.2, Architectural Review Committee (ARC) Specifications provides specific architectural and design standards for the subject site. The subsections that apply to this project are:

C.2.c, Facades: No facade may consist of an undifferentiated blank wall when facing a public street central plaza or other public or common open space, or non-motorized vehicle path. Frequent windows, displays and landscaping are appropriate measures that add interest to the building. A building with an articulated wall facing the street that does not have at least 60% of its primary facade on the front property line may be approved by the ARC if continuity of the street or plaza frontage is not disrupted. Recessed entries, small plazas and courtyards are encouraged.

C.2.d, Portals and Porches: A continuous portal across must be built across at least sixty percent (60%) *over* the main entrance at the front of the building facing street, plaza(s) or other public space. Secondary entrances facing parking areas must have a covered porch or portal across at least thirty percent (30%) of the facade.

C.2.e, windows: Rather than being flush with the exterior wall finish, window frames shall be inset at least one inch (1") to provide a distinct shadow.

C.2.f, Roof form, Flat roofs entirely concealed from public view by parapets are the preferred roof forms. Other roof forms, , including vaulted roofs, compound roofs, or sloping roofs, may be considered for approval especially if a positive effect on the building interior, such as improved day lighting, can be demonstrated. False mansard roofs are prohibited. The ARC may require the screening of any mechanical equipment visible from public areas. If terrain makes screening rooftops impractical this requirement may be waived.

Open Space

Open space required in the C-1 zone for residential development follows the requirements of the R-21 zone. R-21 zoning requires 250 SF of common open space for each dwelling unit. Common open space is defined in the City Code as "The outdoor area accessible to all residents within a development, which may be owned in undivided interest by all the residents of the development, and it may remain in its natural state or may be landscaped or improved for passive or active recreational activities." Additionally, due to the addition of the coffee shop, the project must also meet the open space requirements for commercial development of 25% of the lot area. Commercial open space is defined in the City Code as "An outdoor area that permanently provides light and air and that satisfies, in whole or in part, the community's visual, psychological and recreational needs." The requirement is reduced to 20% when using passive water harvesting techniques as this project does by the inclusion of swales and stormwater detention ponds. The open space is shown on the Landscape Drawings LP101-LP1-5 on the drawings submitted with this application.

Required Open Space

Type of Open Space	How Calculated	Required	Provided
Common Open Space	250 SF x 165 Units	41,250 SF	42,000 SF
Commercial Open Space with Passive Water Harvesting	301,040 SF x .20 = 60,208 SF minus Common OS	18,958 SF	22,000 SF
TOTAL Common and Commercial OS		60,208 SF	64,000

Access & Traffic

The project will have three entries. The primary entry is on the southern end of the parcel on Plaza Central. Secondary entries are located about halfway between the primary entry and the intersection with Contenta Ridge and one on Contenta Ridge.

Tierra Contenta Phase 2C Design Standards require that driveway connections to public streets have a driveway width (curb cut) that shall not be less than 12 feet or greater than 22 feet in width at the edge of the street pavement. Drive pads between curb and the right-of-way line must be concrete.

A traffic impact study was done for this project which showed that all area intersections would operate at Level of Service (LOS) A at both AM and PM peak traffic hours with the exception of the southern (main) driveway access to the project which would operate at LOS B both at buildout of the project and 10 years later. The study does not have any recommendations for revisions to the design. LOS are used to describe how well an intersection works with A being the Best and E being the worst, similar to school grades. LOS A and B are both considered well working intersections. The Traffic Study is included as Exhibit C of this document.

The Tierra Contenta Phase 2C Design Standards outline the types of streets and travel routes to be developed. This project does not propose to construct any offsite streets or travel routes so the standards described in TV2C Design Standards do not apply. However, the landscaping standards do apply. See the section on Landscaping and Site Design below.

Both the City of Santa Fe Development Code and the Tierra Contenta Phase 2C Design Standards (Ch.3.B.8.3) require sight triangles be installed and maintained. Sight visibility triangles are required at driveway entries. The triangles are formed by 5 feet along project driveway and 15 feet along street frontages. In these triangles there can be no visual impediments between 3 and 6 feet in height.

Terrain and Stormwater Management

Sheets C101 of the submitted plans shows the terrain and stormwater management provisions of this project. This project complies with the standards in SFCC §14-8.2 which include:

<u>Cut and Fill Slopes:</u>

- Exposed cut slopes shall not exceed 10 feet in height

Grading:

City of Santa Fe Development Code §14-8.2(D)(2)(b) states "Natural slopes thirty percent or greater shall remain undisturbed, except for arroyo crossings and for no more than three isolated occurrences of sloped areas where each individual disturbance shall not exceed one thousand (1,000) square feet, as approved by the city engineer. . . This provision applies solely to the construction of roads, driveways and utility placement and is not intended to allow development on natural slopes exceeding thirty percent."

This project includes development of driveways or utility placement on three occurrences of sloped areas greater than 30%, each less than 1,000 SF.

- Fill slopes shall not exceed 10 feet in height (SFCC §14-8.2(D)(1)(a))
- Retaining wall for fill slopes shall not be greater than 6 feet in height
- Fill slopes shall be no steeper than 3:1
- Cut or fill slopes for roadways shall not exceed 15 feet in height
- Cut slopes shall be no steeper than 2:1
- Grading for buildings is limited to 15 feet beyond outer edge of building
- Natural slopes greater than 30% shall remain undisturbed except for arroyo crossing and for no more than three isolated occurrences of up to 1000 feet each for construction of roads, driveways, and utility placement only

Topography:

- At least one-half of any building footprint has a natural grade of less than 20% and the remainder may have a natural grade of between 20 and 30%.
- The finished floor elevation at any point of a building built on a natural slope of 20% or greater shall not exceed five feet above the natural slope at that point.
- A structure shall not be built on a natural slope of 30% or more

Stormwater Management:

City of Santa Fe Development Code §14-8.2(4)

- Stormwater runoff peak flow rate discharged from the site shall not exceed pre-development conditions for storms up to the 0ne percent (100-year), 24-hour storm event at each discharge point
- Runoff control measures may include detention or retention basins, active and passive water harvesting, swales, berms check dams, vegetative ground cover, permeable pavements, tree wells, dry walls, cisterns and other techniques.

- Stormwater shall not be discharged into any watercourse or drainage channel without adequate reduction of flow velocity
- Detention basins shall accommodate 24-hours of a one-percent (100-year) storm with an outflow structure that limits outflow to pre-development rates; shall empty within 24 hours; and shall be landscaped in accordance with SFCC §14-8.4
- A Storm Water Pollution Prevention Plan is included on Sheet C105 to control erosion during and after construction.

Arroyo, Stream, and Watercourse Standards: Fences, *walls* and similar *structures* may not be constructed in or across an arroyo, stream or watercourse.

Site Restoration:

- Soil stabilization and erosion control measures shall be completed for all disturbed land within 21 days after construction completion by one or more of the following:
    - Revegetation with drought-tolerant plants
    - Bioengineering stabilization techniques
    - Stabilization with stones, terracing, or similar techniques
- All trees and shrubs shall be mulched and irrigated until established, grass shall be hydroseeded or covered with biodegradable material or synthetic soil erosions control blankets or matting and irrigated until established.

Flood Regulations

There are no 100- nor 500-year flood zones on or near the project site.

Landscaping and Site Design

The project conforms to SFCC §14-8.4 including all of the following items that apply to this project and are shown on Sheets LD101 & LP100 – LP104 & LP501 of the submitted plan set.

Water harvesting is required. This project proposes to use passive water harvesting techniques including the use of swales and detention ponds,

Water Features:

Water features are limited in area to 1650 for this project. Water features shall use re-circulated water and shall be designed to prevent seepage and leaks. The water feature included in this project complies with these requirements.

Street Trees:

Street trees are required on all property lines along streets. on major and secondary arterials, like Plaza Central, one street tree is required an average of every thirty (30) to forty (40) feet along the street frontage. On all other streets , like Contenta Ridge, one tree an average of every twenty-five (25) to thirty-five (35) feet. This project includes street trees that meet this standard.

Irrigation:

Irrigation is required to be zoned by each plants watering needs. Additionally, several standards apply to the irrigation system. Those that apply to this project include:

- Backflow prevention device
- Automatic, digital, multi-programmable controller
- Irrigation systems operation information, including monthly and seasonal schedules and water budgets are provided on the landscape plan on sheet LP100 of he submitted plan drawings
- Designed for site topography, orientation, microclimate, prevailing winds, soil type, and to prevent water waste.
- Planting beds shall be swaled, sloped, or recessed
- Irrigation systems shall be zoned by levels of water use
- Overhead spray irrigation can only be used on turf and ground cover

Walls and Fences

The project includes both fences, and parking lot screening walls. The walls and fences meet the requirements of SFCC §14-8.5 and TC2C Ch.3.C.3. The fences will be 6-feet high and made of wrought iron. The screening walls will be 4-feet high and made of concrete and stucco. These meet the requirements of both documents. TC2C states that Continuous unbroken walls are not allowed adjacent to public streets. All fences if constructed by the developer along street right-of-way must be made visually discontinuous by one or more of the following means:

- Changes in material
- Articulation of height with respect to the adjacent ground or sidewalk on the street side.
- Articulation of horizontal alignment with respect to the adjacent right-of-way.
- Openings defined by pilasters, arches, lintels horizontal or vertical tapers, etc.

- Landscaping planters, bancos, gates or other features between the right-of-way line and the proposed wall

The proposed project's fences will be connected to the buildings where feasible so that they are discontinuous. Additionally, the fences will be wrought iron allowing views into the site rather than a solid fence.

Retaining walls:

The project contains several retaining walls than meet the requirements of SFCC§14-8.5(B) which include:

- Maximum of 6 feet in height
- Stepped or terraced retaining walls shall be separated by a distance equal to the height of the retaining wall

Gates:

This project includes traffic control gates at all three vehicular access driveways. There will also be pedestrian gates.

Off-Street Parking

SFCC Table 14-8.6-1 provides the parking requirements for multifamily housing over 5 units. The calculations of required parking are included on Sheet DP 01 and show that 238 spaces are required and 245 are provided, an excess of 7 spaces. Of those spaces, 8 are required to be accessible, 2 of which must be van accessible.

Twelve bicycle parking spaces are required and 12 are provided. Bicycle Rack Standards and Dimensions are provided in SFCC § 14 Appendix D including allowable rack types, distance to other racks, distance from wall, curb, and pedestrian aisle, and parking and maneuvering areas. This project meets all of those requirements.

Parking Lot Screening

Tierra Contenta Phase 2C requires that any off-street parking area provided for four (4) or more vehicles on a single lot, or continuous parking areas on more than one lot having space for six (6) or more vehicles must be screened from view from a public street or non-motorized vehicle easement. Screening by a ten-foot-wide landscaping screen or buffer is preferred, however, a wall at least four feet (4 ft.) high may be used if landscaping is impractical.

Parking Lot Trees

Tierra Contenta Phase 2C requires parking areas contain 1 tree for every 6 parking spaces. The City of Santa Fe requires 10 SF of landscape area per parking space and a minimum of one deciduous tree per 90 SF of landscape area. These are

provided and shown on Sheet LP 100 of the plans submitted with this application.

Architectural Design Review

Per Table 14-8.7-1, projects in the C-1 zoning district must achieve 205 points in the Architectural Design Standards and Point Allocations Table 14-8.7-2.

Table 14-8.7-2: Architectural design Standards and Point Allocations			
Architectural Design Standards		Points Possible	Points Taken
WALLS			
Predominant Exterior Surface Material	Stucco, adobe	30	30
	Brick, natural stone, and integrally colored unit masonry	25	
	Concrete and non-integrally colored unit masonry	20	
	Metal siding, glass curtainwall systems, glass block, wood siding, and simulated materials	10	
	Mirrored glass curtainwall systems	-10	
Color of Predominant Exterior Surface Material	Earthtones, creams, and pastels of earthtone hues including but not necessarily limited to rose, peach, and terra cotta colors	30	30
	Pastel colors of non-earthtone hues, whites, grays, and grayish greens	15	
	High-intensity colors	-10	
	Metallic colors, glass and black	-10	
Exterior Surface Treatment	(A) Wall surfaces appear monolithic with at least 75 percent of the total wall area one material and one color. Differing shades of the same general hue shall not be considered different colors. Non-solar fenestration, window and door awnings, applied trim, and accent materials, colors, and decorative bands, with the exception of stucco, masonry or concrete control joints, are used in such a way that they do not give a panelized or prefabricated appearance, produce striped or checkerboard patterns, or exceed 25 percent of the surface area of any façade. Fenestration and/or accent colors on wall surfaces under portals or canopies having	10	10

	a horizontal depth of at least six feet shall be exempt from area calculations		
	(B) Wall surfaces do not meet the criteria set forth in paragraph (A) above	-10	
ROOFS			
Form	(A) Flat roof surfaces entirely concealed from public view by parapets	20	20
	(B) Flat roof surfaces not entirely concealed from public view by parapets, uniformly sloping roofs, or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with greater than or equal to four feet of vertical rise for every 12 feet of horizontal run and less than or equal to 12 feet of vertical rise for every 12 feet of horizontal run	15	
	(C) Uniformly sloping roofs or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with less than four feet of vertical rise for every 12 feet of horizontal run or having a slope with greater than 12 feet of vertical rise for every 12 feet of horizontal run	10	
	(D) Any type of sloping roof having a height, from springline to peak, that exceeds the average height of the supporting walls; non-uniformly sloping roofs; or any combination of flat and non-uniformly sloping roofs	-10	
Predominant Material	(A) All surfaces are concealed from public view	20	20
	(B) Standing, flat, or batten seam metal roofing, or membrane, asphalt or gravel surfaces exposed to public view	15	
	(C) Flat tiles of clay, concrete or slate	10	
	(D) Barrel tiles of clay, concrete, or slate; and asphalt shingles	5	
	(E) Wood shingles or shakes and other materials including but not necessarily	-10	

	limited to plastic, fiberglass or metal roof tiles		
Predominant Color	(A) All surfaces are concealed from public view	15	15
	(B) Dark reds, browns, and earthtones, and natural metals including aluminum, zinc, tin, and lead	10	
	(C) Low-intensity colors other than those stated above	5	
	(D) White	0	
	(E) Bright, non-fading, high-intensity colors and any use of multiple colors	-15	
BUILDING FORM			
	(A) One-story buildings with over 10,000 square feet of gross floor area and multi-story buildings with over 20,000 square feet of gross floor area which are designed with wall plane projections or setbacks on each publicly visible façade having a depth of at least three percent of the length of the façade and extending at least 20 percent of the length of the façade	30	30
	(B) One-story buildings with less than or equal to 10,000 square feet of gross floor area and multi-story buildings with less than or equal to 20,000 square feet of gross floor area which are designed with either offsetting wall planes or upper story stepbacks of at least four horizontal feet, or a recessed entry space or projecting canopy or portal having a depth of at least six horizontal feet, on at least one publicly visible façade	30	
	(C) Buildings not utilizing the massing techniques described in paragraphs (A) or (B) above	0	
DOORS AND WINDOWS			
Treatment	(A) More than 50 percent of doors, windows and glazed surfaces, which are not located under portales or canopies having a horizontal depth of at least six feet, have either frames recessed a minimum of two inches, are cased with trim, have divided lites, or have exposed or otherwise articulated lintels	20	20

	(B) More than 50 percent of doors, windows and glazed surfaces do not meet the requirements set forth in paragraph (A) above	0	0
Area	(A) All wall surfaces which are not located under portales or canopies having a horizontal depth of at least six feet, and which do not include solar fenestration, have less than or equal to 50 percent openings consisting of doors, windows, glazing and other penetrations	20	20
	(B) Wall surfaces do not meet the requirements as set forth in paragraph (A) above	0	
Location	(A) All doors, windows and glazed surfaces, on structures having a gross floor area greater than 150 square feet, are located at least two feet from outside building corners	20	20
	(B) All doors, windows and glazed surfaces, on structures having a gross floor area less than or equal to 150 square feet, have at least a two-inch mullion at inside and outside building corners	20	
Glazing	(A) All glazing is clear or tinted neutral gray	10	10
	(B) Any use of colored glazing	0	
	(C) Any use of mirrored glazing	-10	
EQUIPMENT			
Screening	(A) All roof and wall mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, are screened from public view by parapets, walls, fences, dense evergreen foliage, or by other means	10	
	(B) All building mounted equipment set forth in paragraph (A) above is either screened; and/or painted to match visually adjacent surfaces	5	5
	(C) All building mounted equipment set forth in paragraph (A) above is not screened and/or painted to match visually adjacent surfaces	-10	
TOTAL			**230**

TC2C Design Standards include requirements for exterior finished and colors. Appropriate surface materials include stucco, adobe, brick, split face block, and

stone. Zorro Blanco Apartments shall be finished with stucco. Exterior colors shall be predominantly earth tones, browns, tans, and soft pastels. . . Brighter accent colors may be used, but should not tract from the overall continuity of the local scheme. It is the responsibility of the ARC to review and approve colors not otherwise subject to the City's Architectural Design Review process.

Solar Access

TC2C Design Standards includes a "goal of Tierra Contenta to provide solar access to all buildings in the development. . . Building placement must provide as much solar access as possible within the constraints of density, setback limits, and other site planning criteria." Zorro Blanco Apartments will have many south-facing units with windows allowing natural lighting. Additional all buildings will all have flat roofs allowing for future installation of solar panels.

Outdoor Lighting

Tierra Contenta Phase 2C requires Building-mounted outdoor light sources (bulbs, elements, and sources of glare) shall be designed and placed to minimize visibility from adjacent property, streets, pedestrian and non-motorized vehicle connections, and open space. Freestanding outdoor lighting sources, such as those used to illuminate parking areas, shall be shielded from public view and designed to minimize spillover onto private or public property.

Signs

Tierra Contents Phase 2C requires that Permanent signage or monumentation demarcating the entrance to a specific subdivision is permissible. Designs for such signs should have an aesthetic relationship to other such signs or monumentation within the Tierra Contenta project. No permanent subdivision signs shall be placed within public right-of-way.

City of Santa Fe Development Code §14-8.10 includes regulations regarding the number and design of signs that are intended to be read from off the premises including illumination, setbacks, number of colors and lettering styles, and surface area.

The project signs are shown on the building elevations where they occur on sheets AL201 and AG201 of the submitted plans showing compliance with these requirements.

Affordable Housing

Zorro Blanco is located within Tierra Contenta. City Staff has determined that the project is not subject to the City's Santa Fe Homes Program (SFHP) and that Zorro

Blanco has no requirement to provide affordable housing because Tierra Contenta has met its obligations to provide affordable housing under the applicable provisions of the Amended and Restated Annexation Agreement. Zorro Blanca disagrees with City Staff and proposed to pay a fee-in-lieu on-site housing as allowed by the SFHP. Zorro Blanco's proposal to pay the fee-in-lieu of the Santa Fe Homes Program was rejected by City Staff.

Relocation of Gunnison's Prairie Dogs

SFCC § 14-8.12 requires that sites developed with anything other than single-family residences be examined by a city-approved prairie dog relocator and if they are determined to exist on the site, that they be removed to a city-approved location. City of Santa Fe staff inspected the project site and found no evidence of prairie dogs. See Exhibit D.

Development Water Budget

SFCC § 14-8.13 requires that a water budget be developed for development plans and that a project with a water budget greater than 5 acre-feet, such as this one, must purchase, and dedicate to the City, water rights through the City's water rights transfer program to meet the development's water budget. The water budget calculation form is included as Exhibit E and the Utility Service Application is included as Exhibit F.

Impact Fees

SCFF § 14-8.14 provides the requirements for impact fees for Roads, Parks, Fire, and Police based on the number of residential units being developed. The table below shows those fees for this project which includes 165 units.

Impact Fee Category	Fee per Unit	Fee Assessed
Roads	$1,373	$226,545
Parks	$880	$145,200
Fire	$168	$27,720
Police	$53	$8,745
TOTAL		**$408,210**

Land Dedication

Section 14-8.15 requires dedication of land for parks and trails. Since this project is within the Tierra Contenta Master Plan, the parks and trails land dedication is addressed by that Master Plan and not additional land dedication is required for this project.

School Requirements

Notice of this project was sent to the Santa Fe Public School District by certified mail on 7/18/24per SFCC §14-8.16 and is included as Exhibit G. As of submission of this application, no response has been received in response to that notification.

Archaeology

Archaeological clearance was approved by the City of Santa Fe Architectural Review Board on 09/03/1998 for this site as part the Tierra Contenta Subdivision. The clearance document is included as Exhibit H.

Accessibility

The Americans with Disabilities Act (ADA) requires multifamily developments to be accessible by people with mobility disabilities. The accessible paths in this project are shown on the ADA Access Plan, Sheet C101 of the drawings submitted for this project. For accessible parking, please see the section on Off-Street Parking above.

Early Neighborhood Notification

Two Early Neighborhood Notification meetings were held on August 20, 2024 and September 30, 2024 via zoom. The notes of the meetings are included as Appendix I and the affidavits of posting and mailing are included as Appendix J.

Additionally, two public gatherings to present the project to the neighbors and discuss it with them were held on July 27th and August 3rd 2024 at the Southside Library. As a result of those meetings, a neighborhood coffee shop was added to the project in response to desires for community-serving retail development which is anticipated on the C-2 zoned property to the south of the project site.

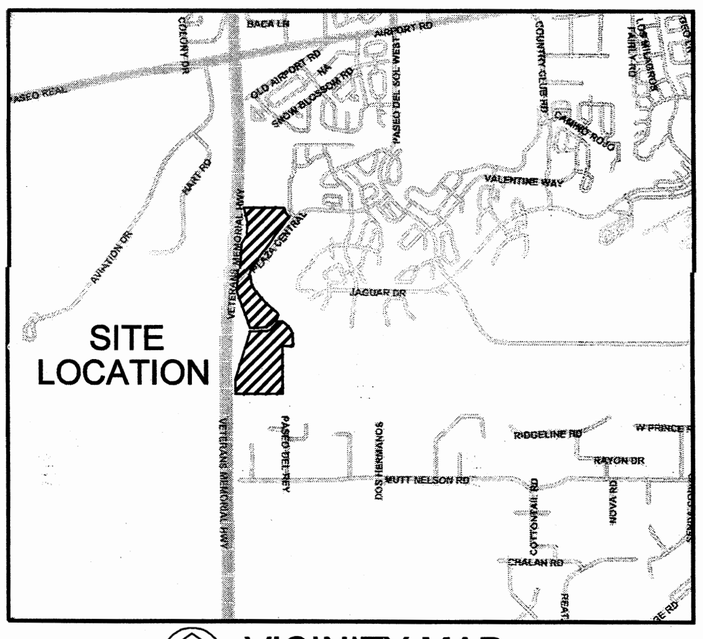
Exhibits

Exhibit A: Legal Lot of Record
Exhibit B: Compliance Report of Annexation and Rezoning Conditions of Approval
Exhibit C: Traffic Impact Study
Exhibit D: Prairie Dog Clearance Letter
Exhibit E: Water Budget
Exhibit F: Water Utility Service Application
Exhibit G: Public School Notification Form
Exhibit H: Archaeological Clearance
Exhibit I: Early Neighborhood Notification Meeting Notes
Exhibit J: Affidavits of ENN Notification Postings and Mailings

EXHIBIT A

LEGAL LOT OF RECORD

809014



NORTH

VICINITY MAP
NOT TO SCALE

PUBLIC UTILITY EASEMENTS

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

1. NEW MEXICO GAS COMPANY for installation, maintenance and service of natural gas lines, valves and other equipment and facilities resonably necessary to provide natural gas.
2. PUBLIC SERVICE COMPANY OF NEW MEXICO for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilites resonably necessary to provide electrical service.
3. QWEST for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provided communication services, including but not limited to above ground pedestals and closures.
4. CABLE TV for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from, and over said right of way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purpose set forth herein. No building, sign, pool (above ground 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.

Disclaimer

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

UTILITIES APPROVAL

Frank D. Reyna — 10-31-16
NEW MEXICO GAS CO. — DATE

[signature] — 10/31/2016
PNM ELECTRIC SERVICES — DATE

Dawn Dale — 11-2-2016
~~QWEST~~ CENTURY LINK — DATE

[signature] — 10-31-2016
COMCAST — DATE

PLAT REFERENCES

THE FOLLOWING PLATS WERE USED IN THE DETERMINATION OF LOT LINES EASEMENTS AND RIGHT-OF-WAYS AND ARE RECORD DOCUMENTS FOR THIS PLAT.

1. "PLAT OF SURVEY FOR LA CIENIGA LIMITED LIABILITY" BY RAYMOND A. ORITZ NMPS#8453, AND FILED IN PLAT BOOK 346, PG. 006 ON OCT. 1ST, 1996. IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
2. "PLAT OF SURVEY FOR LA CIENIGA LIMITED LIABILITY" BY RAYMOND A. ORITZ NMPS#8453, AND FILED IN PLAT BOOK 346, PG. 007 ON OCT. 1ST, 1996. IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
3. "PLAT OF SURVEY FOR LA CIENIGA LIMITED LIABILITY" BY RAYMOND A. ORITZ NMPS#8453, AND FILED IN PLAT BOOK 346, PG. 008 ON OCT. 1ST, 1996. IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
4. "CITY OF SANTA FE COUNTY OF SANTA FE RIGHT OF WAY MAPS DE-0107(802) BY SALVADOR E. VIGIL NMPS# 4405 FINAL MAP DATE APR. 7TH, 1988. NOT RECORDED.
5. "FINAL PLAT OF THE TIERRA CONTENTA SUBDIVISION PHASE 2C" BY JAMES B. SNACHEZ NMPLS# 12655 DATED DEC. 12TH 2009 FILED IN PLAT BOOK , PG. , IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
6. "REPLAT OF SURVEY FOR RON SEBESTA" BY MITCHEL K. NOONAN NMPLS#6998 AND FILED IN PLAT BOOK 184, PG. 026 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.
7. "LOT SPLIT FOR JIM NOBLE" BY SALVADOR VIGIL NMPLS#4405 AND FILED IN PLAT BOOK 241, PG. 009 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 9TH, 2011, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

[signature] 11/01/16
RICHARD A. CHATROOP — N.M.P.L.S. #11011

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE SUBDIVIDED THOSE LANDS SHOWN HEREON. THIS SUBDIVISION 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. EASEMENTS ARE GRANTED WHERE NEEDED FOR INFRASTRUCTURE IMPROVEMENTS AND SLOPE STABILIZATION. ALL PUBLIC UTILITY EASEMENTS (INCL. SANITARY SEWER EASEMENTS) AND INDICATED R.O.W. 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 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.*
ALL ROADS ARE DEDICATED TO THE CITY OF SANTA FE FOR OWNERSHIP AND MAINTENANCE.

THIS SUBDIVISION CONTAINS 61.05 AC.+-, AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

TIERRA CONTENTA VILLAGE PLAZA, LLLP,
A NEW MEXICO LIMITED LIABILITY LIMITED PARTNERSHIP
BY: TCVP GP LLC, A NEW MEXICO LIMITED LIABILITY COMPANY ITS GENERAL PARTNER

by [signature]
KATHARINE FISHMAN ITS MANAGER

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.

TIERRA CONTENTA VILLAGE PLAZA, LLLP,
A NEW MEXICO LIMITED LIABILITY LIMITED PARTNERSHIP
BY: TCVP GP LLC, A NEW MEXICO LIMITED LIABILITY COMPANY ITS GENERAL PARTNER

by [signature]
KATHARINE FISHMAN ITS MANAGER

STATE OF NEW MEXICO)
SS
COUNTY OF RIO ARIBBA)

OFFICIAL SEAL
JANE M. CLIFFORD
NOTARY PUBLIC - NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 5-30-18

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KATHARINE FISHMAN, MANAGER OF TCVP GP LLC, A NEW MEXICO LIMITED LIABILITY COMPANY AS THE GENERAL PARTNER OF TIERRA CONTENTA VILLAGE PLAZA, LLLP, A NEW MEXICO LIMITED LIABILITY LIMITED PARTNERSHIP.

THIS 31st DAY OF October, 2016. [signature]
MY COMMISSION EXPIRES 5-30-18 NOTARY PUBLIC

LEGEND AND NOTES

1. BASIS OF BEARING TAKEN FROM "NEW MEXICO DEPARTMENT OF TRANSPORTATION CONTROL MAP NEW MEXICO PROJECT NO. IM-NH-025-5(102)277 WIPP-599 -1(102) NH-084-2(12)161" BY WILLIAM A. BOWERS NMPLS#11765 AND DATED 3-23-06.
2. THIS PLAT IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND CONDITIONS OF RECORD.
3. NOTE: TRACTS = OPEN SPACE, LOTS = TRANSFERABLE PROPERTY.
4. CURRENT EFFECTIVE FIRM PANEL 3504960-502D DATED 6/17/08 WAS USED TO DETERMINE FLOODPLAIN LIMITS SHOWN HEREON. PRELIMINARY FIRM PANEL DATED 2/18/11 SHOWS NO CHANGE TO THE SPECIAL FLOOD HAZARD AREA.

DENOTES FLOOD HAZARD ZONE X OUTSIDE 0.2% ANNUAL FLOOD

DENOTES FLOOD HAZARD ZONE X SUBJECT TO INUNDATION 0.2% ANNUAL FLOOD

DENOTES FLOOD HAZARD ZONE AE SUBJECT TO INUNDATION 1% ANNUAL FLOOD

DENOTES FLOODWAY AREA 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 SUSTANTIAL INCREASES IN FLOOD HEIGHTS.

- ● DENOTES POINT FOUND 11011 CAP OR AS NOTED
- ○ DENOTES POINT SET THIS SURVEY
- ◦ DENOTES POINT CALCULATED
- ◉ DENOTES BRASS MONUMENT
- △ DENOTES HWY. DEPT. ALUM. R/W MONUMENT

DENOTES EDGE OF EASEMENT

DENOTES FENCE LINE

DENOTES APPROX. LOC. ARROYO CHAMISO TRAIL

DENOTES VARIABLE WIDTH EASEMENTS GRANTED THIS DOCUMENT (SEE SHEET#4 & 4A FOR DETAILS AND DATA)

L98 L99 L101 L100

DENOTES SIGHT TRIANGLE GRANTED THIS DOCUMENT (SEE SHEET#4 & 4A FOR DETAILS AND DATA)

C92 L98 C91

DENOTES 20' WIDE TRAIL EASEMENT GRANTED THIS DOCUMENT (SEE SHEET#4 & 4A FOR DETAILS AND DATA)

SANTA FE CITY APPROVAL, NOTES AND CONDITIONS:

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF

September 15 2011, AS CASE NO. 2011-90

[signature]
PLANNING COMMISSION CHAIRPERSON — DATE

[signature] 11.2.16
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).

[signature] 11/2/2016
CITY PLANNER — DATE

[signature] 11/1/16
CITY ENGINEER FOR LAND USE — DATE

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. ALL LOTS ARE SUBJECT TO THE TIERRA CONTENTA VILLAGE CENTER BUSINESS OWNERS ASSOCIATION.
3. ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE TIERRA CONTENTA VILLAGE CENTER BUSINESS OWNERS ASSOCIATION.
4. COMPLIANCE WITH GUNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
5. 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.
6. FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
7. 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.
8. EACH LOT SHALL BE SERVED THROUGH A SEPARATE SEWER AND WATER SERVICE.
9. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE
10. COMPLY WITH THE CURRENT COSF WATER CONSERVATION STAGE.
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. BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
14. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
15. 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.
16. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1
17. 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
18. "IMPROVEMENTS NOT MAINTAINED AND OPERTATED BY PUBLIC UTILITIES OR GOVERMENTAL BODIES WHICH AFFECT THIS DEVELOPMENT WILL BE MAINTAINED BY THE TIERRA CONTENTA VILLAGE CENTER BUSINESS OWNERS ASSOCIATION.
19. ALL PROVISIONS OF ARTICLES 14-3.9 (DEVELOPMENT IN SPECIAL FLOOD HAZARD AREAS) AND 14-8.3 (FLOOD REGULATIONS) OF THE SANTA FE LAND DEVELOPMENT CODE MUST BE FOLLOWED IN DEVELOPING THIS LAND.
20. THE DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE DEVELOPMENT IS RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK AND RECORDED IN BOOK 809, PAGE 014-20 AS DOCUMENT# 1808878.

NOTE:
THIS PLAT IS RECORDED SUBJECT TO THE CONDITION THAT THE OWNER OBTAIN A FINANCIAL GUARANTY ACCEPTABLE TO THE CITY OF SANTA FE WITHIN 90 DAYS OF RECORDATION.

[signature] 11-3-16
SANTA FE COUNTY TREASURERS — DATE

COUNTY CLERK
GERALDINE SALAZAR
SANTA FE COUNTY NEW MEXICO

MST#1808878
COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 3rd day of November A.D. 2016 at 11:25 o'clock P m. and was duly recorded in book 809 page 14-20 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Valerie Espinoza
County Clerk, Santa Fe County, N.M.
Estrella Martinez
Deputy

SUBDIVISION PLAT FOR TIERRA CONTENTA VILLAGE PLAZA OF TRACT A

AND REPLAT OF TIERRA CONTENTA SUBDIVISION PHASE 2C

TRACTS 51A1,51B1,54A1,54B1,54C1,& 8A3-7A1

PURPOSE: TO CREATE SUBDIVISION LOTS & OPEN SPACE TRACTS FROM THE ABOVE LISTED TRACTS

LYING WITHIN SECTION 14, T16N, R8E, NMPM,
SANTA FE COUNTY, NEW MEXICO.

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

INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: COMMERCIAL CENTER AT 599, INC.
LOCATION: LYING WITHIN SECTION 14, T16N, R8E, NMPM, SANTA FE COUNTY, NEW MEXICO.

SHEET-1

LEGEND AND NOTES

809015

1. BASIS OF BEARING TAKEN FROM "NEW MEXICO DEPARTMENT OF TRANSPORTATION CONTROL MAP NEW MEXICO PROJECT NO. IM-NH-025-5(102)277 WIPP-599 -1(102) NH-084-2(12)161" BY WILLIAM A. BOWERS NMPLS#11765 AND DATED 3-23-06.
2. THIS PLAT IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND CONDITIONS OF RECORD.
3. NOTE: TRACTS = OPEN SPACE, LOTS = TRANSFERABLE PROPERTY.
4. CURRENT EFFECTIVE FIRM PANEL 3504960-502D DATED 6/17/08 WAS USED TO DETERMINE FLOODPLAIN LIMITS SHOWN HEREON. PRELIMINARY FIRM PANEL DATED 2/18/11 SHOWS NO CHANGE TO THE SPECIAL FLOOD HAZARD AREA.

DENOTES FLOOD HAZARD ZONE X
OUTSIDE 0.2% ANNUAL FLOOD

DENOTES FLOOD HAZARD ZONE X
SUBJECT TO INUNDATION 0.2% ANNUAL FLOOD

DENOTES FLOOD HAZARD ZONE AE
SUBJECT TO INUNDATION 1% ANNUAL FLOOD

DENOTES FLOODWAY AREA 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
SUSTANTIAL INCREASES IN FLOOD HEIGHTS.

- ● DENOTES POINT FOUND 11011 CAP OR AS NOTED
- ○ DENOTES POINT SET THIS SURVEY
- ∘ DENOTES POINT CALCULATED
- ◉ DENOTES BRASS MONUMENT
- △ DENOTES HWY. DEPT. ALUM. R/W MONUMENT

DENOTES EDGE OF EASEMENT

DENOTES FENCE LINE

DENOTES APPROX. LOC. ARROYO CHAMISO TRAIL

D.E. DENOTES DRAINAGE EASEMENT

DENOTES VARIABLE WIDTH EASEMENTS GRANTED THIS DOCUMENT
(SEE SHEET#4 & 4A FOR DETAILS AND DATA)

DENOTES SIGHT TRIANGLE GRANTED THIS DOCUMENT
(SEE SHEET#4 & 4A FOR DETAILS AND DATA)

DENOTES 20' WIDE TRAIL EASEMENT GRANTED THIS DOCUMENT
(SEE SHEET#4 & 4A FOR DETAILS AND DATA)

TRUE MAG. 12°

NORTH
SCALE 1"=200'
200' 200'

N 03°45'41" E

N/F STATE OF NEW MEXICO
SEE PLAT REFERENCE #5

S 89°44'15" W 864.06

N/F TIERRA CONTENTA SUBDIVISION PHASE 2C
SEE PLAT REFERENCE #5

N 14°17'28" W 322.70

LOT 10
14.24 AC.±
#7205 PLAZA CENTRAL

N 03°45'41" E 300.00

N 38°45'12" E 122.07

1321.77

N 03°45'41" E

N 37°27'05" E 180.28

OLD LOT LINE 51B1

S 53°46'03" E 204.01

WEST EDGE PLAZA CENTRAL VARIABLE WIDTH ROW

FORMERLY TR.51A1

S 36°13'57" W 404.68

51A1

LOT 9
1.84 AC.±
#7215 PLAZA CENTRAL

N 03°45'41" E 225.77

FORMERLY TR.51B1

LOT 8
1.85 AC.±
#7225 PLAZA CENTRAL

230.95

OLD LOT LINE

EXIST. 20' SANITARY SEWER ESMT.

NEW MEXICO GAS CO. ESMT. ZIG-ZAG HATCH

EXIST. 20' EFFLUENT REUSE LINE ESMT.

FORMERLY TR.54B1

600.00

N 31°13'50" W 122.07

N 03°45'41" E 105.00

TRACT 2
OPEN SPACE
1.61 AC.±

MATCH LINE SHEET 2B
SHEET 2A

MATCH LINE

N 17°53'13" E

487.44

54B1 OLD LOT LINE 54A1

LOT 7
2.44 AC.±
#7235 PLAZA CENTRAL

N 48°12'04" E 253.44

FORMERLY TR.54A1

1025.00

N 20°01'56" W 354.07

LOT 6
2.43 AC.±
#7245 PLAZA CENTRAL

N 48°12'04" E 175.00

WEST EDGE PLAZA CENTRAL VARIABLE WIDTH ROW

LOT 5
4.98 AC.±
#7255 PLAZA CENTRAL

466.23

N 8°42'22" E 1574.33

S 41°17'38" E 218.37

S 35°39'40" E 336.40

S 35°39'40" E 235.93

LOT 4-B
1.27 AC.±
#7265 PLAZA CENTRAL

LOT 4-A
1.08 AC.±
#7305 JAGUAR DRIVE

820.30

JAGUAR DR. VARIABLE WIDTH ROW

FORMERLY TR.54C1

LOT 3B
2.97 AC.±
#7264 PLAZA CENTRAL

N 00°02'32" E 99.98

394.33

88°23'42" E

54C1 OLD LOT LINE 8A3-7A1

FORMERLY TR.8A3-7A1

N 00°02'32" E 16.41

148.86

245.47

LOT 3A-1
2.89 AC.±
#7304 JAGUAR DRIVE

LOT 3A-2
1.60 AC.±
#7302 JAGUAR DRIVE

N 17°30'06" E 255.62

N 89°36'36" W 552.56

1329.39

282.12

214.62

WEST EDGE PLAZA CENTRAL VARIABLE WIDTH ROW

N 89°48'24" W 767.18

TRACT 1
OPEN SPACE
5.60 AC.±
#7345 PLAZA CENTRAL

314.23

FORMERLY TR.A

860.66

S 89°48'24" E

N/F TIERRA CONTENTA SUBDIVISION PHASE 2C
SEE PLAT REFERENCE #5

470.20

1040.05

762.13

FORMERLY TR.A

LOT 1
16.83 AC.±
#7355 PLAZA CENTRAL

N 00°13'52" E 317.45

S 00°11'41" W

S 00°43'29" E 14.86

1000.99

F MARTINEZ TRACT 2
UPC#1-047-094-050-100
PLAT BK. 184,PG.028

N/F SANCHEZ TRACT 2B
UPC#1-047-094-082-114
PLAT BK. 241,PG.009

N/F PORTILLO TRACT 2A
UPC#1-047-094-115-114
PLAT BK. 241,PG.009

N/F TIERRA CONTENTA SUBDIVISION PHASE 2C
SEE PLAT REFERENCE #5

N 00°04'25" E 100.06

1218.51

1081.82

S 15°15'20" E

1570.17

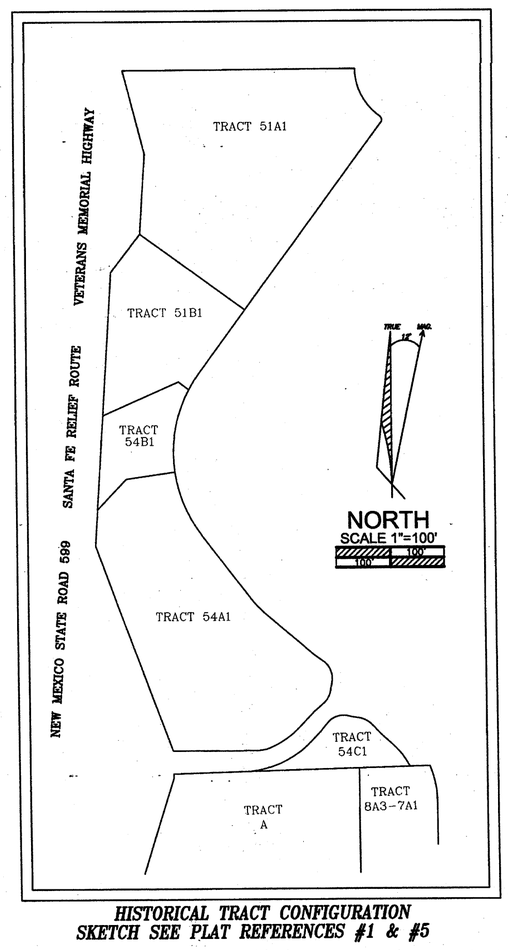
STATE HIGHWAY 599
STATE HIGHWAY PROJECT
#DE-(F)-0107(802)

S 00°19'25" W

N 00°52'01" E 324.55

N 00°19'51" E 325.87

N 00°13'52" E 652.71



HISTORICAL TRACT CONFIGURATION
SKETCH SEE PLAT REFERENCES #1 & #5

SUBDIVISION PLAT FOR TIERRA CONTENTA VILLAGE PLAZA OF TRACT A

AND REPLAT OF TIERRA CONTENTA SUBDIVISION PHASE 2C TRACTS 51A1,51B1,54A1,54B1,54C1,& 8A3-7A1

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INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: COMMERCIAL CENTER AT 599, INC.

LOCATION: LYING WITHIN SECTION 14, T16N, R8E, NMPM, SANTA FE COUNTY, NEW MEXICO.

809016

LEGEND AND NOTES

1. BASIS OF BEARING TAKEN FROM "NEW MEXICO DEPARTMENT OF TRANSPORTATION CONTROL MAP NEW MEXICO PROJECT NO. IM-NH-025-5(102)277 WIPP-599 -1(102) NH-084-2(12)161" BY WILLIAM A. BOWERS NMPLS#11765 AND DATED 3-23-06.
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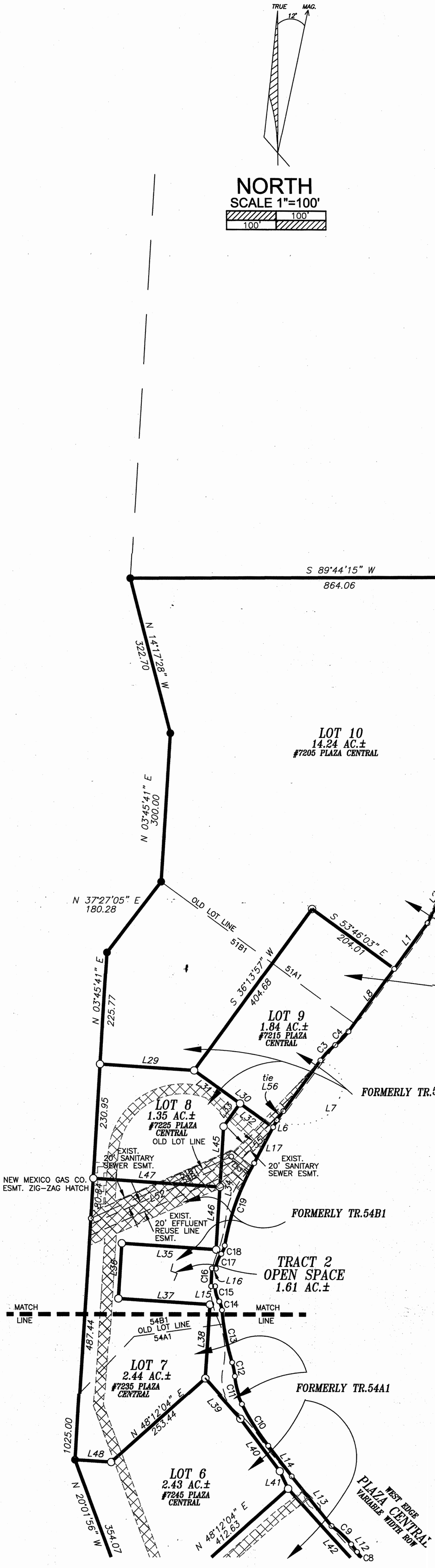

ENLARGED VIEW SUBDIVISION PLAT FOR TIERRA CONTENTA VILLAGE PLAZA OF TRACT A

AND REPLAT OF TIERRA CONTENTA SUBDIVISION PHASE 2C

TRACTS 51A1,51B1,54A1,54B1,54C1,& 8A3-7A1

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INDEXING INFORMATION FOR THE COUNTY CLERK

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809017

LEGEND AND NOTES

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TRUE MAG. 12°

NORTH
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100' 100'

NEW MEXICO GAS CO. ESMT. ZIG-ZAG HATCH

EXIST. 20' SANITARY SEWER ESMT.

EXIST. 20' EFFLUENT REUSE LINE ESMT.

EXIST. OLD LOT LINE

FORMERLY TR.54B1

FORMERLY TR.54A1

FORMERLY TR.54C1

FORMERLY TR.8A3-7A1

FORMERLY TR.A

MATCH LINE

54B1 OLD LOT LINE 54A1

TRACT 2 OPEN SPACE 1.61 AC.±

LOT 7 2.44 AC.± #7235 PLAZA CENTRAL

LOT 6 2.43 AC.± #7245 PLAZA CENTRAL

LOT 5 4.98 AC.± #7255 PLAZA CENTRAL

LOT 4-B 1.27 AC.± #7265 PLAZA CENTRAL

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TRACT 1 OPEN SPACE 5.60 AC.± #7345 PLAZA CENTRAL

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JAGUAR DR. VARIABLE WIDTH ROW

WEST EDGE PLAZA CENTRAL VARIABLE WIDTH ROW

STATE HIGHWAY 599
STATE HIGHWAY PROJECT
#DE-(F)-0107(802)

ENLARGED VIEW SUBDIVISION PLAT FOR TIERRA CONTENTA VILLAGE PLAZA OF TRACT A

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INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: COMMERCIAL CENTER AT 599, INC.

LOCATION: LYING WITHIN SECTION 14, T16N, R8E, NMPM, SANTA FE COUNTY, NEW MEXICO.

SHEET-2B

809018

LEGEND AND NOTES

1. BASIS OF BEARING TAKEN FROM "NEW MEXICO DEPARTMENT OF TRANSPORTATION CONTROL MAP NEW MEXICO PROJECT NO. IM-NH-025-5(102)277 WIPP-599 -1(102) NH-084-2(12)161" BY WILLIAM A. BOWERS NMPLS#11765 AND DATED 3-23-06.
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DENOTES EDGE OF EASEMENT

DENOTES FENCE LINE

DENOTES APPROX. LOC. ARROYO CHAMISO TRAIL

D.E. DENOTES DRAINAGE EASEMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	114.66	N36°13'57"E
L2	93.65	N29°29'13"E
L3	153.50	N36°13'57"E
L4	263.97	N36°13'57"E
L5	23.39	N37°53'56"E
L6	16.05	N27°58'50"E
L7	150.00	N36°13'57"E
L8	156.90	N36°13'57"E
L9	7.55	N49°05'46"W
L10	35.36	N57°13'34"W
L11	225.90	N49°05'46"W
L12	19.35	N37°19'39"W
L13	127.66	N38°28'19"W
L14	77.48	N37°19'39"W
L15	8.00	N89°21'42"W
L16	8.00	S85°26'45"E
L17	82.11	N27°58'50"E
L18	37.72	N51°49'52"E
L19	45.64	N43°42'04"E
L20	4.57	N00°02'32"E
L21	128.93	N88°24'17"E
L22	31.75	N35°34'16"E
L23	14.16	N43°42'04"E
L24	30.35	S47°36'21"E
L25	46.46	S38°20'36"E
L26	116.22	S00°11'41"W
L27	221.48	S89°48'24"E
L28	44.76	S00°11'41"W
L29	189.74	S86°14'19"E
L30	195.32	S54°10'44"E
L31	113.72	S54°10'44"E
L32	81.60	S54°10'44"E
L33	57.50	S35°49'16"W
L34	248.42	S03°44'22"W
L35	190.50	N86°15'38"W
L36	111.47	S03°44'22"W
L37	185.00	S86°15'38"E
L38	149.00	S03°44'22"W
L39	108.52	S41°42'10"E
L40	131.69	S36°33'54"E
L41	38.99	S25°13'02"E
L42	294.74	S41°47'56"E
L43	161.10	S37°19'39"E
L44	211.01	S41°47'56"E
L45	121.76	S03°44'22"W
L46	126.66	S03°44'22"W
L47	255.64	N86°15'38"W
L48	72.84	S86°28'11"E
L49	14.86	S53°46'03"E
L50	20.00	N36°13'57"E
L51	14.86	N53°46'03"W
L52	309.78	N66°11'57"E
L53	47.40	S52°06'06"E
L54	14.55	N51°14'25"W
L55	138.66	N45°44'34"E
L56	22.70	N36°13'57"E
L60	207.50	S36°13'57"W
L61	184.94	N88°24'17"E
L49	14.86	S53°46'03"E
L50	20.00	N36°13'57"E
L51	14.86	N53°46'03"W
L53	47.40	S52°06'06"E
L60	207.50	S36°13'57"W
L62	165.35	N48°42'22"E
L63	19.10	N72°21'37"E
L64	32.37	S69°56'53"W
L65	50.96	N58°06'35"W
L66	39.24	N08°33'08"W
L67	66.48	N88°24'17"E
L68	169.45	S89°48'24"E
L69	50.89	S18°46'12"W
L70	109.26	S24°55'53"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD DIST	DELTA
C1	43.19	159.00	S44°00'51"W	43.06	15°33'49"
C2	38.30	141.00	N44°00'51"E	38.18	15°33'49"
C3	43.19	159.00	S44°00'51"W	43.06	15°33'49"
C4	38.30	141.00	N44°00'51"E	38.18	15°33'49"
C5	27.06	89.00	N13°34'38"E	26.96	17°25'24"
C6	18.26	101.00	S10°02'42"W	18.24	10°21'33"
C7	88.69	79.00	N16°56'09"W	84.10	64°19'15"
C8	111.74	544.00	S43°12'42"E	111.54	11°46'07"
C9	53.67	169.00	N46°25'30"W	53.44	18°11'42"
C10	99.16	520.11	S31°51'57"E	99.01	10°55'24"
C11	58.34	159.00	S15°53'32"E	58.02	21°01'26"
C12	28.29	141.00	N11°07'39"W	28.24	11°29'41"
C13	107.64	509.11	S10°49'05"E	107.44	12°06'48"
C14	18.44	41.00	N17°38'57"W	18.29	25°46'32"
C15	32.10	59.00	S14°56'57"E	31.71	31°10'30"
C16	36.16	529.11	S02°35'46"W	36.15	3°54'57"
C17	32.10	59.00	S20°08'30"W	31.71	31°10'30"
C18	18.44	41.00	N22°50'29"E	18.29	25°46'32"
C19	177.40	509.11	S19°56'10"W	176.51	19°57'54"
C20	223.54	465.00	N74°37'58"E	221.40	27°32'39"
C21	31.34	159.00	S66°30'26"W	31.29	11°17'35"
C22	52.65	141.00	N61°27'26"E	52.34	21°23'35"
C23	40.80	476.00	N48°18'18"E	40.79	4°54'40"
C24	33.26	89.00	N32°59'42"E	33.07	21°24'44"
C25	0.74	1073.00	N88°25'28"E	0.74	0°02'22"
C26	37.32	141.00	N84°00'48"W	37.21	15°09'51"
C27	50.49	159.00	S85°31'45"E	50.28	18°11'45"
C28	81.36	555.00	N81°10'24"E	81.29	8°23'58"
C29	173.55	555.00	N68°00'55"E	172.84	17°55'00"
C30	29.76	41.00	S35°27'17"W	29.11	41°35'01"
C31	95.57	544.00	N51°12'49"E	95.45	10°03'58"
C32	88.69	79.00	S75°51'41"W	84.10	64°19'15"
C33	24.64	101.52	S78°57'01"E	24.58	13°54'31"
C34	61.18	89.00	N67°17'53"W	59.98	39°23'04"
C35	2.73	481.00	N47°26'36"W	2.73	0°19'32"
C36	348.44	476.00	N20°46'35"W	340.72	41°56'31"
C37	195.67	219.00	S25°38'40"E	189.22	51°11'29"
C38	26.45	17.00	N06°39'34"W	23.87	89°09'42"
C39	63.36	25.36	N00°47'54"E	48.12	143°07'26"
C40	52.29	104.12	N04°22'58"E	51.74	28°46'27"
C41	77.64	101.79	S03°04'50"E	75.77	43°42'05"

LOT & ROW DATA
SUBDIVISION PLAT FOR
TIERRA CONTENTA VILLAGE
PLAZA
OF TRACT A

AND REPLAT OF TIERRA CONTENTA SUBDIVISION PHASE 2C

TRACTS 51A1,51B1,54A1,54B1,54C1,& 8A3-7A1

PURPOSE: TO CREATE SUBDIVISION LOTS & OPEN SPACE TRACTS FROM THE ABOVE LISTED TRACTS

LYING WITHIN SECTION 14, T16N, R8E, NMPM,
SANTA FE COUNTY, NEW MEXICO.

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

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: COMMERCIAL CENTER AT 599, INC.

LOCATION: LYING WITHIN SECTION 14, T16N, R8E, NMPM, SANTA FE COUNTY, NEW MEXICO.

LEGEND AND NOTES

809019

1. BASIS OF BEARING TAKEN FROM "NEW MEXICO DEPARTMENT OF TRANSPORTATION CONTROL MAP NEW MEXICO PROJECT NO. IM-NH-025-5(102)277 WIPP-599 -1(102) NH-084-2(12)161" BY WILLIAM A. BOWERS NMPLS#11765 AND DATED 3-23-06.
2. THIS PLAT IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND CONDITIONS OF RECORD.
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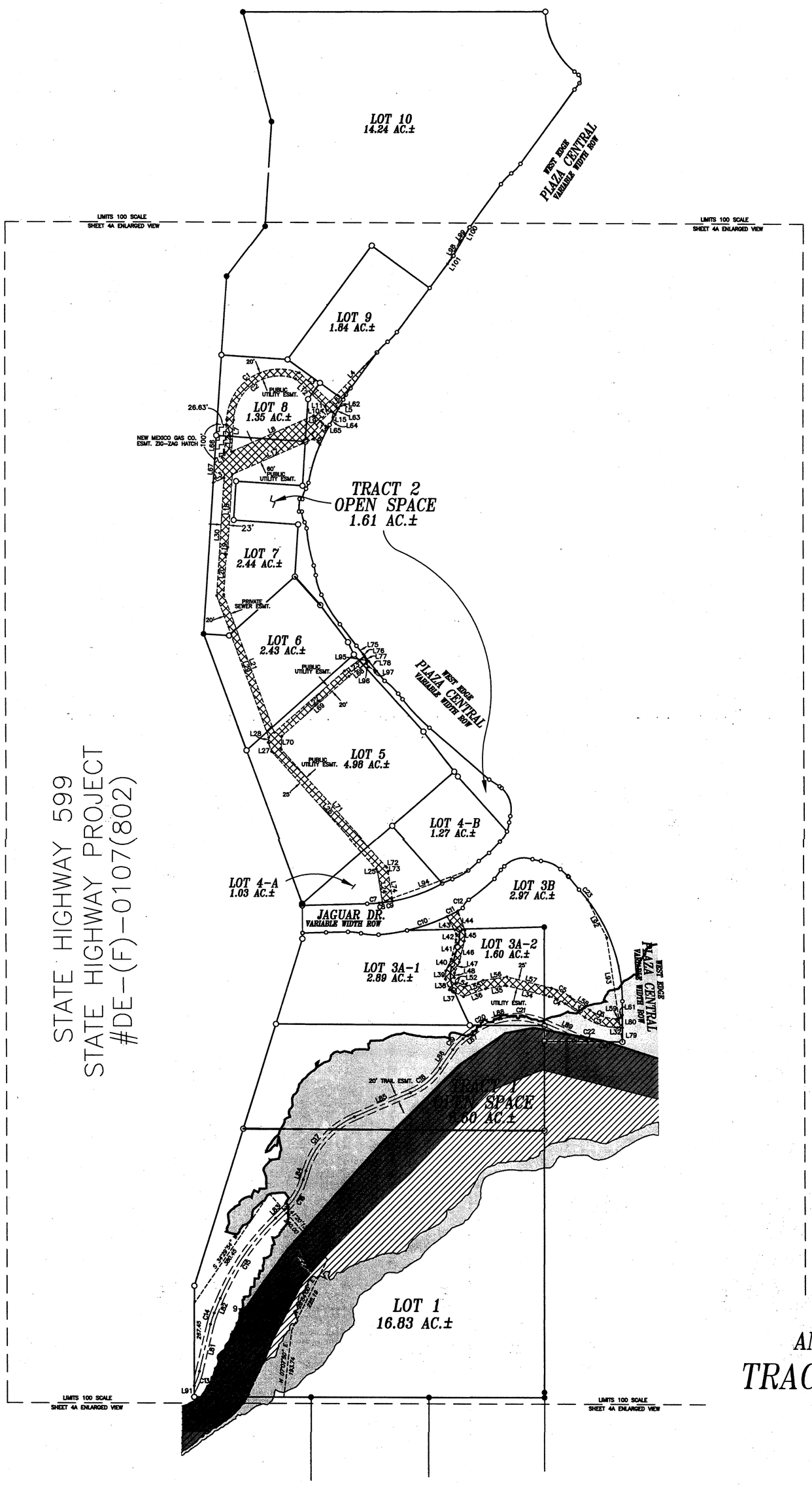
DENOTES VARIABLE WIDTH EASEMENTS GRANTED THIS DOCUMENT

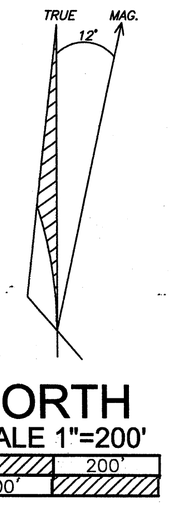
DENOTES SIGHT TRIANGLE GRANTED THIS DOCUMENT

DENOTES 20' WIDE TRAIL EASEMENT GRANTED THIS DOCUMENT

CURVE TABLE					
CURVE	ARC	RADIUS	CHORD	LENGTH	DELTA
C1	289.56	152.53	S57°07'57"W	248.00	108°46'13"
C2	247.87	132.53	S56°19'37"W	213.29	107°09'32"
C3	97.59	162.50	S72°30'58"E	96.13	34°24'35"
C4	49.70	137.50	N65°40'37"W	49.43	20°42'28"
C5	58.73	162.50	N65°40'37"W	58.41	20°42'28"
C6	82.58	137.50	S72°30'58"E	81.34	34°24'35"
C7	33.58	465.00	N86°20'16"E	33.57	4°08'13"
C8	9.87	465.00	N83°39'41"E	9.87	1°12'57"
C9	29.54	465.00	N81°14'00"E	29.54	3°38'25"
C10	121.76	554.67	N70°41'25"E	121.51	12°34'38"
C11	35.13	554.67	N62°35'14"E	35.13	3°37'45"
C12	16.66	554.67	N59°54'43"E	16.66	1°43'15"
C13	43.84	200.00	N19°42'35"E	43.75	12°33'34"
C14	33.83	200.00	S18°16'31"W	33.79	9°41'26"
C15	281.20	695.00	S34°42'42"W	279.29	23°10'56"
C16	100.80	200.00	N31°51'51"E	99.74	28°52'39"
C17	213.53	250.00	S41°53'39"W	207.10	48°56'14"
C18	111.42	200.00	N50°24'10"E	109.99	31°55'11"
C19	43.99	137.50	S43°36'30"W	43.80	18°19'51"
C20	85.37	200.00	S65°00'06"W	84.72	24°27'21"
C21	126.77	200.00	N84°36'44"W	124.66	36°19'01"
C22	6.19	100.00	N64°40'47"W	6.19	3°32'51"
C23	36.67	475.93	N39°32'42"W	36.66	4°24'54"

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.05	N66°11'18"E
L2	101.00	N03°44'25"E
L3	119.90	S46°38'58"E
L4	194.45	N43°30'45"E
L5	8.97	N54°10'44"W
L6	44.02	N39°37'42"E
L7	90.74	S03°44'22"W
L8	256.63	N66°11'18"E
L9	5.24	S58°02'57"E
L10	25.30	N45°49'17"E
L11	15.05	N43°21'02"E
L12	115.91	N46°38'58"W
L13	27.82	N52°41'59"W
L14	40.67	N45°54'18"E
L15	15.28	S54°10'44"E
L16	24.62	N49°53'55"W
L17	252.98	S66°15'07"W
L18	208.63	S03°44'22"W
L19	20.22	S12°16'13"W
L20	115.86	S03°44'22"W
L21	418.93	S20°02'05"E
L22	267.13	N48°38'54"E
L23	71.85	N52°40'21"E
L24	89.54	N08°29'21"W
L25	8.70	N25°36'12"W
L26	448.57	N41°47'56"W
L27	27.72	N20°02'05"W
L28	14.59	N05°52'25"E
L29	430.94	N20°02'05"W
L30	336.73	N03°44'22"E
L31	34.01	S66°15'07"W
L32	13.94	N89°41'45"W
L33	68.59	N55°18'41"W
L34	126.52	N76°01'51"W
L35	61.56	S81°28'09"W
L36	66.71	S70°13'09"W
L37	45.42	N64°46'51"W
L38	32.98	N19°46'51"W
L39	23.48	N02°43'09"E
L40	36.95	N25°13'09"E
L41	57.27	N13°58'09"E
L42	15.94	N02°43'09"E
L43	56.46	N27°05'36"W
L44	59.28	S19°46'51"E
L45	30.25	S02°43'09"W
L46	62.20	S13°58'09"W
L47	34.44	S25°13'09"W
L48	13.53	S02°43'09"W
L49	14.86	S53°46'03"E
L50	20.00	N36°13'57"E
L51	14.86	N53°46'03"W
L52	17.65	S19°46'51"E
L53	47.40	S52°06'06"E
L54	24.70	S64°46'51"E
L55	58.82	N70°13'09"E
L56	68.99	N81°28'09"E
L57	131.49	S76°01'51"E
L58	68.60	S55°18'41"E
L59	2.48	S89°41'45"E
L60	207.50	S36°13'57"W
L61	16.22	N45°00'00"E
L62	28.29	S27°58'50"W
L63	20.19	S27°58'50"W
L64	33.63	S27°58'50"W
L65	7.49	S29°29'51"W
L66	67.50	S03°44'46"W
L67	68.16	S03°45'41"W
L68	71.47	S52°40'21"W
L69	257.22	S48°12'04"W
L70	37.70	S03°12'04"W
L71	447.37	S41°47'56"E
L72	4.06	S41°47'56"E
L73	11.46	S19°46'51"E
L74	86.66	S08°31'51"E
L75	30.42	S38°28'19"E
L76	6.08	S38°28'19"E
L77	20.00	S38°28'19"E
L78	35.16	S38°28'19"E
L79	40.56	N00°11'41"E
L80	36.53	N00°11'41"E
L81	138.37	N13°25'48"E
L82	45.12	N23°07'14"E
L83	36.96	N46°18'11"E
L84	26.63	N17°25'32"E
L85	173.63	N66°21'45"E
L86	64.04	N34°26'34"E
L87	33.73	N52°46'25"E
L88	6.83	N77°13'46"E
L89	126.90	S66°27'13"E
L90	99.09	S89°48'24"E
L91	32.14	S00°13'52"W
L92	121.77	S26°21'59"E
L93	300.51	S08°14'16"E
L94	271.47	N69°44'19"E
L95	28.84	S19°41'21"E
L96	10.80	S32°55'28"E
L97	25.39	S62°28'48"E
L98	73.01	N28°21'36"E
L99	22.84	N41°39'23"E
L100	26.90	S29°29'13"W
L101	28.77	S36°13'57"W





STATE HIGHWAY 599
STATE HIGHWAY PROJECT
#DE-(F)-0107(802)

EASEMENT PLAN & DATA SUBDIVISION PLAT FOR TIERRA CONTENTA VILLAGE PLAZA OF TRACT A

AND REPLAT OF TIERRA CONTENTA SUBDIVISION PHASE 2C

TRACTS 51A1,51B1,54A1,54B1,54C1,& 8A3-7A1

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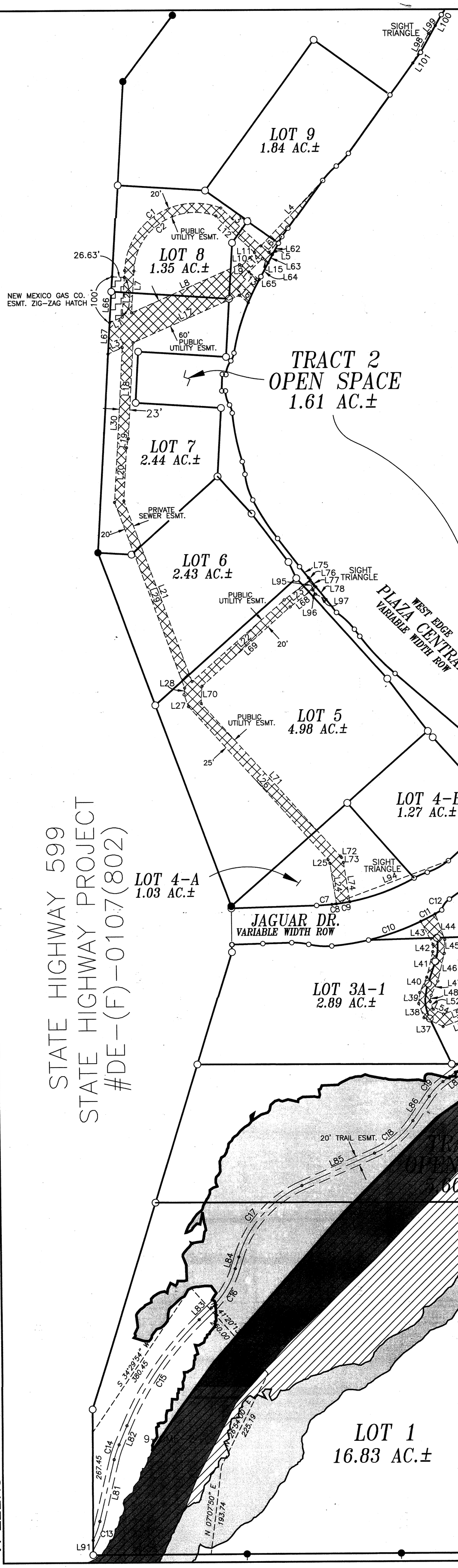
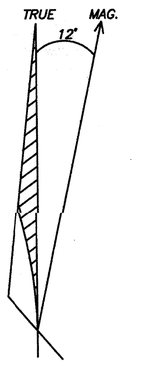
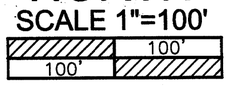
809020





NORTH
SCALE 1"=100'



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SHEET-4A

EXHIBIT B

COMPLIANCE REPORT: ANNEXATION & REZONE CONDITIONS OF APPROVAL

Compliance with Village Plaza Annexation, General Plan Amendment and Rezoning-Conditions of Approval

City Council 10-26-11

Cases #2011-69, 2011-70 and #2011-67 - Village Plaza

Conditions	Compliance
Review comments are based on submittals received on June 15, 2011. The comments below should be considered Traffic as Conditions of Approval to be addressed prior to subsequent submittals unless otherwise noted: 1. The following conditions shall be placed on the annexation agreement: a. Any proposed access to or improvements on New Mexico Department of Transportation (NMDOT) Highway Systems shall receive ultimate approval from the NMDOT. b. The construction of the NM 599 /Jaguar interchange shall be completed by the Pavilion development or the Tierra Contenta Village Plaza, prior to or during the development of Phase I. The developer shall be responsible for all costs associated with the design and construction of the NM 599/Jaguar interchange. c. The developer shall construct Jaguar Drive from its current terminus to the proposed interchange, during the development of Phase I. The developer shall be responsible for all costs associated with the design and construction of this segment of Jaguar Drive. d. The developer shall construct Plaza Central from its current terminus to just south of the driveway into Lot 3A, during the development of Phase I. The remaining portion of Plaza Central shall be constructed during the development of Phase V. The developer shall be responsible for all costs associated with the design and construction of this segment of Plaza Central.	These new and extended roadways have been installed by the original developer of TC Village Plaza.
2. The developer shall generate and place sight distance triangles, in accordance with the American Association of State Highway and Transportation Officials (AASHTO) guidelines on both the landscaping plan and the proposed subdivision plat. These sight triangles shall be designated as areas where landscaping, structures, or other sight impeding objects are not allowed to be placed.	The new and extended roads have been put in by the original developer. Site triangles at Zorro Blanco driveways are designed with site triangles. The vegetation within these areas will be maintained to maintain that visibility.
3. The developer shall provide spline information for the proposed roundabout to ensure proper design.	The Roundabout was installed by the original developer.
4. The center island of the roundabout shall be raised with a patterned concrete edge per current standards.	The Roundabout was installed by the original developer.
5. The developer shall provide the ultimate multi-lane roundabout design, as determined by the approved Traffic Impact Analysis, so that adequate right-of-way can be reserved, including that needed for cut/fill slopes.	The Roundabout was installed by the original developer.
6. The developer shall place 1-2" and 1-3" electrical conduit across all legs of the roundabout at intersection #3 and the roundabout at the intersection of Pavilion Loop and Jaguar Drive. All conduits shall terminate into one of four large pull-boxes to be placed all four corners of the subject intersection. Each conduit shall have a pull string and a bare #8 copper tracing wire.	The Roundabout was installed by the original developer.

7. The driveways into lots 8 and 11 shall be situated to line up with the future residential development across Plaza Central.	Zorro Blano is on lot 9 of the annexation plat.
8. The typical sections for both Jaguar Drive and Plaza Central shall meet the specifications in the Tierra Contenta Phase 2C design standards for a Parkway, which includes 5' sidewalks, 4' buffer space, 2' curb & gutter, 5' bike lanes, 11' driving lanes, and a 14' median (1' curb & gutter and 11' turning lanes where located).	The new and extended roadways have been installed by the original developer of TC Village Plaza.
9. The developer shall provide a pavement design for Jaguar Drive and Plaza Central. The minimum pavement section shall be 4" of Super Pave-IV over 6" of Untreated Basecourse.	These new and extended roadways have been installed by the original developer of TC Village Plaza.
10. The developer shall provide a street light plan to include a metered system with LED type fixtures. The design and fixture types shall be reviewed and approved by the City's Traffic Engineering Division. The developer will not be required to pay for the metered electricity related to the street lights. The Traffic Engineering Division may adjust this requirement between now and implementation including reverting back to a non-metered High Pressure Sodium System.	These new and extended roadways have been installed by the original developer of TC Village Plaza.
11. In addition to what is mentioned above, the Traffic Engineering Division will perform and additional review of signing, striping, drainage, roundabout design, and other specific items during the final subdivision plat and development plan approval process.	These new and extended roadways have been installed by the original developer of TC Village Plaza.
City Engineer requirements to apply at time of final mylar or building permit: Add the following to the Annexation Plat, General Plan Amendment Plat, Zoning Plat, Lot Split Plat, Preliminary Subdivision Plat, and Grading and Drainage Plan: 1. A floodplain status statement with regard to the February 17, 2011 Preliminary FIRM 2. Delineation of the limits of the 1 % floodplain with respect to both the current effective June 17, 2008) FIRM and the preliminary (February 17, 2011) FIRM. If these floodplain limits are identical, add a note so stating. 3. A note that any work in the FEMA floodplain must meet all local, state, and federal regulations. 4. Lot addresses (contact Marisa Struck 955-6661). 5. Submit drainage calculations for review.	The current flood map shows no floodplains on the lot where Zorro Blanco is proposed.
Roadway and Trails Engineering Division/Metropolitan Planning Organization: 1. The development package is limited in design details regarding multi-use trails. Please provide more details on how trails interact with the proposed roadways and the Tierra Contenta and Arroyo Chamiso trail networks including proposed Southwest Activity Node regional park. 2. Proposals for the trail system to cross NM 599 and connect to trails proposed on the west side of NM 599 as part of the Pavilion Development should be considered. 3. Phasing for trail construction should be clarified. 4. The developer should take care in the design of the trail system particularly in areas where trails interact with streets. It is unclear if these interactions are proposed to be at-grade or grade separated-if at-grade, what types of crossing safety treatments are proposed; if grade separated, how will access to roadways be incorporated?	There are no proposed trails on the property where Zorro Blanco is proposed. However, should an alternate compliance for affordable housing being approved that includes donation of land for development of affordable housing by a non-profit housing developer, that site may include and area where the 599 trail needs to be extended. A trail easement shall be provided to the City should that be the case.

5. Discuss the proposed trail network and its relationship to the approved Tierra Contenta Master Plan and Design Standards, if applicable. Continue to work to obtain a final trail design that meets appropriate design criteria and facilitates safe and long term use.	
The Applicant shall address the following design review comments for the Preliminary Plat: 1. Show all existing and proposed sewer line and effluent line easements on the plat, utility plans, site development plans and grading and drainage plans for sheets 4-1, 9-1, 10-1, and 10-2. 2. Show/provide book and page for existing sewer or effluent easements. 3. There is a current approved engineering plan set produced by \Vilson and Company for the planned Tierra Contenta Subdivision Area Effluent Water Line (CIP 934), the design of which was paid for through a combination of State Grant Funds and the City of Santa Fe Wastewater Division Reserve Funds. The Wastewater Division is requiring that the Developer pay for all costs to produce a revised set of engineering drawings, bid documents and on or off-site plats reflecting the changed alignment of the effluent line through the Village Plaza development. 4. The effluent line shall be constructed by the applicant on the Village Plaza property - where it crosses the property from west to east, then turning south within or along the Plaza Central right-of-way, and then turning east along Jaguar Drive to the existing location of the effluent line easement. Easement location shall be revised and included on the Final Plat and Development Plan prior to recordation of the mylar. **Comment: There are currently two processes underway, the Subdivision Plat for Village Plaza and the Dedication Plat for the Tierra Contenta Park. The placement of the sewer effluent easement will be coordinated between the two applicants.**	There are no sewer easements on the site where Zorro Blanco is proposed. There are sewer lines in Plaza Central with sufficient capacity to accommodate both the Zorro Blanco project and the addition of affordable housing should that alternate compliance proposal be accepted by the City's Affordable Housing Office.
Santa Fe Trails: 1. Bus stop and shelter construction will be required. As discussed with Santa Fe Trails, at least 3 stops are anticipated (1 on Jaguar and 2 on Plaza Central) of a medium size or larger. The bus stops are part of necessary public infrastructure and will be included on the Letter of Credit.	Should one of the 2 bus stops be recommended along the street frontage of Zorro Blanco, it will be constructed as part of the project and its cost will be included in the letter of credit for the project.
Current Planning: 1. The location of the sewer effluent easement shall be coordinated with Stan Holland and the City's consultant for the design of the Tierra Contenta Recreation Area prior to final plat recordation. There is a current approved engineering plan set produced by Wilson and Company for the planned Tierra Contenta Subdivision Area Effluent Water Line (CIP 934), the design of which was paid for through a combination of State Grant Funds and the City of Santa Fe Wastewater Division Reserve Funds. The Wastewater Division is requiring that the Developer pay for all costs to produce a revised set of engineering drawings, bid documents and on or off-site plats reflecting the changed alignment of the effluent line through the Village Plaza development.	There is no mention of the sewer effluent easement being located on the Zorro Blano site.

EXHIBIT C

TRAFFIC IMPACT STUDY

Tierra Contenta Apartments (Zorro Blanco Apartments)

Santa Fe, New Mexico

Traffic Impact Study

December 17, 2024

FINAL (Revised)

Presented to:
Leroy Nicholas Pacheco, P.E.
City of Santa Fe – Traffic Development
Santa Fe, NM.

Prepared for:
Aaron Bohrer
Zydeco 66
428 Sandoval St. #200
Santa Fe, NM. 87501

Terry O. Brown, P.E.
5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 883-8807

Ronald R. Bohannan, P.E.
5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 883-8807

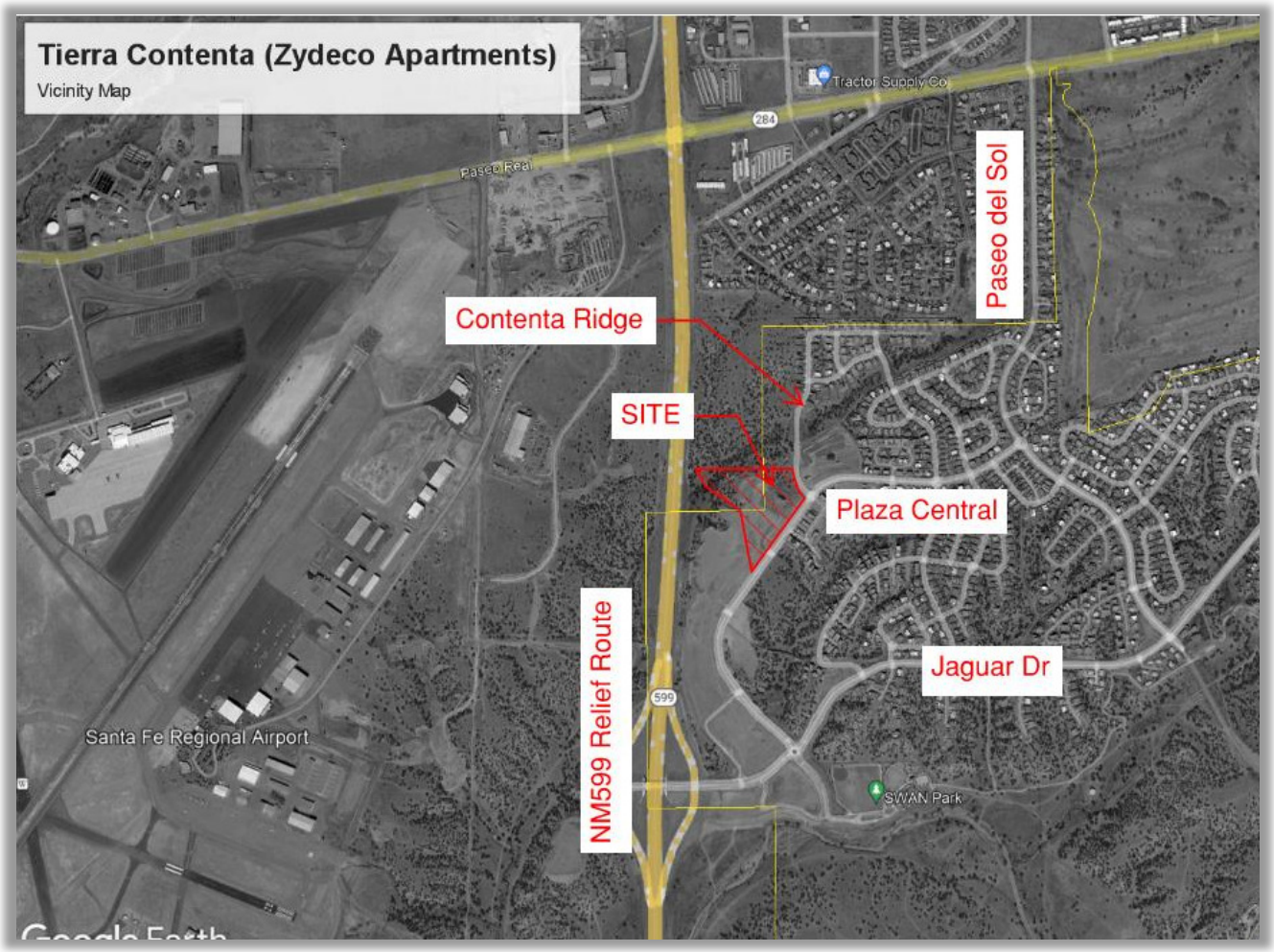
Tierra Contents Apartments (Zorro Blanco Apartments)
Plaza Central / Contenta Ridge - Santa Fe, NM
Traffic Impact Study

Executive Summary

The purpose of this Traffic Impact Study (TIS) is to evaluate transportation conditions before and after implementation of the proposed Tierra Contenta Apartments (Zorro Blanco Apartments) to determine the impact of the site on the adjacent transportation system and recommend mitigation measures where necessary. This study is prepared in accordance with the requirements of the City of Santa Fe. The City of Santa Fe scoping letter for this TIS is in Appendix pages A-102 through A-105.

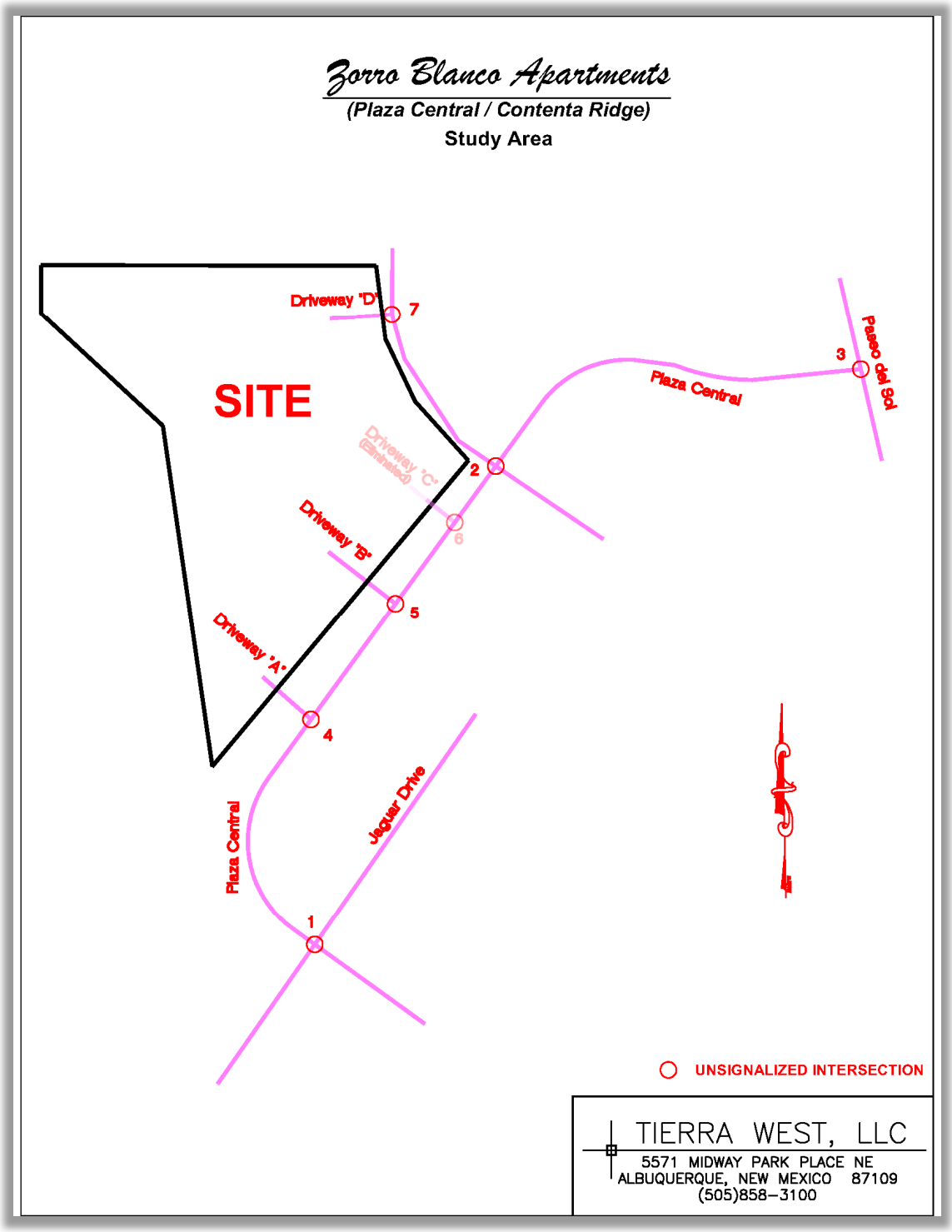
Site Location and Study Area

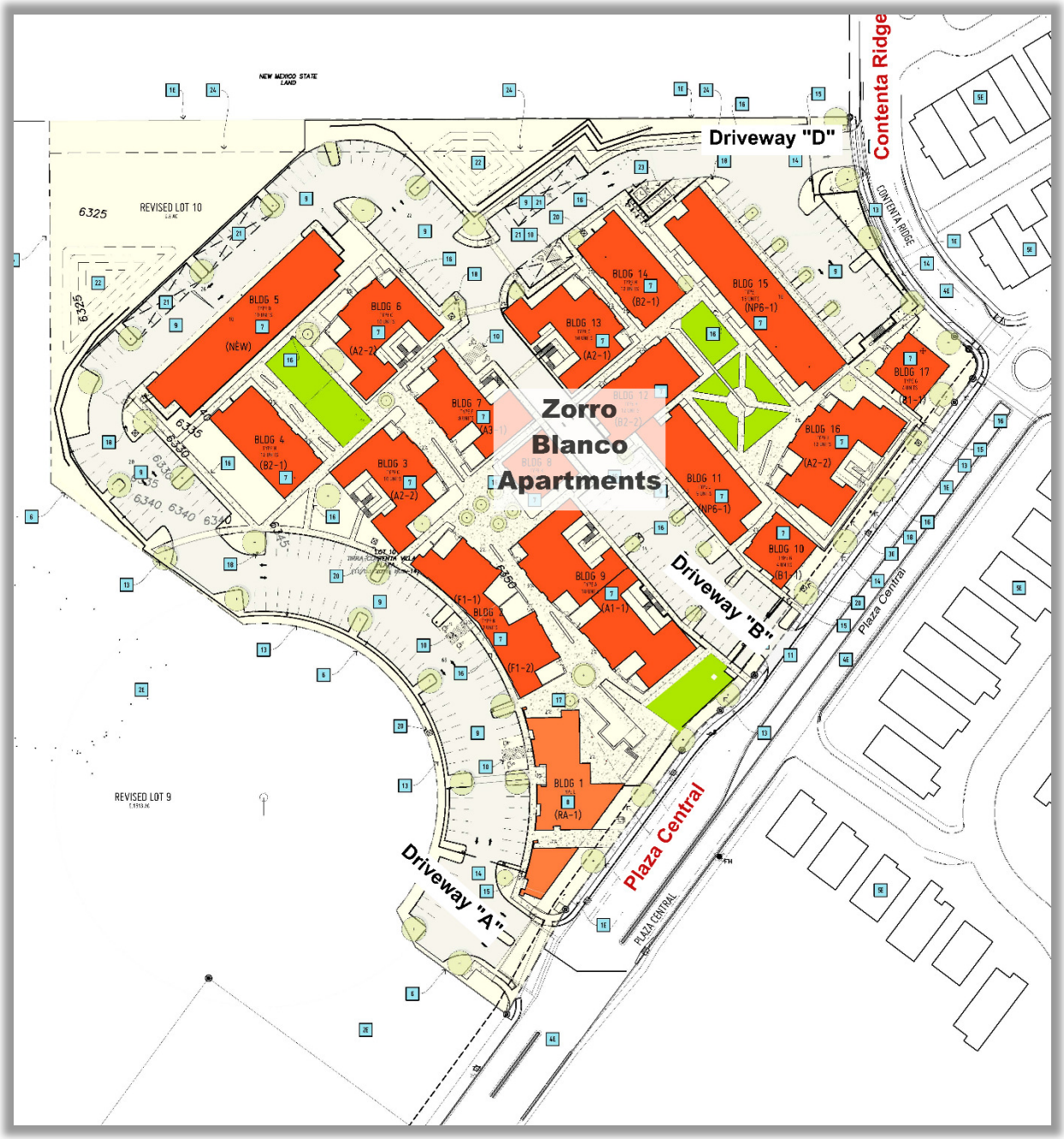
The proposed Tierra Contenta Apartments (Zorro Blanco Apartments) is located at the southwest corner of Plaza Central and Contenta Ridge in the City of Santa Fe, New Mexico. See Vicinity Map below.



The study area includes the three intersections listed below plus the three unsignalized access points for the Development and shown on the following two maps:

1. Plaza Central (Callejon Lechuza) / Jaguar Dr. (Unsignalized - Roundabout)
2. Plaza Central / Contenta Ridge (Unsignalized - Roundabout)
3. Plaza Central / Paseo Del Sol (Unsignalized - Roundabout)
4. Access Driveways (Unsignalized)





NOTE: Driveway "C" was eliminated from the project.

Development Description

The Tierra Contenta Apartments (Zorro Blanco Apartments) is a total of 8-acres that is to be fully developed for the proposed 2026 Implementation Year and 2036 for the Horizon Year. The Site will generate residential traffic for the City of Santa Fe, NM. The site is to be developed into 165 Multi-Family Housing apartments (low-rise). Additionally, considered in this Study will be the 25 additional residential units that will meet the City of Santa Fe's Affordable Housing requirements.

(See the following conceptual Site Development Plan, next page.)

Zorro
Blanco
Apartments
Driveway "D"
Driveway "B"
Driveway "A"
Contenta Ridge
Plaza Central
Plaza Central
SITE KEY:
KEY NOTES:
Note: Driveway "C" has been eliminated from this project.
REVISED LOT 10
REVISED LOT 9
BLDG 1
BLDG 3
BLDG 4
BLDG 5
BLDG 6
BLDG 7
BLDG 9
BLDG 10
BLDG 11
BLDG 13
BLDG 14
BLDG 15
BLDG 16
BLDG 17
1 | SITE PLAN
PLAZA CENTRAL
ZORRO BLANCO, LLC
A_001

The Implementation Year for this project is 2026 and the Horizon Year is 2036. According to the Institute of Traffic Engineers' trip generation rates for the proposed Tierra Contenta Apartments (Zorro Blanco Apartments), the residential trips were calculated using data for Multifamily Housing (Low-Rise). The ITE Codes 220 were used in the analysis of the residential section and the Trip Generation Data can be found below.

Zorro Blanco - Multi-Family Housing
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Multifamily Housing (Low-Rise)	*190*	1,281	18	58	64	38
	Dwelling Units					

Background traffic volumes were calculated by applying historical annual background traffic growth rates (3.0%) to the existing traffic volumes for the implementation year. **Existing traffic volumes** were collected during March of 2023 while school was in session. Summarized Volumes can be found in Appendix A-99 through A-101.

The results of the Implementation Year (2026) and Horizon Yeah (2036) AM and PM Peak Hour NO BUILD AND BUILD Conditions are summarized in the following table:

Executive Summary Results Table (Synchro 11)

Tierra Contenta Development (Zorro Blanco Apartments)

			2026 Conditions		2036 Conditions	
Intersection No. / Name	Intersection Control	Case	AM Peak	PM Peak	AM Peak	PM Peak
1 - Plaza Central & Jaguar Dr.	Roundabout	NO BUILD	A - 4.3	A - 3.9	A - 4.8	A - 4.3
		BUILD	A - 4.3	A - 3.9	A - 4.9	A - 4.3
2 - Plaza Central & Contenta Ridge	Roundabout	NO BUILD	A 3.0	A - 3.3	A - 3.1	A - 3.5
		BUILD	A - 3.1	A - 3.5	A - 3.2	A - 3.7
3 - Plaza Central & Paseo Del Sol	Roundabout	NO BUILD	A - 3.6	A - 3.9	A - 3.9	A - 4.3
		BUILD	A - 3.7	A - 4.1	A - 4.0	4.5
4 - Plaza Central & Driveway "A"	Unsignalized	NO BUILD	N/A	N/A	N/A	N/A
		BUILD	B - 10.6	B - 10.8	B - 11.3	B - 11.5
5 - Plaza Central & Driveway "B"	Unsignalized	NO BUILD	N/A	N/A	N/A	N/A
		BUILD	A - 9.5	A - 9.2	A - 9.9	A - 9.4
6 - Plaza Central & Driveway "C" (Eliminated)	N/A	NO BUILD	N/A	N/A	N/A	N/A
		BUILD	N/A	N/A	N/A	N/A
7 - Driveway "D" & Contenta Ridge	Unsignalized	NO BUILD	N/A	N/A	N/A	N/A
		BUILD	A - 8.6	A - 8.5	A - 8.6	A - 8.6

Summary of Impacts, and Recommendations

A summary of the impacts and recommendations based on the results of the Traffic Impact Study can be found below.

Summary of Impacts

The three roundabout intersections (Plaza Central / Jaguar Dr., Plaza Central / Contenta Ridge, and Plaza Central / Paseo Del Sol) and access Driveways (Plaza Central / Driveway "A", Plaza Central / Driveway "B", and Contenta Ridge / Driveway "D") were analyzed using Synchro 12 (Build 12.2.3.12) modeling software. The trips generated from the development demonstrate less than 100 Peak Hour Trips for the AM or PM Peak, and with the findings of this report there are very minimal impacts to the overall traffic network in this area of new development. See Appendix pages A-35 through A-87 and A-72 through A-91 for detailed results of the analysis.

Generally speaking, the operation of the three roundabout intersections and access Driveways demonstrate no significant adverse impacts to the transportation network and all intersections evaluated are projected to operate at an approved Level of service (LOS) as required for the City of Santa Fe. See Mitigations and Recommendations Table below.

Recommendations

Mitigations and Recommendations Summary Table

Tierra Contenta Development (Zorro Blanco Apts) - Plaza Central / Contenta Ridge, Santa Fe, NM

Intersection No. / Name	Signalization	Mitigation	Intersection Recommendations
1 - Plaza Central / Jaguar Dr	Roundabout	None	None
2 - Plaza Central / Contenta Ridge	Roundabout	None	None
3 - Plaza Central / Paseo del Sol	Roundabout	None	None
4 - Plaza Central / Driveway "A"	Unsignalized	Full Access	Full Access
5 - Plaza Central / Driveway "B"	Unsignalized	Right-in, Right-out ONLY	Right-in, Right-out ONLY
6 - Plaza Central / Driveway "C"	Unsignalized	(Driveway "C" Eliminated from Project)	
7 - Plaza Central / Driveway "D"	Unsignalized	Full Access	Full Access

In summary, the proposed Tierra Contenta Apartments (Zorro Blanco Apartments) presents no significant adverse impact on the adjacent transportation system. The roundabouts and unsignalized intersections of Plaza Central / Jaguar Dr., Plaza Central / Contenta Ridge, and Plaza Central / Paseo Del Sol established that not impacts or recommendations are warranted at

these intersections and all measured levels-of-service (LOS) maintain a LOS B or better. Therefore, the only recommendations are as follows:

All design / construction of the Tierra Contenta Apartments (Zorro Blanco Apartments) shall maintain adequate sight distances at driveways and contiguous intersections. Building structure and landscape elements of the design shall not impede safe sight distances at the intersections or driveways.

- Driveway “A” shall be a standard at-grade full-access unsignalized driveway designed and constructed with one entering lane and one exiting lane minimum as located on the site plan on Page A-4 in the Appendix of this Study.
- Driveway “B” shall be a standard at-grade right-in, right-out unsignalized driveway designed and constructed with one entering lane and one exiting lane minimum as located on the site plan on Page A-4 in the Appendix of this Study.
- Driveway “D” shall be a standard at-grade full-access unsignalized driveway designed and constructed with one entering lane and one exiting lane minimum as located on the site plan on Page A-4 in the Appendix of this Study.

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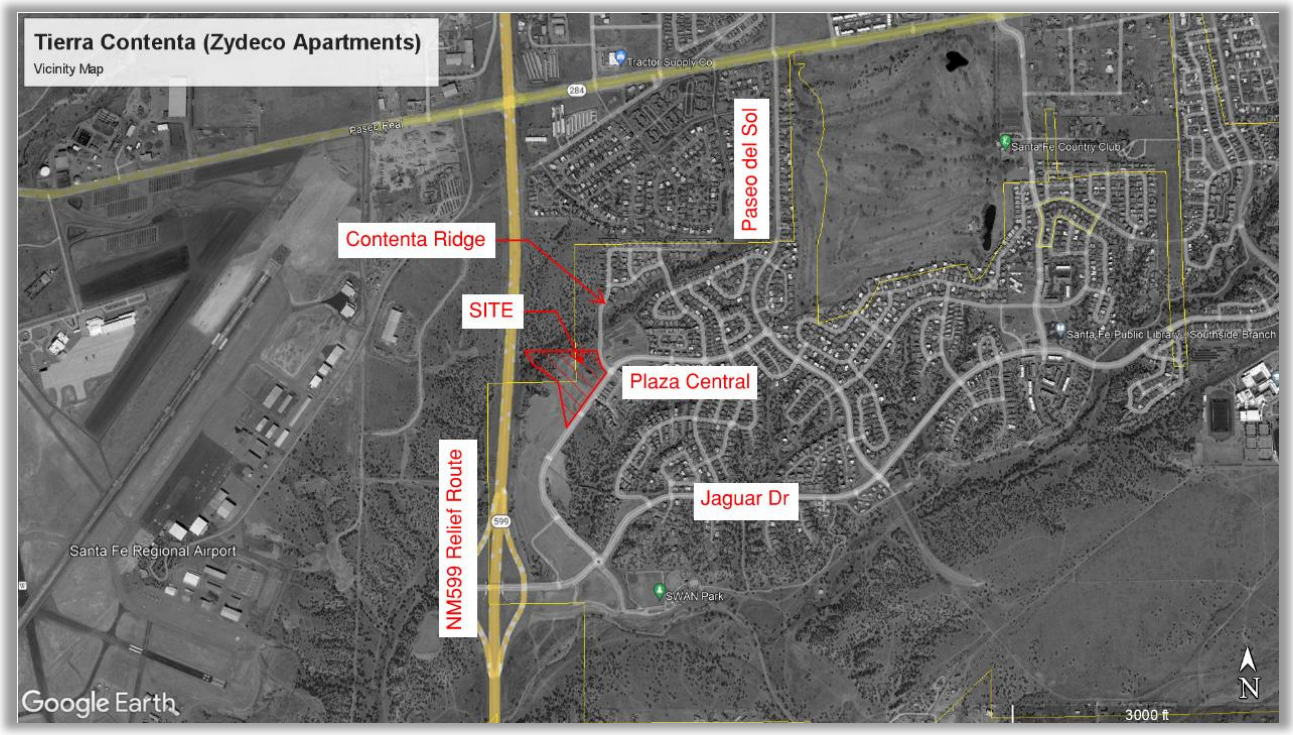
Tierra Contents Apartments (Zorro Blanco Apartments)
Plaza Central / Contenta Ridge - Santa Fe, NM
Traffic Impact Study

Introduction

The purpose of this Traffic Impact Study (TIS) is to evaluate the transportation conditions before and after implementation of the proposed Tierra Contenta Apartments (Zorro Blanco Apartments) to determine the impact of the development on the adjacent transportation system and recommend mitigation measures where necessary. This study is prepared in accordance with the requirements of the City of Santa Fe (CoSF). The City of Santa Fe scoping letter for this TIS is in Appendix pages A-102 through A-105.

Description of Proposed Development

The proposed Tierra Contenta Apartments (Zorro Blanco Apartments) project is located at the southwest corner of Plaza Central and Contenta Ridge in the City of Sant Fe, New Mexico. See Vicinity Map below.



Land Use and Intensity

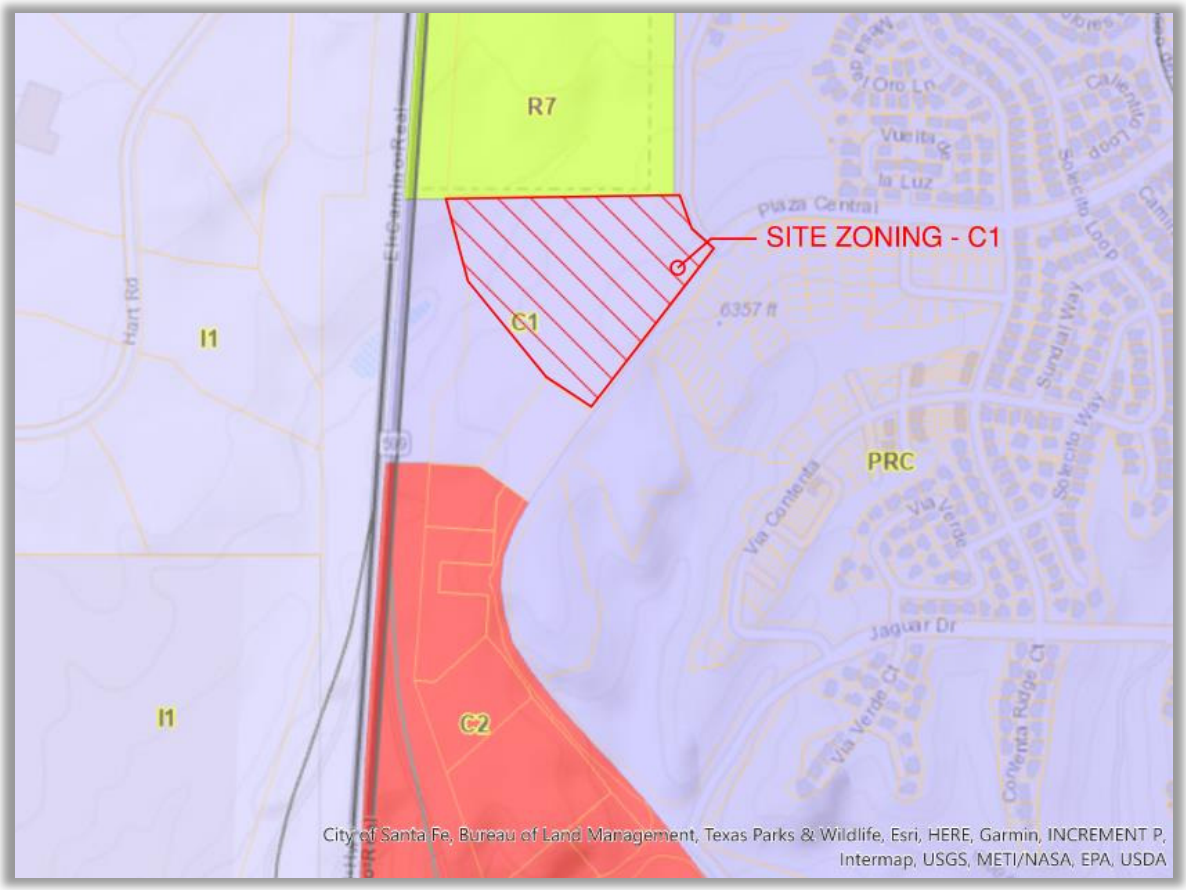
The proposed development is located at 7205 Plaza Central Santa Fe, NM 87507, and consists of approximately 8-acres in total. The legal description is Tierra Contenta Village Plaza LLP. The existing land for the project is undeveloped and fronts Plaza Central and Contenta Ridge. The site is to be developed into 165 Multi-Family Housing apartments (low-rise).

Development Phasing and Timing

The development will be built in one phase. The anticipated Implementation Year for this project is 2026 and the Horizon Year is 2036. The total project proposed will include 165 dwelling units. However, the City of Santa Fe has an Affordable Housing Requirement which the developer proposes to meet by donating land for a future housing project to be comprised of 25 additional apartment type dwelling units. Therefore, this Study will consider the total of 190 dwelling units to allow for the future development of the 25 additional dwelling units.

Existing and Planned Zoning

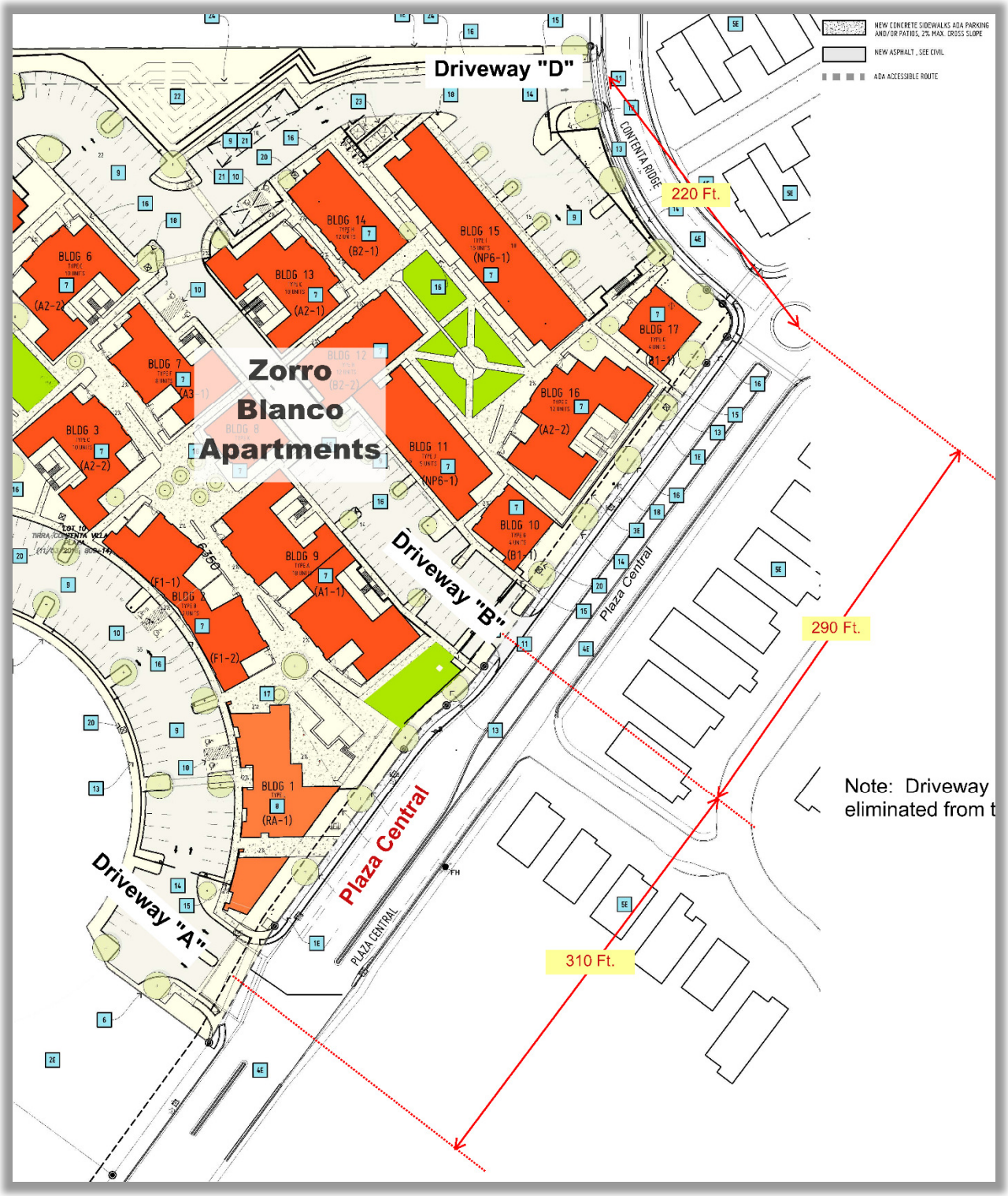
The site zoning C1 serves as a transitional buffer between more intense commercial use districts and residential districts. The permissive uses for Tierra Contenta can also be used for residential dwelling units such as the proposed apartment facility. See City of Santa Fe zoning map below:



Site Access

Three new access driveways (Driveway "A", Driveway "B", and Driveway "D") are proposed for the Tierra Contenta Apartments (Zorro Blanco Apartments). A fourth driveway (Driveway "C") was proposed previously, but has been eliminated from the project. Driveway "A" is to be a full-access access Driveway "A" is located 600-feet east of Plaza Central and Contenta Ridge (centerline to centerline). Driveway "B" is proposed as a right-in, right-out only access only. Driveway "B" is to be a right-in/right-out Driveway and is located 300-feet east of Plaza Central

and Contenta Ridge (centerline to centerline). Driveway “C” was eliminated from the most recent plan for the project. Driveway “D” is to be a full-access Driveway. Driveway “D” is located 220-feet north of Plaza Central and Contenta Ridge (centerline to centerline). See the proposed site access on the following page.



Forecast volumes at each of the proposed driveways were applied to determine whether or not

left turn and / or right turn deceleration lanes were warranted. The Traffic Impact Study (TIS) was prepared under the TIS guidelines that were in place until August 29, 2024. However, a new set of governing criteria was adopted by the City of Santa Fe effective on August 29, 2024 which changed some of the requirements of a Traffic Impact Study. This Study will generally comply with the older guidelines, but the auxiliary lane warrant analysis will test the driveways using both the old and the new criteria.

The Auxiliary Lane Warrant Analysis is included on Pages A-106 through A-109 in the Appendix of this report. The analysis shows that the warrants for right and left turn deceleration lanes at the three proposed driveways are not met, although the warrant for a left turn deceleration lane on Plaza Central at Driveway "A" is close to meeting the warrant. Both a left turn lane and a right turn lane on Plaza Central have been constructed at Driveway "A". The left turn lane is approximately 250 feet long (including transition) and the right turn lane is approximately 250 feet long (including transition).

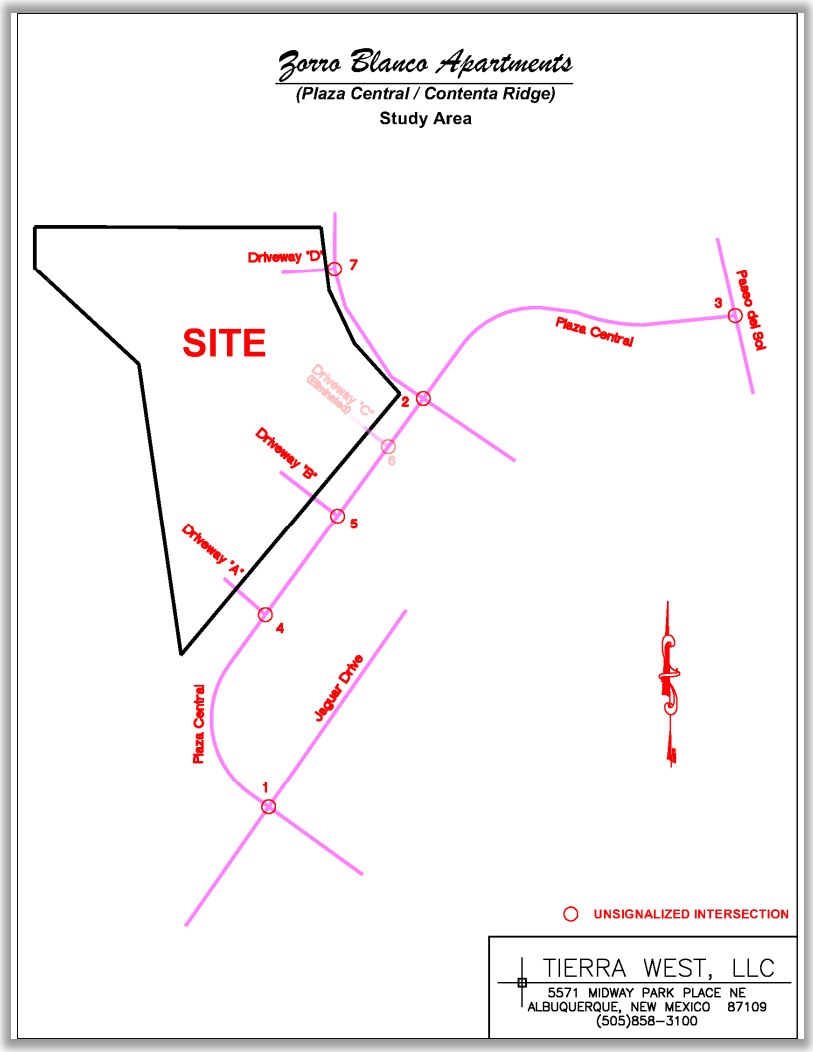
This report makes no recommendations regarding left or right turn auxiliary lanes at the proposed three driveways. No auxiliary lane is warranted based on the forecast volumes, but the existing right turn and left turn lanes on Plaza Central at Driveway "A" should remain in place.

Study Area Conditions

Study Area Definition

A traffic scoping meeting was held on December 9, 2023. The attendees included Leroy Pacheco P.E. & Audra Gallegos, P.E. (Representing the City of Sant Fe), Jennifer Jenkins (Jenkins-Gavan), Jim Belfiore & Chris Hundelt (Keystone Homes), Terry Brown P.E. & Amanda Herrera, P.E., (Tierra West LLC.). At the Scoping Meeting, it was determined that the study area for the TIS would include the three intersections listed below plus the project access points for the Development and shown on the following Map:

1. Plaza Central / Jaguar Dr. (Unsignalized – Roundabout)
2. Plaza Central / Contenta Ridge (Unsignalized – Roundabout)
3. Plaza Central / Paseo Del Sol (Unsignalized – Roundabout)
4. Plaza Central / Driveway "A" (Unsignalized) – project access
5. Plaza Central / Driveway "B" (Unsignalized) – Right-in, Right-out Only
6. Plaza Central / Driveway "C" (Unsignalized) – Eliminated from project
7. Contenta Ridge / Driveway "D" (Unsignalized) – project access



A follow-up meeting was held on August 13, 2024 to update the scoping requirements. The most recent Scoping Letter is attached at the end of the Appendix of this Study.

Existing Land Use

The land is currently undeveloped, and the study area is largely undeveloped with some recently constructed residential lots.

Other Planned or Approved Development and Transportation Improvements

There are one previous development project that need to be included in the background traffic volumes for this Study. That is a 20-lot residential subdivision located along the east side of Plaza Central at the south end of the proposed Zorro Blanco Apartment project.

Existing Roadway System

NM 599 is classified as a Principle Arterial Roadway on the Santa Fe MPO Functional Classification Map. It is generally a four-lane divided roadway with a 35-ft median with no paved trails or sidewalks. The posted speed limit is 65-MPH. See Portion of Futures 2040 Long Range Roadway System Map below.

Jaguar Dr. is classified as a Minor Arterial Roadway on the Santa Fe MPO Functional Classification Map. It is a recently constructed two-lane divided roadway with a 10-ft median with sidewalks along both sides of the corridor. The posted speed limit is 30-MPH.

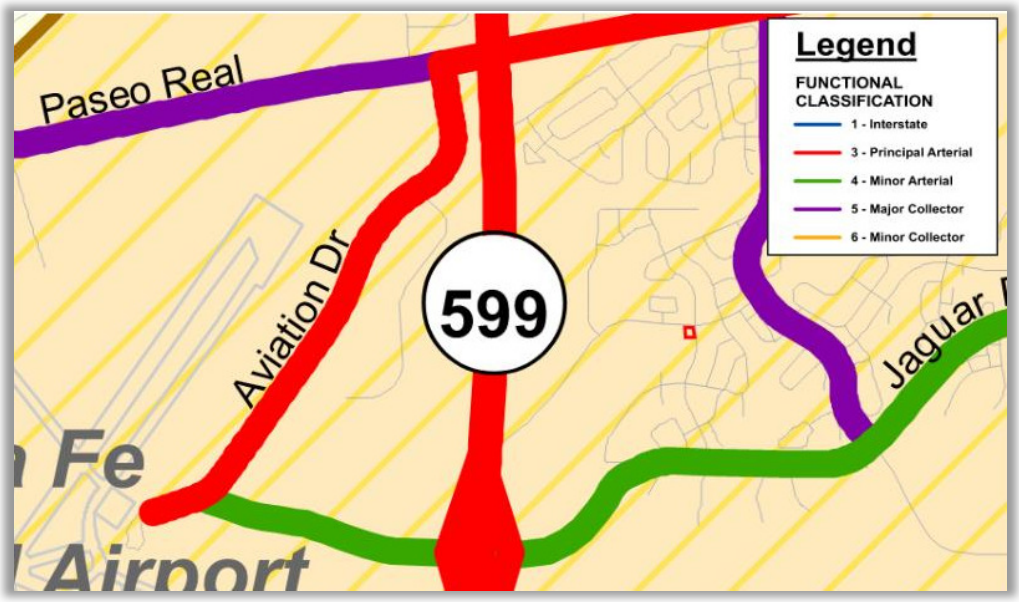
Plaza Central is classified as a local roadway according to the Santa Fe MPO database. It is a recently constructed two-lane divided roadway with a 10-ft median with sidewalks along both sides of the corridor. The posted speed limit is 30-MPH.

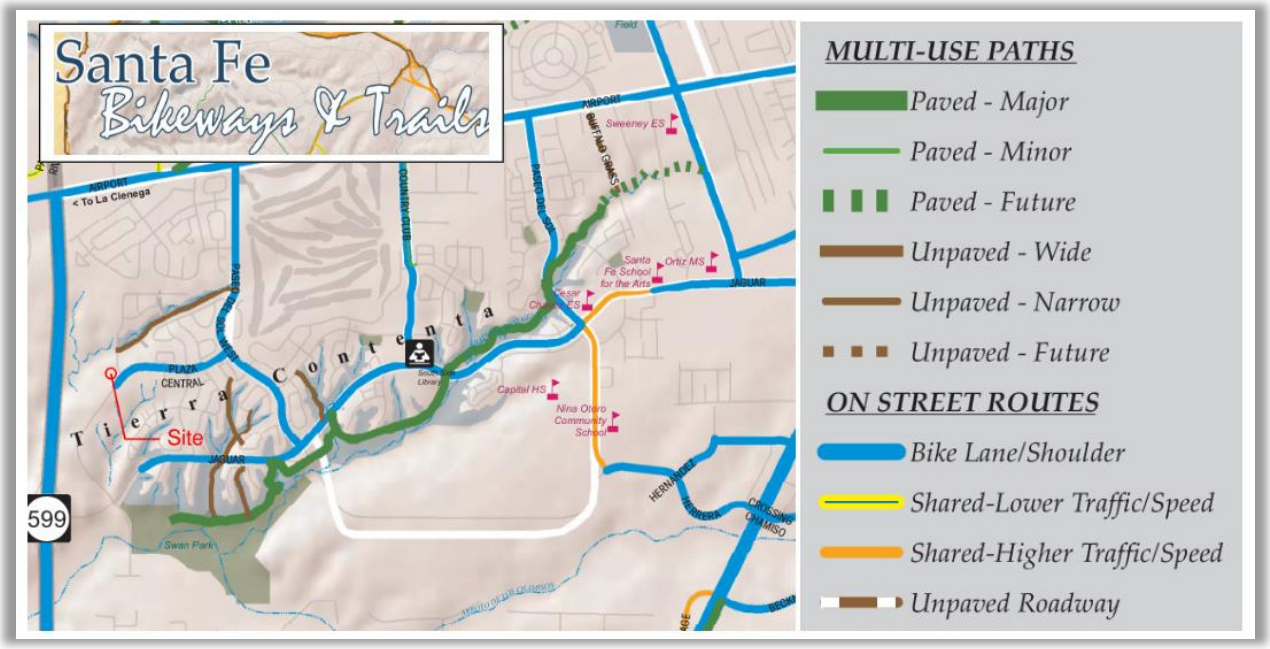
Contenta Ridge is classified as a local roadway according to the Santa Fe MPO database. It is a recently constructed two-lane divided roadway with a 10-ft median with sidewalks along both sides of the corridor. The posted speed limit is 25-MPH.

Alternative Travel Modes

There are no Primary Transit Routes in the area of analysis for the Tierra Contenta Apartments (Zorro Blanco Apartments).

Plaza Central, Jaguar Dr., Paseo Del Sol, and Contenta Ridge all are equipped with bicycle facilities for on-street routes. There is one unpaved trail northeast of the proposed Tierra Contenta Apartments (Zorro Blanco Apartments) according to the 2018 Santa Fe Bikeways and rails Map. See Bike Map below.





Analysis of Existing Conditions

Base traffic volumes were projected from the NMDOT Historical Growth Rate Transportation Data Management Map. Existing volumes were not analyzed since 2026 "No Build" analysis will approximate existing conditions analysis. The Traffic Flows from NMDOT Transportation Data Management Map can be found in Appendix pages A-08 through A-10.

Existing Traffic Volumes

Traffic count data for the study area as defined in the Scoping Meeting was collected in March 2023 while school was in session. Summarized Volumes can be found in Appendix A-99 through A-101. Traffic count data was collected from 7:00 am to 9:00 am to acquire the AM Peak Hour and from 4:00 pm to 6:00 pm to acquire the PM Peak Hour data.

Existing Signal Phasing

The three existing intersections evaluated are roundabouts and no signalized systems were analyzed for this study.

Level of Service (LOS)

The City of Santa Fe generally uses the New Mexico Department of Transportation's *State Access Management Manual* as a guideline for Traffic Impact Studies. According to the NMDOT State Highway Access Management Requirements, LOS standards are defined by Access Category on page 51. Table 15.C-1 identifies the minimum acceptable LOS standards by access category and facility type as shown below. Level of service (LOS) F shall not be acceptable for individual movements.

Table 15.C-1
Minimum Acceptable Level of Service Standards

Facility Type [1]	Access Categories (see Sub-Section 10.D)							
	UINT	UPA	UMA	UCOL	RINT	RPA	RMA	RCOL
Freeway Sections	D	-	-	-	C	-	-	-
Ramp Junctions	D	- [2]	- [2]	- [2]	C	- [2]	- [2]	- [2]
Weaving Areas	D	- [2]	- [2]	- [2]	C	- [2]	- [2]	- [2]
Multi-lane Highways	-	D	D	C	-	C	C	B
Two-Lane Highways	-	D	D	C	-	C	C	B
Signalized Intersections	-	D	D	D	-	C	C	C
Unsignalized Intersections	-	D	D	D	-	D	D	C

Notes: 1. The Facility Types are per the Highway Capacity Manual.
2. Evaluate safety and operational concerns using the best available technique.

As shown in Table 15.C-1, all Urban Roadways or intersections that are classified within this study should have a LOS D or better or mitigated to maintain the LOS (No Build) condition levels. The three intersections of Plaza Central / Jaguar Dr., Plaza Central / Contenta Ridge, and Plaza Central / Paseo Del Sol demonstrate a LOS "A" for the No Build as well as the Build conditions. Therefore, no mitigations were necessary at any of the identified intersections.

Analysis of Implementation Year and Horizon Year Conditions

Traffic Projections

The anticipated implementation year for this project is 2026 and the Horizon Year is 2036. The NMDOT AADT Historical Growth Rate Transportation Data from 2013 to 2022 was used to determine the historical growth rates. The calculated overall **growth rate** at the intersections is 3.0% for the Implementation Year and Horizon Year. See Appendix A-08 through A-10 for the Historic Growth Rate Data Table.

Background Traffic

Background traffic volumes were calculated by applying historical annual background traffic growth rates to the existing traffic volumes for the implementation year and also the horizon year.

Assumptions

There were no special assumptions identified at the scoping meeting held on December 9, 2023 (as updated by the August 13, 2024 scoping meeting).

Trip Generation

The Implementation Year for this project is 2026 and the Horizon Year is 2036. According to the Institute of Traffic Engineers' trip generation rates for the proposed Tierra Contenta Apartments (Zorro Blanco Apartments), the residential trips were calculated using data for Multifamily Housing (Low-Rise). The ITE Codes 220 were used in the analysis of the residential section and the Trip Generation Data can be found below.

Zorro Blanco - Multi-Family Housing
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Multifamily Housing (Low-Rise)	*190*	1,281	18	58	64	38
	Dwelling Units					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***6.74*** **(X) +** ***0***

50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

T = ***0.4*** **(X) +** ***0***

24% Enter, ***76%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

T = ***0.43*** **(X) +** ***20.55***

63% Enter, ***37%*** Exit

Comments:

Zorro Blanco + Affordable Housing Requirement (25 Unite)

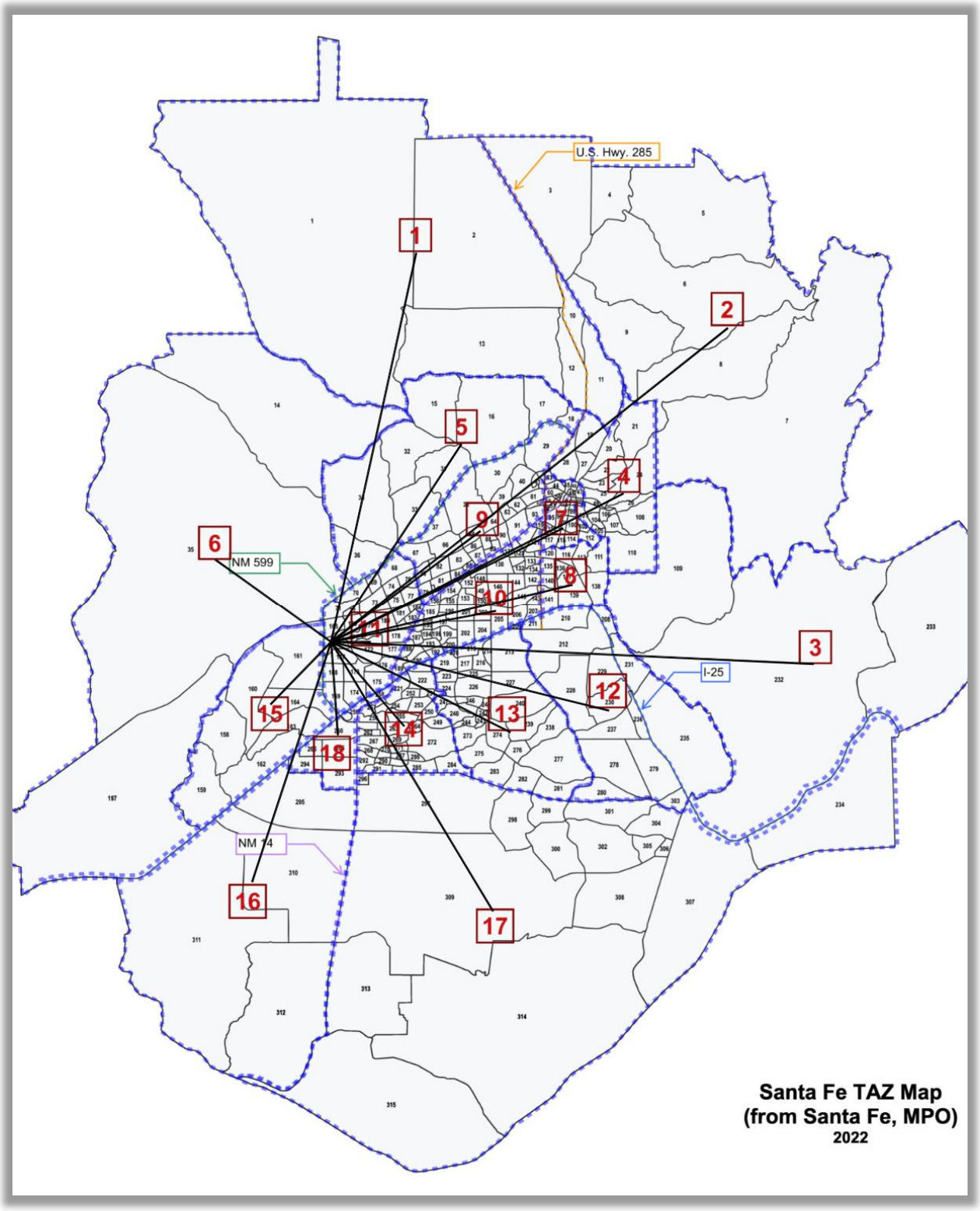
Based on ITE Trip Generation Manual - 11th Edition

No adjustments were made for internal capture trips or pass-by trips.

Trip Distribution and Trip Assignments

Trip assignments percentages for new trips entering and exiting are derived from data established in the trip distribution determination process and logical routing. Residential trips were distributed based on the Santa Fe MPO 2040 data set.

The residential trips were distributed based on the employment distribution regionally inversely proportional to the distance of the subarea from the project. The Residential Trip Distribution Maps can be found on the next page, and the Data Table used to calculate the Residential Trip Distributions percentages can be found in Appendix A-11 through A-17.


U.S. Hwy. 285
NM 599
NM 14
I-25
1
2
3
4
5
6
8
9
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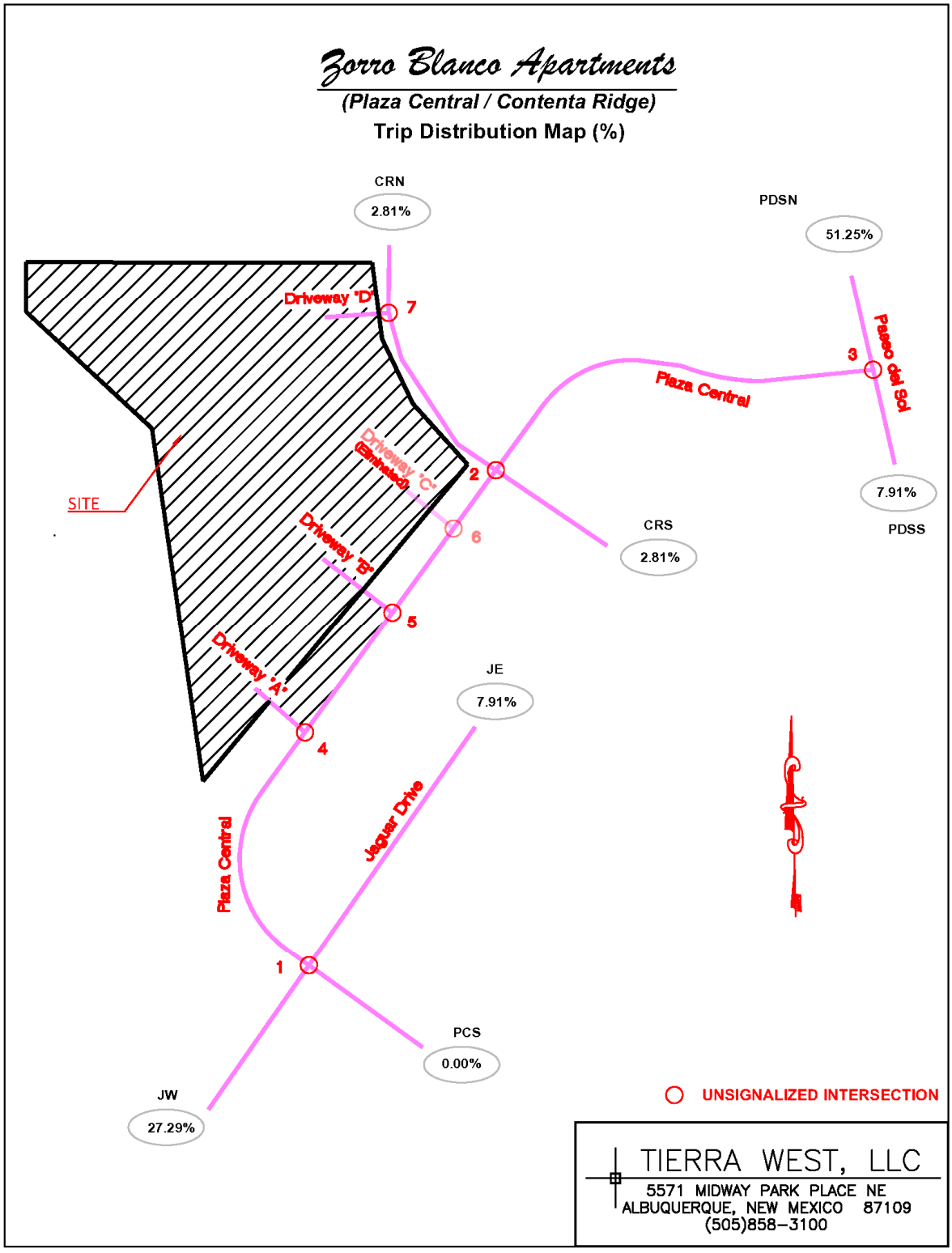
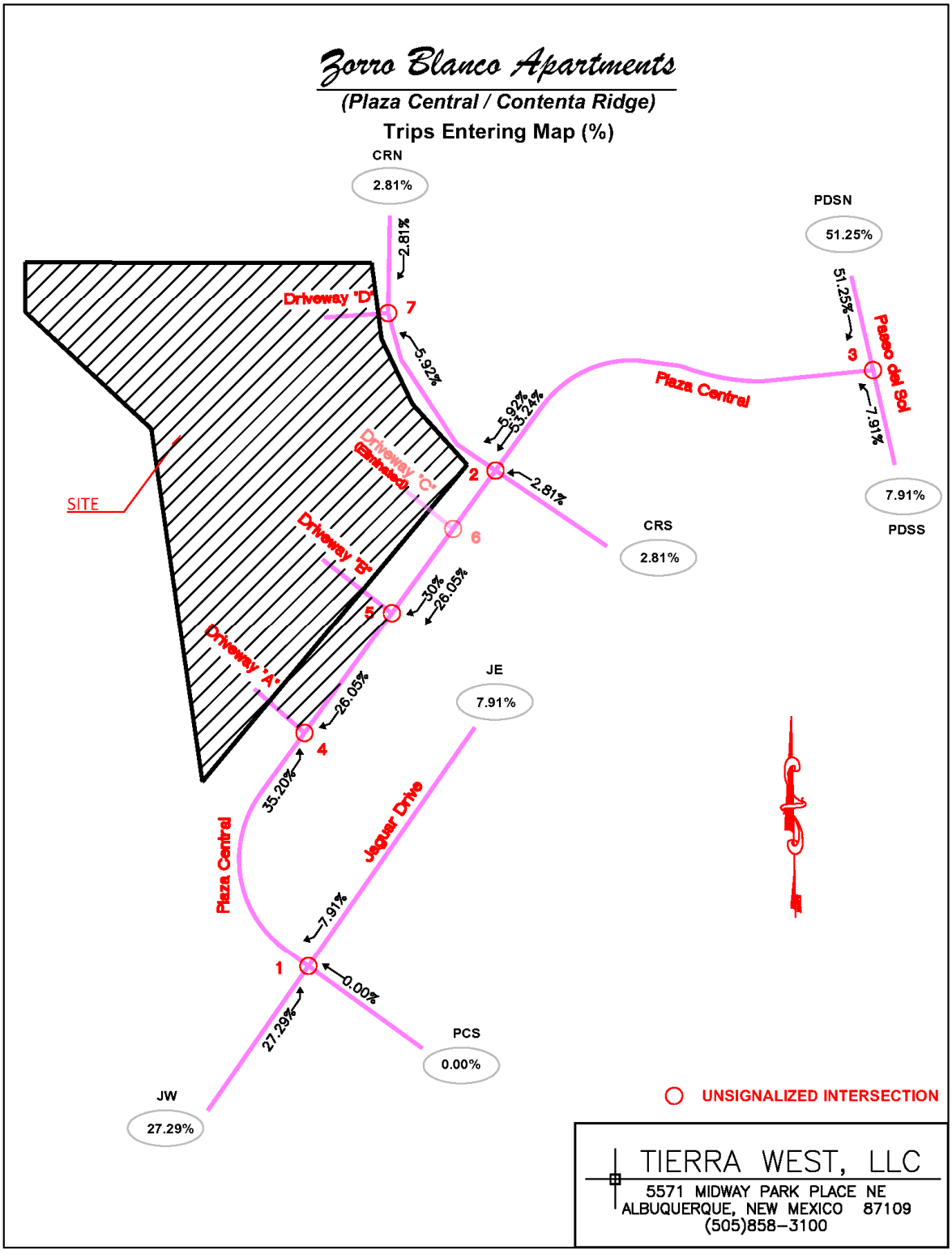
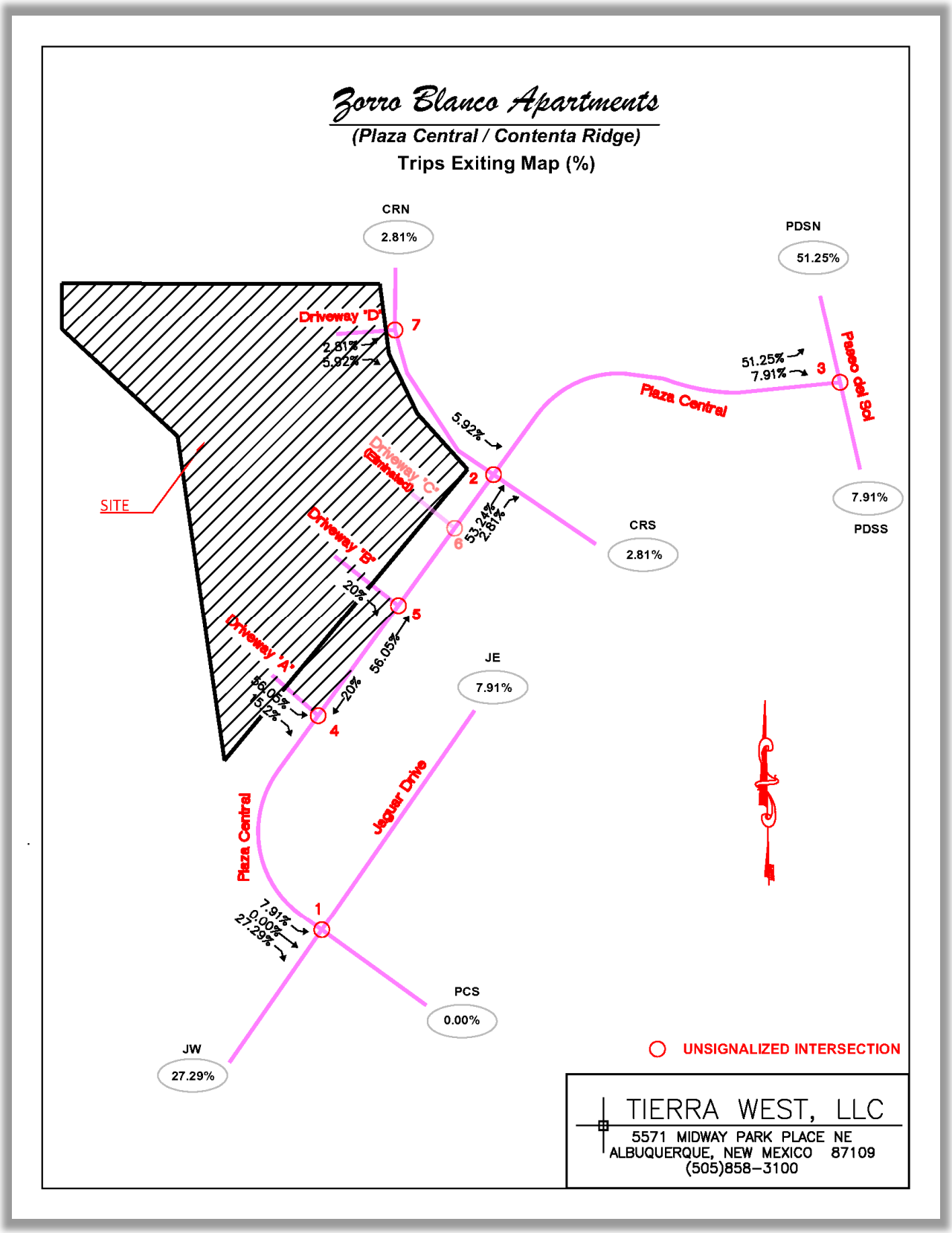
12
13
14
15
16
17
18
Santa Fe TAZ Map
(from Santa Fe, MPO)
2022


Zorro Blanco Apartments
(Plaza Central / Contenta Ridge)
Trip Distribution Map (%)
CRN
2.81%
PDSN
51.25%
Driveway "D"
7
Plaza Central
3
Paseo del Sol
Driveway "C"
(Emirado)
2
SITE
7.91%
PDSS
CRS
2.81%
6
Driveway "B"
5
Driveway "A"
JE
7.91%
4
Jaguar Drive
Plaza Central
1
PCS
0.00%
JW
27.29%
UNSIGNALIZED INTERSECTION
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100


Zorro Blanco Apartments
(Plaza Central / Contenta Ridge)
Trips Entering Map (%)
CRN
2.81%
PDSN
51.25%
PDSS
7.91%
CRS
2.81%
JE
7.91%
JW
27.29%
PCS
0.00%
SITE
Driveway "D"
Driveway "C"
(Emirado)
Driveway "B"
Driveway "A"
Plaza Central
Paseo del Sol
Jaguar Drive
2.81%
5.92%
53.24%
26.05%
35.20%
7.91%
0.00%
27.29%
UNSIGNALIZED INTERSECTION
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100


Zorro Blanco Apartments
(Plaza Central / Contenta Ridge)
Trips Exiting Map (%)
CRN
2.81%
PDSN
51.25%
Driveway "D"
7
2.81%
5.92%
51.25%
7.91%
3
Plaza Central
Paseo del Sol
5.92%
Driveway "C"
(Emirado)
2
SITE
53.24%
2.81%
6
CRS
2.81%
7.91%
PDSS
Driveway "B"
20%
5
Driveway "A"
56.05%
15.2%
20%
56.05%
4
JE
7.91%
Jaguar Drive
Plaza Central
7.91%
9.00%
27.29%
1
PCS
0.00%
JW
27.29%
UNSIGNALIZED INTERSECTION
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

NO BUILD and BUILD Traffic Volumes

NO BUILD volumes were generated by growing the existing volumes at the annual background traffic growth rate. Additionally, trips generated by the 20-lot residential subdivision along the east side of Plaza Central at the south end of the proposed Zorro Blanco apartments was added into the background traffic volumes in the NO BUILD analysis. BUILD volumes were calculated by increasing the NO BUILD volumes by the trips generated by the project. The trip assignment percentages were used to distribute the trips generated to the individual traffic movements at each intersection. The turning movement counts for the **2026 and 2036 AM and PM Peak Hour Demand, NO BUILD, and BUILD** conditions for each movement in each intersection the study area are provided in the Appendix on Pages A-18 through A-33 (Implementation Year) and Pages A-55 through A-71 (Horizon Year).

Traffic Analysis

The capacity analysis was conducted for the following No Build and Build scenarios:

- Implementation Year 2026
- Horizon Year 2036

LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

Average Delay (secs)	Level-of-Service
≤ 10	A
> 10 and ≤ 15	B
> 15 and ≤ 25	C
> 25 and ≤ 35	D
> 35 and ≤ 50	E
> 50	F

Synchro 12 (Build 12.1.2.9) by Trafficware was used for roundabouts and unsignalized intersections. The Lanes / Volume Analysis Maps for the signalized intersections are below.

The three unsignalized intersections of Plaza Central / Jaguar Dr., Plaza Central / Contenta Ridge, and Plaza Central / Paseo Del Sol were conducted using Synchro 11 (Build 11.2.3.12) modeling software. See Appendix pages A-35 through A-54 and A-72 through A-81 for detailed results of the analysis.

The following pages contain the Lanes / Volumes Analysis Tables for this study. The Lanes / Volumes Analysis Tables summarize numerically how this project impacts the roadway adjacent system and how those mitigation measures improve operations, and how the project driveways are expected to perform. Also, the maps show the Implementation Year (2026) and the Horizon Year (2036) NO BUILD and BUILD AM and PM Peak Hour turning movements volumes utilized in the analyses for this Study. Also shown graphically are the intersection geometries (i.e., lane groups). Further detail is found in the individual Intersection analysis summary tables for each intersection in the next section of the report.

#1 – Plaza Central / Jaguar Dr. – Roundabout Intersection

The results of the 2026 (Implementation Year) and 2036 (Horizon Year) analysis of the roundabout intersection of Plaza Central and Jaguar Dr. are summarized in the following tables on Pages A-35 through A-38 and A-72 through A-75:

Jaguar Dr. / Plaza Central	EB (Jaguar Dr.)			WB (Jaguar Dr.)			NB (Plaza Central)			SB (Plaza Central)		
2026 Conditions	L	T	R	L	T	R	L	T	R	L	T	R
Existing Lane Geometry		1>			1>			1>			1>	
AM Peak Hour												
2026 NO BUILD Volumes	2	0	99	1	0	1	16	74	0	0	189	1
V/C Ratio		0.14			0.00			0.09			0.20	
Level-of-Service		A			A			A			A	
Control Delay (Seconds)		4.7			3.0			3.4			4.4	
Intersection LOS	**A - 4.3 (ROUNDABOUT)**											
95th Percentile Queue (veh)		0.0			0.0			0.0			1.0	
2026 BUILD Volumes	7	0	99	1	0	2	16	74	0	5	189	17
V/C Ratio		0.14			0.00			0.09			0.22	
Level-of-Service		A			A			A			A	
Control Delay (Seconds)		4.8			3.0			3.4			4.5	
Intersection LOS	**A - 4.3 (ROUNDABOUT)**											
95th Percentile Queue (veh)		0.0			0.0			0.0			1.0	

PM Peak Hour												
2026 NO BUILD Volumes	4	2	21	7	2	17	50	132	8	32	78	11
V/C Ratio		0.03			0.03			0.16			0.11	
Level-of-Service		A			A			A			A	
Control Delay (Seconds)		3.3			3.6			4.2			3.7	
Intersection LOS	**A - 3.9 (ROUNDABOUT)**											
95th Percentile Queue (veh)		0.0			0.0			1.0			0.0	
2026 BUILD Volumes	21	2	21	7	2	22	50	132	8	35	78	21
V/C Ratio		0.04			0.03			0.17			0.12	
Level-of-Service		A			A			A			A	
Control Delay (Seconds)		3.3			3.6			4.2			3.8	
Intersection LOS	**A - 3.9 (ROUNDABOUT)**											
95th Percentile Queue (veh)		0.0			0.0			1.0			0.0	

Jaguar Dr. / Plaza Central	EB (Jaguar Dr.)			WB (Jaguar Dr.)			NB (Plaza Central)			SB (Plaza Central)		
2036 Conditions	L	T	R	L	T	R	L	T	R	L	T	R
Existing Lane Geometry		1>			1>			1>			1>	
AM Peak Hour												
2036 NO BUILD Volumes	2	0	126	1	0	1	21	95	0	0	240	1
V/C Ratio		0.18			0.00			0.12			0.25	
Level-of-Service		A			A			A			A	
Control Delay (Seconds)		5.5			3.1			3.7			5.0	
Intersection LOS	**A - 4.8 (ROUNDABOUT)**											
95th Percentile Queue (veh)		1.0			0.0			0.0			1.0	
2036 BUILD Volumes	6	0	126	1	0	2	21	95	0	4	240	15
V/C Ratio		0.19			0.00			0.12			0.27	
Level-of-Service		A			A			A			A	
Control Delay (Seconds)		5.5			3.1			3.7			5.1	
Intersection LOS	**A - 4.9 (ROUNDABOUT)**											
95th Percentile Queue (veh)		1.0			0.0			0.0			1.0	
PM Peak Hour												
2036 NO BUILD Volumes	4	3	26	8	3	22	64	168	10	40	100	12
V/C Ratio		0.03			0.04			0.21			0.14	
Level-of-Service		A			A			A			A	
Control Delay (Seconds)		3.5			3.8			4.6			4.0	
Intersection LOS	**A - 4.3 (ROUNDABOUT)**											
95th Percentile Queue (veh)		0.0			0.0			1.0			0.0	
2036 BUILD Volumes	20	3	26	8	3	27	64	168	10	43	100	21
V/C Ratio		0.05			0.04			0.21			0.15	
Level-of-Service		A			A			A			A	
Control Delay (Seconds)		3.6			3.9			4.7			4.1	
Intersection LOS	**A - 4.3 (ROUNDABOUT)**											
95th Percentile Queue (veh)		0.0			0.0			1.0			1.0	

Both Implementation Year (2026) and the Horizon Year 2036) analysis in the above tables show that the roundabout intersection of Plaza Central and Jaguar Dr. is operating at an acceptable level of service (LOS A) for all conditions evaluated in this study. The new trips generated by the Tierra Contenta present no significant adverse impact to this intersection. Therefore, no recommendation is made.

#2 – Plaza Central / Contenta Ridge – Roundabout Intersection

The results of the 2026 (Implementation Year) and 2036 (Horizon Year) analysis of the roundabout intersection of Plaza Central and Contenta Ridge are summarized in the following tables on Pages A-39 through A-42 and A-76 through A-79:

Plaza Central / Contenta Ridge 2026 Conditions	EB (Plaza Central)			WB (Plaza Central)			NB (Contenta Ridge)			SB (Contenta Ridge)		
	L	T	R	L	T	R	L	T	R	L	T	R
Existing Lane Geometry		1>			1>			1>			1>	
AM Peak Hour												
2026 NO BUILD Volumes	3	31	2	8	33	3	2	0	31	11	3	19
V/C Ratio		0.03			0.04			0.03			0.03	
Level-of-Service		A			A			A			A	
Control Delay (Seconds)		3.0			3.0			3.0			3.0	
Intersection LOS	**A - 3.0 (ROUNDABOUT)**											
95th Percentile Queue (veh)		0.0			0.0			0.0			0.0	
2026 BUILD Volumes	3	62	4	8	43	4	3	0	31	14	3	19
V/C Ratio		0.06			0.05			0.03			0.03	
Level-of-Service		A			A			A			A	
Control Delay (Seconds)		3.2			3.0			3.2			3.0	
Intersection LOS	**A - 3.1 (ROUNDABOUT)**											
95th Percentile Queue (veh)		0.0			0.0			0.0			0.0	
PM Peak Hour												
2026 NO BUILD Volumes	10	43	0	47	43	15	4	3	21	5	2	2
V/C Ratio		0.05			0.09			0.03			0.01	
Level-of-Service		A			A			A			A	
Control Delay (Seconds)		3.2			3.5			3.1			3.0	
Intersection LOS	**A - 3.3 (ROUNDABOUT)**											
95th Percentile Queue (veh)		0.0			0.0			0.0			0.0	
2026 BUILD Volumes	10	63	1	47	77	19	6	3	21	7	2	2
V/C Ratio		0.07			0.12			0.03			0.01	
Level-of-Service		A			A			A			A	
Control Delay (Seconds)		3.4			3.7			3.1			3.1	
Intersection LOS	**A - 3.5 (ROUNDABOUT)**											
95th Percentile Queue (veh)		0.0			0.0			0.0			0.0	

Plaza Central / Contenta Ridge 2036 Conditions	EB (Plaza Central)			WB (Plaza Central)			NB (Contenta Ridge)			SB (Contenta Ridge)		
	L	T	R	L	T	R	L	T	R	L	T	R
Existing Lane Geometry		1>			1>			1>			1>	
AM Peak Hour												
2036 NO BUILD Volumes	4	38	2	10	41	4	3	0	39	14	4	24
V/C Ratio		0.04			0.05			0.04			0.04	
Level-of-Service		A			A			A			A	
Control Delay (Seconds)		3.0			3.0			3.1			3.1	
Intersection LOS	**A - 3.1 (ROUNDABOUT)**											
95th Percentile Queue (veh)		0.0			0.0			0.0			0.0	
2036 BUILD Volumes	4	65	3	10	50	5	3	0	39	17	4	24
V/C Ratio		0.07			0.05			0.04			0.04	
Level-of-Service		A			A			A			A	
Control Delay (Seconds)		3.3			3.1			3.3			3.2	
Intersection LOS	**A - 3.2 (ROUNDABOUT)**											
95th Percentile Queue (veh)		0.0			0.0			0.0			0.0	

PM Peak Hour												
2036 NO BUILD Volumes	13	54	0	60	53	19	5	4	26	7	3	2
V/C Ratio		0.06			0.12			0.03			0.01	
Level-of-Service		A			A			A			A	
Control Delay (Seconds)		3.4			3.7			3.2			3.1	
Intersection LOS	**A - 3.5 (ROUNDABOUT)**											
95th Percentile Queue (veh)		0.0			0.0			0.0			0.0	
2036 BUILD Volumes	13	72	1	60	84	22	7	4	26	9	3	2
V/C Ratio		0.08			0.15			0.04			0.01	
Level-of-Service		A			A			A			A	
Control Delay (Seconds)		3.5			4.0			3.3			3.3	
Intersection LOS	**A - 3.7 (ROUNDABOUT)**											
95th Percentile Queue (veh)		0.0			1.0			0.0			0.0	

Both Implementation Year (2026) and the Horizon Year 2036) analysis in the above tables show that the roundabout intersection of Plaza Central and Contenta Ridge is operating at an acceptable level of service (LOS A) for all conditions evaluated in this study. The new trips generated by the Tierra Contenta present no significant adverse impact to this intersection. Therefore, no recommendation is made.

#3 – Plaza Central / Paseo Del Sol – Roundabout Intersection

The results of the 2026 (Implementation Year) and 2036 (Horizon Year) analysis of the roundabout intersection of Plaza Central and Paseo Del Sol are summarized in the following tables on Pages A-43 through A-46 and A-80 through A-83:

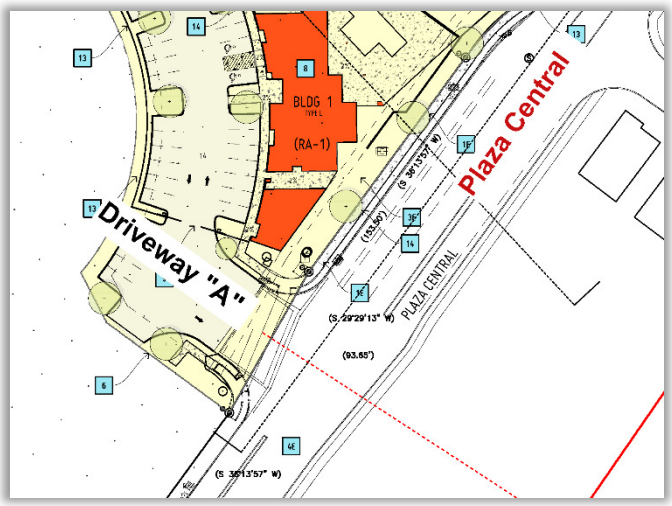
Plaza Central / Paseo Del Sol	EB (Plaza Central)			NB (Paseo Del Sol)			SB (Paseo Del Sol)		
2026 Conditions	L	T	R	L	T	R	L	T	R
Existing Lane Geometry		1>			1>			1>	
AM Peak Hour									
2026 NO BUILD Volumes	91	0	26	15	78	0	0	35	25
V/C Ratio		0.11			0.09			0.05	
Level-of-Service		A			A			A	
Control Delay (Seconds)		3.6			3.8			3.2	
Intersection LOS	**A - 3.6 (ROUNDABOUT)**								
95th Percentile Queue (veh)		0.0			0.0			0.0	
2026 BUILD Volumes	121	0	31	16	78	0	0	35	34
V/C Ratio		0.14			0.10			0.06	
Level-of-Service		A			A			A	
Control Delay (Seconds)		3.9			3.9			3.2	
Intersection LOS	**A - 3.7 (ROUNDABOUT)**								
95th Percentile Queue (veh)		0.0			0.0			0.0	

PM Peak Hour									
2026 NO BUILD Volumes	61	0	18	34	55	0	0	82	112
V/C Ratio		0.07			0.08			0.17	
Level-of-Service		A			A			A	
Control Delay (Seconds)		3.6			3.5			4.2	
Intersection LOS	**A - 3.9 (ROUNDABOUT)**								
95th Percentile Queue (veh)		0.0			0.0			1.0	
2026 BUILD Volumes	80	0	21	39	55	0	0	82	145
V/C Ratio		0.09			0.09			0.20	
Level-of-Service		A			A			A	
Control Delay (Seconds)		3.7			3.6			4.4	
Intersection LOS	**A - 4.1 (ROUNDABOUT)**								
95th Percentile Queue (veh)		0.0			0.0			1.0	

Plaza Central / Paseo Del Sol 2036 Conditions	EB (Plaza Central)			NB (Paseo Del Sol)			SB (Paseo Del Sol)		
	L	T	R	L	T	R	L	T	R
Existing Lane Geometry		1>			1>			1>	
AM Peak Hour									
2036 NO BUILD Volumes	115	0	33	19	100	0	0	44	31
V/C Ratio		0.14			0.12			0.07	
Level-of-Service		A			A			A	
Control Delay (Seconds)		4.0			4.1			3.3	
Intersection LOS	**A - 3.9 (ROUNDABOUT)**								
95th Percentile Queue (veh)		0.0			0.0			0.0	
2036 BUILD Volumes	141	0	37	20	100	0	0	44	39
V/C Ratio		0.17			0.13			0.08	
Level-of-Service		A			A			A	
Control Delay (Seconds)		4.2			4.2			3.3	
Intersection LOS	**A - 4.0 (ROUNDABOUT)**								
95th Percentile Queue (veh)		1.0			0.0			0.0	
PM Peak Hour									
2036 NO BUILD Volumes	76	0	23	43	70	0	0	104	141
V/C Ratio		0.10			0.11			0.22	
Level-of-Service		A			A			A	
Control Delay (Seconds)		3.9			3.8			4.7	
Intersection LOS	**A - 4.3 (ROUNDABOUT)**								
95th Percentile Queue (veh)		0.0			0.0			1.0	
2036 BUILD Volumes	93	0	26	48	70	0	0	104	171
V/C Ratio		0.12			0.11			0.25	
Level-of-Service		A			A			A	
Control Delay (Seconds)		4.0			3.9			5.0	
Intersection LOS	**A - 4.5 (ROUNDABOUT)**								
95th Percentile Queue (veh)		0.0			0.0			1.0	

Both Implementation Year (2026) and the Horizon Year 2036) analysis in the above tables show that the roundabout intersection of Plaza Central and Paseo Del Sol is operating at an acceptable level of service (LOS A) for all conditions evaluated in this study. The new trips generated by the Tierra Contenta present no significant adverse impact to this intersection. Therefore, no recommendation is made.

#4 – Plaza Central / Driveway "A" – Unsignalized Intersection



The results of the 2026 (Implementation Year) and 2036 (Horizon Year) analysis of the roundabout intersection of Plaza Central and Driveway "A" are summarized in the following tables on Pages A-47 through A-48 and A-84 through A-85:

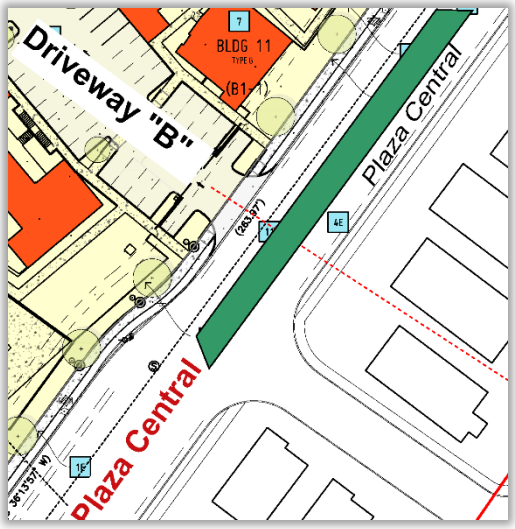
Plaza Central / Driveway "A" 2026 Conditions	EB (Plaza Central)			WB (Plaza Central)			SB (Driveway "A")		
	L	T	R	L	T	R	L	T	R
Proposed Lane Geometry	1	1			1	1		<1>	
AM Peak Hour									
2026 BUILD Volumes	6	75	0	0	189	10	33	0	9
V/C Ratio	0.01						0.07		
Level-of-Service	A						B		
Control Delay (Seconds)	7.7						10.6		
Intersection LOS	**TWSC**								
95th Percentile Queue (veh)	0.0						0.2		
PM Peak Hour									
2026 BUILD Volumes	23	160	0	0	121	36	21	0	6
V/C Ratio	0.02						0.05		
Level-of-Service	A						B		
Control Delay (Seconds)	7.6						10.8		
Intersection LOS	**TWSC**								
95th Percentile Queue (veh)	0.1						0.2		

Plaza Central / Driveway "A" 2036 Conditions	EB (Plaza Central)			WB (Plaza Central)			SB (Driveway "A")		
	L	T	R	L	T	R	L	T	R
Proposed Lane Geometry	1	1			1	1		<1>	
AM Peak Hour									
2036 BUILD Volumes	6	96	0	0	240	9	28	0	8
V/C Ratio	0.01						0.08		
Level-of-Service	A						B		
Control Delay (Seconds)	7.9						11.3		
Intersection LOS	**TWSC**								
95th Percentile Queue (veh)	0.0						0.3		

PM Peak Hour									
2036 BUILD Volumes	20	202	0	0	152	33	19	0	5
V/C Ratio	0.02						0.05		
Level-of-Service	A						B		
Control Delay (Seconds)	7.7						11.5		
Intersection LOS	**TWSC**								
95th Percentile Queue (veh)	0.1						0.2		

The Implementation Year (2026) and the Horizon Year 2036) analysis in the above tables show that the proposed, unsignalized intersection of Plaza Central and Driveway "A" will be operating at an acceptable level of service for all conditions evaluated in this study. Driveway "A" can be designed and constructed as a standard at-grade full-access unsignalized driveway with one lane entering and one lane exiting the development.

#5 – Plaza Central / Driveway "B" – Right-in, Right-out Only Intersection



The results of the 2026 (Implementation Year) and 2036 (Horizon Year) analysis of the roundabout intersection of Plaza Central and Driveway "B" are summarized in the following tables on Pages A-49 through A-50 and A-86 through A-87:

Plaza Central / Driveway "B" 2026 Conditions	EB (Plaza Central)			WB (Plaza Central)			SB (Driveway "B")		
	L	T	R	L	T	R	L	T	R
Proposed Lane Geometry		1			1>				1
AM Peak Hour									
2026 BUILD Volumes	0	108	0	0	194	5	0	0	12
V/C Ratio									0.02
Level-of-Service									A
Control Delay (Seconds)									9.5
Intersection LOS	**TWSC**								
95th Percentile Queue (veh)									0.1
PM Peak Hour									
2026 BUILD Volumes	0	181	0	0	138	19	0	0	8
V/C Ratio									0.01
Level-of-Service									A
Control Delay (Seconds)									9.2
Intersection LOS	**TWSC**								
95th Percentile Queue (veh)									0.0

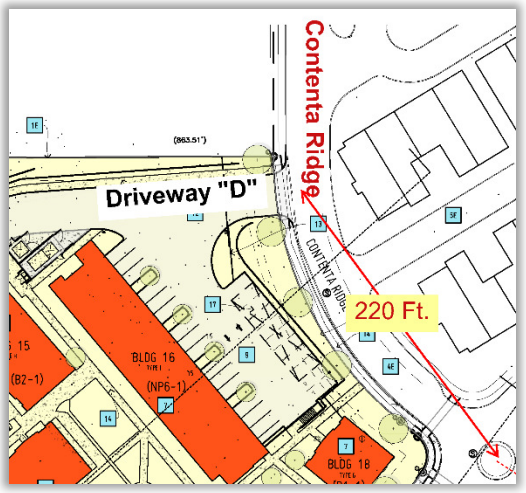
Plaza Central / Driveway "B" 2036 Conditions	EB (Plaza Central)			WB (Plaza Central)			SB (Driveway "B")		
	L	T	R	L	T	R	L	T	R
Proposed Lane Geometry		1			1>				1
AM Peak Hour									
2036 BUILD Volumes	0	124	0	0	244	5	0	0	10
V/C Ratio									0.02
Level-of-Service									A
Control Delay (Seconds)									9.9
Intersection LOS	**TWSC**								
95th Percentile Queue (veh)									0.0
PM Peak Hour									
2036 BUILD Volumes	0	221	0	0	167	17	0	0	7
V/C Ratio									0.01
Level-of-Service									A
Control Delay (Seconds)									9.4
Intersection LOS	**TWSC**								
95th Percentile Queue (veh)									0.0

The Implementation Year (2026) and the Horizon Year 2036) analysis in the above tables show that the proposed, unsignalized intersection of Plaza Central and Driveway “B” will be operating at an acceptable level of service for all conditions evaluated in this study. Driveway “B” can be designed and constructed as a standard at-grade right-in, right-out unsignalized driveway with one lane entering and one lane exiting the development.

#6 – Plaza Central / Driveway “C” – Eliminated from project

The intersection of Plaza Central and Driveway “C” was not evaluated as this access has been eliminated in the final plan for the project.

#7 – Contenta Ridge / Driveway "D" – Unsignalized Intersection



The results of the 2026 (Implementation Year) and 2036 (Horizon Year) analysis of the roundabout intersection of Contenta Ridge and Driveway "D" are summarized in the following tables on Pages A-53 through A-54 and A-90 through A-91:

Driveway "D" / Contenta Ridge 2026 Conditions	EB (Driveway "D")			NB (Contenta Ridge)			SB (Contenta Ridge)		
	L	T	R	L	T	R	L	T	R
Proposed Lane Geometry		<1>			<1			1>	
AM Peak Hour									
2026 BUILD Volumes	2	0	3	1	6	0	0	33	1
V/C Ratio	0.00			0.01					
Level-of-Service	A			A	A				
Control Delay (Seconds)	8.6			7.3	0.0				
Intersection LOS	**TWSC**								
95th Percentile Queue (veh)	0.0			0.0					

PM Peak Hour									
2026 BUILD Volumes	1	0	2	4	28	0	0	9	2
V/C Ratio	0.00			0.00					
Level-of-Service	A			A	A				
Control Delay (Seconds)	8.5			7.2	0.0				
Intersection LOS	**TWSC**								
95th Percentile Queue (veh)	0.0			0.0					

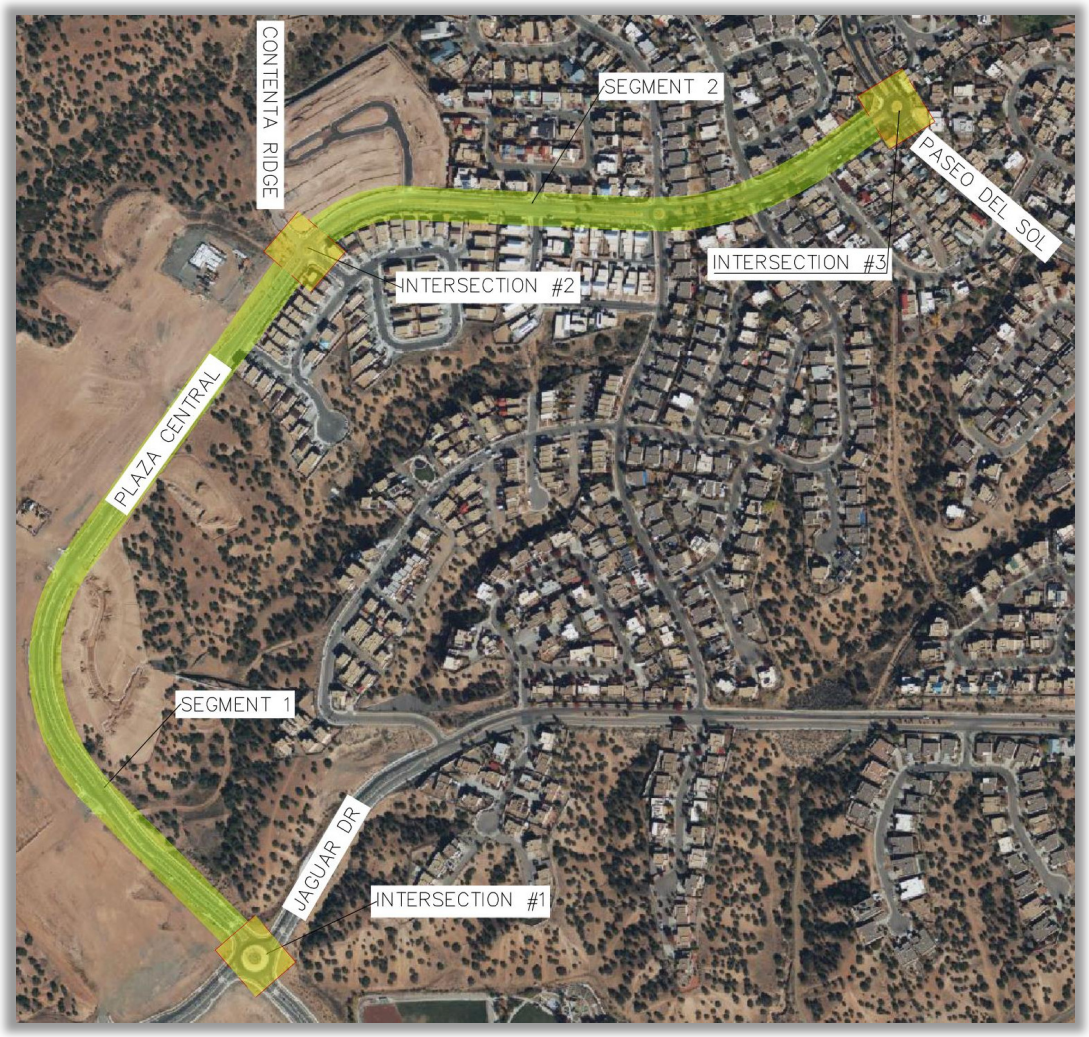
Driveway "D" / Contenta Ridge 2036 Conditions	EB (Driveway "D")			NB (Contenta Ridge)			SB (Contenta Ridge)		
	L	T	R	L	T	R	L	T	R
Proposed Lane Geometry		<1>			<1			1>	
AM Peak Hour									
2036 BUILD Volumes	2		3	1	8			42	1
V/C Ratio	0.00			0.01					
Level-of-Service	A			A	A				
Control Delay (Seconds)	8.6			7.3	0.0				
Intersection LOS	**TWSC**								
95th Percentile Queue (veh)	0.0			0.0					

PM Peak Hour									
2036 BUILD Volumes	1		2	3	36			12	2
V/C Ratio	0.00			0.00					
Level-of-Service	A			A	A				
Control Delay (Seconds)	8.6			7.3	0.0				
Intersection LOS	**TWSC**								
95th Percentile Queue (veh)	0.0			0.0					

The Implementation Year (2026) and the Horizon Year 2036) analysis in the above tables show that the proposed, unsignalized intersection of Plaza Central and Driveway “D” will be operating at an acceptable level of service for all conditions evaluated in this study. The new trips generated by the Tierra Contenta present no significant adverse impact to this intersection. Driveway “D” can be designed and constructed as a standard at-grade full-access unsignalized driveway with one lane entering and one lane exiting the development.

Crash Analysis

The traffic and safety analysis were performed using the HCS8 Highway Software (HSS) to access the safety performance of the three roundabouts along the corridor of Plaza Central. The intersections included Plaza Central / Jaguar Dr., Plaza Central / Tierra Contenta, and Plaza Central / Paseo Del Sol for No Build and Build conditions. The intersections can be found highlighted below in yellow and the segments analyzed can be found highlighted in green. All three intersections and segments have lighting and no signalization at the intersections.



Crash data on Plaza Central from Jaguar Dr. to Paseo Del Sol was collected for this Study beginning on January 1, 2017, and extending through December 31, 2019 (a three-year period of time). The crash data was derived from the New Mexico Department of Transportation's Safety Bureau Records which collects all reported crash data in the State of New Mexico.

There were 7 recorded crashes in the study area for the three-year study period. HSS predicted crash frequency is calculated using site-based crash frequency estimates at other similar sites and the predictive model found in Part C of the HSM. The HSS model calculates expected crash frequency using the Empirical Bayes methodology which adjusts the predicted crash frequency using the observed crash frequency at the site. When the observed crashes are higher than the predicted crashes, the expected crash frequency is also higher. A summary of the crash frequencies for the "No Build" and "Build" Conditions is presented in the tables on Page 26 and in Appendix A-92 through A-98.

CRASH ANALYSIS
Summary Table

Tierra West LLC

HCS7 - Highway Safety Software Facility Report

Project Information
Analyst: Amanda Herrera P.E.
Date: 7/11/2023
Jurisdiction: City of Santa Fe, Count of Santa Fe, NMDOT District 5
Analysis Year: 2023

Urban Facility: Plaza Central from Jaguar Dr to Paseo del Sol

SECT. No.	FACILITY TYPE	MODEL TYPE	NAME	AADT MAJOR STREET		AADT MINOR STREET		LENGTH	Total Observed Crashes	AVERAGE OBSERVED CRASHES per year	PREDICTED CRASHES			EXPECTED CRASHES		
				NO BUILD	BUILD	NO BUILD	BUILD	(MI)	3 Yr.		NO BUILD	BUILD	INCREASE	NO BUILD	BUILD	INCREASE
1	Intersection	4SG	Plaza Central / Jaguar Dr	5,420	5,750	1,490	1,750		1	0.33	0.63	0.68	0.04	0.63	0.68	0.04
2	Segment		Plaza Central	2,420	2,750			0.49	1	0.33	0.22	0.25	0.03	0.23	0.27	0.03
3	Intersection	4ST	Plaza Central / Contenta Ridge	2,440	3,480	1,100	1,180		2	0.67	0.41	0.50	0.09	0.41	0.50	0.09
4	Segment		Plaza Central	1,950	2,480			0.21	1	0.33	0.15	0.19	0.04	0.16	0.20	0.04
5	Intersection	3SG	Plaza Central / Paseo del Sol	4,730	5,270	2,070	2,610		2	0.67	0.38	0.42	0.03	0.38	0.42	0.03
				16,960	19,730	4,660	5,540	TOTAL		2.33	1.79	2.03	0.24	1.81	2.05	0.24
				21620	25,270						0.008%	0.008%	13.374%	0.008%	0.008%	13.065%
											1.3	times more than predicted				

The analysis shows the additional traffic from the development and projected increase in volumes throughout the corridor increase the number of expected crashes by approximately 13.1%. The average observed crash rate per year (2017-2019) is 1.3 crashes per year for the entire study area. The highest contributing factor was alcohol / drug related with a total of 4 out of 7 crashes. It is common practice in evaluating crash data to exclude alcohol / drug related crashes since there are no design features to remedy such crashes.

Summary of Impacts, and Recommendations

Summary of Impacts

The three roundabout intersections (Plaza Central / Jaguar Dr., Plaza Central / Contenta Ridge, and Plaza Central / Paseo Del Sol) and access Driveways (Plaza Central / Driveway "A", Plaza Central / Driveway "B", and Contenta Ridge / Driveway "D" were analyzed using Synchro 12 (Build 12.2.3.12) modeling software. The trips generated from the development are less than 100 Peak Hour Trips for the AM or PM Peak, and with the findings of this report there are very minimal impacts to the overall traffic network in this area of new development. See Appendix pages A-35 through A-54 and A-72 through A-91 for detailed results of the analysis.

Generally speaking, the operation of the three roundabout intersections and access Driveways demonstrate no significant adverse impacts to the transportation network and all intersections evaluated are an approved Level of service (LOS) as required for the City of Santa Fe. See Mitigations and Recommendations Table below.

Recommendations

Executive Summary Results Table (Synchro 11)

Tierra Contenta Development (Zorro Blanco Apartments)

			2026 Conditions		2036 Conditions	
Intersection No. / Name	Intersection Control	Case	AM Peak	PM Peak	AM Peak	PM Peak
1 - Plaza Central & Jaguar Dr.	Roundabout	NO BUILD	A - 4.3	A - 3.9	A - 4.8	A - 4.3
		BUILD	A - 4.3	A - 3.9	A - 4.9	A - 4.3
2 - Plaza Central & Contenta Ridge	Roundabout	NO BUILD	A 3.0	A - 3.3	A - 3.1	A - 3.5
		BUILD	A - 3.1	A - 3.5	A - 3.2	A - 3.7
3 - Plaza Central & Paseo Del Sol	Roundabout	NO BUILD	A - 3.6	A - 3.9	A - 3.9	A - 4.3
		BUILD	A - 3.7	A - 4.1	A - 4.0	4.5
4 - Plaza Central & Driveway "A"	Unsignalized	NO BUILD	N/A	N/A	N/A	N/A
		BUILD	B - 10.6	B - 10.8	B - 11.3	B - 11.5
5 - Plaza Central & Driveway "B"	Unsignalized	NO BUILD	N/A	N/A	N/A	N/A
		BUILD	A - 9.5	A - 9.2	A - 9.9	A - 9.4
6 - Plaza Central & Driveway "C" (Eliminated)	N/A	NO BUILD	N/A	N/A	N/A	N/A
		BUILD	N/A	N/A	N/A	N/A
7 - Driveway "D" & Contenta Ridge	Unsignalized	NO BUILD	N/A	N/A	N/A	N/A
		BUILD	A - 8.6	A - 8.5	A - 8.6	A - 8.6

In summary, the proposed Tierra Contenta Apartments (Zorro Blanco Apartments) presents no significant adverse impact on the adjacent transportation system. The roundabouts and unsignalized intersections of Plaza Central / Jaguar Dr., Plaza Central / Contenta Ridge, and Plaza Central / Paseo Del Sol established that not impacts or recommendations are warranted at these intersections and all measured levels-of-service (LOS) maintain a LOS B or better. Therefore, the only recommendations are as follows:

All design / construction of the Tierra Contenta Apartments (Zorro Blanco Apartments) shall

maintain adequate sight distances at driveways and contiguous intersections. Building structure and landscape elements of the design shall not impede safe sight distances at the intersections or driveways.

- Driveway “A” shall be a standard at-grade full-access unsignalized driveway designed and constructed with one entering lane and one exiting lane minimum as located on the site plan on Page A-4 in the Appendix of this Study.
- Driveway “B” shall be a standard at-grade right-in, right-out unsignalized driveway designed and constructed with one entering lane and one exiting lane minimum as located on the site plan on Page A-4 in the Appendix of this Study.
- Driveway “D” shall be a standard at-grade full-access unsignalized driveway designed and constructed with one entering lane and one exiting lane minimum as located on the site plan on Page A-4 in the Appendix of this Study.

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Site Plan	*A-04*
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Trip Generation Summary & Worksheets	*A-06*
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Background Growth Worksheet	*A-07*
Historic Background Growth Graphs	*A-08 to A-10*
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Residential Trip Distribution Map	
Residential Trip Assignments Map (% Entering)	
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Intersection 2 - Plaza Central / Contenta Ridge	
Intersection 3 - Plaza Central / Paseo del Sol	
Intersection 4 - Plaza Central / Driveway A	
Intersection 5 – Plaza Central / Driveway B	

Intersection 6 – Plaza Central / Driveway C (Eliminated)	
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Turning Movement Volumes Summary Sheet	*A-55 to A-71*
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Intersection 2 - Plaza Central / Contenta Ridge	
Intersection 3 - Plaza Central / Paseo del Sol	
Intersection 4 - Plaza Central / Driveway A	
Intersection 5 – Plaza Central / Driveway B	
Intersection 6 – Plaza Central / Driveway C (Eliminated)	
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Horizon Year 2036 - Intersection Analysis	*A-72 to A-91*
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Intersection 2 - Plaza Central / Contenta Ridge	
Intersection 3 - Plaza Central / Paseo del Sol	
Intersection 4 - Plaza Central / Driveway A	
Intersection 5 – Plaza Central / Driveway B	
Intersection 6 – Plaza Central / Driveway C (Eliminated)	
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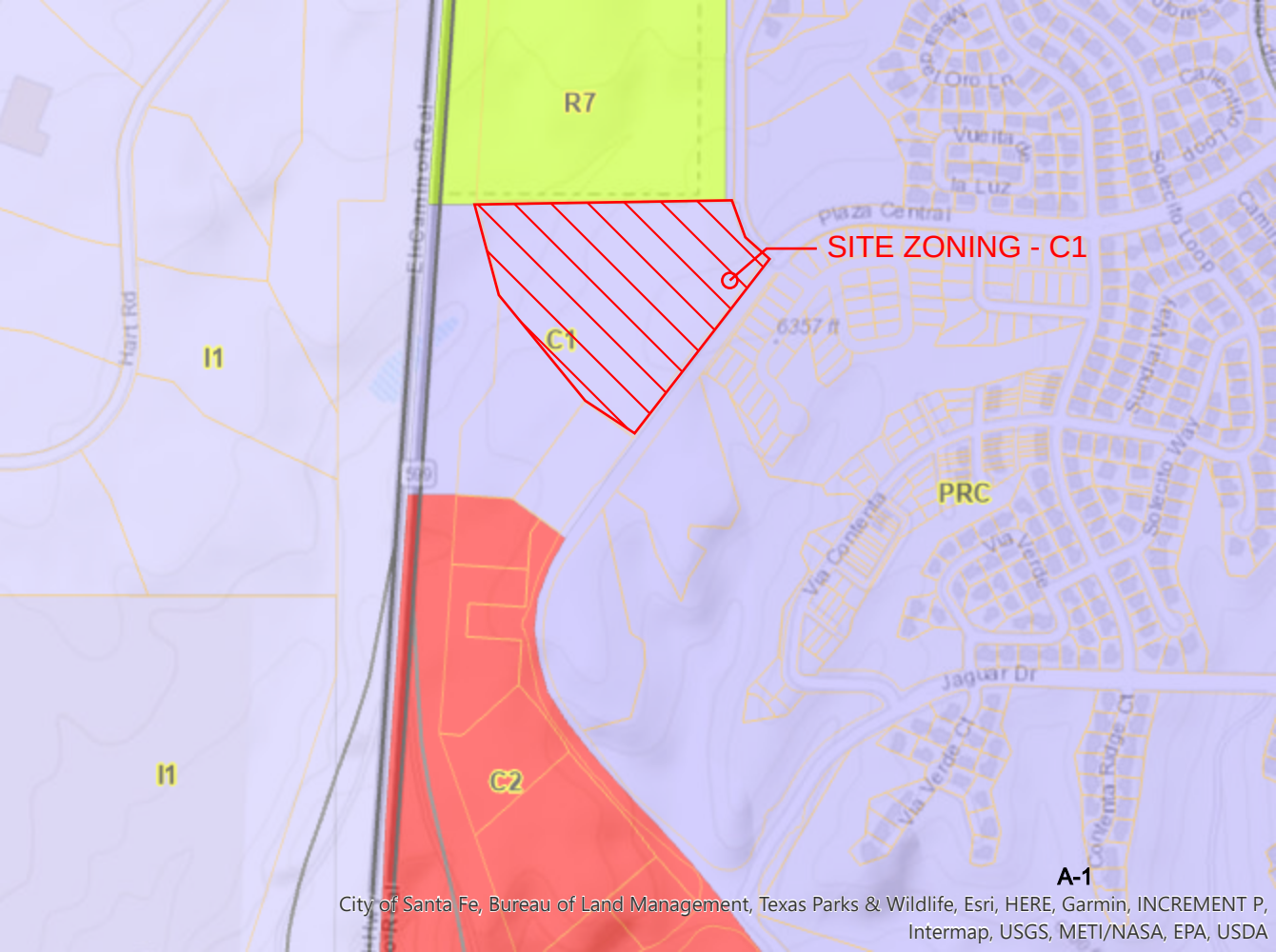
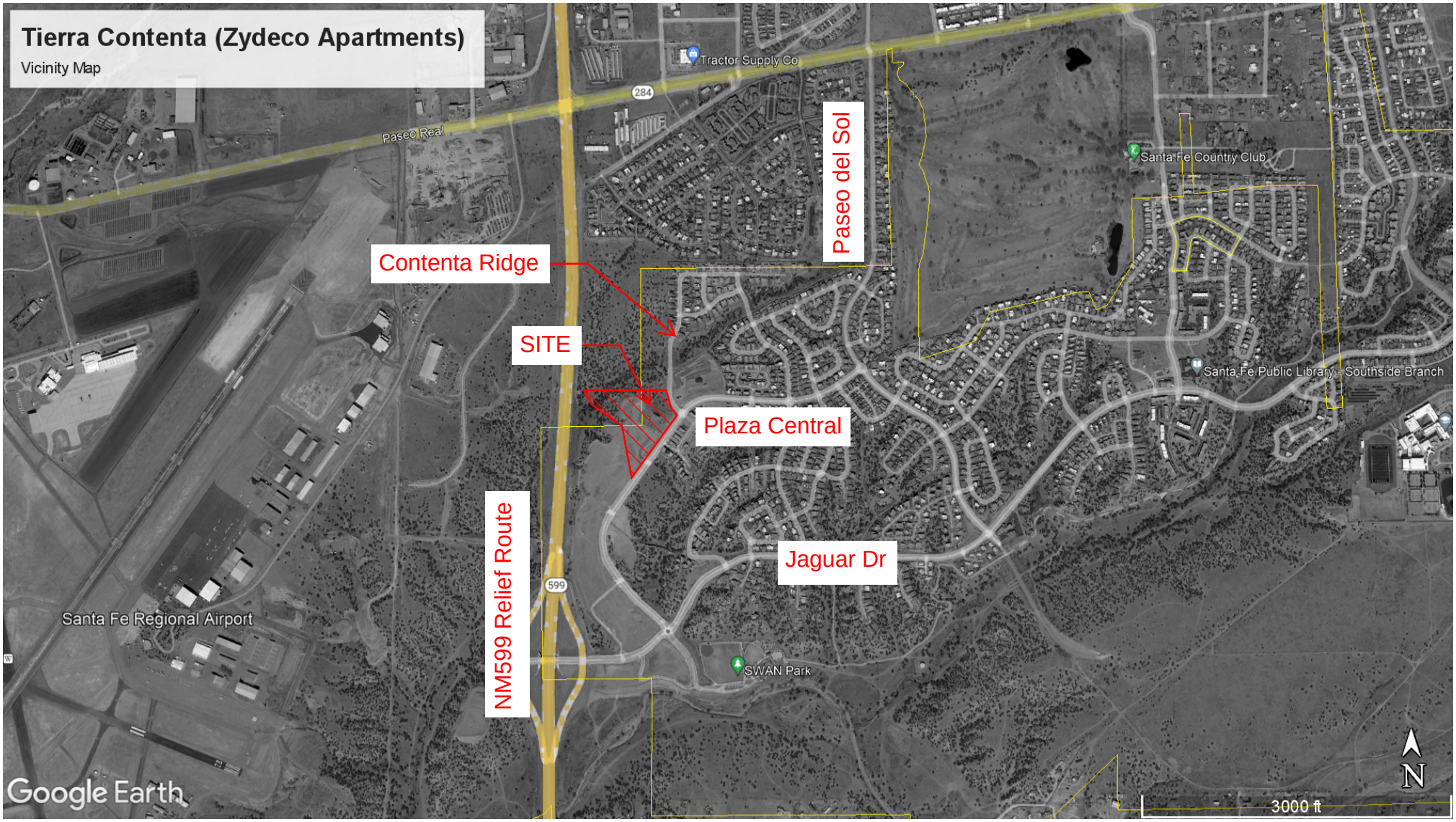
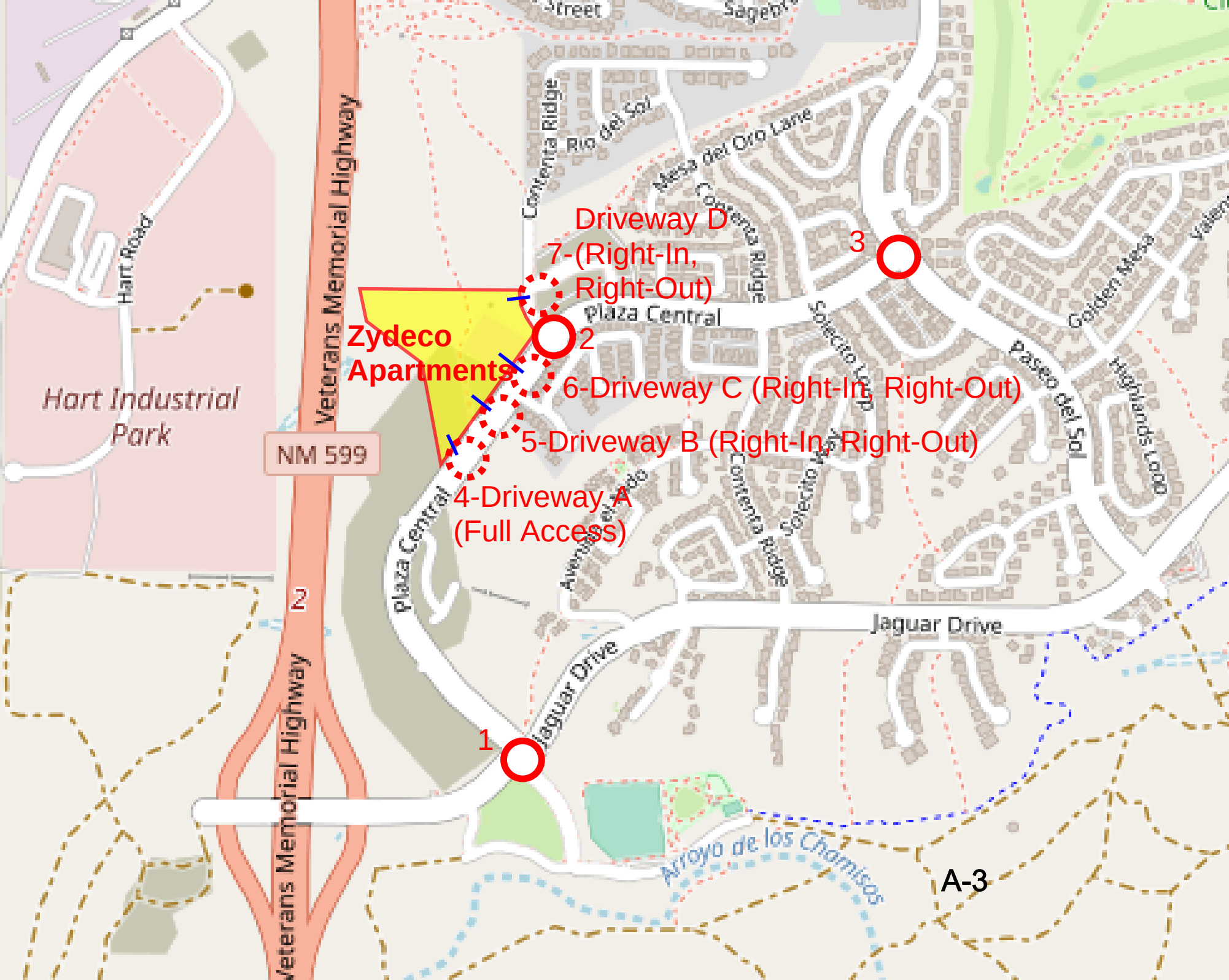
Traffic Impact Study Scope	*A-102 to A-105*

APPENDICES


R7
SITE ZONING - C1
C1
I1
I1
C2
PRC
El Camino Real
Hart Rd
Plaza Central
Vuelta de la Luz
Mesa de l'Oro Ln
Caliente Loop
Solecito Loop
Surdial Way
Solecito Way
Via Contenta
Via Verde
Jaguar Dr
Via Verde Ct
Contenta Ridge Ct
6357 ft
A-1
City of Santa Fe, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA


Tierra Contenta (Zydeco Apartments)
Vicinity Map
Tractor Supply Co
284
Paseo Real
Paseo del Sol
Santa Fe Country Club
Contenta Ridge
SITE
Plaza Central
Santa Fe Public Library - Southside Branch
NM599 Relief Route
Jaguar Dr
599
Santa Fe Regional Airport
SWAN Park
Google Earth
N
3000 ft


Driveway D
7-(Right-In,
Right-Out)
Zydeco
Apartments
6-Driveway C (Right-In, Right-Out)
5-Driveway B (Right-In, Right-Out)
4-Driveway A
(Full Access)
1
2
3
Plaza Central
Jaguar Drive
Veterans Memorial Highway
NM 599
Hart Road
Hart Industrial
Park
Contenta Ridge
Rio del Sol
Mesa del Oro Lane
Solecito Loop
Paseo del Sol
Golden Mesa
Highlands Loop
Avenida el Lado
Arroyo de los Chamisos
A-3

SITE KEY:

- NEW BUILDINGS
- EXISTING BUILDINGS
- NEW CONCRETE SIDEWALKS ADA PARKING AND/OR PATIOS, 2% MAX. CROSS SLOPE
- NEW ASPHALT , SEE CIVIL
- ADA ACCESSIBLE ROUTE
- NEW PHYSICALLY ACCESSIBLE DWELLING UNIT
- NEW HEARING/VISION ACCESSIBLE DWELLING UNIT
- NEW ADA ACCESSIBLE PARKING SPACE
- NEW FIRE HYDRANT
- NEW SITE LIGHTING
- NEW TRANSFORMER

KEY NOTES:

1E PROPERTY LINE
2E ADJOINING PROPERTY
3E EXISTING UTILITY EASEMENT
4E EXISTING ASPHALT ROAD
5E EXISTING ADJOINING BUILDING
6 REVISED PROPERTY LINE
7 APARTMENT BUILDING, 2 AND 3 STORY
8 COMMUNITY BUILDING AND POOL
9 DRIVE AND PARKING AREA, ASPHALT. SITE PARKING SPACES "STANDARD" 8'4 X 18'0
10 ACCESSIBLE PARKING AREA, CONCRETE. SITE PARKING SPACES "STANDARD" 8'4 X 18'0
11 NEW ROAD CURB CUT
12 6'0 H. CMU YARD WALL W/ CAP BLOCK
13 6'0 H. METAL FENCE, VERTICAL PICKETS, PAINT
14 6'0 H. METAL ROLLING GATE, ELEC. OPERATOR, OPTICON, VERTICAL PICKETS, PAINT
15 6'0 H. METAL GATE, CARD READER, VERTICAL PICKETS, PAINT
16 5'0 W. SIDEWALK, CONCRETE
17 BICYCLE PARKING RACK
18 FIRE HYDRANT
19 POLE LIGHT, LED
20 ELECTRICAL TRANSFORMER
21 CARPORT, METAL
22 STORMWATER PONDING
23 TRASH AND RECYCLING ENCLOSURE- (STANDARD DUMPSTER AND DUMPSTER WIHTH COMPACTOR)
24 25'0 EASMENT

Note: Driveway "C" has been eliminated from this project.

DATE: 16 SEPT 2024
REVISION:

SHEET TITLE:
SITE PLAN

1 | SITE PLAN
A_001 | ----

SCALE : 1" = 40'0

FILENAME: D:\0projects\2404-PLAZA CENTRAL\3_CAD\04_ARCHITECTURE\001_SHEETS\2404_A001.dwg

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PLAZA CENTRAL
zorro blanco, llc
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel: 505.660.5866 email: tgifford@thomasgifford.com

A_001

Site Threshold Analysis (STA)

According to NMAC 18.31.6.16, a traffic engineering evaluation shall be required for all land development proposals that may directly or indirectly impact a state highway facility. A Site Threshold Analysis (STA) is required of all developing or re-developing properties that directly or indirectly access a state roadway. The STA examines existing roadway volumes and anticipated site trip generation for the purpose of determining if additional analyses are required as defined by the District Traffic Engineer or designee. If the site characteristics and the trip generation estimate for a proposed development are greater than 100 trips in a peak hour, then requirements for a Traffic Impact Analysis (TIA) may be required as determined by the District Traffic Engineer or designee. See TIA outline for that scope.

The STA shall warrant one or all of the following conditions:

- May or may not warrant an additional traffic analysis.
- May or may not warrant off-site improvements.
- May require a TIA, which may or may not require off-site improvements.

If additional analysis is required based on the results of the STA, the District Traffic Engineer or designee, should indicate to the applicant the level of analysis that is required.

Permit Applicant Information

Applicant Name: Amanda Herrera

Business Name: Tierra West LLC.

Business Address: 5571 Midway Park Pl, NE (Street Address:) | Albuquerque (City:) | NM (State:) | 87109 (Zip Code:)

Site Information (Attach Site Plan to include length of roadway frontage):

Site Description: Tierra Contenta Condominiums

Site Address: 7205 Plaza Central (Street Address:) | Santa Fe (City:) | NM (State:) | 87508 (Zip Code:)

NMDOT Roadway: NM-599 Milepost: 3 Roadway ADT: 12,821(23)

Site Information (commercial, retail, industrial, residential, etc):

Tierra Contenta is a Proposed Residential Development with a maximum of 3 stories (low-rise).

The total number of Multifamily units is 165.

Building Size (SF): 72,789 Parcel Size (acre): 6.24-ac

Trip Generation:

ITE Trip Generation Land Use Category:

AM Peak Hour Trips Enter: 16 Exit: 50

PM Peak Hour Trips Enter: 58 Exit: 34

Exceeds Threshold for TIA (100 or more peak hour total trips): **Yes** ☐ **No** ☑

Zorro Blanco - Multi-Family Housing
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A.M. PEAK HOUR		P.M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Multifamily Housing (Low-Rise)	***190***	1,281	18	58	64	38
	Dwelling Units					

NOTE: 190 Dwelling Units included future 25 dwelling units to meet City of Santa Fe's Affordable Housing Requirement.

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***6.74*** **(X) +** ***0***
50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

T = ***0.4*** **(X) +** ***0***
24% Enter, ***76%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

T = ***0.43*** **(X) +** ***20.55***
63% Enter, ***37%*** Exit

Comments:

Zorro Blanco + Affordable Housing Requirement (25 Unite)

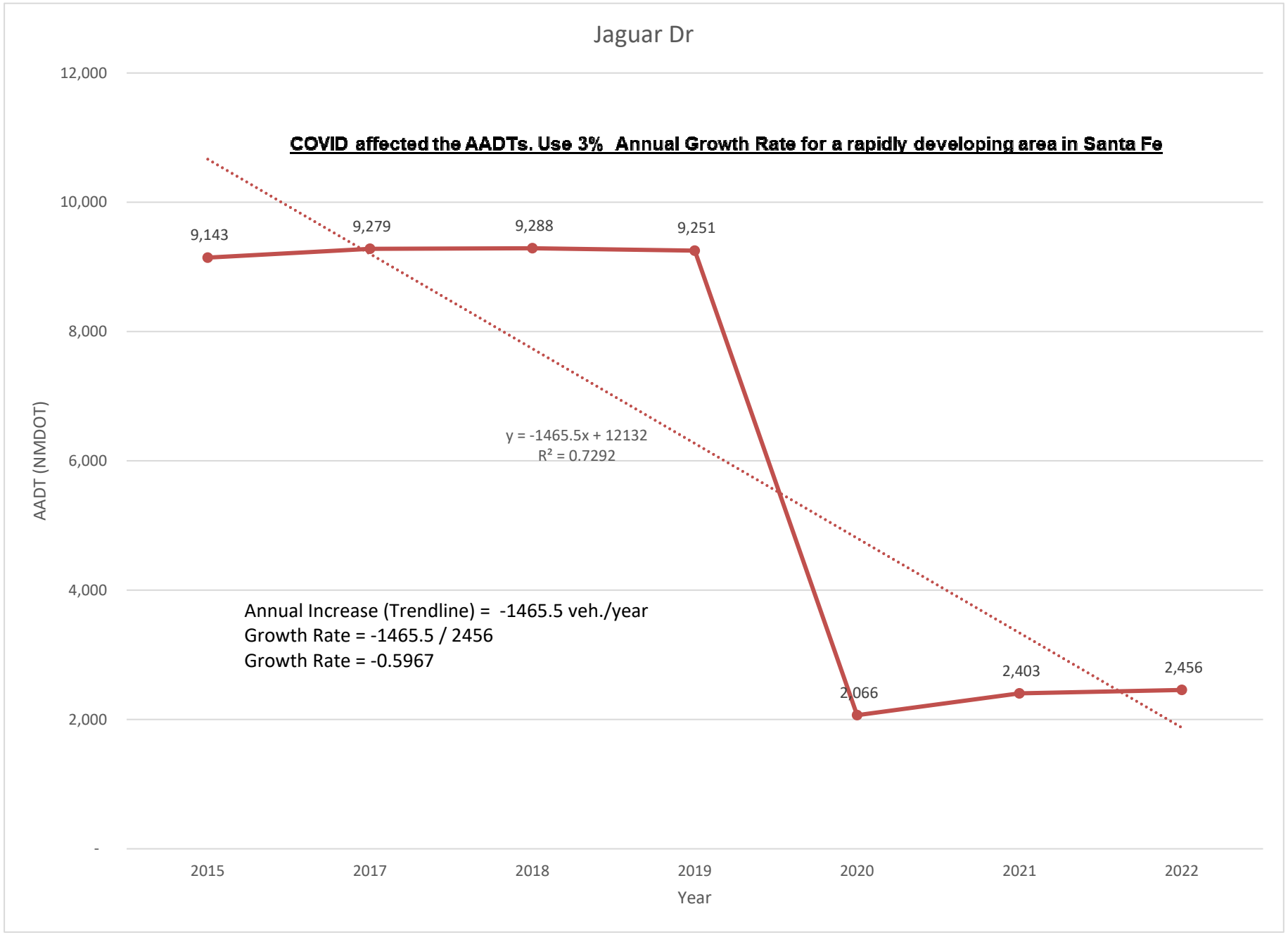
Based on ITE Trip Generation Manual - 11th Edition

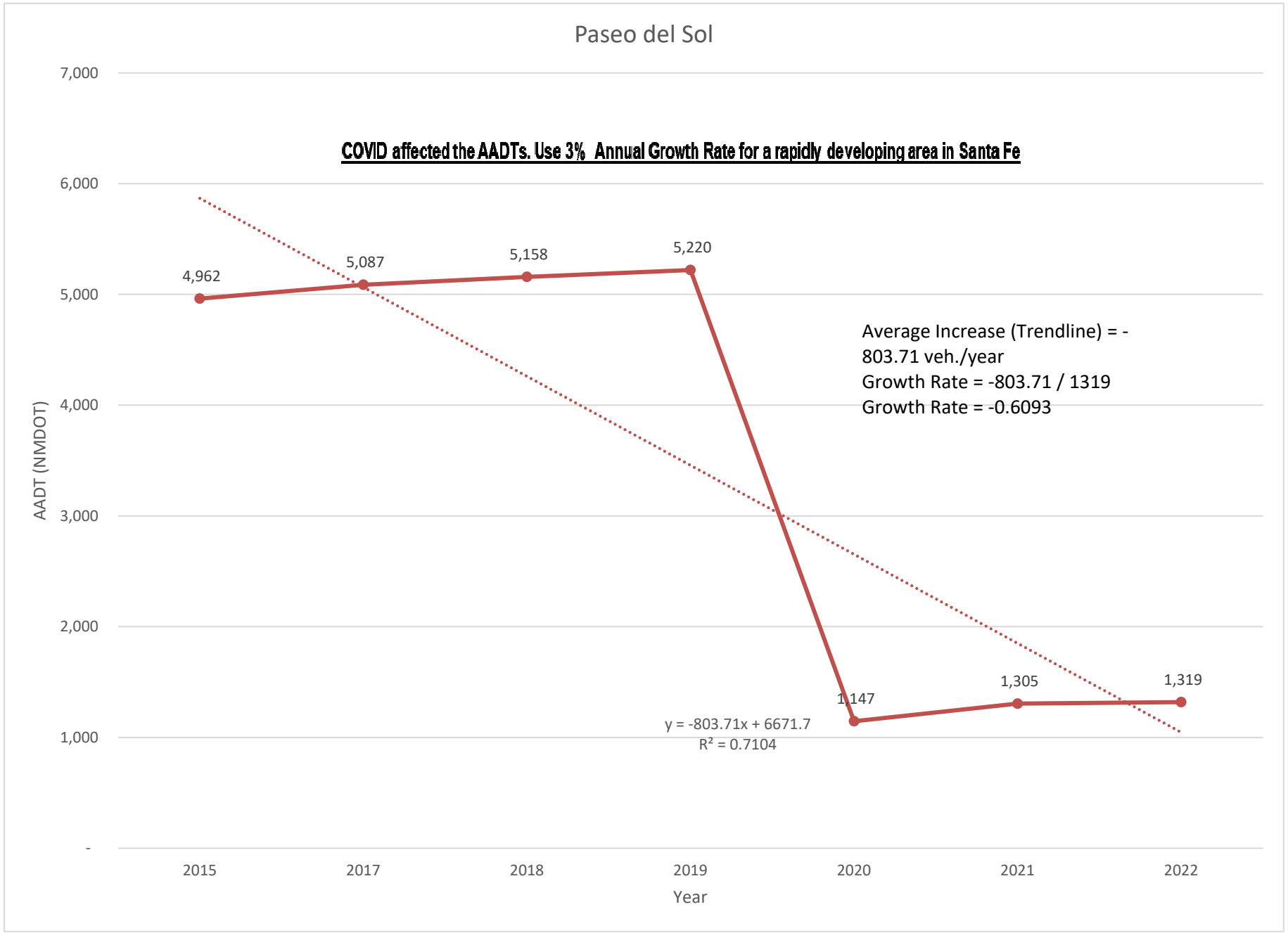
Tierra Contenta (Plaza Central / Contenta Ridge)

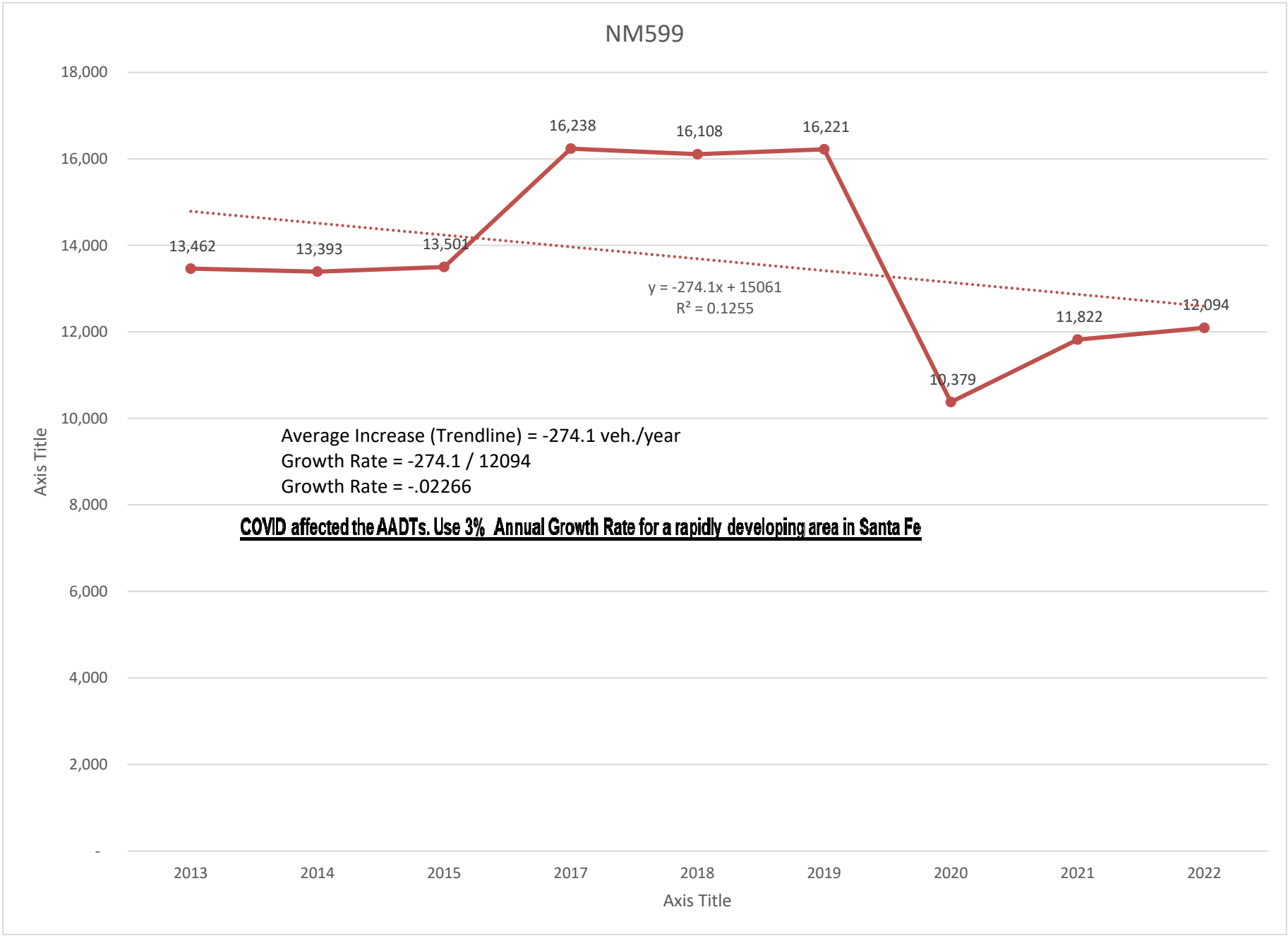
Historic Growth Rate Table

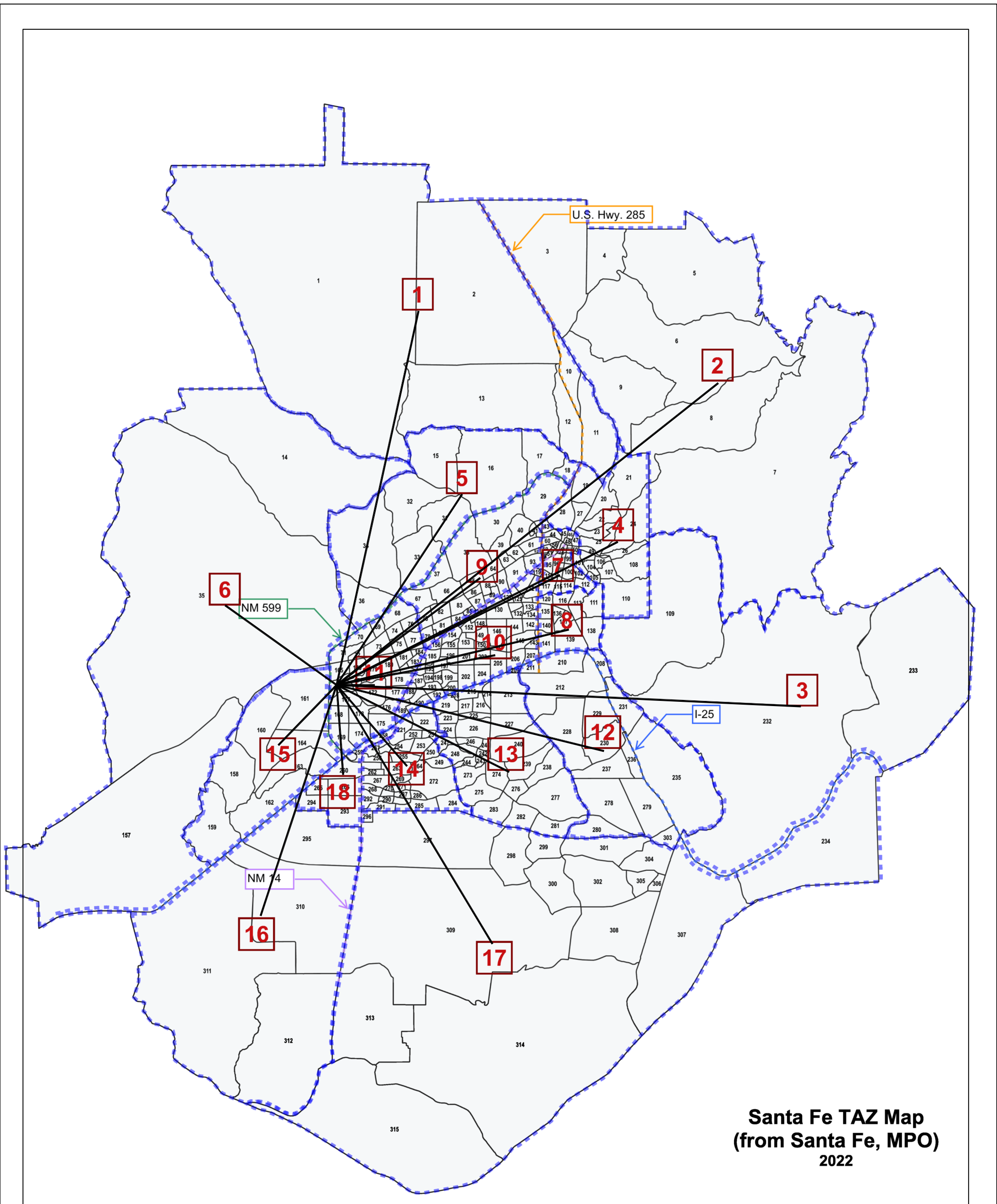
Traffic Flows from NMDOT Transportation Data Management Map

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Jaguar Dr	-	-	9,143	-	9,279	9,288	9,251	2,066	2,403	2,456
Paseo del Sol	-	-	4,962	-	5,087	5,158	5,220	1,147	1,305	1,319
NM599	13,462	13,393	13,501	-	16,238	16,108	16,221	10,379	11,822	12,094


Jaguar Dr
COVID affected the AADTs. Use 3% Annual Growth Rate for a rapidly developing area in Santa Fe
12,000
10,000
8,000
6,000
4,000
2,000
-
AADT (NMDOT)
9,143
9,279
9,288
9,251
2,066
2,403
2,456
y = -1465.5x + 12132
R² = 0.7292
Annual Increase (Trendline) = -1465.5 veh./year
Growth Rate = -1465.5 / 2456
Growth Rate = -0.5967
2015
2017
2018
2019
2020
2021
2022
Year


Paseo del Sol
COVID affected the AADTs. Use 3% Annual Growth Rate for a rapidly developing area in Santa Fe
7,000
6,000
5,000
4,000
3,000
2,000
1,000
-
AADT (NMDOT)
4,962
5,087
5,158
5,220
1,147
1,305
1,319
Average Increase (Trendline) = -803.71 veh./year
Growth Rate = -803.71 / 1319
Growth Rate = -0.6093
y = -803.71x + 6671.7
R² = 0.7104
2015
2017
2018
2019
2020
2021
2022
Year


NM599
18,000
16,000
14,000
12,000
10,000
8,000
6,000
4,000
2,000
-
Axis Title
13,462
13,393
13,501
16,238
16,108
16,221
10,379
11,822
12,094
y = -274.1x + 15061
R² = 0.1255
Average Increase (Trendline) = -274.1 veh./year
Growth Rate = -274.1 / 12094
Growth Rate = -.02266
COVID affected the AADTs. Use 3% Annual Growth Rate for a rapidly developing area in Santa Fe
2013
2014
2015
2017
2018
2019
2020
2021
2022
Axis Title



Santa Fe TAZ Map
(from Santa Fe, MPO)
2022

Trip Distribution Table

Tierra Conenta Apartments (Zorro Blanco Apartments)

Sub Area Employment Data:

For determination of Trip Distribution for Proposed **Residential Development Trips**

20165and 2040 Data Taken from Santa Fe MPO 2040 Data Set

Socioeconomic Forecasts by Subareas for Santa Fe

									(PCS) Plaza Central South			(JW) Jaguar Drive West			(JE) Jaguar Drive East		
Sub Area I.D.#	**% Sub Area in Study**	**2015 Employment**	**2040 Employment**	**Interpolated Employment for the Year**	Employment in Study	Dist. (Mi.)	**Employment / Distance**	**% Employment / Distance**	% Utilizing	% Employment / Dist. Utilizing	Employment	% Utilizing	% Employment / Dist. Utilizing	Employment	% Utilizing	% Employment / Dist. Utilizing	Employment
		2015	**2040**	**2025**													
1	100%	508	510	509	509	11.8	**43**	**0.37%**	0%	0.00%	0	100%	0.37%	43	0%	0.00%	0
2	100%	553	556	554	554	14.9	**37**	**0.32%**	0%	0.00%	0	100%	0.32%	37	0%	0.00%	0
3	100%	101	101	101	101	14.3	**7**	**0.06%**	0%	0.00%	0	100%	0.06%	7	0%	0.00%	0
4	100%	2,074	2,074	2,074	2,074	9.7	**214**	**1.84%**	0%	0.00%	0	100%	1.84%	214	0%	0.00%	0
5	100%	476	574	515	515	7	**74**	**0.63%**	0%	0.00%	0	100%	0.63%	74	0%	0.00%	0
6	100%	259	463	341	341	4.2	**81**	**0.70%**	0%	0.00%	0	100%	0.70%	81	0%	0.00%	0
7	100%	19,795	19,795	19,795	19,795	7.7	**2,571**	**22.16%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
8	100%	5,579	5,582	5,580	5,580	7.3	**764**	**6.59%**	0%	0.00%	0	100%	6.59%	764	0%	0.00%	0
9	100%	6,135	6,284	6,195	6,195	14.7	**421**	**3.63%**	0%	0.00%	0	30%	1.09%	126	0%	0.00%	0
10	100%	12,895	17,616	14,783	14,783	5	**2,957**	**25.49%**	0%	0.00%	0	0%	0.00%	0	20%	5.10%	591
11	100%	2,719	5,714	3,917	3,917	1.2	**3,264**	**28.14%**	0%	0.00%	0	20%	5.63%	653	10%	2.81%	326
12	100%	540	641	580	580	8.5	**68**	**0.59%**	0%	0.00%	0	100%	0.59%	68	0%	0.00%	0
13	100%	555	870	681	681	5.9	**115**	**1.00%**	0%	0.00%	0	100%	1.00%	115	0%	0.00%	0
14	100%	1,164	1,613	1,344	1,344	3.3	**407**	**3.51%**	0%	0.00%	0	100%	3.51%	407	0%	0.00%	0
15	100%	265	1,651	819	819	2.6	**315**	**2.72%**	0%	0.00%	0	100%	2.72%	315	0%	0.00%	0
16	100%	91	91	91	91	7.5	**12**	**0.10%**	0%	0.00%	0	100%	0.10%	12	0%	0.00%	0
17	100%	1,452	1,630	1,523	1,523	9.3	**164**	**1.41%**	0%	0.00%	0	100%	1.41%	164	0%	0.00%	0
18	100%	197	296	237	237	2.8	**85**	**0.73%**	0%	0.00%	0	100%	0.73%	85	0%	0.00%	0
		55,358	66,061	59,639	59,639		**11,600**	**100.00%**		0.00%	**0**		27.29%	**3,166**		7.91%	**918**
											0.00%			27.29%			7.91%

Trip Distribution Table

Tierra Conenta Apartments (Zorro Blanco Apartments)

Sub Area Employment Data:

For determination of Trip Distribution for Proposed **Residential Development Trips**

20165and 2040 Data Taken from Santa Fe MPO 2040 Data Set

Socioeconomic Forecasts by Subareas for Santa Fe

									(CRN) Contenta Ridge North			(CRS) Contenta Ridge South			(PDSN) Paseo del Sol North		
Sub Area I.D.#	**% Sub Area in Study**	**2015 Employment**	**2040 Employment**	**Interpolated Employment for the Year**	Employment in Study	Dist. (Mi.)	**Employment / Distance**	**% Employment / Distance**	% Utilizing	% Employment / Dist. Utilizing	Employment	% Utilizing	% Employment / Dist. Utilizing	Employment	% Utilizing	% Employment / Dist. Utilizing	Employment
		2015	**2040**	**2025**													
1	100%	508	510	509	509	11.8	**43**	**0.37%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
2	100%	553	556	554	554	14.9	**37**	**0.32%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
3	100%	101	101	101	101	14.3	**7**	**0.06%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
4	100%	2,074	2,074	2,074	2,074	9.7	**214**	**1.84%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
5	100%	476	574	515	515	7	**74**	**0.63%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
6	100%	259	463	341	341	4.2	**81**	**0.70%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
7	100%	19,795	19,795	19,795	19,795	7.7	**2,571**	**22.16%**	0%	0.00%	0	0%	0.00%	0	100%	22.16%	2,571
8	100%	5,579	5,582	5,580	5,580	7.3	**764**	**6.59%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
9	100%	6,135	6,284	6,195	6,195	14.7	**421**	**3.63%**	0%	0.00%	0	0%	0.00%	0	70%	2.54%	295
10	100%	12,895	17,616	14,783	14,783	5	**2,957**	**25.49%**	0%	0.00%	0	0%	0.00%	0	60%	15.29%	1,774
11	100%	2,719	5,714	3,917	3,917	1.2	**3,264**	**28.14%**	10%	2.81%	326	10%	2.81%	326	40%	11.26%	1,306
12	100%	540	641	580	580	8.5	**68**	**0.59%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
13	100%	555	870	681	681	5.9	**115**	**1.00%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
14	100%	1,164	1,613	1,344	1,344	3.3	**407**	**3.51%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
15	100%	265	1,651	819	819	2.6	**315**	**2.72%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
16	100%	91	91	91	91	7.5	**12**	**0.10%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
17	100%	1,452	1,630	1,523	1,523	9.3	**164**	**1.41%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
18	100%	197	296	237	237	2.8	**85**	**0.73%**	0%	0.00%	0	0%	0.00%	0	0%	0.00%	0
		55,358	66,061	59,639	59,639		**11,600**	**100.00%**		2.81%	**326**		2.81%	**326**		51.25%	**5,945**
											2.81%			2.81%			51.25%

Trip Distribution Table

Tierra Conenta Apartments (Zorro Blanco Apartments)

Sub Area Employment Data:

For determination of Trip Distribution for Proposed **Residential Development Trips**

20165and 2040 Data Taken from Santa Fe MPO 2040 Data Set

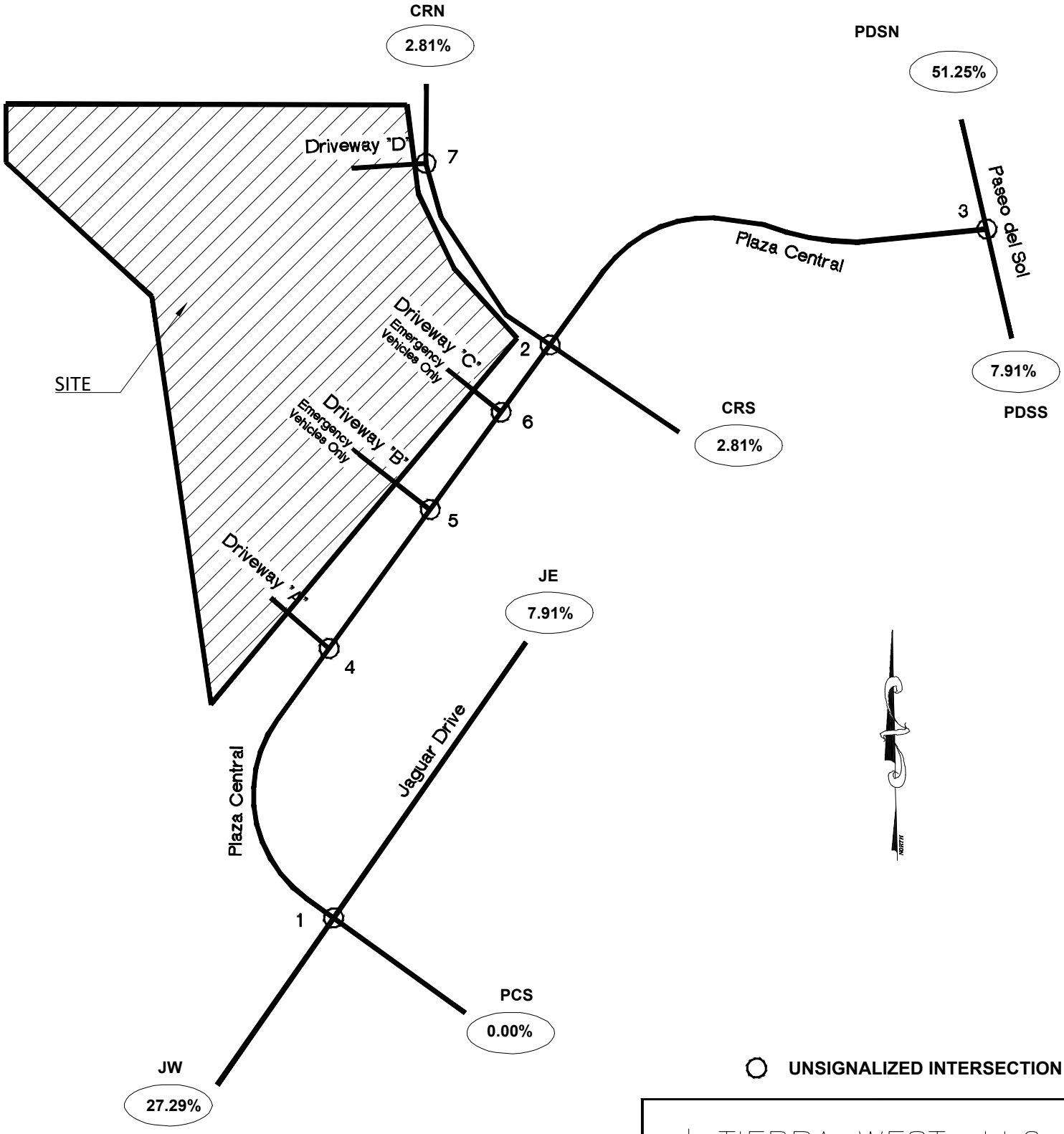
Socioeconomic Forecasts by Subareas for Santa Fe

									(PDSS) Paseo del Sol South		
Sub Area I.D.#	**% Sub Area in Study**	**2015 Employment**	**2040 Employment**	**Interpolated Employment for the Year**	Employment in Study	Dist. (Mi.)	**Employment / Distance**	**% Employment / Distance**	% Utilizing	% Employment / Dist. Utilizing	Employment
		2015	**2040**	**2025**							
1	100%	508	510	509	509	11.8	**43**	**0.37%**	0%	0.00%	0
2	100%	553	556	554	554	14.9	**37**	**0.32%**	0%	0.00%	0
3	100%	101	101	101	101	14.3	**7**	**0.06%**	0%	0.00%	0
4	100%	2,074	2,074	2,074	2,074	9.7	**214**	**1.84%**	0%	0.00%	0
5	100%	476	574	515	515	7	**74**	**0.63%**	0%	0.00%	0
6	100%	259	463	341	341	4.2	**81**	**0.70%**	0%	0.00%	0
7	100%	19,795	19,795	19,795	19,795	7.7	**2,571**	**22.16%**	0%	0.00%	0
8	100%	5,579	5,582	5,580	5,580	7.3	**764**	**6.59%**	0%	0.00%	0
9	100%	6,135	6,284	6,195	6,195	14.7	**421**	**3.63%**	0%	0.00%	0
10	100%	12,895	17,616	14,783	14,783	5	**2,957**	**25.49%**	20%	5.10%	591
11	100%	2,719	5,714	3,917	3,917	1.2	**3,264**	**28.14%**	10%	2.81%	326
12	100%	540	641	580	580	8.5	**68**	**0.59%**	0%	0.00%	0
13	100%	555	870	681	681	5.9	**115**	**1.00%**	0%	0.00%	0
14	100%	1,164	1,613	1,344	1,344	3.3	**407**	**3.51%**	0%	0.00%	0
15	100%	265	1,651	819	819	2.6	**315**	**2.72%**	0%	0.00%	0
16	100%	91	91	91	91	7.5	**12**	**0.10%**	0%	0.00%	0
17	100%	1,452	1,630	1,523	1,523	9.3	**164**	**1.41%**	0%	0.00%	0
18	100%	197	296	237	237	2.8	**85**	**0.73%**	0%	0.00%	0
		55,358	66,061	59,639	59,639		**11,600**	**100.00%**		7.91%	**918**
											7.91%

Tierra Contenta

(Plaza Central / Contenta Ridge)

Trip Distribution Map (%)

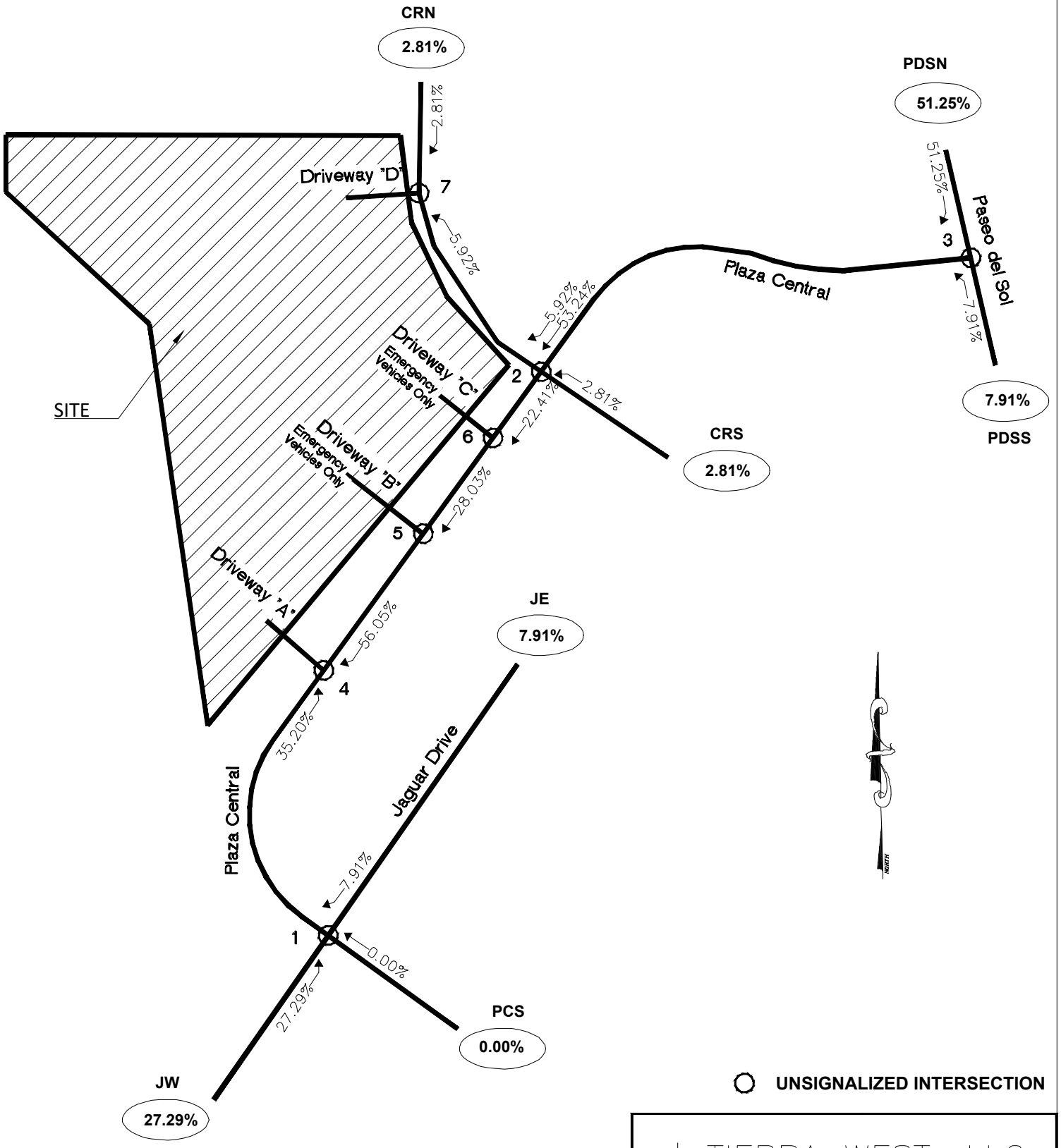


TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

Tierra Contenta

(Plaza Central / Contenta Ridge)

Trips Entering Map (%)



○ **UNSIGNALIZED INTERSECTION**

TIERRA WEST, LLC

5571 MIDWAY PARK PLACE NE

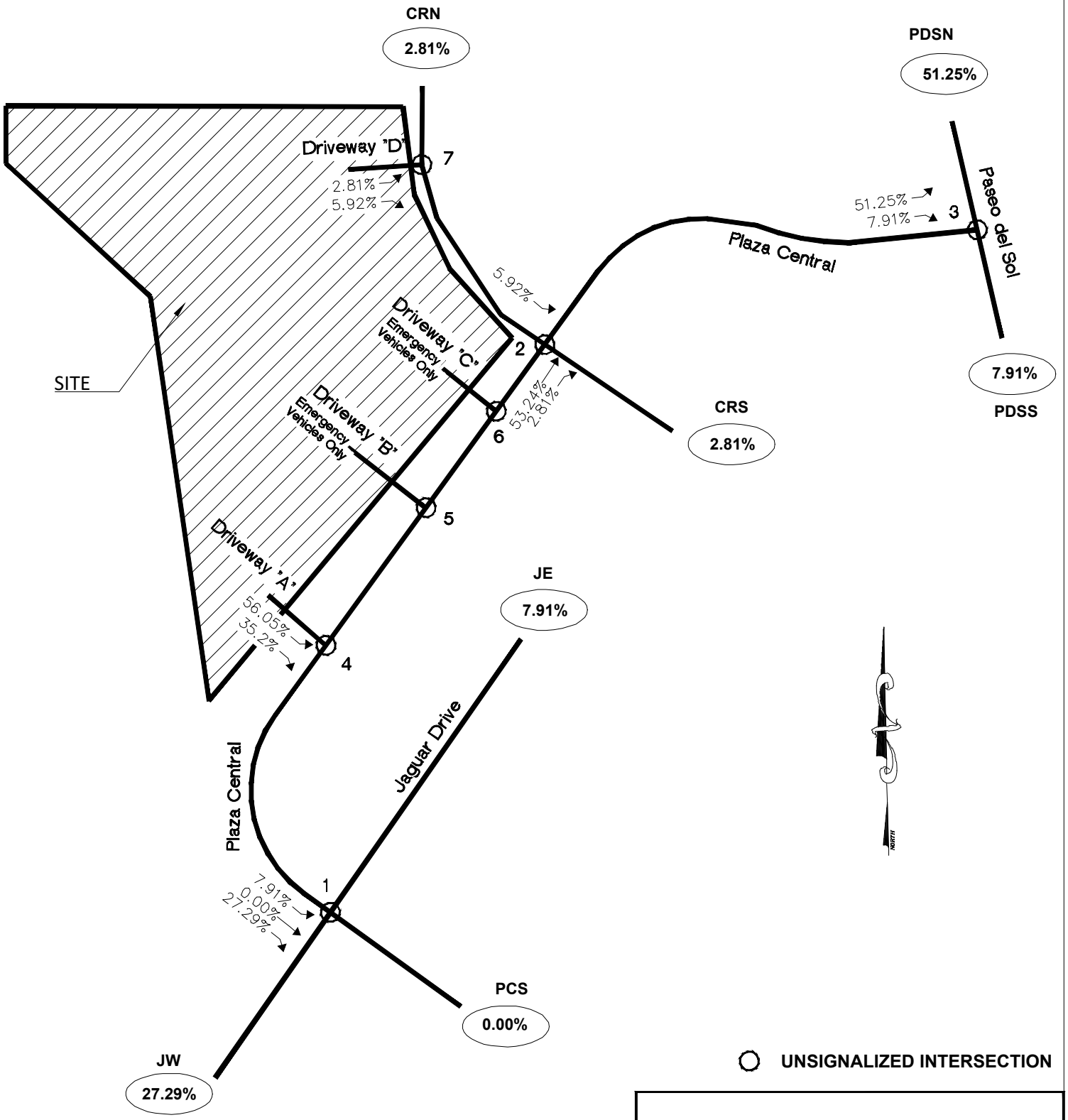
ALBUQUERQUE, NEW MEXICO 87109

(505)858-3100

Tierra Contenta

(Plaza Central / Contenta Ridge)

Trips Exiting Map (%)



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Tierra Contenta - Zorro Blanco Apartments (Plaza Central / Contenta Ridge)

Projected Turning Movements SUMMARY

PROPOSED DEVELOPMENT (2026) - 100% Development

INTERSECTION: **Summary**

Jaguar Dr / Plaza Central

(1)

3.0% Truck	0.74 PHF			0.74 PHF			0.74 PHF			0.74 PHF		
	Eastbound (Jaguar Dr)			Westbound (Jaguar Dr)			Northbound (Plaza Central)			Southbound (Plaza Central)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)	0	0	94	1	0	0	0	0	0	0	0	0
2026 (NO BUILD - A.M.)	*2*	*0*	*99*	*1*	*0*	*1*	*16*	*74*	*0*	*0*	*189*	*1*
2026 (BUILD - A.M.)	***7***	***0***	***99***	***1***	***0***	***2***	***16***	***74***	***0***	***5***	***189***	***17***

	0.91 PHF			0.91 PHF			0.91 PHF			0.91 PHF		
	Eastbound (Jaguar Dr)			Westbound (Jaguar Dr)			Northbound (Plaza Central)			Southbound (Plaza Central)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)	0	2	20	6	0	0	0	0	0	0	0	0
2026 (NO BUILD - P.M.)	*4*	*2*	*21*	*7*	*2*	*17*	*50*	*132*	*8*	*32*	*78*	*11*
2026 (BUILD - P.M.)	***21***	***2***	***21***	***7***	***2***	***22***	***50***	***132***	***8***	***35***	***78***	***21***

Plaza Central / Contenta Ridge

(2)

3.0% Truck	0.91 PHF			0.91 PHF			0.91 PHF			0.91 PHF		
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Contenta Ridge)			Southbound (Contenta Ridge)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)	2	24	1	7	29	3	2	0	29	10	3	18
2026 (NO BUILD - A.M.)	*3*	*31*	*2*	*8*	*33*	*3*	*2*	*0*	*31*	*11*	*3*	*19*
2026 (BUILD - A.M.)	***3***	***62***	***4***	***8***	***43***	***4***	***3***	***0***	***31***	***14***	***3***	***19***

	0.85 PHF			0.85 PHF			0.85 PHF			0.85 PHF		
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Contenta Ridge)			Southbound (Contenta Ridge)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)	9	36	0	44	34	14	3	3	20	5	2	1
2026 (NO BUILD - P.M.)	*10*	*43*	*0*	*47*	*43*	*15*	*4*	*3*	*21*	*5*	*2*	*2*
2026 (BUILD - P.M.)	***10***	***63***	***1***	***47***	***77***	***19***	***6***	***3***	***21***	***7***	***2***	***2***

Plaza Central / Paseo del Sol

(3)

3.0% Truck	0.85 PHF			0.85 PHF			0.85 PHF			0.85 PHF		
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Paseo del Sol)			Southbound (Paseo del Sol)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)	81	0	24	0	0	0	14	74	0	0	33	22
2026 (NO BUILD - A.M.)	*91*	*0*	*26*	*0*	*0*	*0*	*15*	*78*	*0*	*0*	*35*	*25*
2026 (BUILD - A.M.)	***121***	***0***	***31***	***0***	***0***	***0***	***16***	***78***	***0***	***0***	***35***	***34***

	0.88 PHF			0.88 PHF			0.88 PHF			0.88 PHF		
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Paseo del Sol)			Southbound (Paseo del Sol)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)	54	0	16	0	0	0	31	52	0	0	77	100
2026 (NO BUILD - P.M.)	*61*	*0*	*18*	*0*	*0*	*0*	*34*	*55*	*0*	*0*	*82*	*112*
2026 (BUILD - P.M.)	***80***	***0***	***21***	***0***	***0***	***0***	***39***	***55***	***0***	***0***	***82***	***145***

Plaza Central / Driveway A

(4)

3.0% Truck	1.00 PHF			1.00 PHF			1.00 PHF			1.00 PHF		
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Driveway A)			Southbound (Driveway A)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)	0	0	0	0	0	0	0	0	0	0	0	0
2026 (NO BUILD - A.M.)	*0*	*75*	*0*	*0*	*189*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
2026 (BUILD - A.M.)	***6***	***75***	***0***	***0***	***189***	***10***	***0***	***0***	***0***	***33***	***0***	***9***

	1.00 PHF			1.00 PHF			1.00 PHF			1.00 PHF		
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Driveway A)			Southbound (Driveway A)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)	0	0	0	0	0	0	0	0	0	0	0	0
2026 (NO BUILD - P.M.)	*0*	*160*	*0*	*0*	*121*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
2026 (BUILD - P.M.)	***23***	***160***	***0***	***0***	***121***	***36***	***0***	***0***	***0***	***21***	***0***	***6***

Tierra Contenta - Zorro Blanco Apartments (Plaza Central / Contenta Ridge)

Projected Turning Movements SUMMARY

PROPOSED DEVELOPMENT (2026) - 100% Development

INTERSECTION: **Summary**

Plaza Central / Driveway B

(5) 3.0% Truck

	1.00			1.00			1.00			1.00			PHF
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Driveway B)			Southbound (Driveway B)			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	0	0	0	0	0	0	0	0	0	0	0	0	
2026 (NO BUILD - A.M.)	*0*	*75*	*0*	*0*	*189*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	
2026 (BUILD - A.M.)	***0***	***108***	***0***	***0***	***194***	***5***	***0***	***0***	***0***	***0***	***0***	***12***	

	1.00			1.00			1.00			1.00			PHF
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Driveway B)			Southbound (Driveway B)			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	0	0	0	0	0	0	0	0	0	0	0	0	
2026 (NO BUILD - P.M.)	*0*	*160*	*0*	*0*	*121*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	
2026 (BUILD - P.M.)	***0***	***181***	***0***	***0***	***138***	***19***	***0***	***0***	***0***	***0***	***0***	***8***	

Plaza Central / Driveway C

(6) 3.0% Truck

	1.00			1.00			1.00			1.00			PHF
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Driveway C)			Southbound (Driveway C)			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	0	0	0	0	0	0	0	0	0	0	0	0	
2026 (NO BUILD - A.M.)	*0*	*75*	*0*	*0*	*189*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	
2026 (BUILD - A.M.)	***0***	***108***	***0***	***0***	***199***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	

	1.00			1.00			1.00			1.00			PHF
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Driveway C)			Southbound (Driveway C)			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	0	0	0	0	0	0	0	0	0	0	0	0	
2026 (NO BUILD - P.M.)	*0*	*160*	*0*	*0*	*121*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	
2026 (BUILD - P.M.)	***0***	***181***	***0***	***0***	***157***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	

Driveway D / Contenta Ridge

(7) 3.0% Truck

	1.00			1.00			1.00			1.00			PHF
	Eastbound (Driveway D)			Westbound (Driveway D)			Northbound (Contenta Ridge)			Southbound (Contenta Ridge)			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	0	0	0	0	0	0	0	0	0	0	0	0	
2026 (NO BUILD - A.M.)	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*6*	*0*	*0*	*33*	*0*	
2026 (BUILD - A.M.)	***2***	***0***	***3***	***0***	***0***	***0***	***1***	***6***	***0***	***0***	***33***	***1***	

	1.00			1.00			1.00			1.00			PHF
	Eastbound (Driveway D)			Westbound (Driveway D)			Northbound (Contenta Ridge)			Southbound (Contenta Ridge)			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	0	0	0	0	0	0	0	0	0	0	0	0	
2026 (NO BUILD - P.M.)	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*28*	*0*	*0*	*9*	*0*	
2026 (BUILD - P.M.)	***1***	***0***	***2***	***0***	***0***	***0***	***4***	***28***	***0***	***0***	***9***	***2***	

Tierra Contenta - Zorro Blanco Apartments (Plaza Central / Contenta Ridge)

Projected Turning Movements Worksheet

Jaguar Dr / Plaza Central

INTERSECTION: E-W Street: **Jaguar Dr** (1)

N-S Street: **Plaza Central**

Year of Existing Counts 2023

Horizon Year **2026**

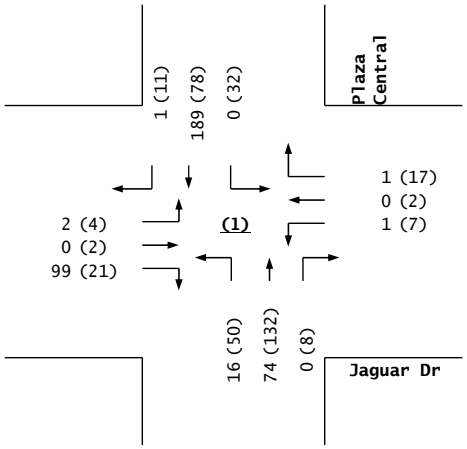
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

	Eastbound (Jaguar Dr)			Westbound (Jaguar Dr)			Northbound (Plaza Central)			Southbound (Plaza Central)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	0	0	91	1	0	1	15	68	0	0	173	0
Background Traffic Growth	0	0	8	0	0	0	1	6	0	0	16	0
Subtotal	0	0	99	1	0	1	16	74	0	0	189	0
Residential Development (20 lots)	2	0	0	0	0	0	0	0	0	0	0	1
Subtotal (NO BUILD - A.M.)	***2***	***0***	***99***	***1***	***0***	***1***	***16***	***74***	***0***	***0***	***189***	***1***
Percent Residential Trips Generated(Entering)	***27.29%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***7.91%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Percent Residential Trips Generated(Exiting)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***7.91%***	*0.00%*	***27.29%***
Total Trips Generated	5	0	0	0	0	1	0	0	0	5	0	16
Subtotal AM Pk Hr. BUILD Volumes	7	0	99	1	0	2	16	74	0	5	189	17
Total AM Peak Hour BUILD Volumes	**7**	**0**	**99**	**1**	**0**	**2**	**16**	**74**	**0**	**5**	**189**	**17**

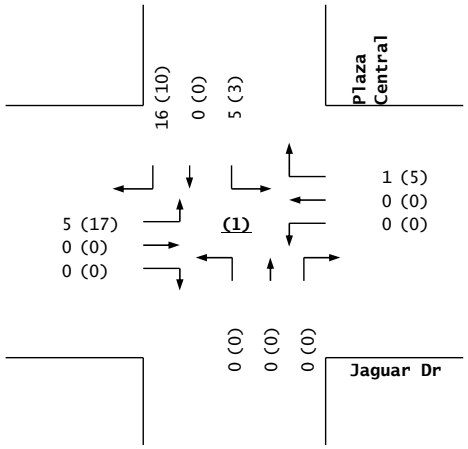
	Eastbound (Jaguar Dr)			Westbound (Jaguar Dr)			Northbound (Plaza Central)			Southbound (Plaza Central)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	0	2	19	6	2	15	46	121	7	28	72	6
Background Traffic Growth	0	0	2	1	0	1	4	11	1	3	6	1
Subtotal	0	2	21	7	2	16	50	132	8	31	78	7
Residential Development (20 lots)	4	0	0	0	0	1	0	0	0	1	0	4
Subtotal (NO BUILD - P.M.)	***4***	***2***	***21***	***7***	***2***	***17***	***50***	***132***	***8***	***32***	***78***	***11***
Percent Residential Trips Generated(Entering)	***27.29%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***7.91%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Percent Residential Trips Generated(Exiting)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***7.91%***	*0.00%*	***27.29%***
Total Trips Generated	17	0	0	0	0	5	0	0	0	3	0	10
Subtotal PM Pk Hr. BUILD Volumes	21	2	21	7	2	22	50	132	8	35	78	21
Total PM Peak Hour BUILD Volumes	**21**	**2**	**21**	**7**	**2**	**22**	**50**	**132**	**8**	**35**	**78**	**21**

	Entering	Exiting		
Number of Residential Trips Generated	**18**	**58**	A.M.	100% Residential Development
	64	**38**	P.M.	

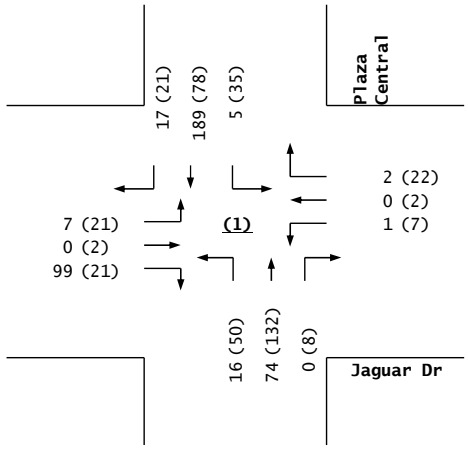
2026
NO BUILD



Trips



2026
BUILD



Jaguar Dr / Plaza Central

Tierra Contenta - Zorro Blanco Apartments (Plaza Central / Contenta Ridge)

Projected Turning Movements Worksheet

Plaza Central / Contenta Ridge

INTERSECTION: E-W Street: **Plaza Central** (2)

N-S Street: **Contenta Ridge**

Year of Existing Counts 2023

Horizon Year **2026**

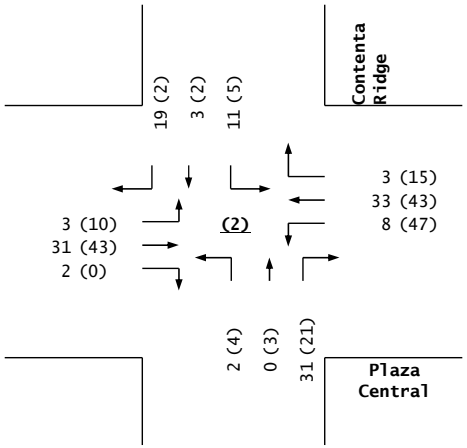
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Contenta Ridge)			Southbound (Contenta Ridge)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	2	23	1	7	28	3	2	0	28	10	3	17
Background Traffic Growth	0	2	0	1	3	0	0	0	3	1	0	2
Subtotal	2	25	1	8	31	3	2	0	31	11	3	19
Residential Development (20 lots)	1	6	1	0	2	0	0	0	0	0	0	0
Subtotal (NO BUILD - A.M.)	***3***	***31***	***2***	***8***	***33***	***3***	***2***	***0***	***31***	***11***	***3***	***19***
Percent Residential Trips Generated(Entering)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***53.24%***	***5.92%***	***2.81%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Percent Residential Trips Generated(Exiting)	*0.00%*	***53.24%***	***2.81%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***5.92%***	*0.00%*	*0.00%*
Total Trips Generated	0	31	2	0	10	1	1	0	0	3	0	0
Subtotal AM Pk Hr. BUILD Volumes	3	62	4	8	43	4	3	0	31	14	3	19
Total AM Peak Hour BUILD Volumes	**3**	**62**	**4**	**8**	**43**	**4**	**3**	**0**	**31**	**14**	**3**	**19**

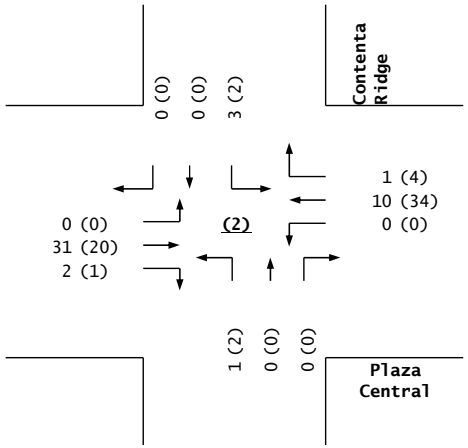
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Contenta Ridge)			Southbound (Contenta Ridge)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	9	35	0	43	33	14	3	3	19	5	2	1
Background Traffic Growth	1	3	0	4	3	1	0	0	2	0	0	0
Subtotal	10	38	0	47	36	15	3	3	21	5	2	1
Residential Development (20 lots)	0	5	0	0	7	0	1	0	0	0	0	1
Subtotal (NO BUILD - P.M.)	***10***	***43***	***0***	***47***	***43***	***15***	***4***	***3***	***21***	***5***	***2***	***2***
Percent Residential Trips Generated(Entering)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***53.24%***	***5.92%***	***2.81%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Percent Residential Trips Generated(Exiting)	*0.00%*	***53.24%***	***2.81%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***5.92%***	*0.00%*	*0.00%*
Total Trips Generated	0	20	1	0	34	4	2	0	0	2	0	0
Subtotal PM Pk Hr. BUILD Volumes	10	63	1	47	77	19	6	3	21	7	2	2
Total PM Peak Hour BUILD Volumes	**10**	**63**	**1**	**47**	**77**	**19**	**6**	**3**	**21**	**7**	**2**	**2**

	Entering	Exiting		
Number of Residential Trips Generated	**18**	**58**	A.M.	100% Residential Development
	64	**38**	P.M.	

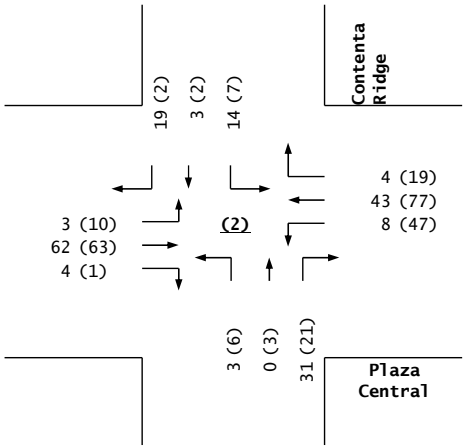
2026
NO BUILD



Trips



2026
BUILD



Plaza Central / Contenta Ridge

Tierra Contenta - Zorro Blanco Apartments (Plaza Central / Contenta Ridge)

Projected Turning Movements Worksheet

Plaza Central / Paseo del Sol

INTERSECTION: E-W Street: **Plaza Central** (3)

N-S Street: **Paseo del Sol**

Year of Existing Counts 2023

Horizon Year **2026**

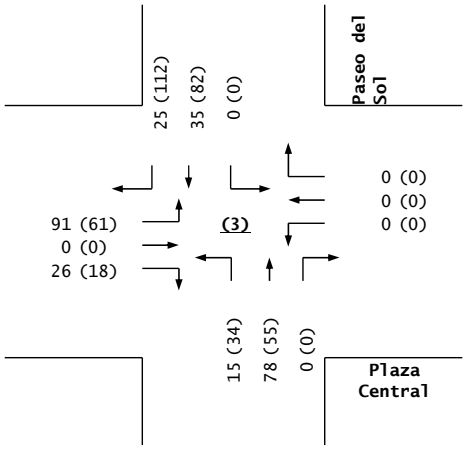
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Paseo del Sol)			Southbound (Paseo del Sol)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	79	0	23	0	0	0	14	72	0	0	32	21
Background Traffic Growth	7	0	2	0	0	0	1	6	0	0	3	2
Subtotal	86	0	25	0	0	0	15	78	0	0	35	23
Residential Development (20 lots)	5	0	1	0	0	0	0	0	0	0	0	2
Subtotal (NO BUILD - A.M.)	***91***	***0***	***26***	***0***	***0***	***0***	***15***	***78***	***0***	***0***	***35***	***25***
Percent Residential Trips Generated(Entering)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***7.91%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***51.25%***
Percent Residential Trips Generated(Exiting)	***51.25%***	*0.00%*	***7.91%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Total Trips Generated	30	0	5	0	0	0	1	0	0	0	0	9
Subtotal AM Pk Hr. BUILD Volumes	121	0	31	0	0	0	16	78	0	0	35	34
Total AM Peak Hour BUILD Volumes	**121**	**0**	**31**	**0**	**0**	**0**	**16**	**78**	**0**	**0**	**35**	**34**

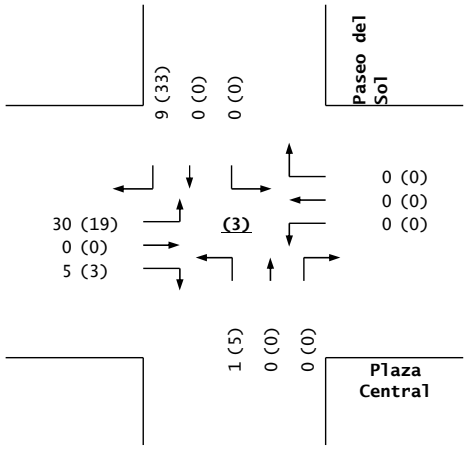
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Paseo del Sol)			Southbound (Paseo del Sol)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	52	0	16	0	0	0	30	50	0	0	75	97
Background Traffic Growth	5	0	1	0	0	0	3	5	0	0	7	9
Subtotal	57	0	17	0	0	0	33	55	0	0	82	106
Residential Development (20 lots)	4	0	1	0	0	0	1	0	0	0	0	6
Subtotal (NO BUILD - P.M.)	***61***	***0***	***18***	***0***	***0***	***0***	***34***	***55***	***0***	***0***	***82***	***112***
Percent Residential Trips Generated(Entering)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***7.91%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***51.25%***
Percent Residential Trips Generated(Exiting)	***51.25%***	*0.00%*	***7.91%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Total Trips Generated	19	0	3	0	0	0	5	0	0	0	0	33
Subtotal PM Pk Hr. BUILD Volumes	80	0	21	0	0	0	39	55	0	0	82	145
Total PM Peak Hour BUILD Volumes	**80**	**0**	**21**	**0**	**0**	**0**	**39**	**55**	**0**	**0**	**82**	**145**

	Entering	Exiting		
Number of Residential Trips Generated	**18**	**58**	A.M.	100% Residential Development
	64	**38**	P.M.	

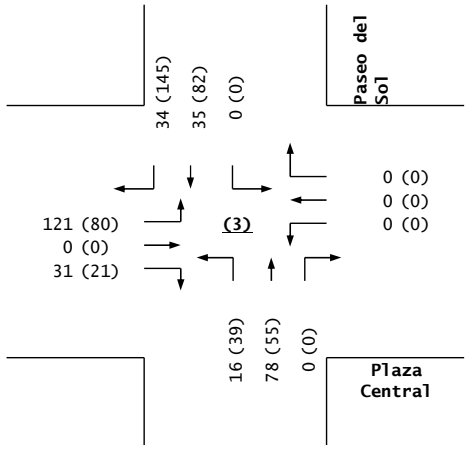
2026
NO BUILD



Trips



2026
BUILD



Plaza Central / Paseo del Sol

Tierra Contenta - Zorro Blanco Apartments (Plaza Central / Contenta Ridge)

Projected Turning Movements Worksheet

Plaza Central / Driveway A

INTERSECTION: E-W Street: **Plaza Central** (4)

N-S Street: **Driveway A**

Year of Existing Counts 2023

Horizon Year **2026**

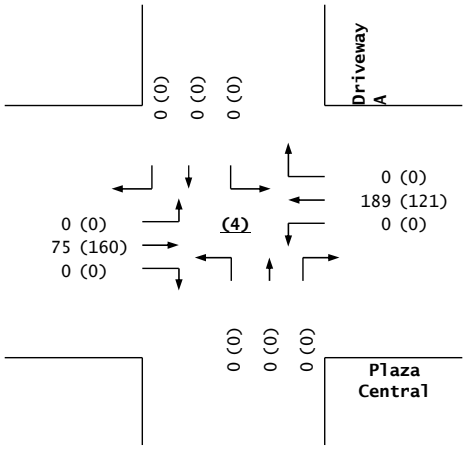
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Driveway A)			Southbound (Driveway A)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	8	0	0	4	0	0	0	0	0	0	0
Subtotal (NO BUILD - A.M.)	***0***	**75**	***0***	***0***	**189**	***0***	***0***	***0***	***0***	***0***	***0***	***0***
Percent Residential Trips Generated(Entering)	***35.20%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***56.05%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Percent Residential Trips Generated(Exiting)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***56.05%***	*0.00%*	***15.20%***
Total Trips Generated	6	0	0	0	0	10	0	0	0	33	0	9
Total AM Peak Hour BUILD Volumes	**6**	**75**	**0**	**0**	**189**	**10**	**0**	**0**	**0**	**33**	**0**	**9**

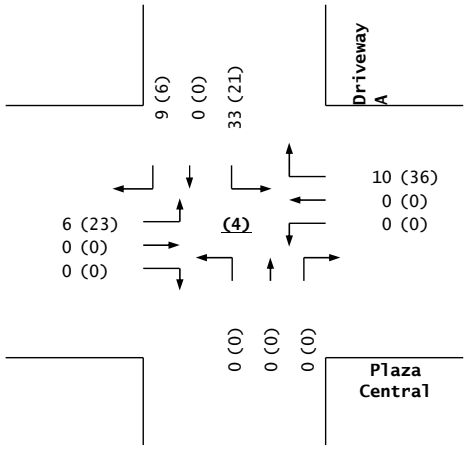
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Driveway A)			Southbound (Driveway A)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	5	0	0	9	0	0	0	0	0	0	0
Subtotal (NO BUILD - P.M.)	***0***	**160**	***0***	***0***	**121**	***0***	***0***	***0***	***0***	***0***	***0***	***0***
Percent Residential Trips Generated(Entering)	***35.20%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***56.05%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Percent Residential Trips Generated(Exiting)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***56.05%***	*0.00%*	***15.20%***
Total Trips Generated	23	0	0	0	0	36	0	0	0	21	0	6
Total PM Peak Hour BUILD Volumes	**23**	**160**	**0**	**0**	**121**	**36**	**0**	**0**	**0**	**21**	**0**	**6**

	Entering	Exiting		
Number of Residential Trips Generated	**18**	**58**	A.M.	100% Residential Development
	64	**38**	P.M.	

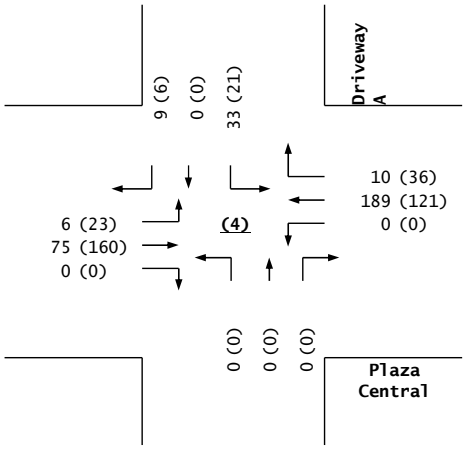
2026
NO BUILD



Trips



2026
BUILD



Plaza Central / Driveway A

Tierra Contenta - Zorro Blanco Apartments (Plaza Central / Contenta Ridge)

Projected Turning Movements Worksheet

Plaza Central / Driveway B

INTERSECTION: E-W Street: **Plaza Central** (5)

N-S Street: **Driveway B**

Year of Existing Counts 2023

Horizon Year **2026**

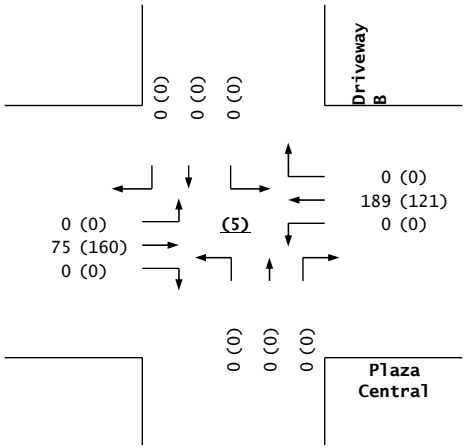
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Driveway B)			Southbound (Driveway B)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	8	0	0	4	0	0	0	0	0	0	0
Subtotal (NO BUILD - A.M.)	***0***	**75**	***0***	***0***	**189**	***0***	***0***	***0***	***0***	***0***	***0***	***0***
Percent Residential Trips Generated(Entering)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***26.05%***	***30.00%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Percent Residential Trips Generated(Exiting)	*0.00%*	***56.05%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***20.00%***
Total Trips Generated	0	33	0	0	5	5	0	0	0	0	0	12
Total AM Peak Hour BUILD Volumes	**0**	**108**	**0**	**0**	**194**	**5**	**0**	**0**	**0**	**0**	**0**	**12**

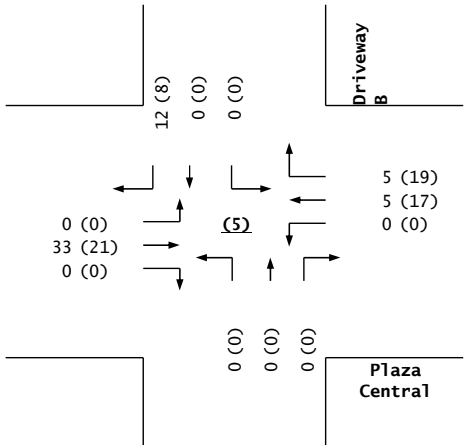
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Driveway B)			Southbound (Driveway B)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	5	0	0	9	0	0	0	0	0	0	0
Subtotal (NO BUILD - P.M.)	***0***	**160**	***0***	***0***	**121**	***0***	***0***	***0***	***0***	***0***	***0***	***0***
Percent Residential Trips Generated(Entering)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***26.05%***	***30.00%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Percent Residential Trips Generated(Exiting)	*0.00%*	***56.05%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***20.00%***
Total Trips Generated	0	21	0	0	17	19	0	0	0	0	0	8
Total PM Peak Hour BUILD Volumes	**0**	**181**	**0**	**0**	**138**	**19**	**0**	**0**	**0**	**0**	**0**	**8**

	Entering	Exiting		
Number of Residential Trips Generated	**18**	**58**	A.M.	100% Residential Development
	64	**38**	P.M.	

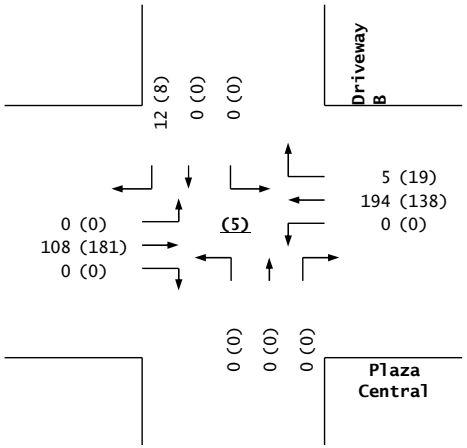
2026
NO BUILD



Trips



2026
BUILD



Plaza Central / Driveway B

Tierra Contenta - Zorro Blanco Apartments (Plaza Central / Contenta Ridge)

Projected Turning Movements Worksheet

Plaza Central / Driveway C

(Driveway Deleted from Project)

INTERSECTION: E-W Street: **Plaza Central** (6)

N-S Street: **Driveway C**

Year of Existing Counts 2023

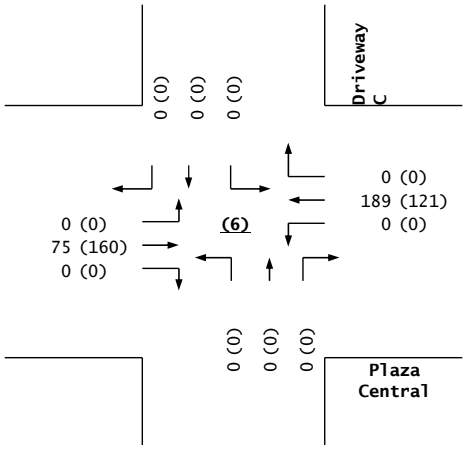
Horizon Year **2026**

Growth Rates	**3.00%**			**3.00%**			**3.00%**			**3.00%**		
	Eastbound (Plaza Central)			**Westbound (Plaza Central)**			**Northbound (Driveway C)**			**Southbound (Driveway C)**		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal (NO BUILD - A.M.)	***0***	***75***	***0***	***0***	***189***	***0***	***0***	***0***	***0***	***0***	***0***	***0***
Percent Residential Trips Generated(Entering)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***56.05%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Percent Residential Trips Generated(Exiting)	*0.00%*	***56.05%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Total Trips Generated	0	33	0	0	10	0	0	0	0	0	0	0
Total AM Peak Hour BUILD Volumes	**0**	**108**	**0**	**0**	**199**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

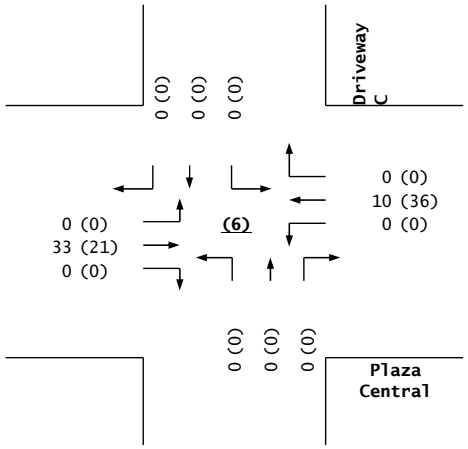
	Eastbound (Plaza Central)			**Westbound (Plaza Central)**			**Northbound (Driveway C)**			**Southbound (Driveway C)**		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal (NO BUILD - P.M.)	***0***	***160***	***0***	***0***	***121***	***0***	***0***	***0***	***0***	***0***	***0***	***0***
Percent Residential Trips Generated(Entering)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***56.05%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Percent Residential Trips Generated(Exiting)	*0.00%*	***56.05%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Total Trips Generated	0	21	0	0	36	0	0	0	0	0	0	0
Total PM Peak Hour BUILD Volumes	**0**	**181**	**0**	**0**	**157**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

	Entering	Exiting		
Number of Residential Trips Generated	**18**	**58**	A.M.	100% Residential Development
	64	**38**	P.M.	

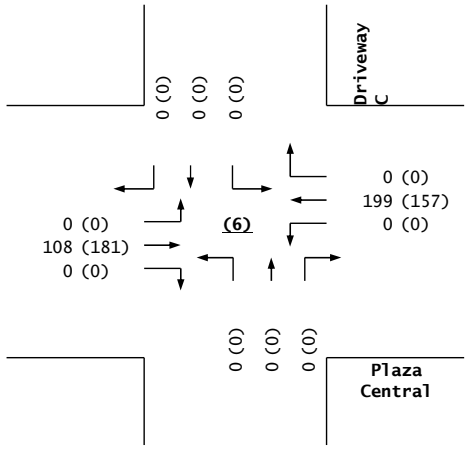
2026
NO BUILD



Trips



2026
BUILD



Plaza Central / Driveway C

Tierra Contenta - Zorro Blanco Apartments (Plaza Central / Contenta Ridge)

Projected Turning Movements Worksheet

Driveway D / Contenta Ridge

INTERSECTION: E-W Street: **Driveway D** (7)

N-S Street: **Contenta Ridge**

Year of Existing Counts 2023

Horizon Year **2026**

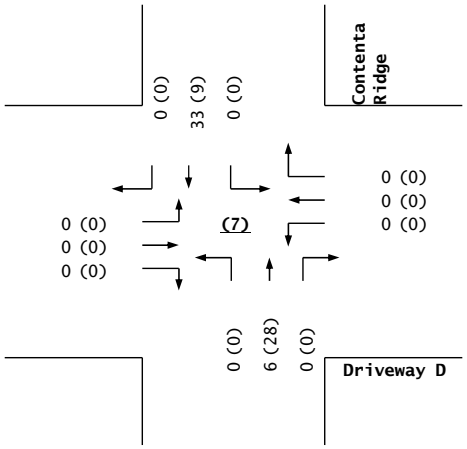
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

	Eastbound (Driveway D)			Westbound (Driveway D)			Northbound (Contenta Ridge)			Southbound (Contenta Ridge)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	0	0	0	0	0	0	1	0	0	0	0
Subtotal (NO BUILD - A.M.)	***0***	***0***	***0***	***0***	***0***	***0***	***0***	**6**	***0***	***0***	**33**	***0***
Percent Residential Trips Generated(Entering)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***5.92%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***2.81%***
Percent Residential Trips Generated(Exiting)	***2.81%***	*0.00%*	***5.92%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Total Trips Generated	2	0	3	0	0	0	1	0	0	0	0	1
Total AM Peak Hour BUILD Volumes	**2**	**0**	**3**	**0**	**0**	**0**	**1**	**6**	**0**	**0**	**33**	**1**

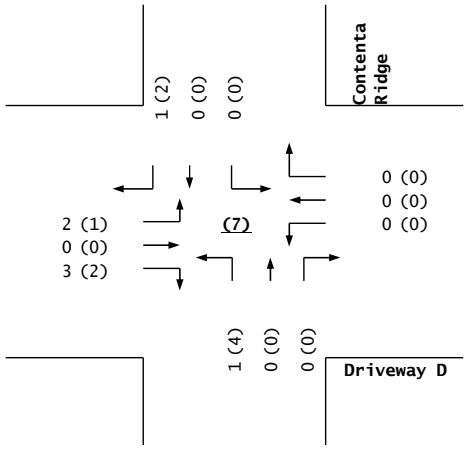
	Eastbound (Driveway D)			Westbound (Driveway D)			Northbound (Contenta Ridge)			Southbound (Contenta Ridge)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	0	0	0	0	0	0	0	0	0	1	0
Subtotal (NO BUILD - P.M.)	***0***	***0***	***0***	***0***	***0***	***0***	***0***	**28**	***0***	***0***	**9**	***0***
Percent Residential Trips Generated(Entering)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***5.92%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***2.81%***
Percent Residential Trips Generated(Exiting)	***2.81%***	*0.00%*	***5.92%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Total Trips Generated	1	0	2	0	0	0	4	0	0	0	0	2
Total PM Peak Hour BUILD Volumes	**1**	**0**	**2**	**0**	**0**	**0**	**4**	**28**	**0**	**0**	**9**	**2**

	Entering	Exiting		
Number of Residential Trips Generated	**18**	**58**	A.M.	100% Residential Development
	64	**38**	P.M.	

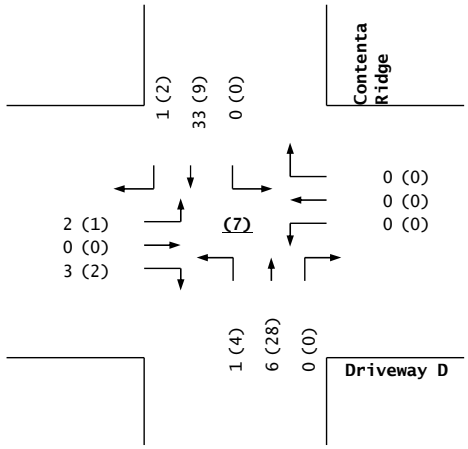
2026
NO BUILD



Trips

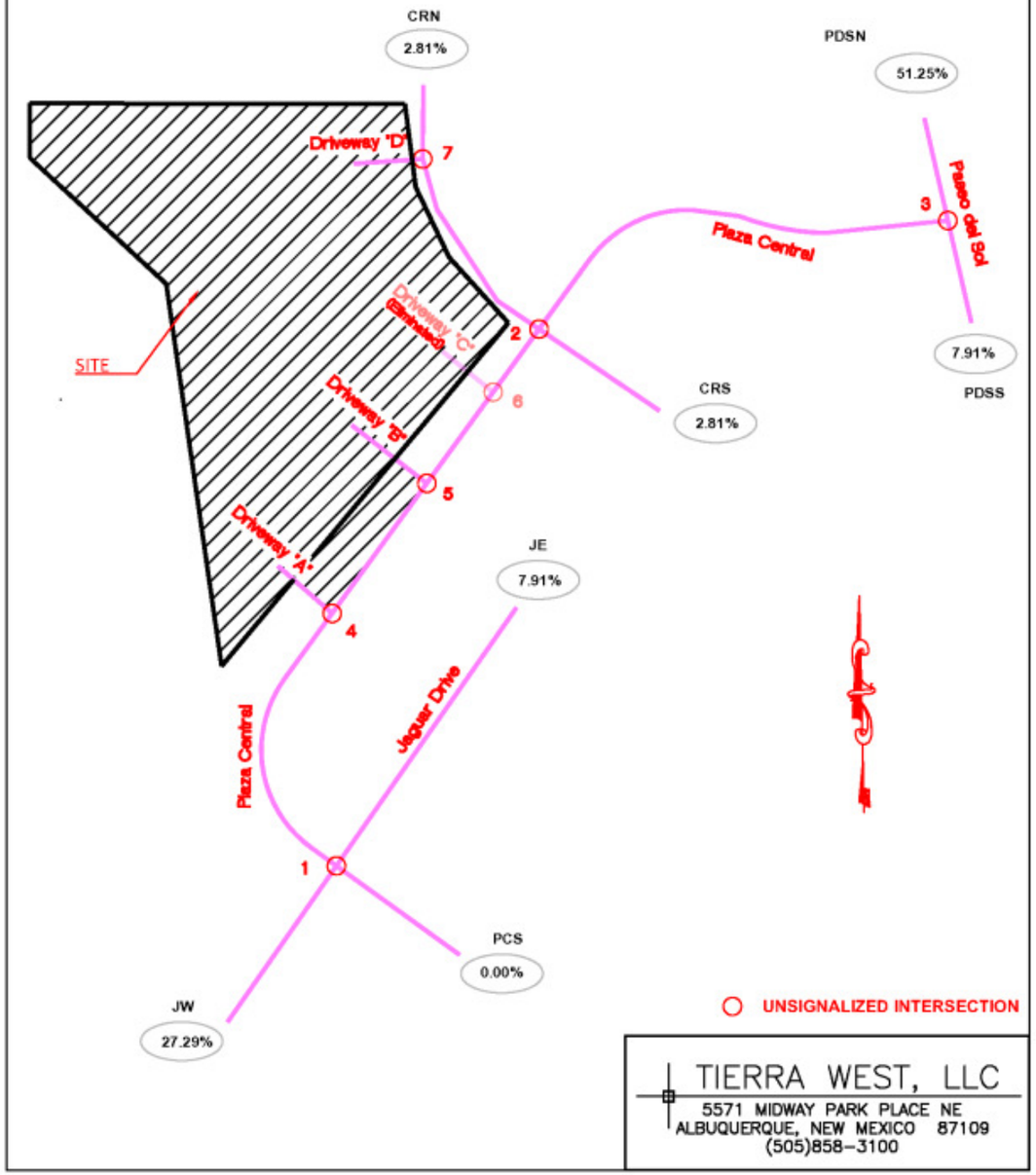


2026
BUILD



Driveway D / Contenta Ridge

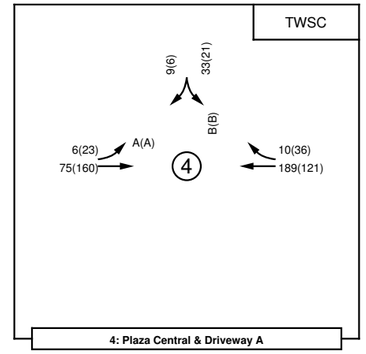
Zorro Blanco Apartments
(Plaza Central / Contenta Ridge)
Trip Distribution Map (%)

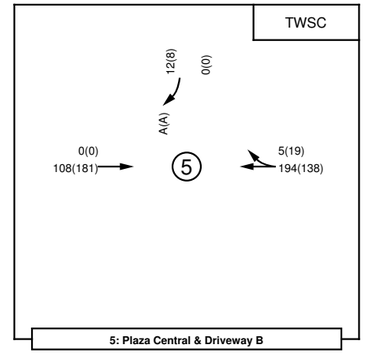


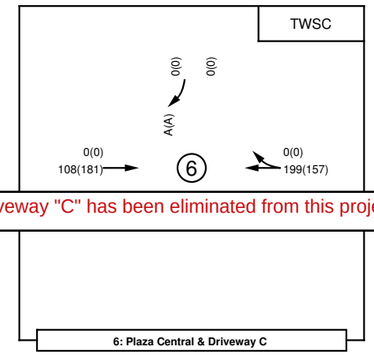
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

2026 NO BUILD Conditions
BUILD Geometry

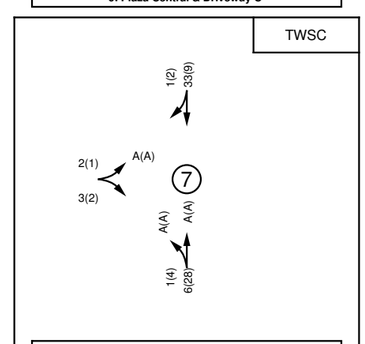
2026 BUILD Conditions
BUILD Geometry







Driveway "C" has been eliminated from this project.



Zorro Blanco Apartments (Santa Fe)
(Plaza Central / Contenta Rdige)
LOS / Volume Analysis Map

AM(PM)

Intersection	
Intersection Delay, s/veh	4.3
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	138	3	123	257
Demand Flow Rate, veh/h	142	3	127	265
Vehicles Circulating, veh/h	265	129	5	25
Vehicles Exiting, veh/h	25	3	402	107
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	4.7	3.0	3.4	4.4
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	142	3	127	265
Cap Entry Lane, veh/h	1053	1210	1373	1345
Entry HV Adj Factor	0.972	0.990	0.969	0.971
Flow Entry, veh/h	138	3	123	257
Cap Entry, veh/h	1023	1198	1330	1306
V/C Ratio	0.135	0.002	0.093	0.197
Control Delay, s/veh	4.7	3.0	3.4	4.4
LOS	A	A	A	A
95th %tile Queue, veh	0	0	0	1

Intersection	
Intersection Delay, s/veh	4.3
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	144	5	123	285
Demand Flow Rate, veh/h	147	5	125	290
Vehicles Circulating, veh/h	268	133	17	24
Vehicles Exiting, veh/h	46	9	398	114
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	4.8	3.0	3.4	4.5
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	147	5	125	290
Cap Entry Lane, veh/h	1050	1205	1356	1346
Entry HV Adj Factor	0.979	0.996	0.984	0.982
Flow Entry, veh/h	144	5	123	285
Cap Entry, veh/h	1028	1200	1334	1323
V/C Ratio	0.140	0.004	0.092	0.215
Control Delay, s/veh	4.8	3.0	3.4	4.5
LOS	A	A	A	A
95th %tile Queue, veh	0	0	0	1

Intersection	
Intersection Delay, s/veh	3.9
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	29	29	209	133
Demand Flow Rate, veh/h	30	30	215	137
Vehicles Circulating, veh/h	133	210	42	67
Vehicles Exiting, veh/h	71	47	121	173
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	3.3	3.6	4.2	3.7
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	30	30	215	137
Cap Entry Lane, veh/h	1205	1114	1322	1289
Entry HV Adj Factor	0.965	0.965	0.971	0.974
Flow Entry, veh/h	29	29	209	133
Cap Entry, veh/h	1162	1075	1283	1255
V/C Ratio	0.025	0.027	0.163	0.106
Control Delay, s/veh	3.3	3.6	4.2	3.7
LOS	A	A	A	A
95th %tile Queue, veh	0	0	1	0

Intersection	
Intersection Delay, s/veh	3.9
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	48	34	209	147
Demand Flow Rate, veh/h	48	34	213	150
Vehicles Circulating, veh/h	135	227	64	66
Vehicles Exiting, veh/h	81	50	119	195
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	3.3	3.6	4.2	3.8
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	48	34	213	150
Cap Entry Lane, veh/h	1202	1095	1293	1290
Entry HV Adj Factor	0.999	0.999	0.982	0.982
Flow Entry, veh/h	48	34	209	147
Cap Entry, veh/h	1201	1093	1269	1267
V/C Ratio	0.040	0.031	0.165	0.116
Control Delay, s/veh	3.3	3.6	4.2	3.8
LOS	A	A	A	A
95th %tile Queue, veh	0	0	1	0

Intersection	
Intersection Delay, s/veh	3.0
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	39	48	36	36
Demand Flow Rate, veh/h	40	49	37	37
Vehicles Circulating, veh/h	24	5	50	48
Vehicles Exiting, veh/h	61	82	14	6
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	3.0	3.0	3.0	3.0
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	40	49	37	37
Cap Entry Lane, veh/h	1346	1373	1311	1314
Entry HV Adj Factor	0.975	0.978	0.973	0.971
Flow Entry, veh/h	39	48	36	36
Cap Entry, veh/h	1312	1343	1276	1275
V/C Ratio	0.030	0.036	0.028	0.028
Control Delay, s/veh	3.0	3.0	3.0	3.0
LOS	A	A	A	A
95th %tile Queue, veh	0	0	0	0

Intersection	
Intersection Delay, s/veh	3.1
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	75	60	38	39
Demand Flow Rate, veh/h	76	61	39	39
Vehicles Circulating, veh/h	27	7	87	60
Vehicles Exiting, veh/h	72	119	16	8
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	3.2	3.0	3.2	3.0
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	76	61	39	39
Cap Entry Lane, veh/h	1342	1370	1263	1298
Entry HV Adj Factor	0.982	0.985	0.974	0.998
Flow Entry, veh/h	75	60	38	39
Cap Entry, veh/h	1318	1349	1230	1296
V/C Ratio	0.057	0.045	0.031	0.030
Control Delay, s/veh	3.2	3.0	3.2	3.0
LOS	A	A	A	A
95th %tile Queue, veh	0	0	0	0

Intersection	
Intersection Delay, s/veh	3.3
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	61	120	32	10
Demand Flow Rate, veh/h	62	124	33	10
Vehicles Circulating, veh/h	64	19	67	111
Vehicles Exiting, veh/h	57	81	59	32
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	3.2	3.5	3.1	3.0
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	62	124	33	10
Cap Entry Lane, veh/h	1293	1353	1289	1232
Entry HV Adj Factor	0.977	0.964	0.967	0.994
Flow Entry, veh/h	61	120	32	10
Cap Entry, veh/h	1262	1305	1246	1225
V/C Ratio	0.048	0.092	0.026	0.008
Control Delay, s/veh	3.2	3.5	3.1	3.0
LOS	A	A	A	A
95th %tile Queue, veh	0	0	0	0

Intersection	
Intersection Delay, s/veh	3.5
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	84	165	34	12
Demand Flow Rate, veh/h	85	168	34	12
Vehicles Circulating, veh/h	65	21	92	153
Vehicles Exiting, veh/h	100	105	58	36
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	3.4	3.7	3.1	3.1
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	85	168	34	12
Cap Entry Lane, veh/h	1291	1351	1256	1180
Entry HV Adj Factor	0.983	0.983	0.998	0.997
Flow Entry, veh/h	84	165	34	12
Cap Entry, veh/h	1270	1328	1254	1177
V/C Ratio	0.066	0.124	0.027	0.010
Control Delay, s/veh	3.4	3.7	3.1	3.1
LOS	A	A	A	A
95th %tile Queue, veh	0	0	0	0

Intersection	
Intersection Delay, s/veh	3.6
Intersection LOS	A

Approach	EB	NB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	138	110	70
Demand Flow Rate, veh/h	142	114	72
Vehicles Circulating, veh/h	42	110	19
Vehicles Exiting, veh/h	49	74	205
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	3.7	3.8	3.2
Approach LOS	A	A	A

Lane	Left	Left	Left
Designated Moves	LR	LT	TR
Assumed Moves	LR	LT	TR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
A (Intercept)	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	142	114	72
Cap Entry Lane, veh/h	1322	1233	1353
Entry HV Adj Factor	0.972	0.967	0.969
Flow Entry, veh/h	138	110	70
Cap Entry, veh/h	1285	1193	1312
V/C Ratio	0.107	0.092	0.053
Control Delay, s/veh	3.7	3.8	3.2
LOS	A	A	A
95th %tile Queue, veh	0	0	0

Intersection	
Intersection Delay, s/veh	3.7
Intersection LOS	A

Approach	EB	NB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	178	111	81
Demand Flow Rate, veh/h	182	113	83
Vehicles Circulating, veh/h	42	145	19
Vehicles Exiting, veh/h	60	79	239
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	3.9	3.9	3.2
Approach LOS	A	A	A

Lane	Left	Left	Left
Designated Moves	LR	LT	TR
Assumed Moves	LR	LT	TR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
A (Intercept)	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	182	113	83
Cap Entry Lane, veh/h	1322	1190	1353
Entry HV Adj Factor	0.978	0.984	0.978
Flow Entry, veh/h	178	111	81
Cap Entry, veh/h	1293	1171	1324
V/C Ratio	0.138	0.095	0.061
Control Delay, s/veh	3.9	3.9	3.2
LOS	A	A	A
95th %tile Queue, veh	0	0	0

Intersection	
Intersection Delay, s/veh	3.9
Intersection LOS	A

Approach	EB	NB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	89	101	220
Demand Flow Rate, veh/h	92	104	227
Vehicles Circulating, veh/h	96	71	40
Vehicles Exiting, veh/h	171	117	135
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	3.6	3.5	4.2
Approach LOS	A	A	A

Lane	Left	Left	Left
Designated Moves	LR	LT	TR
Assumed Moves	LR	LT	TR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
A (Intercept)	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	92	104	227
Cap Entry Lane, veh/h	1251	1283	1325
Entry HV Adj Factor	0.967	0.972	0.970
Flow Entry, veh/h	89	101	220
Cap Entry, veh/h	1210	1248	1285
V/C Ratio	0.074	0.081	0.171
Control Delay, s/veh	3.6	3.5	4.2
LOS	A	A	A
95th %tile Queue, veh	0	0	1

Intersection	
Intersection Delay, s/veh	4.1
Intersection LOS	A

Approach	EB	NB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	115	106	258
Demand Flow Rate, veh/h	117	108	263
Vehicles Circulating, veh/h	95	93	45
Vehicles Exiting, veh/h	213	119	156
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	3.7	3.6	4.5
Approach LOS	A	A	A

Lane	Left	Left	Left
Designated Moves	LR	LT	TR
Assumed Moves	LR	LT	TR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
A (Intercept)	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	117	108	263
Cap Entry Lane, veh/h	1252	1255	1318
Entry HV Adj Factor	0.983	0.979	0.982
Flow Entry, veh/h	115	106	258
Cap Entry, veh/h	1231	1229	1294
V/C Ratio	0.093	0.086	0.200
Control Delay, s/veh	3.7	3.6	4.5
LOS	A	A	A
95th %tile Queue, veh	0	0	1

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	6	75	189	10	33	9
Future Vol, veh/h	6	75	189	10	33	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	168	-	-	170	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	88	222	12	39	11

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	234	0	-	0	325	222
Stage 1	-	-	-	-	222	-
Stage 2	-	-	-	-	102	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1333	-	-	-	669	817
Stage 1	-	-	-	-	815	-
Stage 2	-	-	-	-	922	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1333	-	-	-	666	817
Mov Cap-2 Maneuver	-	-	-	-	666	-
Stage 1	-	-	-	-	810	-
Stage 2	-	-	-	-	922	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.57	0	10.59
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1333	-	-	-	693
HCM Lane V/C Ratio	0.005	-	-	-	0.071
HCM Control Delay (s/veh)	7.7	-	-	-	10.6
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	23	160	121	36	21	6
Future Vol, veh/h	23	160	121	36	21	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	168	-	-	170	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	27	188	142	42	25	7

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	185	0	-	0	385	142
Stage 1	-	-	-	-	142	-
Stage 2	-	-	-	-	242	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1390	-	-	-	618	905
Stage 1	-	-	-	-	885	-
Stage 2	-	-	-	-	798	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1390	-	-	-	606	905
Mov Cap-2 Maneuver	-	-	-	-	606	-
Stage 1	-	-	-	-	867	-
Stage 2	-	-	-	-	798	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.96	0	10.78
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1390	-	-	-	654
HCM Lane V/C Ratio	0.019	-	-	-	0.049
HCM Control Delay (s/veh)	7.6	-	-	-	10.8
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	108	194	5	0	12
Future Vol, veh/h	0	108	194	5	0	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	127	228	6	0	14

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	231
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.318
Pot Cap-1 Maneuver	0	-	-	-	0	808
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	808
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0	0	9.53
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	808
HCM Lane V/C Ratio	-	-	-	0.017
HCM Control Delay (s/veh)	-	-	-	9.5
HCM Lane LOS	-	-	-	A
HCM 95th %tile Q(veh)	-	-	-	0.1

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	181	138	19	0	8
Future Vol, veh/h	0	181	138	19	0	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	213	162	22	0	9

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	174
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.318
Pot Cap-1 Maneuver	0	-	-	-	0	870
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	870
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0	0	9.18
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	870
HCM Lane V/C Ratio	-	-	-	0.011
HCM Control Delay (s/veh)	-	-	-	9.2
HCM Lane LOS	-	-	-	A
HCM 95th %tile Q(veh)	-	-	-	0

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	108	199	0	0	0
Future Vol, veh/h	0	108	199	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	108	199	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	199
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.318
Pot Cap-1 Maneuver	0	-	-	-	0	842
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	842
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-
HCM Control Delay (s/veh)	-	-	-	0
HCM Lane LOS	-	-	-	A
HCM 95th %tile Q(veh)	-	-	-	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	181	157	0	0	0
Future Vol, veh/h	0	181	157	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	213	185	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	185
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.318
Pot Cap-1 Maneuver	0	-	-	-	0	858
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	858
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-
HCM Control Delay (s/veh)	-	-	-	0
HCM Lane LOS	-	-	-	A
HCM 95th %tile Q(veh)	-	-	-	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	3	1	6	33	1
Future Vol, veh/h	2	3	1	6	33	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	4	1	7	39	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	49	39	40	0	-	0
Stage 1	39	-	-	-	-	-
Stage 2	9	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	961	1032	1570	-	-	-
Stage 1	983	-	-	-	-	-
Stage 2	1014	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	960	1032	1570	-	-	-
Mov Cap-2 Maneuver	960	-	-	-	-	-
Stage 1	982	-	-	-	-	-
Stage 2	1014	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	8.61	1.04	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	257	-	1002	-	-
HCM Lane V/C Ratio	0.001	-	0.006	-	-
HCM Control Delay (s/veh)	7.3	0	8.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	1.2

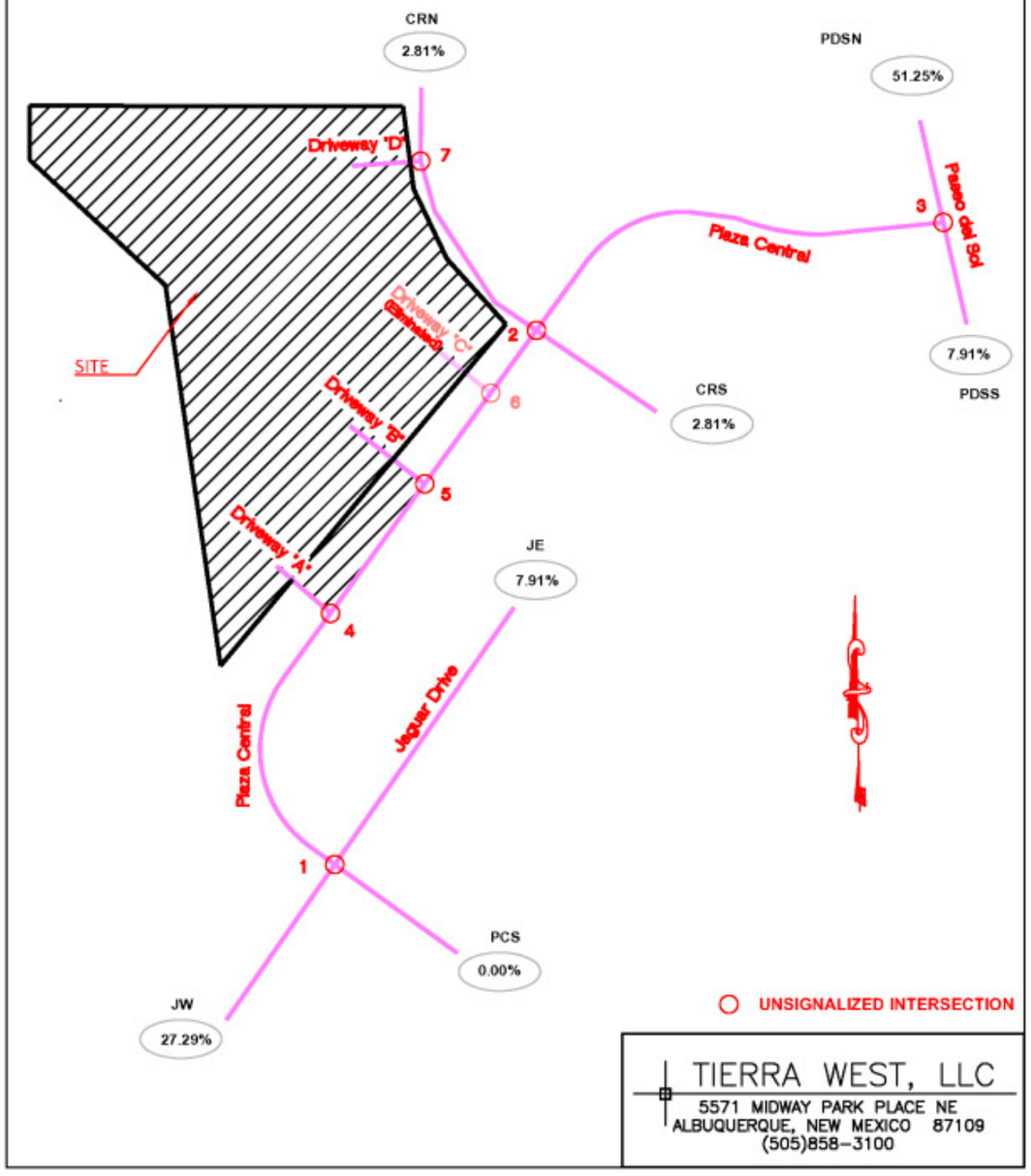
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	2	4	28	9	2
Future Vol, veh/h	1	2	4	28	9	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	2	4	28	9	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	46	10	11	0	-	0
Stage 1	10	-	-	-	-	-
Stage 2	36	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	964	1071	1608	-	-	-
Stage 1	1013	-	-	-	-	-
Stage 2	986	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	962	1071	1608	-	-	-
Mov Cap-2 Maneuver	962	-	-	-	-	-
Stage 1	1010	-	-	-	-	-
Stage 2	986	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	8.5	0.91	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	225	-	1032	-	-
HCM Lane V/C Ratio	0.002	-	0.003	-	-
HCM Control Delay (s/veh)	7.2	0	8.5	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

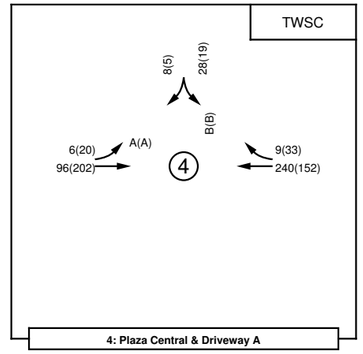
Zorro Blanco Apartments
(Plaza Central / Contenta Ridge)
Trip Distribution Map (%)

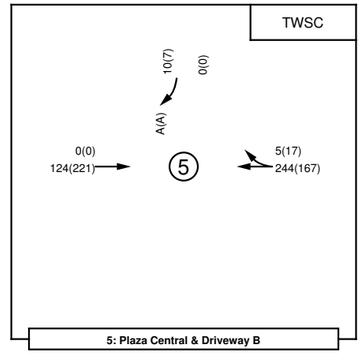


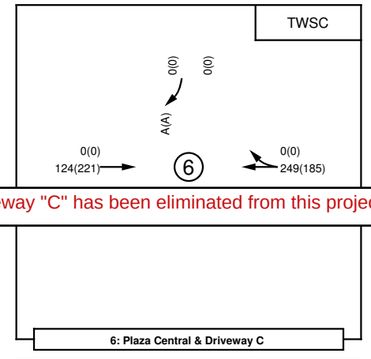
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

2036 NO BUILD Conditions
(BUILD Geometry)

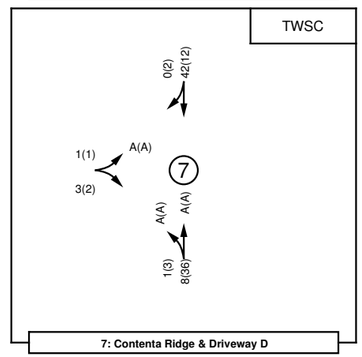
2036 BUILD Conditions
(BUILD Geometry)







Driveway "C" has been eliminated from this project.



Zorro Blanco Apartments (Santa Fe)
(Plaza Central / Contenta Ridge)
LOS / Volume Analysis Map

AM(PM)

Tierra Contenta - Zorro Blanco Apartments (Plaza Central / Contenta Ridge)

Projected Turning Movements SUMMARY

PROPOSED DEVELOPMENT (2036) - 100% Development

INTERSECTION: **Summary**

Jaguar Dr / Plaza Central

(1)

3.0% Truck	0.74 Eastbound (Jaguar Dr)			0.74 Westbound (Jaguar Dr)			0.74 Northbound (Plaza Central)			0.74 Southbound (Plaza Central)			PHF
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	0	0	94	1	0	0	0	0	0	0	0	0	
2036 (NO BUILD - A.M.)	*2*	*0*	*126*	*1*	*0*	*1*	*21*	*95*	*0*	*0*	*240*	*1*	
2036 (BUILD - A.M.)	***7***	***0***	***126***	***1***	***0***	***2***	***21***	***95***	***0***	***5***	***240***	***17***	

	0.91 Eastbound (Jaguar Dr)			0.91 Westbound (Jaguar Dr)			0.91 Northbound (Plaza Central)			0.91 Southbound (Plaza Central)			PHF
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	0	2	20	6	0	0	0	0	0	0	0	0	
2036 (NO BUILD - P.M.)	*4*	*3*	*26*	*8*	*3*	*22*	*64*	*168*	*10*	*40*	*100*	*12*	
2036 (BUILD - P.M.)	***21***	***3***	***26***	***8***	***3***	***27***	***64***	***168***	***10***	***43***	***100***	***22***	

Plaza Central / Contenta Ridge

(2)

3.0% Truck	0.91 Eastbound (Plaza Central)			0.91 Westbound (Plaza Central)			0.91 Northbound (Contenta Ridge)			0.91 Southbound (Contenta Ridge)			PHF
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	2	24	1	7	29	3	2	0	29	10	3	18	
2036 (NO BUILD - A.M.)	*4*	*38*	*2*	*10*	*41*	*4*	*3*	*0*	*39*	*14*	*4*	*24*	
2036 (BUILD - A.M.)	***4***	***69***	***4***	***10***	***51***	***5***	***4***	***0***	***39***	***17***	***4***	***24***	

	0.85 Eastbound (Plaza Central)			0.85 Westbound (Plaza Central)			0.85 Northbound (Contenta Ridge)			0.85 Southbound (Contenta Ridge)			PHF
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	9	36	0	44	34	14	3	3	20	5	2	1	
2036 (NO BUILD - P.M.)	*13*	*54*	*0*	*60*	*53*	*19*	*5*	*4*	*26*	*7*	*3*	*2*	
2036 (BUILD - P.M.)	***13***	***74***	***1***	***60***	***87***	***23***	***7***	***4***	***26***	***9***	***3***	***2***	

Plaza Central / Paseo del Sol

(3)

3.0% Truck	0.85 Eastbound (Plaza Central)			0.85 Westbound (Plaza Central)			0.85 Northbound (Paseo del Sol)			0.85 Southbound (Paseo del Sol)			PHF
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	81	0	24	0	0	0	14	74	0	0	33	22	
2036 (NO BUILD - A.M.)	*115*	*0*	*33*	*0*	*0*	*0*	*19*	*100*	*0*	*0*	*44*	*31*	
2036 (BUILD - A.M.)	***145***	***0***	***38***	***0***	***0***	***0***	***20***	***100***	***0***	***0***	***44***	***40***	

	0.88 Eastbound (Plaza Central)			0.88 Westbound (Plaza Central)			0.88 Northbound (Paseo del Sol)			0.88 Southbound (Paseo del Sol)			PHF
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	54	0	16	0	0	0	31	52	0	0	77	100	
2036 (NO BUILD - P.M.)	*76*	*0*	*23*	*0*	*0*	*0*	*43*	*70*	*0*	*0*	*104*	*141*	
2036 (BUILD - P.M.)	***95***	***0***	***26***	***0***	***0***	***0***	***48***	***70***	***0***	***0***	***104***	***174***	

Plaza Central / Driveway A

(4)

3.0% Truck	1.00 Eastbound (Plaza Central)			1.00 Westbound (Plaza Central)			1.00 Northbound (Driveway A)			1.00 Southbound (Driveway A)			PHF
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	0	0	0	0	0	0	0	0	0	0	0	0	
2036 (NO BUILD - A.M.)	*0*	*96*	*0*	*0*	*240*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	
2036 (BUILD - A.M.)	***6***	***96***	***0***	***0***	***240***	***10***	***0***	***0***	***0***	***33***	***0***	***9***	

	1.00 Eastbound (Plaza Central)			1.00 Westbound (Plaza Central)			1.00 Northbound (Driveway A)			1.00 Southbound (Driveway A)			PHF
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	0	0	0	0	0	0	0	0	0	0	0	0	
2036 (NO BUILD - P.M.)	*0*	*202*	*0*	*0*	*152*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	
2036 (BUILD - P.M.)	***23***	***202***	***0***	***0***	***152***	***36***	***0***	***0***	***0***	***21***	***0***	***6***	

Tierra Contenta - Zorro Blanco Apartments (Plaza Central / Contenta Ridge)

Projected Turning Movements SUMMARY

PROPOSED DEVELOPMENT (2036) - 100% Development

INTERSECTION: **Summary**

Plaza Central / Driveway B

(5) 3.0% Truck	1.00 Eastbound (Plaza Central)			1.00 Westbound (Plaza Central)			1.00 Northbound (Driveway B)			1.00 Southbound (Driveway B)			PHF
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	0	0	0	0	0	0	0	0	0	0	0	0	
2036 (NO BUILD - A.M.)	*0*	*96*	*0*	*0*	*240*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	
2036 (BUILD - A.M.)	***0***	***129***	***0***	***0***	***245***	***5***	***0***	***0***	***0***	***0***	***0***	***12***	

	1.00 Eastbound (Plaza Central)			1.00 Westbound (Plaza Central)			1.00 Northbound (Driveway B)			1.00 Southbound (Driveway B)			PHF
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	0	0	0	0	0	0	0	0	0	0	0	0	
2036 (NO BUILD - P.M.)	*0*	*202*	*0*	*0*	*152*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	
2036 (BUILD - P.M.)	***0***	***223***	***0***	***0***	***169***	***19***	***0***	***0***	***0***	***0***	***0***	***8***	

Plaza Central / Driveway C

(6) 3.0% Truck	1.00 Eastbound (Plaza Central)			1.00 Westbound (Plaza Central)			1.00 Northbound (Driveway C)			1.00 Southbound (Driveway C)			PHF
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	0	0	0	0	0	0	0	0	0	0	0	0	
2036 (NO BUILD - A.M.)	*0*	*96*	*0*	*0*	*240*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	
2036 (BUILD - A.M.)	***0***	***129***	***0***	***0***	***250***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	

	1.00 Eastbound (Plaza Central)			1.00 Westbound (Plaza Central)			1.00 Northbound (Driveway C)			1.00 Southbound (Driveway C)			PHF
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	0	0	0	0	0	0	0	0	0	0	0	0	
2036 (NO BUILD - P.M.)	*0*	*202*	*0*	*0*	*152*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	
2036 (BUILD - P.M.)	***0***	***223***	***0***	***0***	***188***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	

Driveway D / Contenta Ridge

(7) 3.0% Truck	1.00 Eastbound (Driveway D)			1.00 Westbound (Driveway D)			1.00 Northbound (Contenta Ridge)			1.00 Southbound (Contenta Ridge)			PHF
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	0	0	0	0	0	0	0	0	0	0	0	0	
2036 (NO BUILD - A.M.)	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*8*	*0*	*0*	*42*	*0*	
2036 (BUILD - A.M.)	***2***	***0***	***3***	***0***	***0***	***0***	***1***	***8***	***0***	***0***	***42***	***1***	

	1.00 Eastbound (Driveway D)			1.00 Westbound (Driveway D)			1.00 Northbound (Contenta Ridge)			1.00 Southbound (Contenta Ridge)			PHF
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	0	0	0	0	0	0	0	0	0	0	0	0	
2036 (NO BUILD - P.M.)	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*36*	*0*	*0*	*12*	*0*	
2036 (BUILD - P.M.)	***1***	***0***	***2***	***0***	***0***	***0***	***4***	***36***	***0***	***0***	***12***	***2***	

Tierra Contenta - Zorro Blanco Apartments (Plaza Central / Contenta Ridge)

Projected Turning Movements Worksheet

Jaguar Dr / Plaza Central

INTERSECTION: E-W Street: **Jaguar Dr** (1)

N-S Street: **Plaza Central**

Year of Existing Counts 2023

Horizon Year **2036**

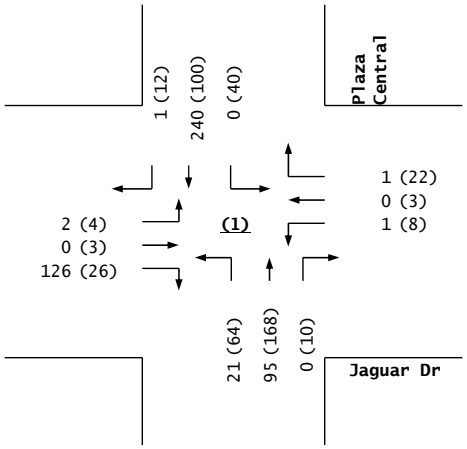
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

	Eastbound (Jaguar Dr)			Westbound (Jaguar Dr)			Northbound (Plaza Central)			Southbound (Plaza Central)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	0	0	91	1	0	1	15	68	0	0	173	0
Background Traffic Growth	0	0	35	0	0	0	6	27	0	0	67	0
Subtotal	0	0	126	1	0	1	21	95	0	0	240	0
Residential Development (20 lots)	2	0	0	0	0	0	0	0	0	0	0	1
Subtotal (NO BUILD - A.M.)	***2***	***0***	***126***	***1***	***0***	***1***	***21***	***95***	***0***	***0***	***240***	***1***
Percent Residential Trips Generated(Entering)	***27.29%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***7.91%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Percent Residential Trips Generated(Exiting)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***7.91%***	*0.00%*	***27.29%***
Total Trips Generated	5	0	0	0	0	1	0	0	0	5	0	16
Subtotal AM Pk Hr. BUILD Volumes	7	0	126	1	0	2	21	95	0	5	240	17
Total AM Peak Hour BUILD Volumes	**7**	**0**	**126**	**1**	**0**	**2**	**21**	**95**	**0**	**5**	**240**	**17**

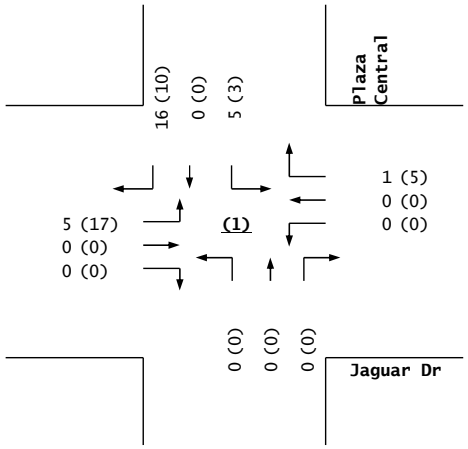
	Eastbound (Jaguar Dr)			Westbound (Jaguar Dr)			Northbound (Plaza Central)			Southbound (Plaza Central)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	0	2	19	6	2	15	46	121	7	28	72	6
Background Traffic Growth	0	1	7	2	1	6	18	47	3	11	28	2
Subtotal	0	3	26	8	3	21	64	168	10	39	100	8
Residential Development (20 lots)	4	0	0	0	0	1	0	0	0	1	0	4
Subtotal (NO BUILD - P.M.)	***4***	***3***	***26***	***8***	***3***	***22***	***64***	***168***	***10***	***40***	***100***	***12***
Percent Residential Trips Generated(Entering)	***27.29%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***7.91%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Percent Residential Trips Generated(Exiting)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***7.91%***	*0.00%*	***27.29%***
Total Trips Generated	17	0	0	0	0	5	0	0	0	3	0	10
Subtotal PM Pk Hr. BUILD Volumes	21	3	26	8	3	27	64	168	10	43	100	22
Total PM Peak Hour BUILD Volumes	**21**	**3**	**26**	**8**	**3**	**27**	**64**	**168**	**10**	**43**	**100**	**22**

	Entering	Exiting		
Number of Residential Trips Generated	**18**	**58**	A.M.	100% Residential Development
	64	**38**	P.M.	

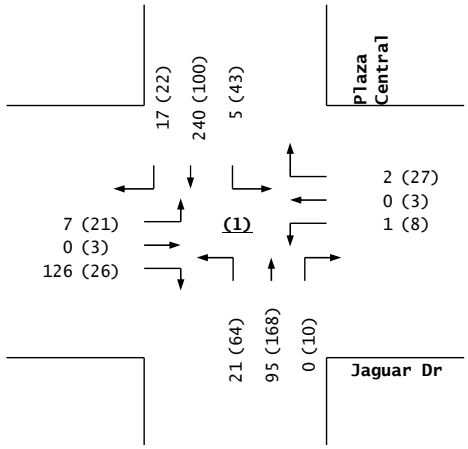
2036
NO BUILD



Trips



2036
BUILD



Jaguar Dr / Plaza Central

Tierra Contenta - Zorro Blanco Apartments (Plaza Central / Contenta Ridge)

Projected Turning Movements Worksheet

Plaza Central / Contenta Ridge

INTERSECTION: E-W Street: **Plaza Central** (2)

N-S Street: **Contenta Ridge**

Year of Existing Counts 2023

Horizon Year **2036**

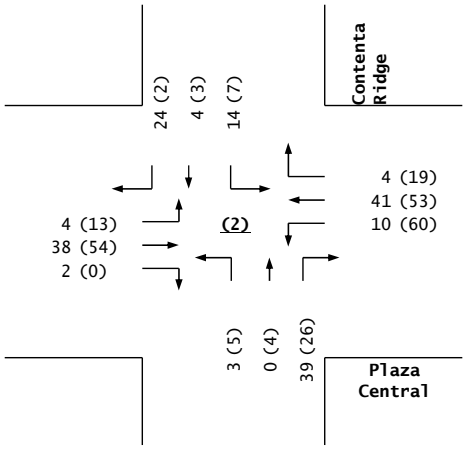
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Contenta Ridge)			Southbound (Contenta Ridge)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	2	23	1	7	28	3	2	0	28	10	3	17
Background Traffic Growth	1	9	0	3	11	1	1	0	11	4	1	7
Subtotal	3	32	1	10	39	4	3	0	39	14	4	24
Residential Development (20 lots)	1	6	1	0	2	0	0	0	0	0	0	0
Subtotal (NO BUILD - A.M.)	***4***	***38***	***2***	***10***	***41***	***4***	***3***	***0***	***39***	***14***	***4***	***24***
Percent Residential Trips Generated(Entering)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***53.24%***	***5.92%***	***2.81%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Percent Residential Trips Generated(Exiting)	*0.00%*	***53.24%***	***2.81%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***5.92%***	*0.00%*	*0.00%*
Total Trips Generated	0	31	2	0	10	1	1	0	0	3	0	0
Subtotal AM Pk Hr. BUILD Volumes	4	69	4	10	51	5	4	0	39	17	4	24
Total AM Peak Hour BUILD Volumes	**4**	**69**	**4**	**10**	**51**	**5**	**4**	**0**	**39**	**17**	**4**	**24**

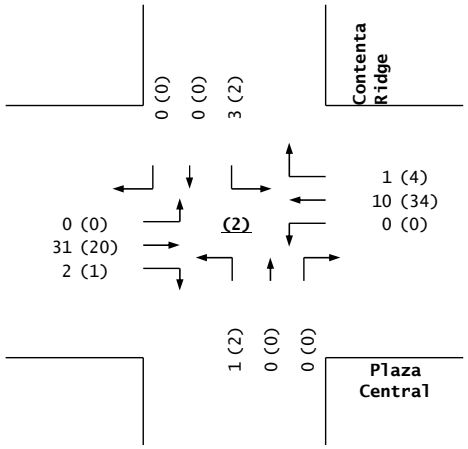
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Contenta Ridge)			Southbound (Contenta Ridge)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	9	35	0	43	33	14	3	3	19	5	2	1
Background Traffic Growth	4	14	0	17	13	5	1	1	7	2	1	0
Subtotal	13	49	0	60	46	19	4	4	26	7	3	1
Residential Development (20 lots)	0	5	0	0	7	0	1	0	0	0	0	1
Subtotal (NO BUILD - P.M.)	***13***	***54***	***0***	***60***	***53***	***19***	***5***	***4***	***26***	***7***	***3***	***2***
Percent Residential Trips Generated(Entering)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***53.24%***	***5.92%***	***2.81%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Percent Residential Trips Generated(Exiting)	*0.00%*	***53.24%***	***2.81%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***5.92%***	*0.00%*	*0.00%*
Total Trips Generated	0	20	1	0	34	4	2	0	0	2	0	0
Subtotal PM Pk Hr. BUILD Volumes	13	74	1	60	87	23	7	4	26	9	3	2
Total PM Peak Hour BUILD Volumes	**13**	**74**	**1**	**60**	**87**	**23**	**7**	**4**	**26**	**9**	**3**	**2**

	Entering	Exiting		
Number of Residential Trips Generated	**18**	**58**	A.M.	100% Residential Development
	64	**38**	P.M.	

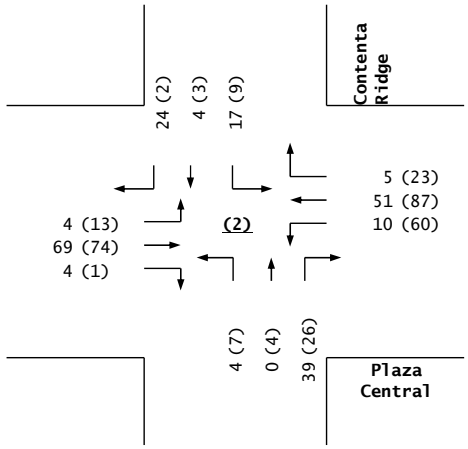
2036
NO BUILD



Trips



2036
BUILD



Plaza Central / Contenta Ridge

Tierra Contenta - Zorro Blanco Apartments (Plaza Central / Contenta Ridge)

Projected Turning Movements Worksheet

Plaza Central / Paseo del Sol

INTERSECTION: E-W Street: **Plaza Central** (3)

N-S Street: **Paseo del Sol**

Year of Existing Counts 2023

Horizon Year **2036**

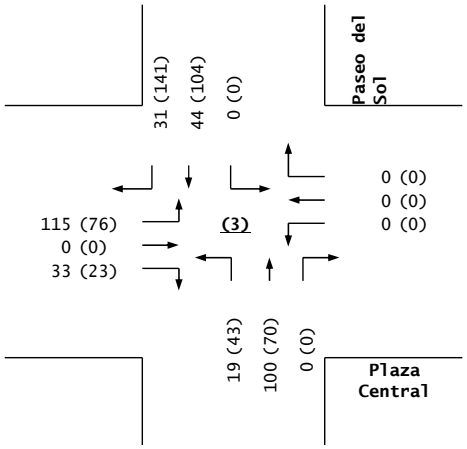
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Paseo del Sol)			Southbound (Paseo del Sol)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	79	0	23	0	0	0	14	72	0	0	32	21
Background Traffic Growth	31	0	9	0	0	0	5	28	0	0	12	8
Subtotal	110	0	32	0	0	0	19	100	0	0	44	29
Residential Development (20 lots)	5	0	1	0	0	0	0	0	0	0	0	2
Subtotal (NO BUILD - A.M.)	***115***	***0***	***33***	***0***	***0***	***0***	***19***	***100***	***0***	***0***	***44***	***31***
Percent Residential Trips Generated(Entering)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***7.91%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***51.25%***
Percent Residential Trips Generated(Exiting)	***51.25%***	*0.00%*	***7.91%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Total Trips Generated	30	0	5	0	0	0	1	0	0	0	0	9
Subtotal AM Pk Hr. BUILD Volumes	145	0	38	0	0	0	20	100	0	0	44	40
Total AM Peak Hour BUILD Volumes	**145**	**0**	**38**	**0**	**0**	**0**	**20**	**100**	**0**	**0**	**44**	**40**

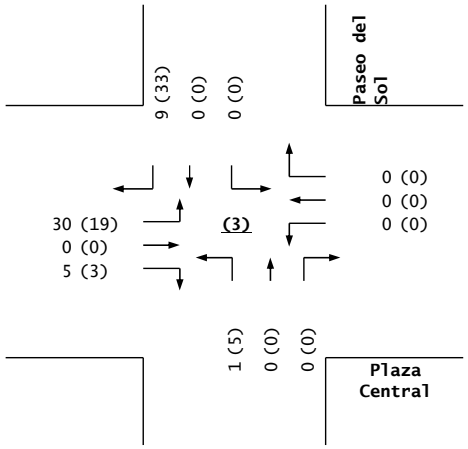
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Paseo del Sol)			Southbound (Paseo del Sol)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	52	0	16	0	0	0	30	50	0	0	75	97
Background Traffic Growth	20	0	6	0	0	0	12	20	0	0	29	38
Subtotal	72	0	22	0	0	0	42	70	0	0	104	135
Residential Development (20 lots)	4	0	1	0	0	0	1	0	0	0	0	6
Subtotal (NO BUILD - P.M.)	***76***	***0***	***23***	***0***	***0***	***0***	***43***	***70***	***0***	***0***	***104***	***141***
Percent Residential Trips Generated(Entering)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***7.91%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***51.25%***
Percent Residential Trips Generated(Exiting)	***51.25%***	*0.00%*	***7.91%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Total Trips Generated	19	0	3	0	0	0	5	0	0	0	0	33
Subtotal PM Pk Hr. BUILD Volumes	95	0	26	0	0	0	48	70	0	0	104	174
Total PM Peak Hour BUILD Volumes	**95**	**0**	**26**	**0**	**0**	**0**	**48**	**70**	**0**	**0**	**104**	**174**

	Entering	Exiting		
Number of Residential Trips Generated	**18**	**58**	A.M.	100% Residential Development
	64	**38**	P.M.	

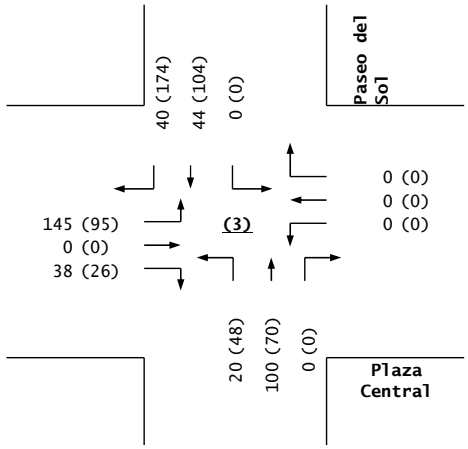
2036
NO BUILD



Trips



2036
BUILD



Plaza Central / Paseo del Sol

Tierra Contenta - Zorro Blanco Apartments (Plaza Central / Contenta Ridge)

Projected Turning Movements Worksheet

Plaza Central / Driveway A

INTERSECTION: E-W Street: **Plaza Central** (4)

N-S Street: **Driveway A**

Year of Existing Counts 2023

Horizon Year **2036**

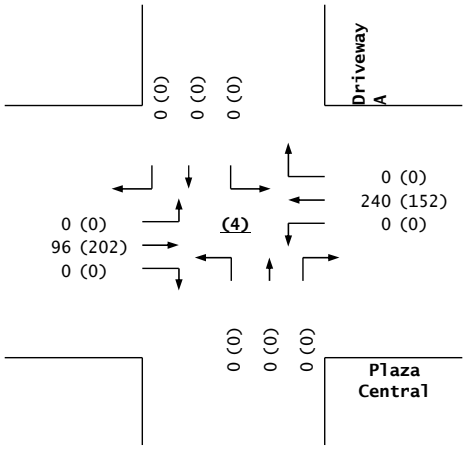
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Driveway A)			Southbound (Driveway A)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	8	0	0	4	0	0	0	0	0	0	0
Subtotal (NO BUILD - A.M.)	***0***	**96**	***0***	***0***	**240**	***0***	***0***	***0***	***0***	***0***	***0***	***0***
Percent Residential Trips Generated(Entering)	***35.20%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***56.05%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Percent Residential Trips Generated(Exiting)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***56.05%***	*0.00%*	***15.20%***
Total Trips Generated	6	0	0	0	0	10	0	0	0	33	0	9
Total AM Peak Hour BUILD Volumes	**6**	**96**	**0**	**0**	**240**	**10**	**0**	**0**	**0**	**33**	**0**	**9**

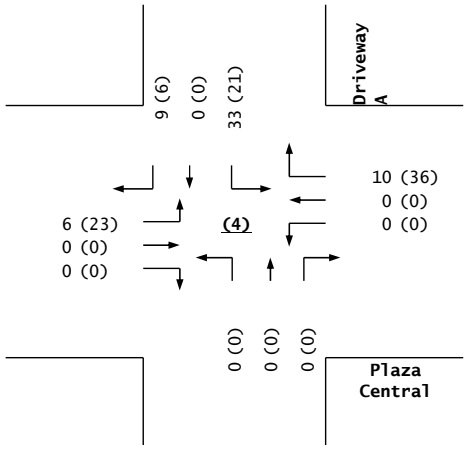
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Driveway A)			Southbound (Driveway A)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	5	0	0	9	0	0	0	0	0	0	0
Subtotal (NO BUILD - P.M.)	***0***	**202**	***0***	***0***	**152**	***0***	***0***	***0***	***0***	***0***	***0***	***0***
Percent Residential Trips Generated(Entering)	***35.20%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***56.05%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Percent Residential Trips Generated(Exiting)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***56.05%***	*0.00%*	***15.20%***
Total Trips Generated	23	0	0	0	0	36	0	0	0	21	0	6
Total PM Peak Hour BUILD Volumes	**23**	**202**	**0**	**0**	**152**	**36**	**0**	**0**	**0**	**21**	**0**	**6**

	Entering	Exiting		
Number of Residential Trips Generated	**18**	**58**	A.M.	100% Residential Development
	64	**38**	P.M.	

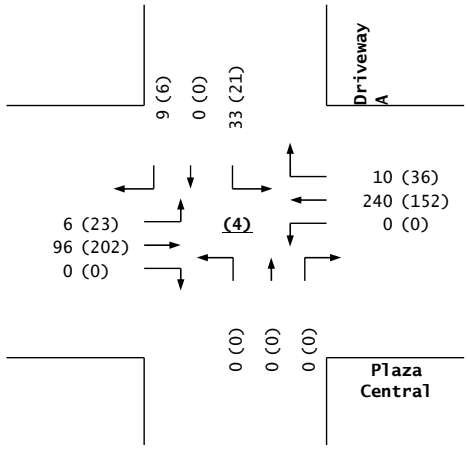
2036
NO BUILD



Trips



2036
BUILD



Plaza Central / Driveway A

Tierra Contenta - Zorro Blanco Apartments (Plaza Central / Contenta Ridge)

Projected Turning Movements Worksheet

Plaza Central / Driveway B

INTERSECTION: E-W Street: **Plaza Central** (5)

N-S Street: **Driveway B**

Year of Existing Counts 2023

Horizon Year **2036**

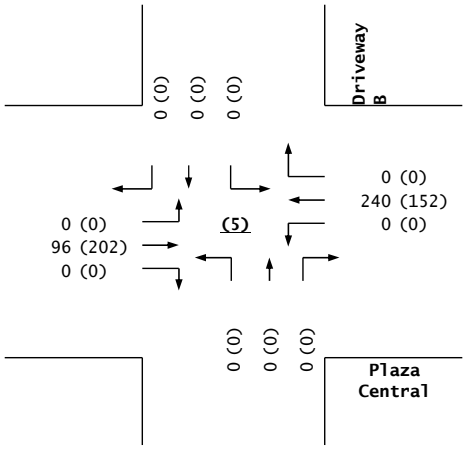
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Driveway B)			Southbound (Driveway B)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	8	0	0	4	0	0	0	0	0	0	0
Subtotal (NO BUILD - A.M.)	***0***	**96**	***0***	***0***	**240**	***0***	***0***	***0***	***0***	***0***	***0***	***0***
Percent Residential Trips Generated(Entering)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***26.05%***	***30.00%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Percent Residential Trips Generated(Exiting)	*0.00%*	***56.05%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***20.00%***
Total Trips Generated	0	33	0	0	5	5	0	0	0	0	0	12
Total AM Peak Hour BUILD Volumes	**0**	**129**	**0**	**0**	**245**	**5**	**0**	**0**	**0**	**0**	**0**	**12**

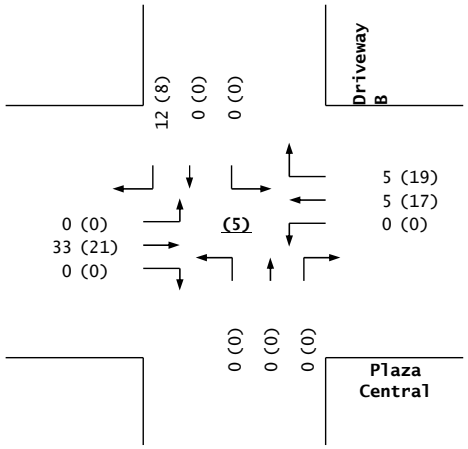
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Driveway B)			Southbound (Driveway B)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	5	0	0	9	0	0	0	0	0	0	0
Subtotal (NO BUILD - P.M.)	***0***	**202**	***0***	***0***	**152**	***0***	***0***	***0***	***0***	***0***	***0***	***0***
Percent Residential Trips Generated(Entering)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***26.05%***	***30.00%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Percent Residential Trips Generated(Exiting)	*0.00%*	***56.05%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***20.00%***
Total Trips Generated	0	21	0	0	17	19	0	0	0	0	0	8
Total PM Peak Hour BUILD Volumes	**0**	**223**	**0**	**0**	**169**	**19**	**0**	**0**	**0**	**0**	**0**	**8**

	Entering	Exiting		
Number of Residential Trips Generated	**18**	**58**	A.M.	100% Residential Development
	64	**38**	P.M.	

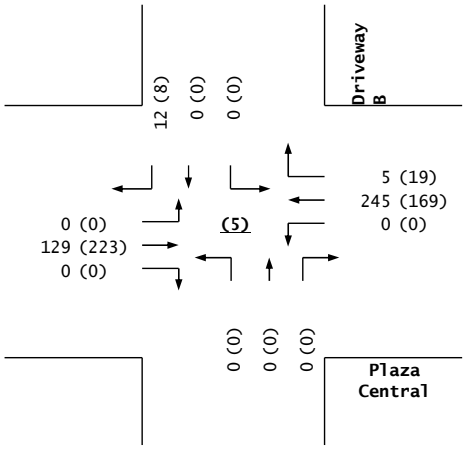
2036
NO BUILD



Trips



2036
BUILD



Plaza Central / Driveway B

Tierra Contenta - Zorro Blanco Apartments (Plaza Central / Contenta Ridge)

Projected Turning Movements Worksheet

Plaza Central / Driveway C

(Driveway Deleted from Project)

INTERSECTION: E-W Street: **Plaza Central** (6)

N-S Street: **Driveway C**

Year of Existing Counts 2023

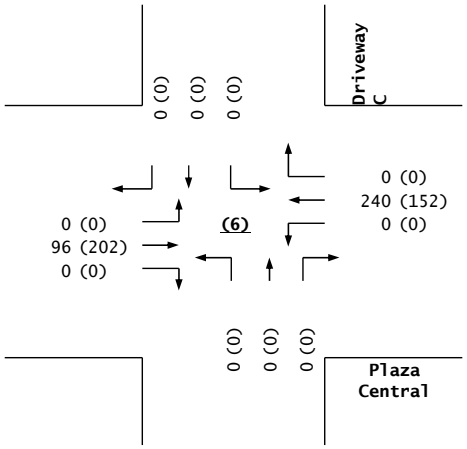
Horizon Year **2036**

Growth Rates	**3.00%**			**3.00%**			**3.00%**			**3.00%**		
	Eastbound (Plaza Central)			**Westbound (Plaza Central)**			**Northbound (Driveway C)**			**Southbound (Driveway C)**		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal (NO BUILD - A.M.)	***0***	**96**	***0***	***0***	**240**	***0***	***0***	***0***	***0***	***0***	***0***	***0***
Percent Residential Trips Generated(Entering)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***56.05%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Percent Residential Trips Generated(Exiting)	*0.00%*	***56.05%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Total Trips Generated	0	33	0	0	10	0	0	0	0	0	0	0
Total AM Peak Hour BUILD Volumes	**0**	**129**	**0**	**0**	**250**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

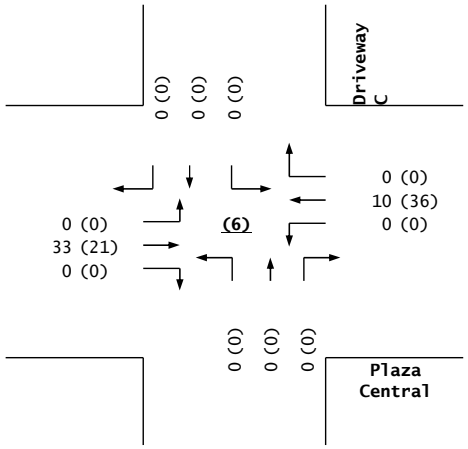
	Eastbound (Plaza Central)			**Westbound (Plaza Central)**			**Northbound (Driveway C)**			**Southbound (Driveway C)**		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal (NO BUILD - P.M.)	***0***	**202**	***0***	***0***	**152**	***0***	***0***	***0***	***0***	***0***	***0***	***0***
Percent Residential Trips Generated(Entering)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***56.05%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Percent Residential Trips Generated(Exiting)	*0.00%*	***56.05%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Total Trips Generated	0	21	0	0	36	0	0	0	0	0	0	0
Total PM Peak Hour BUILD Volumes	**0**	**223**	**0**	**0**	**188**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

	Entering	Exiting		
Number of Residential Trips Generated	**18**	**58**	A.M.	100% Residential Development
	64	**38**	P.M.	

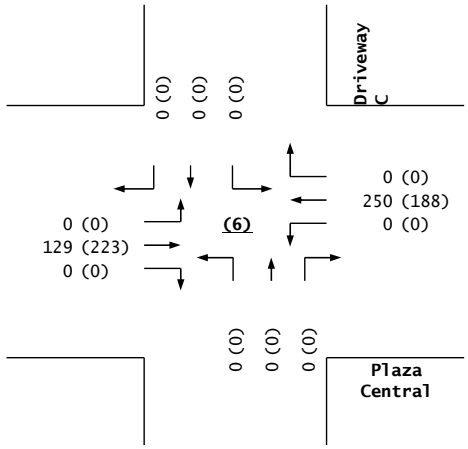
2036
NO BUILD



Trips



2036
BUILD



Plaza Central / Driveway C

Tierra Contenta - Zorro Blanco Apartments (Plaza Central / Contenta Ridge)

Projected Turning Movements Worksheet

Driveway D / Contenta Ridge

INTERSECTION: E-W Street: **Driveway D** (7)

N-S Street: **Contenta Ridge**

Year of Existing Counts 2023

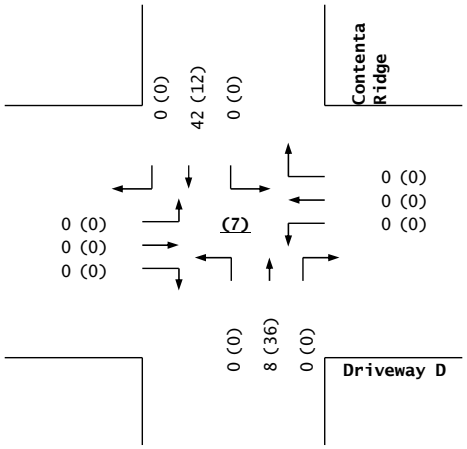
Horizon Year **2036**

Growth Rates	**3.00%**			**3.00%**			**3.00%**			**3.00%**		
	Eastbound (Driveway D)			**Westbound (Driveway D)**			**Northbound (Contenta Ridge)**			**Southbound (Contenta Ridge)**		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	0	0	0	0	0	0	1	0	0	0	0
Subtotal (NO BUILD - A.M.)	***0***	***0***	***0***	***0***	***0***	***0***	***0***	**8**	***0***	***0***	**42**	***0***
Percent Residential Trips Generated(Entering)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***5.92%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***2.81%***
Percent Residential Trips Generated(Exiting)	***2.81%***	*0.00%*	***5.92%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Total Trips Generated	2	0	3	0	0	0	1	0	0	0	0	1
Total AM Peak Hour BUILD Volumes	**2**	**0**	**3**	**0**	**0**	**0**	**1**	**8**	**0**	**0**	**42**	**1**

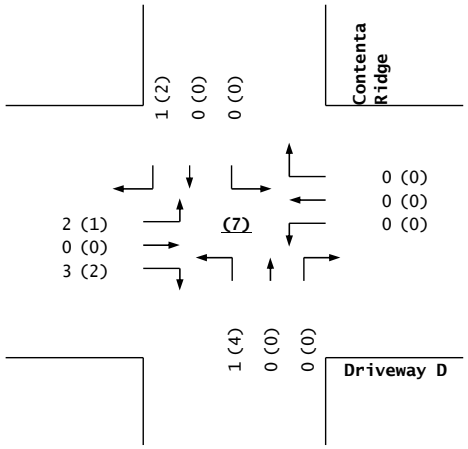
	Eastbound (Driveway D)			**Westbound (Driveway D)**			**Northbound (Contenta Ridge)**			**Southbound (Contenta Ridge)**		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	0	0	0	0	0	0	0	0	0	1	0
Subtotal (NO BUILD - P.M.)	***0***	***0***	***0***	***0***	***0***	***0***	***0***	**36**	***0***	***0***	**12**	***0***
Percent Residential Trips Generated(Entering)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***5.92%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***2.81%***
Percent Residential Trips Generated(Exiting)	***2.81%***	*0.00%*	***5.92%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Total Trips Generated	1	0	2	0	0	0	4	0	0	0	0	2
Total PM Peak Hour BUILD Volumes	**1**	**0**	**2**	**0**	**0**	**0**	**4**	**36**	**0**	**0**	**12**	**2**

	Entering	Exiting		
Number of Residential Trips Generated	**18**	**58**	A.M.	100% Residential Development
	64	**38**	P.M.	

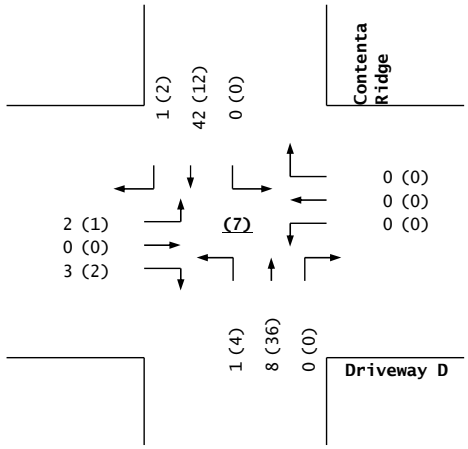
2036
NO BUILD



Trips



2036
BUILD



Driveway D / Contenta Ridge

Intersection	
Intersection Delay, s/veh	4.8
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	174	3	157	326
Demand Flow Rate, veh/h	179	3	162	336
Vehicles Circulating, veh/h	336	164	5	31
Vehicles Exiting, veh/h	31	3	510	136
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	5.5	3.1	3.7	5.0
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	179	3	162	336
Cap Entry Lane, veh/h	980	1167	1373	1337
Entry HV Adj Factor	0.972	0.990	0.970	0.971
Flow Entry, veh/h	174	3	157	326
Cap Entry, veh/h	952	1156	1332	1298
V/C Ratio	0.183	0.003	0.118	0.251
Control Delay, s/veh	5.5	3.1	3.7	5.0
LOS	A	A	A	A
95th %tile Queue, veh	1	0	0	1

Intersection	
Intersection Delay, s/veh	4.9
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	180	5	157	354
Demand Flow Rate, veh/h	183	5	161	360
Vehicles Circulating, veh/h	338	169	17	31
Vehicles Exiting, veh/h	53	9	504	143
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	5.5	3.1	3.7	5.1
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	183	5	161	360
Cap Entry Lane, veh/h	978	1161	1356	1337
Entry HV Adj Factor	0.983	0.996	0.978	0.982
Flow Entry, veh/h	180	5	157	354
Cap Entry, veh/h	961	1157	1326	1313
V/C Ratio	0.187	0.004	0.119	0.269
Control Delay, s/veh	5.5	3.1	3.7	5.1
LOS	A	A	A	A
95th %tile Queue, veh	1	0	0	1

Intersection	
Intersection Delay, s/veh	4.3
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	36	36	266	167
Demand Flow Rate, veh/h	37	37	274	171
Vehicles Circulating, veh/h	167	267	52	84
Vehicles Exiting, veh/h	88	59	152	220
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	3.5	3.8	4.6	4.0
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	37	37	274	171
Cap Entry Lane, veh/h	1164	1051	1309	1267
Entry HV Adj Factor	0.971	0.971	0.972	0.975
Flow Entry, veh/h	36	36	266	167
Cap Entry, veh/h	1130	1020	1272	1235
V/C Ratio	0.032	0.035	0.209	0.135
Control Delay, s/veh	3.5	3.8	4.6	4.0
LOS	A	A	A	A
95th %tile Queue, veh	0	0	1	0

Intersection	
Intersection Delay, s/veh	4.3
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	55	42	266	181
Demand Flow Rate, veh/h	56	43	271	184
Vehicles Circulating, veh/h	169	283	74	83
Vehicles Exiting, veh/h	98	62	151	243
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	3.6	3.9	4.7	4.1
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	56	43	271	184
Cap Entry Lane, veh/h	1161	1034	1280	1268
Entry HV Adj Factor	0.981	0.975	0.983	0.983
Flow Entry, veh/h	55	42	266	181
Cap Entry, veh/h	1139	1008	1257	1246
V/C Ratio	0.048	0.042	0.212	0.145
Control Delay, s/veh	3.6	3.9	4.7	4.1
LOS	A	A	A	A
95th %tile Queue, veh	0	0	1	1

Intersection	
Intersection Delay, s/veh	3.1
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	48	60	47	45
Demand Flow Rate, veh/h	49	61	48	46
Vehicles Circulating, veh/h	30	8	62	60
Vehicles Exiting, veh/h	76	102	17	9
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	3.0	3.0	3.1	3.1
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	49	61	48	46
Cap Entry Lane, veh/h	1338	1369	1295	1298
Entry HV Adj Factor	0.974	0.978	0.979	0.976
Flow Entry, veh/h	48	60	47	45
Cap Entry, veh/h	1304	1339	1268	1266
V/C Ratio	0.037	0.045	0.037	0.035
Control Delay, s/veh	3.0	3.0	3.1	3.1
LOS	A	A	A	A
95th %tile Queue, veh	0	0	0	0

Intersection	
Intersection Delay, s/veh	3.2
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	84	72	48	49
Demand Flow Rate, veh/h	86	73	49	50
Vehicles Circulating, veh/h	34	9	101	72
Vehicles Exiting, veh/h	88	141	19	10
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	3.3	3.1	3.3	3.2
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	86	73	49	50
Cap Entry Lane, veh/h	1333	1367	1245	1282
Entry HV Adj Factor	0.982	0.985	0.979	0.978
Flow Entry, veh/h	84	72	48	49
Cap Entry, veh/h	1309	1346	1219	1254
V/C Ratio	0.065	0.053	0.039	0.039
Control Delay, s/veh	3.3	3.1	3.3	3.2
LOS	A	A	A	A
95th %tile Queue, veh	0	0	0	0

Intersection	
Intersection Delay, s/veh	3.5
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	78	152	41	13
Demand Flow Rate, veh/h	80	157	42	13
Vehicles Circulating, veh/h	82	26	87	140
Vehicles Exiting, veh/h	71	103	75	43
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	3.4	3.7	3.2	3.1
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	80	157	42	13
Cap Entry Lane, veh/h	1269	1344	1263	1196
Entry HV Adj Factor	0.977	0.969	0.973	0.993
Flow Entry, veh/h	78	152	41	13
Cap Entry, veh/h	1240	1302	1228	1188
V/C Ratio	0.063	0.117	0.033	0.011
Control Delay, s/veh	3.4	3.7	3.2	3.1
LOS	A	A	A	A
95th %tile Queue, veh	0	0	0	0

Intersection	
Intersection Delay, s/veh	3.7
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	101	195	43	15
Demand Flow Rate, veh/h	103	199	44	15
Vehicles Circulating, veh/h	83	28	112	180
Vehicles Exiting, veh/h	112	128	74	47
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	3.5	4.0	3.3	3.3
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
A (Intercept)	1380	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	103	199	44	15
Cap Entry Lane, veh/h	1268	1341	1231	1148
Entry HV Adj Factor	0.983	0.980	0.975	0.996
Flow Entry, veh/h	101	195	43	15
Cap Entry, veh/h	1247	1314	1200	1144
V/C Ratio	0.081	0.148	0.036	0.013
Control Delay, s/veh	3.5	4.0	3.3	3.3
LOS	A	A	A	A
95th %tile Queue, veh	0	1	0	0

Intersection	
Intersection Delay, s/veh	3.9
Intersection LOS	A

Approach	EB	NB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	174	140	88
Demand Flow Rate, veh/h	179	145	91
Vehicles Circulating, veh/h	54	139	23
Vehicles Exiting, veh/h	60	94	261
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	4.0	4.1	3.3
Approach LOS	A	A	A

Lane	Left	Left	Left
Designated Moves	LR	LT	TR
Assumed Moves	LR	LT	TR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
A (Intercept)	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	179	145	91
Cap Entry Lane, veh/h	1306	1197	1348
Entry HV Adj Factor	0.972	0.969	0.972
Flow Entry, veh/h	174	140	88
Cap Entry, veh/h	1269	1160	1310
V/C Ratio	0.137	0.121	0.068
Control Delay, s/veh	4.0	4.1	3.3
LOS	A	A	A
95th %tile Queue, veh	0	0	0

Intersection	
Intersection Delay, s/veh	4.0
Intersection LOS	A

Approach	EB	NB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	216	142	99
Demand Flow Rate, veh/h	220	144	101
Vehicles Circulating, veh/h	53	174	24
Vehicles Exiting, veh/h	72	99	294
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	4.2	4.2	3.3
Approach LOS	A	A	A

Lane	Left	Left	Left
Designated Moves	LR	LT	TR
Assumed Moves	LR	LT	TR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
A (Intercept)	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	220	144	101
Cap Entry Lane, veh/h	1307	1155	1346
Entry HV Adj Factor	0.982	0.984	0.980
Flow Entry, veh/h	216	142	99
Cap Entry, veh/h	1283	1137	1319
V/C Ratio	0.168	0.125	0.075
Control Delay, s/veh	4.2	4.2	3.3
LOS	A	A	A
95th %tile Queue, veh	1	0	0

Intersection	
Intersection Delay, s/veh	4.3
Intersection LOS	A

Approach	EB	NB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	112	129	278
Demand Flow Rate, veh/h	116	132	287
Vehicles Circulating, veh/h	122	89	50
Vehicles Exiting, veh/h	215	149	171
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	3.9	3.8	4.7
Approach LOS	A	A	A

Lane	Left	Left	Left
Designated Moves	LR	LT	TR
Assumed Moves	LR	LT	TR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
A (Intercept)	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	116	132	287
Cap Entry Lane, veh/h	1218	1260	1311
Entry HV Adj Factor	0.966	0.974	0.970
Flow Entry, veh/h	112	129	278
Cap Entry, veh/h	1176	1228	1272
V/C Ratio	0.095	0.105	0.219
Control Delay, s/veh	3.9	3.8	4.7
LOS	A	A	A
95th %tile Queue, veh	0	0	1

Intersection	
Intersection Delay, s/veh	4.5
Intersection LOS	A

Approach	EB	NB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	138	135	316
Demand Flow Rate, veh/h	141	138	322
Vehicles Circulating, veh/h	120	110	56
Vehicles Exiting, veh/h	258	151	192
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	4.0	3.9	5.0
Approach LOS	A	A	A

Lane	Left	Left	Left
Designated Moves	LR	LT	TR
Assumed Moves	LR	LT	TR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
A (Intercept)	1380	1380	1380
B (Slope)	1.02e-3	1.02e-3	1.02e-3
Entry Flow, veh/h	141	138	322
Cap Entry Lane, veh/h	1221	1233	1303
Entry HV Adj Factor	0.979	0.981	0.980
Flow Entry, veh/h	138	135	316
Cap Entry, veh/h	1195	1210	1278
V/C Ratio	0.115	0.112	0.247
Control Delay, s/veh	4.0	3.9	5.0
LOS	A	A	A
95th %tile Queue, veh	0	0	1

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	6	96	240	10	33	9
Future Vol, veh/h	6	96	240	10	33	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	168	-	-	170	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	113	282	12	39	11

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	294	0	-	0	409	282
Stage 1	-	-	-	-	282	-
Stage 2	-	-	-	-	127	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1267	-	-	-	598	757
Stage 1	-	-	-	-	765	-
Stage 2	-	-	-	-	899	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1267	-	-	-	595	757
Mov Cap-2 Maneuver	-	-	-	-	595	-
Stage 1	-	-	-	-	761	-
Stage 2	-	-	-	-	899	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.46	0	11.27
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1267	-	-	-	623
HCM Lane V/C Ratio	0.006	-	-	-	0.079
HCM Control Delay (s/veh)	7.9	-	-	-	11.3
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.3

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	23	202	152	36	21	6
Future Vol, veh/h	23	202	152	36	21	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	168	-	-	170	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	27	238	179	42	25	7

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	221	0	-	0	471	179
Stage 1	-	-	-	-	179	-
Stage 2	-	-	-	-	292	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1348	-	-	-	552	864
Stage 1	-	-	-	-	852	-
Stage 2	-	-	-	-	758	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1348	-	-	-	540	864
Mov Cap-2 Maneuver	-	-	-	-	540	-
Stage 1	-	-	-	-	835	-
Stage 2	-	-	-	-	758	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.79	0	11.45
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1348	-	-	-	590
HCM Lane V/C Ratio	0.02	-	-	-	0.054
HCM Control Delay (s/veh)	7.7	-	-	-	11.5
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑			↱
Traffic Vol, veh/h	0	129	245	5	0	12
Future Vol, veh/h	0	129	245	5	0	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	152	288	6	0	14

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	291
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.318
Pot Cap-1 Maneuver	0	-	-	-	0	748
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	748
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0	0	9.91
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	748
HCM Lane V/C Ratio	-	-	-	0.019
HCM Control Delay (s/veh)	-	-	-	9.9
HCM Lane LOS	-	-	-	A
HCM 95th %tile Q(veh)	-	-	-	0.1

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↱			↗
Traffic Vol, veh/h	0	223	169	19	0	8
Future Vol, veh/h	0	223	169	19	0	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	262	199	22	0	9

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	210
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.318
Pot Cap-1 Maneuver	0	-	-	-	0	830
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	830
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0	0	9.39
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	830
HCM Lane V/C Ratio	-	-	-	0.011
HCM Control Delay (s/veh)	-	-	-	9.4
HCM Lane LOS	-	-	-	A
HCM 95th %tile Q(veh)	-	-	-	0

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	129	250	0	0	0
Future Vol, veh/h	0	129	250	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	129	250	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	250
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.318
Pot Cap-1 Maneuver	0	-	-	-	0	789
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	789
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-
HCM Control Delay (s/veh)	-	-	-	0
HCM Lane LOS	-	-	-	A
HCM 95th %tile Q(veh)	-	-	-	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	223	188	0	0	0
Future Vol, veh/h	0	223	188	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	223	188	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	188
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.318
Pot Cap-1 Maneuver	0	-	-	-	0	854
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	854
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-
HCM Control Delay (s/veh)	-	-	-	0
HCM Lane LOS	-	-	-	A
HCM 95th %tile Q(veh)	-	-	-	-

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	3	1	8	42	1
Future Vol, veh/h	2	3	1	8	42	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	3	1	8	42	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	53	43	43	0	-	0
Stage 1	43	-	-	-	-	-
Stage 2	10	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	956	1028	1566	-	-	-
Stage 1	980	-	-	-	-	-
Stage 2	1013	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	955	1028	1566	-	-	-
Mov Cap-2 Maneuver	955	-	-	-	-	-
Stage 1	979	-	-	-	-	-
Stage 2	1013	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	8.63	0.81	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	200	-	998	-	-
HCM Lane V/C Ratio	0.001	-	0.005	-	-
HCM Control Delay (s/veh)	7.3	0	8.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	1

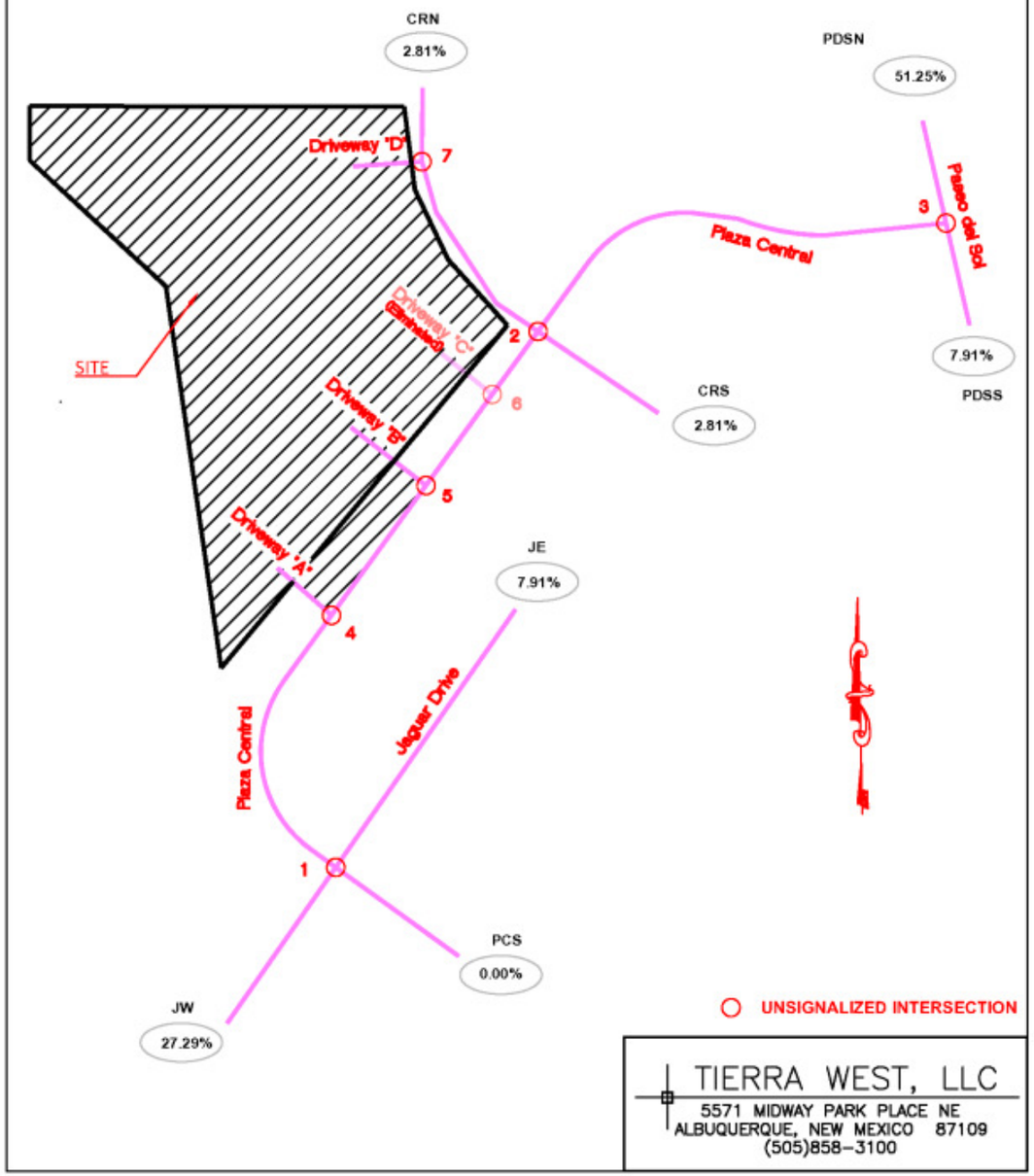
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	2	4	36	12	2
Future Vol, veh/h	1	2	4	36	12	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	2	5	42	14	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	67	15	16	0	-	0
Stage 1	15	-	-	-	-	-
Stage 2	52	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	938	1064	1601	-	-	-
Stage 1	1008	-	-	-	-	-
Stage 2	971	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	935	1064	1601	-	-	-
Mov Cap-2 Maneuver	935	-	-	-	-	-
Stage 1	1004	-	-	-	-	-
Stage 2	971	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	8.55	0.73	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	180	-	1017	-	-
HCM Lane V/C Ratio	0.003	-	0.003	-	-
HCM Control Delay (s/veh)	7.3	0	8.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

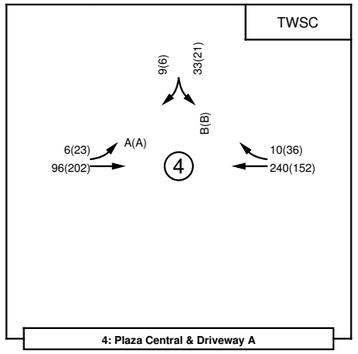
Zorro Blanco Apartments
(Plaza Central / Contenta Ridge)
Trip Distribution Map (%)

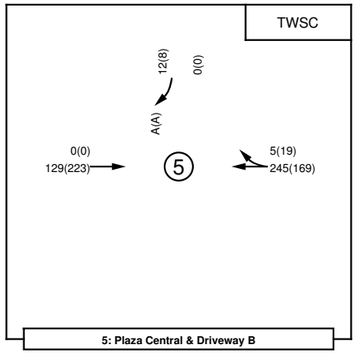


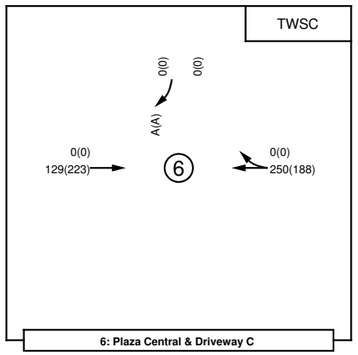
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

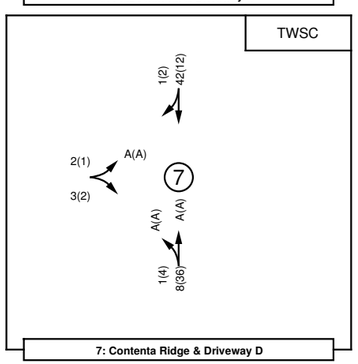
2036 NO BUILD Conditions
(BUILD Geometry)

2036 BUILD Conditions
(BUILD Geometry)









Zorro Blanco Apartments (Santa Fe)
(Plaza Central / Contenta Ridge)
LOS / Volume Analysis Map

AM(PM)

CRASH ANALYSIS
Summary Table

Tierra West LLC

HCS7 - Highway Safety Software Facility Report

Project Information
Analyst: Amanda Herrera P.E.
Date: 7/11/2023
Jurisdiction: City of Santa Fe, Count of Santa Fe, NMDOT District 5
Analysis Year: 2023

Urban Facility: Plaza Central from Jaguar Dr to Paseo del Sol

SECT. No.	FACILITY TYPE	MODEL TYPE	NAME	AADT MAJOR STREET		AADT MINOR STREET		LENGTH	Total Observed Crashes	AVERAGE OBSERVED CRASHES per year	PREDICTED CRASHES			EXPECTED CRASHES		
				NO BUILD	BUILD	NO BUILD	BUILD	(MI)	3 Yr.		NO BUILD	BUILD	INCREASE	NO BUILD	BUILD	INCREASE
1	Intersection	4SG	Plaza Central / Jaguar Dr	5,420	5,750	1,490	1,750		1	0.33	0.63	0.68	0.04	0.63	0.68	0.04
2	Segment		Plaza Central	2,420	2,750			0.49	1	0.33	0.22	0.25	0.03	0.23	0.27	0.03
3	Intersection	4ST	Plaza Central / Contenta Ridge	2,440	3,480	1,100	1,180		2	0.67	0.41	0.50	0.09	0.41	0.50	0.09
4	Segment		Plaza Central	1,950	2,480			0.21	1	0.33	0.15	0.19	0.04	0.16	0.20	0.04
5	Intersection	3SG	Plaza Central / Paseo del Sol	4,730	5,270	2,070	2,610		2	0.67	0.38	0.42	0.03	0.38	0.42	0.03
				16,960	19,730	4,660	5,540	TOTAL		2.33	1.79	2.03	0.24	1.81	2.05	0.24
				21620	25,270						0.008%	0.008%	13.374%	0.008%	0.008%	13.065%

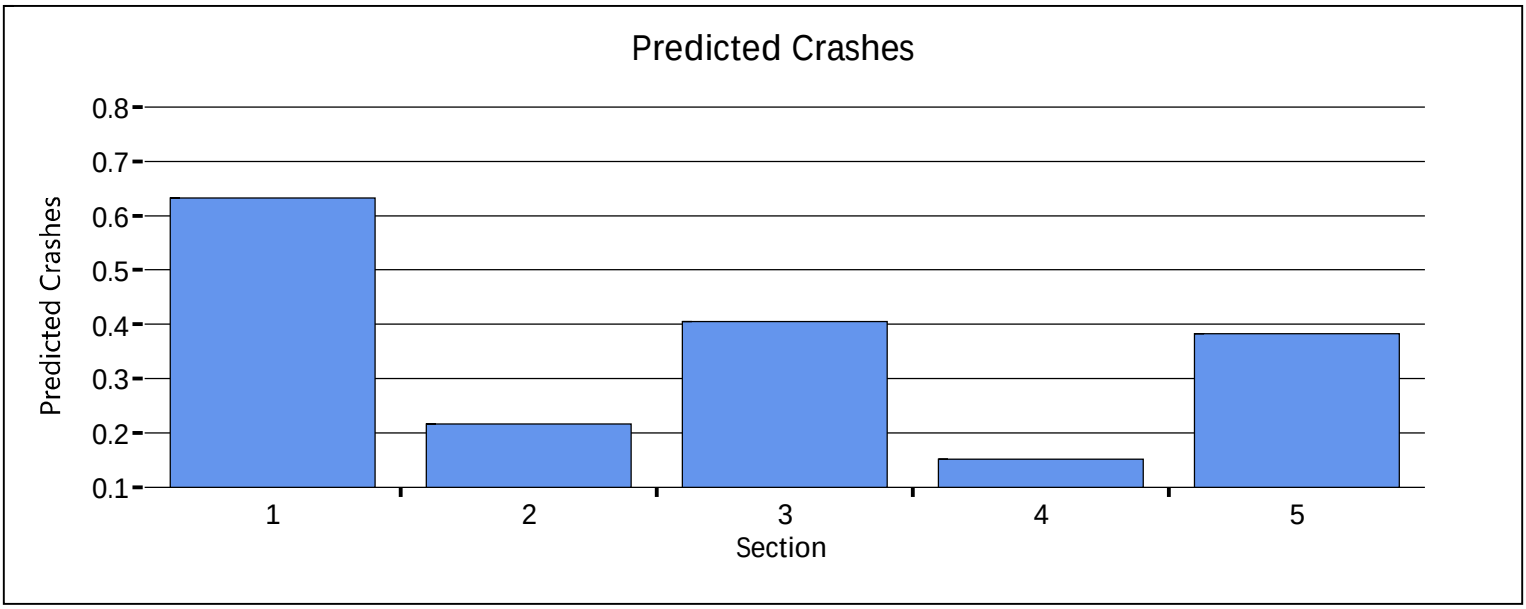
Highway Safety Software Facility Report

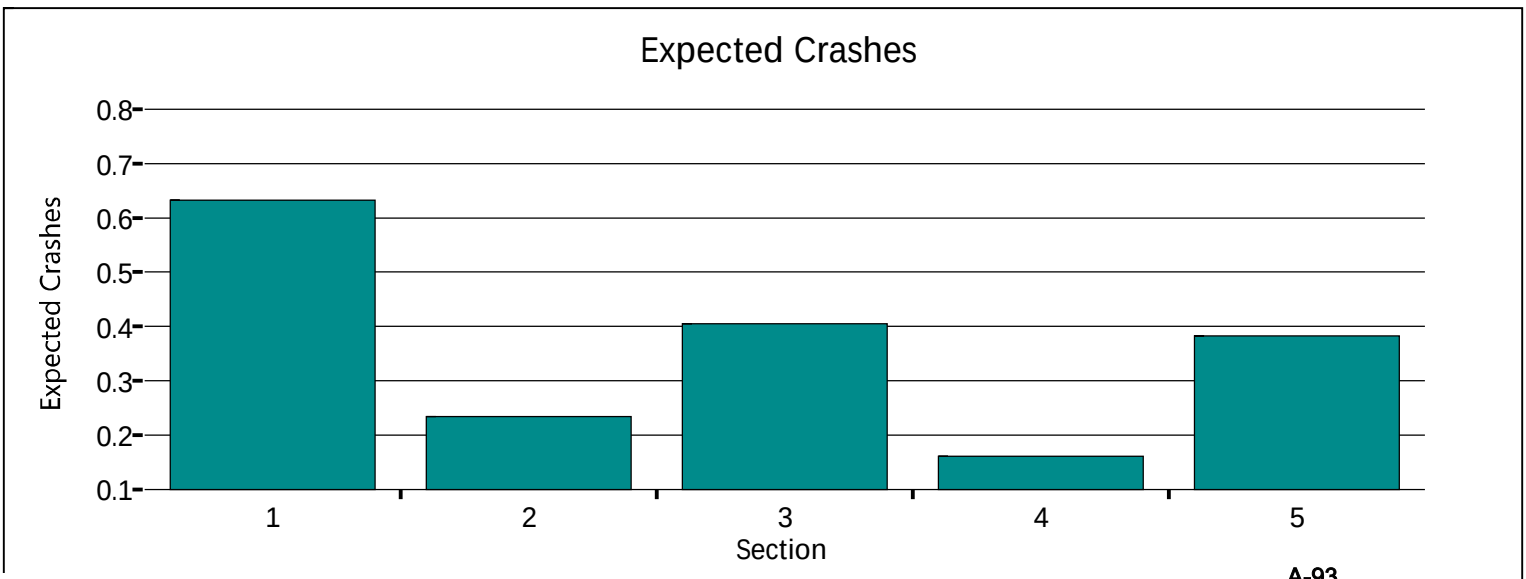
Project Information

Analyst	Tierra West LLC	Date	7/5/2023
Jurisdiction	SF City, SF County, NMDOT	Analysis Year	2023
Project Description	Existing Crash Data		

Facility Summary

ID	Section Type	Facility Type	Model Type	Length, mi	AADT	Nspf	CMF Combined	Predicted Crashes	Expected Crashes	Expected Societal Crash Costs
1	Urban	Intersection	Roundabout (R)	-	-	0.635	1.000	0.632	0.632	$18238
2	Urban	Segment	Two-Lane Undivided Segment (2U)	0.490	2420	0.220	0.932	0.216	0.234	$14698
3	Urban	Intersection	Roundabout (R)	-	-	0.392	1.000	0.405	0.405	$12508
4	Urban	Segment	Two-Lane Undivided Segment (2U)	0.210	1950	0.154	0.932	0.152	0.161	$10208
5	Urban	Intersection	Roundabout (R)	-	-	0.371	1.000	0.382	0.382	$11461





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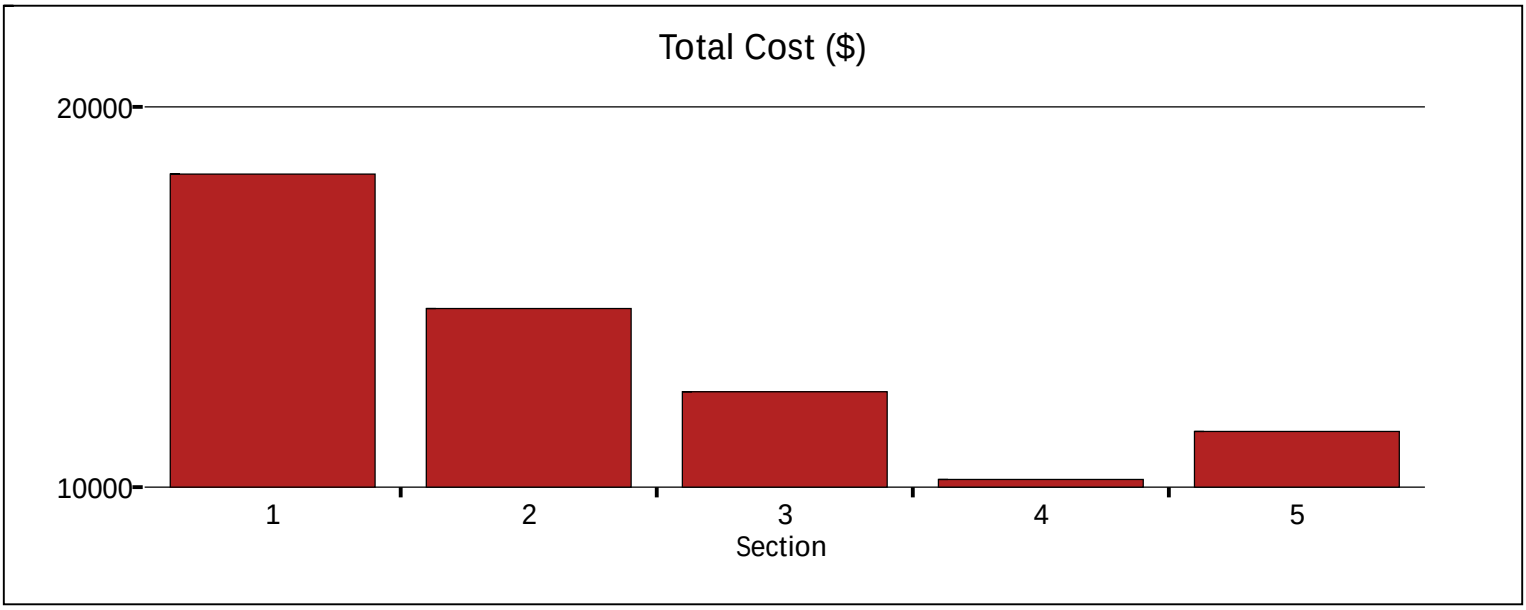

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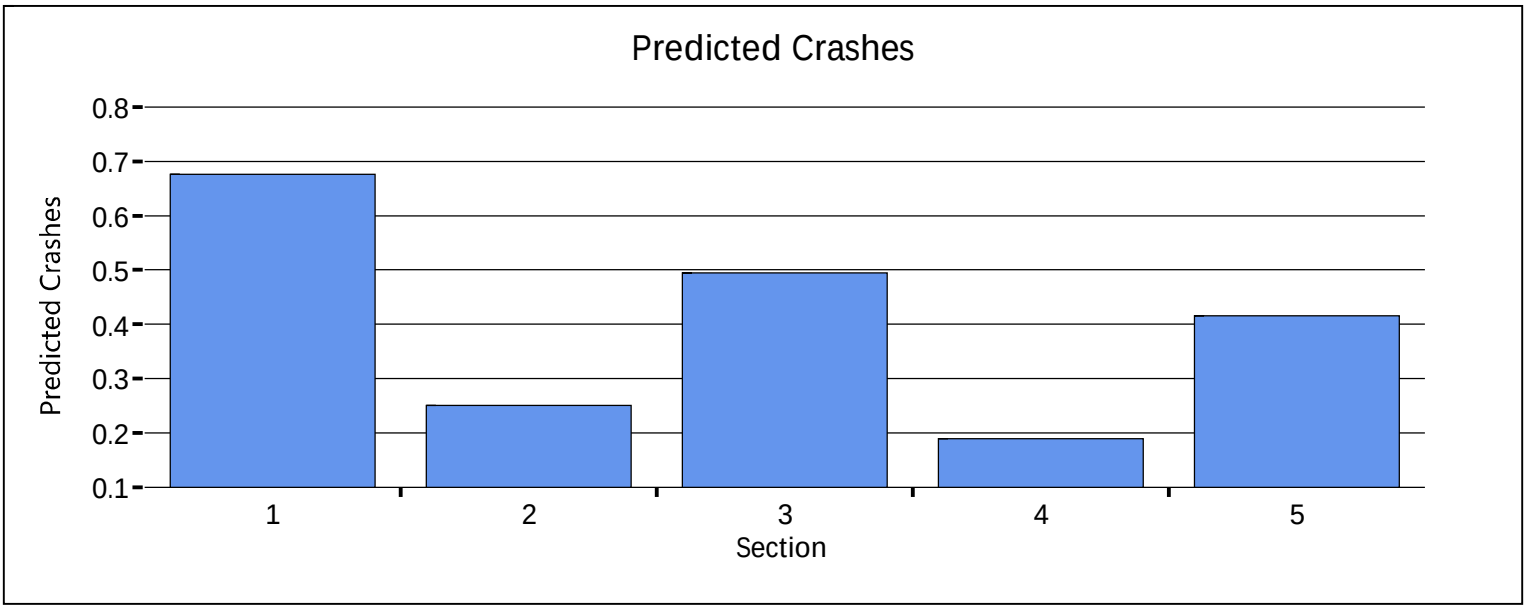
Highway Safety Software Facility Report

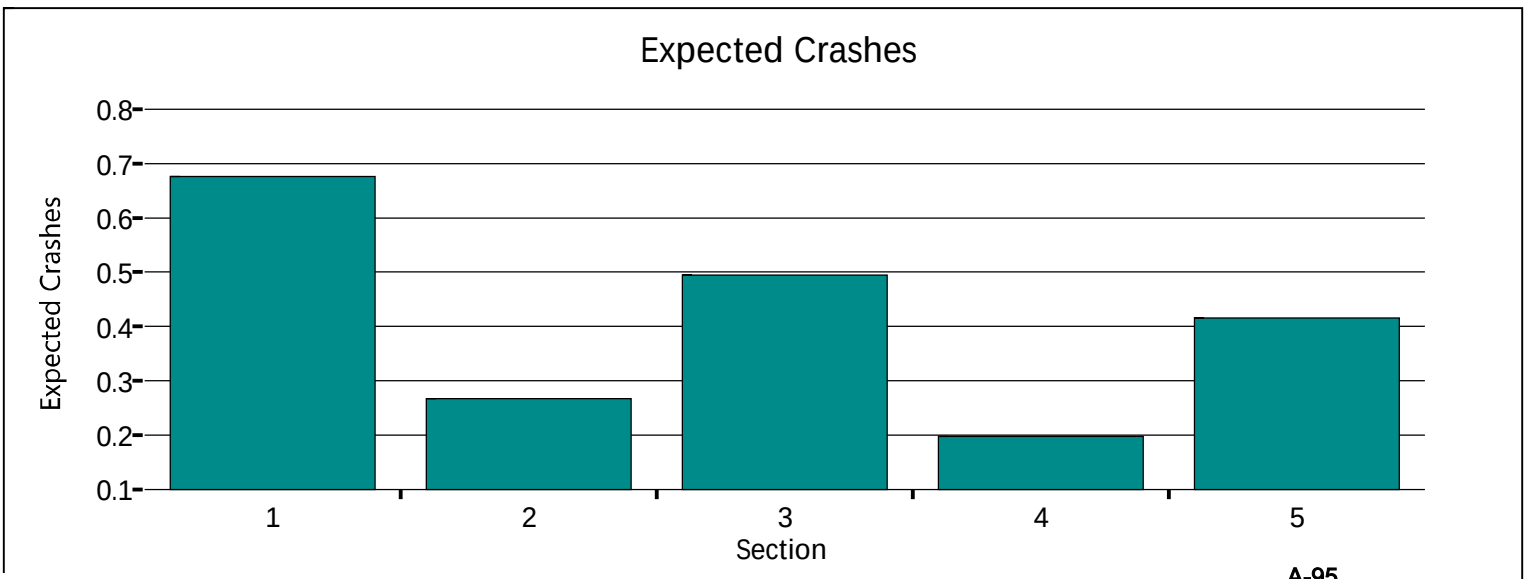
Project Information

Analyst	Tierra West LLC	Date	7/5/2023
Jurisdiction	City of SF, SF County, NM	Analysis Year	2023
Project Description	2025 Build Crash Predictions		

Facility Summary

ID	Section Type	Facility Type	Model Type	Length, mi	AADT	Nspf	CMF Combined	Predicted Crashes	Expected Crashes	Expected Societal Crash Costs
1	Urban	Intersection	Roundabout (R)	-	-	0.680	1.000	0.676	0.676	$19757
2	Urban	Segment	Two-Lane Undivided Segment (2U)	0.490	2750	0.255	0.932	0.250	0.267	$16398
3	Urban	Intersection	Roundabout (R)	-	-	0.480	1.000	0.495	0.495	$15901
4	Urban	Segment	Two-Lane Undivided Segment (2U)	0.210	2480	0.192	0.932	0.189	0.197	$12202
5	Urban	Intersection	Roundabout (R)	-	-	0.403	1.000	0.416	0.416	$13209





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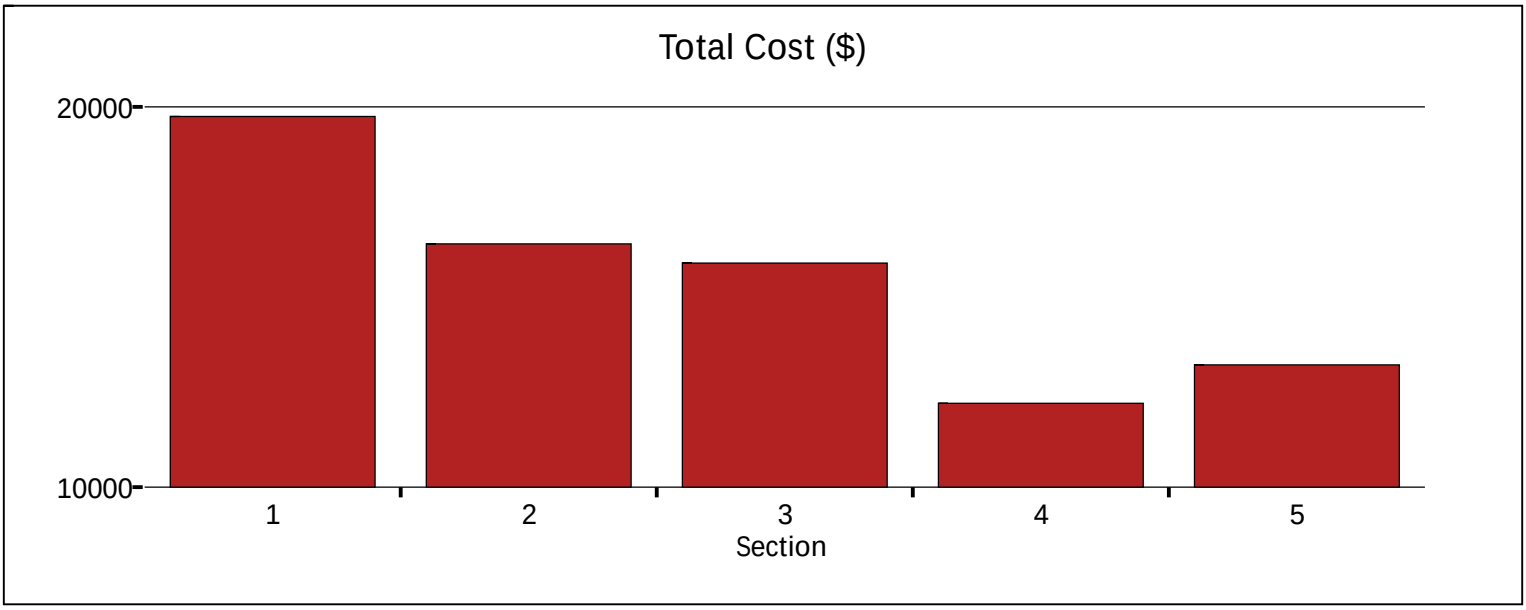

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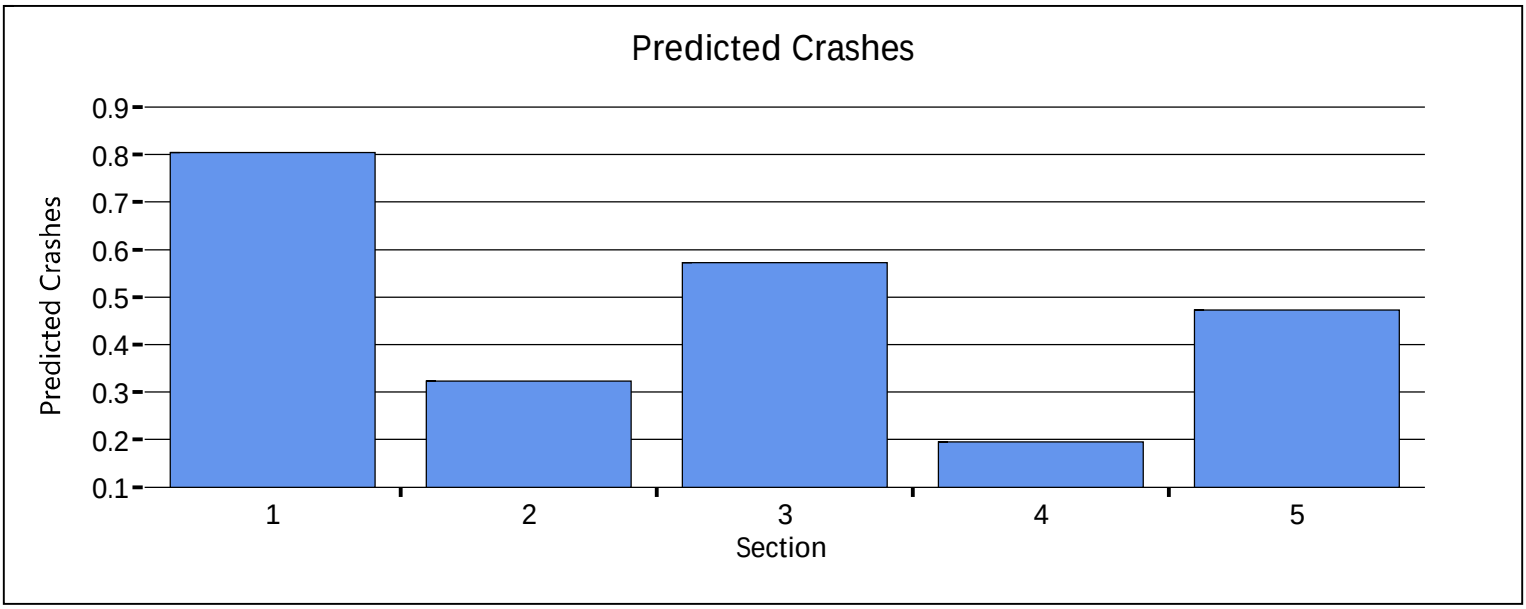
Highway Safety Software Facility Report

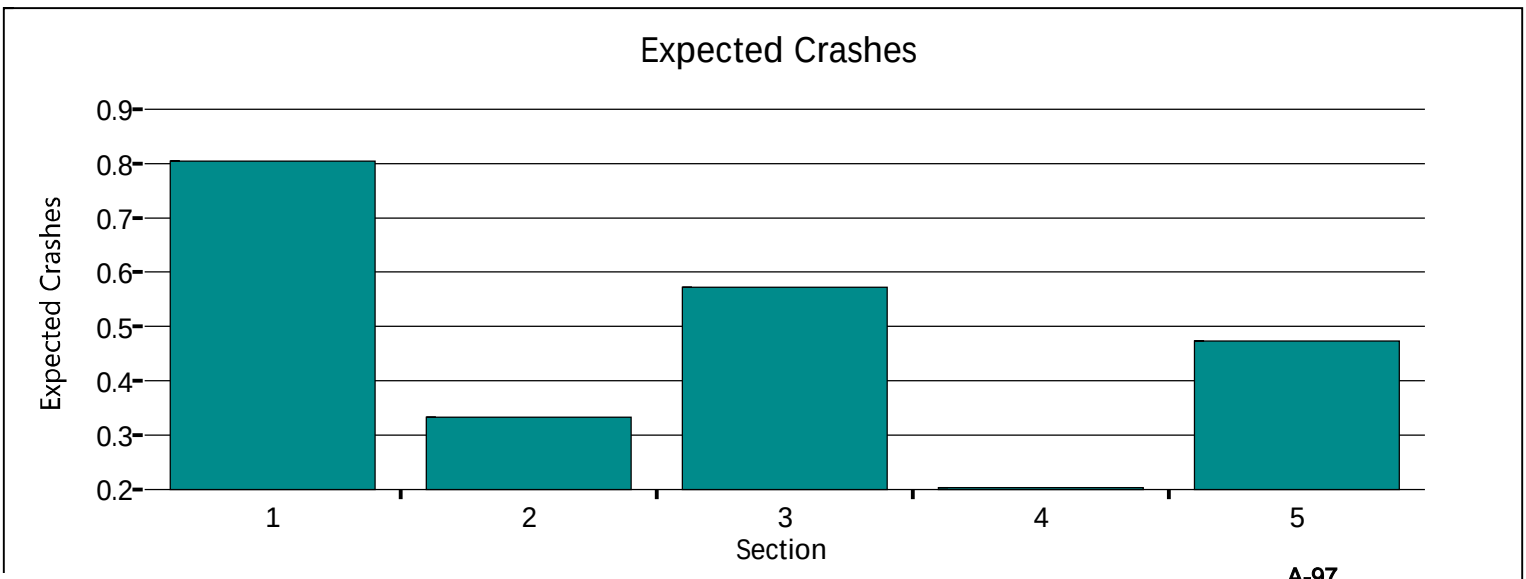
Project Information

Analyst	Tierra West LLC	Date	7/5/2023
Jurisdiction	City of SF, SF County, NM	Analysis Year	2023
Project Description	2035 Crash Predictions		

Facility Summary

ID	Section Type	Facility Type	Model Type	Length, mi	AADT	Nspf	CMF Combined	Predicted Crashes	Expected Crashes	Expected Societal Crash Costs
1	Urban	Intersection	Roundabout (R)	-	-	0.808	1.000	0.804	0.804	$24266
2	Urban	Segment	Two-Lane Undivided Segment (2U)	0.490	3620	0.329	0.932	0.323	0.333	$19608
3	Urban	Intersection	Roundabout (R)	-	-	0.553	1.000	0.572	0.572	$18848
4	Urban	Segment	Two-Lane Undivided Segment (2U)	0.210	2560	0.198	0.932	0.195	0.203	$12538
5	Urban	Intersection	Roundabout (R)	-	-	0.456	1.000	0.473	0.473	$16332





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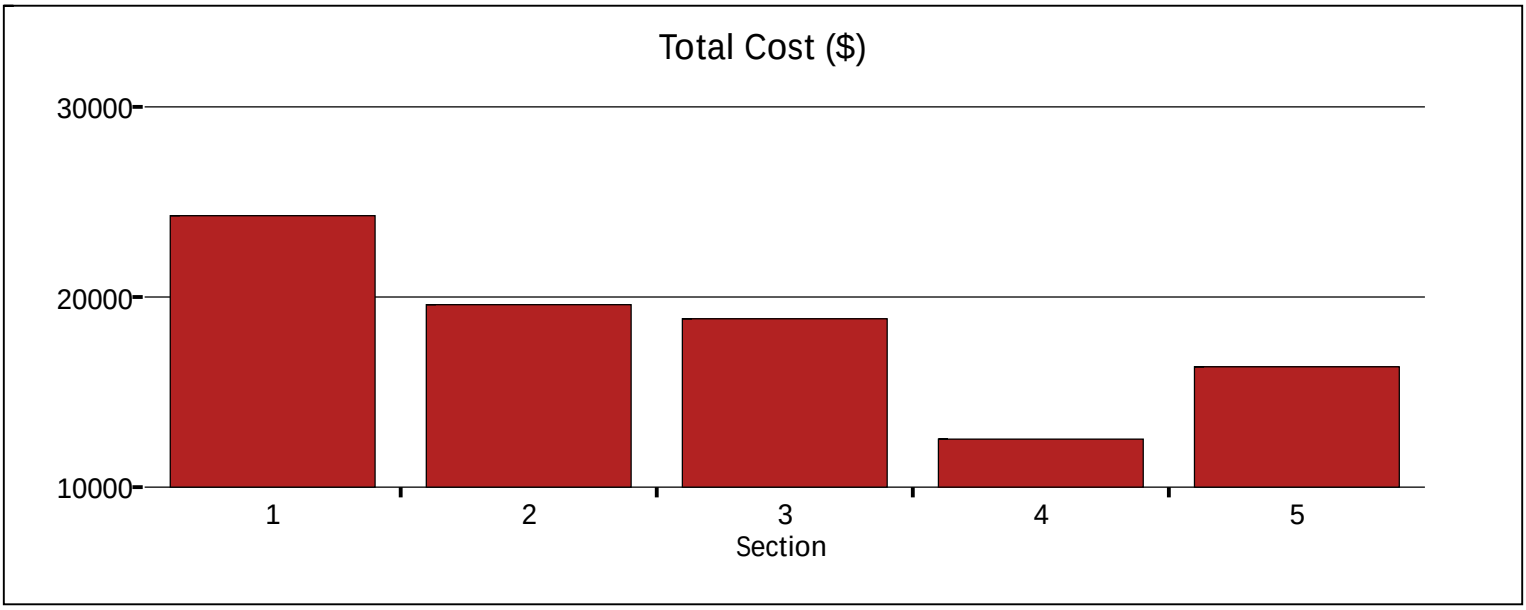

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Traffic Count Data Sheet

Year Counts Taken: **2023** E-W Street **Jaguar Dr.** Speed Limit (Jaguar Dr.)= **30**

Year of Tube Counts: **2023** N-S Street: **Plaza Central** Speed Limit (Plaza Central)= **30**

Annual Growth Factor: **3%** **Signalized** **3/14/23**

Begin Time	End Time	Eastbound (Jaguar Dr.)			Westbound (Jaguar Dr.)			Northbound (Plaza Central)			Southbound (Plaza Central)		
		L	T	R	L	T	R	L	T	R	L	T	R
7:00 AM	7:15 AM	~~0~~	~~1~~	~~10~~	~~2~~	~~0~~	~~0~~	~~2~~	~~9~~	~~0~~	~~1~~	~~17~~	~~0~~
7:15 AM	7:30 AM	~~1~~	~~0~~	~~15~~	~~0~~	~~1~~	~~1~~	~~2~~	~~3~~	~~0~~	~~0~~	~~40~~	~~1~~
7:30 AM	7:45 AM	0	0	31	1	0	1	2	16	0	0	67	0
7:45 AM	8:00 AM	0	0	33	0	0	0	4	17	0	0	35	0
8:00 AM	8:15 AM	0	0	14	0	0	0	4	17	0	0	39	0
8:15 AM	8:30 AM	0	0	13	0	0	0	5	18	0	0	32	0
8:30 AM	8:45 AM	~~0~~	~~0~~	~~9~~	~~0~~	~~0~~	~~0~~	~~5~~	~~10~~	~~0~~	~~2~~	~~26~~	~~0~~
8:45 AM	9:00 AM	~~0~~	~~0~~	~~10~~	~~0~~	~~1~~	~~0~~	~~4~~	~~5~~	~~0~~	~~1~~	~~23~~	~~1~~
AM Peak Hour Volumes		0	0	91	1	0	1	15	68	0	0	173	0

AM Peak Hour Factor			*0.69*			*0.25*	**Intersection 0.74**		*0.90*			*0.65*	

Begin Time	End Time	Eastbound (Jaguar Dr.)			Westbound (Jaguar Dr.)			Northbound (Plaza Central)			Southbound (Plaza Central)		
		L	T	R	L	T	R	L	T	R	L	T	R
4:00 PM	4:15 PM	~~0~~	~~0~~	~~5~~	~~3~~	~~1~~	~~1~~	~~13~~	~~18~~	~~0~~	~~1~~	~~8~~	~~1~~
4:15 PM	4:30 PM	~~1~~	~~0~~	~~3~~	~~2~~	~~1~~	~~0~~	~~11~~	~~27~~	~~1~~	~~3~~	~~9~~	~~1~~
4:30 PM	4:45 PM	~~0~~	~~1~~	~~8~~	~~1~~	~~0~~	~~5~~	~~11~~	~~27~~	~~0~~	~~6~~	~~14~~	~~0~~
4:45 PM	5:00 PM	0	0	7	3	1	4	13	29	0	6	14	0
5:00 PM	5:15 PM	0	1	5	0	0	6	14	27	0	4	25	2
5:15 PM	5:30 PM	0	0	3	2	0	2	12	35	5	9	19	2
5:30 PM	5:45 PM	0	1	4	1	1	3	7	30	2	9	14	2
5:45 PM	6:00 PM	~~0~~	~~0~~	~~3~~	~~0~~	~~0~~	~~4~~	~~10~~	~~21~~	~~1~~	~~7~~	~~12~~	~~1~~
PM Peak Hour Volumes		0	2	19	6	2	15	46	121	7	28	72	6

PM Peak Hour Factor			*0.75*			*0.72*	**Intersection 0.91**		*0.84*			*0.85*	

Traffic Count Data Sheet

Year Counts Taken: **2023**
Year of Tube Counts: **2023**
Annual Growth Factor: **3%**

E-W Street **Contenta Ridge**
N-S Street: **Plaza Central**
Signalized

Speed Limit (Contenta Ridge)= **25**
Speed Limit (Plaza Central)= **30**
3/14/23

Begin Time	End Time	Eastbound (Contenta Ridge)			Westbound (Contenta Ridge)			Northbound (Plaza Central)			Southbound (Plaza Central)		
		L	T	R	L	T	R	L	T	R	L	T	R
7:00 AM	7:15 AM	~~0~~	~~0~~	~~3~~	~~0~~	~~1~~	~~7~~	~~0~~	~~5~~	~~0~~	~~1~~	~~4~~	~~0~~
7:15 AM	7:30 AM	~~0~~	~~0~~	~~1~~	~~0~~	~~0~~	~~7~~	~~1~~	~~7~~	~~1~~	~~0~~	~~9~~	~~1~~
7:30 AM	7:45 AM	3	0	5	0	0	2	1	9	0	2	11	1
7:45 AM	8:00 AM	2	2	5	0	0	4	1	6	1	2	6	1
8:00 AM	8:15 AM	4	0	4	0	0	10	0	4	0	2	5	0
8:15 AM	8:30 AM	1	1	3	2	0	12	0	4	0	1	6	1
8:30 AM	8:45 AM	~~0~~	~~0~~	~~1~~	~~0~~	~~0~~	~~4~~	~~0~~	~~1~~	~~0~~	~~4~~	~~7~~	~~1~~
8:45 AM	9:00 AM	~~1~~	~~0~~	~~2~~	~~0~~	~~0~~	~~3~~	~~2~~	~~10~~	~~1~~	~~1~~	~~2~~	~~1~~
AM Peak Hour Volumes		**10**	**3**	**17**	**2**	**0**	**28**	**2**	**23**	**1**	**7**	**28**	**3**

				Intersection		
AM Peak Hour Factor	*0.83*	*0.54*	**0.91**	*0.65*	*0.68*	

Begin Time	End Time	Eastbound (Contenta Ridge)			Westbound (Contenta Ridge)			Northbound (Plaza Central)			Southbound (Plaza Central)		
		L	T	R	L	T	R	L	T	R	L	T	R
4:00 PM	4:15 PM	~~1~~	~~1~~	~~3~~	~~0~~	~~0~~	~~6~~	~~2~~	~~6~~	~~0~~	~~7~~	~~6~~	~~1~~
4:15 PM	4:30 PM	~~1~~	~~1~~	~~0~~	~~0~~	~~1~~	~~5~~	~~2~~	~~2~~	~~0~~	~~14~~	~~6~~	~~2~~
4:30 PM	4:45 PM	~~0~~	~~0~~	~~2~~	~~0~~	~~1~~	~~3~~	~~1~~	~~5~~	~~0~~	~~11~~	~~3~~	~~0~~
4:45 PM	5:00 PM	~~1~~	~~1~~	~~1~~	~~0~~	~~0~~	~~4~~	~~1~~	~~9~~	~~1~~	~~4~~	~~7~~	~~3~~
5:00 PM	5:15 PM	2	1	0	2	1	3	3	7	0	11	11	5
5:15 PM	5:30 PM	1	1	0	0	0	5	3	7	0	7	5	3
5:30 PM	5:45 PM	2	0	0	1	2	3	1	10	0	9	9	4
5:45 PM	6:00 PM	0	0	1	0	0	8	2	11	0	16	8	2
PM Peak Hour Volumes		**5**	**2**	**1**	**3**	**3**	**19**	**9**	**35**	**0**	**43**	**33**	**14**

				Intersection		
PM Peak Hour Factor	*0.67*	*0.78*	**0.87**	*0.85*	*0.83*	

Traffic Count Data Sheet

Year Counts Taken: **2023** E-W Street **Plaza Central** Speed Limit (Plaza Central)= **30**

Year of Tube Counts: **2023** N-S Street: **Paseo Del Sol** Speed Limit (Paseo Del Sol)= **30**

Annual Growth Factor: **3%** **Signalized** **3/14/23**

Begin Time	End Time	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Paseo Del Sol)			Southbound (Paseo Del Sol)		
		L	T	R	L	T	R	L	T	R	L	T	R
7:00 AM	7:15 AM	~~10~~	~~0~~	~~2~~	~~0~~	~~0~~	~~0~~	~~1~~	~~10~~	~~0~~	~~0~~	~~5~~	~~1~~
7:15 AM	7:30 AM	~~22~~	~~0~~	~~4~~	~~0~~	~~0~~	~~0~~	~~2~~	~~12~~	~~0~~	~~0~~	~~6~~	~~7~~
7:30 AM	7:45 AM	**21**	**0**	**8**	**0**	**0**	**0**	**5**	**22**	**0**	**0**	**8**	**7**
7:45 AM	8:00 AM	**17**	**0**	**8**	**0**	**0**	**0**	**2**	**25**	**0**	**0**	**4**	**4**
8:00 AM	8:15 AM	**17**	**0**	**6**	**0**	**0**	**0**	**2**	**14**	**0**	**0**	**8**	**4**
8:15 AM	8:30 AM	**24**	**0**	**1**	**0**	**0**	**0**	**5**	**11**	**0**	**0**	**12**	**6**
8:30 AM	8:45 AM	~~10~~	~~0~~	~~4~~	~~0~~	~~0~~	~~0~~	~~0~~	~~14~~	~~0~~	~~0~~	~~5~~	~~15~~
8:45 AM	9:00 AM	~~9~~	~~0~~	~~4~~	~~0~~	~~0~~	~~0~~	~~0~~	~~10~~	~~0~~	~~0~~	~~1~~	~~5~~
AM Peak Hour Volumes		**79**	**0**	**23**	**0**	**0**	**0**	**14**	**72**	**0**	**0**	**32**	**21**

				Intersection		
AM Peak Hour Factor	*0.88*	*#DIV/0!*	**0.85**	*0.80*	*0.74*	

Begin Time	End Time	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Paseo Del Sol)			Southbound (Paseo Del Sol)		
		L	T	R	L	T	R	L	T	R	L	T	R
4:00 PM	4:15 PM	~~11~~	~~0~~	~~6~~	~~0~~	~~0~~	~~0~~	~~4~~	~~15~~	~~0~~	~~0~~	~~14~~	~~15~~
4:15 PM	4:30 PM	~~9~~	~~0~~	~~2~~	~~0~~	~~0~~	~~0~~	~~4~~	~~10~~	~~0~~	~~0~~	~~16~~	~~20~~
4:30 PM	4:45 PM	~~10~~	~~0~~	~~2~~	~~0~~	~~0~~	~~0~~	~~3~~	~~8~~	~~0~~	~~0~~	~~15~~	~~18~~
4:45 PM	5:00 PM	~~13~~	~~0~~	~~3~~	~~0~~	~~0~~	~~0~~	~~8~~	~~10~~	~~0~~	~~0~~	~~14~~	~~18~~
5:00 PM	5:15 PM	**12**	**0**	**5**	**0**	**0**	**0**	**10**	**9**	**0**	**0**	**16**	**24**
5:15 PM	5:30 PM	**14**	**0**	**0**	**0**	**0**	**0**	**3**	**13**	**0**	**0**	**16**	**19**
5:30 PM	5:45 PM	**12**	**0**	**7**	**0**	**0**	**0**	**11**	**13**	**0**	**0**	**22**	**26**
5:45 PM	6:00 PM	**14**	**0**	**4**	**0**	**0**	**0**	**6**	**15**	**0**	**0**	**21**	**28**
PM Peak Hour Volumes		**52**	**0**	**16**	**0**	**0**	**0**	**30**	**50**	**0**	**0**	**75**	**97**

				Intersection		
PM Peak Hour Factor	*0.89*	*#DIV/0!*	**0.88**	*0.83*	*0.88*	

TIERRA WEST, LLC

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1 (800) 245-3102
tierrawestllc.com

Traffic Impact Study Scoping Letter

Project Name:	[#2022107] - Tierra Contenta Development – Santa Fe, NM
Location:	Plaza Central / Contenta Ridge (See attached Vicinity Map)
Project Descr.	Multifamily Housing (Low-Rise) – 165 Units
Date / Time:	02/15/2023 – 10:00 AM (Updated 08/13/2024 – 9:00 AM)
Attendees:	Leroy Pacheco, Audra Gallegos, Phil Gallegos (Representatives for City of Santa Fe), Ronald Rd. Bohannan, Terry Brown, and Amanda Herrera (Tierra West).

Scope of Report:

Traffic Data Collection:	For this Study, collect all new traffic count data.
Demand Volumes?	Yes / **No**
Traffic Count Data:	7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM
Trip Generation:	ITE Trip Generation, 11th Edition (see attached)
Growth Rates:	Based on NM DOT and / or City of Santa Fe AADT data (10-year history)
Implementation Year:	2026
Horizon Year:	2036
Trip Distribution:	Based on Santa Fe MPO Socioeconomic Data (Employment area wide inversely proportional to the distance of the project from the subarea.
Other Projects:	20-Lot Residential Subdivision at SE corner of Zorro Blanco.

Study Area:

Intersection	Control	Comment
Plaza Central / Contenta Ridge	Unsignalized	Roundabout
Plaza Central / Paseo Del Sol	Unsignalized	Roundabout
Jaguar Dr / Plaza Central (Callejon Lechuza)	Unsignalized	Roundabout
Access Driveways	Unsignalized	

Analysis Conditions Required:

	Condition	Yes / No	Year
	Existing Analysis	No*	N/A
	Implementation Year Analysis (AM/PM)	Yes	2026
	Horizon Year Analysis (AM/PM)	Yes	2036

* - 2025 NO BUILD Analysis will approximate Existing Analysis

Crash Analysis:

Crash Analysis for 3-years (2017-2019)

Crashes provided but no analysis for 2020-2021

Report Submittals:

To:	Hard Copies	Electronic Copy
City of Santa Fe Traffic Engineer (Leroy and Audra)	No	Yes

Comments: Use spacing Criteria for a collector on Plaza Central for access driveway spacing.

NOTE:

Traffic Signal Timing Sheets Needed?: N/A

Intersection	Agency

Site Plan Received from Developer? Y / N

Land Use List Received from Developer? Y / N

Zorro Blanco - Multi-Family Housing
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Multifamily Housing (Low-Rise)	*165*	1,112	16	50	58	34
	Dwelling Units					

NOTE: Does not included future 25 dwelling units to meet City of Santa Fe's Affordable Housing Requirement.

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***6.74*** **(X) +** ***0***
50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

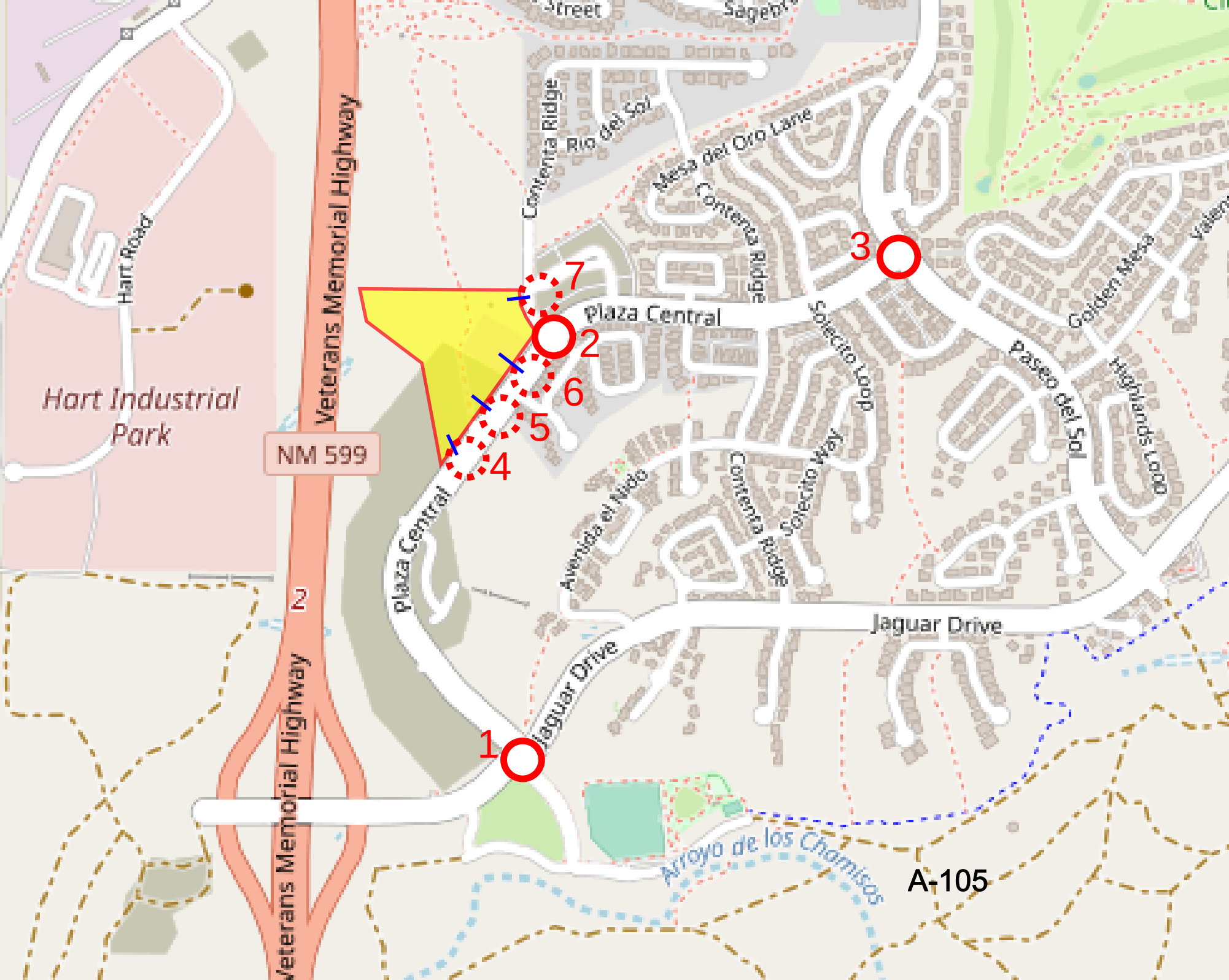
T = ***0.4*** **(X) +** ***0***
24% Enter, ***76%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

T = ***0.43*** **(X) +** ***20.55***
63% Enter, ***37%*** Exit

Comments:

Based on ITE Trip Generation Manual - 11th Edition


Hart Road
Veterans Memorial Highway
Hart Industrial Park
NM 599
Plaza Central
Contenta Ridge
Río del Sol
Mesa del Oro Lane
Solecito Loop
Golden Mesa
Paseo del Sol
Highlands Loop
Avenida el Nido
Solecito Way
Jaguar Drive
Arroyo de los Chamisos
A-105
1
2
3
4
5
6
7

Data Entry Sheet

Determination of Warrants for Deceleration Lanes

NM DOT State Access Management Manual Criteria

Driveway "A" / Plaza Central

Project Information:

Project Name:	Zorro Blanco Apartments - Santa Fe	
Project Location:	Plaza Central / Driveway "A"	
Implemenation Year:	2026	
Project Environment:	Urban	Two-Lane

Street Information:

Major Street Name:	Plaza Central
Minor Street Name:	Driveway "A"

Intersection Information:

	Orientation	Prevailing Speed	No. Lanes Each Direction
Driveway "A"	Southbound	25	N/A
Plaza Central	East-West	25	1

Determine Case:

Case
1 Urban Two-Lane Highway - Use Table 17.B.1
2 Urban Multi-Lane Highway - Use Table 17.B-2
3 Rural Two Lane Highway - Use Table 17.B-3 and 17.B-5
4 Rural Multi-Lane Highway - Use Table 17.B-4 and 17.B-6

Plaza Central is Case	1
Speed Category	=<30

WB Right Turn Volumes		WB Thru Volumes
2026 AM Pk. Hr. NO BUILD	0	189
2026 AM Pk. Hr. BUILD	10	189
2026 PM Pk. Hr. NO BUILD	0	121
2026 PM Pk. Hr. BUILD	36	121

EB Leftt Turn Volumes		EB Thru Volumes
2026 AM Pk. Hr. NO BUILD	0	75
2026 AM Pk. Hr. BUILD	6	75
2026 PM Pk. Hr. NO BUILD	0	160
2026 PM Pk. Hr. BUILD	23	160

Determination of Warrants for Auxiliary Lanes

Project Name: **Zorro Blanco Apartments - Santa Fe**
Name of Highway: **Plaza Central**
Name of Cross Street: **Driveway "A"**

Determination of Warrants for: **Southbound Driveway**

Implementation Year Volumes - **2026** **Posted Speed Limit:** **25**

Right Turn Deceleration Lane - Implementation Year Volumes

Condition	Year	Projected Right Turn Volume	Warrant Volume in thru Lane	Projected Volume in thru Lane	✓ if Met	Lane Length (Deceleration)*	Adjustment Factor for Grade**	Lane Length (Storage)***	Total Lane Length	Taper Ratio
AM Peak Hour NO BUILD	**2026**	-	-	189		N/A		N/A	**N/A**	**N/A**
AM Peak Hour BUILD	**2026**	10	700	189		N/A		N/A	**N/A**	**N/A**
PM Peak Hour NO BUILD	**2026**	-	-	121		N/A		N/A	**N/A**	**N/A**
PM Peak Hour BUILD	**2026**	36	216	121		N/A		N/A	**N/A**	**N/A**

Based on Table 17.B-1 (Criteria for Deceleration Lanes on Urban Two-Lane Highways)

Left Turn Deceleration Lane - Implementation Year Volumes

Condition	Year	Projected Left Turn Volume	Warrant Volume in thru Lane	Projected Volume in thru Lane	✓ if Met	Lane Length (Deceleration)*	Adjustment Factor for Grade**	Lane Length (Storage)***	Total Lane Length	Taper Ratio
AM Peak Hour NO BUILD	**2026**	-	-	75		N/A		N/A	**N/A**	**N/A**
AM Peak Hour BUILD	**2026**	6	486	75		N/A		N/A	**N/A**	**N/A**
PM Peak Hour NO BUILD	**2026**	-	-	160		N/A		N/A	**N/A**	**N/A**
PM Peak Hour BUILD	**2026**	23	246	160		N/A		N/A	**N/A**	**N/A**

Based on Table 17.B-1 (Criteria for Deceleration Lanes on Urban Two-Lane Highways)

* **Lane Length Requirements based on Table 18.K-1 (Deceleration and Acceleraion Lengths)**

** **Enter Grade Adjustment Factor from Table 18.K-2 or other criteria.**

*** **Lane Storage Length is Based on a calculated 3-minute queue based on average arrival rate per minute.**

= Volume/Hr. divided by 60 times three (rounded) times 25 feet per vehicle.

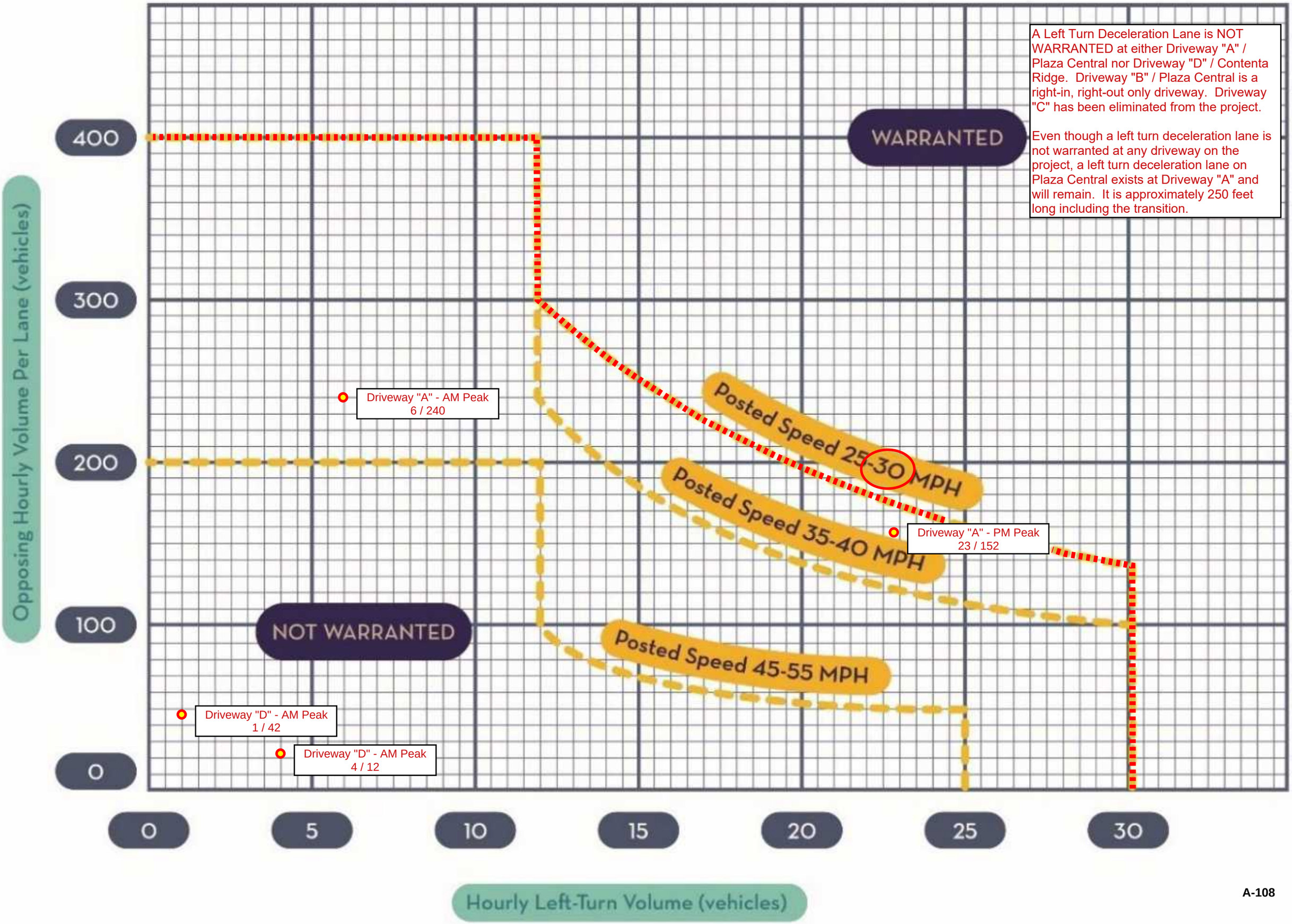
Lane Storage Length for right turn decel lanes is zero unless there is a stop condition.

Notes and Comments:

1. This warrant sheet is for the southbound Driveway "A" at Plaza Central at 100% Development of the Project

FIGURE 1. LEFT TURN LANE WARRANT CRITERIA

Zorro Blanco Apartments

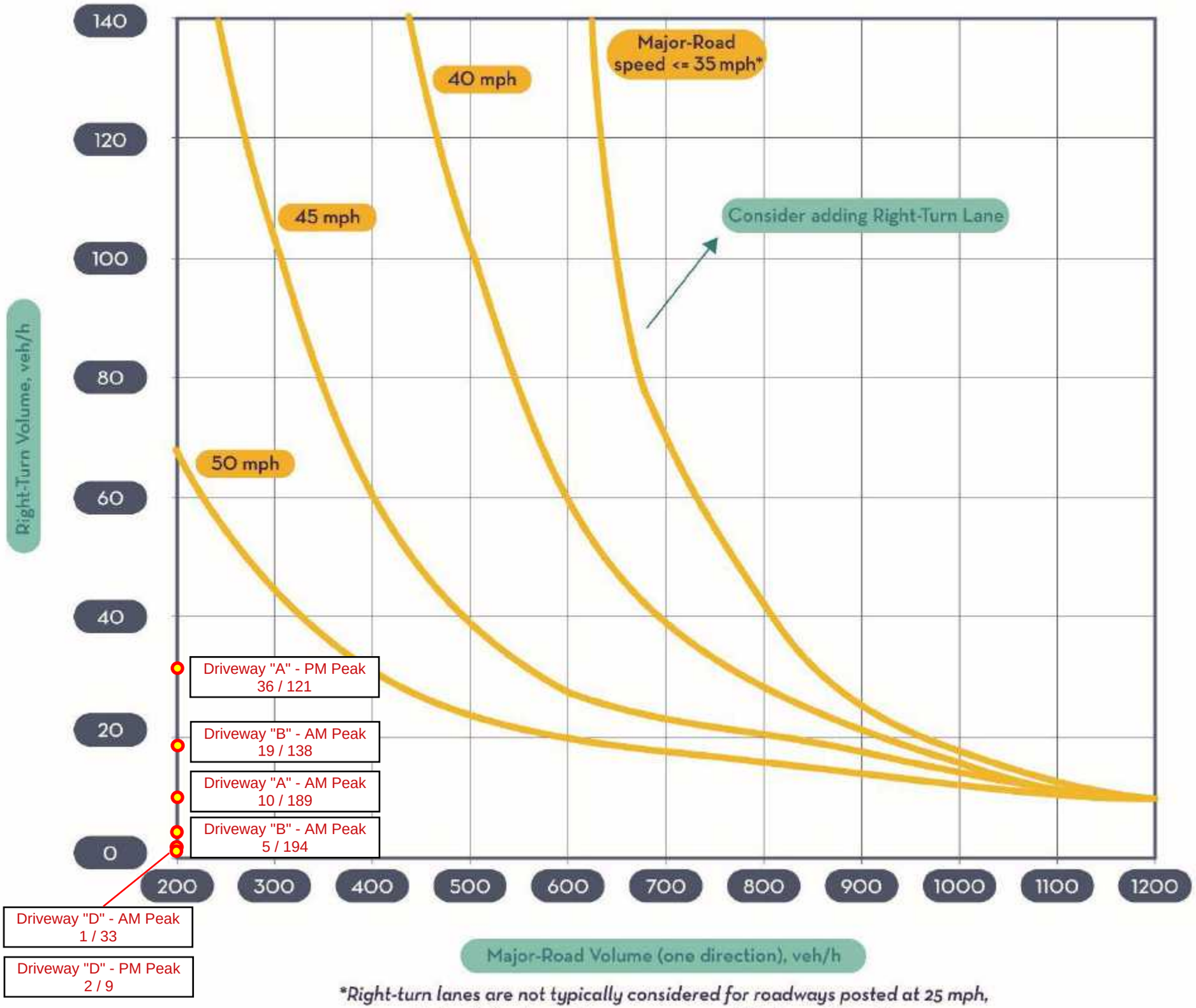


A Left Turn Deceleration Lane is NOT WARRANTED at either Driveway "A" / Plaza Central nor Driveway "D" / Contenta Ridge. Driveway "B" / Plaza Central is a right-in, right-out only driveway. Driveway "C" has been eliminated from the project.

Even though a left turn deceleration lane is not warranted at any driveway on the project, a left turn deceleration lane on Plaza Central exists at Driveway "A" and will remain. It is approximately 250 feet long including the transition.

FIGURE 2. RIGHT TURN LANE CRITERIA FOR TWO-LANE ROADWAY

Zorro Blanco Apartments



Right-turn lanes are not typically considered for roadways posted at 25 mph, but certain circumstances may warrant their consideration:

- *Right-turning volume of 50 vph or greater*
- *At the City Traffic Engineer, or designee's discretion*

EXHIBIT D

PRAIRIE DOG CLEARANCE LETTER

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
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Chris Rivera, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

August 13th, 2024

Kat Mortimer
kat@paxconsulting.biz

SUBJECT: Humane Relocation of Gunnison's Prairie Dogs

Dear Kat:

Per your request, on August, 9th, an inspection of the property located at 7502 Plaza Central Santa Fe NM, 87508 was conducted with the objective of determining the existence of Gunnison's Prairie Dogs. Please be advised that the site does not exhibit any existing mounds of past prairie dog den, no evidence of live Gunnison's Prairie Dogs inhabitation and, therefore, no further action is required.

Should you have questions, please feel free to contact me at mjsandoval@santafenm.gov

Sincerely,

Maxine Sandoval
City of Santa Fe
Planner/Tech
Technical Review Division
Planning & Land Use Department

EXHIBIT E

WATER BUDGET

Plaza Central Housing - Landscape Water Budget Years 1-3

Estimated Water Use for Landscape Improvements - 09/25/2024

LANDSCAPE IMPROVEMENTS	Gallons Per Minute - Bubbler Irrigation	Gallons per watering cycle bubblers (8 min run time)	Gallons Per Minute - Rotary Irrigation	Gallons per watering cycle rotary irrigation (30 min run time)	Total gallons per watering cycle - bubblers and rotary irrigation
Total volume for all trees and shrubs	407	3,256	13	403	3,659

WATERING REQUIREMENTS

Monthly watering schedule	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Watering cycles per month	0	1	2	4	8	12	12	12	8	4	1	0
Gallons per watering cycle	3,659	3,659	3,659	3,659	3,659	3,659	3,659	3,659	3,659	3,659	3,659	3,659
Total gallons/month	**0**	**3,659**	**7,318**	**14,637**	**29,274**	**43,910**	**43,910**	**43,910**	**29,274**	**14,637**	**3,659**	**0**

TOTAL ESTIMATED ANNUAL IRRIGATION WATER CONSUMPTION: **234,189 gallons per year***

1 acre foot of water = 325,851 gallons **0.718699037 acre feet per year***

TOTAL ACRE FEET OF WATER PER YEAR: 0.718699 acre feet per year* 234,189 gallons per year*

*** Run time and total water use are calculated for establishment period. After establishment, the anticipated water use may decrease be up to 50%.**

EXHIBIT F

WATER UTILITY SERVICE APPLICATION

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:
____ Water Service Technical Evaluation Request
__X__ Agreement for Metered Service (AMS)
___ Agreement to Construct and Dedicate Public Improvements (ACD)
____ Annexation Application Water Budget
____ Water Offset Program/Water Rights Compliance Evaluation Request

WORK ORDER # _____

Applicant Name: Zydeco TCVP Land, LLC (Richard Yates)
Project Address: 7205 Plaza Central, Santa Fe, NM

***Required - Attach a Plat of the Property (legal lot of record and proposed development)**

Plat Filing Information: Year 2016 Book 809 Page 14-20 Township, Range, Section: _____
Location: (check one only) Inside Corporate City Limits X Outside Corporate City Limits____
Property Uniform Property Code: _____ Existing Well: Yes __ No X _____
Legal Description including lot size: Approx 6.9 acres.

Short Description of Project: Zorro Blanco will consist of a 165* unit multi-family housing complex and a coffee shop. The development will include 19 buildings including a recreation building and a swimming pool.

Construction Start Date: Spring - Summer 2025

*RESIDENTIAL PROJECT - Complete the following

1. Type of project: (i.e. Single Family Residence, Subdivision, Lot split, Apartments) Apartments
2. Total number of lots approved on final plat/development plan:
3. Total number of homes existing or under construction: _2_____
4. Size of service requested: (5/8", 3/4", 1" or 2") _None

***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
_____	Single Family Dwelling Unit, lot size less than 6,000 sq. ft.	.15 afy per d.u.	_____
_____	Single Family Dwelling Unit, lot size 6,000-10,890 sq. ft	.17 afy per d.u.	_____
_____	Single Family Dwelling Unit, lot size greater than 10,890 sq. ft.	.25 afy per d.u.	_____
_____	Mobile Home (in Mobile home park)	.17 afy per d.u.	_____
_____	Accessory Dwelling Unit	.09 afy per d.u.	_____
_165_	Apartment/Condominium	.16 afy per d.u.	_____
_____	Senior Complex	.12 afy per d.u.	_____

_165__ 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

OWNER:_Zydeco TCVP Land, LLC (Richard Yates) Mailing Address:428 Sandoval St, Ste 200 _Santa Fe , NM_____ Phone Number: 505-670-2375_____ Mobile Number:_____		***Only If Applicable** AGENT: Pax Consulting, LLC (Kat Mortimer) Title: Agent Mailing Address: 31 Encantado Loop Santa Fe NM 87508 Phone Number: 505-577-4553 Mobile Number:_____
Information Provided By: Check one: Owner _____ Agent _X____ Signature:_____ Date:_____		
Technical Evaluation to be Sent to: Check one: Owner _____ Agent _X____		

COMMENTS: _____

_____

_____

_____

APPLICANTS, PLEASE NOTE:

- If the project is located within the Historic District and a hotbox for a backflow preventer is required, the Historic Preservation Division must be contacted at (505) 955-6605 to coordinate the hotbox location.
- 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:
    - o A map of the proposed project in relation to the existing city limits and the presumptive city limits.
    - o A detailed description of the proposed development including the type and size of proposed land uses.
    - o The health, safety and welfare or other legal reason for the connection.
    - o A site water budget.
    - o Documentation from the County of Santa Fe that county water service is not available, if applicable.
    - o Documentation from the wastewater division regarding sewer availability.
    - o A certified Santa Fe Homes Proposal as set forth in Section 14-8.11 SFCC 1987 if applicable.

EXHIBIT G

PUBLIC SCHOOL NOTIFICATION

Santa Fe Public Schools

Property & Asset Management
Residential Development Impact Information Form
School Notification as required by City Ordinance 14-8.18 AFCC 1987

1. Project Name: Zorro Blanco
2. Location of Property: 7205 Plaza Central
3. Owner/Agent Name: Katherine Mortimer, Pay Consulting
   Mailing Address: 7 Vista Grande B7 #230
   Phone & Fax: Santa Fe, NM 87508
4. Unit Matrix

PROJECT EFFECT ON STUDENT POPULATION		
Unit Type	Unit Quantity	Average Price
Single Family (detached)		
Single Family (attached)		
Townhome/ Apartment		
Multi-Family	167	
Commercial		

5. Elementary School Zone for Proposed Development: Nina Otero
6. Middle School Zone for Proposed Development: Nina Otero
7. High School Zone for Proposed Development: Capital High
8. Build out Rates (Year/s; #/yr): 2026

Educational Services Center
610 Alta Vista
Santa Fe, NM 87505
Telephone (505) 467-2000
www.sfps.info

For questions & submittal, contact:
Santa Fe Public Schools, Property & Asset Management,
2195 Zia Road, Santa Fe NM 87505
505 467 3400

EXHIBIT H

ARCHAEOLOGICAL CLEARANCE

CITY OF SANTA FE
ARCHAEOLOGICAL SUBMITTAL CHECKLIST/CLEARANCE PERMIT AND APPROVAL

Case File Number ARC 7/1999 Date Application Submitted _____
ARC 9/1998

District: Historic Downtown District _____; River & Trails-Regular _____; Santa Fe Trail _____; Suburban X

PLEASE PROVIDE A COPY OF THIS PERMIT WITH YOUR BUILDING PERMIT APPLICATION

Building Sq. Ft. _____ Development Acreage _____

Project Description: TIERRA CONTENTA SUBDIVISION

Site Address/Location: PHASES I & II Property Owner: _____

Permit: Grading _____; Development _____; Building _____

Applicant Information: Name: _____

Mailing Address: _____ Phone No.: _____

Archaeological Consultant: MATTHEW F. SCHRADER

RECONNAISSANCE REPORT

1. ___ Project Archaeologist's Resume
2. ___ Vicinity Map
3. ___ Project Site Description
4. ___ Development Project Description
5. ___ Outline of Research & Methodology
6. ___ Site Map or Aerial Photograph at a Minimum of 1"=200' for Downtown Dist. & 1"=400' for other Districts
7. ___ Archival Research
   a. ___ Historic Maps & Aerial Photos
   b. ___ ARMS Files & Archaeological Reports
   c. ___ General Land Office (BLM) Surveys or Land Grant Plats
   d. ___ 1917 Hydrological Survey and Santa Fe Acequia System Report (needed if acequia present or nearby)
   e. ___ National and State Register Nominations (needed if in Historic Downtown District or near Historic Structure)
   f. ___ Historic Photos (needed if in Historic Downtown District)
   g. ___ Information from Title Abstract (if available)
8. ___ 2% Testing (Historic Downtown District Only)
9. ___ Description of Prehistoric & Historic Occupation & Land Use
10. ___ Description of Cultural Remains Discovered and Significance
11. ___ NM Site Inventory Forms and Other Documentation
12. ___ Recommended Site Significance
13. ___ Assessment of Development's Impact on Cultural Remains
14. ___ Recommended Treatment for Site
15. ___ Listing of Sources, i.e. historic maps, aerials, reports, etc.

_____ ARC APPROVAL: MEETING DATE: _____
Special Conditions: _____ Yes (see attachment)
_____ No

TREATMENT PLAN REQUIRED:

Yes: _____ No: _____

_____ TREATMENT PLAN ARC APPROVAL: MEETING DATE: _____
Special Conditions: ___ Yes (see attachment) ___ No

PRELIMINARY TREATMENT REPORT

___ a. Research Design Outline
___ b. Site Map of Excavations
___ c. Other Documentation: Photographs and New Mexico Site Inventory Forms; if applicable
___ d. Description of Cultural Remains Discovered
___ e. Description of Prehistoric and Historic Occupation and Land Use
___ f. Listing of Sources

TREATMENT REPORT ARC APPROVAL: MEETING DATE: 3 SEPTEMBER 1998
Special Conditions: _____ Yes (see attachment) _____ No

FINAL TREATMENT REPORT

_____ Date Final Report Due 3 SEPTEMBER 1998 Date Final Report Received

Permit Approved: FINAL PERMIT WAS APPROVED BY Date: 9/3/98
Archaeological Review Committee Chairperson

ARC FOR ALL PHASES (AA) 11/7/01

EXHIBIT I

ENN MEETING NOTES

Zorro Blanco
Early Neighborhood Notification (ENN) Meeting Notes

August 20, 2024 Meeting

Meeting Started at 5:30 p.m.

City of Santa Fe Senior Planner, Carly Venditti, introduced the meeting and provided meeting guidelines.

Tom Gifford, architect of record, introduced the development team members in the meeting and presented the project.

Comments, Questions & Responses:

- Looking forward to the development and seeing the lot get cleaned up as people have been dumping trash there. They bought their home near the future Village Plaza in anticipation of a walkable community. They're hoping the addition of more residential units will help that retail development be more attracted to this area. Hoping it will attract good quality retail to Village. Would not like to see multi-family residential development in the area planned for those uses in the C-2 zoning district.

- From Chat: "I'm curious about the rationale about how it fits into housing needs. One of the things cited in the proposal online is that it is a housing option that might allow higher income individuals to move to, freeing lower cost options for lower income individuals. What is enticing market rate renters to move here? It's an apartment complex with no amenities close by or easily accessible by public transportation. There's SWAN park within walking distance. You can drive to Walmart and fast food."

Kat Mortimer responded, if someone has financial ability to move into a higher scale apartment but are living in a lower-cost one, they can then vacate lower cost apartments, allowing lower income households to move in.

Kat Mortimer agreed that there is room for more amenities nearby and that by adding higher density residential development, it will increase the demand and may help get retail to locate in the area. By adding higher density residential development, it will increase the demand for future retail.

Tom Gifford listed the amenities in the proposed complex, nearby SWAN Park, and potential for future retail development.

- From Chat: Commentor clarified that there are no amenities nearby.

Kat Mortimer added that the hope is that this project will add more demand for future retail in the C-2 zoned property to the south.

- From Chat:" for phase 2 and retail can you engage our neighbors in other areas on this part of the southside other than Tierra Contenta?"

Kat Mortimer responded that this developer does not own the area where retail is meant to go. Tom Gifford added that the area that was planned for future retail is in the C-2 zoning district and that would allow retail, restaurants, etc. This development will bring more people to the area which would be good for this project. We can let the owners of the site know there's an interest in engaging people outside of TC in the specific proposals for development of the commercial development.

- What will be developed on the remainder of the site?

Tom Gifford responded that it is not clear. This site was originally planned for offices but since COVID, the market for offices is not there at this time. It could be more mixed use. The master plan calls for office on this site but offices are not marketable now. The C-2 lots have been on the market for 10 years but haven't had any takers. With more remote workers now and the larger units in Zorro Blanco, there may be people who live and work at home which creates even more demand for retail uses.

- Are the colors, predominantly white with accent colors, are allowed in the City and Tierra Contenta (TC)?

Tom Gifford responded that this phase of TC, Phase 2C, allows for more innovation and creativity at this edge of the development adjacent to SR 599. We have presented to the TC Architectural Review Committee but are still in that process. This City has an architectural point system and that the colors are allowed as long as you get enough points. We have to score 205 points and the project meets 220. We still need to go through the approval process with both TC and the City.

- Requests for a copy of the traffic study and the slides from the meet & greet meetings but has not been responded to.

Kat Mortimer replied that she had sent an email back but has been having trouble recently getting her emails to be recognized as authentic. Kat Mortimer replied that

preliminary all of the project details are still being finalized and that the applicant does not want to send out images or documents that may be revised prior to submittal to the City.

- The property management company, Graystar, has a bad rating on a website and is concerned they won't manage the property well and won't provide appropriate security or maintenance. Since this project wants to create a sense of community but hiring Graystar won't do that.

Tom Gifford responded that Graystar is a premier management company in New Mexico. They might have some lower performing properties in their portfolio, but that the owner is dedicated to ensuring a clean and safe property. Should Graystar not perform well, they would be replaced.

- Given that there won't be individual trash and recycling bins but that it would be collected centrally in a location near the new townhouses on Contenta Ridge. Concerned it will be overflowing and not well managed.

Tom Gifford has found that having a centralized trash area keeps the litter confined and easier to manage. Hear the concerns that it is located near the new townhomes but it will be fully enclosed with a block wall and gate. Graystar collects the trash from the units.

- There won't be any traffic calming measures. You can drive right through the roundabouts.

Tom Gifford reported that Plaza Central is an emergency response route and it's not possible to add traffic calming measures like speed humps or tables. The concern about traffic is addressed as this land was planned for office uses, which produce more traffic than residential, and the roadway and intersections were designed to accommodate that future traffic. Tom Gifford responded that the traffic study is not final and that it will be sent out once it is. Will give you all the meeting notes from the meet and greets.

- Market-rate housing with funds for 24 units off-site will not address the housing needs of Santa Fe. We do need housing in Santa Fe but this development is planned so it's not benefitting the community but is a cash cow for the developers. The market for these will not be for local residents. It is more for commuters from Los Alamos. The neighbors will have to suffer the consequences of what is developed.

Tom Gifford responded that adding the 165 housing units here plus 24 units offsite will help address the City's overall housing needs.

- A survey done of TC residents found that 65% of people want a grocery store in the neighborhood. It doesn't seem like the developer has taken the neighborhood's desires into consideration including viewsheds.

- There is a petition online to oppose the project with 131 signatures. She asked how to submit that to the City.

- The only study neighbors have received is one that is paid for by developers.

Carly Venditti provided her contact information.

- From Chat: "I'd like to share my opposition for this development. I am applaud [appalled] by the amount of apartment complexes in this city. The currently existing apartment complexes tend to bring individuals that don't care about the surrounding community. We need more actual affordable HOUSING. If this complex will be geared toward higher income individuals, it will benefit those that commute to Los Alamos, who have migrated here from out of state. Not those who live within Santa Fe, and contribute to our community. I moved to this particular part of town to stay amongst a community which is surrounded by single-family dwellings. To imagine having an apartment complex this close to my house, really drives me to considering selling. Thank you."

- From Chat: "gentrification of the southside is something to watch out for, working to address higher income individuals needs vs existing residents"

- From Chat: "Is there a way to see the recording of the meeting. I was late after work. Sorry"

Kat Mortimer responded yes.

Carly Venditti responded that people can request it from either Kat or her.

- A neighbor has recently painted their house white on Lumbre del Sol and that it jumps out at you. Suggested checking it out and reconsidering the dominant color. Wonders if that will be repeated in the rest of the development of the area.
- This is a huge area with no neighborhood organizations. What we see is little bits and pieces and don't have a clear sense of how other areas will be developed both here and in other parts of Tierra Contenta.
- There is a serious lack of housing and this will help address that. I do find this really exciting. So much multi-family housing going up at the same time is scary

but it is what we need. We can't solve this problem with single-family homes that will sprawl out and we would have to annex in additional land. If we want retail development we need more housing to support that.

Tom Gifford will check out the house on Lumbre del Sol.

Carly Venditti mentioned that a building permit is required to restucco homes and that they do have to provide the color.

Carly Venditti also stated that since the number of acres in the lot line adjustment request has decreased, there will be another ENN for this project though it has not yet been scheduled. There will be another opportunity to comment.

From Chat: "Can we submit our own community gathered research, Carly? As well as our petition? https://www.change.org/oppose-zorro-blanco, Thanks."

Carly Venditti responded that yes, you can. At the time this project goes before the Planning Commission, it will be posted on prime.gov and you can post your comments there. That will make it part of the official record.

- Reiterating that they haven't received anything from Kat but has sent 2 emails asking for the traffic study and any other documents available, including notes from the meet and greets.

Kat Mortimer responded that she has tried to respond to the email but that her email has recently not been received by some domains. What she sent was a summary of the topics brought up at the meet and greets but none of the documents are yet final. They are being updated, in part due to the addition of the coffee shop, but that it isn't a good idea to send out drafts of documents that can confuse the process.

From Chat: "Good to also send to Planning Commission members and City Council members on the commission."

Carly Venditti responded that if you send information to City officials, they may then have to recuse themselves from voting on this project. It is important that you attend these meetings, attend the next ENN and the Planning Commission meeting and make your comments there so they can be considered.

Carly Venditti provided her contact information and how to access information on the public portal in the Chat: cavenditti@santafenm.gov – 505-955-6656

September 30, 2024 Meeting

Meeting Started at 5:45 p.m.

City of Santa Fe Senior Planner, Carly Venditti, introduced the meeting and provided meeting guidelines.

Tom Gifford, architect of record, introduced the development team members in the meeting and presented the project, focusing on the changes since the first ENN meeting.

Comments, Questions & Responses:

- What is the total number of families that will be in this project?

Tom Gifford responded that there will be 165.

- What year will the units be done?

Tom Gifford responded that the construction is expected to start in the first quarter of 2025 with the units coming on line in the summer of 2026.

- What is the process for this project to get approved?

Tom Gifford responded that this is an Early Neighborhood Notification. There was a previous ENN meeting and two community Meet & Greets. After this the application will be submitted to the City and it will ultimately go to the Planning Commission where public comments will also be sought.

- Since the City's Development Code is being rewritten, would this project be subject to the current or revised code?

Carly Vendetti responded that the current code will apply to this project. That revision will take several months to get passed by the City.

- How many units will be in the project and would the new requirements for affordable housing apply?

Carly Vendetti responded that the proposed higher affordable housing requirements would be a pilot program and would not be applicable to this project as it is not in place yet.

Tom Gifford added that there will be 165 housing units in Zorro Blanco. For affordable housing this project will do one or more of either fee-in-lieu, land-in-lieu, or provision of onsite affordable units.

- Affordable houses have been built in the area and hopes that this would include affordable units for locals who work locally. I attended an ENN for affordable housing in Plaza Contenta which haven't been built. If this project is also delayed, would the new rules apply?

Carly Vendetti responded that the new rules will limit ENNs to last for one year if the project is applied for and the project would be subject to the new rules. However, except for the affordable housing pilot program, the Development Code rewrite is not expected to change the rules very much.

Tom Gifford added that the interion for Zorro Blanco is to apply under the current rules.

- When do you hope to break ground?

Tom Gifford responded that we hope to break ground in the first quarter of 2025 with completion in 2026.

EXHIBIT J

AFFIDAVITS OF ENN NOTICE MAILINGS & POSTINGS

Affidavit of Posting

I, Karl H. Sommer, being first duly sworn and under oath, to hereby certify that the Public Notice of the Early Neighborhood Notification meeting for August 8, 2024, was posted in three locations on the property located at 7205 Plaza Central, Santa Fe, NM, on July 24, 2024, and three photographs of the posting of the Public Notice are attached to this Affidavit.

Karl H. Sommer
July 24, 2024

Subscribed and sworn to before me on this 25th day of July 2024, by Karl H. Sommer, to me personally known.

Notary Public
State of New Mexico

STATE OF NEW MEXICO
NOTARY PUBLIC
JUELLA M. MONTOYA
COMMISSION # 1103768
COMMISSION EXPIRES 11/21/2026

CENTRAL
CONTENTA
City of Santa Fe, New Mexico
PUBLIC MEETING NOTICE
Type of Project
Project Location
Type of Meeting
Time
Date
Meeting Location
Applicant/Agent
For information call
Phone #
Refer to Case
Date
to
Date

City of Santa Fe, New Mexico

PUBLIC MEETING NOTICE

ZYDECO, LLC, d/b/a ZIA BAE proposes a multi-family residential project containing up to 168 rental units, a clubhouse, and swimming pool, all on an 8.0 acre tract zoned C-2 in Pecos Highway Corridor. Conditional uses or special exceptions will be requested. Zone Change will be requesting a development plan approval and a lot line adjustment

Type of Project

1205 PLAZA CENTRAL

Project Location

(EARLY NEIGHBORHOOD NOTIFICATION)

Type of Meeting

5:30 p.m. — **Time**

8/8/24 — **Date**

VIRTUAL at https://santafe.primegov.com/Public/portal

Meeting Location

ZYDECO, LLC (APPLICANT) KATHERINE THOMPSON (AGENT)

Applicant/Agent

For information call Katherine Nutting — **Phone #** 505 577 4553

Refer to Case

Required to be posted and visible from a public street from 7/24/24 — **Date** to 8/7/24 — **Date**

PUBLIC MEETING NOTICE

Affidavit of Mailing

I, Katherine E. Mortimer, being first duly sworn and under oath, do hereby certify that the attached Notice was mailed to property owners and tenants within 300 feet of 7205 Plaza Central, Santa Fe, NM on August 1st, 2024. Notices were mailed on August 1, 2024.

No notices were emailed to neighborhood associations as none were found to exist on the City of Santa Fe's GIS maps within 300 feet of the proposed project site.

Katherine E. Mortimer
August 1, 2024

Subscribed and sworn to before me on this 1st day of August 2024, by Katherine E. Mortimer, to me personally known.

Notary Public
State of New Mexico

STATE OF NEW MEXICO
NOTARY PUBLIC
JUELLA M. MONTOYA
COMMISSION # 1103768
COMMISSION EXPIRES 11/21/2026

PAX CONSULTING
paxconsulting.biz

August 1, 2024

Dear Neighbor:

Pax Consulting, LLC (Kat Mortimer), as agent for Zydeco66, LLC, d/b/a Zorro Blanco, will be requesting a lot line adjustment and a development plan for a 168-unit market rate apartment complex at 7205 Plaza Central in Santa Fe, NM.

In accordance with the requirements of the City of Santa Fe's Early Neighborhood Notification regulations, this is to inform you that a meeting is scheduled for:

5:30 PM
Tuesday, August 20, 2024
https://santafe.primegov.com/public/portal

PLEASE NOTE: ENN WAS ORIGINALLY SCHEDULED FOR 8/8/24 BUT HAS BEEN CHANGED

Early Neighborhood Notification is intended to provide for an exchange of information between prospective applicants for development projects and the project's neighbors before plans become too firm to respond meaningfully to community input.

On the reverse side of this letter, you will find a vicinity map where the property is located. If you have any questions or comments, please contact Katherine Mortimer, Pax Consulting, 505-577-4553, Kat@PaxConsulting.biz.

Sincerely,

Katherine Mortimer

Attachments: Vicinity map

***Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the Land Use Department (955-6820) 5 days prior to the hearing or meeting date.**

LEOVALDO L. URQUIDI
7254 VISTA SERENA LOOP
SANTA FE, NM 87507

HOMEWISE, INC
1301 SILER RD
SANTA FE, NM 87507

VANESSA LYN GARCIA
7179 PLAZA CENTRAL
SANTA FE, NM 87507

CHRISTOPHER & LATISHA BACA
7246 VISTA SERENA LOOP
SANTA FE, NM 87507

DOMINIC MONTOYA
7238 VISTA SERENA LOOP
SANTA FE, NM 87507

TWILIGHT HOMES OF NEW MEXICO
1301 CUESTA ARRIBA CT NE STE A
ALBUQUERQUE, NM 87113

ZYDECO TCVP LAND LLC
428 SANDOVAL ST STE 200
SANTA FE, NM 87501

MARIO LOPEZ & JESUSITA ROMERO
7244 VISTA SERENA LOOP
SANTA FE, NM 87507

TIERRA CONTENTA CORPORATION
2520 CAMINO ENTRADA STE A
SANTA FE, NM 87507

LISA J GOLDMAN
7304 VISTA SERENA LOOP
SANTA FE, NM 87507

MICAELA & FRANCISCO FIERRO
7268 VISTA SERENA LOOP
SANTA FE, NM 87507

MILO PRISBREY
7240 VISTA SERENA LOOP
SANTA FE, NM 87507

CAROL BURLING
7236 VISTA SERENA LOOP
SANTA FE, NM 87507

EULISES G GARCIA
7258 VISTA SERENA LOOP
SANTA FE, NM 87507

KENNETH WALTER MCLAIN
7171 PLAZA CENTRAL
SANTA FE, NM 87507

MORITZ REVOCABLE TRUST
7262 VISTA SERENA LOOP
SANTA FE, NM 87507

ALLEN & ANNETTE LUJAN
7242 VISTA SERENA LOOP
SANTA FE, NM 87507

JAMES FELIX GALLEGOS\
7199 PLAZA CENTRAL
SANTA FE, NM NM 87507

HECTOR BERT SAENZ
7234 VISTA SERENA LOOP
SANTA FE, NM 87507

CUESTA DEL ORO LLC
1301 CUESTA ARRIBA CT NE STE A
ALBUQUERQUE, NM 87113

OCCUPANT
7308 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7320 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7312 CONTENTA RIDGE LOOP
SANTA FE, NM 97507

OCCUPANT
7332 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

PATRICK & BOBBY JACKSON
4504 N SHAWNEE ST
AURORA, CO

OCCUPANT
4519 CONTENTA RIDGE
SANTA FE, NM 87507

OCCUPANT
7440 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7387 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7424 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7420 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7436 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7391 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7416 PLAZA CENTRAL
SANTA FE, NM 97507

OCCUPANT
7412 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7205 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7432 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7428 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7385 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7444 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
74487 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7191 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7389 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7383 CONTENTA RIDGE LOOP
SANTA FE, NM 97507

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7444 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
74487 PLAZA CENTRAL
SANTA FE, NM 87507

Affidavit of Posting and Mailing

I, Katherine E. Mortimer, being first duly sworn and under oath, do hereby certify that the Public Notice and Mailing for the Early Neighborhood Notification meeting for September 30, 2024, was posted in three locations on the property located at 7205 Plaza Central, Santa Fe, NM on September 16, 2024 and notices were mailed to property owners and residents within 300 feet of 7205 Plaza Central, Santa Fe, NM on September 16, 2024. The mailing list and three photographs of the postings of the Public Notice are attached to this affidavit.

Katherine E. Mortimer
September 17, 2024

Subscribed and sworn to before me on this 17th day of September 2024, by Katherine E. Mortimer, to me personally known.

Notary Public
State of New Mexico

STATE OF NEW MEXICO
NOTARY PUBLIC
JUELLA M. MONTOYA
COMMISSION # 1103768
COMMISSION EXPIRES 11/21/2026

PAX CONSULTING
paxconsulting.biz

September 16, 2024

Dear Neighbor:

Pax Consulting, LLC (Kat Mortimer), as agent for Zydeco66, LLC, d/b/a Zorro Blanco, will be requesting a lot line adjustment and a development plan for a 164*-unit market rate apartment complex and a coffee shop at 7205 Plaza Central in Santa Fe, NM.

In accordance with the requirements of the City of Santa Fe's Early Neighborhood Notification regulations, this is to inform you that a meeting is scheduled for:

5:30 PM
September 30, 2024
https://santafe.primegov.com/public/portal

PLEASE NOTE: THIS IS A SECOND ENN TO ADDRESS CHANGES IN THE PROJECT

Early Neighborhood Notification is intended to provide for an exchange of information between prospective applicants for development projects and the project's neighbors before plans become too firm to respond meaningfully to community input.

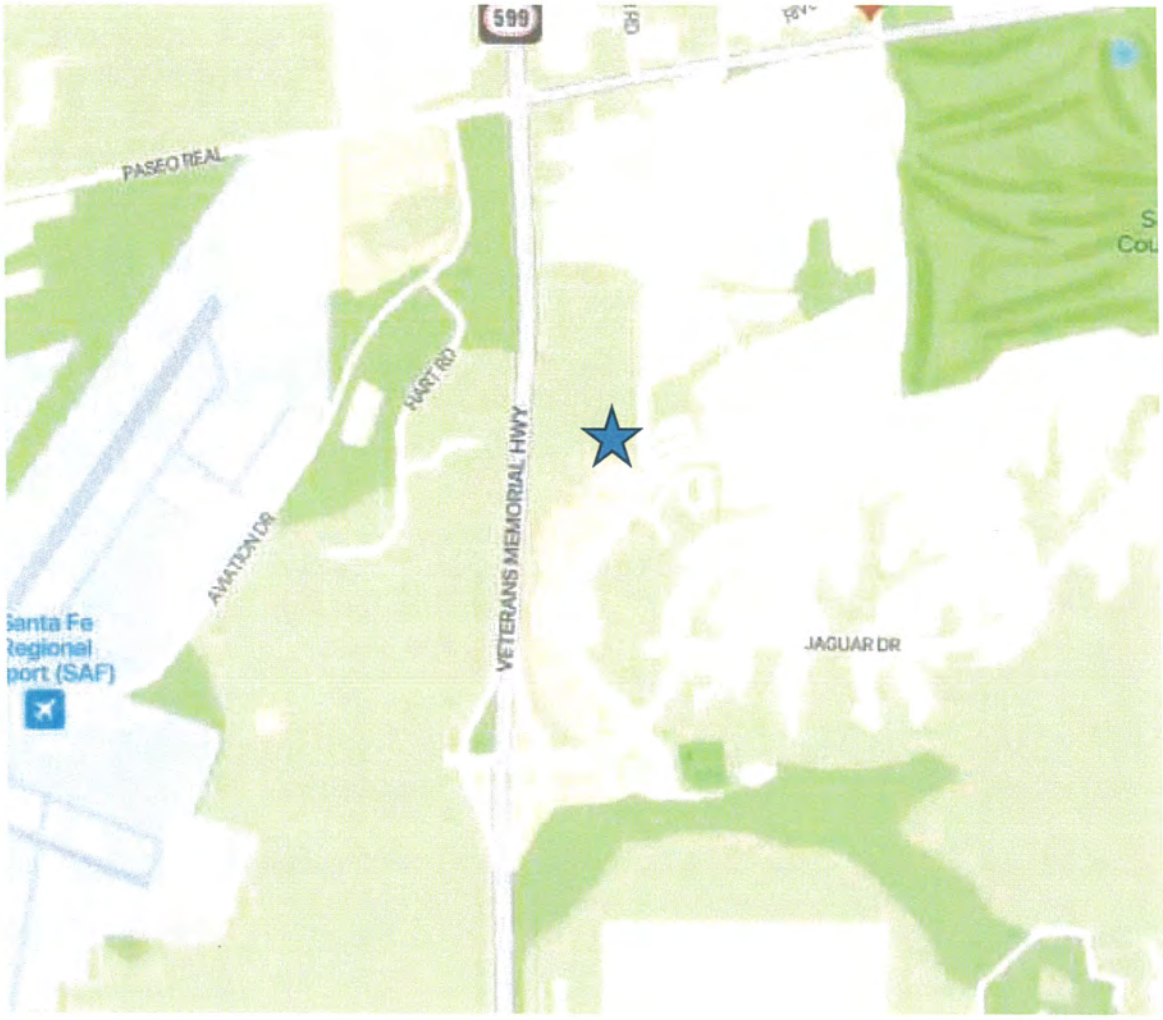
On the reverse side of this letter, you will find a vicinity map where the property is located. If you have any questions or comments, please contact Katherine Mortimer, Pax Consulting, 505-577-4553, Kat@PaxConsulting.biz.

Sincerely,

Katherine Mortimer

Attachments: Vicinity map
* Should the coffee shop not work out, it may be turned into an additional residential unit.
****Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the Land Use Department (955-6820) 5 days prior to the hearing or meeting date.**

Site Location Map



LEOVALDO L. URQUIDI
7254 VISTA SERENA LOOP
SANTA FE, NM 87507

HOMEWISE, INC
1301 SILER RD
SANTA FE, NM 87507

VANESSA LYN GARCIA
7179 PLAZA CENTRAL
SANTA FE, NM 87507

CHRISTOPHER & LATISHA BACA
7246 VISTA SERENA LOOP
SANTA FE, NM 87507

DOMINIC MONTOYA
7238 VISTA SERENA LOOP
SANTA FE, NM 87507

TWILIGHT HOMES OF NEW MEXICO
1301 CUESTA ARRIBA CT NE STE A
ALBUQUERQUE, NM 87113

ZYDECO TCVP LAND LLC
428 SANDOVAL ST STE 200
SANTA FE, NM 87501

MARIO LOPEZ & JESUSITA ROMERO
7244 VISTA SERENA LOOP
SANTA FE, NM 87507

TIERRA CONTENTA CORPORATION
2520 CAMINO ENTRADA STE A
SANTA FE, NM 87507

LISA J GOLDMAN
7304 VISTA SERENA LOOP
SANTA FE, NM 87507

TALAMANTE, BRANDY J
7163 PLAZA CENTRAL
SANTA FE, NM 87507

ROBERTS & SONS LLC
1000 CORDOVA PL # 357
SANTA FE, NM 87505

JUAN A ACOSTA
7305 VISTA SERENA LOOP
SANTA FE, NM 87507

LINDA L NARANJO
7300 VISTA SERENA LOOP
SANTA FE, NM 87507

MANJU & SURESH CHAUDHRY
7251 VISTA SERENA LOOP
SANTA FE, NM 87507

YESENIA MARQUEZ ACOSTA
7250 VISTA SERENA LOOP
SANTA FE, NM 87507

STEVEN MICHAEL KNARR
7187 PLAZA CENTRAL
SANTA FE, NM 87507

MATILDA HADZIC
7256 VISTA SERENA LOOP
SANTA FE, NM 87507

AARON ROYBAL
7302 VISTA SERENA LOOP
SANTA FE, NM 87507

ROBY ROMERO
7301 VISTA SERENA LOOP
SANTA FE, NM 87507

MICAELA & FRANCISCO FIERRO
7268 VISTA SERENA LOOP
SANTA FE, NM 87507

MILO PRISBREY
7240 VISTA SERENA LOOP
SANTA FE, NM 87507

CAROL BURLING
7236 VISTA SERENA LOOP
SANTA FE, NM 87507

EULISES G GARCIA
7258 VISTA SERENA LOOP
SANTA FE, NM 87507

KENNETH WALTER MCLAIN
7171 PLAZA CENTRAL
SANTA FE, NM 87507

MORITZ REVOCABLE TRUST
7262 VISTA SERENA LOOP
SANTA FE, NM 87507

ALLEN & ANNETTE LUJAN
7242 VISTA SERENA LOOP
SANTA FE, NM 87507

JAMES FELIX GALLEGOS\
7199 PLAZA CENTRAL
SANTA FE, NM NM 87507

HECTOR BERT SAENZ
7234 VISTA SERENA LOOP
SANTA FE, NM 87507

CUESTA DEL ORO LLC
1301 CUESTA ARRIBA CT NE STE A
ALBUQUERQUE, NM 87113

SANTA FE COMMUNITY HOUSING TRUST
2520 CAMINO ENTRADA STE A
SANTA FE, NM 87507

JOSE RODRIGUEZ-MADRIGAL & JOANNA MELENDEZ DOMINGUEZ
7195 PLAZA CENTRAL
SANTA FE, NM 87507

TIERRA FELIZ DEVELOPMENT COMPANY LLC
333 RIO RANCHO DR STE 202
RIO RANCHO, NM 87124

GLADIS ROSIVEL GUEVARA VENTURA
7264 VISTA SERENA LOOP
SANTA FE, NM 87507

ANNA RENA STEPHENS & MANUELITO TOMAS VELASQUEZ
7248 VISTA SERENA LOOP
SANTA FE, NM 87507

LUIS L & DANA L TAPIA
7260 VISTA SERENA LOOP
SANTA FE, NM 87507

MARIA M SANCHEZ
7266 VISTA SERENA LOOP
SANTA FE, NM 87507

ELIZABETH J TRUJILLO
7252 VISTA SERENA LOOP
SANTA FE, NM 87507

ALEXANDER D GRANNAN
7385 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

VERONICA GONZALES & IRVING O GONZALES CASTILLO
7253 VISTA SERENA LOOP
SANTA FE, NM 87507

ERNEST J & BARBIE D TELLEZ
7167 PLAZA CENTRAL
SANTA FE, NM 87507

GEORGE P VALDEZ JR & TANYA MARTINEZ
7183 PLAZA CENTRAL
SANTA FE, NM 87507

STATE OF NEW MEXICO
PO BOX 2087
SANTA FE, NM 87504

HERMINIA ROSALES
7381 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

CITY OF SANTA FE
200 LINCOLN AVE
SANTA FE, NM 87501

CONTENTA RIDGE TWNHME HOMEOWNERS ASSOC INC
409 NM HWY 528 NE
RIO RANCHO, NM 87124

GREGORY G & DIANA C H NAVARRETE HAM
7379 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7408 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7389 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

ESMERALDA PENA
7387 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7308 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7320 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7312 CONTENTA RIDGE LOOP
SANTA FE, NM 97507

OCCUPANT
7332 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

PATRICK & BOBBY JACKSON
4504 N SHAWNEE ST
AURORA, CO

OCCUPANT
4519 CONTENTA RIDGE
SANTA FE, NM 87507

OCCUPANT
7440 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7387 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7424 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7420 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7436 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7391 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7416 PLAZA CENTRAL
SANTA FE, NM 97507

OCCUPANT
7412 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7205 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7432 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7428 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7385 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

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7380 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7487 PLAZA CENTRAL
SANTA FE, NM 87507

MARCUS & ANDREA VIGIL
PAREDES CRIBAS
7389 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

City of Santa Fe, New Mexico 2ND EN

PUBLIC MEETING NOTICE

ZY DECO 66, LLC, dba Zorro Blanco proposes a multifamily residential project with up to 165 rental units, a clubhouse, and a swimming pool and a coffee shop, all on a ~6.9 acre tract zoned C-2. NO rezoning variances, conditional uses, or special exceptions will be requested. Zorro Blanco will be requesting a development plan approval and a lot line adjustment

Type of Project

7205 PLAZA CENTRAL

Project Location

EARLY NEIGHBORHOOD NOTIFICATION — 5:30pm — 9/30/24

Type of Meeting — **Time** — **Date**

Virtual at https://santafe-primegov.com/public/portal

Meeting Location

ZY DECO 66, LLC (Applicant) KATHERINE Mortimer (Agent)

Applicant/Agent

For information call Katherine Mortimer 505 577-4593

Phone #

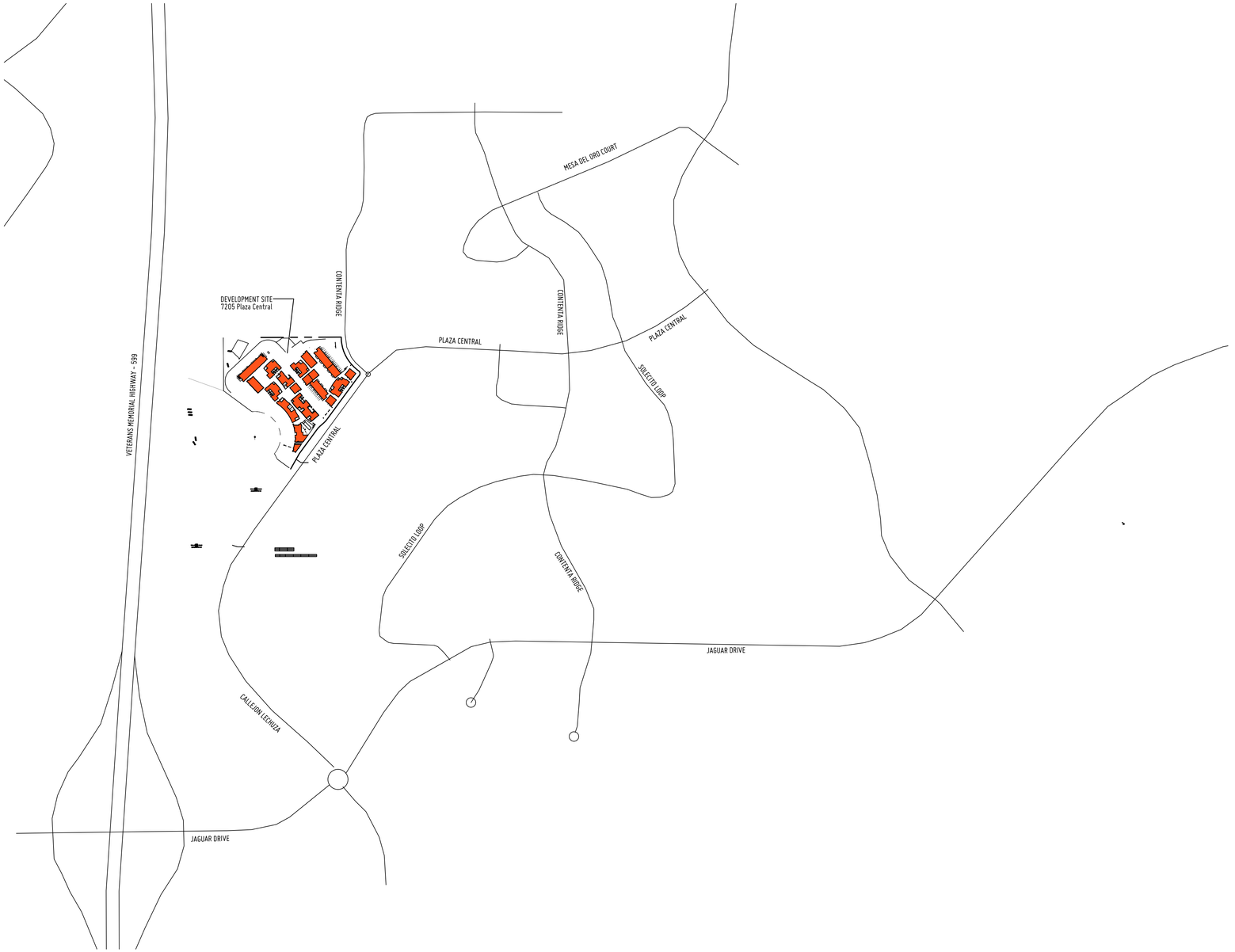
Refer to Case _____

Required to be posted and visible from a public street from 9/16/24 **Date** **to** 9/30/24 **Date**

2ND ENN
City of Santa Fe, New Mexico
PUBLIC MEETING NOTICE
Zydeco 66, LLC Proposes a multi-family residential project containing up to 165 rental units, a clubhouse and a swimming pool, and a coffee shop all on an 11.69 acre tract of land
No rezoning, variances conditional uses or special exceptions will be requested
Zorro Blanco will be requesting a development plan approval and a lot line adjustment
Type of Project
7205 PLAZA CENTRAL SANTA FE N M
Project Location
VIRTUAL at https://santafe.primegov.com/public/portal
Type of Meeting
5:30 PM
Time
9/30/24
Date
EARLY NEIGHBORHOOD NOTIFICATION
Meeting Location
ZYDECO66, LLC (APPLICANT) KATHERINE MORTIMER (AGENT)
Applicant/Agent
For information call KATHERINE MORTIMER 505 577 4557
Phone #
Refer to Case
Required to be posted and visible from a public street from 9/16/24 Date to 9/30/24 Date

City of Santa Fe, New Mexico
PUBLIC MEETING NOTICE
2ND EN
ZYDECO 66, LLC, d/b/a Zorro Blanco proposes a multifamily residential project containing up to 165
rental units, a clubhouse, and swimming pool, all on an ~6.9 acre tract zoned C-2 No REZONING
Variances, Conditional Uses, or special exceptions will be requested. Zorro Blanco will be
requesting a development plan approval and a lot line adjustment
Type of Project
1205 PLAZA CENTRAL
Project Location
EARLY NEIGHBORHOOD NOTIFICATION
Type of Meeting
5:30 p.m.
Time
9/30/24
Date
Virtual at https://santafe.primegov.com/public/portal
Meeting Location
ZYDECO 66, LLC (APPLICANT) KATHERINE MORTIMER (Agent)
Applicant/Agent
For information call Katherine Mortimer 505 577 4553
Phone #
Refer to Case
Required to be posted and visible from a public street from 9/16/24
Date
to 9/30/24

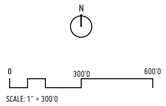
ZORRO BLANCO
ZORRO BLANCO DEVELOPMENT PLAN, LUD CASE NUMBER # 2024-9320
City of Santa Fe – Section 14, Township T16N , Range R8E



1 | AREA PLAN

DP_00 | ----

SCALE : 1" = 300'0



CITY APPROVALS

APPROVAL BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF _____, 20____ AS CASE NUMBER 2024-9320.

PLANNING COMMISSION CHAIRPERSON — DATE

PLANNING COMMISSION SECRETARY — DATE

APPROVED BY THE CITY OF SANTA FE LAND USE DEPARTMENT

CITY PLANNER — DATE

CITY ENGINEER FOR LAND USE — DATE

CONDITIONS OF APPROVAL

1. XXX

NOTES

1. DEVELOPMENT CONSTRUCTION PLAN DRAWINGS SUCH AS: ARCHITECTURAL ELEVATIONS, LIGHTING, CIVIL ENGINEERING ARE FILED IN THE MAP ROOM WITH THE CITY OF SANTA FE CASE #_____.

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

SHEETS

DP00	DEVELOPMENT PLAN COVER
DP000	DEVELOPMENT EXISTING CONDITIONS
DP01	DEVELOPMENT PLAN
V001	LOT LINE ADJUSTMENT PLAT
V002	LOT LINE ADJUSTMENT PLAT
V003	SITE SURVEY
DP02	SITE OPEN SPACE AND CONSTRUCTION PHASING PLAN
DP03	PEDESTRIAN, BICYCLE AND VEHICULAR PLAN
DP04	SITE SECTIONS
DP05	SITE DETAILS
DP06	SITE DETAILS
DP07	SITE DETAILS
FIRE 1	FIRE ONE PLAN
AA_201	EXTERIOR ELEVATIONS – BLDG TYPE A
AB_201	EXTERIOR ELEVATIONS – BLDG TYPE B
AC_201	EXTERIOR ELEVATIONS – BLDG TYPE C
AD_201	EXTERIOR ELEVATIONS – BLDG TYPE D
AE_201	EXTERIOR ELEVATIONS – BLDG TYPE E
AF_201	EXTERIOR ELEVATIONS – BLDG TYPE F
AG_201	EXTERIOR ELEVATIONS – BLDG TYPE G
AH_201	EXTERIOR ELEVATIONS – BLDG TYPE H
AI_201	EXTERIOR ELEVATIONS – BLDG TYPE I
AJ_201	EXTERIOR ELEVATIONS – BLDG TYPE J
AK_201	EXTERIOR ELEVATIONS – BLDG TYPE K
AL_201	EXTERIOR ELEVATIONS – BLDG TYPE L
C-100	CIVIL PLAN
C-101A	SITE GRADING & DRAINAGE PLAN
C-101B	SITE GRADING & DRAINAGE PLAN
C-102	SITE WET UTILITY PLAN
C-103	SITE POWER AND LIGHTING PLAN
C-104	SITE PHOTOMETRICS
C-105	TEMPORARY EROSION CONTOL PLAN
C-501	SITE CIVIL DETAILS
C-502	SITE CIVIL DETAILS
C-503	DETAILS
C-504	DETAILS
C-505	DETAILS
C-506	DETAILS
18	WATER PLAN
LD101	SIGNIFICANT TREE SURVEY
LP100	PLANTING PLAN
LP101	PLANTING PLAN
LP102	PLANTING PLAN
LP103	PLANTING PLAN
LP104	PLANTING PLAN
LP501	LANDSCAPE DETAILS
LI100	IRRIGATION PLAN
LI101	IRRIGATION PLAN
LI102	IRRIGATION PLAN
LI103	IRRIGATION PLAN
LI104	IRRIGATION PLAN
LI501	IRRIGATION DETAILS
LI502	IRRIGATION DETAILS

JURISDICTION:	**CITY OF SANTA FE**
PROJECT NAME:	**ZORRO BLANCO**
DRAWING TYPE:	**COVER**
DRAWING DATE:	**1 MAY 2025**
SHEET NUMBER:	**DP_00**

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004057
REGISTERED LANDSCAPE ARCHITECT
10.10.24

10 OCTOBER 2024
13 FEBRUARY 2025
7 MARCH 2025
1 MAY 2025
1 JUL 2025

DATE:
REVISION: 1 2 3 4 5

SHEET TITLE:
DEVELOPMENT PLAN COVER

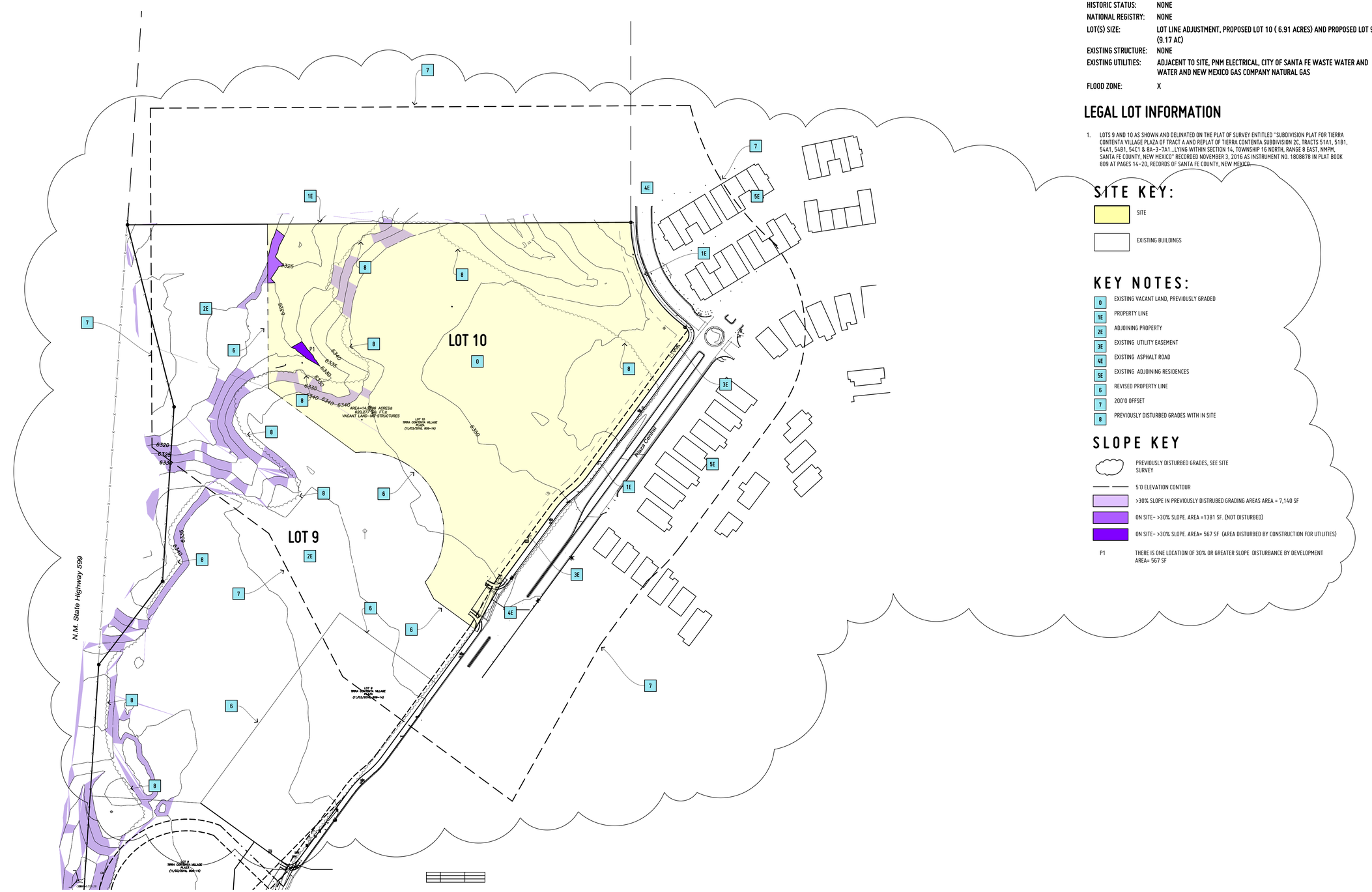
© thomas gifford architect, llc 2025

PLAZA CENTRAL
zorro blanco, llc
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.5698 email TIM@THOMASGIFFORD.COM

DP_00

EXISTING CONDITIONS
ZORRO BLANCO DEVELOPMENT PLAN, LUD CASE NUMBER
City of Santa Fe – Section 14, Township T16N , Range R8E



1 | EXISTING CONDITIONS

DP_000 | ----

SCALE : 1" = 80'0

N

0 80'0 160'0

SCALE: 1" = 80'0

PROPERTY INFORMATION

ZONING:	C-1
OVERLAYS:	NONE
HISTORIC STATUS:	NONE
NATIONAL REGISTRY:	NONE
LOT(S) SIZE:	LOT LINE ADJUSTMENT, PROPOSED LOT 10 (6.91 ACRES) AND PROPOSED LOT 9 (9.17 AC)
EXISTING STRUCTURE:	NONE
EXISTING UTILITIES:	ADJACENT TO SITE, PNM ELECTRICAL, CITY OF SANTA FE WASTE WATER AND WATER AND NEW MEXICO GAS COMPANY NATURAL GAS
FLOOD ZONE:	X

LEGAL LOT INFORMATION

1. LOTS 9 AND 10 AS SHOWN AND DELINATED ON THE PLAT OF SURVEY ENTITLED "SUBDIVISION PLAT FOR TIERRA CONTENTA VILLAGE PLAZA OF TRACT A AND REPLAT OF TIERRA CONTENTA SUBDIVISION 2C, TRACTS 51A1, 51B1, 54A1, 54B1, 54CT & 8A-3-7A1...LYING WITHIN SECTION 14, TOWNSHIP 16 NORTH, RANGE 8 EAST, NMPM, SANTA FE COUNTY, NEW MEXICO" RECORDED NOVEMBER 3, 2016 AS INSTRUMENT NO. 1808878 IN PLAT BOOK 809 AT PAGES 14-20, RECORDS OF SANTA FE COUNTY, NEW MEXICO.

SITE KEY:

SITE

EXISTING BUILDINGS

KEY NOTES:

0 EXISTING VACANT LAND, PREVIOUSLY GRADED
1E PROPERTY LINE
2E ADJOINING PROPERTY
3E EXISTING UTILITY EASEMENT
4E EXISTING ASPHALT ROAD
5E EXISTING ADJOINING RESIDENCES
6 REVISED PROPERTY LINE
7 200'0 OFFSET
8 PREVIOUSLY DISTURBED GRADES WITH IN SITE

SLOPE KEY

PREVIOUSLY DISTURBED GRADES, SEE SITE SURVEY

5'0 ELEVATION CONTOUR

>30% SLOPE IN PREVIOUSLY DISTRUBED GRADING AREAS AREA = 7,140 SF

ON SITE- >30% SLOPE. AREA =1381 SF. (NOT DISTURBED)

ON SITE- >30% SLOPE. AREA= 567 SF (AREA DISTURBED BY CONSTRUCTION FOR UTILITIES)

P1 THERE IS ONE LOCATION OF 30% OR GREATER SLOPE DISTURBANCE BY DEVELOPMENT AREA= 567 SF

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004057
REGISTERED LANDSCAPE ARCHITECT
10.10.24

DATE:	REVISION:
10 OCTOBER 2024	
13 FEBRUARY 2025	
7 MARCH 2025	
1 MAY 2025	
1 JUL 2025	

SHEET TITLE: EXISTING CONDITIONS

© thomas gifford architect, llc 2025

JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	ZORRO BLANCO
DRAWING TYPE:	EXISTING CONDITIONS
DRAWING DATE:	1 JUL 2025
SHEET NUMBER:	DP_000

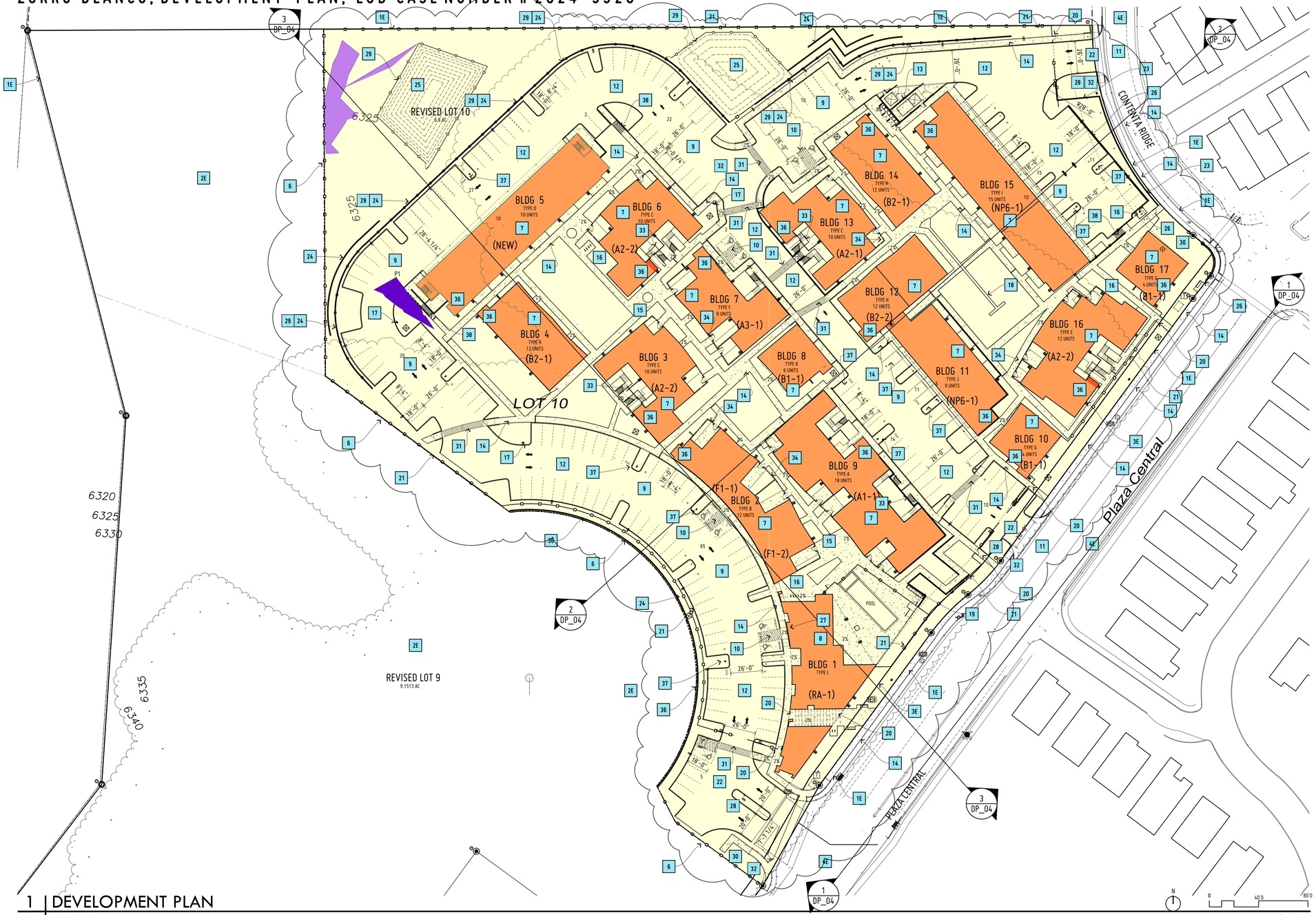
PLAZA CENTRAL
zorro blanco, llc
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.5898 email TOM@THOMASGIFFORD.COM

DP_000

FILENAME: D:\0projects\2404-PLAZA CENTRAL\3_CAD\04_ARCHITECTURE\001_SHEETS\2404_DP000.dwg

ZORRO BLANCO, DEVELOPMENT PLAN, LUD CASE NUMBER #2024-9320



1 | DEVELOPMENT PLAN

SCALE : 1" = 40'0

SITE KEY

- BUILDINGS
- SITE
- COURTYARDS
- EXISTING BUILDINGS, ADJOINING PROPERTIES
- CONCRETE SIDEWALKS ADA PARKING AND/OR PATIOS, 2% MAX. CROSS SLOPE
- ASPHALT , SEE CIVIL
- COMMON RESIDENTIAL OPEN SPACE, SEE SHEET DP02
- COMMON NON- RESIDENTIAL OPEN SPACE, SEE SHEET DP02
- CMU YARDWALL, SEE DETAILS 2 OR 3/DP_06
- BUILDING RETAINING WALL, SEE DETAILS 2 OR 3/DP_06
- 6'0 H. METAL FENCE, SEE 7/DP_05
- 3'7 H. METAL FENCE OR GUARDRAIL, SEE 7/DP_05
- PHYSICALLY ACCESSIBLE DWELLING UNIT
- HEARING/VISION ACCESSIBLE DWELLING UNIT
- ADA ACCESSIBLE PARKING SPACE
- NEW FIRE HYDRANT
- EV ELECTRICAL VEHICLE SUPPLY EQUIPMENT, 1
- R ELECTRICAL VEHICLE CAPABLE
- NEW SITE LIGHT, POLE
- NEW PAD MOUND ELEC. TRANSFORMER

SLOPE KEY

- PREVIOUSLY DISTURBED GRADES, SEE SITE SURVEY
- ON SITE >30% SLOPE AREA 1381 SF
- ON SITE >30% SLOPE DISTURBANCE P1 AREA= 567 SF

KEY NOTES

1E	PROPERTY LINE
2E	ADJOINING PROPERTY (LOT LINE ADJUSTMENT)
3E	EXISTING UTILITY EASEMENT
4E	EXISTING STREET
5E	EXISTING BUILDING
6	REVISED PROPERTY LINE
7	APARTMENT BUILDING, 2 AND 3 STORY
8	COMMUNITY BUILDINGS AND POOL, 1 STORY
9	DRIVE AND PARKING AREA, ASPHALT. SITE PARKING SPACES "STANDARD" 8'4 X 18'0
10	ACCESSIBLE PARKING AREA, CONCRETE. SITE PARKING SPACES "STANDARD" 8'4 X 18'0, STRIPE, SYMBOL AND SIGN
11	NEW STREET CURB CUT
12	NEW ROAD, ASPHALT. W/ CONCRETE STANDING OR CURB AND GUTTER. SEE CIVIL
13	TRASH DUMPSTER, COMPACTOR AND RECYCLING W/ 6'0 H. CMU, STUCCO, ENCLOSURE AND METAL GATES, SEE 1/DP_05
14	5'0 W. SIDEWALK, CONCRETE, C.J.
15	CONCRETE , SLOPE W/ LANDSCAPE OPENINGS
16	BICYCLE PARKING RACK, SEE DETAIL 8/DP_06
17	FIRE HYDRANT, RED FIRE LANE PAINT @ CURB
18	FOUNTAIN BY OWNER
19	COMMON GRILLING AREA
20	6'0 H. METAL PEDESTRIAN GATE, VERT. PICKETS 4"O.C. PAINT, CARD READER, SEE DETAIL 7/DP_05
21	6'0 H. METAL FENCE, VERT. PICKETS 4"O.C, PAINT., SEE DETAIL 7/DP_05
22	6'0 H. ROLLING VEHICLE GATE W/ ELECTRICAL OPERATOR AND OPTICON, 10/DP_06
23	6'0 H. CMU YARD WALL W/ CAP BLOCK OR STUCCO, SEE DETAIL 1/DP_06
24	6'0 H. MAX CMU RETAINING WALL (SEE CIVIL FOR HEIGHTS), STUCCO OR KEYSTONE RETAINING WALL W/ CAP BLOCK, COLOR BROWN, SEE DETAILS 2 AND 3/DP_06
25	STORMWATER PONDING, SEE CIVIL
26	BENCH, SEE DETAIL 6/DP_06
27	SITE SIGNAGE "ZORRO BLANCO" 18" TALL, LED BACK LIT @ EXT. WALL
28	FIRE DEPARTMENT, BUILDING AND UNIT IDENTIFICATION SIGNAGE
29	3'7 H. METAL FENCE, VERT. PICKETS 4"O.C, PAINT., SEE DETAIL 8/DP_05
30	PROPOSED EASEMENT
31	CONC. PEDESTRIAN ROAD CROSSING, STRIPING, THERMO PLASTIC
32	STOP SIGN
33	WOOD FENCE, CEDAR SEE DETAIL 1/DP_07
34	WOOD FRAME , STUCCO YARDWALL, SEE DETAIL 2/DP_07
35	RETAINING WALL, SEE STRUCT ,SEE DETAILS 2 AND 3 /DP_06
36	FIRE RISER ROOM AND FDC WITH SIGNAGE
37	EV PARKING SPACE, SIGN AND LETTERING. EV CHARGER (1 CHARGING POINT)
38	SITE EXTERIOR STAIR, CONCRETE WITH 36" H. HANDRAILS, STEEL, PRIME AND PAINT

PROJECT SITE DATA

LOCATION:	7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508	
ZONING:	C-1	
HEIGHT:	35'0 MAXIMUM HEIGHT (Tierra Contenta CCRs)	
TOTAL SITE AREA:	REVISED LOT 10- 6.9 AC REVISED LOT 9- 9.15 AC	
LOT COVERAGE:	300,564 SF/ 74,825= 24.89% OR	25%
ALLOWABLE HEIGHT		35'0
ACTUAL		34'10
PARKING CALCULATION		
DWELLING UNITS		164 DU
104- DU (<800 SF) X 1.25 SPACES / UNIT =		130 SPACES
34- DU (800-1200 SF) X 1.5 SPACES / UNIT =		51 SPACES
26- DU (>1200 SF) X 2.0 SPACES / UNIT =		52 SPACES
COMMERCIAL (1/200)		5 SPACES
TOTAL REQUIRED		238
ADA PARKING REQ'D, NM STATUTE		8 W/ 2 VAN ACCESSIBLE
PARKING PROVIDED		245
APARTMENTS, MULTIFAMILY REQ'D 233	PROV	245 W/5 VAN ACCESSIBLE
PROVIDED PARKING- 219 SURFACE AND 26 GARAGE		
OFF-STREET BICYCLE PARKING		
100 OR MORE PARKING SPACES REQUIRED		12
BICYCLE PARKING PROVIDED		12
EVSE - 5% REQUIRED = 12.3 PROVIDED		12
EV CAPABLE 15% REQUIRED = 37 PROVIDED		37

PROJECT BLDG DATA

UNITS	NUMBER	SF
STUDIO	11	6,557 sf
ONE BEDROOM	93	67,157 sf
TWO BEDROOM	58	65,331 sf
THREE BEDROOM	2	2,958 sf
TOTAL	164 UNITS	142,013 sf
SUBTOTAL units only		142,013 sf (market gross)
BLDG 1 community building		4,319 sf
PROJECT TOTAL		146,332 sf

LUD CASE NUMBER #2024-9320

PURPOSE OF THE DEVELOPMENT PLAN:

THE PURPOSE OF THE DEVELOPMENT PLAN IS FOR THE APPROVAL OF 165 RESIDENTIAL UNITS , ALL ASSOCIATED SITE WORK, ALSO A COMMUNITY BUILDING AND A LOT LINE ADJUSTMENT.

GENERAL NOTES

A. THIS PROJECT WILL BE ONE PHASE PROJECT:
B. SEE PROPOSED PLAT, SHEETS V001 AND V002 FOR TRACT SUBDIVISION
C. THIS PROJECT WILL COMPLY WITH 2010 AMERICAN DISABILITIES ACT (ADA) AND ANSI A117.1
D. METES AND BOUNDS DESCRIPTIONS OF LOTS, ROADWAYS, DRAINAGE, UTILITY, AND ACCESS RIGHT OF WAY AND / OR EASEMENTS WILL BE DESCRIBED ON THE SUBDIVISION PLAT AS ARE NOT AREAS, ALL AS INCLUDED HEREIN.
E. ALL BUILDINGS SHALL CONFORM TO THE INTENT OF THE DEVELOPMENT PLAN WITH ACTUAL SIZE AND SHAPE OF EACH STRUCTURE CONTAINED WITHIN THE HEREIN DEFINED BUILDING ENVELOPES, INCLUDING WALLS AND FENCES, SUBJECT TO APPLICABLE BUILDING PERMIT REQUIREMENTS.
F. BUILDING SETBACK SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
G. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE'S PLANNING AND LAND USE DEPARTMENT BEFORE CONSTRUCTION.
H. THIS DEVELOPMENT LIES OUTSIDE OF THE HISTORIC DISTRICT.
I. THIS DEVELOPMENT LIES OUTSIDE OF THE ARCHAEOLOGICAL REVIEW DISTRICT.
J. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
K. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND USE DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS,
L. UTILITY EXPANSION CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.
M. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1
N. AN APPROVED WATER SUPPLY FOR THE FIRE PROTECTION , EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE AS IFC 1412.1
O. AN ADA INSPECTION SHALL BE CONDUCTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE SUCH INSPECTION.
P. THERE IS ONE LOCATION OF 30% OR GREATER SLOPE DISTURBANCE
P1- AREA= 567 SF

ADA NOTES:

ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ANSI A117.1-2009 AND OR 2010 ADA REQUIREMENTS. SLOPES ALONG PATH OF TRAVEL SHALL NOT EXCEED 1/20 OR 5% SLOPE FOR SIDEWALKS AND ACCESS AISLES. CROSS SLOPES SHALL NOT EXCEED 1/48 OR 2% SLOPE FOR ANY ELEMENT INCLUDING SIDEWALKS, PATHS, RAMPS, AISLES, OR LANDINGS.

RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WITH ANSI A117.1-2009 REQUIREMENTS AND SHALL INCLUDE HANDRAILS, EDGE PROTECTION, AND LANDINGS AS REQUIRED BY THAT STANDARD.

ACCESSIBLE PATHS IN EXCESS OF 5% ARE CONSIDERED RAMPS AND SHALL MEET ALL REQUIREMENTS FOR RAMPS. IN NO CASE SHALL THE SLOPE OF A RAMP EXCEED 1/12 OR 8% SLOPE (BEST PRACTICE, NOT CODE, WOULD BE TO USE 1.5% FOR CROSS SLOPES AND 6.67% FRO RAMPS.

PARKING SPACES AND ACCESS AISLES ADJACENT TO PARKING SPACES SHALL BE LEVEL WITH A CROSS SLOPE NOT IN EXCESS OF 1/48 OR 2% SLOPE.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ESTABLISHED GRADE POINTS AND FOR DESIGNING AND CONSTRUCTING PAVEMENT SECTIONS TO MEET SLOPE REQUIREMENTS AS ESTABLISHED ABOVE.

DETAILS OF RAMPS AND RUNS ARE APPROXIMATE AND ARE BASED ON OBSERVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COMPARING ACTUAL GRADES TO THE PROPOSED SCHEMATIC DESIGN. CONTRACTOR'S TEAM SHALL INFORM THE ARCHITECT OF DEVIATIONS AND SHALL COORDINATE REVISED RAMP AND ACCESS LAYOUTS AND ELEVATIONS WITH THE ARCHITECT.

SHEETS

DP00	DEVELOPMENT PLAN COVER
DP000	DEVELOPMENT EXISTING CONDITIONS
DP01	DEVELOPMENT PLAN
V001	LOT LINE ADJUSTMENT PLAT
V002	LOT LINE ADJUSTMENT PLAT
V003	SITE SURVEY
DP02	SITE OPEN SPACE AND CONSTRUCTION PHASING PLAN
DP03	PEDESTRIAN, BICYCLE AND VEHICULAR PLAN
DP04	SITE SECTIONS
DP05	SITE DETAILS
DP06	SITE DETAILS
DP07	SITE DETAILS
FIRE 1	FIRE ONE PLAN
AA_201	EXTERIOR ELEVATIONS - BLDG TYPE A
AB_201	EXTERIOR ELEVATIONS - BLDG TYPE B
AC_201	EXTERIOR ELEVATIONS - BLDG TYPE C
AD_201	EXTERIOR ELEVATIONS - BLDG TYPE D
AE_201	EXTERIOR ELEVATIONS - BLDG TYPE E
AF_201	EXTERIOR ELEVATIONS - BLDG TYPE F
AG_201	EXTERIOR ELEVATIONS - BLDG TYPE G
AH_201	EXTERIOR ELEVATIONS - BLDG TYPE H
AI_201	EXTERIOR ELEVATIONS - BLDG TYPE I
AJ_201	EXTERIOR ELEVATIONS - BLDG TYPE J
AK_201	EXTERIOR ELEVATIONS - BLDG TYPE K
AL_201	EXTERIOR ELEVATIONS - BLDG TYPE L
C-100	CIVIL PLAN
C-101A	SITE GRADING & DRAINAGE PLAN
C-101B	SITE GRADING & DRAINAGE PLAN
C-102	SITE WET UTILITY PLAN
C-103	SITE POWER AND LIGHTING PLAN
C-104	SITE PHOTOMETRICS
C-105	TEMPORARY EROSION CONTOL PLAN
C-501	SITE CIVIL DETAILS
C-502	SITE CIVIL DETAILS
C-503	DETAILS
C-504	DETAILS
C-505	DETAILS
C-506	DETAILS
18	WATER PLAN
LD101	SIGNIFICANT TREE SURVEY
LP100	PLANTING PLAN
LP101	PLANTING PLAN
LP102	PLANTING PLAN
LP103	PLANTING PLAN
LP104	PLANTING PLAN
LP501	LANDSCAPE DETAILS
LI100	IRRIGATION PLAN
LI101	IRRIGATION PLAN
LI102	IRRIGATION PLAN
LI103	IRRIGATION PLAN
LI104	IRRIGATION PLAN
LI501	IRRIGATION DETAILS
LI502	IRRIGATION DETAILS

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004057
REGISTERED LANDSCAPE ARCHITECT
10.10.24

DATE:	REVISION:
10 OCTOBER 2024	
13 FEBRUARY 2025	
7 MARCH 2025	
1 MAY 2025	
1 JUL 2025	

SHEET TITLE:
DEVELOPMENT PLAN

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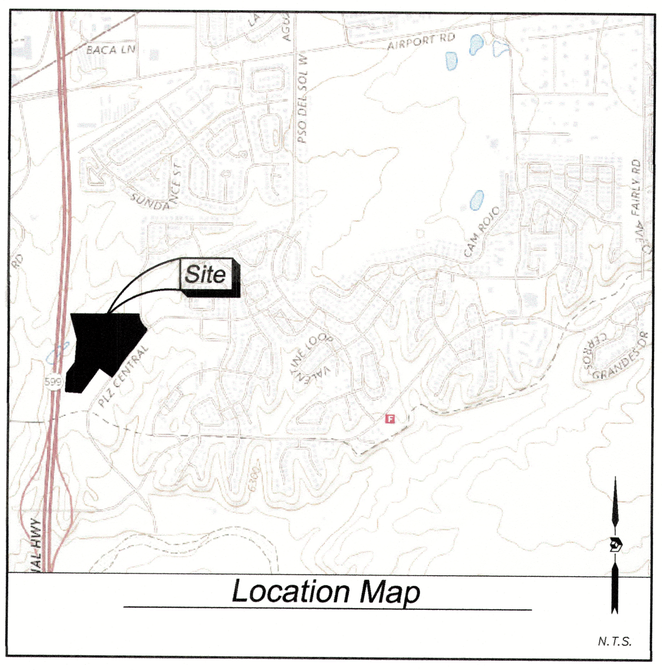
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.5888 email TDM@THOMASGIFFORD.COM

PLAZA CENTRAL
zorro blanco, llc
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	ZORRO BLANCO
DRAWING TYPE:	DEVELOPMENT PLAN
DRAWING DATE:	1 JUL 2025
SHEET NUMBER:	DP_01

DP_01

FILENAME: D:\0projects\2404-PLAZA CENTRAL\3_CAD\04_ARCHITECTURE\001_SHEETS\2404_DP01.dwg



Location Map

N.T.S.

Intent of Plat

TO ADJUST THE LOT LINE BETWEEN LOTS 9 AND 10.

Reference Documents

1. SUBDIVISION PLAT FOR TIERRA CONTENTA VILLAGE PLAZA OF TRACT A (11/03/2016, 809, 14–20)
2. ZONING MAP OF OPEN SPACE TRACTS 1 AND LOTS 1 THRU 11 OF TIERRA CONTENTA VILLAGE PLAZA (03/19/2013, 756–4)
3. FINAL PLAT OF THE TIERRA CONTENTA SUBDIVISION PHASE 2C (11/03/2016, 809, 8–13)
4. GRANT OF EASEMENT PLAT FOR WEST EXTENSION OF JAGUAR DR. AND PLAZA CENTRAL IN TIERRA CONTENTA SUBDIVISION AND TRACT A TIERRA CONTENTA VILLAGE PLAZA (06/05/2013, 758–32)
5. PLAT SHOWING CENTERLINE OF 20' SANITARY SEWER EASEMENT WITHIN SECTIONS 11, 12, 13 AND 14 T. 16N., R. 8E., SANTA FE, NEW MEXICO (06/15/1989, 199–31)

Public Utility Easements:

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

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

B. NEW MEXICO GAS COMPANY (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 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.

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

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 SHOWN ON THIS PLAT.

Notes

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Dedication and Affidavit

THE LOT LINE ADJUSTMENT PLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND REPLATTED.

ZYDECO TCVP LAND LLC — DATE

Acknowledgment

STATE OF NEW MEXICO) SS
COUNTY OF SANTA FE)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202_ BY ZYDECO TCVP LAND LLC

BY _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35049C05202E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 04, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS_____DAY OF _____ A.D. 202_, 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 E. CLARK
COUNTY CLERK, SANTA FE COUNTY, NM

_____ DEPUTY

Lot Line Adjustment Plat of

Lots 9 and 10
Tierra Contenta Village Plaza

Lying in Section 14, T. 16 N., R. 8 E., N.M.P.M.
City of Santa Fe, Santa Fe County, New Mexico
October 2024

Legal Description

LOTS 9 AND 10 AS SHOWN AND DELINEATED ON PLAT OF SURVEY ENTITLED "SUBDIVISION PLAT FOR TIERRA CONTENTA VILLAGE PLAZA OF TRACT A, AND REPLAT OF TIERRA CONENTA SUBDIVISION PHASE 2C, TRACTS 51A1, 51B1, 54A1, 54B1, 54C1, & 8A3–7A1...LYING WITHIN SECTION 14, TOWNSHIP 16 NORTH, RANGE 8 EAST, N.M.P.M., SANTA FE COUNTY, NEW MEXICO" RECORDED NOVEMBER 3, 2016 AS INSTRUMENT NO. 1808878 IN PLAT BOOK 809 AT PAGES 14–20, RECORDS OF SANTA FE COUNTY, NEW MEXICO.

Reviewed By

CITY ENGINEER FOR LAND USE — DATE

CITY PLANNER — DATE

SANTA FE COUNTY TREASURER — DATE

QWEST CORP D/B/A/ CENTURYLINK — DATE

COMCAST — DATE

PNM — DATE

NMGCO — DATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS LOT LINE ADJUSTMENT PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF SANTA FE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY W. MEDRANO
N.M.P.S. No. 11993

10/09/2024
DATE

LARRY W. MEDRANO — NEW MEXICO — 11993 — REGISTERED PROFESSIONAL SURVEYOR

COORDINATE AND DIMENSION INFORMATION									
STATE PLANE ZONE: NM-C	GRID /GROUND COORDINATES: GRID	GEOID: GEOID 18							
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES						
CONTROL USED: NATIONAL GEODETIC SURVEY		BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0							
COMBINED SCALE FACTOR: GRID TO GROUND: 1.00043521 GROUND TO GRID: 0.99956498	DISTANCE ANNOTATION: GROUND	ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: NO						
	BEARING ANNOTATION: GRID								

PLSS INFORMATION						
LAND GRANT: N/A						
SECTION: 14	TOWNSHIP: 16 NORTH	RANGE: 8 EAST	MERIDIAN: NMPM			
CITY: SANTA FE		COUNTY: SANTA FE	STATE: NM			

PROPERTY INFORMATION	
PROPERTY OWNER: ZYDECO TCVP LAND LLC	
SUBDIVISION NAME: TIERRA CONTENTA VILLAGE PLAZA	ADDRESS: 7215 & 7205 PLAZA CENTRAL
UPC: LOT 9: 1047094076435000000 LOT 10: 1047094083485000000	

PRECISION SURVEYS, INC.
OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: MC/WO/SP	DATE OF SURVEY: 05/20/2024
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO.: 228269P	SHEET NUMBER: V001

Lot Line Adjustment Plat of

Lots 9 and 10
Tierra Contenta Village Plaza

Lying in Section 14, T. 16 N., R. 8 E., N.M.P.M.
City of Santa Fe, Santa Fe County, New Mexico
October 2024

0 50 100 150
SCALE: 1" = 50'

FOUND NO. 5 REBAR
N 89°42'56" E (N 89°42'49" E)
240.12'
NEW MEXICO STATE LAND
623.95'
(863.51') 864.07'
FOUND 30D NAIL WITH PIN FLAG
322.76' (322.70')
(N 14°17'28" W)
N 14°19'27" W
FOUND NO. 5 REBAR
299.97' (300.00')
S 00°17'04" E
281.61'
S 53°34'33" E
186.37'
R=135.57'
L=324.08'
Δ=136°58'02"
CH=S 28°12'43" E
252.24'
R=219.00'
L=195.66'
Δ=51°11'25"
CH=S 25°39'59" E
189.22'
(R=219.00)
(L=195.66)
(Δ=51°11'25")
(CH=S 25°38'40" E)
(189.22)
Contenta Ridge
(44' PUBLIC ROW)
SET CP–NO. 5 REBAR WITH ALUMINUM CAP "PS 11993"
N=1,682,341.67
E=1,694,675.84
EL.=6358.50
FOUND 30D NAIL WITH PIN FLAG
L1
C1
L2
1260.83'
S 36°12'38" W
(S 36°13'57" W)
Lot 10
AREA=6.9109 ACRES±
301,040 SQ. FT.±
Lot 9
AREA=9.1689 ACRES±
399,398 SQ. FT.±
FORMER LOT 10 TIERRA CONTENTA VILLAGE (11/03/2016, 809, 14–20)
Plaza Central
(PUBLIC ROW–WIDTH VARIES)
263.97'
(263.97')
(R=141.00)
(L=38.30)
(Δ=15°33'44")
(CH=S 44°00'51" W)
(38.18)
R=141.00'
L=38.30'
Δ=15°33'44"
CH=S 43°59'32" W
38.18'
EXISTING 10' UTILITY EASEMENT
(06/05/2013, 758–32)
R=159.00'
L=43.19'
Δ=15°33'52"
CH=S 43°59'32" W
43.06'
(R=159.00)
(L=43.19)
(Δ=15°33'52")
(CH=S 44°00'51" W)
(43.06)
153.50'
(153.50')
(S 29°29'13" W)
S 29°27'54" W
93.65'
(93.65')
S 27°17'36" E
32.51'
S 53°43'54" E
88.17'
(174.66')
(156.90')
271.56'
BASIS OF BEARINGS
LOT LINE ELIMINATED BY THIS PLAT
LOT LINE ELIMINATED BY THIS PLAT
FOUND NO. 5 REBAR
N 03°45'33" E
(N 03°45'41" E)
180.24'
(180.28')
N 37°26'46" E
(N 37°27'05" E)
FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "NMPS 4078"
N 03°44'21" E (N 03°45'41" E) (225.77') 225.82'
(189.74')
189.78'
(N 86°14'19" W)
N 86°15'39" W
195.36'
(195.32')
N 48°48'51" E
(S 54°10'44" E)
N 54°12'04" W
SET CP–NO. 5 REBAR WITH ALUMINUM CAP "PS 11993"
N=1,681,511.78
E=1,693,727.38
EL.=6334.24
EXISTING 20' WIDE PUBLIC UTILITY EASEMENT
(11/03/2016, 809, 14–20)
LOT 8
TIERRA CONTENTA VILLAGE
(11/03/2016, 809, 14–20)
EXISTING 20' SANITARY SEWER EASEMENT
(06/15/1989, 199–31)
EXISTING NMGCO EASEMENT
(11/03/2016, 809, 14–20)
EXISTING 20' EFFLUENT REUSE LINE EASEMENT
(03/19/2013, 756–4)
EXISTING 60' WIDE PUBLIC UTILITY EASEMENT
(11/03/2016, 809, 14–20)
EXISTING 20' SANITARY SEWER EASEMENT
(11/03/2016, 809, 14–20)
FORMER LOT 9 TIERRA CONTENTA VILLAGE (11/03/2016, 809, 14–20)
(R=141.00)
(L=38.30)
(Δ=15°33'44")
(CH=N 44°00'51" E)
(38.18)
R=141.00'
L=38.30'
Δ=15°33'44"
CH=S 43°58'05" W
38.18'
R=159.00'
L=43.19'
Δ=15°33'52"
CH=S 43°59'10" W
43.06'
(R=159.00)
(L=43.19)
(Δ=15°33'52")
(CH=N 44°00'51" E)
(43.06)
S 36°12'16" W
(N 36°13'57" E)
150.00'
(150.00')
(S 27°58'50" W)
S 27°57'09" W
16.05'
(16.05')
Point of Beginning
S 21°12'32" E
1347.81'
TIE
TRACT 2
OPEN SPACE
TIERRA CONTENTA VILLAGE
(11/03/2016, 809–14)
N.M. State Highway 599
(PUBLIC ROW–WIDTH VARIES)

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
◎	FOUND & USED MONUMENT AS DESIGNATED
◉	FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"
◉	FOUND NGS MONUMENT
⊕	CONTROL POINT SET THIS SURVEY
⊙	NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY

Line Table

LINE	BEARING	DISTANCE
L1	S 51°15'44" E	14.55'
	(S 51°14'25" E)	(14.55')
L2	S 37°52'37" W	23.39'
	(S 37°53'56" W)	(23.39')

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	17.00'	26.46'	23.87'	S 06°40'53" E	89°11'05"
	(17.00)	(26.46)	(23.87)	(S 06°39'34" E)	(89°11'05")

N.G.S. MONUMENT "SF 52"
STANDARD N.G.S. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE–N.A.D. 1983)
N=1,688,855.68 US SURVEY FEET
E=1,698,911.14 US SURVEY FEET
PUBLISHED EL=6241.522 US SURVEY FT (NAVD 1988)

NOTE

CITY APPROVAL OF THIS PLAT DOES NOT ALTER OR REMOVE ANY EASEMENTS, RESTRICTIONS, OR RESERVATIONS OF RECORD PERTAINING TO THE LAND HEREIN DESCRIBED

COORDINATE AND DIMENSION INFORMATION

STATE PLANE ZONE:	GRID /GROUND COORDINATES:	GEOID:
NM-C	GRID	GEOID 18

HORIZONTAL DATUM:	VERTICAL DATUM:	ROTATION ANGLE:	MATCHES DRAWING UNITS
NAD83	NAVD88	0° 00' 00.00"	YES

CONTROL USED: NATIONAL GEODETIC SURVEY
BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0

COMBINED SCALE FACTOR:	DISTANCE ANNOTATION:		
GRID TO GROUND: 1.00043521	GROUND		
GROUND TO GRID: 0.99956498	BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: NO

PLSS INFORMATION

LAND GRANT: N/A

SECTION	TOWNSHIP	RANGE	MERIDIAN
14	16 NORTH	8 EAST	NMPM

CITY	COUNTY	STATE
SANTA FE	SANTA FE	NM

PROPERTY INFORMATION

PROPERTY OWNER: ZYDECO TCVP LAND LLC
SUBDIVISION NAME: TIERRA CONTENTA VILLAGE PLAZA
ADDRESS: 7215 & 7205 PLAZA CENTRAL
UPC: LOT 9: 1047094076435000000
LOT 10: 1047094083485000000

PRECISION SURVEYS, INC.
OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

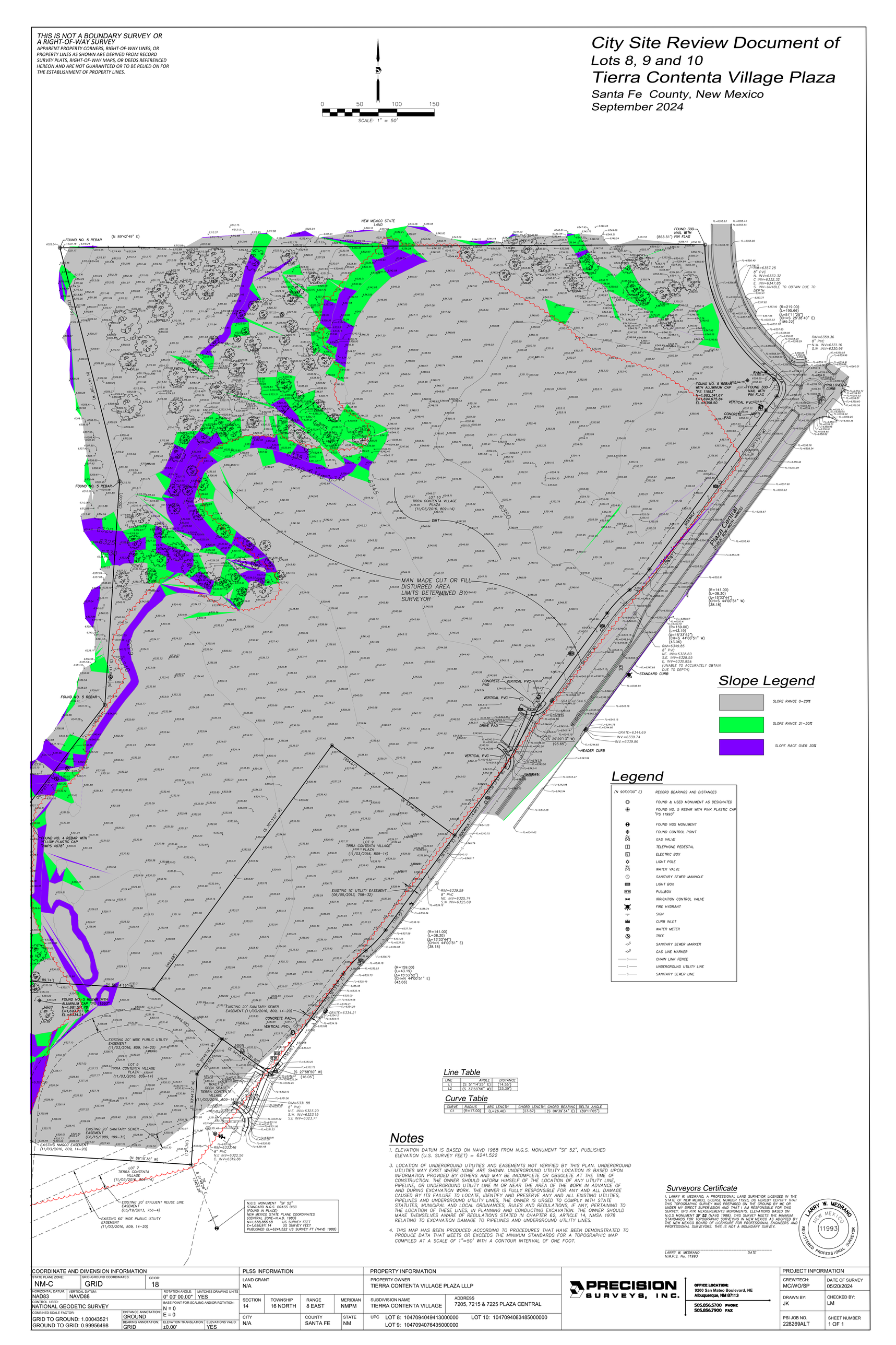
PROJECT INFORMATION

CREW/TECH:	DATE OF SURVEY
MC/WO/SP	05/20/2024
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 228269P	SHEET NUMBER V002

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY

APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.

City Site Review Document of
Lots 8, 9 and 10
Tierra Contenta Village Plaza
Santa Fe County, New Mexico
September 2024



Slope Legend

- SLOPE RANGE 0-20%
- SLOPE RANGE 21-30%
- SLOPE RAGE OVER 30%

Legend

- (N 90°00'00" E) — RECORD BEARINGS AND DISTANCES
- FOUND & USED MONUMENT AS DESIGNATED
- FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"
- FOUND NGS MONUMENT
- FOUND CONTROL POINT
- GAS VALVE
- TELEPHONE PEDESTAL
- ELECTRIC BOX
- LIGHT POLE
- WATER VALVE
- SANITARY SEWER MANHOLE
- LIGHT BOX
- PULLBOX
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- SIGN
- CURB INLET
- WATER METER
- TREE
- SANITARY SEWER MARKER
- GAS LINE MARKER
- CHAIN LINK FENCE
- UNDERGROUND UTILITY LINE
- SANITARY SEWER LINE

Line Table

LINE	ANGLE	DISTANCE
L1	(S 51°14'25" E)	(14.55')
L2	(S 37°53'58" W)	(23.39')

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	(R=17.00')	(L=26.46)	(23.82')	(S 06°39'34" E)	(89°11'05")

Notes

1. ELEVATION DATUM IS BASED ON NAVD 1988 FROM N.G.S. MONUMENT "SF 52", PUBLISHED ELEVATION (U.S. SURVEY FEET) = 6241.522
3. LOCATION OF UNDERGROUND UTILITIES AND EASEMENTS NOT VERIFIED BY THIS PLAN. UNDERGROUND UTILITIES MAY EXIST WHERE NONE ARE SHOWN. UNDERGROUND UTILITY LOCATION IS BASED UPON INFORMATION PROVIDED BY OTHERS AND MAY BE INCOMPLETE OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE OWNER SHOULD INFORM HIMSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE OWNER IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND UTILITY LINES. THE OWNER IS URGED TO COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES, IN PLANNING AND CONDUCTING EXCAVATION. THE OWNER SHOULD MAKE THEMSELVES AWARE OF REGULATIONS STATED IN CHAPTER 62, ARTICLE 14, NMSA 1978 RELATING TO EXCAVATION DAMAGE TO PIPELINES AND UNDERGROUND UTILITY LINES.
4. THIS MAP HAS BEEN PRODUCED ACCORDING TO PROCEDURES THAT HAVE BEEN DEMONSTRATED TO PRODUCE DATA THAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A TOPOGRAPHIC MAP COMPILED AT A SCALE OF 1"=50' WITH A CONTOUR INTERVAL OF ONE FOOT.

Surveyors Certificate

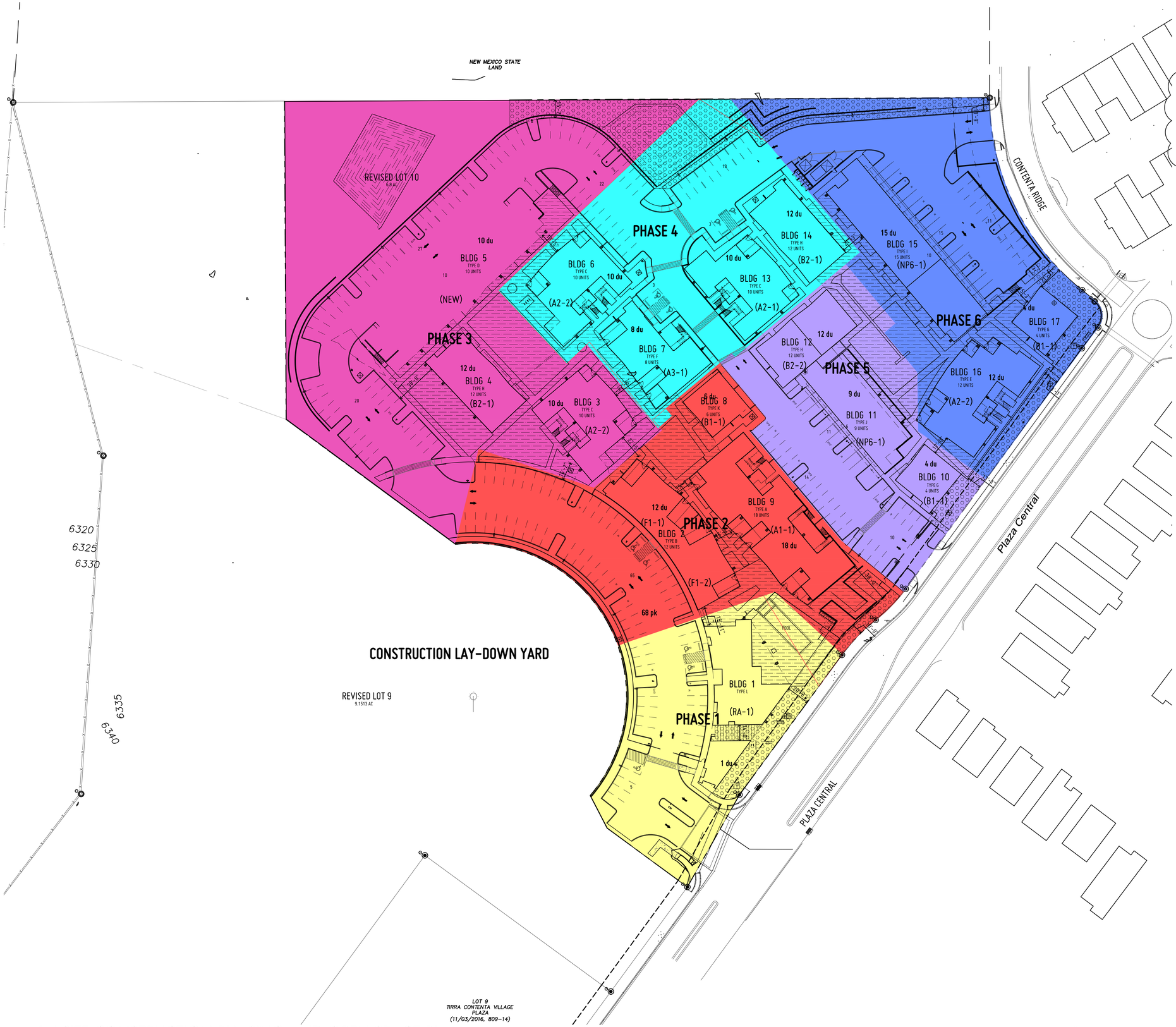
I, LARRY W. MEDRANO, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEW MEXICO, LICENSE NUMBER 11993, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY WAS PREPARED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. GPS RTK MEASUREMENTS MONUMENTS, ELEVATIONS BASED ON N.G.S MONUMENT "SF 52" (NAVD 1988). THIS SURVEY MEETS THE MINIMUM STANDARDS FOR GEOGRAPHIC SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS. THIS IS NOT A BOUNDARY SURVEY.

LARRY W. MEDRANO — DATE
N.M.P.S. No. 11993

LARRY W. MEDRANO NEW MEXICO 11993 REGISTERED PROFESSIONAL SURVEYOR

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION			PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID/GROUND COORDINATES: GRID	GEOID: 18		LAND GRANT: N/A				PROPERTY OWNER: TIERRA CONTENTA VILLAGE PLAZA LLLP			CREW/TECH: MC/WO/SP	DATE OF SURVEY: 05/20/2024
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION: 14	TOWNSHIP: 16 NORTH	RANGE: 8 EAST	MERIDIAN: NMPM	SUBDIVISION NAME: TIERRA CONTENTA VILLAGE	ADDRESS: 7205, 7215 & 7225 PLAZA CENTRAL		DRAWN BY: JK	CHECKED BY: LM
CONTROL USED: NATIONAL GEODETIC SURVEY		BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0		CITY: N/A		COUNTY: SANTA FE	STATE: NM	UPC: LOT 8: 1047094049413000000 LOT 9: 1047094076435000000		LOT 10: 1047094083485000000	PSI JOB NO.: 228269ALT	SHEET NUMBER: 1 OF 1
COMBINED SCALE FACTOR: GRID TO GROUND: 1.00043521 GROUND TO GRID: 0.99956498	DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: YES									

PRECISION SURVEYS, INC.
OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX



CONSTRUCTION PHASING KEY

FOR DEVELOPMENT PLAN PURPOSES THIS IS A SINGLE PHASE DEVELOPMENT PLAN PROJECT BUT FOR CONSTRUCTION PURPOSES IT WILL WILL HAVE 6 PHASES

- BUILDINGS
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6

CONSTRUCTION PHASING PLAN

1. SITE WORK- ALL ROADS (TO BE ALL WEATHER AND RATED TO 75,000 LBS), WATER UTILITIES AND STORM SYSTEM/WATER DETENTION
2. BUILDING CONSTRUCTION PHASING
   - PHASE ONE- 1 UNIT + CLUBHOUSE AND POOL, COMPLETE PAVING, PARKING 26 SPACES
   - PHASE TWO- 36 UNITS + CLUBHOUSE AND POOL, COMPLETE PAVING, PARKING 45 SPACES
   - PHASE THREE- 32 UNITS, COMPLETE PAVING, PARKING 68 SPACES
   - PHASE FOUR- 40 UNITS, COMPLETE PAVING, PARKING 25 SPACES
   - PHASE FIVE- 25 UNITS, COMPLETE PAVING, PARKING 41 SPACES
   - PHASE SIX- 31 UNITS, COMPLETE PAVING, PARKING 36 SPACES

OPEN SPACE

RESIDENTIAL COMMON OPEN SPACE

CITY OF SANTA FE RESIDENTIAL OPEN SPACE

REQUIRED	165 DU X 250 SF =	0.95 AC OR 41,250 SF TOTAL

NON- RESIDENTIAL COMMON OPEN SPACE

CITY OF SANTA FE NON-RESIDENTIAL OPEN SPACE

REQUIRED	6.9 AC X 20% OPEN SPACE =	1.38 AC OR 60,113 SF TOTAL

ANY RESIDENTIAL OPEN SPACE PROVIDED IN A NON-RESIDENTIAL DEVELOPMENT MAY BE CREDITED TO THE NON-RESIDENTIAL REQUIREMENTS SO 60,113 SF - 41,250 SF = 18,863 SF ADDITIONALLY REQUIRED REQUIRED

RESIDENTIAL OPEN SPACE PROVIDED	42,000 SF
NON-RESIDENTIAL OPEN SPACE PROVIDED	22,000 SF
TOTAL PROVIDED	64,000 SF

NOTES:
1. RESIDENTIAL COMMON OPEN SPACE IS A MINIMUM 15'0 WIDE AND MINIMUM 500 SQ. FT. SEGMENTS
2. NON-RESIDENTIAL OPEN SPACE IS A MINIMUM 10'0 WIDE AND MINIMUM 300 SQ. FT. SEGMENTS

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004057
REGISTERED LANDSCAPE ARCHITECT
10.10.24

DATE: 10 OCTOBER 2024
REVISION: 13 FEBRUARY 2025
7 MARCH 2025
1 MAY 2025
1 JUL 2025

SHEET TITLE:
PHASING AND OPEN SPACE PLANS

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1 | SITE CONSTRUCTION PHASING AND OPEN SPACE PLAN

DP_02 ----

SCALE : 1" = 40'0

N 0 40'0 80'0

JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	ZORRO BLANCO
DRAWING TYPE:	OPEN SPACE/ CONST. PHASING
DRAWING DATE:	1 MAY 2025
SHEET NUMBER:	DP_02

PLAZA CENTRAL, llc
ZORRO BLANCO
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.983.5888 email info@thomasgiffordarch.com

DP_02

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P,B & R KEY:

- NEW BUILDINGS
- EXISTING BUILDINGS
- NEW CONCRETE SIDEWALKS ADA PARKING AND/OR PATIOS, 2% MAX. CROSS SLOPE
- NEW ASPHALT , SEE CIVIL
- CITY OF SANTA FE BIKE LANE OR SHOULDER
- ADA ACCESSIBLE ROUTE
- NEW ADA ACCESSIBLE PARKING SPACE
- NEW SITE LIGHTING
- TWO WAY VEHICULAR
- ONE WAY VEHICULAR

P,B & R KEY NOTES:

- 4E EXISTING ASPHALT STREET
- 7 APARTMENT BUILDING, 2 AND 3 STORY
- 8 COMMUNITY BUILDING AND POOL
- 9 DRIVE AND PARKING AREA, ASPHALT. SITE PARKING SPACES "STANDARD" 8'4 X 18'0
- 10 ACCESSIBLE PARKING AREA, CONCRETE. SITE PARKING SPACES "STANDARD" 8'4 X 18'0
- 11 NEW STREET CURB CUT AND CONCRETE CROSS WALK
- 12 6'0 H. CMU YARD WALL W/ CAP BLOCK
- 13 6'0 H. METAL FENCE, VERTICAL PICKETS, PAINT
- 14 6'0 H. METAL ROLLING GATE, ELEC. OPERATOR, OPTICON, VERTICAL PICKETS, PAINT
- 15 6'0 H. METAL GATE, CARD READER, VERTICAL PICKETS, PAINT
- 16 5'0 W. SIDEWALK, CONCRETE
- 17 BICYCLE PARKING RACK
- 19 POLE LIGHT, LED
- 22 BENCH

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004057
REGISTERED LANDSCAPE ARCHITECT
10.10.24

DATE: 10 OCTOBER 2024 ... 13 FEBRUARY 2025 ... 7 MARCH 2025 ... 1 MAY 2025 ... 1 JUL 2025
REVISION: 1 ... 2 ... 3 ... 4 ... 5

SHEET TITLE:
PEDESTRIAN, BICYCLE, AND VEHICULAR PLAN

1 PEDESTRIAN, BICYCLE AND VEHICULAR PLAN
DP_03 ----

SCALE : 1" = 40'0

N 0 40'0 80'0

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: ZORRO BLANCO
DRAWING TYPE: PED, BIKE AND VEHICULAR PLAN
DRAWING DATE: 1 MAY 2025
SHEET NUMBER: DP_03

DP_03

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PLAZA CENTRAL
zorro blanco, llc
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
THOMAS GIFFORD ARCHITECT
ARCHITECTURE + URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel: 505.988.5888 e-mail: tom@thomasgiffordarch.com

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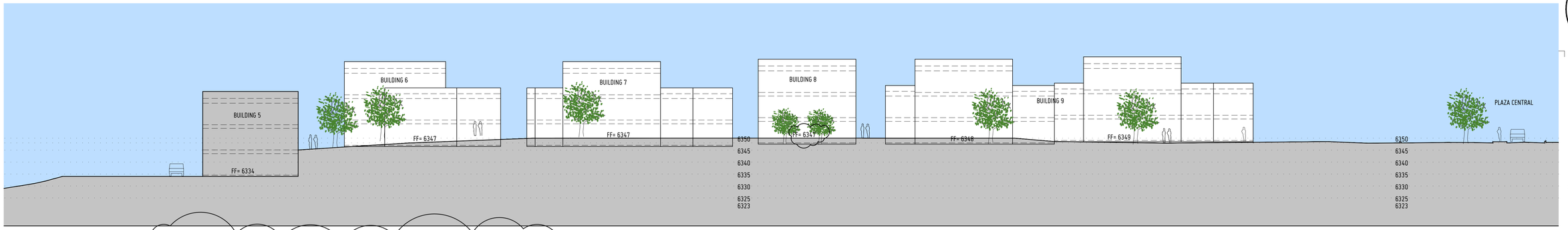
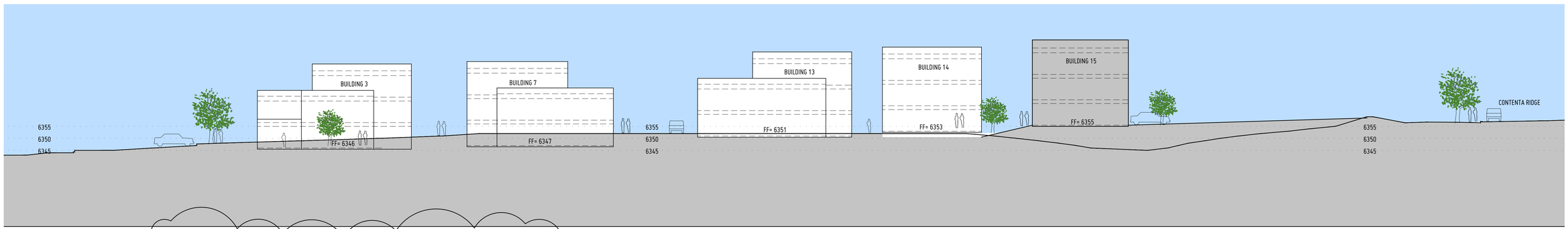


3 | SITE SECTION- VIEW LOOKING TO NORTHEAST

DP_04

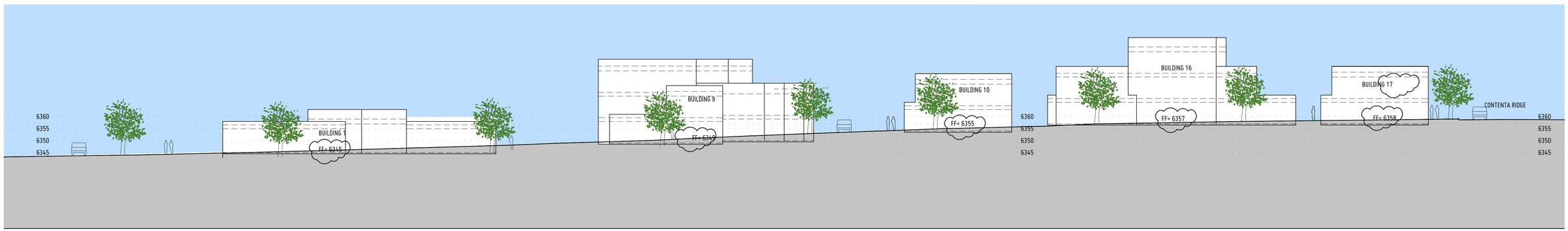
SCALE : 1" = 20'0



2 | SITE SECTION- VIEW FROM MIDDLE OF SITE LOOKING NORTHWEST

DP_04

SCALE : 1" = 20'0



1 | SITE SECTION- VIEW FROM PLAZA CENTRAL LOOKING NORTHWEST

DP_04

SCALE : 1" = 20'0

JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	ZORRO BLANCO
DRAWING TYPE:	SITE SECTIONS
DRAWING DATE:	1 JUL 2025
SHEET NUMBER:	DP_04

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004057
REGISTERED LANDSCAPE ARCHITECT
10.10.24

DATE: 10 OCTOBER 2024
REVISION: 13 FEBRUARY 2025
7 MARCH 2025
1 MAY 2025
1 JUL 2025

SHEET TITLE:
SITE SECTIONS

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PLAZA CENTRAL
zorro blanco, llc
7205 PLAZA CENTRAL. SANTA FE. NEW MEXICO 87508

THOMAS GIFFORD ARCHITECT
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1789 Paseo de Peralta, Santa Fe, New Mexico 87501
tel. 505.438.5858 email tom@thomasgiffordaia.com

ARCHITECT

DP_04

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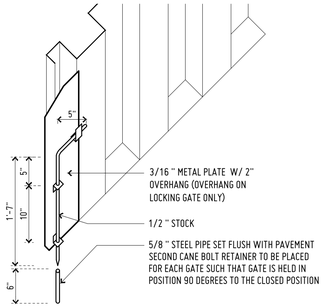
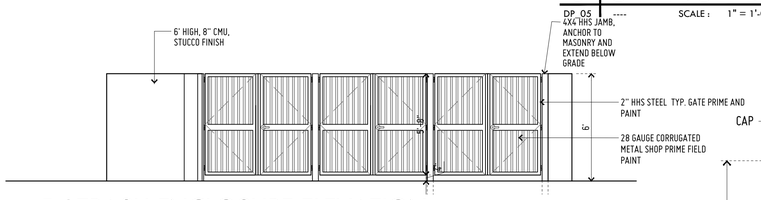


CANE BOLT DETAIL (BOTH SIDES OF GATE)

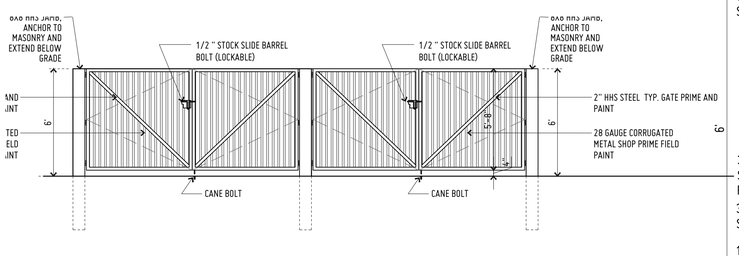
6 | CANE BOLT DETAIL

DP_05 ---- SCALE : 1" = 1'-0"



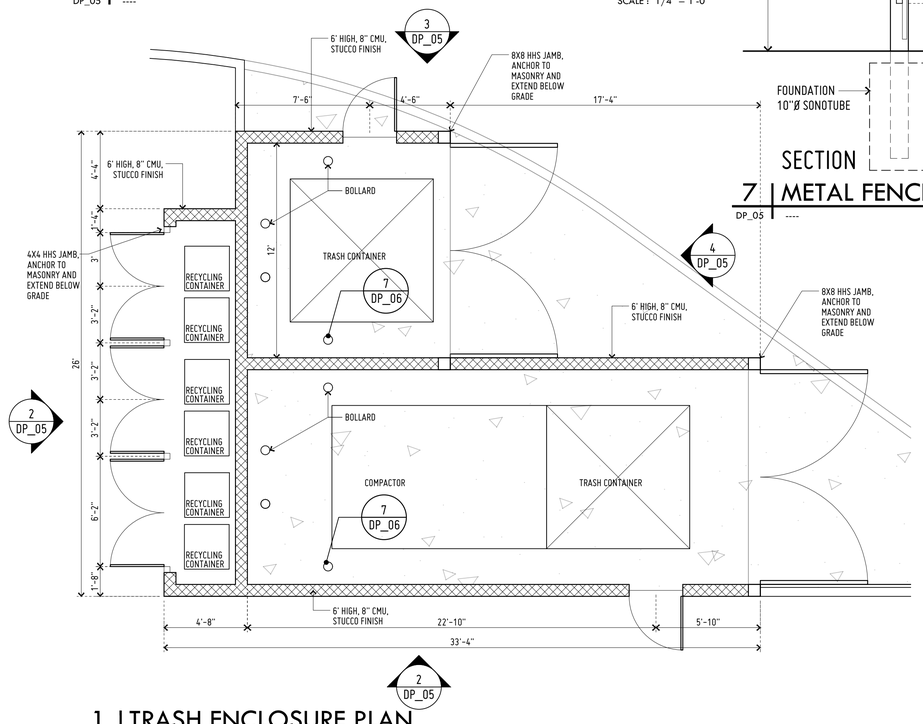
5 | TRASH ENCLOSURE ELEVATION

DP_05 ---- SCALE : 1/4" = 1'-0"



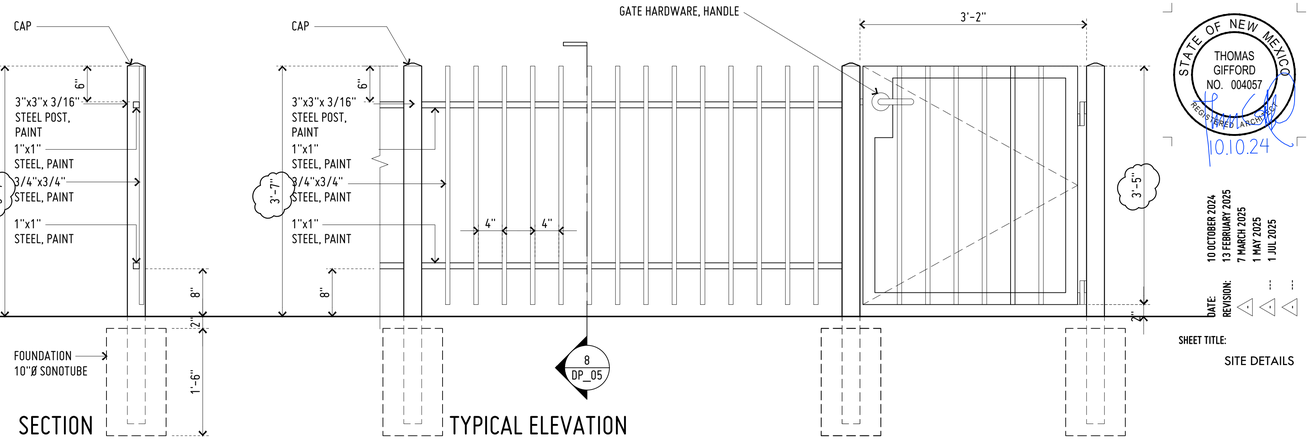
4 | TRASH ENCLOSURE ELEVATION

DP_05 ---- SCALE : 1/4" = 1'-0"



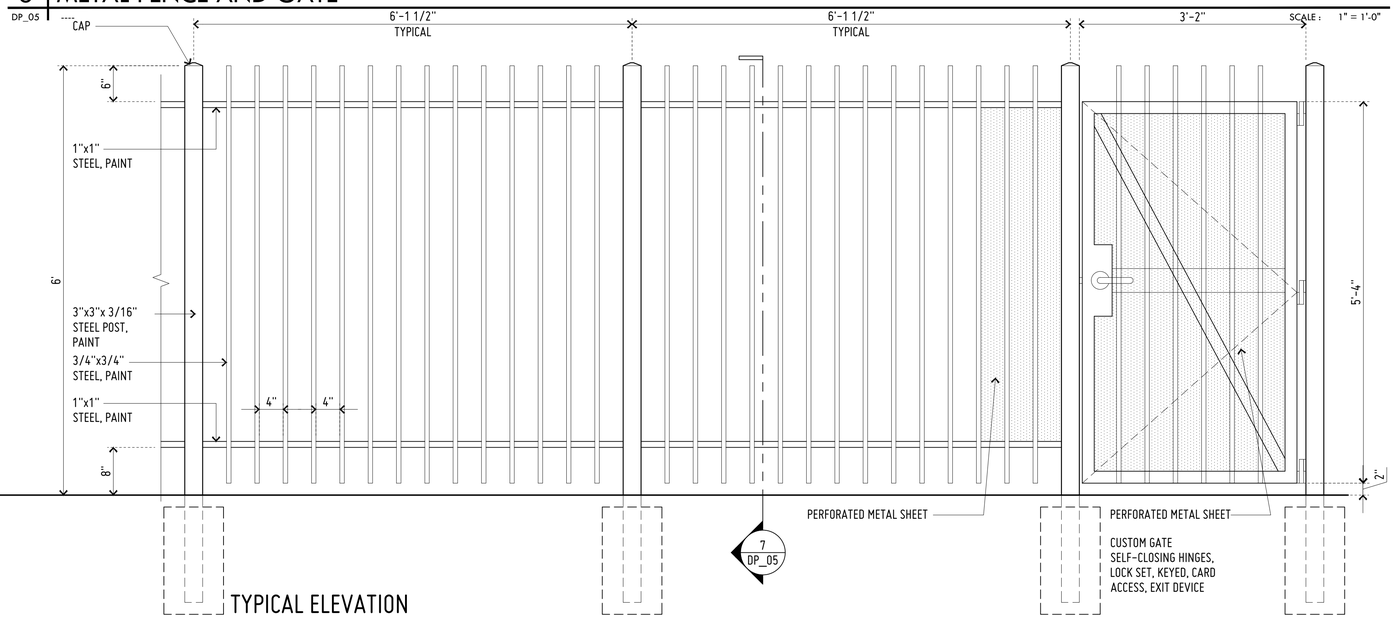
1 | TRASH ENCLOSURE PLAN

DP_05 ---- SCALE : 1/4" = 1'-0"



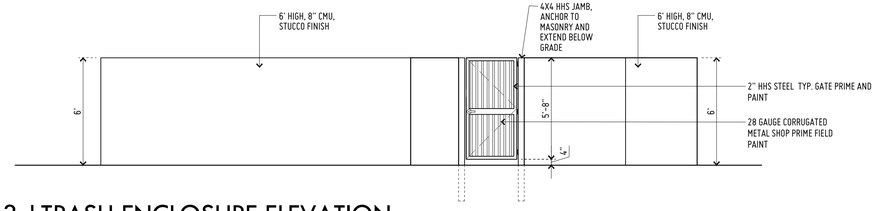
8 | METAL FENCE AND GATE

DP_05 ---- SCALE : 1" = 1'-0"



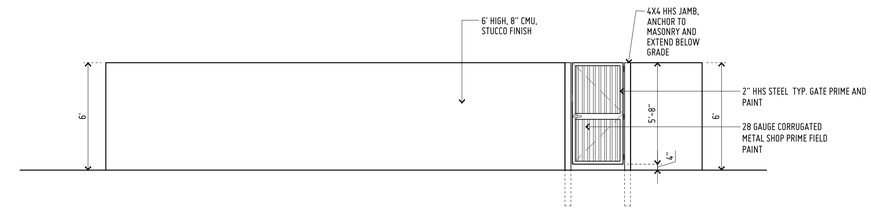
7 | METAL FENCE AND GATE

DP_05 ---- SCALE : 1" = 1'-0"



3 | TRASH ENCLOSURE ELEVATION

DP_05 ---- SCALE : 1/4" = 1'-0"



2 | TRASH ENCLOSURE ELEVATION

DP_05 ---- SCALE : 1/4" = 1'-0"

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004057
REGISTERED LANDSCAPE ARCHITECT
10.10.24

DATE:	REVISION:
10 OCTOBER 2024	
13 FEBRUARY 2025	
7 MARCH 2025	
1 MAY 2025	
1 JUL 2025	

SHEET TITLE:
SITE DETAILS

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PLAZA CENTRAL
zorro blanco, llc
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

ARCHITECT
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1703 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.660.5859 email tg@thomasgifford.com

JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	ZORRO BLANCO
DRAWING TYPE:	DETAILS
DRAWING DATE:	1 MAY 2025
SHEET NUMBER:	DP_05

DP_05

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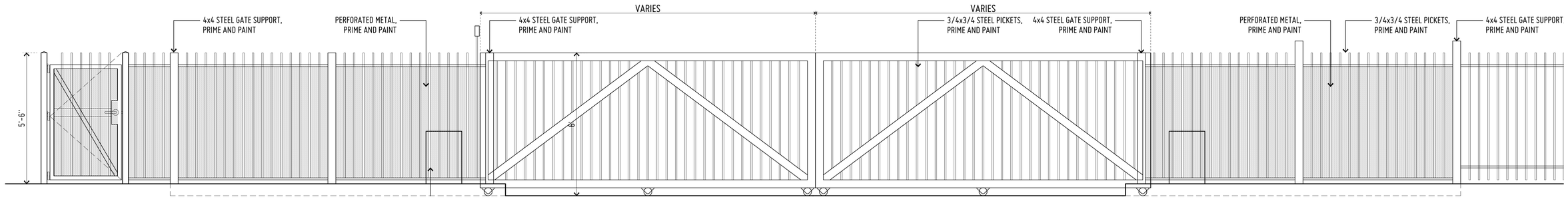
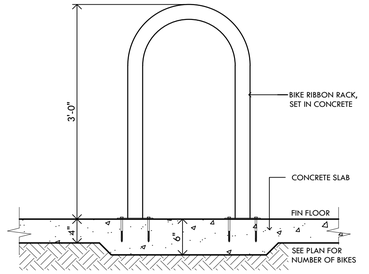


10 | TYPICAL ROLLING VEHICLE GATE

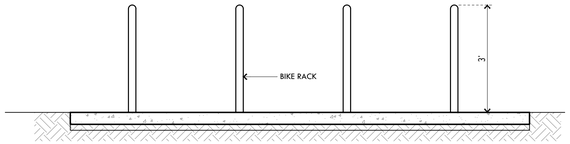
DP_06 | ----

SCALE : 1" = 1'-0"



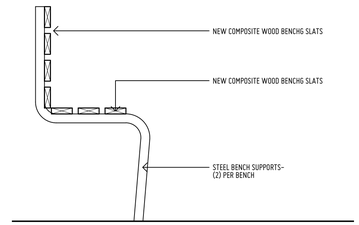
5 | BIKE RACK DETAIL

DP_06 | ---- SCALE : 1" = 1'-0"



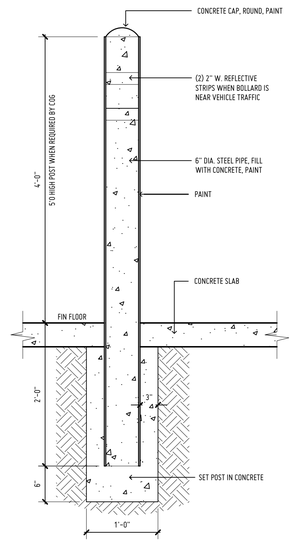
9 | TYPICAL BIKE RACK ELEVATION

DP_06 | ---- SCALE : 1/2" = 1'-0"



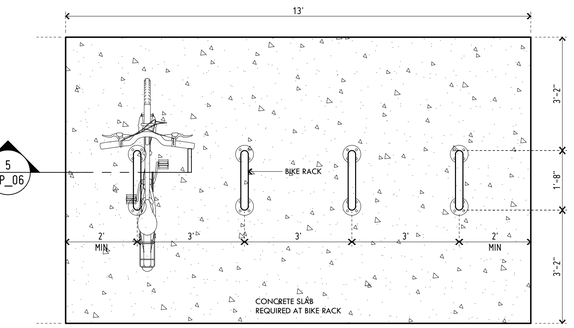
6 | BENCH DETAIL

DP_06 | ---- SCALE : 1" = 1'-0"



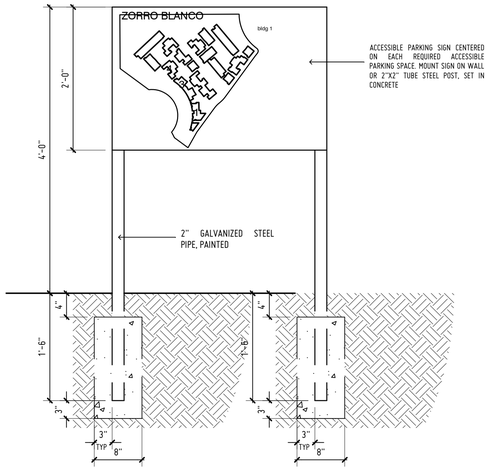
7 | BOLLARD DETAIL

DP_06 | ---- SCALE : 1" = 1'-0"



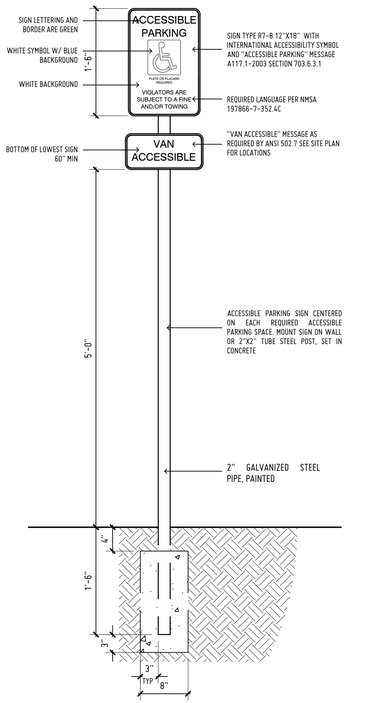
8 | TYPICAL BIKE RACK PLAN

DP_06 | ---- SCALE : 1/2" = 1'-0"



4A | SITE SIGNAGE

DP_06 | ---- SCALE : 1" = 1'-0"

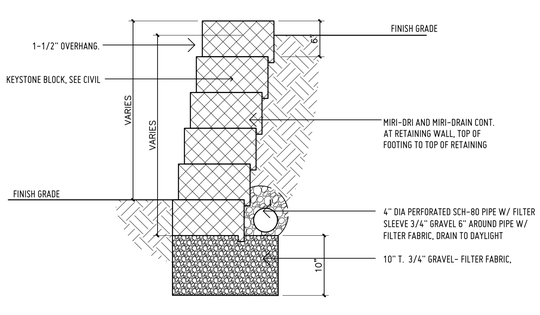


4 | ACCESSIBLE PARKING SIGNAGE

DP_06 | ---- SCALE : 1" = 1'-0"

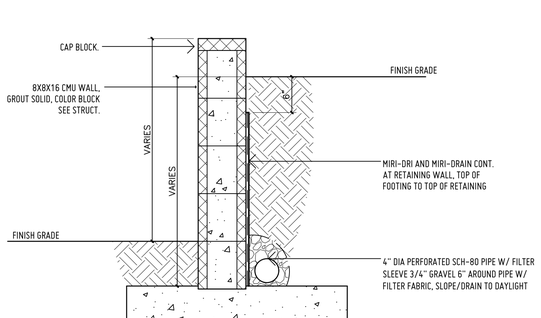
1 | TYP. YARD WALL DETAIL

DP_06 | ---- SCALE : 1" = 1'-0"



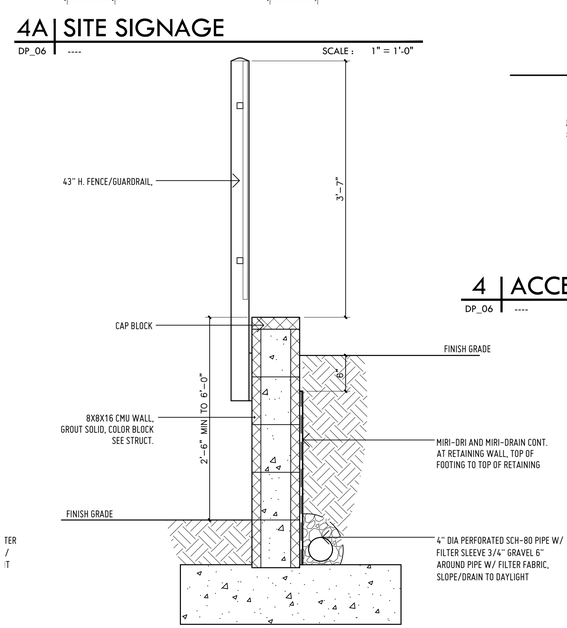
2 | TYP. ALT. RETAINING YARD WALL

DP_06 | ---- SCALE : 1" = 1'-0"



3 | TYP. RETAINING YARD WALL

DP_06 | ---- SCALE : 1" = 1'-0"



3A | TYP. RETAINING YARD WALL

DP_06 | ---- SCALE : 1" = 1'-0"

JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	ZORRO BLANCO
DRAWING TYPE:	DETAILS
DRAWING DATE:	1 MAY 2025
SHEET NUMBER:	DP_06

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004057
REGISTERED LANDSCAPE ARCHITECT
10.10.24

DATE: 10 OCTOBER 2024
REVISION: 13 FEBRUARY 2025
7 MARCH 2025
1 MAY 2025

SHEET TITLE:
SITE DETAILS

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7205 PLAZA CENTRAL. SANTA FE. NEW MEXICO 87508
THOMAS GIFFORD ARCHITECT
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1705 Paseo de Peralta, Santa Fe, New Mexico 87501
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DP_06

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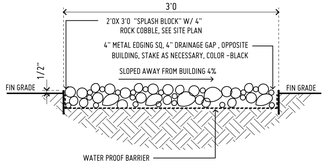

7 | SPLASH BLOCK DETAIL

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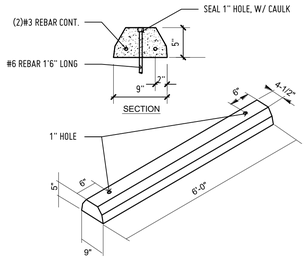
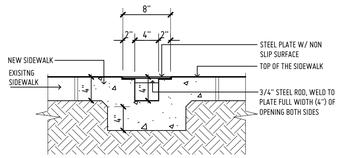


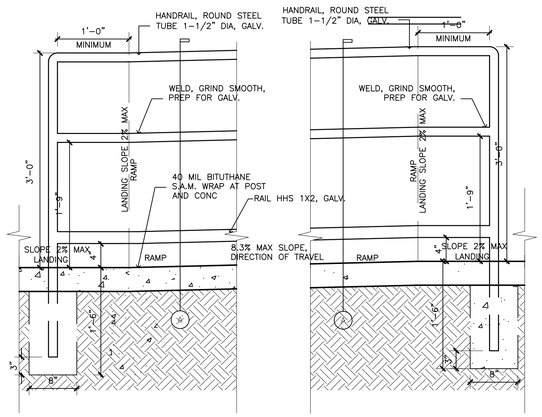
8 | WHEEL STOP DETAIL

DP_07 | ---- SCALE : 1" = 1'-0"



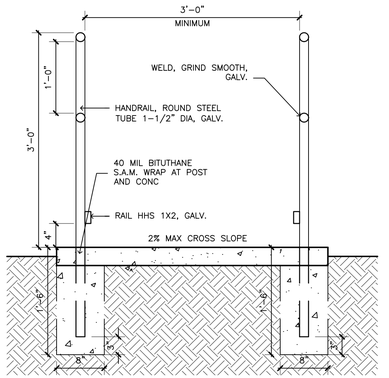
6 | SIDEWALK CULVERT

DP_07 | ---- SCALE : 1" = 1'-0"



4 | SITE RAMP DETAIL

DP_07 | ---- SCALE : 1" = 1'-0"



1 | TYP. WOOD FENCE DETAIL

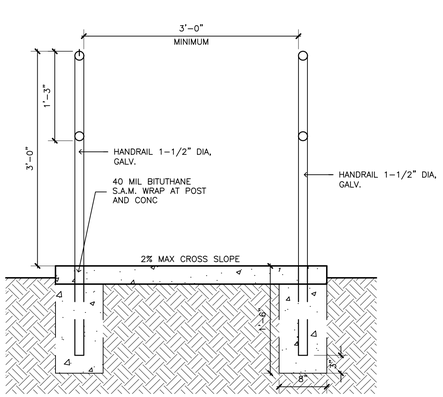
DP_07 | ---- SCALE : 1" = 1'-0"

2 | TYP. STUCCO WALL DETAIL

DP_07 | ---- SCALE : 1" = 1'-0"

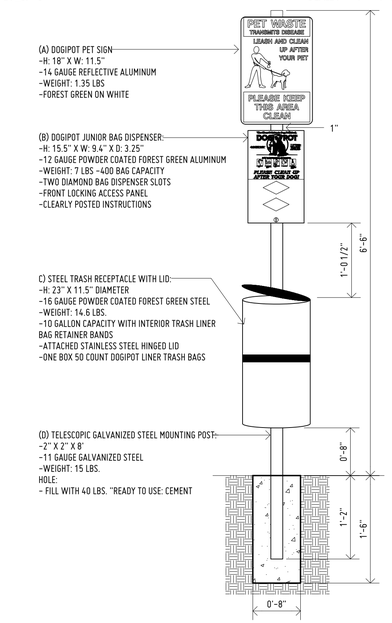
3 | SITE STAIR DETAIL

DP_07 | ---- SCALE : 1" = 1'-0"



11 | EV PARKING SIGNAGE

DP_07 | ---- SCALE : 1" = 1'-0"



5 | PET WASTE STATION DETAIL

DP_07 | ---- SCALE : 1" = 1'-0"

JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	ZORRO BLANCO
DRAWING TYPE:	DETAILS
DRAWING DATE:	1 MAY 2025
SHEET NUMBER:	DP_07

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004057
REGISTERED LANDSCAPE ARCHITECT
10.10.24

DATE: 10 OCTOBER 2024
REVISION: 13 FEBRUARY 2025
7 MARCH 2025
1 MAY 2025

SHEET TITLE:
SITE DETAILS

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PLAZA CENTRAL, LLC
ZORRO BLANCO
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
THOMAS GIFFORD ARCHITECT
ARCHITECTURE + URBAN DESIGN
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DP_07

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1 | FIRE 1 PLAN

FP_01 | ----

SCALE : 1" = 40'0

N 0 40'0 80'0

FILENAME: D:\0projects\2404-PLAZA CENTRAL\3_CAD\04_ARCHITECTURE\001_SHEETS\2404_FIRE 1.dwg

FIRE 1 KEY:

RESIDENTAL OR COMMMUNITY BUILDING

ADJOINING BUILDING, OFF-SITE

MASONRY YARDWALL, INTREGRAL COLOR BLOCKW/ CAP SEE CIVIL OR STUCCO SYSTEM

4"W. EXISTING SITE WATER SERVICE LINE, SIZE AS NOTED

FIRE 1 NOTES:

1	PROPERTY LINE
2	COMMUNITY BUILDING
3	RESIDENTIAL BUILDING
4	POOL
5	PARKING SPACES
6	CONCRETE SIDEWALK AND PAVED AREAS
7E	EXISTING FIRE HYDRANTS
8	PRIVATE FIRE HYDRANTS
9	PIV
10	DOMESTIC WATER AND FIRE WATER LINE
11	FIRE LANE, SIGNAGE " NO PARKING FIRE LANE", PAINTED CURB COLOR- RED
12	BUILDING FIRE RISER ROOM W/FDC

FIRE 1 GENERAL NOTES

A. REFER TO ALL SHEET FOR ALL REQUIREMENTS
B. BUILDINGS TO MEET ALL 2021 IBC AND IFC REQUIREMENTS
C. ALL RESIDENTIAL BLDG SPRINKLERED TYPE 13R
D. ALL RESIDENTAIL BUILDINGS HAVE FIRE ALARM SYSTEM
E. FIRE APPARATUS ACCESS ROAD IS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS
F. 165 MULTIFAMILY UNITS= 2 REMOTE EXITS. REMOTENESS 747'9" MAXIMUM DIASTNCE MEANS 374 FT. REMOTENESS. REMOTE FIRE EXITS/ACCESS ARE 671'0 APART

FIRE FLOW REQUIREMENTS

BUILDING	CONSTRUCTION TYPE	SQUARE FOOTAGE	FIRE FLOW*
BLDG TYPE A	VA	13,832 SF	1,500 GPM @ 20 PSI- 2 HR DURATION
BLDG TYPE B	VA	11,244 SF	1,500 GPM @ 20 PSI -2 HR DURATION
BLDG TYPE C	VA	7,326 SF	1,500 GPM @ 20 PSI -2 HR DURATION
BLDG TYPE D	VA	12,169 SF	1,500 GPM @ 20 PSI -2 HR DURATION
BLDG TYPE E	VA	8,316 SF	1,500 GPM @ 20 PSI -2 HR DURATION
BLDG TYPE F	VA	6,566 SF	1,500 GPM @ 20 PSI -2 HR DURATION
BLDG TYPE G	VA	2,930 SF	1,500 GPM @ 20 PSI -2 HR DURATION
BLDG TYPE H	VA	8,908 SF	1,500 GPM @ 20 PSI -2 HR DURATION
BLDG TYPE I	VA	15,104 SF	1,688 GPM @ 20 PSI -2 HR DURATION
BLDG TYPE J	VA	8,838 SF	1,500 GPM @ 20 PSI -2 HR DURATION
BLDG TYPE K	VA	4,454 SF	1,500 GPM @ 20 PSI -2 HR DURATION
BLDG TYPE L	VB	4,319 SF	1,500 GPM @ 20 PSI -2 HR DURATION

* 25% REDUCTION ALLOWED PER IFC B105.2

FIRE HYDRANT LOCATION + DISTRIBUTION

BUILDING	FIRE FLOW	MIN. NUMBER OF HYDRANTS	AVG. SPACING	MAX. DISTANCE
BLDG TYPE A	1,500 GPM	1	625'0	312'0
BLDG TYPE B	1,500 GPM	1	625'0	312'0
BLDG TYPE C	1,500 GPM	1	625'0	312'0
BLDG TYPE D	1,500 GPM	1	625'0	312'0
BLDG TYPE E	1,500 GPM	1	625'0	312'0
BLDG TYPE F	1,500 GPM	1	625'0	312'0
BLDG TYPE G	1,500 GPM	1	625'0	312'0
BLDG TYPE H	1,500 GPM	1	625'0	312'0
BLDG TYPE I	1,688 GPM	1	625'0	312'0
BLDG TYPE J	1,500 GPM	1	625'0	312'0
BLDG TYPE K	1,500 GPM	1	625'0	312'0
BLDG TYPE L	1,500 GPM	1	625'0	312'0

* IFC TABLE C102.1 A 25% INCLUDED WHEN BUILDING IS EQUIPPED WITH FIRE SPRINKLER SYSTEM

ZORRO BLANCO CODE REVIEW
ADDRESS: 7205 PLAZA CENTRAL, 87508

REFERENCE CODES:
2021 NEW MEXICO COMMERCIAL BUILDING CODE
2020 NEW MEXICO ELECTRICAL CODE
2021 NEW MEXICO ENERGY CONSERVATION CODE
2021 NEW MEXICO MECHANICAL CODE
2021 NEW MEXICO PLUMBING CODE
2021 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE AMENDMENTS

PROJECT INFORMATION
AGE: NEW CONSTRUCTION
TOTAL

BLDG #	TOTAL AREA (HSF)	HEIGHT	STORIES	TYPE OF CONSTRUCTION
BLDG TYPE A	13,892 SF	34'11	3	VA
BLDG TYPE B	11,244 SF	34'11	3	VA
BLDG TYPE C	7,326 SF	34'11	3	VA
BLDG TYPE D	15,239 SF	34'11	3	VA
BLDG TYPE E	8,316 SF	34'11	3	VA
BLDG TYPE F	6,566 SF	34'11	3	VA
BLDG TYPE G	2,930 SF	34'11	2	VA
BLDG TYPE H	8,908 SF	34'11	3	VA
BLDG TYPE I	18,174 SF	34'11	3	VA
BLDG TYPE J	8,838 SF	34'11	3	VA
BLDG TYPE K	10,880 SF	34'11	3	VA
BLDG TYPE L	4,319 SF	21'6	1	VB

AUTO SPRINKLER SYSTEM: SPRINKLERED, 13R
MANUAL FIRE ALARM: YES

PRIMARY OCCUPANCY CLASSIFICATION: R-2
SECONDARY OCCUPANCY CLASSIFICATION: B

PARKING: EXISTING 238 REQUIRED, 245 PROVIDED

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: ZORRO BLANCO
DRAWING TYPE: FIRE 1
DRAWING DATE: 1 JULY 2025
SHEET NUMBER: FIRE_1

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004057
REGISTERED LANDSCAPE ARCHITECT
10.10.24

DATE: 10 OCTOBER 2024
REVISION: 13 FEBRUARY 2025
7 MARCH 2025
1 MAY 2025
1 JUL 2025

SHEET TITLE:
FIRE 1 PLAN

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zorro blanco
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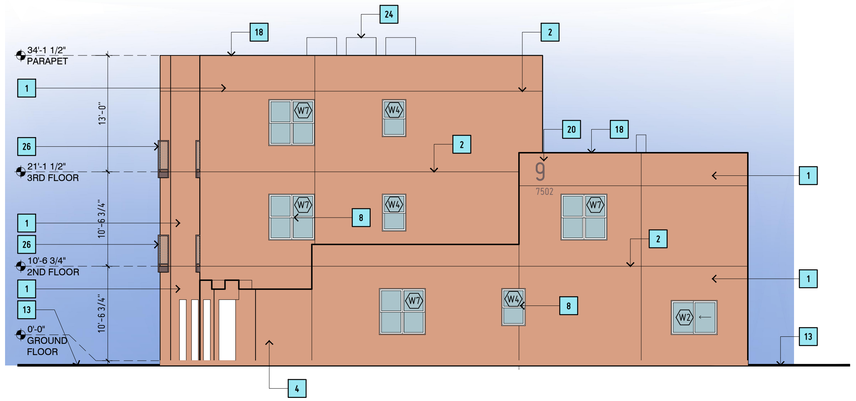
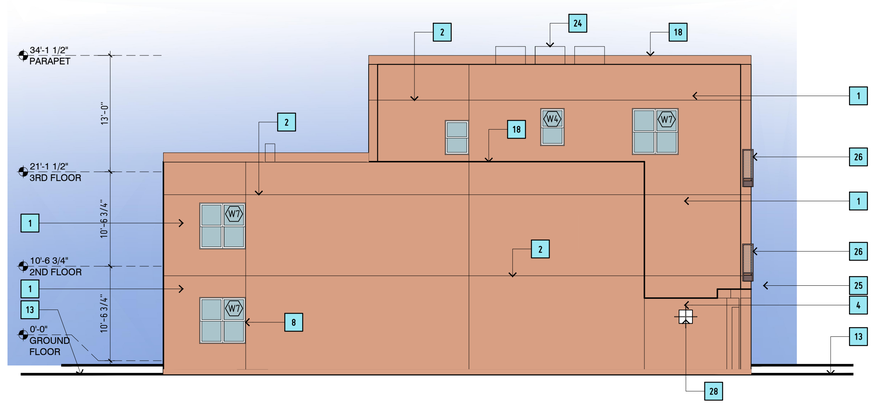
1705 Paseo de Peralta, Santa Fe, New Mexico 87504
tel 505.988.8868 email tg@thomasgiffordarch.com

FIRE 1



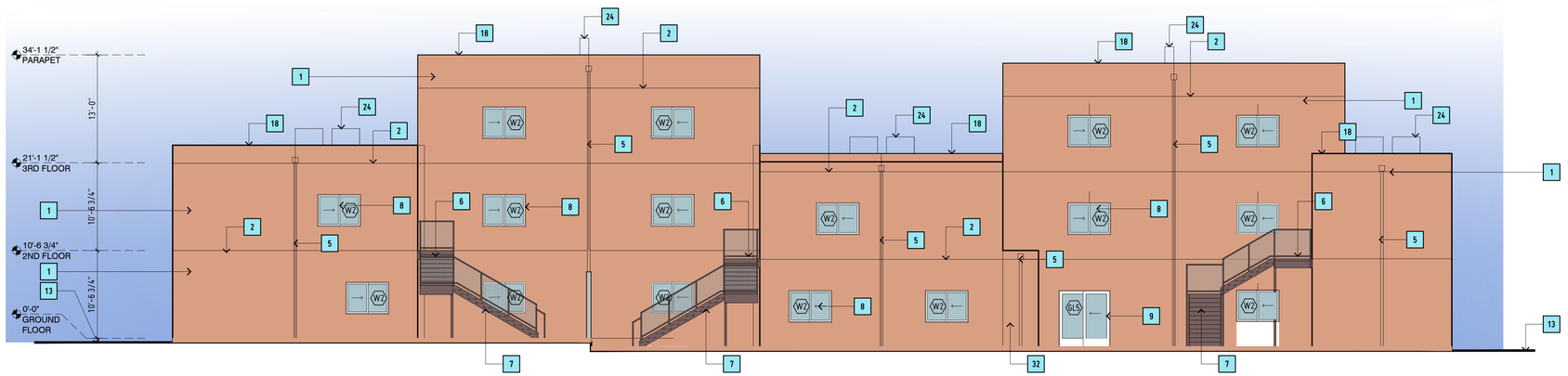
3 | BLDG TYPE A - EAST ELEVATION

AA_201 SCALE : 1/8" = 1'-0"



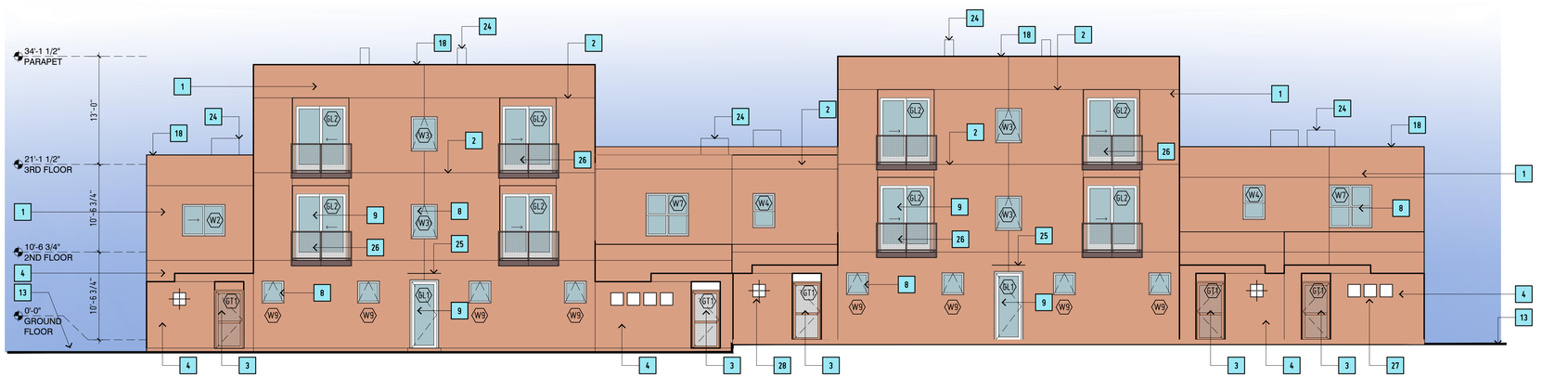
4 | BLDG TYPE A - WEST ELEVATION

AA_201 SCALE : 1/8" = 1'-0"



2 | BLDG TYPE A - NORTH ELEVATION

AA_201 SCALE : 1/8" = 1'-0"



1 | BLDG TYPE A - SOUTH ELEVATION

AA_201 SCALE : 1/8" = 1'-0"

0 8' 16'
1/8"=1'-0"

ELEVATION KEY NOTES

1. STUCCO SYSTEM
2. STUCCO CONTROL JOINT
3. COURTYARD ENTRY GATE, STEEL, PRIME AND PAINT
4. STUCCO YARD WALL, WOOD FRAME
5. CONDUCTOR BOX AND DOWNSPOUT, METAL
6. BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT, METAL FASCIA AND DRIP
7. STAIRS, C10 STRINGERS, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT & HANDRAILS BOTH SIDES, METAL FASCIA
8. WINDOW, COLOR-WHITE
9. DOOR, FULL LITE GLASS, COLOR-WHITE
10. DOOR, METAL, PAINT
11. GARAGE DOOR, PAINT
12. COURTYARD "OPENING" WITH METAL COVER
13. FINISH GRADE, SEE CIVIL PLANS FOR ELEVATIONS
14. ELECTRICAL GEAR
15. FIRE RISER ROOM
16. IDF/LOW VOLTAGE ROOM
17. METAL ROLLING GATE
18. STUCCO PARAPET, COLOR TO MATCH WALL
19. ROOF WITH METAL FASCIA AND DRIP EDGE
20. BUILDNG IDENTIFICATION SIGNAGE , 24" ALUM, 1" STANDOFF W. LED BACK LIGHT, BUILDING ADDRESS SIGNAGE, ALUM., 9" TALL
21. PROJECT IDENTIFICATION SIGNAGE, " ZORRO BLANCO" LED LIGHTING (2) SIDED, 34 SQ. FT TOTAL
22. PROJECT IDENTIFICATION SIGNAGE, " ZORRO BLANCO" LED LIGHTING (1) SIDED, 70 SQ. FT TOTAL
23. BUSINESS IDENTIFICATION SIGNAGE, " TO BE DETERMINED" LED LIGHTING (1) SIDED, 46 SQ. FT TOTAL
24. ROOFTOP MECHANCIAL UNIT. PAINT TO MATCH STUCCO
25. ENTRY COVER, METAL, PRIME AND PAINT, SLOPE TOP 1/4" /FT
26. JULIET BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT
27. "PUNCHED" OPENING IN WALL, STUCCO
28. "PUNCHED" OPENING IN WALL, STUCCO W/ METAL GRATE
29. 42" TALL GUARDRAIL, PRIME AND PAINT
30. 3X3 HHS POST, PRIME AND PAINT
31. 3X6 HHS POST, PRIME AND PAINT
32. F.D.C W/ SIGNAGE

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004057
REGISTERED ARCHITECT
10.10.24

DATE: 10 OCTOBER 2024
REVISION: 13 FEBRUARY 2025
7 MARCH 2025
1 MAY 2025
1 JUL 2025
12 AUG 2025

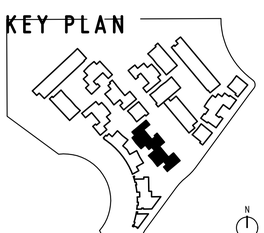
SHEET TITLE:
BLDG TYPE A
EXTERIOR ELEVATION

ELEVATION NOTES

A. REFER TO ALL SHEETS FOR ALL REQUIREMENTS
B. REFER TO CIVIL PLANS FOR TOP OF SLAB ELEVATIONS
C. STUCCO SYSTEM- TWO COAT STUCCO SYSTEM ACRYLIC COLOR COAT, PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, SELF-FURRING WIRE LATH, TYVEK- COMMERCIAL D STUCCO WRAP WATER RESISTIVE (WRB) BARRIER AND INTER. PROVIDE WATERPROOF BASE COAT (STO FLEXAL OR EQUAL) AT ALL HORIZONTAL STUCCO SURFACES- PARAPETS, ELEC. METER COVERS, ETC. USE EXPANDED METAL LATH AT STUCCO SOFFITS
D. ALL DOOR AND WINDOW GLAZING TO BE CLEAR OR TINTED GREY NEUTRAL
E. STUCCO COLORS - AS NOTED
STUCCO COLOR "SC1" - ZONA ROSA

STUCCO COLOR "SC1" - ZONA ROSA

KEY PLAN



JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	ZORRO BLANCO
DRAWING TYPE:	EXTERIOR ELEVATION
DRAWING DATE:	12 AUGUST 2025
SHEET NUMBER:	AA_201

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zorro.blanco.
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

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ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.820.6668 email tfg@thomasgifford.com

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AA_201

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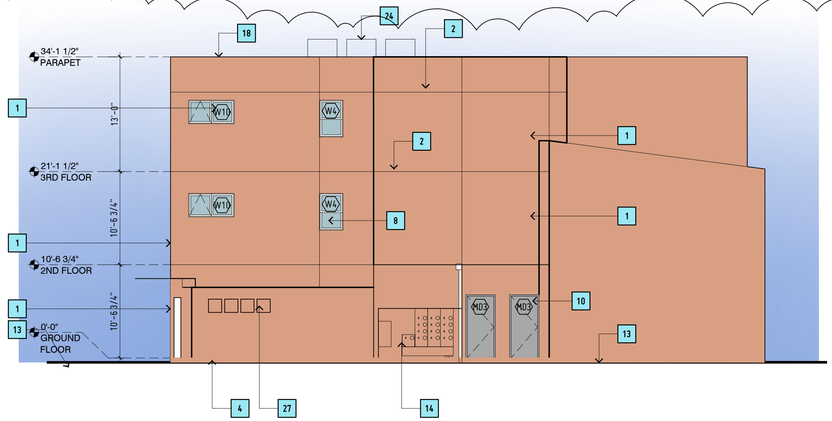
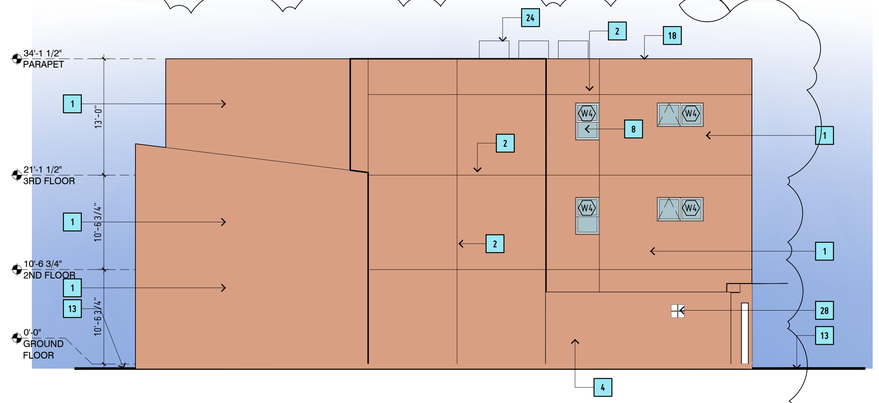


3 | BLDG B - EAST ELEVATION

AB_201

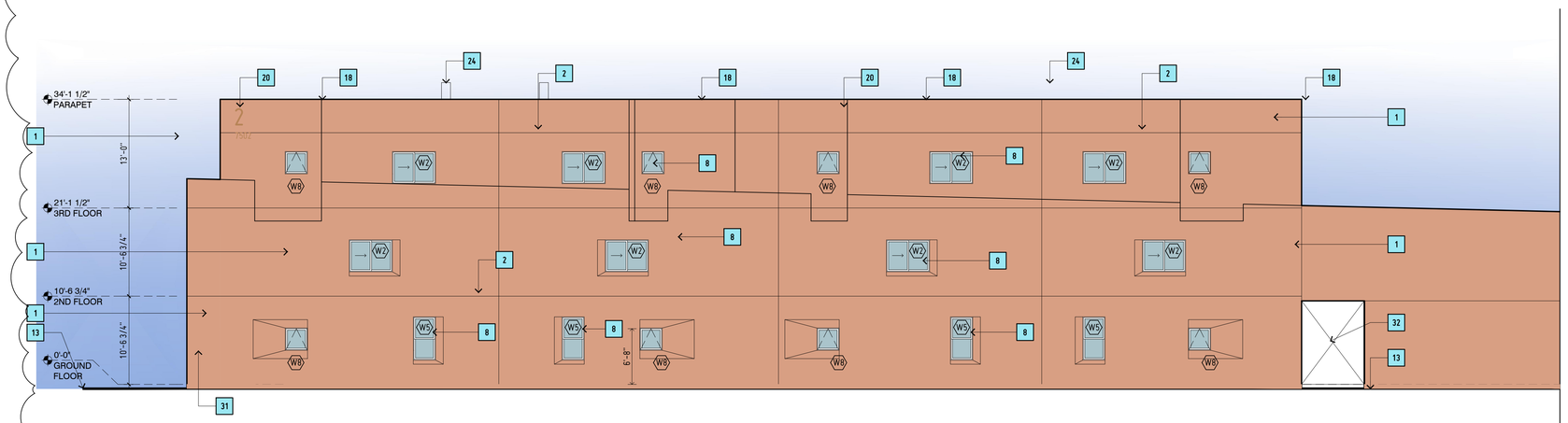
SCALE : 0.010277



4 | BLDG B - WEST ELEVATION

AB_201

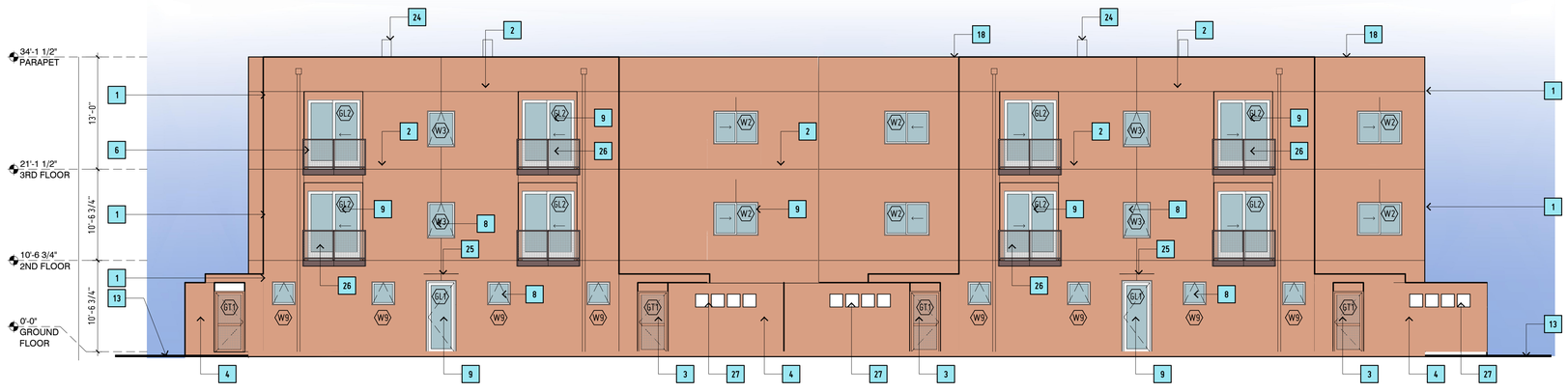
SCALE : 1/8" = 1'-0"



2 | BLDG B - NORTH ELEVATION

AB_201

SCALE : 1/8" = 1'-0"



1 | BLDG B - SOUTH ELEVATION

AB_201

SCALE : 1/8" = 1'-0"

0 8' 16'
1/8"=1'-0"

ELEVATION KEY NOTES

1	STUCCO SYSTEM
2	STUCCO CONTROL JOINT
3	COURTYARD ENTRY GATE, STEEL, PRIME AND PAINT
4	STUCCO YARD WALL, WOOD FRAME
5	CONDUCTOR BOX AND DOWNSPOUT, METAL
6	BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT, METAL FASCIA AND DRIP
7	STAIRS, C10 STRINGERS, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT & HANDRAILS BOTH SIDES, METAL FASCIA
8	WINDOW, COLOR-WHITE
9	DOOR, FULL LITE GLASS, COLOR-WHITE
10	DOOR, METAL, PAINT
11	GARAGE DOOR, PAINT
12	COURTYARD "OPENING" WITH METAL COVER
13	FINISH GRADE, SEE CIVIL PLANS FOR ELEVATIONS
14	ELECTRICAL GEAR
15	FIRE RISER ROOM
16	IDF/LOW VOLTAGE ROOM
17	METAL ROLLING GATE
18	STUCCO PARAPET, COLOR TO MATCH WALL
19	ROOF WITH METAL FASCIA AND DRIP EDGE
20	BUILDNG IDENTIFICATION SIGNAGE , 24" ALUM, 1" STANDOFF W. LED BACK LIGHT, BUILDING ADDRESS SIGNAGE, ALUM., 9" TALL
21	PROJECT IDENTIFICATION SIGNAGE, " ZORRO BLANCO" LED LIGHTING (2) SIDED, 34 SQ. FT TOTAL
22	PROJECT IDENTIFICATION SIGNAGE, " ZORRO BLANCO" LED LIGHTING (1) SIDED, 70 SQ. FT TOTAL
23	BUSINESS IDENTIFICATION SIGNAGE, " TO BE DETERMINED" LED LIGHTING (1) SIDED, 46 SQ. FT TOTAL
24	ROOFTOP MECHANCIAL UNIT. PAINT TO MATCH STUCCO
25	ENTRY COVER, METAL, PRIME AND PAINT, SLOPE TOP 1/4" /FT
26	JULIET BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT
27	"PUNCHED" OPENING IN WALL, STUCCO
28	"PUNCHED" OPENING IN WALL, STUCCO W/ METAL GRATE
29	42" TALL GUARDRAIL, PRIME AND PAINT
30	3X3 HHS POST, PRIME AND PAINT
31	3X6 HHS POST, PRIME AND PAINT
32	F.D.C W/ SIGNAGE

ELEVATION NOTES

A. REFER TO ALL SHEETS FOR ALL REQUIREMENTS
B. REFER TO CIVIL PLANS FOR TOP OF SLAB ELEVATIONS
C. STUCCO SYSTEM- TWO COAT STUCCO SYSTEM ACRYLIC COLOR COAT, PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, SELF-FURRING WIRE LATH, TYVEK- COMMERCIAL D STUCCO WRAP WATER RESISTIVE (WRB) BARRIER AND INTER. PROVIDE WATERPROOF BASE COAT (STO FLEXAL OR EQUAL) AT ALL HORIZONTAL STUCCO SURFACES- PARAPETS, ELEC. METER COVERS, ETC. USE EXPANDED METAL LATH AT STUCCO SOFFITS
D. ALL DOOR AND WINDOW GLAZING TO BE CLEAR OR TINTED GREY NEUTRAL
E. STUCCO COLORS- AS NOTED
STUCCO COLOR "SC1"- ZONA ROSA

STUCCO COLOR "SC1"- ZONA ROSA

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004057
REGISTERED ARCHITECT
10.10.24

DATE:	
REVISION:	10 OCTOBER 2024
	13 FEBRUARY 2025
	7 MARCH 2025
	1 MAY 2025
	1 JUL 2025
	12 AUG 2025

SHEET TITLE:
BLDG TYPE B
EXTERIOR ELEVATIONS

KEY PLAN

N

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: ZORRO BLANCO
DRAWING TYPE: EXTERIOR ELEVATION
DRAWING DATE: 12 AUGUST 2025
SHEET NUMBER: AB_201

PLAZA CENTRAL
zorro blanco, llc
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

ARCHITECT
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1789 Paseo de Peralta, Santa Fe, New Mexico 87504
tel 505.660.5005 email tom@thomasgiffordarch.com

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AB_201

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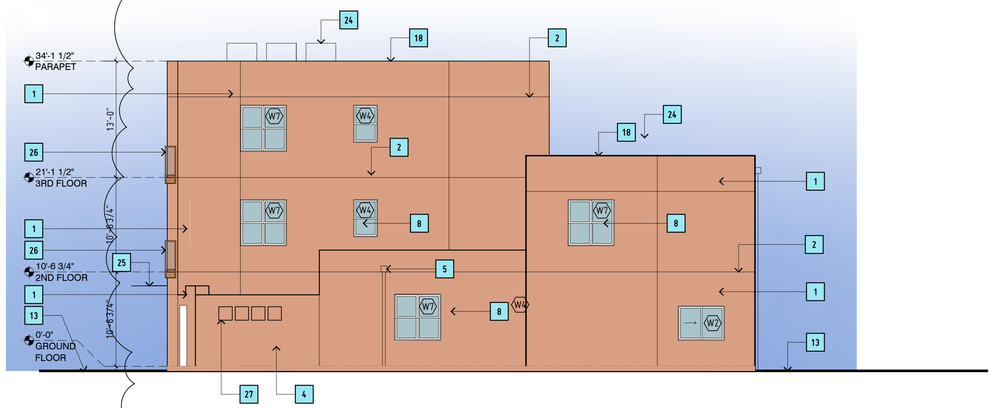
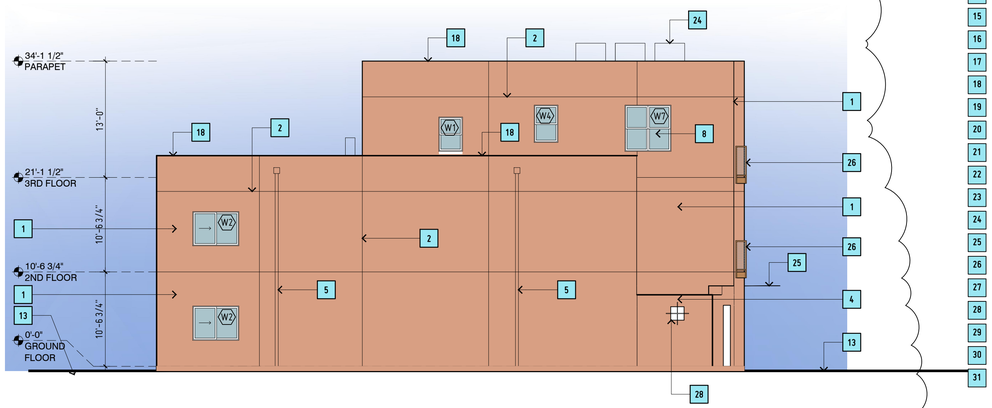


3 | BLDG C - EAST ELEVATION

AC_201

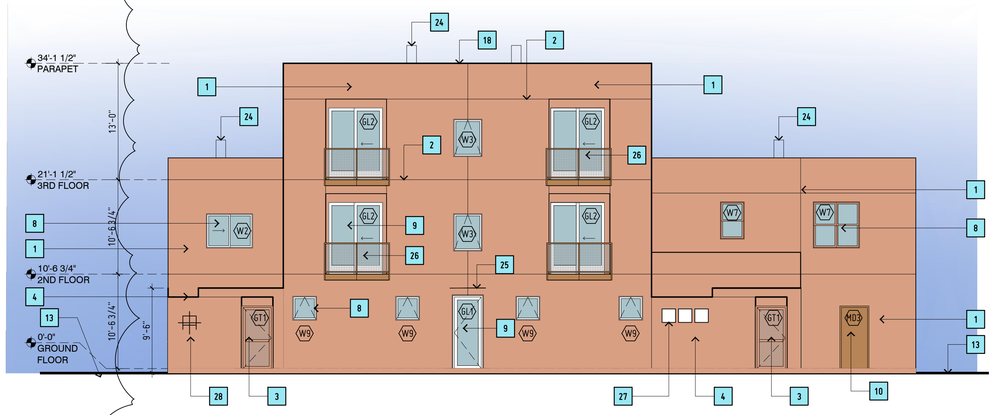
SCALE : 1/8" = 1'-0"



4 | BLDG C - WEST ELEVATION

AC_201

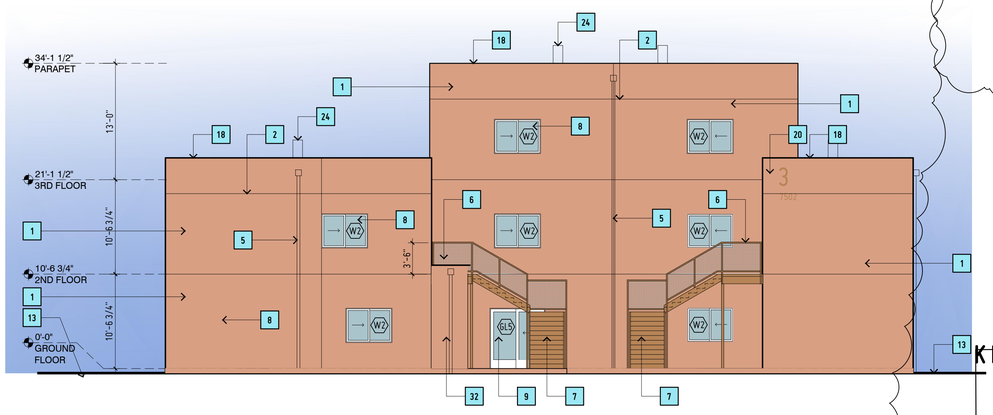
SCALE : 1/8" = 1'-0"



1 | BLDG C - SOUTH ELEVATION

AC_201

SCALE : 1/8" = 1'-0"



2 | BLDG C - NORTH ELEVATION

AC_201

SCALE : 1/8" = 1'-0"

ELEVATION KEY NOTES

1. STUCCO SYSTEM
2. STUCCO CONTROL JOINT
3. COURTYARD ENTRY GATE, STEEL, PRIME AND PAINT
4. STUCCO YARD WALL, WOOD FRAME
5. CONDUCTOR BOX AND DOWNSPOUT, METAL
6. BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT, METAL FASCIA AND DRIP
7. STAIRS, C10 STRINGERS, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT & HANDRAILS BOTH SIDES, METAL FASCIA
8. WINDOW, COLOR-WHITE
9. DOOR, FULL LITE GLASS, COLOR-WHITE
10. DOOR, METAL, PAINT
11. GARAGE DOOR, PAINT
12. COURTYARD "OPENING" WITH METAL COVER
13. FINISH GRADE, SEE CIVIL PLANS FOR ELEVATIONS
14. ELECTRICAL GEAR
15. FIRE RISER ROOM
16. IDF/LOW VOLTAGE ROOM
17. METAL ROLLING GATE
18. STUCCO PARAPET, COLOR TO MATCH WALL
19. ROOF WITH METAL FASCIA AND DRIP EDGE
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23. BUSINESS IDENTIFICATION SIGNAGE, " TO BE DETERMINED" LED LIGHTING (1) SIDED, 46 SQ. FT TOTAL
24. ROOFTOP MECHANCIAL UNIT. PAINT TO MATCH STUCCO
25. ENTRY COVER, METAL, PRIME AND PAINT, SLOPE TOP 1/4" /FT
26. JULIET BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT
27. "PUNCHED" OPENING IN WALL, STUCCO
28. "PUNCHED" OPENING IN WALL, STUCCO W/ METAL GRATE
29. 42" TALL GUARDRAIL, PRIME AND PAINT
30. 3X3 HHS POST, PRIME AND PAINT
31. 3X6 HHS POST, PRIME AND PAINT
32. F.D.C W/ SIGNAGE

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B. REFER TO CIVIL PLANS FOR TOP OF SLAB ELEVATIONS
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D. ALL DOOR AND WINDOW GLAZING TO BE CLEAR OR TINTED GREY NEUTRAL
F. STUCCO COLORS - AS NOTED
STUCCO COLOR "SC1" - ZONA ROSA

STUCCO COLOR "SC1"- ZONA ROSA

KEY PLAN

JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	ZORRO BLANCO
DRAWING TYPE:	EXTERIOR ELEVATION
DRAWING DATE:	12 AUGUST 2025
SHEET NUMBER:	AC_201

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004057
REGISTERED LANDSCAPE ARCHITECT
10.10.24

DATE:	REVISION:
10 OCTOBER 2024	
13 FEBRUARY 2025	
7 MARCH 2025	
1 MAY 2025	
1 JUL 2025	
12 AUG 2025	

SHEET TITLE:
BLDG TYPE C
EXTERIOR ELEVATIONS

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PLAZA CENTRAL
zorro.blanco.llc
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel: 505.988.3888 email: tmg@thomasgifford.com

AC_201

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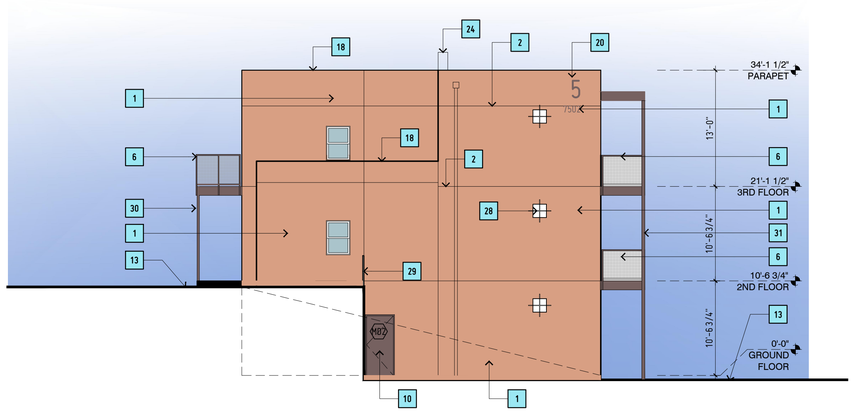
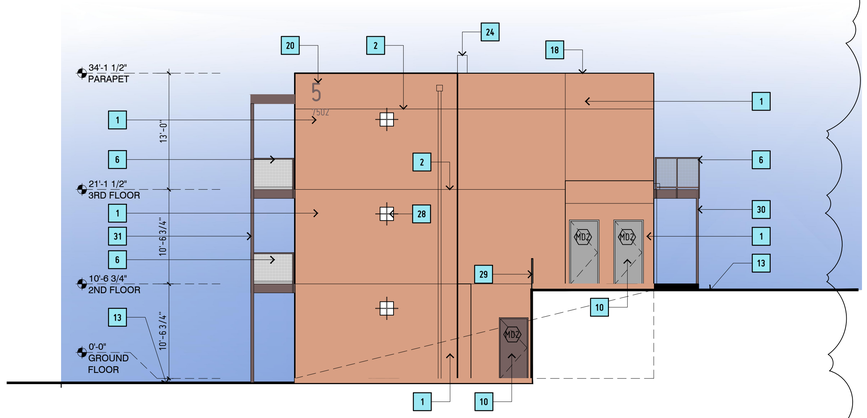


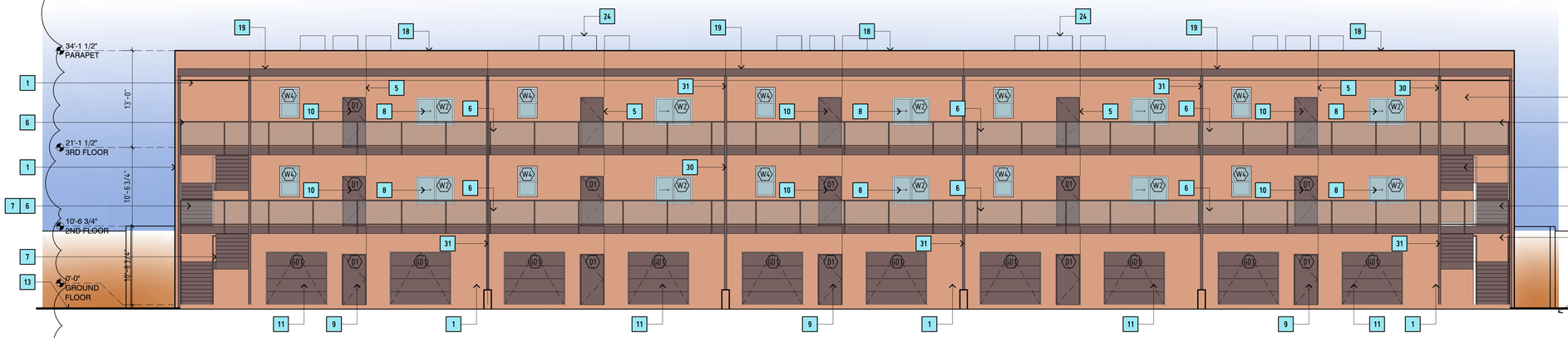
3 | BLDG D - EAST ELEVATION

AD_201 SCALE: 1/8" = 1'-0"



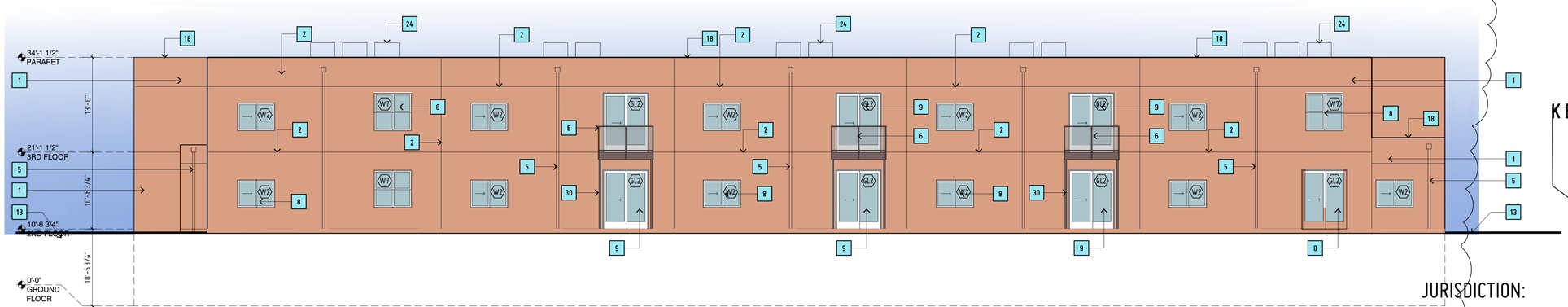
4 | BLDG D - WEST ELEVATION

AD_201 SCALE: 1/8" = 1'-0"



2 | BLDG D - NORTH ELEVATION

AD_201 SCALE: 1/8" = 1'-0"



1 | BLDG D - SOUTH ELEVATION

AD_201 SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. STUCCO SYSTEM
2. STUCCO CONTROL JOINT
3. COURTYARD ENTRY GATE, STEEL, PRIME AND PAINT
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22. PROJECT IDENTIFICATION SIGNAGE, " ZORRO BLANCO" LED LIGHTING (1) SIDED, 70 SQ. FT TOTAL
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D. ALL DOOR AND WINDOW GLAZING TO BE CLEAR OR TINTED GREY NEUTRAL
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STUCCO COLOR "SC1" - ZONA ROSA

STUCCO COLOR "SC1" - ZONA ROSA

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004057
REGISTERED ARCHITECT
10.10.24

DATE: 10 OCTOBER 2024 | 13 FEBRUARY 2025 | 7 MARCH 2025 | 1 MAY 2025 | 1 JUL 2025 | 12 AUG 2025
REVISION: 1 | 2 | 3 | 4 | 5 | 6

SHEET TITLE:
BLDG TYPE D
EXTERIOR ELEVATIONS

KEY PLAN

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: ZORRO BLANCO
DRAWING TYPE: EXTERIOR ELEVATION
DRAWING DATE: 12 AUGUST 2025
SHEET NUMBER: AD_201

PLAZA CENTRAL, llc
zorro.blanco.nm
7205 PLAZA CENTRAL. SANTA FE. NEW MEXICO 87508

THOMAS GIFFORD ARCHITECT
ARCHITECTURE+URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.988.5888 email tg@thomasgiffordarch.com

AD_201

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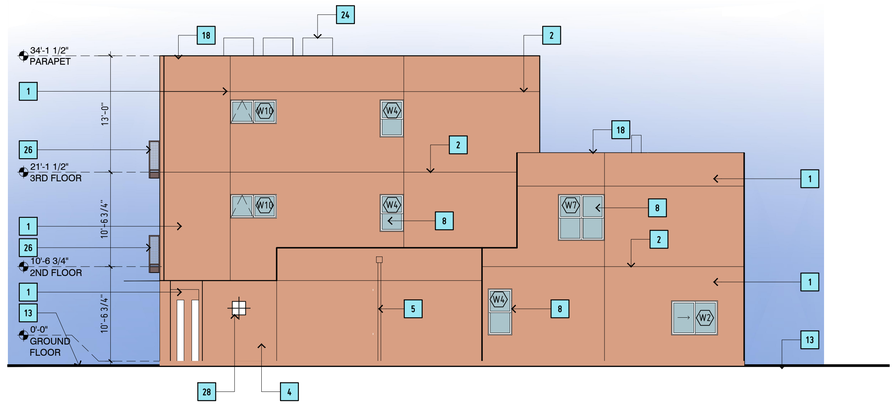
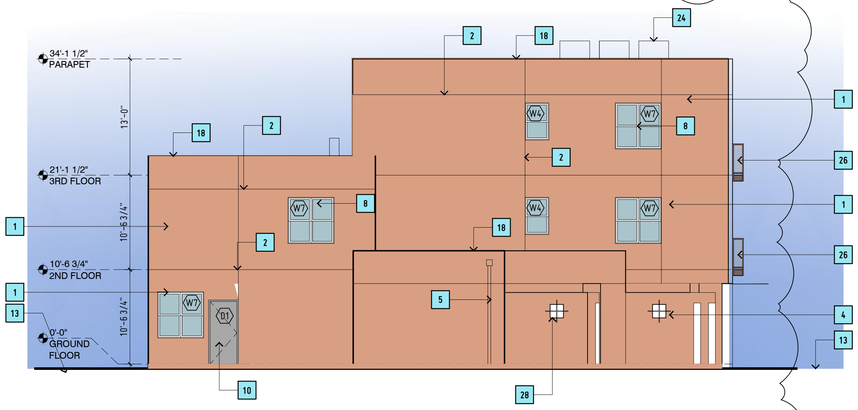


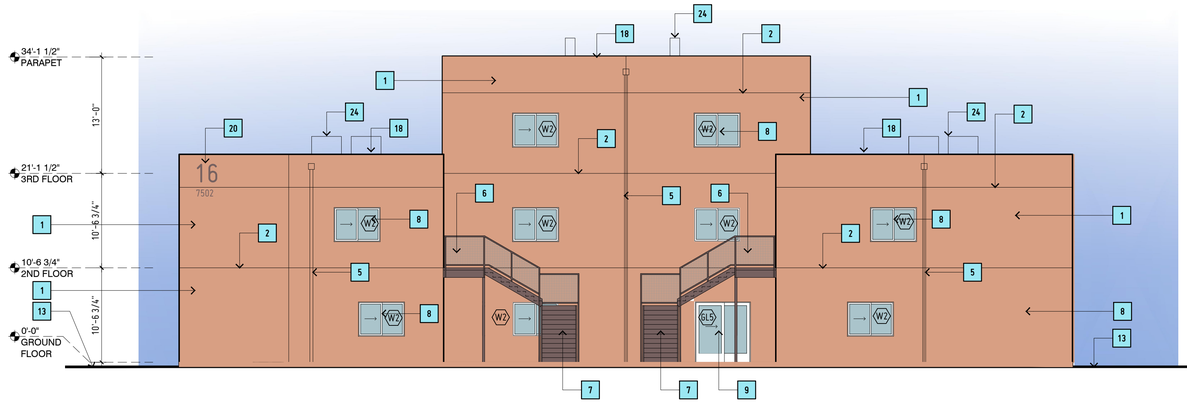
3 | BLDG TYPE E EAST ELEVATION

AE_201 SCALE : 1/8" = 1'-0"



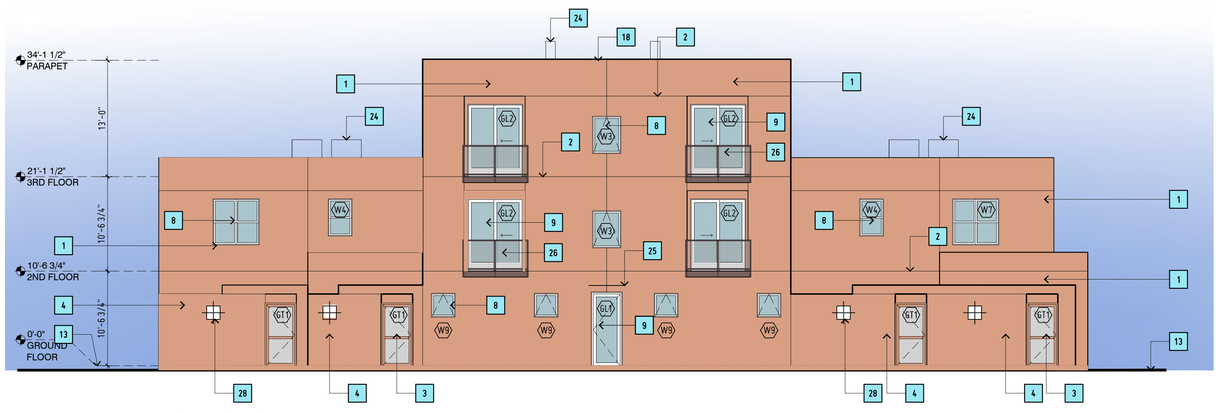
4 | BLDG TYPE E WEST ELEVATION

AE_201 SCALE : 1/8" = 1'-0"



2 | BLDG TYPE E NORTH ELEVATION

AE_201 SCALE : 1/8" = 1'-0"



1 | BLDG TYPE E SOUTH ELEVATION

AE_201 SCALE : 1/8" = 1'-0"

0 8' 16'
1/8"=1'-0"

ELEVATION KEY NOTES

1	STUCCO SYSTEM
2	STUCCO CONTROL JOINT
3	COURTYARD ENTRY GATE, STEEL, PRIME AND PAINT
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32	F.D.C W/ SIGNAGE

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004057
REGISTERED ARCHITECT
10.10.24

DATE:	
10 OCTOBER 2024	
13 FEBRUARY 2025	1
7 MARCH 2025	2
1 MAY 2025	3
1 JUL 2025	4
12 AUG 2025	5

SHEET TITLE:
BLDG TYPE E EXTERIOR ELEVATIONS

ELEVATION NOTES

A. REFER TO ALL SHEETS FOR ALL REQUIREMENTS
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C. STUCCO SYSTEM- TWO COAT STUCCO SYSTEM ACRYLIC COLOR COAT, PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, SELF-FURRING WIRE LATH, TYVEK- COMMERCIAL D STUCCO WRAP WATER RESISTIVE (WRB) BARRIER AND INTER. PROVIDE WATERPROOF BASE COAT (STO FLEXAL OR EQUAL) AT ALL HORIZONTAL STUCCO SURFACES- PARAPETS, ELEC. METER COVERS, ETC. USE EXPANDED METAL LATH AT STUCCO SOFFITS
D. ALL DOOR AND WINDOW GLAZING TO BE CLEAR OR TINTED GREY NEUTRAL
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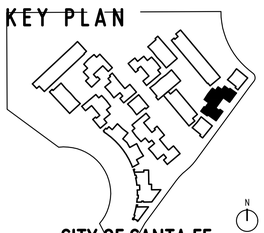
STUCCO COLOR "SC1"- ZONA ROSA

KEY PLAN



JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	ZORRO BLANCO
DRAWING TYPE:	EXTERIOR ELEVATION
DRAWING DATE:	12 AUGUST 2025
SHEET NUMBER:	AE_201

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zorro.blanco.
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1709 Paseo de Peralta, Santa Fe, New Mexico 87501
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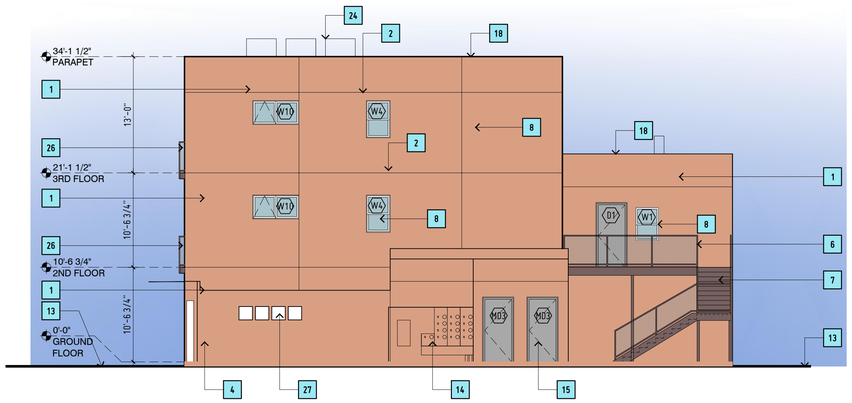
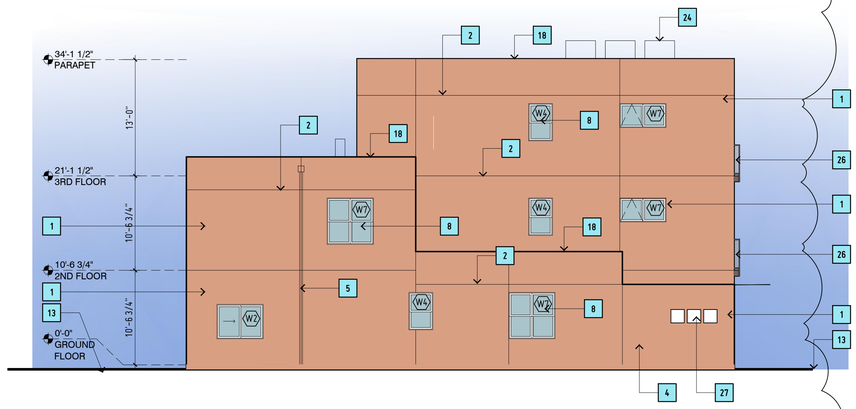
AE_201



3 | BLDG F - EAST ELEVATION

AF_201

SCALE : 1/8" = 1'-0"



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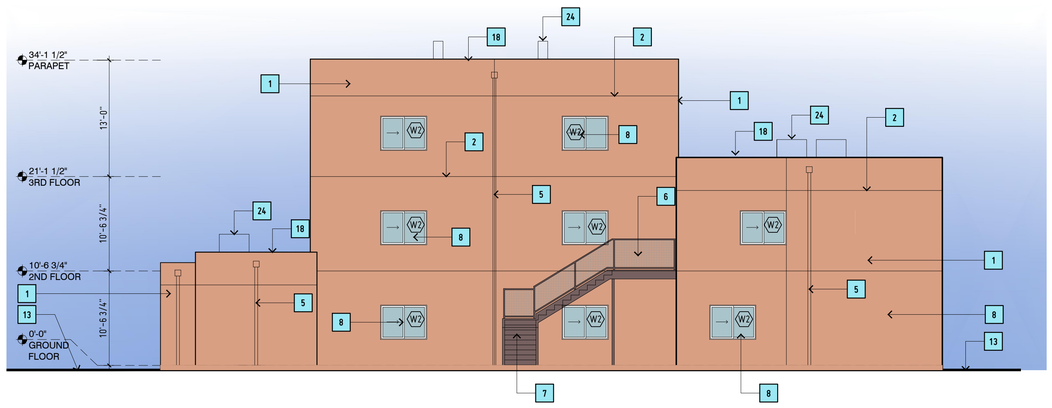
AF_201

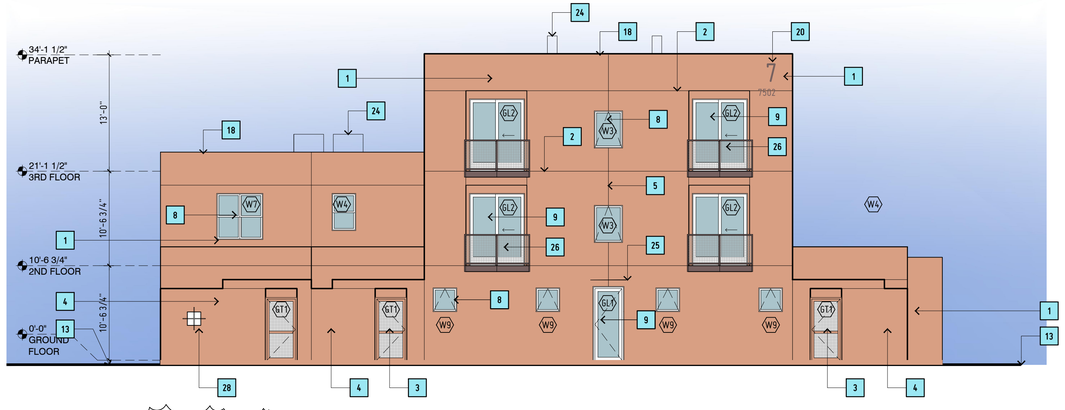
SCALE : 1/8" = 1'-0"



2 | BLDG F - NORTH ELEVATION

AF_201

SCALE : 1/8" = 1'-0"



1 | BLDG F - SOUTH ELEVATION

AF_201

0 8' 16'

1/8"=1'-0"

SCALE : 1/8" = 1'-0"

ELEVATION KEY NOTES

1	STUCCO SYSTEM
2	STUCCO CONTROL JOINT
3	COURTYARD ENTRY GATE, STEEL, PRIME AND PAINT
4	STUCCO YARD WALL, WOOD FRAME
5	CONDUCTOR BOX AND DOWNSPOUT, METAL
6	BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT, METAL FASCIA AND DRIP
7	STAIRS, C10 STRINGERS, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT & HANDRAILS BOTH SIDES, METAL FASCIA
8	WINDOW, COLOR-WHITE
9	DOOR, FULL LITE GLASS, COLOR-WHITE
10	DOOR, METAL, PAINT
11	GARAGE DOOR, PAINT
12	COURTYARD "OPENING" WITH METAL COVER
13	FINISH GRADE, SEE CIVIL PLANS FOR ELEVATIONS
14	ELECTRICAL GEAR
15	FIRE RISER ROOM
16	IDF/LOW VOLTAGE ROOM
17	METAL ROLLING GATE
18	STUCCO PARAPET, COLOR TO MATCH WALL
19	ROOF WITH METAL FASCIA AND DRIP EDGE
20	BUILDING IDENTIFICATION SIGNAGE , 24" ALUM, 1" STANDOFF W. LED BACK LIGHT, BUILDING ADDRESS SIGNAGE, ALUM., 9" TALL
21	PROJECT IDENTIFICATION SIGNAGE, " ZORRO BLANCO" LED LIGHTING (2) SIDED, 34 SQ. FT TOTAL
22	PROJECT IDENTIFICATION SIGNAGE, " ZORRO BLANCO" LED LIGHTING (1) SIDED, 70 SQ. FT TOTAL
23	BUSINESS IDENTIFICATION SIGNAGE, " TO BE DETERMINED" LED LIGHTING (1) SIDED, 46 SQ. FT TOTAL
24	ROOFTOP MECHANCIAL UNIT. PAINT TO MATCH STUCCO
25	ENTRY COVER, METAL, PRIME AND PAINT, SLOPE TOP 1/4" /FT
26	JULIET BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT
27	"PUNCHED" OPENING IN WALL, STUCCO
28	"PUNCHED" OPENING IN WALL, STUCCO W/ METAL GRATE
29	42" TALL GUARDRAIL, PRIME AND PAINT
30	3X3 HHS POST, PRIME AND PAINT
31	3X6 HHS POST, PRIME AND PAINT
32	F.D.C W/ SIGNAGE

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004057
REGISTERED LANDSCAPE ARCHITECT
10.10.24

DATE: 10 OCTOBER 2024 | 13 FEBRUARY 2025 | 7 MARCH 2025 | 1 MAY 2025 | 1 JUL 2025 | 12 AUG 2025
REVISION: | | | | | |

SHEET TITLE:

BLDG TYPE F EXTERIOR ELEVATIONS

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B. REFER TO CIVIL PLANS FOR TOP OF SLAB ELEVATIONS
C. STUCCO SYSTEM- TWO COAT STUCCO SYSTEM ACRYLIC COLOR COAT, PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, SELF-FURRING WIRE LATH, TYVEK- COMMERCIAL D STUCCO WRAP WATER RESISTIVE (WRB) BARRIER AND INTER. PROVIDE WATERPROOF BASE COAT (STO FLEXAL OR EQUAL) AT ALL HORIZONTAL STUCCO SURFACES- PARAPETS, ELEC. METER COVERS, ETC. USE EXPANDED METAL LATH AT STUCCO SOFFITS
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STUCCO COLOR "SC1" - ZONA ROSA

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KEY PLAN

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: ZORRO BLANCO
DRAWING TYPE: EXTERIOR ELEVATION
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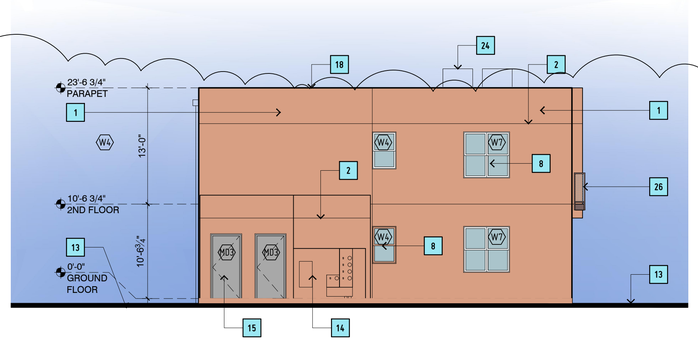
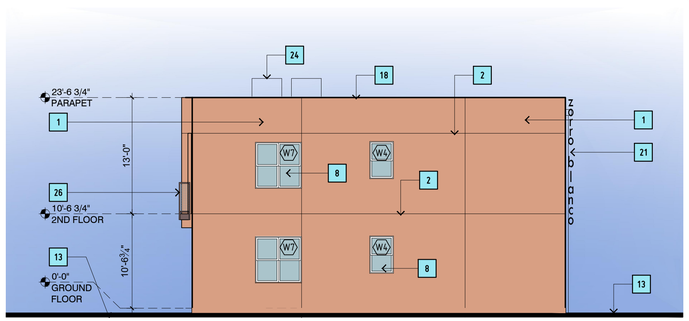


4 | BLDG G - ELEVATION

AG_201 SCALE: 1/8" = 1'-0"



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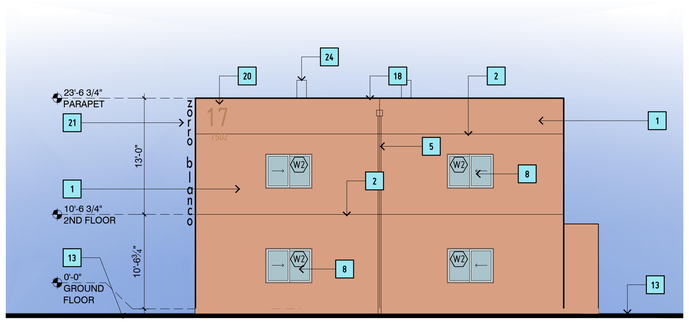

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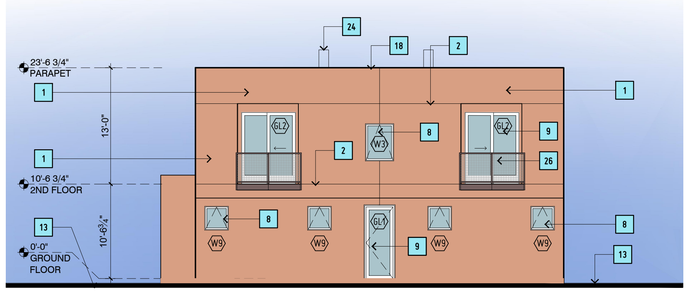
AG_201 SCALE: 1/8" = 1'-0"



1 | BLDG G- ELEVATION

AG_201 SCALE: 1/8" = 1'-0"

0 8' 16'
1/8"=1'-0"

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations- ALL ZORRO BLANCO BUILDINGS

Architectural Design Standards		SFCC Point Allowances	Points Assigned	Discussion
WALLS				
Predominant Exterior Surface Material	Stucco, adobe	30	30	Stucco is the predominant exterior surface material on the building.
	Brick, natural stone, and integrally colored unit masonry	25		
	Concrete and non-integrally colored unit masonry	20		
	Metal siding, glass curtainwall systems, glass block, wood siding, and simulated materials	10		
	Mirrored glass curtainwall systems	-10		
Color of Predominant Exterior Surface Material	Earthtones, creams, and pastels of earthtone hues including but not necessarily limited to rose, peach, and terra cotta colors	30	30	
	Pastel colors of non-earthtone hues, whites, grays, and grayish greens	15		
	High-intensity colors, metallic colors, glass and black	-10		
Exterior Surface Treatment	(A) Wall surfaces appear monolithic with at least 75 percent of the total wall area one material and one color. Differing shades of the same general hue shall not be considered different colors. Non-solar fenestration, window and door awnings, applied trim, and accent materials, colors, and decorative bands, with the exception of stucco, masonry or concrete control joints, are used in such a way that they do not give a panelized or prefabricated appearance, produce striped or checkerboard patterns, or exceed 25 percent of the surface area of any façade. Fenestration and/or accent colors on wall surfaces under portals or canopies having a horizontal depth of at least six feet shall be exempt from area calculations. CANOPY defined as an overhanging shelter or shade.	10	10	
	(B) Wall surfaces do not meet the criteria set forth in paragraph (A) above	-10		
ROOFS				
Form	(A) Flat roof surfaces entirely concealed from public view by parapets	20	20	
	(B) Flat roof surfaces not entirely concealed from public view by parapets, uniformly sloping roofs, or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with greater than or equal to four feet of vertical rise for every 12 feet of horizontal run and less than or equal to 12 feet of vertical rise for every 12 feet of horizontal run	15		
	(C) Uniformly sloping roofs or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with less than four feet of vertical rise for every 12 feet of horizontal run or having a slope with greater than 12 feet of vertical rise for every 12 feet of horizontal run	10		
	(D) Any type of sloping roof having a height, from springline to peak, that exceeds the average height of the supporting walls; non-uniformly sloping roofs; or any combination of flat and non-uniformly sloping roofs	-10		
Predominant Material	(A) All surfaces are concealed from public view	20	20	
	(B) Standing, flat, or batten seam metal roofing, or membrane, asphalt or gravel surfaces exposed to public view	15		
	(C) Flat tiles of clay, concrete or slate	10		
	(D) Barrel tiles of clay, concrete, or slate; and asphalt shingles	5		
	(E) Wood shingles or shakes and other materials including but not necessarily limited to plastic, fiberglass or metal roof tiles	-10		
Predominant Color	(A) All surfaces are concealed from public view	15	15	
	(B) Dark reds, browns, and earthtones, and natural metals including aluminum, zinc, tin, and lead	10		
	(C) Low-intensity colors other than those stated above	5		
	(D) White	0		
	(E) Bright, non-fading, high-intensity colors and any use of multiple colors	-15		
BUILDING FORM				
Massing	(A) One-story buildings with over 10,000 square feet of gross floor area and multi-story buildings with over 20,000 square feet of gross floor area which are designed with wall plane projections or setbacks on each publicly visible façade having a depth of at least three percent of the length of the façade and extending at least 20 percent of the length of the façade	30	30	
	(B) One-story buildings with less than or equal to 10,000 square feet of gross floor area and multi-story buildings with less than or equal to 20,000 square feet of gross floor area which are designed with either offsetting wall planes or upper story stepbacks of at least four horizontal feet, or a recessed entry space or projecting canopy or portal having a depth of at least six horizontal feet, on at least one publicly visible façade	30		
	(C) Buildings not utilizing the massing techniques described in paragraphs (A) or (B) above	0		
DOORS AND WINDOWS				
Treatment	(A) More than 50 percent of doors, windows and glazed surfaces, which are not located under portales or canopies having a horizontal depth of at least six feet, have either frames recessed a minimum of two inches, are cased with trim, have divided lites, or have exposed or otherwise articulated lintels	20	20	Recessed 2"
	(B) More than 50 percent of doors, windows and glazed surfaces do not meet the requirements set forth in paragraph (A) above	0		
Area	(A) All wall surfaces which are not located under portales or canopies having a horizontal depth of at least six feet, and which do not include solar fenestration, have less than or equal to 50 percent openings consisting of doors, windows, glazing and other penetrations	20	20	
	(B) Wall surfaces do not meet the requirements as set forth in paragraph (A) above	0		
Location	(A) All doors, windows and glazed surfaces, on structures having a gross floor area greater than 150 square feet, are located at least two feet from outside building corners	20	20	
	(B) All doors, windows and glazed surfaces, on structures having a gross floor area less than or equal to 150 square feet, have at least a two inch mullion at inside and outside building corners	20		
Glazing	(A) All glazing is clear or tinted neutral gray	10	10	All glazing to be clear
	(B) Any use of colored glazing	0		
	(C) Any use of mirrored glazing	-10		
EQUIPMENT				
Screening	(A) All roof and wall mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, are screened from public view by parapets, walls, fences, dense evergreen foliage, or by other means	10	5	
	(B) All building mounted equipment set forth in paragraph (A) above is either screened; and/or painted to match visually adjacent surfaces	5		
	(C) All building mounted equipment set forth in paragraph (A) above is not screened and/or painted to match visually adjacent surfaces	-10		
TOTAL POINTS ACHIEVED			230	
TOTAL POINTS Required by Zoning District C-1			205	

ELEVATION KEY NOTES

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STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004057
REGISTERED ARCHITECT
10.10.24

DATE: 10 OCTOBER 2024 | 13 FEBRUARY 2025 | 7 MARCH 2025 | 1 MAY 2025 | 1 JUL 2025 | 12 AUG 2025
REVISION: | | | | | |

SHEET TITLE:
BLDG TYPE G
EXTERIOR ELEVATIONS

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STUCCO COLOR "SC1" - ZONA ROSA

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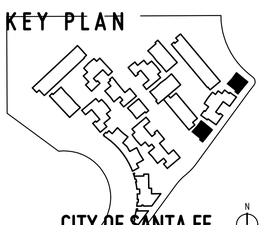
KEY PLAN



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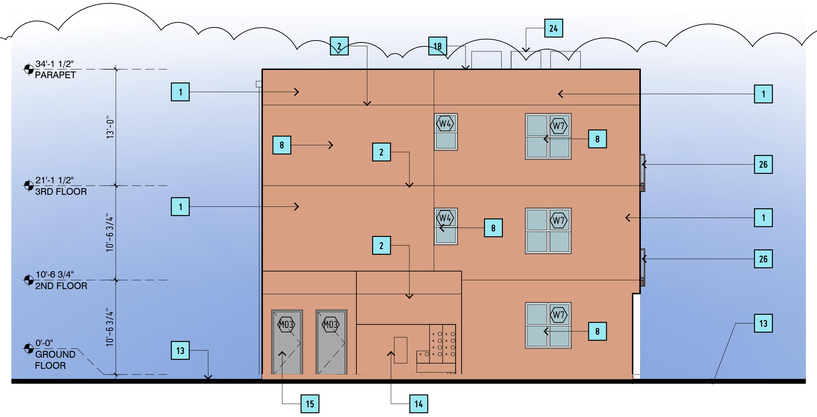
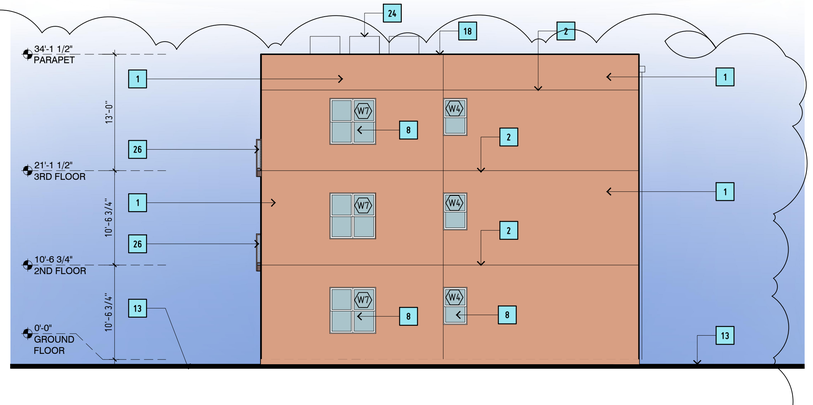


3 | BLDG H - EAST ELEVATION

AH_201

SCALE : 1/8" = 1'-0"



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AH_201

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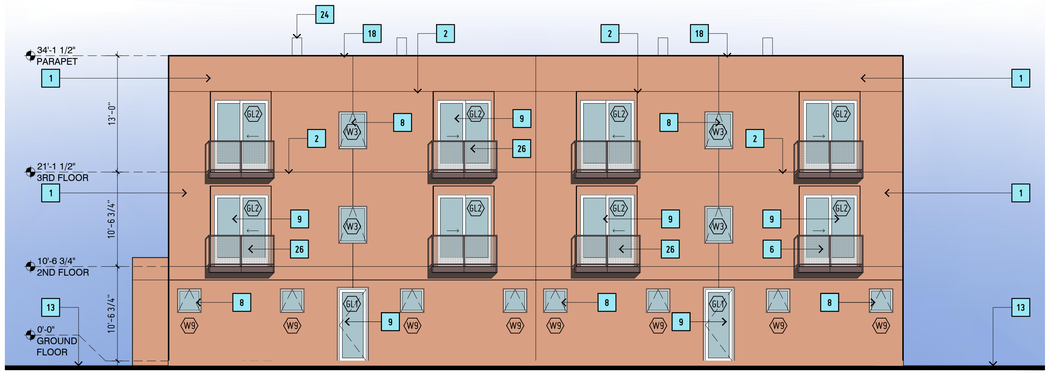

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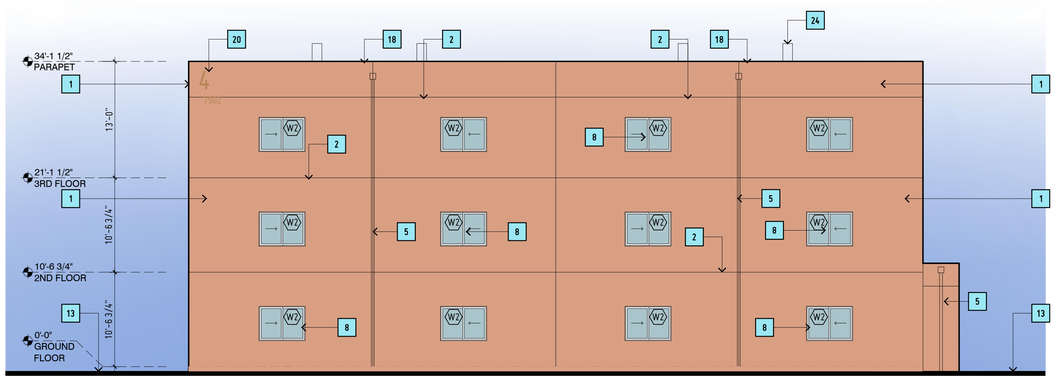
AH_201

SCALE : 1/8" = 1'-0"



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AH_201

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SHEET TITLE:

BLDG TYPE H
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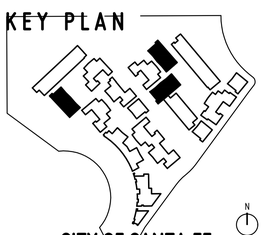
KEY PLAN



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DRAWING DATE:	12 AUGUST 2025
SHEET NUMBER:	AH_201

0 8' 16'
1/8"=1'-0"

PLAZA CENTRAL
zorro blanco
7205 PLAZA CENTRAL. SANTA FE. NEW MEXICO 87508

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ARCHITECTURE URBAN DESIGN
1705 Paseo de Peralta, Santa Fe, New Mexico 87504
tel. 505.820.3068 email: tg@thomasgiffordarch.com

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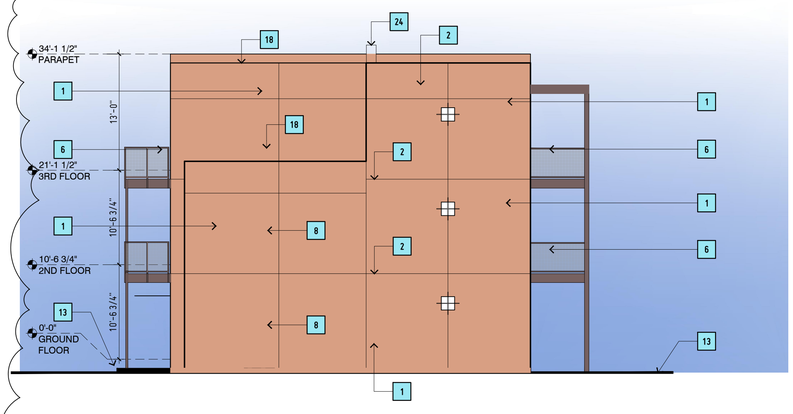
AH_201

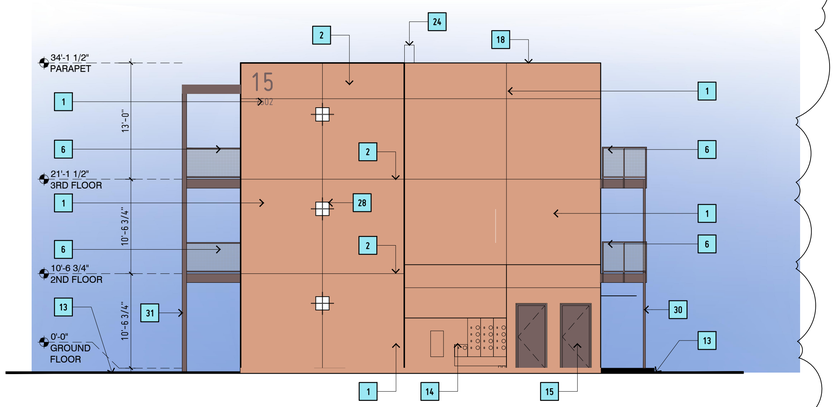
FILENAME: D:\0projects\2404-PLAZA CENTRAL\3_CAD\04_ARCHITECTURE\001_SHEETS\2404_AH_201.dwg



3 | BLDG I - EAST ELEVATION

AI_201

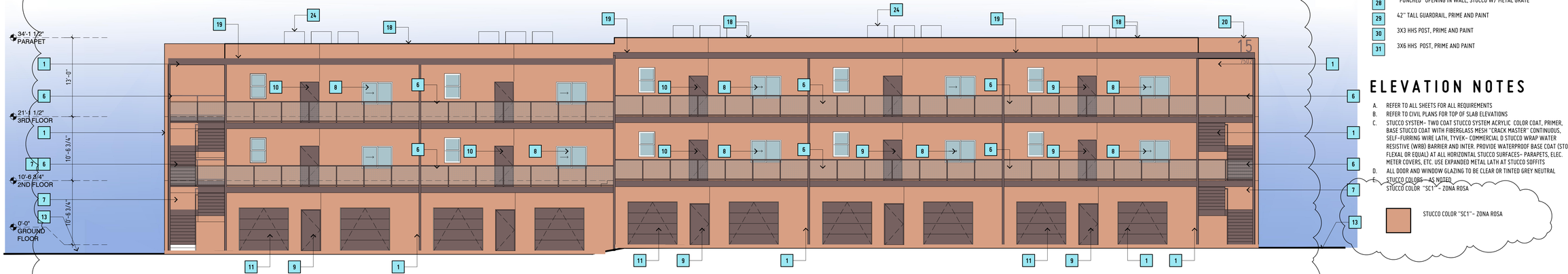
SCALE: 1/8" = 1'-0"



4 | BLDG I - WEST ELEVATION

AI_201

SCALE: 1/8" = 1'-0"



2 | BLDG I - NORTH ELEVATION

AI_201

SCALE: 1/8" = 1'-0"

1 | BLDG I - SOUTH ELEVATION

AI_201

SCALE: 1/8" = 1'-0"

0 8' 16'

1/8"=1'-0"

ELEVATION KEY NOTES

1	STUCCO SYSTEM
2	STUCCO CONTROL JOINT
3	COURTYARD ENTRY GATE, STEEL, PRIME AND PAINT
4	STUCCO YARD WALL, WOOD FRAME
5	CONDUCTOR BOX AND DOWNSPOUT, METAL
6	BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT, METAL FASCIA AND DRIP
7	STAIRS, C10 STRINGERS, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT & HANDRAILS BOTH SIDES, METAL FASCIA
8	WINDOW, COLOR-WHITE
9	DOOR, FULL LITE GLASS, COLOR-WHITE
10	DOOR, METAL, PAINT
11	GARAGE DOOR, PAINT
12	COURTYARD "OPENING" WITH METAL COVER
13	FINISH GRADE, SEE CIVIL PLANS FOR ELEVATIONS
14	ELECTRICAL GEAR
15	FIRE RISER ROOM
16	IDF/LOW VOLTAGE ROOM
17	METAL ROLLING GATE
18	STUCCO PARAPET, COLOR TO MATCH WALL
19	ROOF WITH METAL FASCIA AND DRIP EDGE
20	BUILDNG IDENTIFICATION SIGNAGE , 24" ALUM, 1" STANDOFF W. LED BACK LIGHT, BUILDING ADDRESS SIGNAGE, ALUM., 9" TALL
21	PROJECT IDENTIFICATION SIGNAGE, " ZORRO BLANCO" LED LIGHTING (2) SIDED, 34 SQ. FT TOTAL
22	PROJECT IDENTIFICATION SIGNAGE, " ZORRO BLANCO" LED LIGHTING (1) SIDED, 70 SQ. FT TOTAL
23	BUSINESS IDENTIFICATION SIGNAGE, " TO BE DETERMINED" LED LIGHTING (1) SIDED, 46 SQ. FT TOTAL
24	ROOFTOP MECHANCIAL UNIT. PAINT TO MATCH STUCCO
25	ENTRY COVER, METAL, PRIME AND PAINT, SLOPE TOP 1/4" /FT
26	JULIET BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT
27	"PUNCHED" OPENING IN WALL, STUCCO
28	"PUNCHED" OPENING IN WALL, STUCCO W/ METAL GRATE
29	42" TALL GUARDRAIL, PRIME AND PAINT
30	3X3 HHS POST, PRIME AND PAINT
31	3X6 HHS POST, PRIME AND PAINT
32	F.D.C W/ SIGNAGE

ELEVATION NOTES

A. REFER TO ALL SHEETS FOR ALL REQUIREMENTS
B. REFER TO CIVIL PLANS FOR TOP OF SLAB ELEVATIONS
C. STUCCO SYSTEM- TWO COAT STUCCO SYSTEM ACRYLIC COLOR COAT, PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, SELF-FURRING WIRE LATH, TYVEK- COMMERCIAL D STUCCO WRAP WATER RESISTIVE (WRB) BARRIER AND INTER. PROVIDE WATERPROOF BASE COAT (STO FLEXAL OR EQUAL) AT ALL HORIZONTAL STUCCO SURFACES- PARAPETS, ELEC. METER COVERS, ETC. USE EXPANDED METAL LATH AT STUCCO SOFFITS
D. ALL DOOR AND WINDOW GLAZING TO BE CLEAR OR TINTED GREY NEUTRAL
E. STUCCO COLORS - AS NOTED
STUCCO COLOR "SC1" - ZONA ROSA

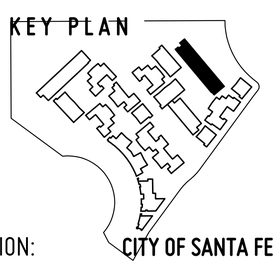
STUCCO COLOR "SC1" - ZONA ROSA

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004057
REGISTERED LANDSCAPE ARCHITECT
10.10.24

DATE: 10 OCTOBER 2024
REVISION: 13 FEBRUARY 2025
7 MARCH 2025
1 MAY 2025
1 JUL 2025
12 AUG 2025

SHEET TITLE:
BLDG TYPE I EXTERIOR ELEVATIONS

KEY PLAN



JURISDICTION: CITY OF SANTA FE
PROJECT NAME: ZORRO BLANCO
DRAWING TYPE: EXTERIOR ELEVATION
DRAWING DATE: 12 AUGUST 2025
SHEET NUMBER: AI_201

PLAZA CENTRAL, llc
ZORRO blanco
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

THOMAS GIFFORD ARCHITECT
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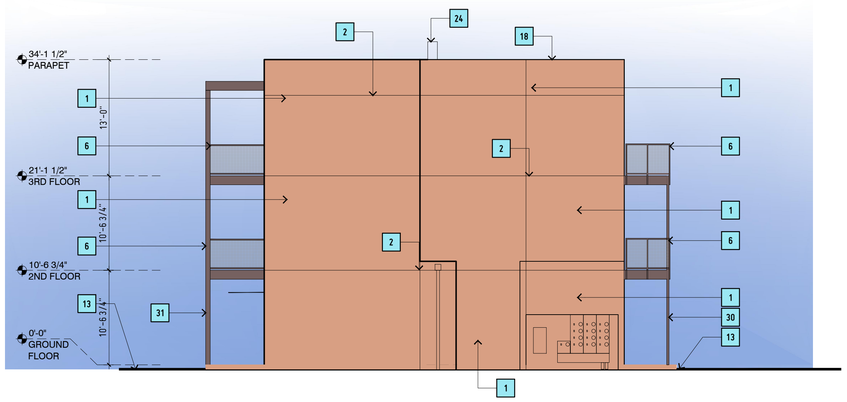
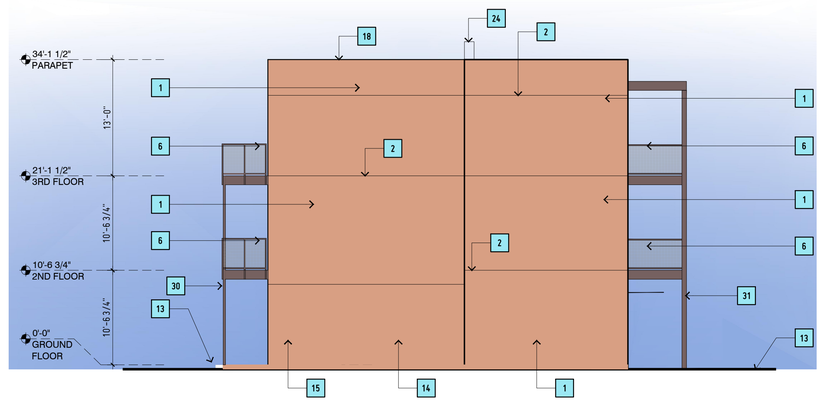


3 | BLDG J - EAST ELEVATION

AJ_201

SCALE : 1/8" = 1'-0"



4 | BLDG J - WEST ELEVATION

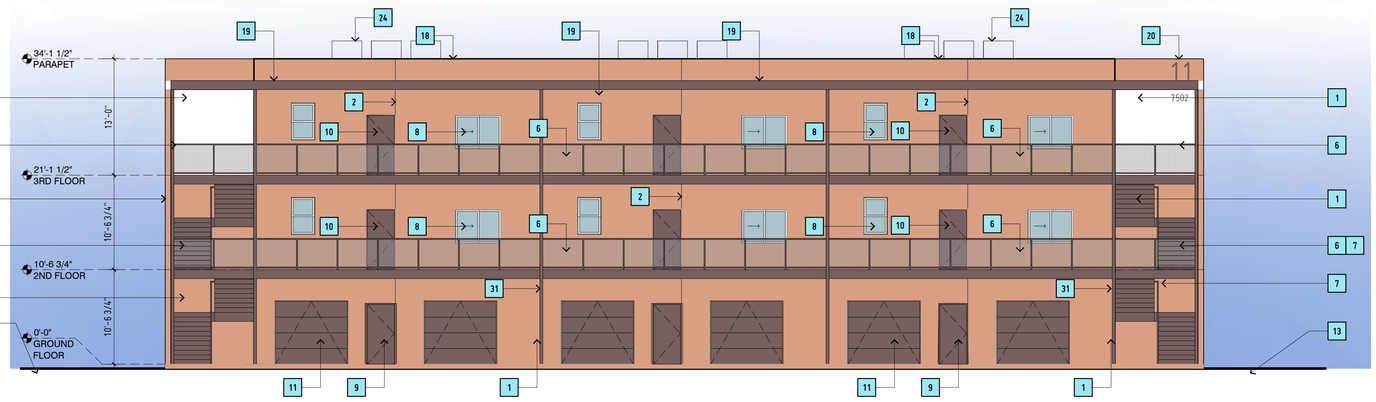
AJ_201

SCALE : 1/8" = 1'-0"

2 | BLDG J - NORTH ELEVATION

AJ_201

SCALE : 1/8" = 1'-0"



1 | BLDG J - SOUTH ELEVATION

AJ_201

SCALE : 1/8" = 1'-0"

0 8' 16'
1/8"=1'-0"

ELEVATION KEY NOTES

1	STUCCO SYSTEM
2	STUCCO CONTROL JOINT
3	COURTYARD ENTRY GATE, STEEL, PRIME AND PAINT
4	STUCCO YARD WALL, WOOD FRAME
5	CONDUCTOR BOX AND DOWNSPOUT, METAL
6	BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT, METAL FASCIA AND DRIP
7	STAIRS, C10 STRINGERS, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT & HANDRAILS BOTH SIDES, METAL FASCIA
8	WINDOW, COLOR-WHITE
9	DOOR, FULL LITE GLASS, COLOR-WHITE
10	DOOR, METAL, PAINT
11	GARAGE DOOR, PAINT
12	COURTYARD "OPENING" WITH METAL COVER
13	FINISH GRADE, SEE CIVIL PLANS FOR ELEVATIONS
14	ELECTRICAL GEAR
15	FIRE RISER ROOM
16	IDF/LOW VOLTAGE ROOM
17	METAL ROLLING GATE
18	STUCCO PARAPET, COLOR TO MATCH WALL
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29	42" TALL GUARDRAIL, PRIME AND PAINT
30	3X3 HHS POST, PRIME AND PAINT
31	3X6 HHS POST, PRIME AND PAINT
32	F.D.C W/ SIGNAGE

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004057
REGISTERED ARCHITECT
10.10.24

DATE:	REVISION:
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7 MARCH 2025	
1 MAY 2025	
1 JUL 2025	
12 AUG 2025	

SHEET TITLE:

BLDG TYPE J EXTERIOR ELEVATIONS

ELEVATION NOTES

A. REFER TO ALL SHEETS FOR ALL REQUIREMENTS
B. REFER TO CIVIL PLANS FOR TOP OF SLAB ELEVATIONS
C. STUCCO SYSTEM- TWO COAT STUCCO SYSTEM ACRYLIC COLOR COAT, PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, SELF-FURRING WIRE LATH, TYVEK- COMMERCIAL D STUCCO WRAP WATER RESISTIVE (WRB) BARRIER AND INTER. PROVIDE WATERPROOF BASE COAT (STO FLEXAL OR EQUAL) AT ALL HORIZONTAL STUCCO SURFACES- PARAPETS, ELEC. METER COVERS, ETC. USE EXPANDED METAL LATH AT STUCCO SOFFITS
D. ALL DOOR AND WINDOW GLAZING TO BE CLEAR OR TINTED GREY NEUTRAL
F. STUCCO COLORS - AS NOTED
STUCCO COLOR "SC1" - ZONA ROSA

STUCCO COLOR "SC1" - ZONA ROSA

KEY PLAN

JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	ZORRO BLANCO
DRAWING TYPE:	EXTERIOR ELEVATION
DRAWING DATE:	12 AUGUST 2025
SHEET NUMBER:	AJ_201

PLAZA CENTRAL
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7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

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tel 505.988.5888 e-mail tom@thomasgiffordarch.com

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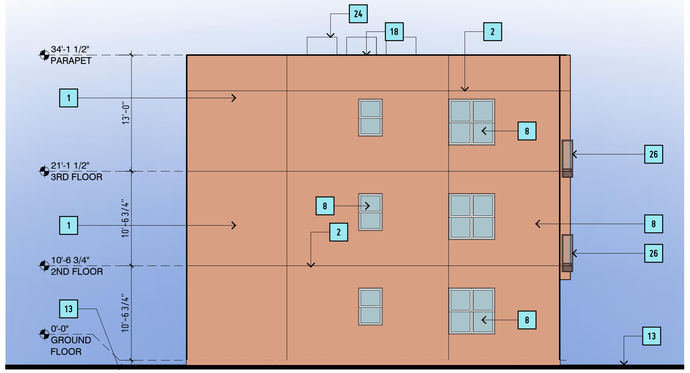
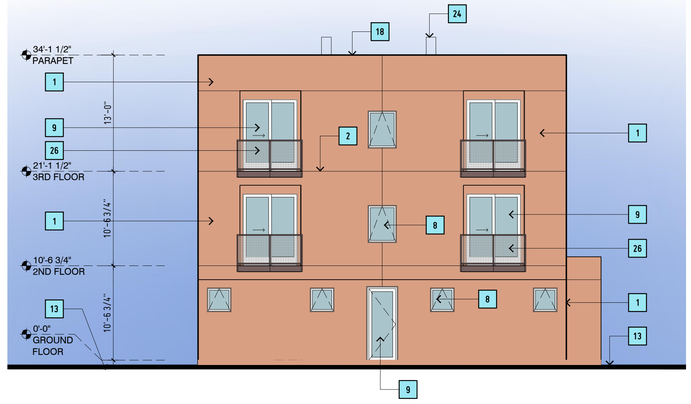


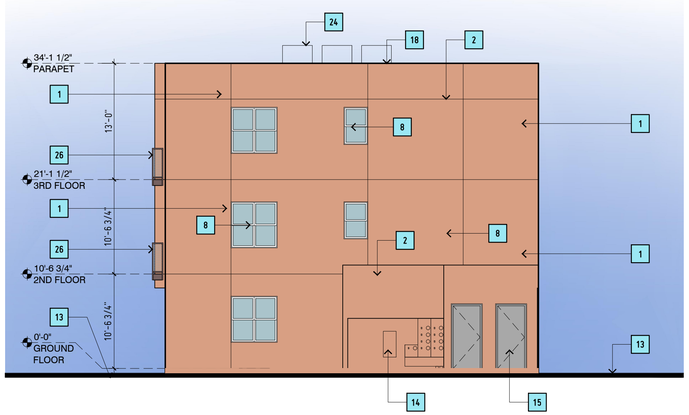
3 | BLDG TYPE K ELEVATION

AK_201 SCALE: 1/8" = 1'-0"



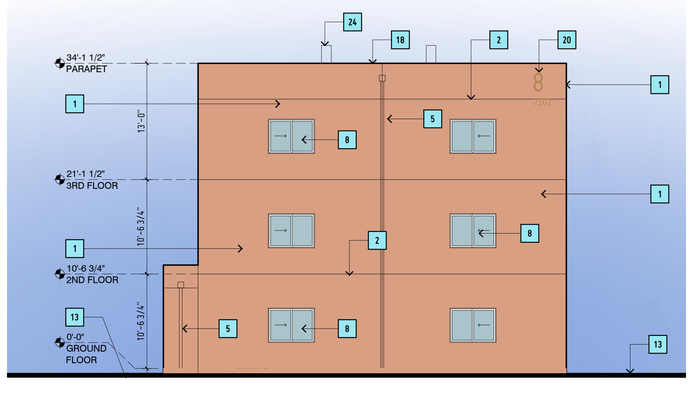
4 | BLDG TYPE K ELEVATION

AK_201 SCALE: 1/8" = 1'-0"



1 | BLDG K SOUTH ELEVATION

AK_201 SCALE: 1/8" = 1'-0"



2 | BLDG K - NORTH ELEVATION

AK_201 SCALE: 1/8" = 1'-0"

0 8' 16'

ELEVATION KEY NOTES

1	STUCCO SYSTEM
2	STUCCO CONTROL JOINT
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ELEVATION NOTES

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STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004057
REGISTERED LANDSCAPE ARCHITECT
10.10.24

DATE:	REVISION:
10 OCTOBER 2024	
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1 MAY 2025	
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12 AUG 2025	

SHEET TITLE:
BUILDING TYPE K
EXTERIOR ELEVATIONS

KEY PLAN

JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	ZORRO BLANCO
DRAWING TYPE:	EXTERIOR ELEVATION
DRAWING DATE:	12 AUGUST 2025
SHEET NUMBER:	AK_201

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1709 Paseo de Peralta, Santa Fe, New Mexico 87501
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AK_201

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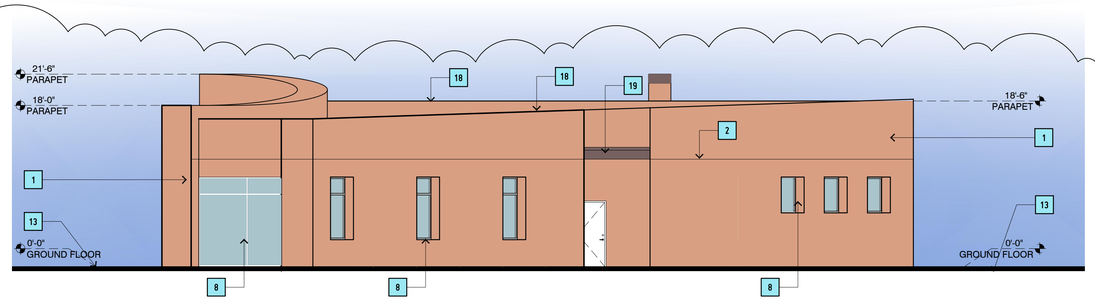
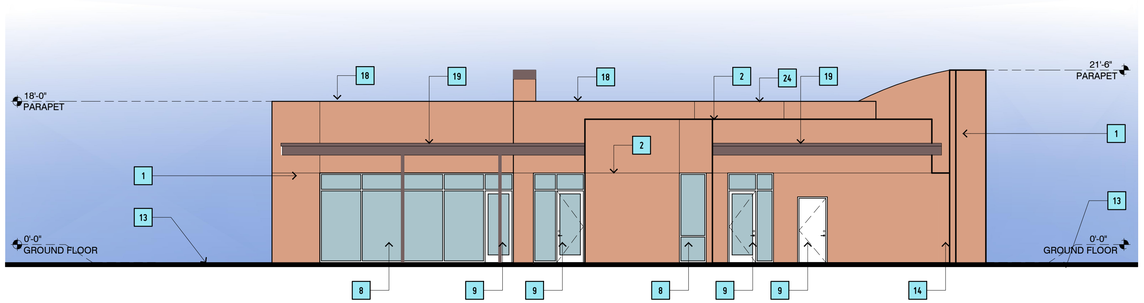


4 | BLDG L EAST ELEVATION

AL_201

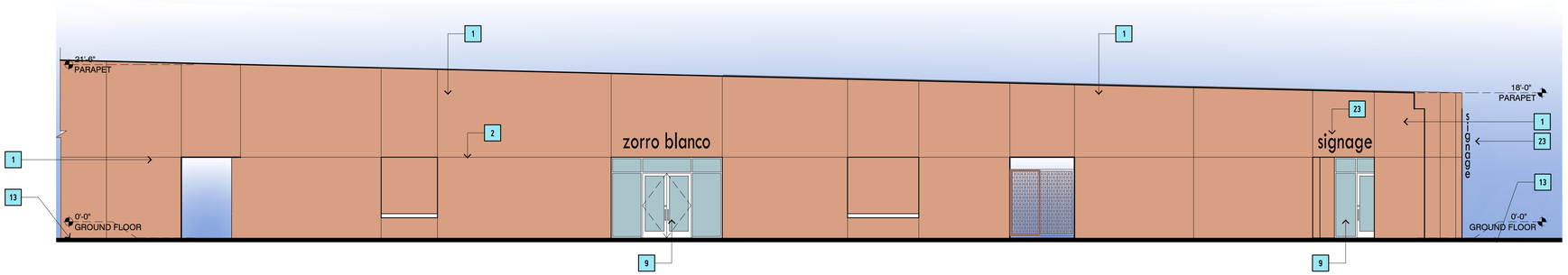
SCALE : 1/8" = 1'-0"



3 | BLDG L NORTH ELEVATION

AL_201

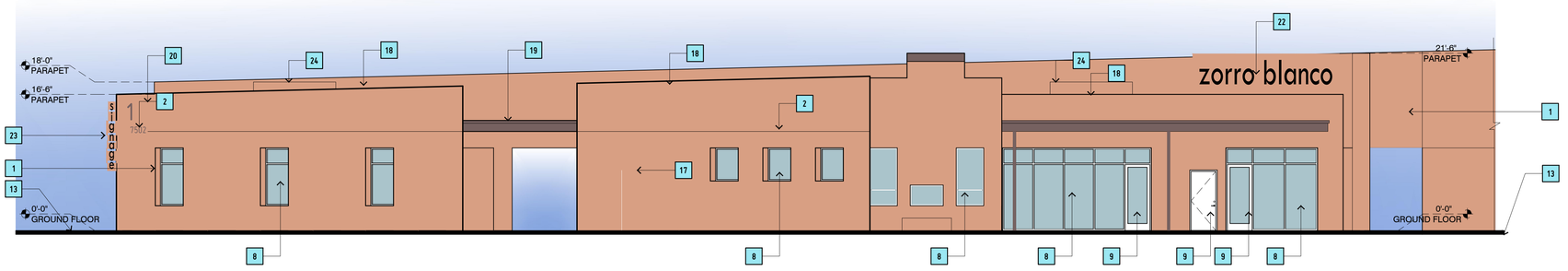
SCALE : 1/8" = 1'-0"



2 | BLDG L WEST ELEVATION

AL_201

SCALE : 1/8" = 1'-0"



1 | BLDG L EAST ELEVATION

AL_201

SCALE : 1/8" = 1'-0"

0 8' 16'

1/8"=1'-0"

FILENAME: D:\0projects\2404-PLAZA CENTRAL\3_CAD\04_ARCHITECTURE\001_SHEETS\2404_AL201.dwg

ELEVATION KEY NOTES

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2	STUCCO CONTROL JOINT
3	COURTYARD ENTRY GATE, STEEL, PRIME AND PAINT
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SHEET TITLE:

BLDG TYPE L EXTERIOR ELEVATIONS

ELEVATION NOTES

A. REFER TO ALL SHEETS FOR ALL REQUIREMENTS
B. REFER TO CIVIL PLANS FOR TOP OF SLAB ELEVATIONS
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STUCCO COLOR "SC1"- ZONA ROSA

KEY PLAN

JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	ZORRO BLANCO
DRAWING TYPE:	EXTERIOR ELEVATION
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zorro blanco, llc
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

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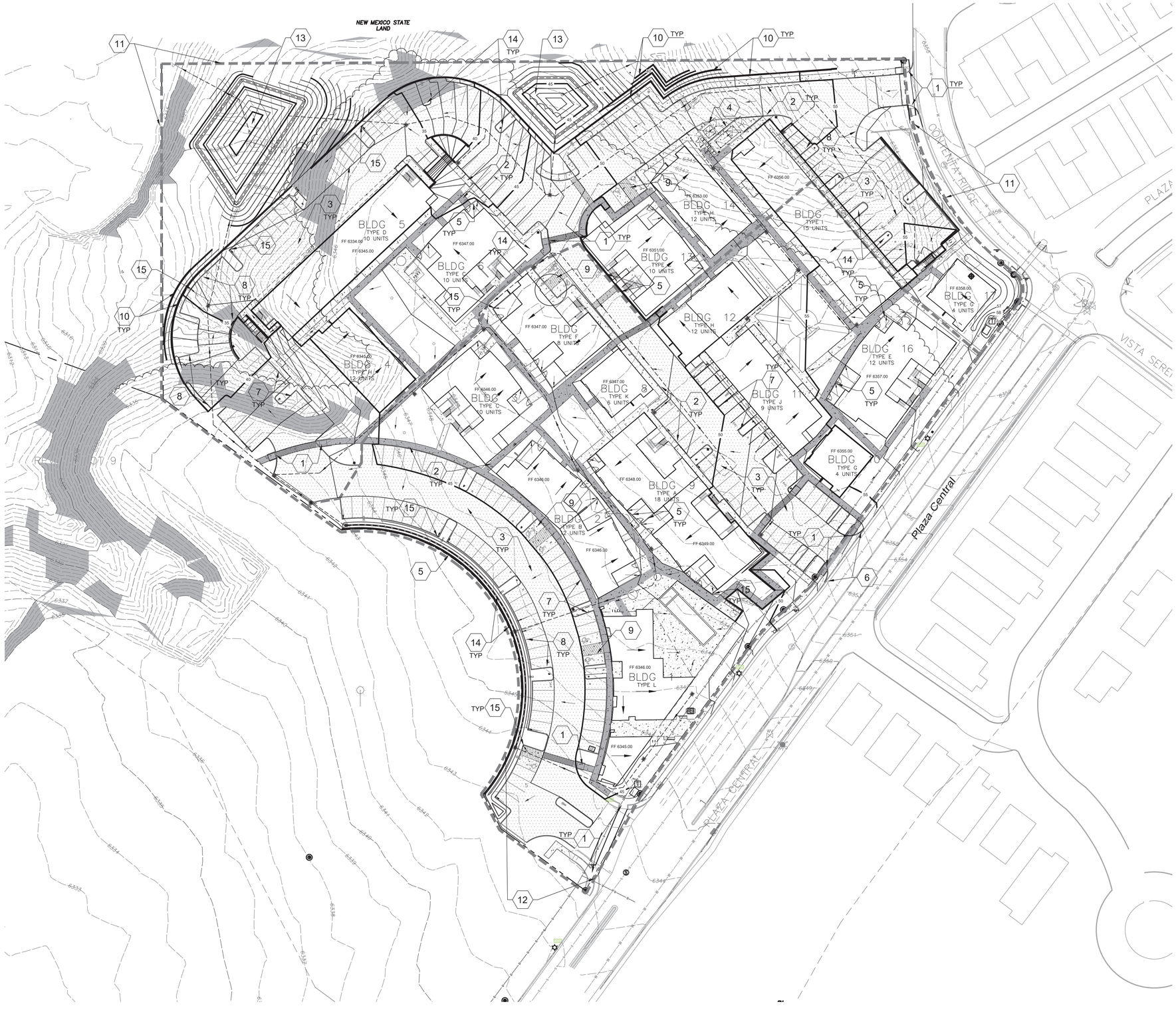

1 CIVIL SITE PLAN
Scale: 1" = 40'

KEYED NOTES (X)

1. NEW ACCESSIBLE RAMP. IF APPLICABLE, REPAIR/REPLACE EXISTING SIDEWALK AS REQUIRED FOR NEW CONSTRUCTION. SEE DETAILS C-506.
2. NEW CONCRETE SIDEWALK. SEE DETAIL 7/C-501.
3. NEW ASPHALT DRIVE LANE/PARKING AREA. SEE DETAIL 6/C-501.
4. NEW DUMPSTER/COMPACTOR ENCLOSURE. SEE DETAIL 8/C-501 FOR WALLS AND BOLLARDS.
5. NEW SITE YARD WALL. SEE DETAIL 11/C-501 & ARCH. SHEETS.
6. NEW CURB CUT IN EXISTING CURB FOR NEW ENTRANCE.
7. NEW STANDING CURB. SEE DETAIL 9/C-501.
8. NEW CURB AND GUTTER. SEE DETAIL 10/501.
9. NEW ACCESSIBLE PARKING SPACES. SEE DETAILS 2, 3, & 4/C-501.
10. SITE RETAINING WALLS PER CITY OF SANTA FE LAND USE CODE 14-8.5(B). WALL SHALL NOT EXCEED 6 FEET IN HEIGHT, AND TERRACED WALLS SEPARATION WILL EQUAL TO THE HEIGHT OF THE HIGHER WALL. SEE DETAIL 3/C-502.
11. DRAINAGE BASIN "A". SEE RUNOFF CALCULATIONS SHEET C-101A.
12. DRAINAGE BASIN "B". SEE RUNOFF CALCULATIONS SHEET C-101B.
13. NEW PONDING AREA WITH OVERFLOW STRUCTURE AND WATER DEPTH GAUGE. SEE SHEET C-101A & DETAIL 1&2/C-502.
14. DEPRESS ALL LANDSCAPE AREAS 3" FOR RAINWATER STORAGE/RECOVERY.
15. WALL/CURB OPENING OR PARKING AREA INLET FOR DRAINAGE. SEE DETAILS 1/C-501.

1

DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT.

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 OR QUALIFIED PERSON 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.

C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINGE 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, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

GUNNISON'S PRAIRIE DOG NOTE

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

LEGEND

- EXISTING CONCRETE SIDEWALK
- NEW CONCRETE SIDEWALK
- NEW ASPHALT DRIVE
- NEW ADA PATH
- EXISTING BUILDING
- NEW BUILDING
- FF — FINISH FLOOR ELEVATION
- EXISTING SANITARY SEWER MANHOLE
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING UTILITY POLE
- EXISTING FENCE LINE
- EXISTING WALL
- NEW WALL
- NEW DRAINAGE INLET
- > 30% NATURAL SLOPE

20 0 20 40 80
1" = 40'

ABQ Engineering
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tele: 505.255.7802 Proj. No.: 24-025 www.abqeng.com

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PLAZA CENTRAL II, C
2205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

DATE: 12 MAY 2025
REVISION: 1 COSF(COMMENTS)7/2/25

SHEET TITLE:
Civil Site Plan

C-100

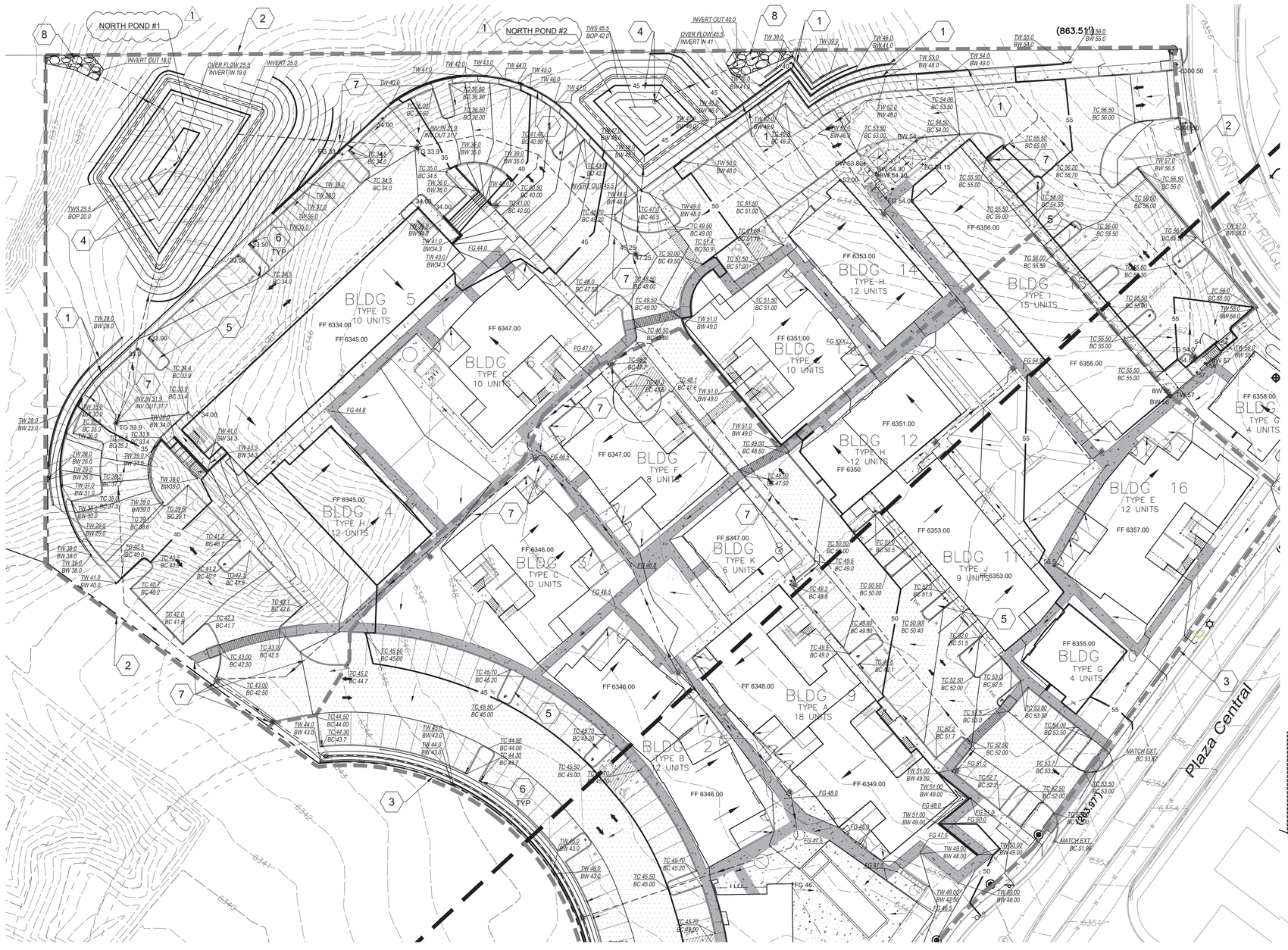
DRAINAGE NARRATIVE

THE SITE FOR THIS DEVELOPMENT IS 3.415 ACRES AND IS LOCATED TO THE NORTH ADJACENT TO THE RIGHT OF WAY OF PLAZA CENTRAL ROAD IN SANTA FE, NEW MEXICO. THE SITE IS CURRENTLY UNOCCUPIED AND CONTAINS NO EXISTING STRUCTURES. THIS PROPOSED DEVELOPMENT WITH NEW MULTIFAMILY APARTMENTS, DRIVE WAYS, PARKING AREAS AND VARIOUS LANDSCAPE AREAS.

THIS PARCEL ACCEPTS OFFSITE FLOWS FROM THE PROPERTY ALONG THE NORTH, EAST AND SOUTH BOUNDARY. THE RUNOFF FROM THE SITE HISTORICALLY FLOWS ACROSS THE SITE FROM EAST TO WEST. THE DIRECT RUNOFF FROM THE PROPERTIES TO THE WEST DOES NOT IMPACT THIS PROJECT SITE. THE PARCEL DOES NOT HAVE ANY PORTIONS OF THE PROPERTY THAT LIE WITHIN THE FLOOD AREAS AS SHOWN ON F.I.R.M. PANEL #35049C0502E, EFFECTIVE DATE 12-4-2012 AS DESCRIBED BELOW:

THE BUILDING ROOF DRAINAGE WILL DRAIN FROM ROOF CANAILLES INTO ADJACENT LANDSCAPE/PARKING AREAS. THE DEVELOPED RUNOFF HONORS THE PREDEVEL0PED HISTORICAL DRAINAGE PATTERNS. THE DEVELOPED RUNOFF WILL BE DIRECTED TOWARDS VARIOUS SHALLOW PONDING AREAS THAT WILL ALSO BE UTILIZED AS A LANDSCAPE AREAS. THESE AREAS ARE LOCATED IN THE FRONT AND REAR YARDS ADJACENT TO THE PROPOSED BUILDINGS. THE NORTH POND WILL OVERFLOW INTO THE NORTH ARROYO WHICH WILL HONOR THE EXISTING PRE-DEVELOPED ARROYO DRAINAGE PATTERNS.

ALL PONDING AREAS SHOWN ON PLAN WILL BE RETENTION PONDS, AND WILL DRAIN WITHIN 24 HRS.



LEGEND

- 6510 — EXISTING INDEX CONTOUR
- 6509 — EXISTING INTERIM CONTOUR
- 10 — NEW INDEX CONTOUR
- 09 — NEW INTERIM CONTOUR
- 22.8 — NEW SPOT ELEVATION
- x 22.37 — EXISTING SPOT ELEVATION
- EXISTING CONCRETE SIDEWALK
- NEW CONCRETE SIDEWALK
- NEW ASPHALT DRIVE
- NEW ADA PATH
- EXISTING BUILDING
- NEW BUILDING
- EXISTING SANITARY SEWER MANHOLE
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING UTILITY POLE
- EXISTING FENCE LINE
- EXISTING WALL
- NEW WALL
- NEW DRAINAGE INLET
- NEW DRAINAGE CURBCUT
- FF — FINISH FLOOR ELEVATION
- TW — TOP OF WALL ELEVATION
- BW — FINISHED GRADE ELEVATION AT BOTTOM OF WALL - TOP OF FOOTING = BW - 1'-0" MIN.

1 SITE GRADING & DRAINAGE PLAN

Scale: 1" = 30'

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, the undersigned professional engineer in the State of New Mexico, do hereby certify that the record information shown hereon is based on actual field measurements and visual inspections performed by myself or under my direct supervision. I further certify that the record condition as of 7-1-2025 is in substantial compliance with the approved grading and drainage plan prepared byJAMES CRAIG HAGELGANTZ PE, dated 7-1-2025.

Signature _____ NMPE # 15559 Date 7-1-2025

STORM DRAIN SYSTEM (SDS)						
STS INLET #	RIM ELEV. (FT)	PIPE SIZE (IN)	PIPE SLOPE	PIPE LENGTH (FT)	INVERT IN (FT)	INVERT OUT (FT)
1	6345.50	12		65	-	6343
2	6345.50	12	1.0%	125	6342.35	6342.35
3	6342.00	12	1.0%	100	6341.10	6341.10
4	6342.00	12	1.0%	175	6340.10	6340.10
5	6342.00	12	1.0%	70	6338.35	6338.35
6	6343.00	12	1.0%	165	6337.65	6337.65
7	6334.00	12	3.6%	95	6331.71	6331.71
POND #1	6325.00	12	7.1%	-	6325.00	-
8	6351.00	12		150	-	6349.00
9	6349.50	12	1.0%	175	6347.25	6347.25
10	6347.00	12	2.5%	75	6345.00	6345.00
11	6346.00	12	2.5%	80	6343.00	6343.00
12	6345.00	12	1.0%	140	6341.60	6341.60
MATCH #6 INVERT			2.8%	-	6337.65	
13	6347.00	12	1.0%	80	-	6345.00
14	6348.00	12	1.0%	152	6344.20	6344.20
MATCH #4 INVERT			2.7%	-	6340.10	6340.10
15	6354.00	12	1.0%	160	-	6352.00
16	6354.50	12	-	40	-	6352.50
-			1.0%	190	6350.40	6350.40
17	6350.50	12	3.0%	70	6348.30	6348.30
POND #2		12	3.3%		6346.00	
18	6347.25	12	6.5%	150	6343.40	6343.40
19	6340.00	12	-	40	-	6338.00
			7.0%	80	6337.80	6337.80
20	6334.00	12	8.0%	75	6331.80	6331.80
21	6356.00	12	1.0%	70	-	6354.00
22	6353.00	12	1.0%	60	-	6351.00
23	6353.50	12	1.0%	75	6350.30	6350.30
24	6354.00	12	1.0%	70	6349.55	6349.55
25	6353.50	12	1.0%	60	6348.85	6348.85

GENERAL NOTES

1. SPOT ELEVATIONS ARE TOP OF CUBE OR TOP OF SIDE WALK UNLESS NOTED WITH "FL" FOR FLOW LINE OF CURB.
2. ALL CURBS AT PARKING AREAS AND ACCESS DRIVEWAYS ARE STANDING CURBS PER DETAIL 9/C-501. UNLESS NOTED OTHERWISE (U.N.O.)

KEYED NOTES (X)

1. SITE RETAINING WALLS PER CITY OF SANTA FE LAND USE CODE 14-8.5(B). WALL SHALL NOT EXCEED 6 FEET IN HEIGHT,AND TERRACED WALLS SEPARATION WILL EQUAL TO THE HEIGHT OF THE HIGHER WALL. SE DETAIL 3/C-502.
2. DRAINAGE BASIN "A". SEE RUNOFF CALCULATIONS SHEET C-101A.
3. DRAINAGE BASIN "B". SEE RUNOFF CALCULATIONS SHEET C-101B.
4. NEW PONDING AREA WITH OVERFLOW STRUCTURE AND WATER DEPTH GAUGE. SEE SHEET S-101A & DETAIL 1&2/C-502.
5. DEPRESS ALL LANDSCAPE AREAS 3" FOR RAINWATER STORAGE/RECOVERY.
6. WALL/CURB OPENING OR PARKING AREA INLET FOR DRAINAGE. SEE DETAILS 1/C-501.
7. NEW STORM DRAIN INLETS AND UNDERGROUND CMP DRAINAGE PIPING. (PRIVATE). SEE STORM DRAIN SYSTEM SCHEDULE & BASIN AND COVER MAP THIS SHEET. (1)
8. RIP-RAP EROSION CONTROL AT PONDING OVERFLOW PIPE.

RUNOFF CALCULATIONS

PLAZA CENTRAL APARTMENTS
BASIN A Runoff Calculations - 100 year, 24 hour Storm Event

UNDEVELOPED RUNOFF

DRAINAGE AREA	A =	3.451	ac
RUNOFF CURVE NUMBER	CN =	80	
TIME OF CONCENTRATION	Tc =	0.05	hr
CHANNEL-LOSS FACTOR	c/f =	1.00	(TABLE 2-3)
NORMAL ANNUAL PRECIPITATION	Pa=	16	in (Exh 2-3)
AVERAGE ANNUAL TEMPERATURE	Ta =	50	oF (Exh 2-4)
UNIT DISCHARGE	cfs/ac-in =	2.3	(FIG 2-4)
RECURRENCE INTERVAL (FREQUENCY):		100	yr
RAINFALL, 24 HR: (in)		3.4	in (Exhibit 2-2)
DIRECT RUNOFF: Q (in)		1.66	in
NET RUNOFF: Qn (in)		1.56	in (Q)(CLF)
PEAK DISCHARGE: (cfs)		12.36	cfs (A)(Qn)(cfs/ac-in)
VOLUME OF RUNOFF: (ac-ft)		0.448	ac-ft (Qn)(A)/12

Soil and Hydrologic Tabel 2-2 or Fig. 2-1)	HG	Soil Description Cover Description	CN (3)	Area (% or Area) (4)		Product (3)x(4) (5)
Agua Fria - Paraje Complex	C	WESTERN DESERT-URBAN AREA	85	1.173	34.0%	99.73
Golondrina-Paraje complex	B	WESTERN DESERT-URBAN AREA	77	2.278	66.0%	175.38
		Totals		3.451		275.11
		CN (weighted) = tal (5) / tal(4)		275.11 / 3.451		79.72
					USE	80

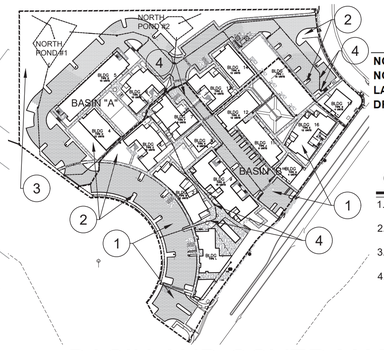
DEVELOPED RUNOFF

DRAINAGE AREA	A =	3.451	ac
RUNOFF CURVE NUMBER	CN =	91	
TIME OF CONCENTRATION	Tc =	0.05	hr
CHANNEL-LOSS FACTOR	c/f =	1.00	(TABLE 2-3)
NORMAL ANNUAL PRECIPITATION	Pa=	16	in (Exh 2-3)
AVERAGE ANNUAL TEMPERATURE	Ta =	50	oF (Exh 2-4)
UNIT DISCHARGE	cfs/ac-in =	2.3	(FIG 2-4)
RECURRENCE INTERVAL (FREQUENCY):		100	yr
RAINFALL, 24 HR: (in)		3.4	in (Exhibit 2-2)
DIRECT RUNOFF: Q (in)		2.45	in (Fig 2-5)
NET RUNOFF: Qn (in)		2.45	in (Q)(CLF)
PEAK DISCHARGE: (cfs)		19.42	cfs (A)(Qn)(cfs/ac-in)
VOLUME OF RUNOFF: (ac-ft)		0.704	ac-ft (Qn)(A)/12

Soil and Hydrologic Tabel 2-2 or Fig. 2-1)	HG	Cover Description	CN (3)	Area (% or Area) (4)		Product (3)x(4) (5)
Agua Fria - Paraje Complex	C	WESTERN DESERT-URBAN AREA	85	1.048	30.4%	89.08
Golondrina-Paraje complex	B	WESTERN DESERT-URBAN AREA	77	0.038	1.10%	2.92
IMPERVIOUS AREA		ROOF TOP & SIDEWALKS & ASPHALT	98	1.975	57.2%	193.55
LANDSCAPED AREA	B	NATURAL DESSERT LS	77	0.390	11.3%	30.03
		Totals		3.451		315.59
		CN (weighted) = tal (5) / tal(4)		315.59 / 3.451		91.45
					USE	91

TOTAL CHAGE IN DISCHARGE 7.06 cfs

TOTAL CHANGE IN VOLUME 0.26 ac-ft 83323 gal 11139 ft^3



BASIN	PONDING PROVIDED ft^3	PONDING REQUIERED ft^3	POND DEPTH ft
NORTH POND #1	14025		5.5
NORTH POND #2	5500		4.5
LANDSCAPING	4750		
DRAINAGE PIPE	2202		
TOTAL	26477	26387	

COVER NOTES

1. IMPERVIOUS - ROOF TOPS, SIDEWALKS & ASPHALT
2. LANDSCAPING - NATURAL DESERT LS
3. NATURAL - WESTERN DESERT
4. DRAINAGE STRUCTURES - INLET AND CMP PIPES. SEE STORM DRAIN SYSTEM SCHEDULE THIS SHEET.

2 BASIN AND COVER MAP

Scale: NONE

0 20 40 80
1" = 30'

ABQ Engineering
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tele: 505.255.7802 Proj. No.: 24-025 www.abqeng.com

JAMES CRAIG HAGELGANTZ NEW MEXICO 15559 PROFESSIONAL ENGINEER
05/12/25

DATE: 12 MAY 2025
REVISION: 1 COSF(COMMENTS)7/2/25

SHEET TITLE:
Grading & Drainage Plan Enlarged

PLAZA CENTRAL II, C
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

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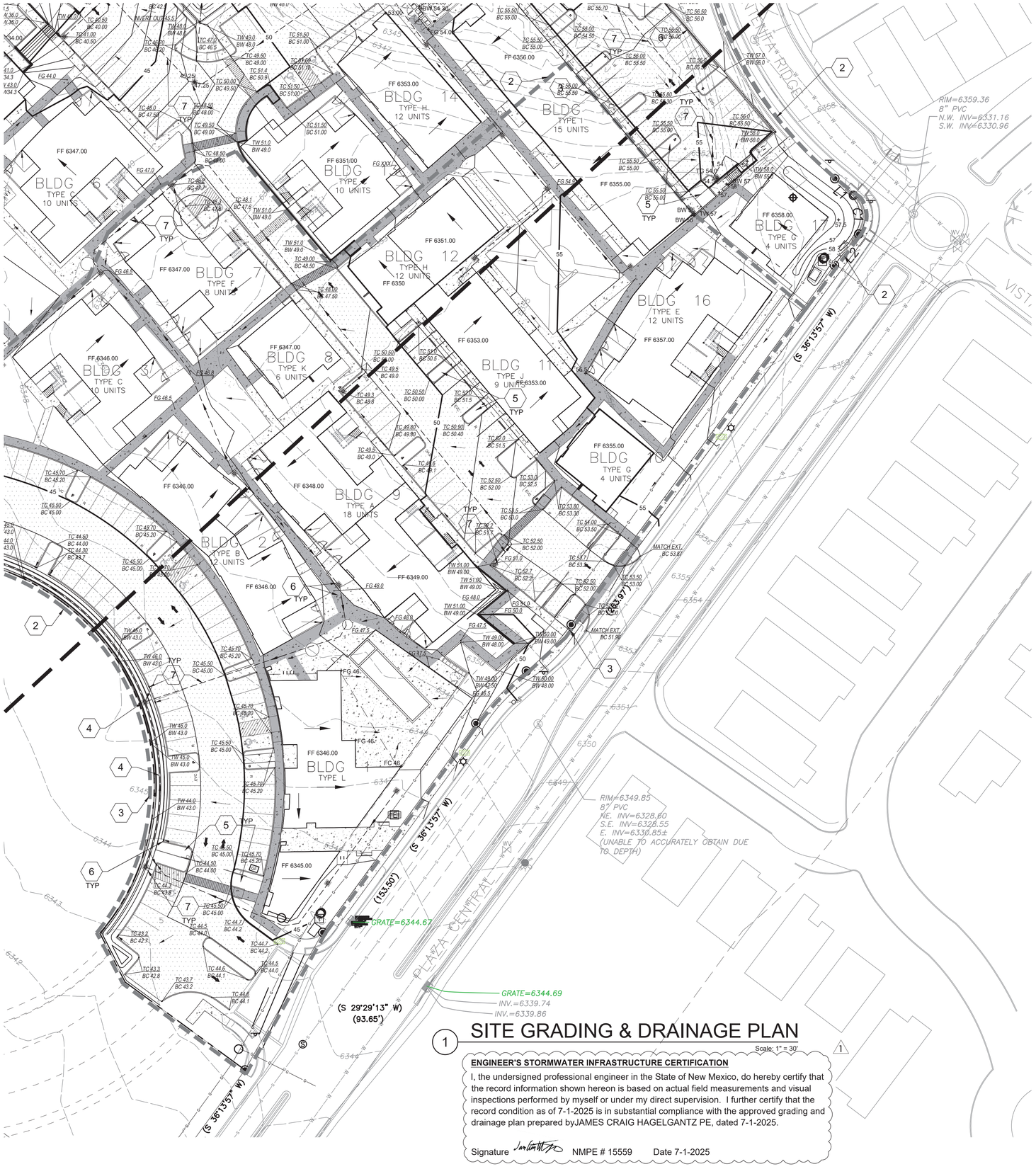
C-101A



1 SITE GRADING & DRAINAGE PLAN

Scale: 1" = 30'

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, the undersigned professional engineer in the State of New Mexico, do hereby certify that the record information shown hereon is based on actual field measurements and visual inspections performed by myself or under my direct supervision. I further certify that the record condition as of 7-1-2025 is in substantial compliance with the approved grading and drainage plan prepared byJAMES CRAIG HAGELGANTZ PE, dated 7-1-2025.

Signature _____ NMPE # 15559 Date 7-1-2025

STORM DRAIN SYSTEM (SDS)						
STS INLET #	RIM ELEV. (FT)	PIPE SIZE (IN)	PIPE SLOPE	PIPE LENGTH (FT)	INVERT IN (FT)	INVERT OUT (FT)
1	6345.50	12		65	-	6343
2	6345.50	12	1.0%	125	6342.35	6342.35
3	6342.00	12	1.0%	100	6341.10	6341.10
4	6342.00	12	1.0%	175	6340.10	6340.10
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11	6346.00	12	2.5%	80	6343.00	6343.00
12	6345.00	12	1.0%	140	6341.60	6341.60
MATCH #6 INVERT			2.8%	-	6337.65	
13	6347.00	12	1.0%	80	-	6345.00
14	6348.00	12	1.0%	152	6344.20	6344.20
MATCH #4 INVERT			2.7%	-	6340.10	6340.10
15	6354.00	12	1.0%	160	-	6352.00
16	6354.50	12	-	40	-	6352.50
-			1.0%	190	6350.40	6350.40
17	6350.50	12	3.0%	70	6348.30	6348.30
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18	6347.25	12	6.5%	150	6343.40	6343.40
19	6340.00	12	-	40	-	6338.00
			7.0%	80	6337.80	6337.80
20	6334.00	12	8.0%	75	6331.80	6331.80
21	6356.00	12	1.0%	70	-	6354.00
22	6353.00	12	1.0%	60	-	6351.00
23	6353.50	12	1.0%	75	6350.30	6350.30
24	6354.00	12	1.0%	70	6349.55	6349.55
25	6353.50	12	1.0%	60	6348.85	6348.85

GENERAL NOTES

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2. ALL CURBS AT PARKING AREAS AND ACCESS DRIVEWAYS ARE STANDING CURBS PER DETAIL 9/C-501. UNLESS NOTED OTHERWISE (U.N.O.)

KEYED NOTES (X)

1. NEW SITE RETAINING WALLS PER CITY OF SANTA FE LAND USE CODE 14-8.5(B). WALL SHALL NOT EXCEED 6 FEET IN HEIGHT,AND TERRACED WALLS SEPARATION WILL EQUAL TO THE HEIGHT OF THE HIGHER WALL. SE DETAIL 3/C-502.
2. DRAINAGE BASIN "A". SEE RUNOFF CALCULATIONS SHEET C-101A.
3. DRAINAGE BASIN "B". SEE RUNOFF CALCULATIONS SHEET C-101B.
4. NEW PONDING AREA WITH DRAINAGE INLET STRUCTURES.
5. DEPRESS ALL LANDSCAPE AREAS 3" FOR RAINWATER STORAGE/RECOVERY.
6. NEW WALL/CURB OPENING OR PARKING AREA INLET FOR DRAINAGE. SEE DETAILS 1/C-501.
7. NEW STORM DRAIN INLETS AND UNDERGROUND CMP DRAINAGE PIPING. (PRIVATE). SEE STORM DRAIN SYSTEM SCHEDULE THIS SHEET.

RUNOFF CALCULATIONS

PLAZA CENTRAL APARTMENTS

BASIN B Runoff Calculations - 100 year, 24 hour Storm Event

UNDEVELOPED RUNOFF

DRAINAGE AREA	A =	3.453	ac
RUNOFF CURVE NUMBER	CN =	78	
TIME OF CONCENTRATION	Tc =	0.05	hr
CHANNEL-LOSS FACTOR	clf =	1.00	(TABLE 2-3)
NORMAL ANNUAL PRECIPITATION	Pa=	16	in (Exh 2-3)
AVERAGE ANNUAL TEMPERATURE	Ta =	50	aF (Exh 2-4)
UNIT DISCHARGE	cfs/ac-in =	2.3	(FIG 2-4)
RECURRENCE INTERVAL (FREQUENCY):		100	yr
RAINFALL, 24 HR: (in)		3.4	in (Exhibit 2-2)
DIRECT RUNOFF: Q (in)		1.42	in
NET RUNOFF: Qn (in)		1.42	in (Q)(CLF)
PEAK DISCHARGE: (cfs)		11.29	cfs (A)(Qn)(cfs/ac-in)
VOLUME OF RUNOFF: (ac-ft)		0.409	ac-ft (Qn)(A)/12

Soil and Hydrologic Tabel 2-2 or Fig. 2-1)	HG	Soil Description Cover Description	CN (3)	Area (% or Area) (4)		Product (3)x(4) (5)
Agua Fria - Paraje Complex	C	WESTERN DESERT-URBAN AREA	63	1.105	32.0%	69.61
Golondrina-Paraje complex	B	WESTERN DESERT-URBAN AREA	85	2.348	68.0%	199.58
		Totals		3.453		269.20
		CN (weighted) = total (5) / total(4)		###### / 3.453		77.96
					USE	78

DEVELOPED RUNOFF

DRAINAGE AREA	A =	3.453	ac
RUNOFF CURVE NUMBER	CN =	93	
TIME OF CONCENTRATION	Tc =	0.05	hr
CHANNEL-LOSS FACTOR	clf =	1.00	(TABLE 2-3)
NORMAL ANNUAL PRECIPITATION	Pa=	16	in (Exh 2-3)
AVERAGE ANNUAL TEMPERATURE	Ta =	50	aF (Exh 2-4)
UNIT DISCHARGE	cfs/ac-in =	2.3	(FIG 2-4)
RECURRENCE INTERVAL (FREQUENCY):		100	yr
RAINFALL, 24 HR: (in)		3.4	in (Exhibit 2-2)
DIRECT RUNOFF: Q (in)		2.64	in (Fig 2-5)
NET RUNOFF: Qn (in)		2.64	in (Q)(CLF)
PEAK DISCHARGE: (cfs)		20.95	cfs (A)(Qn)(cfs/ac-in)
VOLUME OF RUNOFF: (ac-ft)		0.759	ac-ft (Qn)(A)/12

Soil and Hydrologic Tabel 2-2 or Fig. 2-1)	HG	Cover Description	CN (3)	Area (% or Area) (4)		Product (3)x(4) (5)
Agua Fria - Paraje Complex	C	WESTERN DESERT-URBAN AREA	85	0.067	2.0%	5.72
Golondrina-Paraje complex	B	WESTERN DESERT-URBAN AREA	77	0.035	1.0%	2.66
IMPERVIOUS AREA		ROOF TOP & SIDEWALKS & ASPHALT	98	2.668	74.4%	251.66
LANDSCAPED AREA	B	NATURAL DESSERT LS	77	0.550	18.8%	50.05
		Totals		3.320		310.10
		CN (weighted) = total (5) / total(4)		###### / 3.320		93.41
					USE	93

TOTAL CHAGE IN DISCHARGE 9.661541 cfs

TOTAL CHANGE IN VOLUME 0.350056 ac-ft 114067 gal 15249 ft^3

BASIN	PONDING PROVIDED ft^3	PONDING REQUIERED ft^3	POND DEPTH ft
NORTH POND #1	14025		5.5
NORTH POND #2	5500		4.5
LANDSCAPING	4750		
DRAINAGE PIPE	2202		
TOTAL	26477	26387	

LEGEND

6510	EXISTING INDEX CONTOUR
6509	EXISTING INTERIM CONTOUR
10	NEW INDEX CONTOUR
09	NEW INTERIM CONTOUR
+22.8	NEW SPOT ELEVATION
x 22.37	EXISTING SPOT ELEVATION
	EXISTING CONCRETE SIDEWALK
	NEW CONCRETE SIDEWALK
	NEW ASPHALT DRIVE
	EXISTING BUILDING
	NEW BUILDING
	NEW ADA PATH
FF	FINISH FLOOR ELEVATION
S	EXISTING SANITARY SEWER MANHOLE
	DIRECTION OF FLOW
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING UTILITY POLE
X	EXISTING FENCE LINE
	EXISTING WALL
	NEW WALL
	NEW DRAINAGE INLET
	NEW DRAINAGE CURBCUT
TW	TOP OF WALL ELEVATION
BW	FINISHED GRADE ELEVATION AT BOTTOM OF WALL - TOP OF FOOTING = BW - 1'-0" MIN.

0 15 30 60

1" = 30'

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DATE: 12 MAY 2025
REVISION: 1 COSF(COMMENTS)7/2/25

SHEET TITLE:

Grading & Drainage Plan Enlarged

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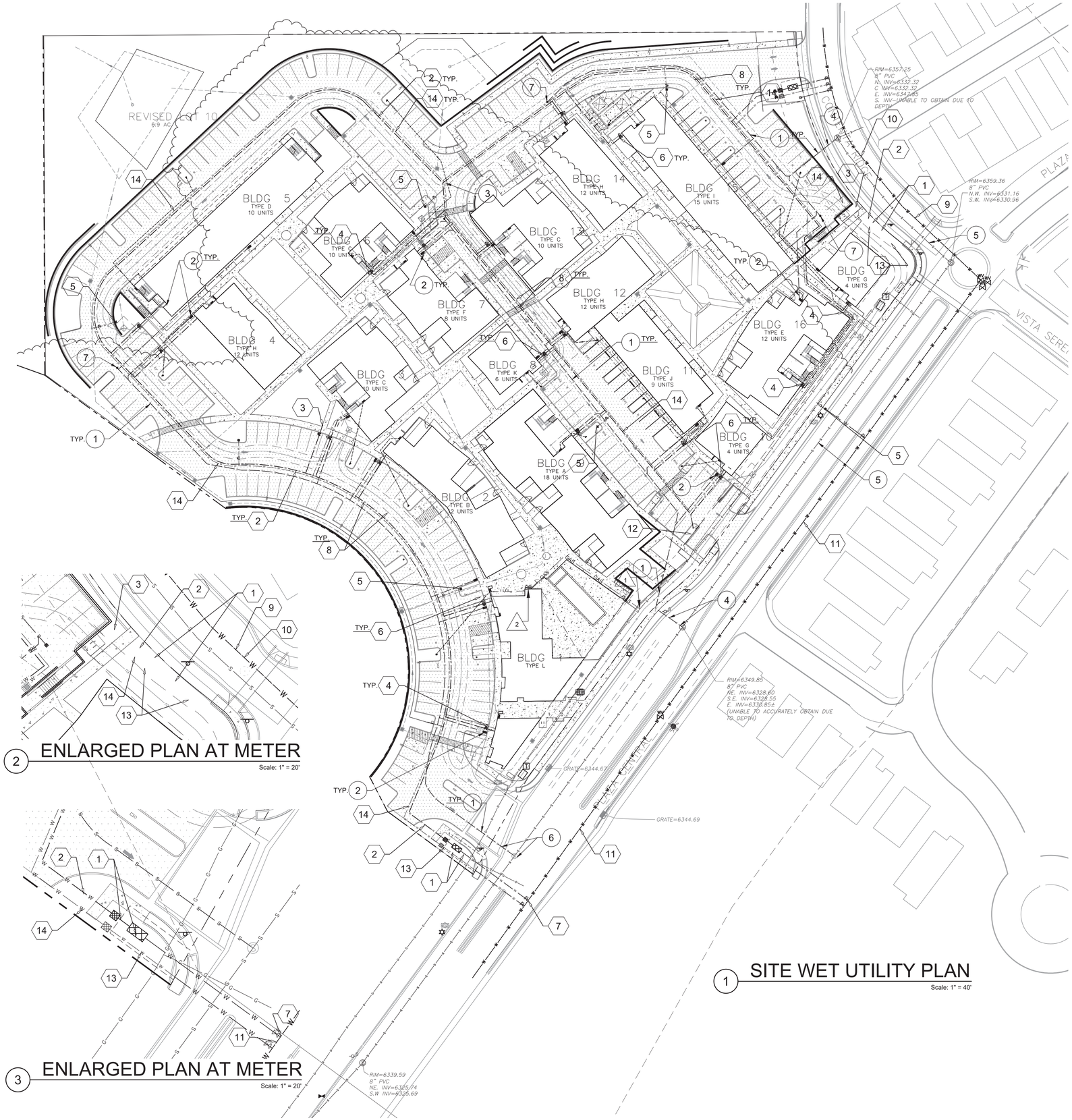
C-101B



1 SITE WET UTILITY PLAN

Scale: 1" = 40'

2 ENLARGED PLAN AT METER

Scale: 1" = 20'

3 ENLARGED PLAN AT METER

Scale: 1" = 20'

GENERAL NOTES

A. THE LOCATIONS OF EXISTING UTILITIES WERE TAKEN FROM AVAILABLE RECORDS. THE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

B. TELEPHONE AND CABLE SERVICE TO BE COORDINATED BY GENERAL CONTRACTOR WITH LOCAL UTILITY PROVIDERS.

C. SEE LANDSCAPE PLAN FOR DETAILS OF IRRIGATION SYSTEM.

D. ALL 6-INCH SEWER SERVICE PIPES OR 4-INCH SEWER SERVICES PIPES SHALL HAVE CLEANOUTS AT CHANGE OF PIPE DIRECTION AND FOR EVERY 100 FEET OF PIPE LENGTH

SAS KEYED NOTES

1. [illegible]
2. [illegible]
3. NEW (PRIVATE) SANITARY SEWER MANHOLE. NO SANTA FE LOGO ON PRIVATE SEWER LIDS. ALL SEWER LIDS SHALL BE LABELED PRIVATE SEWER
4. [illegible]
5. [illegible]
6. [illegible]
7. NEW (PRIVATE) MAIN SEWER LINE CLEANOUT (TRAFFIC RATED).

WATER KEYED NOTES

1. NEW (PUBLIC) 6" DIA. D.I.P WATER SERVICE LINE TO VAULT WITH 4" MASTER METER. VAULT AND MAIN LINE WILL BE IN WITHIN NEW (PUBLIC) EASEMENTS TO EXISTING PUBLIC R.O.W. PER CoSFW CONSTRUCTION DETAIL 19. USE 6"X4" REDUCER UPSTREAM AND DOWN STREAM OF METER.
2. NEW (PRIVATE) 6" DIA. (AWWA C900) MAIN WATER LINE (DOMESTIC).
3. INSTALL (PUBLIC) 1 1/2" DIA. COPPER (TYPE K) IRRIGATION WATER SERVICE LINE & 1 1/2" WATER METER PER COSFW CONSTRUCTION DETAIL 04. (BASED ON IRRIGATION DEMAND OF 30 GPM MAX. & ONLY ONE ZONE OF X RUNNING AT A TIME). NEW CONNECTION TO EXISTING 8" PVC WATER LINE. INSTALL 8"X1 1/2" TAPPING SADDLE, 1 1/2" CORP STOP AND RESTRAIN.
4. NEW (PRIVATE) 4" DIA. PVC FIRE SERVICE LINE TO BUILDING, WITH 8" MJ X 4" FLG. TEE AT MAIN, 4" VALVE, BACK FLOW PREVENTER IN HOTBOX & DETECTOR METER ASSEMBLY.
5. NEW (PRIVATE) FIRE HYDRANT. INSTALL 8"X6" TAPPING SLEEVE (FULL CIRCLE STAINLESS STEEL), 6" DIA. TAPPING GATE VALVE AND RESTRAIN. PER COSFW CONSTRUCTION DETAIL 07.
6. NEW SITE REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER SEE GENERAL NOTE D.
7. NEW (PUBLIC) 8" DIA. D.I.P MAIN WATER LINE (FIRE) CONNECTION TO EXISTING 10" WATER LINE W/ 10"X8" TAPPING SLEEVE, 8" GATE VALVE FLGXMJ (CoSFW DETAIL 08) BOX AND RESTRAIN. PER COSFW CONSTRUCTION DETAIL 32. SEE KEYNOTE 14.
8. NEW (PUBLIC) 8" DIA. DIP MAIN WATER LINE (FIRE) CONNECTION TO EXISTING 8" WATER LINE W/ 8X8" TAPPING SLEEVE, 8" GATE VALVE FLGXMJ (COSFW DETAIL 08) BOX AND RESTRAIN. PER COSFW CONSTRUCTION DETAIL 32.
9. NEW (PUBLIC) 6" D.I.P WATER LINE (DOMESTIC) CONNECTION TO EXISTING 8" PVC WATER LINE. INSTALL 8"X8"X6" TAPPING SLEEVE, 6" GATE VALVE BOX (CoSFW DETAIL 08) AND RESTRAIN.
10. EXISTING 8" DIA. PVC WATER LINE.
11. EXISTING 10" DIA. PVC WATER LINE.
12. NEW FLUSH HYDRANT / VALVE (PRIVATE) TO BE INSTALLED PER CoSFW DETAIL 11.
13. NEW (PUBLIC) 8" DIA. D.I.P. FIRE WATER SERVICE LINE TO NEW SITE REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER / 5' MIN. SPACING FROM RPPBP TO METER \ PER COSFW DETAIL 32

GAS KEYED NOTES

1. NEW NATURAL GAS LINE (2" DIA - 2 PSI) PER GAS UTILITY COMPANY. COORDINATE WITH GAS UTILITY COMPANY FOR CONNECTION TO EXISTING SUPPLY MAIN.
2. NEW GAS VALVE, METER AND REGULATOR.

CURVILINEAR SAS LINES			
SAS LINE	ARCH LENGTH (FT)	RADIUS (FT)	SLOPE MIN.
CS1	41.65	163.94	2.0%
CS2	317.00	166.00	2.0%
CS3	23.50	54.45	2.0%

LEGEND

- EXISTING CONCRETE SIDEWALK
- NEW CONCRETE SIDEWALK
- EXISTING BUILDING
- NEW BUILDING
- FF — FINISH FLOOR ELEVATION
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- NEW SANITARY SEWER LINE
- NEW SANITARY SEWER CLEANOUTS
- EXISTING STORM DRAIN STRUCTURE
- TOP OF PONDING AREA
- NEW FIRE HYDRANT
- NEW GATE VALVE
- NEW WATERLINE
- NEW WATER METER
- EXISTING FENCE LINE
- NEW SANITARY SEWER MANHOLE
- NEW ACCESS AND UTILITY EASMENT
- NEW SANITARY SEWER LINE CLEANOUT

20 0 20 40 80

1" = 40'

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DATE: 12TH MAY 2025
REVISION:

SHEET TITLE:
Site Wet Utilities Plan

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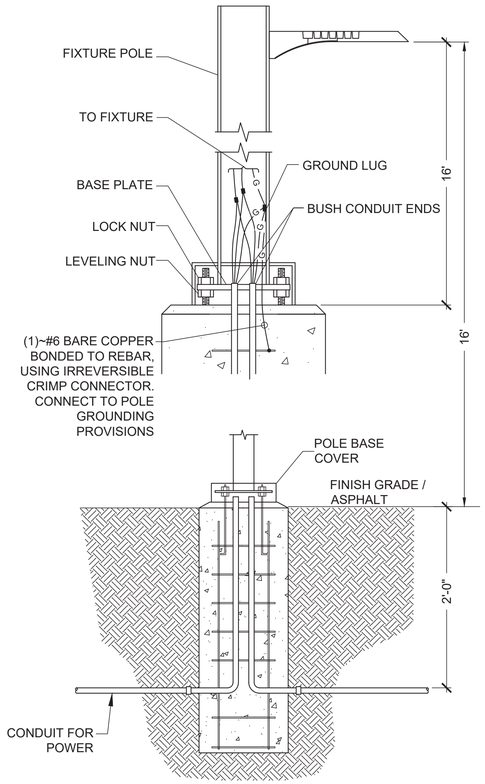
C-102

1 SITE POWER & LIGHTING PLAN

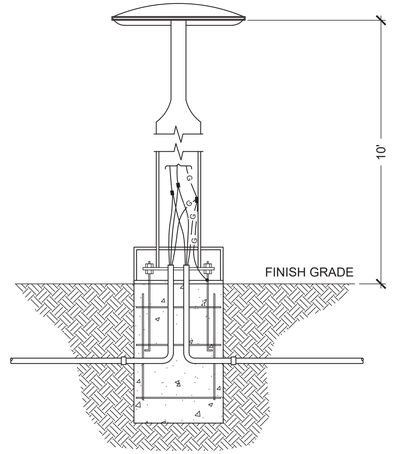
Scale: 1" = 40'



FOR POLE BASE CONSTRUCTION, REFER TO SITE / ARCHITECT / CIVIL / STRUCTURAL

2 SITE LIGHT - TYPE S, S1

Scale: NTS



NOTE : ALL NOTES FROM DETAIL 2 APPLY TO THIS DETAIL, U.N.O.

3 SITE LIGHT - TYPE PATH, PATH A

Scale: NTS

SERVICE TRANSFORMER TABLE						
Primary Service Voltage: 12470/3ph					120/208V	3-Phase
Xfmr label	Bldgs. Fed	Connected VA	Demand VA per NEC 220.84	Demand kVA	Demand Amps	Assumed Xfmr size
TXA	Clubhouse, pool, café	128660	139078	139	386	200
TXB	2, 3	563,376	202,815	203	563	225
TXC	4, 5	563,376	202,815	203	563	225
TXD	6, 7, 13	717,024	236,618	237	657	250
TXE	8, 9, 12	921,888	276,566	277	768	300
TXF	10, 11	332,904	116,516	117	323	150
TXG	14, 15	691,416	235,081	235	653	250
TXH	16, 17	409,728	159,794	160	444	175
		VA	VA		Amps	
TOTAL DEMAND Three-Phase Loads:		4,328,372	1,569,284		4,356	

LEGEND

- EXISTING CONCRETE SIDEWALK
- NEW CONCRETE SIDEWALK
- EXISTING BUILDING
- NEW BUILDING
- FINISH FLOOR ELEVATION
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC LINE
- NEW ELECTRIC LINE
- NEW SITE LIGHT - TYPE A
- NEW SITE LIGHT - TYPE B
- NEW SITE LIGHT - TYPE C

20 0 20 40 80

1" = 40'

GENERAL NOTES

A. ALL WORK SHALL BE PER P.N.M. STANDARDS AND COORDINATED W / ENGINEER.

B. PROVIDE ARC FLASH LABEL CLEARLY VISIBLE ON EQUIPMENT PER LATEST EDITION OF N.E.C., ARTICLE 110.16.

C. CONTRACTOR SHALL VERIFY WIRE SIZES SHOWN PROVIDE MAXIMUM VOLTAGE DROP PER N.E.C.

KEYED NOTES

1. UNDERGROUND POWER LINES EXTENDED FROM EXISTING VAULT TO NEW SITE TRANSFORMERS VIA PULLBOXES. G.C. TO COORDINATE WITH P.N.M.
2. GANGABLE / MODULAR ASSEMBLY WITH QUANTITY OF METERS / MAINS REQUIRED PER BUILDING, INCLUDING HOUSE PANEL.
3. BUILDING HOUSE PANEL 'BHP'.
4. EXTEND SITE LIGHTING BRANCH CIRCUITS THRU EXTERIOR LIGHTING CONTROL AT RESPECTIVE BUILDING WITH DUSK-ON / DAWN-OFF CONTROL.
5. UTILITY POWER PULLBOX / VAULT. FIELD VERIFY.
6. RELOCATE EXISTING LIGHTING PULLBOX.
7. DISCONNECT FOR TRASH COMPACTOR.
8. ELECTRIC VEHICLE CHARGING STATION. CONNECT TO NEAREST BUILDING HOUSE PANEL 'BHP', CIRCUITS BHP-1,3 [40amp-208/240V,1P). WIRE SHALL BE SIZED FOR VOLTAGE DROP, < = 3%. (13 STATIONS PROPOSED AND 37 FUTURE CAPABLE SEE HOUSE PANEL SCHEDULE S-702)
9. UNDER CANOPY LIGHTING FOOTCANDLE LEVELS SHALL MATCH VALUES AS SHOWN ON CURRENT PHOTOMETRIC PLAN. RE : C-104.

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JAMES WIEDEGANTZ
05/12/25

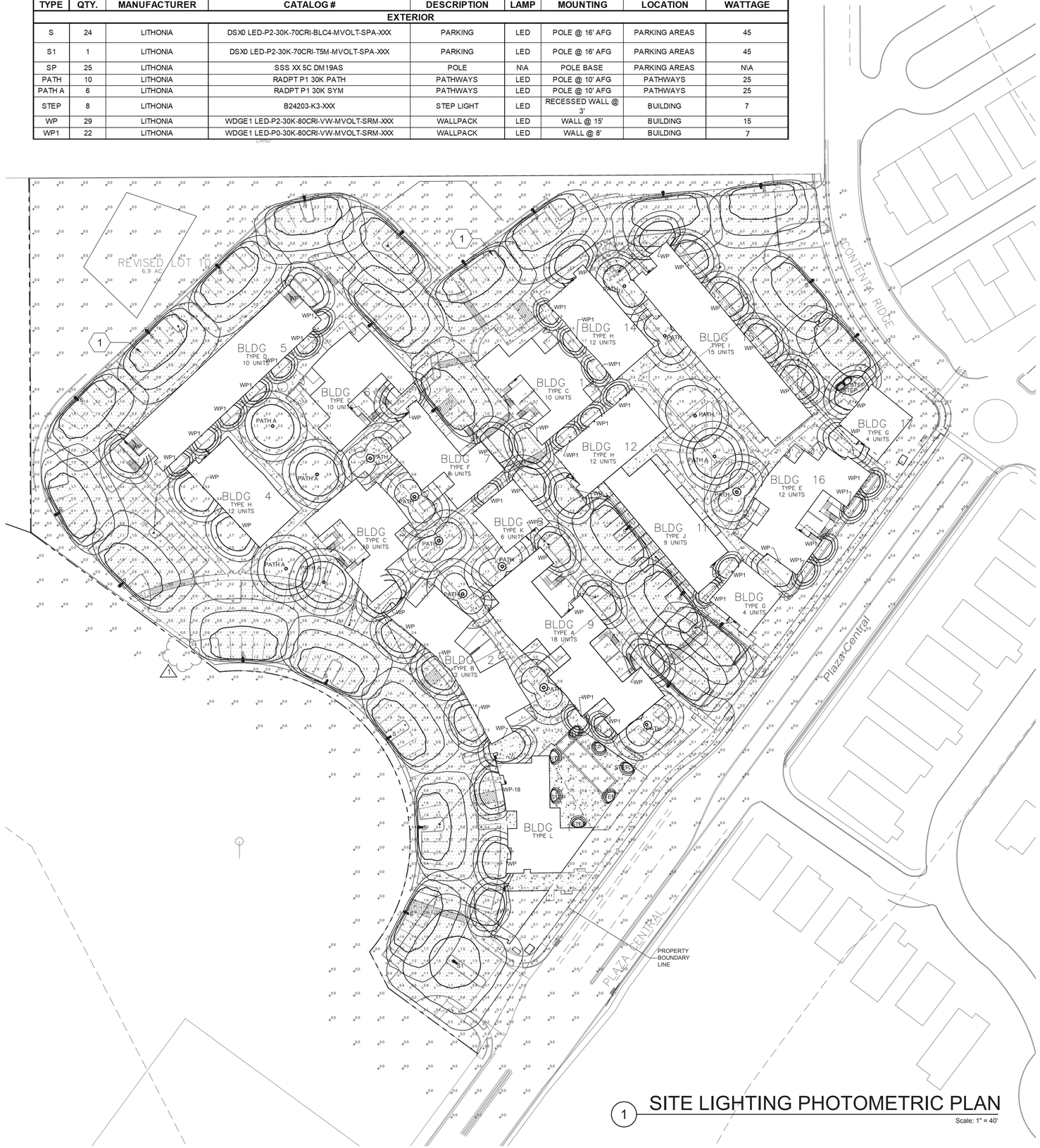
DATE: 12 MAY 2025
REVISION:

SHEET TITLE:
Site Power & Lighting Plan

C-103

FIXTURE SCHEDULE

TYPE	QTY.	MANUFACTURER	CATALOG #	DESCRIPTION	LAMP	MOUNTING	LOCATION	WATTAGE
EXTERIOR								
S	24	LITHONIA	DSX0 LED-P2-30K-70CRI-BLC4-MVOLT-SPA-XXX	PARKING	LED	POLE @ 16' AFG	PARKING AREAS	45
S1	1	LITHONIA	DSX0 LED-P2-30K-70CRI-T5M-MVOLT-SPA-XXX	PARKING	LED	POLE @ 16' AFG	PARKING AREAS	45
SP	25	LITHONIA	SSS XX 5C DM19AS	POLE	N\A	POLE BASE	PARKING AREAS	N\A
PATH	10	LITHONIA	RADPT P1 30K PATH	PATHWAYS	LED	POLE @ 10' AFG	PATHWAYS	25
PATH A	6	LITHONIA	RADPT P1 30K SYM	PATHWAYS	LED	POLE @ 10' AFG	PATHWAYS	25
STEP	8	LITHONIA	B24203-K3-XXX	STEP LIGHT	LED	RECESSED WALL @ 3'	BUILDING	7
WP	29	LITHONIA	WDGE1 LED-P2-30K-80CRI-VW-MVOLT-SRM-XXX	WALLPACK	LED	WALL @ 15'	BUILDING	15
WP1	22	LITHONIA	WDGE1 LED-P0-30K-80CRI-VW-MVOLT-SRM-XXX	WALLPACK	LED	WALL @ 8'	BUILDING	7



1 SITE LIGHTING PHOTOMETRIC PLAN

Scale: 1" = 40'

KEYED NOTES

X

1. UNDER CANOPY LIGHTING FOOTCANDLE LEVELS SHALL MATCH VALUES AS SHOWN ON CURRENT PHOTOMETRIC PLAN. (NEARBY SITE LIGHT POLES WILL BE ADJUSTED)

LEGEND

- NEW BUILDING
- NEW SITE LIGHT - SEE SCHEDULE
- NEW SITE LIGHT - SEE SCHEDULE

JAMES ALEXANDER KLEINTZ NEW MEXICO 15558 PROFESSIONAL ENGINEER
05/12/25

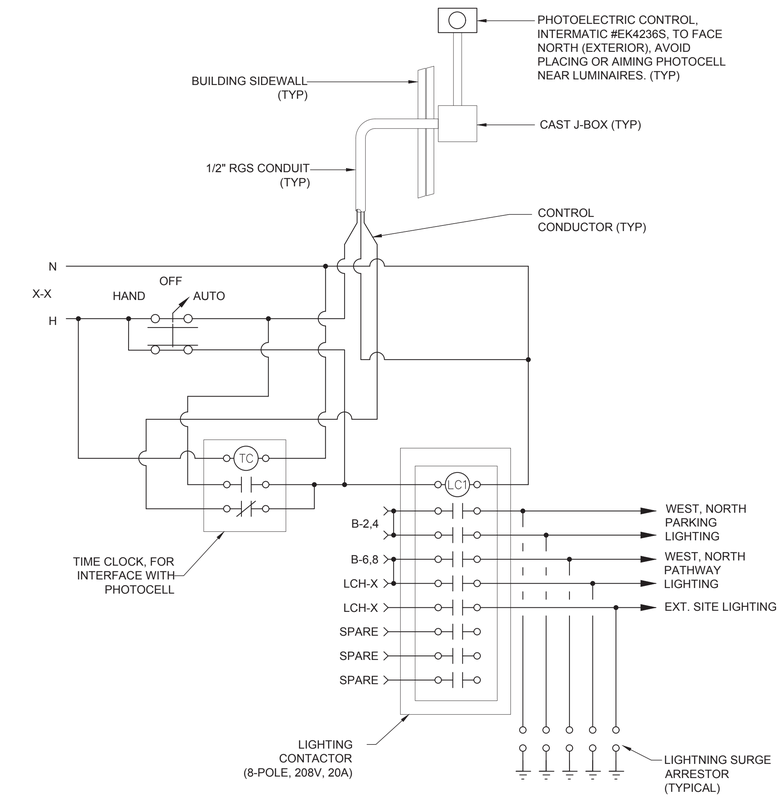
HORZ. FOOTCANDLES AT GRADE

Description	Symbol	Avg	Max	Min	Avg/Max
Grade level	+	0.7 fc	3.0 fc	0.1	2.0
Property Line	+	0.0 fc	0.0 fc	0.0	0.0

NOTES :
1. ALL CALCULATION POINTS SET AT GRADE LEVEL, 0'.
2. ALL 'S' AND 'S1' FIXTURES MOUNTED AT 16' AFG OVERALL.
3. ALL 'PATH' AND 'PATH A' FIXTURES MOUNTED AT 10' AFG OVERALL.
4. ALL 'WP' FIXTURES MOUNTED AT 15' AFG OVERALL.
5. ALL 'WP1' FIXTURES MOUNTED AT 8' AFG OVERALL.
6. MAX ILLUMINATION AT ANY POINT SHALL NOT EXCEED ALLOWABLE AVERAGE BY MORE THAN 1.5fc. MAX IS 3.0 fc

DATE: 12 MAY 2025
REVISION:

SHEET TITLE:
Site Lighting Photometric Plan



NOTE : MOUNT CONTROLS IN NEMA 3R, LOCKABLE ENCLOSURE. LOCATE ADJACENT TO BUILDING HOUSE PANEL, TYPICAL.

2 LIGHTING CONTROL DIAGRAM

20 0 20 40 80
1" = 40'

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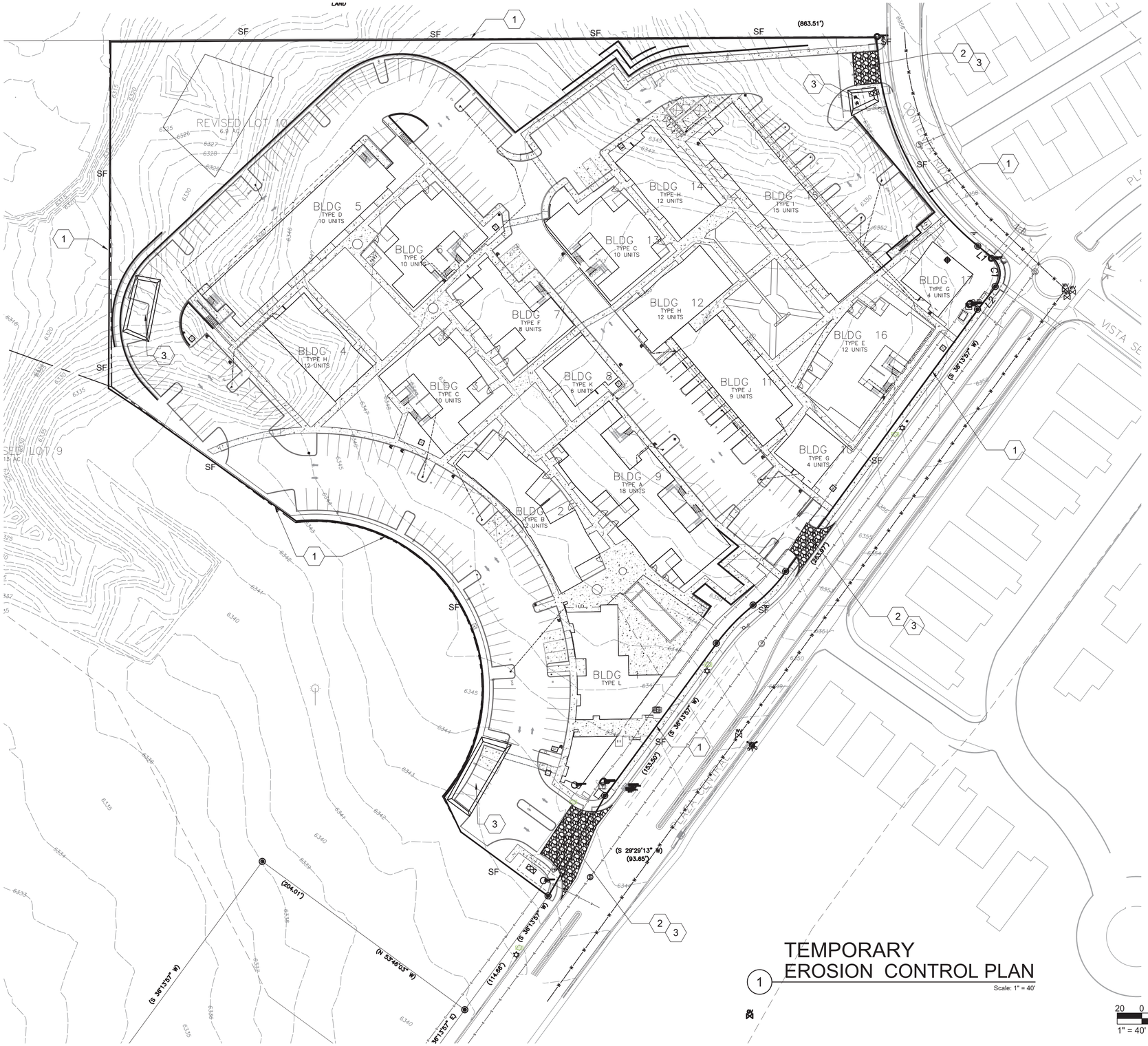
C-104



TEMPORARY EROSION CONTROL PLAN

1 Scale: 1" = 40'

1" = 40'

MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

1. DISTURBED AREAS, STABILIZATION AND CONTROL MEASURES SHALL BE INSPECTED AS REQUIRED AND AT LEAST ONCE EVERY TWO WEEKS, AND WITHIN 24 HOURS OR THE NEXT WORKING 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 CITY OR IT'S AUTHORIZED AGENT MAY ENTER UPON THE PROPERTY, AT REASONABLE TIMES. ALL STORM WATER FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR.
3. THE STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED.
4. TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.
5. 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 OWNER(S) OR RESPONSIBLE PARTY OF THE FACILITY SHALL BE ASSESSED THE ASSOCIATED COSTS OF THE WORK.

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 AN 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 ON THIS PROJECT.
4. SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION THROUGHOUT CONSTRUCTION BY USING APPROPRIATE EROSION CONTROL TECHNIQUES. STAGING AND SOIL STOCKPILE AREAS SHALL BE CLEARLY DESIGN ON THE SITE. ALL TOPSOIL SHALL BE KEPT ON SITE, WITHIN THE DISTURBANCE ZONE OF CONSTRUCTION, AND REINTRODUCED INTO 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.

KEYED NOTES (X)

1. TEMPORARY SILT FENCE. SEE DETAILS SHEET C-504 & C-505.
2. TEMPORARY CONSTRUCTION ENTRANCE WITH WASH RACK. SEE DETAILS SHEET C-504 & C-505.
3. TEMPORARY SEDIMENT TRAP AS REQUIRED.SEE DETAIL SHEET C-504 & C-505.

LEGEND

- EXISTING CONCRETE SIDEWALK
- NEW CONCRETE SIDEWALK
- EXISTING BUILDING
- NEW BUILDING
- FINISH FLOOR ELEVATION
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC LINE
- EPA APPROVED BMP. SEE SHEETS C-200 TO C-220
- DROP INLET PROTECTION SEE SHEETS C-200 TO C-220

JAMES CLIFFORD ARCHITECT 15558 NEW MEXICO 05/12/25

DATE: 12 MAY 2025
REVISION:

SHEET TITLE:
Temp. Erosion Controll Plan

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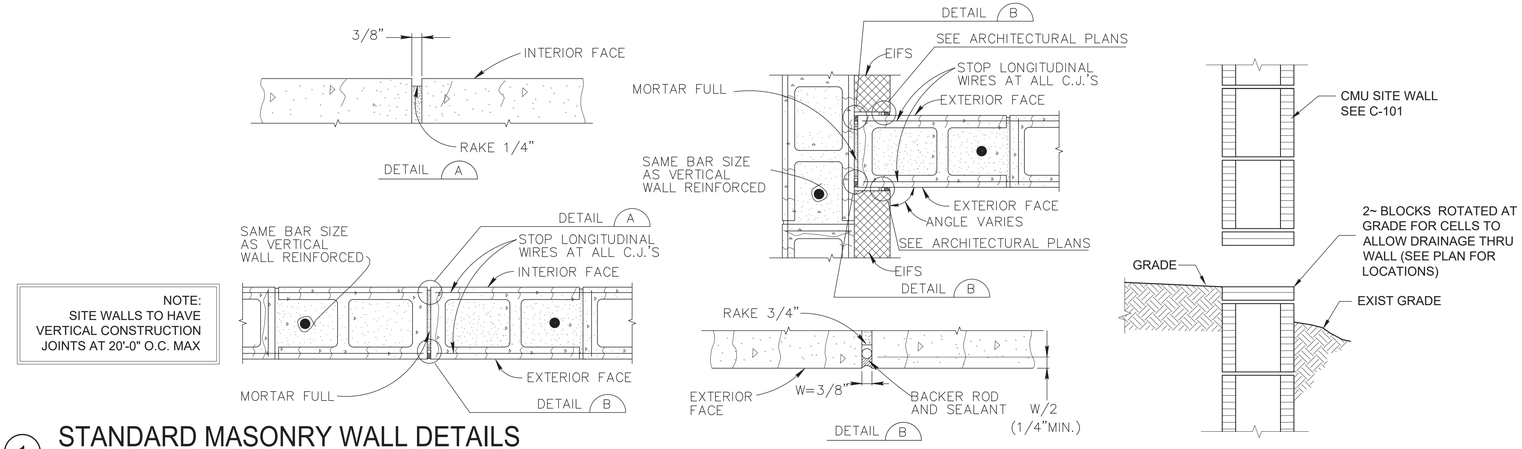
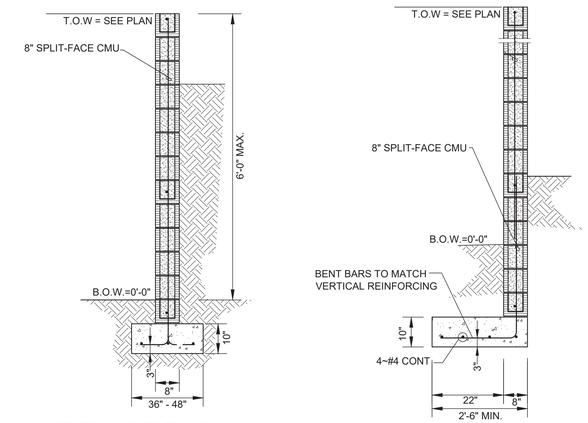


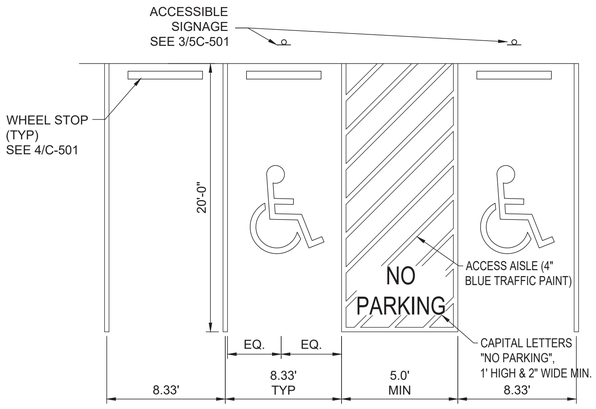
1 STANDARD MASONRY WALL DETAILS

NTS



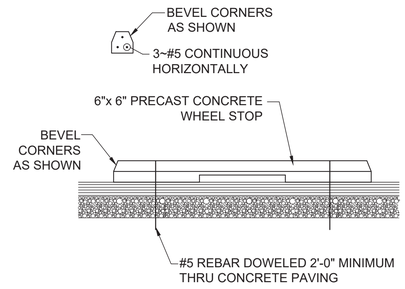
11 SITE YARD WALL

Scale: N.T.S



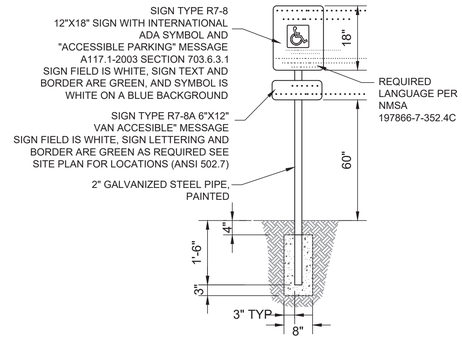
2 ACCESSIBLE PARKING LAYOUT PLAN

N.T.S.



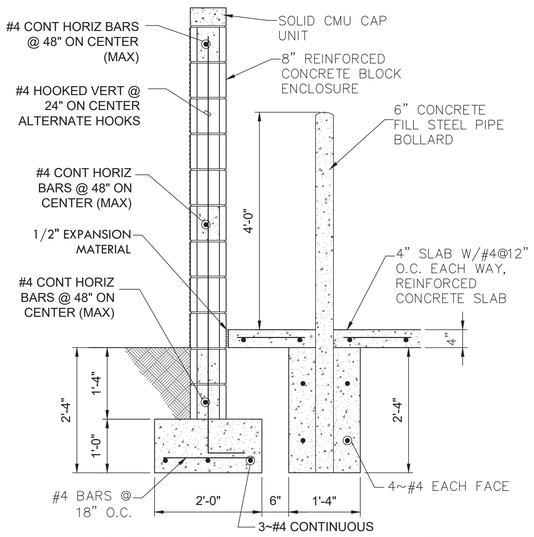
3 WHEEL STOP DETAIL

N.T.S.



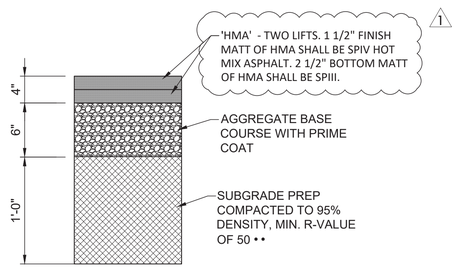
4 ACCESSIBLE PARKING SIGN

N.T.S.



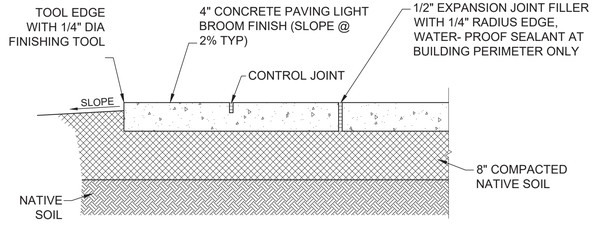
8 TRASH ENCLOSURE DETAILS

N.T.S.



6 PAVING SECTION

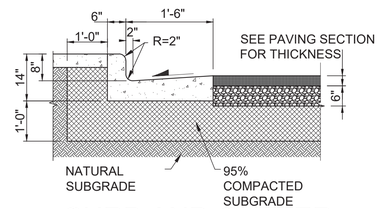
Scale: NTS



NOTE: PROVIDE TRANSVERSE CONTROL JOINTS AT INTERVALS NOT EXCEEDING 6'-0" ON CENTER, PROVIDE CENTERLINE CONTROL JOINTS IN SIDEWALK WIDER THAN 8'-0". SPACING OF CENTERLINE CONTROL JOINTS SHALL NOT EXCEED 6'-0" OR AS SHOWN ON PLANS. PROVIDE EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 30'-0" ON CENTER WHERE WALK DOES NOT ABUT CURB.

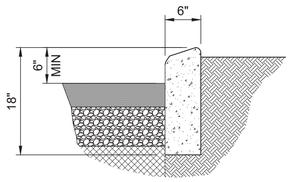
7 CONCRETE SECTION

Scale: NTS



10 CURB AND GUTTER

Scale: NTS



9 STANDING CURB

Scale: NTS

PLAZA CENTRAL II, LLC
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico, 87501
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ABQ Engineering
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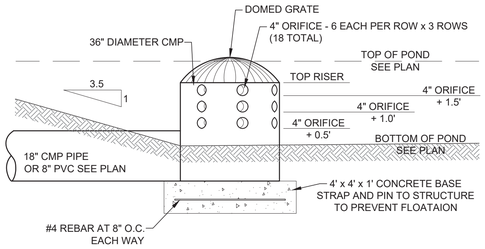
8102 Menaul Blvd. NE, Suite D, Albuquerque, NM 87110
tele: 505.255.7802 Proj. No.: 24-025 www.abqeng.com

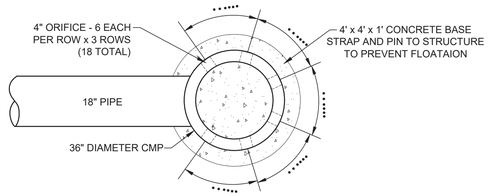
DATE: 12 MAY 2025
REVISION: 1 COSF(COMMENTS)7/2/25

SHEET TITLE:
Typical Civil Details

C-501



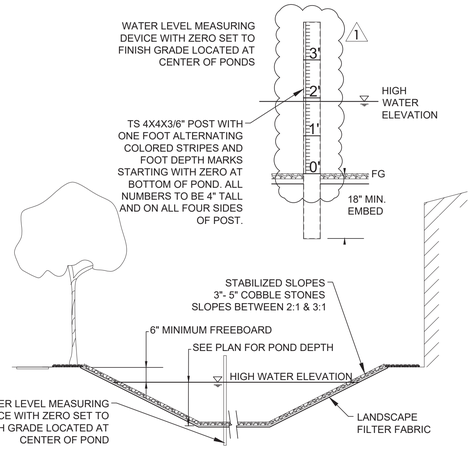
CONTROLLED INLET SIDE VIEW



CONTROLLED INLET TOP VIEW

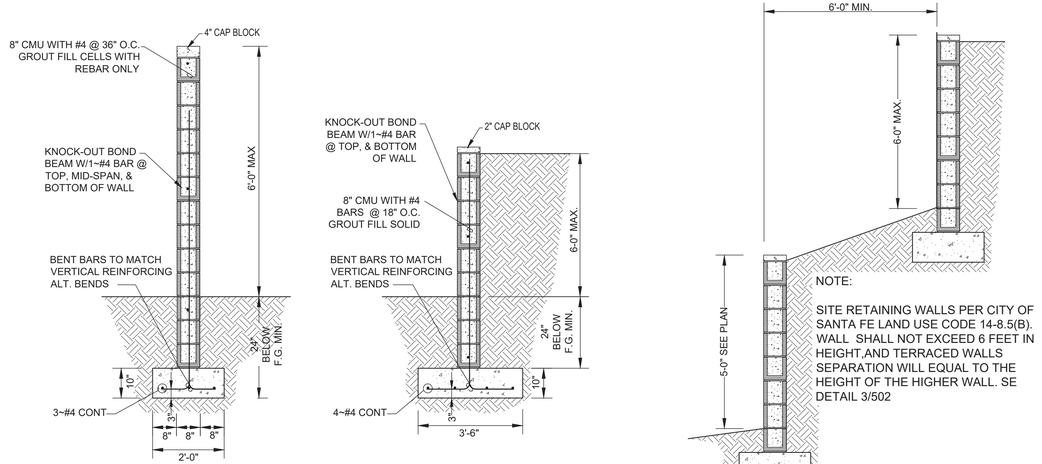
1 CONTROLLED INLET DETAIL

Scale: NTS



2 TYPICAL PONDING AREA SECTION

N.T.S.



3 SITE RETAINING WALLS

Scale: NTS

JAMES GIFFORD ARCHITECT
NEW MEXICO
15558
05/12/25

DATE: 12 MAY 2025
REVISION:
1 COSF(COMMENTS)7/2/25

SHEET TITLE:
Typical Civil Detail

PLAZA CENTRAL II, C.
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

THOMAS GIFFORD ARCHITECT
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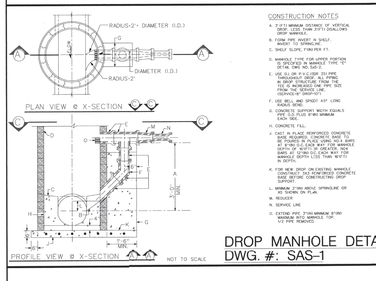
LEGEND

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

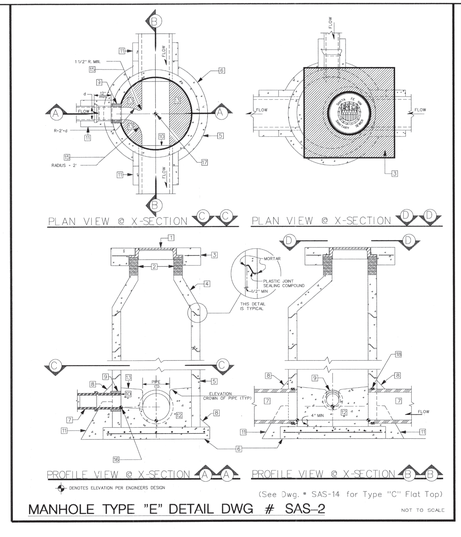


CONSTRUCTION NOTES

A. 2'(ft) MINIMUM DISTANCE OF VERTICAL DROP. USE THIS 3'(FT) SHALLOW BASKET.
B. FORM PIPE INVERT IN SHELF/BASKET TO SPRINGLINE.
C. SHELF SLOPE TO BE 1"(in)/FT.
D. MANHOLE TYPE FOR UPPER PORTION OF DROP MANHOLE SHALL BE AS DETAILED ON STANDARD DWG. NO. SAS-1.
E. USE (1), OR 4"x4"x.038" (0.1MM) THICK, GALVANIZED STEEL STRAP AS DROP CONNECTION TIE, IF INCREASED ONE PIPE SIZE (6"(in) TO 8"(in)) OR GREATER (8"(in) TO 10"(in)).
F. USE BELL AND SPIGOT 45° LONG SWEEP WYE.
G. CONCRETE ENCASEMENT EQUALS PIPE O.D. PLUS 8"(IN) MINIMUM THICKNESS.
H. CONCRETE FILL.
I. CAST IN PLACE REINFORCED CONCRETE SIDE REQUIRED. CONCRETE MUST BE POURED IN PLACE USING "ACE" BRAND, OR EQUAL, EXPANSIVE CEMENT. (NOTE: IF WATER TABLE IS ABOVE MANHOLE DEPTH LESS THAN 10'(FT) IN DEPTH).
J. FOR NEW DROP ON EXISTING MANHOLE, CORE DRILL AND INSTALL ADAPTER. SEE DETAIL ON STANDARD DWG. NO. SAS-8.
K. MINIMUM 2"(IN) ANGLE SPRINKLING OR AS SHOWN ON PLANS.
L. REDUCER.
M. SERVICE LINE.
N. CUTTING PIPE 2"(IN) MINIMUM 6"(IN) BELOW TOP OF PIPE. DO NOT CUT INTO SPRINGLINE.

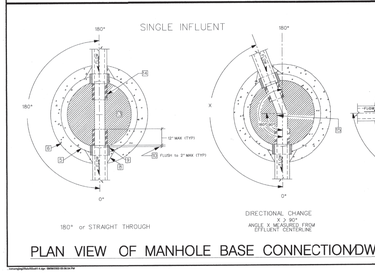
NOT TO SCALE

DROP MANHOLE DETAIL DWG. #: SAS-1



MANHOLE TYPE "E" DETAIL DWG. # SAS-2

NOT TO SCALE



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

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

CR-1 MATERIALS AND WORK:
CURRENT NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (referred to as the 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 PIPE AND THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. 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 CITY WATER QUALITY DIVISION OR 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 600.NM APWA PIPE SHALL BE PLACED AND BEDDED IN A FROST FREE TRENCH GASKET SHALL BE FULLY SEATED AND NOT SUPPORTED PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. CONSTRUCTION INSTALLATION CONFIGURATION:
EXCEED THE LIMITS OF NM APWA STANDARDS, SECTION 700.OR AS DEFINED ON THE CONSTRUCTION PLANS. THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASES:
1. CAST IN PLACE ON UNDISTURBED FROST FREE UNDISTURBED EARTH.
2. PRECAST UNIT ON PEA GRAVEL WITH COMPLETE OVEN 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 EXCAVATION PER PLANS AND SPECIFICATIONS. TRENCHES COMMITTED WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS WILL NOT BE USED. LABORATORY RESPONSIBILITY SHALL NOT BE USED ON THE BEDDING AND "ZONE 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. PVC- REFER TO SECTION 127.NM APWA AS MODIFIED BY THE CITY:
1. AT THRU 15" SHALL BE SDR-35 ASTM D-3034 OR ASTM F-789 PIPE, MINIMUM PS-46 STRENGTH SDR-35 OR EQUAL.
2. LARGER THAN 15" SHALL BE DIAMETER: ASTM F 679 VOL 08.04.
C. HDPE PIPE PER ASTM D-1248 CLASS 4
D. PIPE SHALL BE WATER QUALITY DIVISION ENGINEER APPROVED JOINTS WHICH SHALL BE OF SERIES 1000 FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOOKING COUPLINGS WITH NYLON SPLINE, MARKETED AS "COLLOMONO" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR ACIPVC ADAPTER
F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SDR-35 DWV.
G. SERVICE CONNECTIONS:
1. WYE PIPE: FACTORY TEE FITTINGS: 1) CAST IRON, NO HUB.
2) PVC PIPE: CAST IRON BOOSEY TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP WITH 2" OUTLET.
"SANITARY-DEFECTO, HERSEY", "FONDEC", OR APPROVED EQUAL.
H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 703.3.5 NM APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 VOL 04.05. CERTIFICATES REQUIRED. CRACKED 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 FACTORY. CONCRETE SHALL BE CONCRETE USED FOR PRECAST BASES FOR PIPE AND MANHOLE ADAPTORS.
C. MANHOLE STEPS: REFER TO SECTION 920.4.7 NM APWA. POLYPROPYLENE ENCASED GRADE 60 STEEL BY W.A. INC. OR APPROVED EQUAL (W.I.N.L.'s MOD. W.I.N.L.). MINIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING SHALL CONFORM TO SECTION 960, 961 & 962.NM APWA CLASS 30B.
2. MINIMUM COVER WEIGHT-185 POUNDS REQUIRED
3. MINIMUM COVER WEIGHT-165 POUNDS
4. MINIMUM COMBINED WEIGHT-350 POUNDS
4. BEARING SURFACES SHALL BE MATCHED FOR A FIRM NON-ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH 3"(IN)MIN.
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 A WATER LINE PASSES BELOW OR LESS THAN 18" (IN.) ABOVE THE EXISTING SEWER LINE.
3. WHEN A WATER LINE PASSES BELOW OR LESS THAN 10'(FT.) HORIZONTALLY AND LESS THAN 2'(FT.) ABOVE THE 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 4"(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. GRADE 0.02 FOOT
B. GRADE 0.02 FOOT, PIPE SHALL NOT HOLD BACK ANY WATER

FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED REFER TO SECTION 907.7 NM APWA.

FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CITY 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.

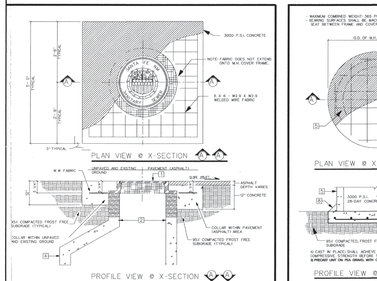
NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.

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

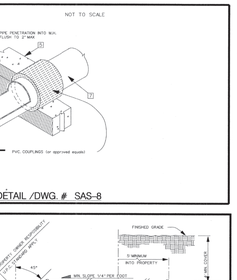
CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS - A

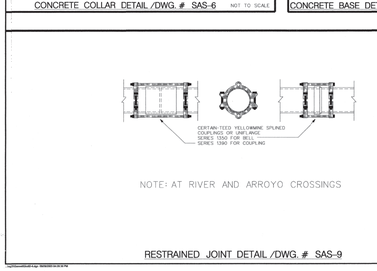
DATE: JULY 1992	REVISIONS		FILE: K:\AUTOCAD\SCD2173-A
DRAWN BY: C. CHAVEZ	Δ 8-3-92	JA	
LAND RENDITION BY: S. CHAVEZ	Δ 12-14-95	JA	SHEET 3 OF 12
APPROVED BY: E. BROWN	Δ 5-16-96	JA	



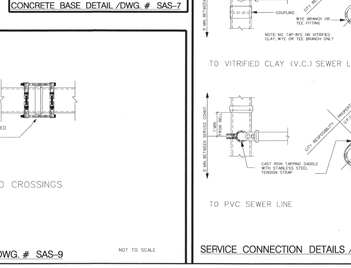
MANHOLE FRAME & COVER DETAIL /DWG. # SAS-4



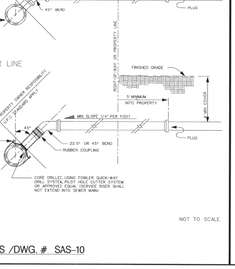
MANHOLE ADJUSTMENT DETAIL /DWG. # SAS-5



CONCRETE COLLAR DETAIL /DWG. # SAS-6



CONCRETE BASE DETAIL /DWG. # SAS-7



MANHOLE ADAPTER DETAIL /DWG. # SAS-8

RESTRAINED JOINT DETAIL /DWG. # SAS-9

NOT TO SCALE

SERVICE CONNECTION DETAILS /DWG. # SAS-10

NOT TO SCALE

GENERAL NOTES

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INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 600.NM APWA PIPE SHALL BE PLACED AND BEDDED IN A FROST FREE TRENCH GASKET SHALL BE FULLY SEATED AND NOT SUPPORTED PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. CONSTRUCTION INSTALLATION CONFIGURATION:
EXCEED THE LIMITS OF NM APWA STANDARDS, SECTION 700.OR AS DEFINED ON THE CONSTRUCTION PLANS. THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASES:
1. CAST IN PLACE ON UNDISTURBED FROST FREE UNDISTURBED EARTH.
2. PRECAST UNIT ON PEA GRAVEL WITH COMPLETE OVEN 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 EXCAVATION PER PLANS AND SPECIFICATIONS. TRENCHES COMMITTED WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS WILL NOT BE USED. LABORATORY RESPONSIBILITY SHALL NOT BE USED ON THE BEDDING AND "ZONE 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. PVC- REFER TO SECTION 127.NM APWA AS MODIFIED BY THE CITY:
1. AT THRU 15" SHALL BE SDR-35 ASTM D-3034 OR ASTM F-789 PIPE, MINIMUM PS-46 STRENGTH SDR-35 OR EQUAL.
2. LARGER THAN 15" SHALL BE DIAMETER: ASTM F 679 VOL 08.04.
C. HDPE PIPE PER ASTM D-1248 CLASS 4
D. PIPE SHALL BE WATER QUALITY DIVISION ENGINEER APPROVED JOINTS WHICH SHALL BE OF SERIES 1000 FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOOKING COUPLINGS WITH NYLON SPLINE, MARKETED AS "COLLOMONO" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR ACIPVC ADAPTER
F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SDR-35 DWV.
G. SERVICE CONNECTIONS:
1. WYE PIPE: FACTORY TEE FITTINGS: 1) CAST IRON, NO HUB.
2) PVC PIPE: CAST IRON BOOSEY TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP WITH 2" OUTLET.
"SANITARY-DEFECTO, HERSEY", "FONDEC", OR APPROVED EQUAL.
H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 703.3.5 NM APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 VOL 04.05. CERTIFICATES REQUIRED. CRACKED 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 FACTORY. CONCRETE SHALL BE CONCRETE USED FOR PRECAST BASES FOR PIPE AND MANHOLE ADAPTORS.
C. MANHOLE STEPS: REFER TO SECTION 920.4.7 NM APWA. POLYPROPYLENE ENCASED GRADE 60 STEEL BY W.A. INC. OR APPROVED EQUAL (W.I.N.L.'s MOD. W.I.N.L.). MINIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING SHALL CONFORM TO SECTION 960, 961 & 962.NM APWA CLASS 30B.
2. MINIMUM COVER WEIGHT-185 POUNDS REQUIRED
3. MINIMUM COVER WEIGHT-165 POUNDS
4. MINIMUM COMBINED WEIGHT-350 POUNDS
4. BEARING SURFACES SHALL BE MATCHED FOR A FIRM NON-ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH 3"(IN)MIN.
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 A WATER LINE PASSES BELOW OR LESS THAN 18" (IN.) ABOVE THE EXISTING SEWER LINE.
3. WHEN A WATER LINE PASSES BELOW OR LESS THAN 10'(FT.) HORIZONTALLY AND LESS THAN 2'(FT.) ABOVE THE 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 4"(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. GRADE 0.02 FOOT
B. GRADE 0.02 FOOT, PIPE SHALL NOT HOLD BACK ANY WATER

FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED REFER TO SECTION 907.7 NM APWA.

FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CITY 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.

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

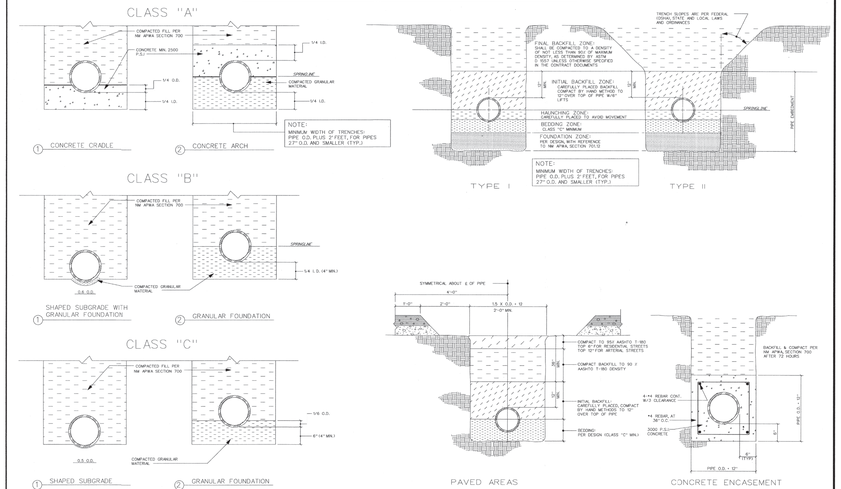
CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS - B

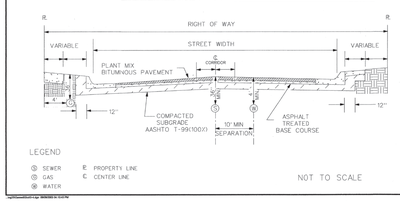
DATE: JULY 1992	REVISIONS		FILE: K:\AUTOCAD\SCD2173-A
DRAWN BY: C. CHAVEZ	Δ 8-3-92	JA	
LAND RENDITION BY: S. CHAVEZ	Δ 12-14-95	JA	SHEET 4 OF 12
APPROVED BY: E. BROWN	Δ 5-16-96	JA	

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

NOT TO SCALE

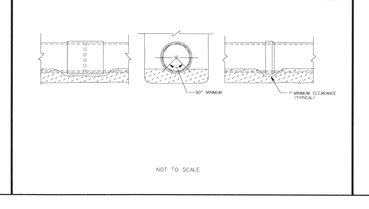


TYPICAL UTILITIES SEPARATION DETAIL /DWG. # SAS-12



NOT TO SCALE

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



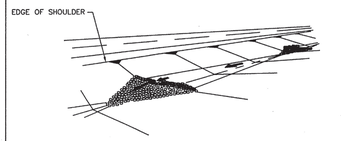
NOT TO SCALE

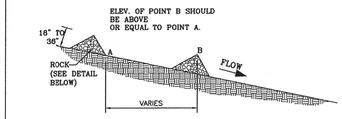
GENERAL NOTES

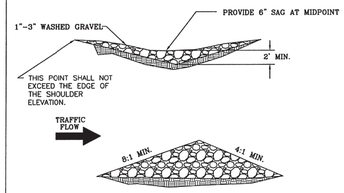
CONSTRUCTION REQUIREMENTS

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

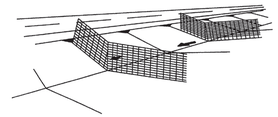
CR-2 APPROVED PLANS:
USE PLANS BEARING THE OFFICIAL STAMP OF THE DESIGN ENGINEER AND BEARING THE APPROVAL

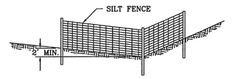


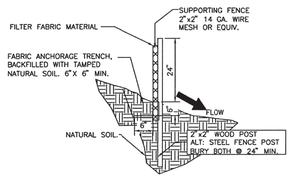




TYPE II
STONE DAM







TYPE I SILT FENCE

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

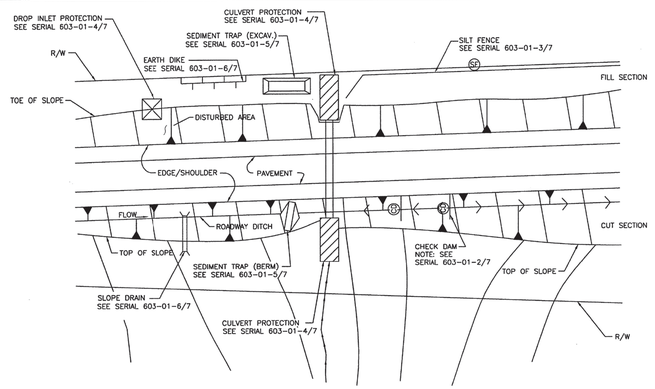
TEMPORARY EROSION & SEDIMENT CONTROL MEASURES CHECK DAMS

APPROVED Raymunda Van Hoven 11/12/04
DESIGN ENGINEER DATE

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

603-01-2/7 SHEET 2 OF 7

C-503



TYPICAL USAGE OF SELECTED EROSION AND SEDIMENT CONTROL MEASURES

STANDARD SYMBOLS FOR EROSION AND SEDIMENT CONTROL MEASURES

SILT FENCE (SF)

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

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

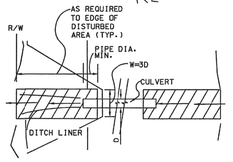
APPROVED Raymunda Van Hoven 11/12/04
DESIGN ENGINEER DATE

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

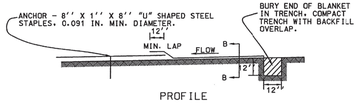
603-01-1/7 SERIAL 1 OF 7

C-

SOIL RETENTION BLANKET
STAPLE PATTERN



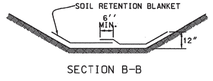
TYPICAL DITCH LINER
INSTALLATIONS AT CULVERTS



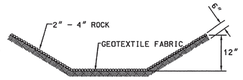
PROFILE
DITCH LINER

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.

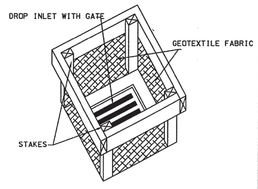


SECTION B-B



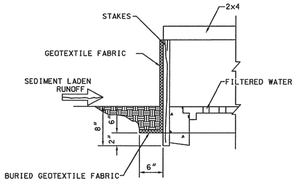
SECTION B-B

CULVERT PROTECTION

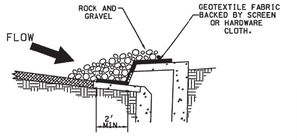


TYPE I

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



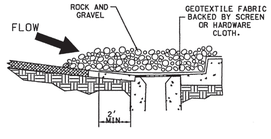
DROP INLET PROTECTION



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 Hoven 11/12/04
DESIGN ENGINEER DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-4/7

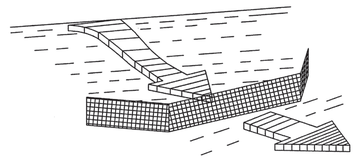
C-505

NOTES: SILT FENCE AND CHECK DAM

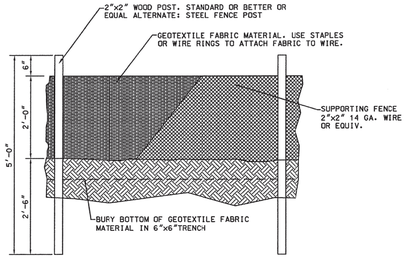
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE POST SPACING FOR SILT FENCES TO MINIMIZE MAINTENANCE.

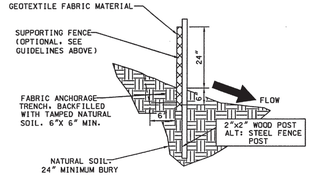
1. POST SPACING SHALL BE 4 FT. MAXIMUM WITHOUT SUPPORTING FENCE. 10 FT. MAXIMUM WITH SUPPORTING FENCE.
2. POSTS FOR 4 FT. MAXIMUM POST SPACING SHALL BE 2 INCH SQUARE NOMINAL SIZE OR HEAVIER WOOD POSTS. OR STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 2 LBS. PER. LINEAR FOOT.

   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.



TYPE I
SILT FENCE





NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

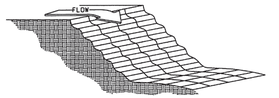
TEMPORARY EROSION & SEDIMENT CONTROL MEASURES SILT FENCE

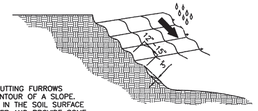
APPROVED Raymunda Van Hoven 11/12/04
DESIGN ENGINEER DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-3/7

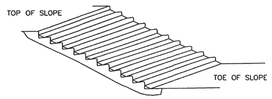
C-

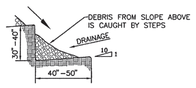




GROOVING IS CUTTING FURROWS ALONG THE CONTOUR OF A SLOPE. IRREGULARITIES IN THE SOIL SURFACE CATCH RAINWATER AND PROVIDE SOME RETENTION OF LIME, FERTILIZER AND SEED.

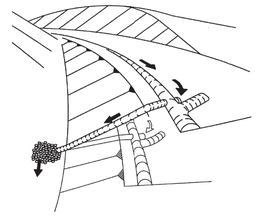
GROOVING SLOPES

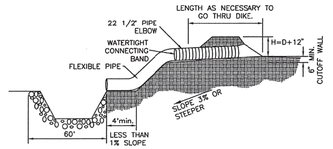


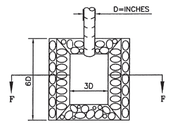


STAIR STEPPING CUT SLOPE

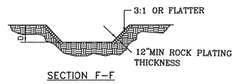
SURFACE ROUGHENING







RIPRAP APRON PLAN



SECTION F-F

SLOPE DRAIN

NOTES: PIPE SLOPE DRAIN

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

TEMPORARY SLOPE DRAIN PIPES

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

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

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

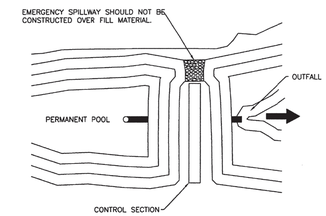
TEMPORARY EROSION & SEDIMENT CONTROL MEASURES PIPE SLOPE DRAIN & SURFACE ROUGHENING

APPROVED Raymond E. Van Houten 11/30/07
(DESIGN ENGINEER) (DATE)

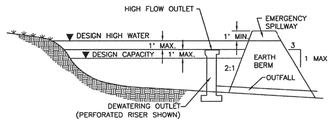
DESIGNED BY___ DRAWN BY ___ CHECKED BY___

603-01-6/7 SHEET 6 OF 7

C-507

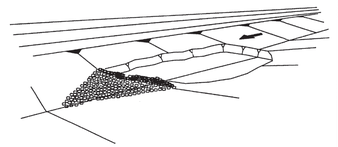


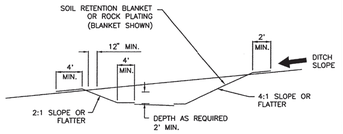
PLAN VIEW



CROSS SECTION

SEDIMENT BASIN



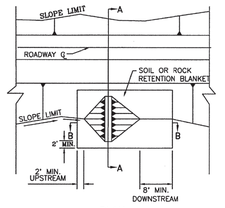


SEDIMENT BASIN, EXCAVATED

NOTES: SEDIMENT TRAP

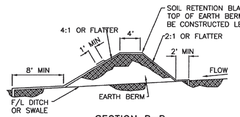
1. TEMPORARY SEDIMENT TRAPS MAY BE CONSTRUCTED BY EXCAVATION ALONE OR BY EXCAVATION IN COMBINATION WITH AN EMBANKMENT.
2. TEMPORARY SEDIMENT TRAPS ARE OFTEN USED IN CONJUNCTION WITH A DIVERSION DIKE OR SWELL.
3. THE DRAINAGE AREA FOR THE SEDIMENT TRAP SHOULD NOT EXCEED 5 DISTURBED ACRES.
4. THE TRAP 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

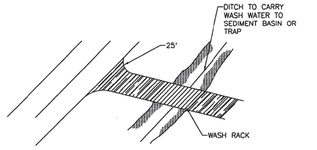
T.E.S.C.M. SEDIMENT BASIN, SEDIMENT TRAP & EARTH DIKE

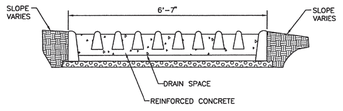
APPROVED Raymond E. Van Houten 11/30/07
(DESIGN ENGINEER) (DATE)

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

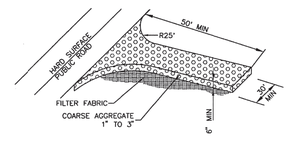
603-01-5/7 SHEET 5 OF 7

C-

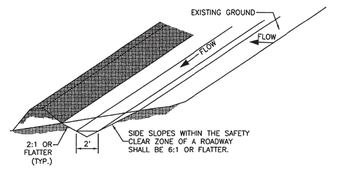




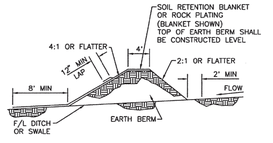
WASH RACK



OFFSITE TRACKING PREVENTION



TYPICAL SWALE CONFIGURATION



FILTER FABRIC 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 Raymond E. Van Houten 11/30/07
(DESIGN ENGINEER) (DATE)

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

603-01-7/7 SHEET 7 OF 7

DIVERSION DIKE

C-

C-505 DETAILS

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 608-01-1/1.*
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 608-001-9/12 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 0" TO 10" AND SHALL BE WITHIN 36" TO 46" ABOVE THE SIDEWALK SURFACE.*
30. *PEDESTRIAN SIGNAL SHALL HAVE 4FT×4FT MIN TURNING SPACE TO PROVIDE ACCESS TO PUSH BUTTONS.*

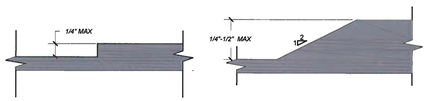
ALTERATIONS TO EXISTING FACILITIES - GENERAL NOTES:

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 DEPARTMENT ENGINEER SHALL REQUIRE SUBMITTAL AND APPROVAL OF ADA DESIGN VARIANCE PROCEDURES.

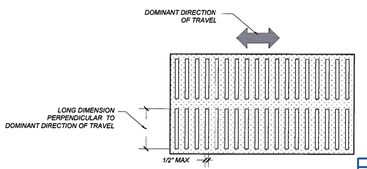
31. *EXCEPTION: IN ALTERATION WORK, IF COMPLIANCE IS TECHNICALLY INFEASIBLE, THE ALTERATION SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OR FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL BE MADE ACCESSIBLE WITHIN THE SCOPE OF 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

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

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN ACCESS ROUTE
GENERAL NOTES

APPROVED: _____ 1-13-15
DESIGN ENGINEER — DATE

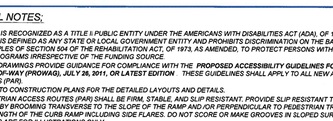
608-001- 1

608-1 of 12

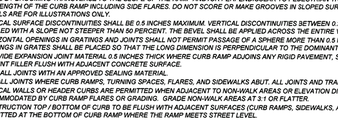
file path

DRAWING SCALE = NOT TO SCALE

SUMMARY
FILENAME

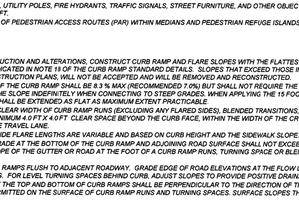


ALGEBRAIC DIFFERENCES BETWEEN ROADWAY SLOPE AND CURB RAMP SLOPE GREATER THAN 13.3% NOT PERMITTED.



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

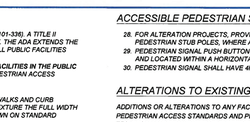


RAMP CROSS SLOPE TRANSITION TO MATCH ROADWAY PROFILE SLOPE

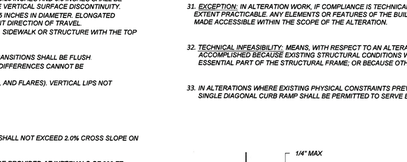
*SLOPES SHOWN ARE FOR ILLUSTRATION ONLY.

NOTE:
1) CROSS SLOPE OF CURB RAMP AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR 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



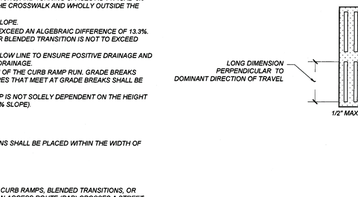
TRANSITION TO EXISTING SIDEWALK DETAIL
SCALE: NONE

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.

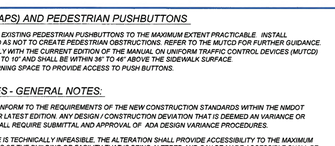
DEPENDING ON WHICH IS LONGEST, EITHER THE SLOPE TRANSITION OR WIDTH TRANSITION WILL CONTROL THE LENGTH OF SIDEWALK TRANSITION.

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 4ft AND LESS THAN 5ft, PASSING SPACES SHALL BE PROVIDED AT INTERVALS 200ft MAXIMUM.*
2. *PASSING SPACES ARE PERMITTED TO OVERLAP PEDESTRIAN ACCESS ROUTES.*



CURB RAMP TRANSITION TO EXISTING SIDEWALK DETAIL

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

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

CURB RAMP AND SIDEWALK TRANSITION DETAILS

APPROVED: _____ 1-13-15
DESIGN ENGINEER — DATE

608-001-7

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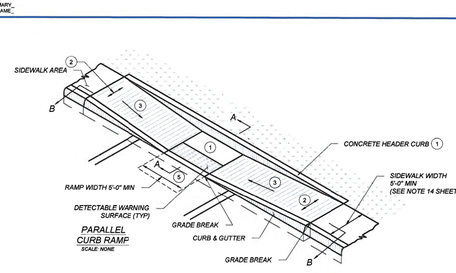
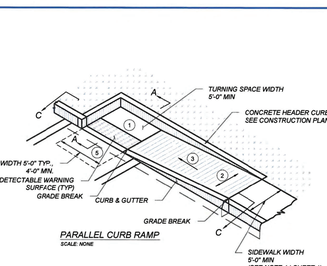
file path

DRAWING SCALE = NOT TO SCALE

SUMMARY
FILENAME



PARALLEL CURB RAMP
SCALE: NONE



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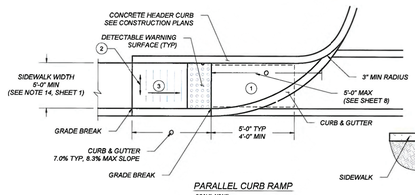

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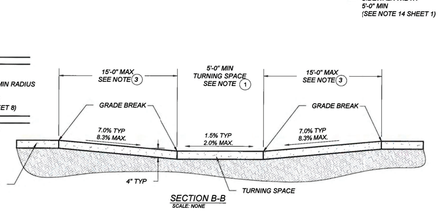
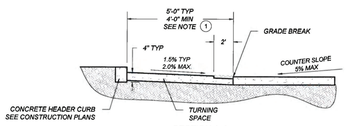
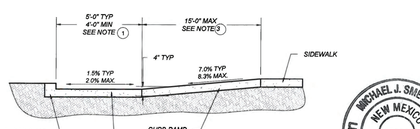


SECTION B-B
SCALE: NONE



SECTION A-A
SCALE: NONE



SECTION C-C
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 STOP OR YIELD 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 608-001-9/12 OF THE STANDARD DRAWINGS.*
C. *IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.*
D. *CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.*

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

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PARALLEL CURB RAMPS

APPROVED: _____ 1-13-15
DESIGN ENGINEER — DATE

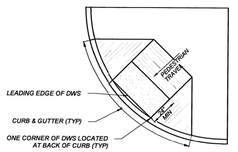
608-001-3

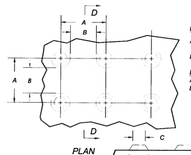
608- 3 of 12

file path

DRAWING SCALE = NOT TO SCALE

SUMMARY
FILENAME





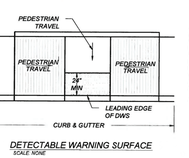
PLAN

SECTION D-D

DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAILS
SCALE: NONE

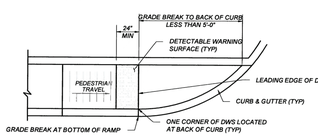
DOME SPACING
A: CENTER TO CENTER SPACING 1.6" MIN TO 2.4" MAX
B: BASE TO BASE SPACING 0.65" MIN

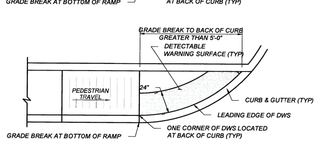
DOME SECTION
A: TOP DIAMETER 50%-65% OF D
B: BASE DIAMETER 0.9" TO 1.4" MAX

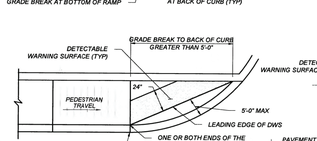


DETECTABLE WARNING SURFACE
SCALE: NONE

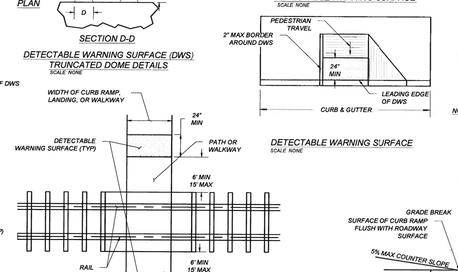
DETECTABLE WARNING SURFACE
SCALE: NONE



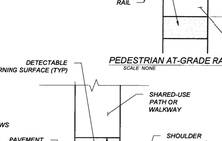




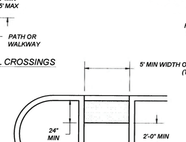
DETECTABLE WARNING SURFACE (DWS)ON CURVED SURFACES
SCALE: NONE



PEDESTRIAN AT-GRADE RAIL CROSSINGS
SCALE: NONE



SHARED-USE PATH CONNECTION
SCALE: NONE



MEDIAN CUT-THROUGH
SCALE: NONE

EXCEPTION: IF THE LENGTH BETWEEN TWO DWS SURFACE IS LESS THAN 2' THEN DETECTABLE WARNING SURFACE WILL NOT BE INSTALLED

DETECTABLE WARNING SURFACE
SCALE: NONE

DETECTABLE WARING 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.*

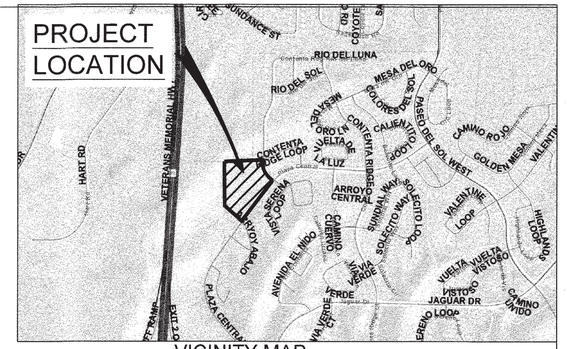
EXCEPTION: DETECTABLE WARNINGS SHALL NOT BE REQUIRED ON CUT THROUGH ISLANDS WHERE THE CROSSING IS LESS THAN 6 FT IN THE DIRECTION OF PEDESTRIAN TRAVEL.

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

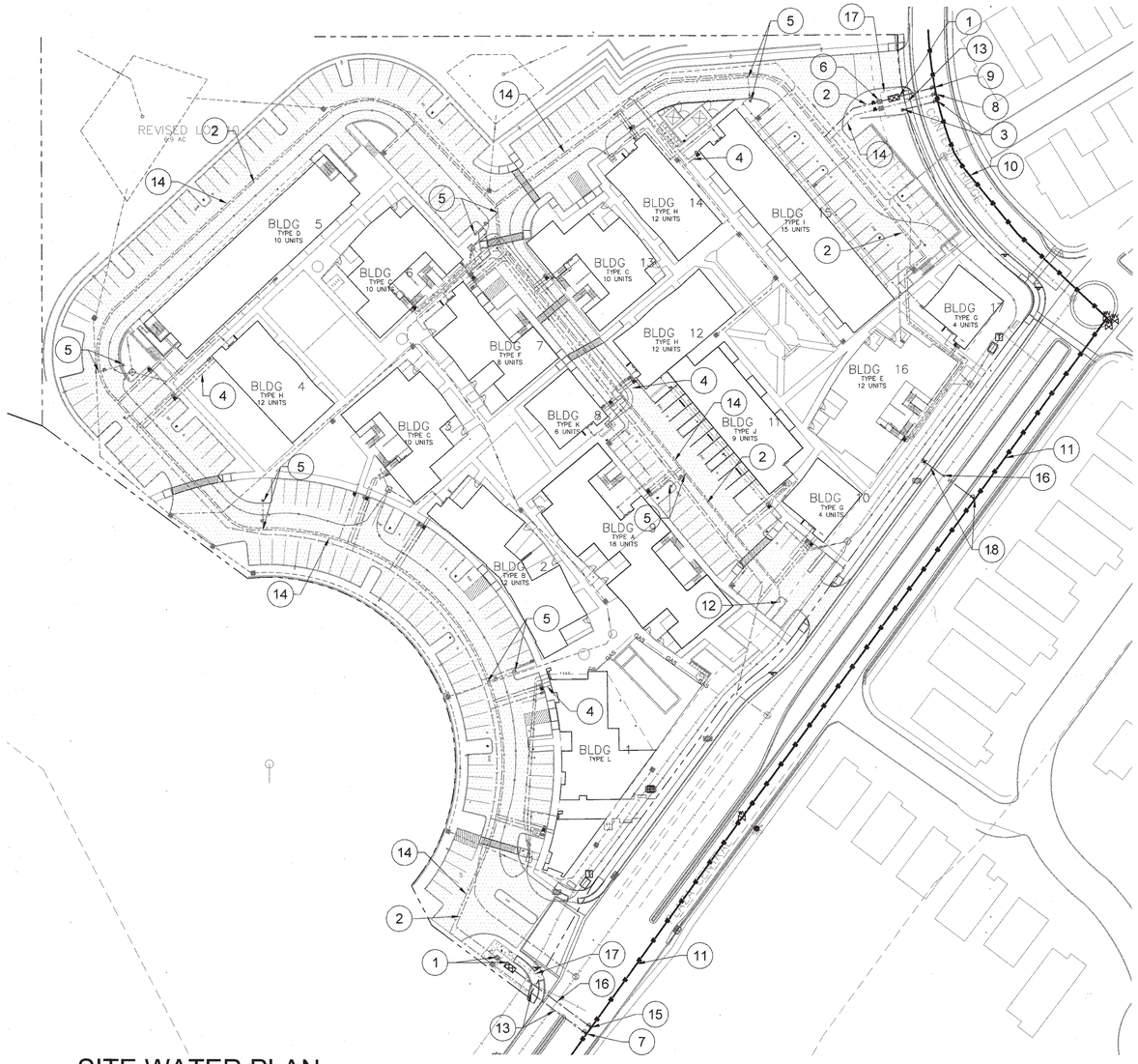
COSF GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY THE CITY OF SANTA FE WATER DIVISION (COSFWD) FIVE (5) DAYS PRIOR TO COMMENCEMENT OF WORK.
2. CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE COSFWD CONSTRUCTION STANDARDS AND SPECIFICATIONS.
3. ALL EASEMENTS SHALL BE DEDICATED, CLEARED, GRADED AND STAKED PRIOR TO WATER LINE INSTALLATION.
4. ALL STREETS SHALL BE CUT TO WITHIN ±6" OF FINAL GRADE PRIOR TO WATER LINE INSTALLATION.
5. LOT CORNERS SHALL BE STAKED PRIOR TO SERVICE LINE INSTALLATION. CURB, GUTTER AND DRIVEWAY APRON SHALL BE INSTALLED PRIOR TO SERVICE LINE INSTALLATION UNLESS OTHERWISE APPROVED, IN WRITING, BY COSFWD.
6. CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING UTILIZING THE APPROPRIATE RIGHT-OF-WAY MAPS, SIGNED PLATS AND COSFWD DRAWINGS.
7. MATERIAL SUBMITTALS SHALL BE APPROVED BY COSFWD PRIOR TO CONSTRUCTION.
8. CONTACT NEW MEXICO ONE CALL AT 811 TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION FOR UTILITY SPOTS.
9. PRESSURE REGULATORS SHALL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
10. 4 FEET COVER TO TOP OF PIPE SHALL BE MAINTAINED ON ALL WATER MAINS AND SERVICES.
11. CONTRACTOR SHALL SUBMIT AS-BUILT CONSTRUCTION PACKET WITHIN FIVE (5) DAYS OF COMPLETION OF CONSTRUCTION INCLUDING VALVE TIES, AS-BUILT DRAWINGS (INCLUDING, BUT NOT LIMITED TO: FITTING-TO-FITTING MEASUREMENTS, SERVICE-TO-SERVICE MEASUREMENTS, CENTER OF MAIN TO CENTER OF SERVICE MEASUREMENTS, LENGTH OF MAIN INSTALLED, FITTINGS INSTALLED, ETC.) AND POTABILITY RESULTS.
12. ALL VALVE BOXES SHALL BE BROUGHT UP TO GRADE OF THE FINAL PAVING MATERIAL SO THAT THE CONCRETE IS EXPOSED.
13. FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE COSFWD FIELD REPRESENTATIVE AT THE TIME THE NOTICE TO PROCEED (NTP) IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE PRIOR TO INSTALLING NUMBERS, FIRE HYDRANTS SHALL BE PAINTED.
14. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUSTRESTRAINT. 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 ANDRECORDED BY DEVELOPER BEFORE PROJECT COMMENCEMENT. CONTRACTOR SHALL VERIFY THE EASEMENT IS IN PLACE BEFORE INSTALLING ANY INFRASTRUCTURE.
18. WATER METERS, HOT BOXES, AND FIRE HYDRANTS SHALL HAVE 5' OF UNOBSTRUCTED CLEARANCE ON ALL SIDES.



VICINITY MAP

SCALE: NONE



1 SITE WATER PLAN

Scale: 1" = 50'

LEGEND

- EXISTING WATERLINE (PUBLIC)
- EXISTING FIRE HYDRANT (PUBLIC)
- EXISTING WATER VALVE (PUBLIC)
- NEW WATERLINE (PUBLIC)
- NEW WATER MASTER METER (PUBLIC)
- NEW WATER METER (PUBLIC)
- NEW GATE VALVE (PUBLIC)
- NEW FIRE HYDRANT (PRIVATE)
- NEW GATE VALVE (PRIVATE)
- NEW REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (PRIVATE)
- NEW WATERLINE (PRIVATE)
- NEW SAS LINE (PRIVATE)
- NEW SAS MANHOLE (PRIVATE)
- NEW ELECTRICAL UNDERGROUND (PRIVATE)
- NEW STORM DRAIN (PRIVATE)

GENERAL NOTES

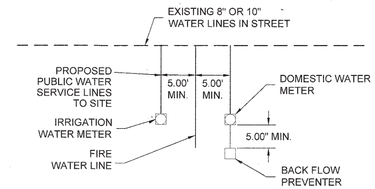
A. THE LOCATIONS OF EXISTING UTILITIES WERE TAKEN FROM AVAILABLE RECORDS. THE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

B. WATER SYSTEM CONSTRUCTION WILL CONFORM TO PUBLIC UTILITIES DEPARTMENT WATER DIVISION, GENERAL NOTES & DETAIL SHEET, CONSTRUCTION STANDARDS AND SPECIFICATIONS. ALL RESTRAINTS SHALL BE PERFORMED PER CoSF DETAIL 10A/B

C. WATER AND SEWER MAINS TO BE PLACED OUTSIDE OF ELECTRICAL UTILITY EASEMENT. PRIVATE WATER AND SAS LINES WILL BE PLACED IN SEPARATE TRENCHES AND SPACED 5' APART. PRIVATE WATER LINES TO BE MIN. OF FOUR FEET BELOW FINISHED GRADE AND PRIVATE SEWER LINES TO MIN. TWO FEET BELOW WATER LINES.

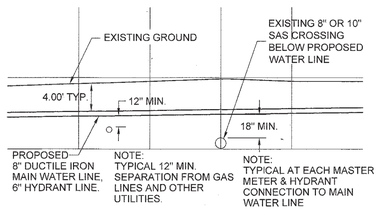
D. BACKFLOW PREVENTER DESIGN BASED ON FEBCO BRAND MODEL LF866-FS (1500 GPM MIN.). OR ENGINEER APPROVED EQUAL. INSTALL BACKFLOW PREVENTER ACCORDING TO MANUFACTURE'S GUIDANCE.

E. HOT BOX DESIGN BASED ON SAFE-T-COVER BRAND HOT BOX MODEL 400T-AL (HCHS1000-120), OR ENGINEERED APPROVED EQUAL. INSTALL HOT BOX ACCORDING TO MANUFACTURE'S GUIDANCE.



TYPICAL PLAN PUBLIC WATER LINE SPACING

SCALE HORIZ: 1"=10'



TYPICAL PIPE CROSSING IN STREET R.O.W

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

WATER KEYED NOTES

(X)

1. NEW (PUBLIC) 6" DIA. D.I.P WATER SERVICE LINE TO VAULT WITH 4" MASTER METER. VAULT AND MAIN LINE WILL BE IN WITHIN NEW (PUBLIC) EASEMENTS TO EXISTING PUBLIC R.O.W. PER CoSFW CONSTRUCTION DETAIL 19. USE 6"X4" REDUCER UPSTREAM AND DOWN STREAM OF METER.
2. NEW (PRIVATE) 6" DIA. (AWWA C900) MAIN WATER LINE (DOMESTIC).
3. INSTALL (PUBLIC) 1 1/2" DIA. COPPER (TYPE K) IRRIGATION WATER SERVICE LINE & 1 1/2" WATER METER PER COSFW CONSTRUCTION DETAIL 04. (BASED ON IRRIGATION DEMAND OF 30 GPM MAX. & ONLY ONE ZONE OF X RUNNING AT A TIME). NEW CONNECTION TO EXISTING 8" PVC WATER LINE. INSTALL 8"X1 1/2" TAPPING SADDLE, 1 1/2" CORP STOP AND RESTRAIN.
4. NEW (PRIVATE) 4" DIA. PVC FIRE SERVICE LINE TO BUILDING, WITH 8" MJ X 4" FLG. TEE AT MAIN, 4" VALVE, BACK FLOW PREVENTER IN HOTBOX & DETECTOR METER ASSEMBLY.
5. NEW (PRIVATE) FIRE HYDRANT. INSTALL 8"X6" TAPPING SLEEVE (FULL CIRCLE STAINLESS STEEL), 6" DIA. TAPPING GATE VALVE AND RESTRAIN. PER COSFW CONSTRUCTION DETAIL 07.
6. NEW SITE REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER SEE GENERAL NOTE D.
7. NEW (PUBLIC) 8" DIA. D.I.P MAIN WATER LINE (FIRE) CONNECTION TO EXISTING 10" WATER LINE W/ 10"X8" TAPPING SLEEVE, 8" GATE VALVE FLGXMJ (CoSFW DETAIL 08) BOX AND RESTRAIN. PER COSFW CONSTRUCTION DETAIL 32. SEE KEYNOTE 14.
8. NEW (PUBLIC) 8" DIA. DIP MAIN WATER LINE (FIRE) CONNECTION TO EXISTING 8" WATER LINE W/ 8X8" TAPPING SLEEVE, 8" GATE VALVE FLGXMJ (COSFW DETAIL 08) BOX AND RESTRAIN. PER COSFW CONSTRUCTION DETAIL 32.
9. NEW (PUBLIC) 6" D.I.P WATER LINE (DOMESTIC) CONNECTION TO EXISTING 8" PVC WATER LINE. INSTALL 8"X8"X6" TAPPING SLEEVE, 6" GATE VALVE BOX (CoSFW DETAIL 08) AND RESTRAIN.
10. EXISTING 8" DIA. PVC WATER LINE.
11. EXISTING 10" DIA. PVC WATER LINE.
12. NEW FLUSH HYDRANT / VALVE (PRIVATE) TO BE INSTALLED PER CoSFW DETAIL 11.
13. NEW (PUBLIC) 8" DIA. D.I.P. FIRE WATER SERVICE LINE TO NEW SITE REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (5' MIN. SPACING FROM RPPBP TO METER) PER COSFW DETAIL 32.
14. NEW (PRIVATE) 8" DIA. PVC SITE MAIN FIRE WATER LINE.
15. NEW (PUBLIC) 6" DIA. DIP SERVICE WATER LINE (DOMESTIC) CONNECTION TO EXISTING 10" PVC WATER LINE. INSTALL 10"X6" TAPPING SLEEVE, 6" GATE VALVE BOX AND RESTRAIN (PER CoSFW DETAIL 08)
16. SEE DETAIL FOR TYPICAL PIPE CROSSING IN STREET R.O.W. THIS SHEET.
17. EASEMENT FOR PUBLIC INFRASTRUCTURE, WATER LINE , HYDRANT, METER.
18. NEW (PUBLIC) FIRE HYDRANT. INSTALL 10"X6" TAPPING SLEEVE (FULL CIRCLE STAINLESS STEEL), 6" DIA. TAPPING GATE VALVE AND RESTRAIN. INSTALL NEW FIRE HYDRANT (PER COSFW CONSTRUCTION DETAIL 07), 6" DIP HYDRANT LEG WATERLINE, RESTRAIN ALL JOINTS. PUBLIC FIRE HYDRANTS MUST HAVE 5 FEET OF UNOBSTRUCTED CLEARANCE ON ALL SIDES

DOMESTIC & IRRIGATION WATER SERVICE TABLE

SERVICE ADDRESS	STREET NAME	TOTAL SERVICES–SERVICE SIZE & TYPE (DS OR IR)
7205	PLAZA CENTRAL	2 ~ 6" LINES & 4" METERS (DOMESTIC)
7205	PLAZA CENTRAL	1 1/2" LINE & 1 1/2" METER (IRRIGATION)

FIRE SERVICE DESIGN TABLE

SERVICE SIZE	REQ'D FLOW* GPM	RESIDUAL PRESSURE* PSI	BUILDING(S) SERVED
8"	2250	20	BUILDING A THRU L

A FIRE SERVICE IS 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.
*PEAK FLOW IS IN GALLONS PER MINUTE.
*RESIDUAL PRESSURE IN POUNDS PER SQUARE INCH AT THE LISTED FIRE FLOW AT POINT OF CONNECTION TO MAIN. A FIRE FLOW REQUEST WAS BEEN SUBMITTED TO COSF ON 8-23-24.

RECORD MAPPING

	INITIALS	DATE
AS BUILT		/ /
VALVE MAPS		/ /
GIS (MAPPING)		/ /
Inspector approved		/ /

THIS RECORD DRAWING HAS BEEN COMPLETED ON A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT. THE INFORMATION SHOWN HEREON IS BELIEVED TO BE ACCURATE BASED ON LIMITED FIELD OBSERVATION DURING CONSTRUCTION, AS WELL AS DATA FURNISHED BY THE INSTALLER.

ENGINEER PE DATE

JAMES CRAIG HAGERMAN NEW MEXICO 15559 REGISTERED PROFESSIONAL ENGINEER
04/17/25

0 25 50 100
1" = 50'

PLAZA CENTRAL
7205 PLAZA CENTRAL
SANTA FE, NM 87508

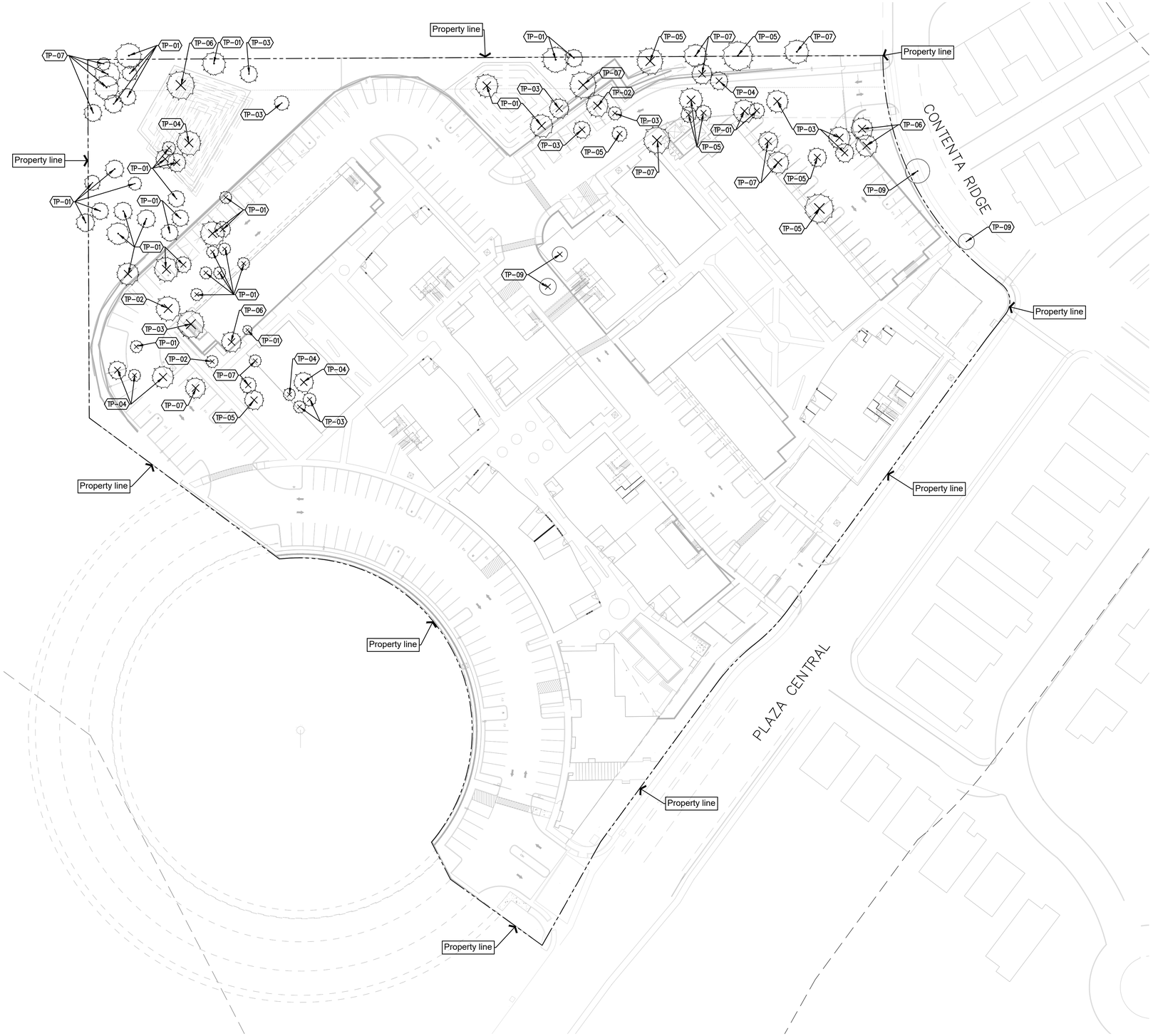
PLAT RECORDING INFORMATION
BOOK
PAGE
FILE
DATE

APPROVED
CITY OF SANTA FE WATER DIVISION 4-18-25 DATE
SANTA FE FIRE DEPARTMENT 4-30-25 DATE

INSPECTOR
DATE:

AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
N-12	T16N.R08E.S14	

2024
18
(1 OF 1)



PLANT LEGEND

- DECIDUOUS TREE TO BE REMOVED
- JUNIPER TREE TO BE REMOVED
- JUNIPER TREE TO REMAIN
- DECIDUOUS TREE TO REMAIN
- PROPERTY LINE

CODE	DESCRIPTION
TP-01	8' HT JUNIPER
TP-02	9' HT JUNIPER
TP-03	10' HT JUNIPER
TP-04	11' HT JUNIPER
TP-05	12' HT JUNIPER
TP-06	14' HT JUNIPER
TP-07	16' HT JUNIPER
TP-09	6" DBH DECIDUOUS

COMPLIANCE WITH EXISTING VEGETATION ORDINANCES

SIGNIFICANT TREES TO BE RETAINED	QTY	SIZE
JUNIPER	40	8' HT. OR GREATER
DECIDUOUS	2	6" CAL. OR GREATER
TOTAL	42	

SIGNIFICANT TREES TO BE REMOVED	QTY	SIZE
JUNIPER	36	8' HT. OR GREATER
DECIDUOUS	2	6" CAL. OR GREATER
TOTAL	38	

REQUIRED REPLACEMENT TREES	38
TOTAL REQUIRED REPLACEMENT TREES	38
TOTAL TREES PROVIDED	214

(REFER TO PLANTING PLANS FOR SPECIES AND LOCATIONS)

GENERAL NOTES

A. SIGNIFICANT TREE SPECIES AND LOCATIONS AS REPRESENTED ON PLAN WERE OBTAINED FROM A COMBINATION OF FIELD WORK, AERIAL PHOTOGRAPHY, AND NUMERIC SURVEY TECHNIQUES.
B. SIGNIFICANT TREES TO BE REMOVED FOR CONSTRUCTION OF ZORRO BLANCO SHALL BE:
   1. FLAGGED IN THE FIELD
   2. REVIEWED BY CITY OF SANTA FE LAND USE COMPLIANCE OFFICER
   3. REPLACED AT A RATIO OF 1:1 EITHER ON SITE OR PER AGREEMENT AND WITH CITY STAFF.
C. SIGNIFICANT TREES SHALL BE ANY DECIDUOUS TREE 6" DBH OR GREATER AND ANY EVERGREEN TREE 8' HT. OR TALLER.
D. REPLACEMENT TREES SHALL BE 2" CALIPER OR GREATER IF DECIDUOUS AND 6' HT. OR TALLER IF EVERGREEN.
E. TRANSITION LINE BETWEEN EXCAVATION AND NATIVE SOIL SHALL BE SMOOTHLY RAKED, CREATING A CLEAN CONSISTENT GRADE.
F. EXISTING GRADE BELOW NATIVE TREES AND SHRUBS SHALL REMAIN UNDISTURBED THROUGHOUT THE DRIPLINE OF THE PLANT MATERIAL. NO MOUNDING OF SOIL, FILL DIRT, ORGANIC OR INORGANIC DEBRIS SHALL BE ABANDONED UNDER NATIVE PLANT MATERIAL CANOPIES.
G. ALL DISTURBED AREAS DUE TO CONSTRUCTION AND NOT PART OF THE LANDSCAPE PLAN SHALL BE RESTORED TO THE NATURAL STATE THAT EXISTED PRIOR TO CONSTRUCTION. GRADE OUT ANY DAMAGE TO THE NATURAL TERRAIN PRIOR TO THE RE-APPLICATIONOF NATIVE STONE MATERIAL.
H. AREAS OF NATURAL GRAVEL, COBBLE, FRACTURED STONE, AND/OR BOULDER FIELDS SHALL BE RESTORED TO THE NATURAL STATE THAT EXISTED PRIOR TO CONSTRUCTION. GRADE OUT ANY DAMAGE TO THE NATURAL TERRAIN PRIOR TO THE RE-APPLICATION OF NATIVE STONE MATERIAL.
I. SIGNIFICANT TREES THAT ARE TO BE PRESERVED OR RELOCATED SHALL BE HEALTHY AND FREE FROM SERIOUS INSECT OR PARASITE INFESTATION. PROVIDE FLAGGING OF PRESERVED TREES FOR A CITY STAFF INSPECTION.
J. 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 BY PARKED, OR MATERIALS OR EQUIPMENT BY STORED OR STOCKPILED WITHIN THE ENCLOSED AREA.
K. DESTROYED VEGETATION SHALL BE REMOVED PROMPTLY TO PREVENT INSECT INFESTATION OF HEALTHY VEGETATION.

TREE PROTECTION NOTES

1. CONTRACTOR SHALL ESTABLISH A ROOT PROTECTION ZONE AROUND EACH EXISTING TREE TO REMAIN. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY A RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE LINEAR FEET FOR EACH INCH DIAMETER OF THE TREE. THE TREE DIAMETER SHALL BE MEASURED AT BREAST HEIGHT (4.5' ABOVE FINISH GRADE). EXAMPLE: A 10 INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
2. CONTRACTOR SHALL INSTALL FENCING AT THE PERIMETER OF ROOT PROTECTION ZONES. NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING SHALL BE A MINIMUM OF 4' HEIGHT.
3. CONTRACTOR SHALL NOT STORE OR DRIVE EQUIPMENT, VEHICLES OR MATERIALS WITHIN THE ROOT PROTECTION ZONE.
4. CONTRACTOR SHALL PROTECT EXISTING ROOTS FROM DAMAGE WHEN WORKING WITHIN THE ROOT PROTECTION ZONE. THE CONTRACTOR SHALL LIMIT DEMOLITION OR OTHER CONSTRUCTION ACTIVITIES WITHIN THE ROOT PROTECTION ZONE TO THE MINIMUM DISTURBANCE REQUIRED TO COMPLETE CONSTRUCTION.
5. CONTRACTOR SHALL NOT ALLOW CONCRETE TRUCKS TO CLEAN CHUTES OR DUMP EXCESS CONCRETE OR ANY OTHER CEMENTITIOUS PRODUCTS IN ANY PORTION OF THE SITE. CONTRACTOR SHALL CLEAN THE WASTE OF OTHER CEMENTITIOUS MATERIALS FROM THE SURFACE AND THEY SHALL NOT BE TURNED UNDER DURING FINAL GRADING.
6. CONTRACTOR SHALL NOT TRENCH WITHIN THE DRIPLINE OF EXISTING TREES. AT LOCATIONS WHERE IS IT NECESSARY TO INSTALL LINES OR WIRE WITHIN THE DRIPLINE OF EXISTING TREES, THE UTILITY SHALL BE INSTALLED BY BORING UNDER TREE ROOTS.

A1 SIGNIFICANT TREE SURVEY
SCALE: 1"=40'-0"

0 40' 80'

NORTH

STATE OF NEW MEXICO
GREGORY MILLER
NO. 17
REGISTERED LANDSCAPE ARCHITECT
11/4/24

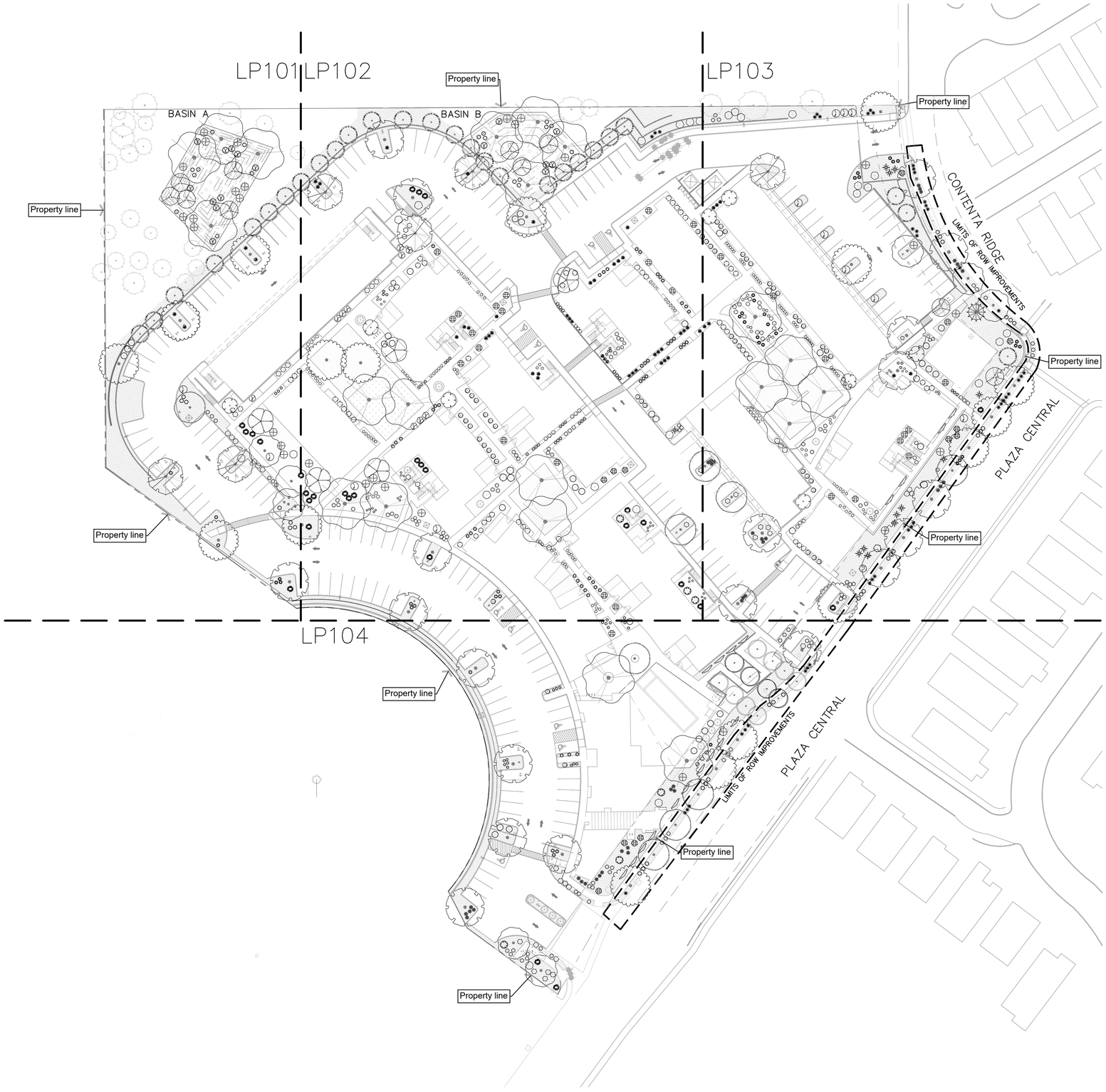
DATE: 12 FEB 2025
REVISION:

SHEET TITLE:
PLANT PRESERVATION PLAN

PLAZA CENTRAL II C
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
ARCHITECT
THOMAS GIFFORD BA ARCHITECT DESIGN
1700 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.5898 email TOM@THOMASGIFFORD.COM; thomas gifford architect, llc 2024

pland COLLABORATIVE
plandcollab.com 505 268 2266

LD101



A1 PLANTING PLAN
SCALE: 1"=40'-0"

0 40' 80'
NORTH

GENERAL PLANTING NOTES SCHEDULE

CODE	DESCRIPTION
GP-01	IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT LEGEND AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLANTING PLAN AND THE PLANT LIST.
GP-02	IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE CONTAINER SIZE CALLED OUT UNDER "REMARKS" AND HEIGHT & SPREAD CALLED OUT UNDER "INSTALLED SIZE", THE SPECIFIED PLANT MUST MEET HEIGHT & SPREAD REQUIREMENTS SPECIFIED UNDER "INSTALLED SIZE", EVEN IF A LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER.
GP-03	FILTER FABRIC SHALL BE MIN. 4 OZ. NON-WOVEN NEEDLE-PUNCHED POLYPROPYLENE (MIRAFI OR EQUIVALENT). OVERLAP ENDS 3" AND TURN DOWN EDGES 6".
GP-04	THE TOP OF MULCH SHALL BE 2" BELOW TOP OF ADJACENT CONCRETE SURFACES. TOP OF TURFGRASS PLANTING AREAS SHALL BE 1" BELOW TOP OF ADJACENT CONCRETE SURFACES AND SHALL BE SLOPED TOWARD THE INTERIOR OF THE TURF AREA AT 2% TO PREVENT FUGITIVE WATER.
GP-05	THE CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES AS DIRECTED BY LANDSCAPE ARCHITECT IN THE FIELD.
GP-06	THE CONTRACTOR SHALL INSTALL TREES PER DETAIL A1 & A2/LP501
GP-07	THE CONTRACTOR SHALL INSTALL SHRUBS PER DETAIL A4/LP501
GP-08	THE CONTRACTOR SHALL INSTALL VINES PER DETAIL A3/LP501
GP-09	FOR THE FULL PLANT SCHEDULE SEE SHEET LP501
GP-10	ALL PLANTING BEDS SHALL BE SWALED, SLOPED, OR RECESSED BELOW GRADE TO PREVENT FUGITIVE WATER. REFERENCE CIVIL GRADING PLAN. WHERE CONTOURS ON CIVIL GRADING PLAN ARE NOT DETAILED ENOUGH DUE TO PLAN SCALE, PLANTING BEDS SHALL BE RECESSED 2" BELOW ADJACENT PAVEMENT TO TOP OF MULCH MATERIAL.

COMPLIANCE WITH CITY LANDSCAPE ORDINANCES

INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS:		
PARKING SPACES:	245	
REQUIRED LANDSCAPE AREA PER SPACE:	10 SF	
PERMEABLE LANDSCAPE AREA REQUIRED:	2,450 SF	
PERMEABLE LANDSCAPE AREA PROVIDED:	7,618 SF	
REQUIRED NUMBER OF TREES @ 1 PER 90 REQD SF:	28	
NUMBER OF PARKING LOT TREES PROVIDED:	41	
REQUIRED NUMBER OF SHRUBS @ 2 PER 90 REQD SF:	55	
NUMBER OF PARKING LOT SHRUBS PROVIDED:	67	
OPEN SPACE REQUIREMENTS	**QUANTITY**	**PERCENT**
TOTAL LOT AREA FOR LOT 9(9.15 AC) & 10 (6.9 AC):	699,138 SF	
REQUIRED OPEN SPACE:	60,113 SF	
RESIDENTIAL OPEN SPACE PROVIDED:	42,000 SF	
ANY RESIDENTIAL OPEN SPACE PROVIDED IN A NON-RESIDENTIAL DEVELOPMENT MAY BE CREDITED TO THE NON-RESIDENTIAL REQUIREMENTS SO 60,113 SF - 41,250 SF=18,863 SF ADDITIONALLY REQUIRED.		
NON-RESIDENTIAL OPEN SPACE PROVIDED:	22,000 SF	
TOTAL OPEN SPACE PROVIDED:	64,000 SF	
TURFGRASS AREA PROVIDED:	3,696 SF	9%
REQUIRED NUMBER OF TREES @ 1 PER 500 SF:	83	
TOTAL NUMBER OF TREES PROVIDED:	85	
NUMBER OF EVERGREEN TREES REQUIRED:	21	25% OF TOTAL
NUMBER OF EVERGREEN TREES PROVIDED:	41	
REQUIRED NUMBER OF SHRUBS @ 2 PER 500 SF:	165	
TOTAL NUMBER OF SHRUBS PROVIDED:	187	
NUMBER OF EVERGREEN SHRUBS REQUIRED:	42	25% OF TOTAL
NUMBER OF EVERGREEN SHRUBS PROVIDED:	76	

STREET TREE REQUIREMENTS	QUANTITY
STREET FRONTAGE:	740 LF
NUMBER OF TREES REQUIRED (1 PER 25-35 LF):	21
NUMBER OF TREES PROVIDED:	22

DESIGNATED STORMWATER BASIN REQUIREMENTS
REQUIRED NUMBER OF TREES EACH BASIN @ 1 PER 500 SF
NUMBER OF TREES REQUIRED/PROVIDED
BASIN A 9/9
BASIN B 7/7

REQUIRED NUMBER OF SHRUBS EACH BASIN @ 3 PER 500 SF
NUMBER OF SHRUBS REQUIRED/PROVIDED
BASIN A 28/28
BASIN B 20/20

STATE OF NEW MEXICO
GREGORY MILLER
REGISTERED LANDSCAPE ARCHITECT
12/9/24

DATE: 10 MARCH 2025
REVISION:

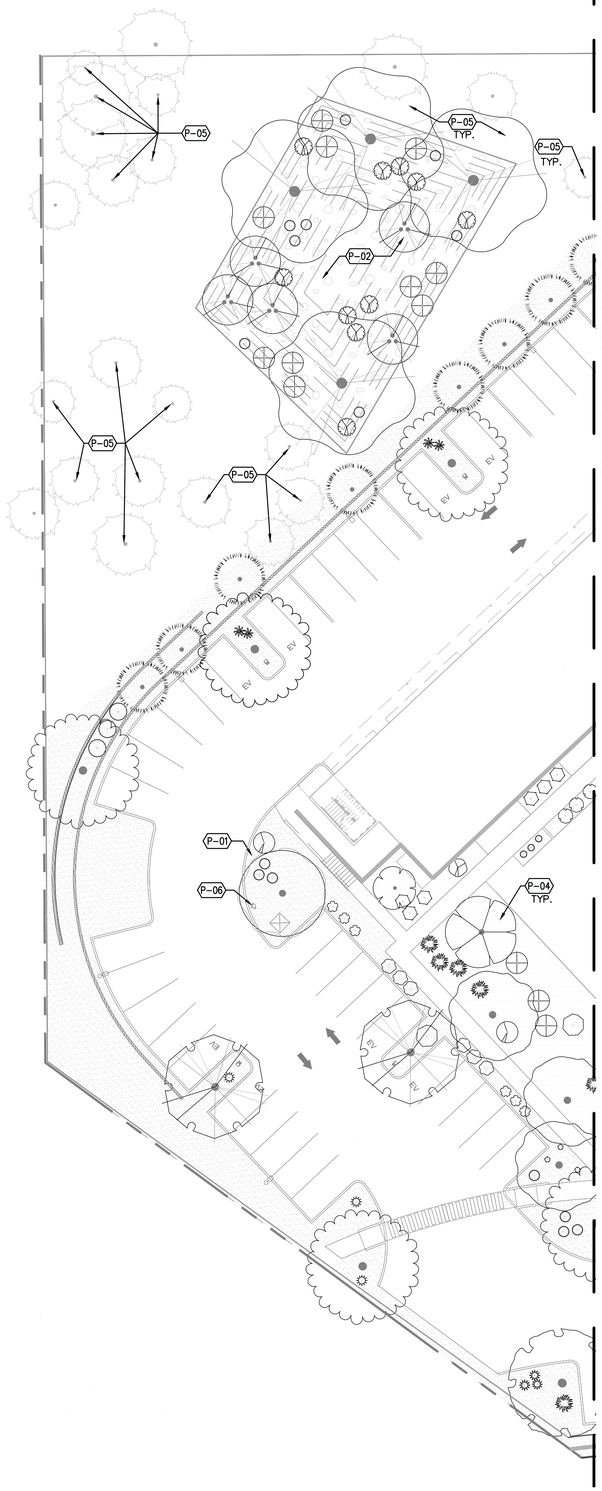
SHEET TITLE:

OVERALL PLANTING PLAN

PLAZA CENTRAL LLC
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
ARCHITECT
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.5898 email TOM@THOMASGIFFORD.COM; thomas gifford architect, llc 2024

pland COLLABORATIVE
plandcollab.com 505 268 2266

LP100

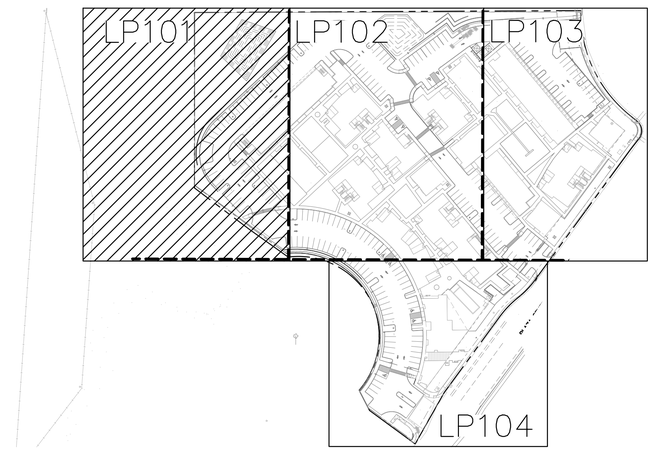


PLANT SCHEDULE LP101 SEE SHEET LP501 FOR COMPLETE PLANT SCHEDULE.

SYMBOL	COMMON NAME	BOTANICAL NAME
TREES		
	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	EMERALD SUNSHINE ELM	ULMUS DAVIDIANA JAPONICA 'JFS–BIEBERICH' TM
	LACEBARK ELM	ULMUS PARVIFOLIA
	ONESEED JUNIPER	JUNIPERUS MONOSPERMA
	SENSATION BOX ELDER	ACER NEGUNDO 'SENSATION'
	TEXAS RED OAK	QUERCUS BUCKLEYI
	TEXAS SYCAMORE	PLATANUS OCCIDENTALIS
SMALL TREE/LARGE SHRUB		
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'
	EASTERN REDBUD	CERCIS CANADENSIS
	NEW MEXICO OLIVE	FORESTIERA PUBESCENS
SHRUBS		
	APACHE PLUME	FALLUGIA PARADOXA
	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS
	CHAMISA	ERICAMERIA NAUSEOSA
	COMMON WHITE SNOWBERRY	SYMPHORICARPOS ALBUS
	CREEPING MAHONIA	MAHONIA REPENS
	DWARF RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS
	FOURWING SALTBUSH	ATRIPLEX CANESCENS
	SAND SAGEBRUSH	ARTEMISIA FILIFOLIA
	WESTERN SAND CHERRY	PRUNUS BESSEYI PAWNEE BUTTES
	WOODS' ROSE	ROSA WOODSII
PERENNIALS		
	MOONSHINE YARROW	ACHILLEA X 'MOONSHINE'
GRASSES & DESERT ACCENTS		
	BEAR GRASS	NOLINA MICROCARPA
	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
	INDIAN GRASS	SORGHASTRUM NUTANS
	PALE LEAF YUCCA	YUCCA PALLIDA
	STANDING OVATION LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'
	YELLOW HESPERALOE	HESPERALOE PARVIFLORA 'YELLOW'

PLANTING SCHEDULE LP101

SYMBOL	CODE	DESCRIPTION
	P–01	FURNISH AND INTSTALL 1/2" ROCK MULCH, 'SANTA FE BROWN', OR APPROVED EQUAL., INSTALLED AT A 3" DEPTH OVER FILTER FABRIC.
	P–02	FURNISH AND INSTALL 2"–4" 'SANTA FE BROWN' GRAVEL MULCH, AT 4" DEPTH, OR APPROVED EQUAL.
	P–04	FURNISH AND INSTALL CRUSHER FINES 'SANTA FE BROWN' MULCH, AT 3" DEPTH OVER FILTER FABRIC, OR APPROVED EQUAL.
	P–05	EXISTING TREE TO REMAIN.
	P–06	FIRE HYDRANT WITH 15' OFFSET



KEY MAP

NORTH

A1 PLANTING PLAN
SCALE: 1"=20'–0"

0 20' 40'

NORTH

STATE OF NEW MEXICO
GREGORY MILLER
17
REGISTERED LANDSCAPE ARCHITECT
4/2/25

DATE: 10 MARCH 2025
REVISION:

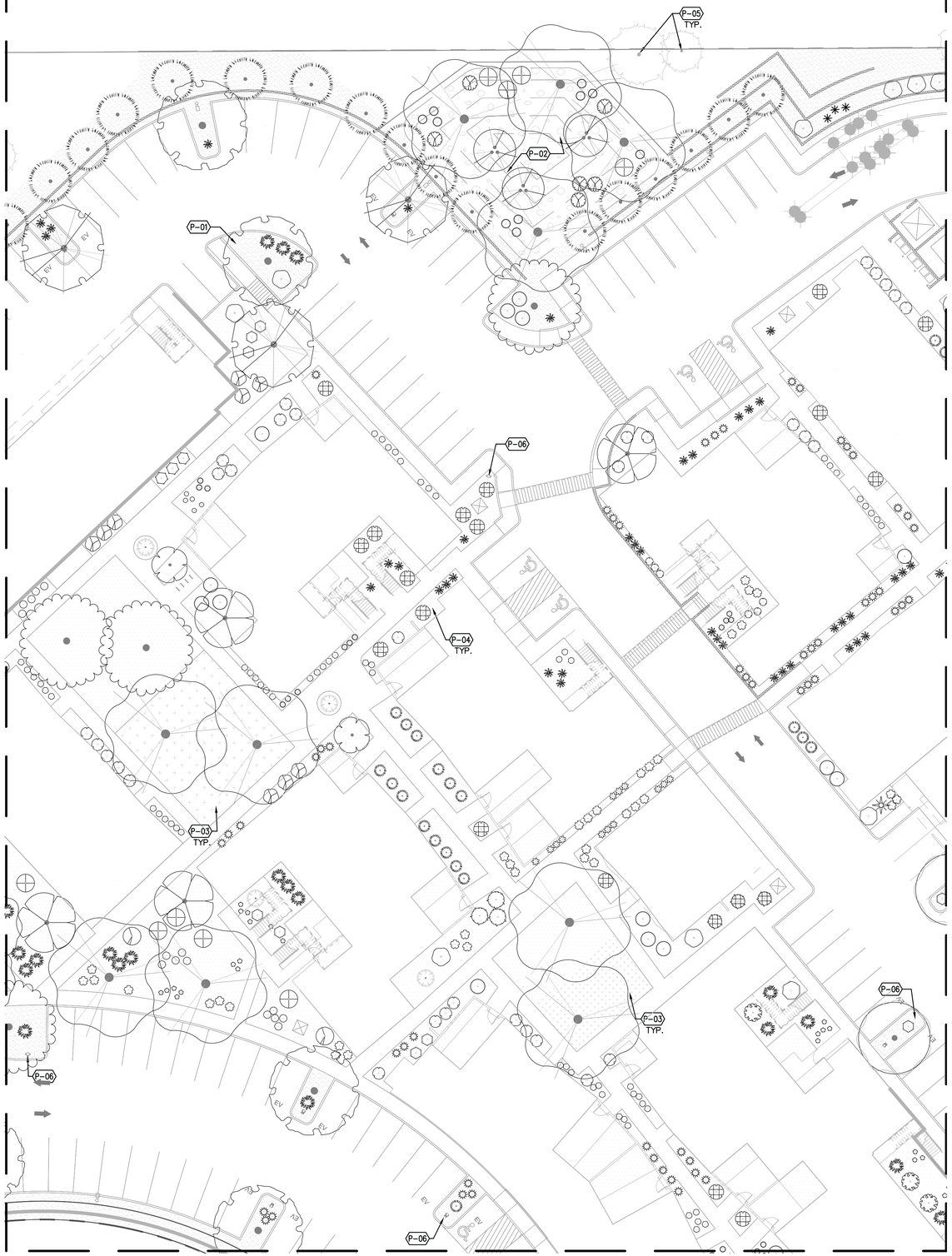
SHEET TITLE:
PLANTING PLAN

PLAZA CENTRAL, LLC
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.5898 email TOM@THOMASGIFFORD.COM; thomas gifford architect, llc 2024

ARCHITECTURE + URBAN DESIGN

pland COLLABORATIVE
plandcollab.com 505 268 2266



A1 PLANTING PLAN
SCALE: 1"=20'–0"

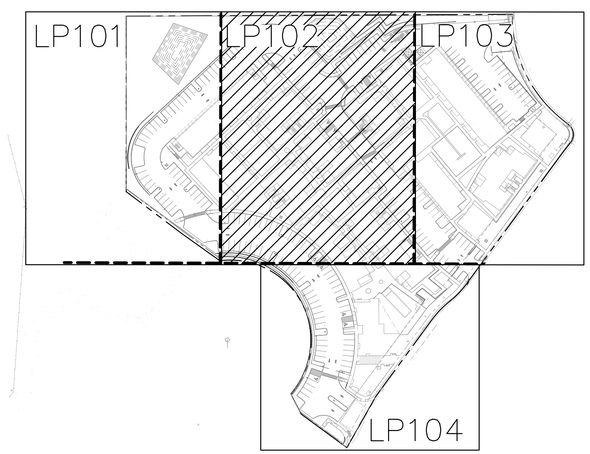
0 20' 40'

NORTH

PLANT SCHEDULE LP102 SEE SHEET LP501 FOR COMPLETE PLANT SCHEDULE.

SYMBOL	COMMON NAME	BOTANICAL NAME
TREES		
	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	LACEBARK ELM	ULMUS PARVIFOLIA
	SENSATION BOX ELDER	ACER NEGUNDO 'SENSATION'
	TEXAS SYCAMORE	PLATANUS OCCIDENTALIS
SMALL TREE/LARGE SHRUB		
	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'
	EASTERN REDBUD	CERCIS CANADENSIS
	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'
SHRUBS		
	APACHE PLUME	FALLUGIA PARADOXA
	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS
	CHAMISA	ERICAMERIA NAUSEOSA
	COMMON WHITE SNOWBERRY	SYMPHORICARPOS ALBUS
	CREEPING THREE–LEAF SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'
	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM
	GOLDEN CURRANT	RIBES AUREUM
	GRO–LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO–LOW'
	LEADPLANT	AMORPHA CANESCENS

SYMBOL	COMMON NAME	BOTANICAL NAME
	SHRUBBY CINQUEFOIL	POTENTILLA FRUTICOSA
	THREE LEAF SUMAC	RHUS TRILOBATA
	WESTERN SAND CHERRY	PRUNUS BESSEYI PAWNEE BUTTES
	WOODS' ROSE	ROSA WOODSII
PERENNIALS		
	COMPACT CREEPING GERMANDER	TEUCRIUM CHAMAEDRYS PROSTRATUM
	GOLDEN COLUMBINE	AQUILEGIA CHRYSANTHA
	MOONSHINE YARROW	ACHILLEA X 'MOONSHINE'
	PURPLE POPPYMALLOW	CALLIRHOE INVOLUCRATA
	WALKER'S LOW CATMINT	NEPETA X FAASSENII 'WALKER'S LOW'
	WHIRLING BUTTERFLIES GAURA	GAURA LINDHEIMERI
GRASSES & DESERT ACCENTS		
	BANANA YUCCA	YUCCA BACCATA
	BEAR GRASS	NOLINA MICROCARPA
	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
	INDIAN GRASS	SORGHASTRUM NUTANS
	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
	SOAPWEED	YUCCA GLAUCA
	STANDING OVATION LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'
	YELLOW HESPERALOE	HESPERALOE PARVIFLORA 'YELLOW'



KEY MAP

NORTH

PLANTING SCHEDULE LP102

SYMBOL	CODE	DESCRIPTION
	P–01	FURNISH AND INTSTALL 1/2" ROCK MULCH, 'SANTA FE BROWN', OR APPROVED EQUAL., INSTALLED AT A 3" DEPTH OVER FILTER FABRIC.
	P–02	FURNISH AND INSTALL 2"–4" 'SANTA FE BROWN' GRAVEL MULCH, AT 4" DEPTH, OR APPROVED EQUAL.
	P–04	FURNISH AND INSTALL CRUSHER FINES 'SANTA FE BROWN' MULCH, AT 3" DEPTH OVER FILTER FABRIC, OR APPROVED EQUAL.
	P–05	EXISTING TREE TO REMAIN.
	P–06	FIRE HYDRANT WITH 15' OFFSET

STATE OF NEW MEXICO
GREGORY MILLER
17
REGISTERED LANDSCAPE ARCHITECT
10/3/24

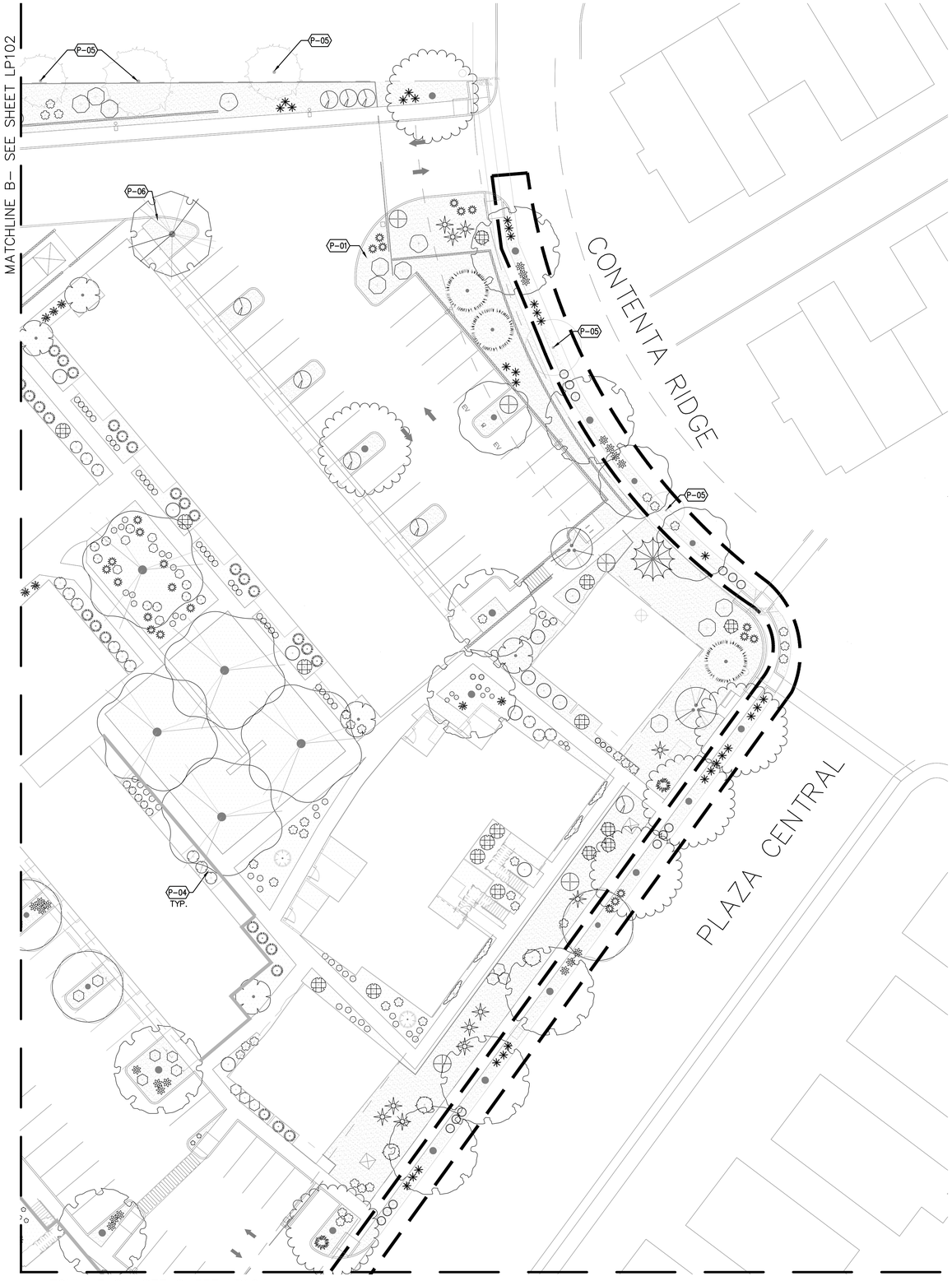
DATE: 10 MARCH 2025
REVISION:

SHEET TITLE:
PLANTING PLAN

PLAZA CENTRAL LLC
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.5898 email TOM@THOMASGIFFORD.COM thomas gifford architect, llc 2024

pland COLLABORATIVE
plandcollab.com 505 268 2266



A1 PLANTING PLAN

SCALE: 1"=20'-0"

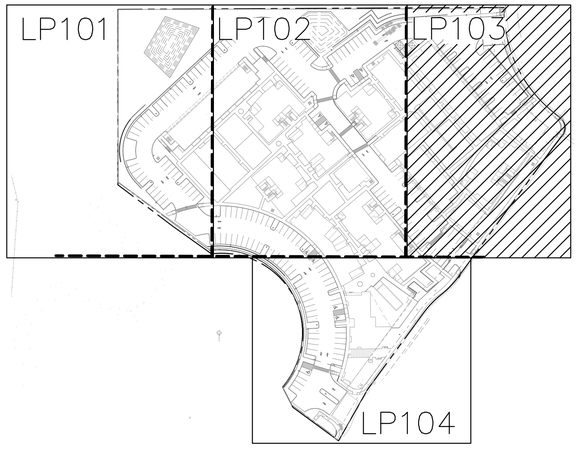
0 20' 40'

NORTH

PLANT SCHEDULE LP103 SEE SHEET LP501 FOR COMPLETE PLANT SCHEDULE.

SYMBOL	COMMON NAME	BOTANICAL NAME
TREES		
	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	EMERALD SUNSHINE ELM	ULMUS DAVIDIANA JAPONICA 'JFS–BIEBERICH' TM
	LACEBARK ELM	ULMUS PARVIFOLIA
	ONESEED JUNIPER	JUNIPERUS MONOSPERMA
	SENSATION BOX ELDER	ACER NEGUNDO 'SENSATION'
	TEXAS RED OAK	QUERCUS BUCKLEYI
	TEXAS SYCAMORE	PLATANUS OCCIDENTALIS
SMALL TREE/LARGE SHRUB		
	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'
	NEW MEXICO OLIVE	FORESTIERA PUBESCENS
	PINON PINE	PINUS EDULIS
	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'
SHRUBS		
	APACHE PLUME	FALLUGIA PARADOXA
	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS
	CHAMISA	ERICAMERIA NAUSEOSA

SYMBOL	COMMON NAME	BOTANICAL NAME
	COMMON WHITE SNOWBERRY	SYMPHORICARPOS ALBUS
	CREEPING MAHONIA	MAHONIA REPENS
	CREEPING THREE–LEAF SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'
	DWARF RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS
	GOLDEN CURRANT	RIBES AUREUM
	GRO–LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO–LOW'
	GROSSO FRENCH LAVENDER	LAVANDULA X INTERMEDIA 'GROSSO'
	LEADPLANT	AMORPHA CANESCENS
	SHRUBBY CINQUEFOIL	POTENTILLA FRUTICOSA
	THREE LEAF SUMAC	RHUS TRILOBATA
	VANESSA BELL YELLOW ROSE	ROSA X 'VANESSA BELL'
	WESTERN SAND CHERRY	PRUNUS BESSEYI PAWNEE BUTTES
VINES		
	CHINESE WISTERIA	WISTERIA SINENSIS
PERENNIALS		
	COMPACT CREEPING GERMANDER	TEUCRIUM CHAMAEDRYS PROSTRATUM
	DWARF PLUMBAGO	CERATOSTIGMA PLUMBAGINOIDES
	GOLDEN COLUMBINE	AQUILEGIA CHRYSANTHA
	MOONSHINE YARROW	ACHILLEA X 'MOONSHINE'
	WALKER'S LOW CATMINT	NEPETA X FAASSENII 'WALKER'S LOW'
GRASSES & DESERT ACCENTS		
	ADAM'S NEEDLE	YUCCA FILAMENTOSA
	BANANA YUCCA	YUCCA BACCATA
	BEAR GRASS	NOLINA MICROCARPA
	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
	INDIAN GRASS	SORGHASTRUM NUTANS
	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
	PALE LEAF YUCCA	YUCCA PALLIDA
	SOAPWEED	YUCCA GLAUCA
	STANDING OVATION LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'



KEY MAP

NORTH

PLANTING SCHEDULE LP103

SYMBOL	CODE	DESCRIPTION
	P–01	FURNISH AND INTSALL 1/2", 'SANTA FE BROWN' ROCK MULCH, OR APPROVED EQUAL, INSTALLED AT A 3" DEPTH OVER FILTER FABRIC.
	P–03	TURFGRASS SOD SHALL BE 'SIEMPRE VERDE TALL FESCUE' THAT INCLUDES 10% BLUEGRASS, OR APPROVED EQUAL. TOP OF SOD SHALL BE INSTALLED 1" BELOW TOP OF ADJACENT HARD SURFACES.
	P–04	FURNISH AND INSTALL CRUSHER FINES 'SANTA FE BROWN' MULCH, AT 3" DEPTH OVER FILTER FABRIC.
	P–05	EXISTING TREE TO REMAIN.

STATE OF NEW MEXICO
GREGORY MILLER
REGISTERED LANDSCAPE ARCHITECT
12/2/24

DATE: 10 MARCH 2025
REVISION:

SHEET TITLE:

PLANTING PLAN

PLAZA CENTRAL LLC
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.5898 email TOM@THOMASGIFFORD.COM? thomas gifford architect, llc 2024

pland COLLABORATIVE
plandcollab.com 505 268 2266

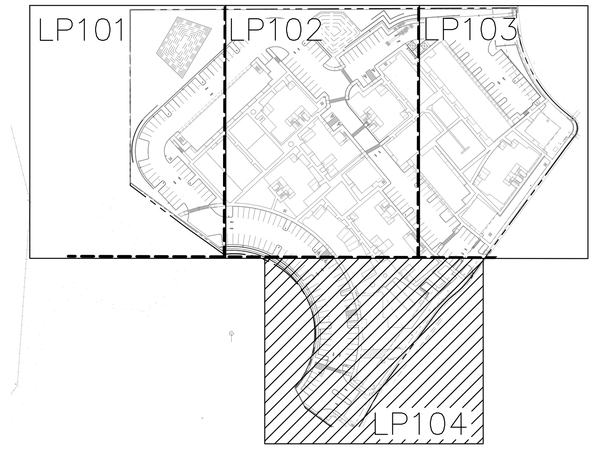
A1 PLANTING PLAN
SCALE: 1"=20'–0"

0 20' 40'

NORTH

PLANT SCHEDULE LP104 SEE SHEET LP501 FOR COMPLETE PLANT SCHEDULE.

SYMBOL	COMMON NAME	BOTANICAL NAME
TREES		
	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	EMERALD SUNSHINE ELM	ULMUS DAVIDIANA JAPONICA 'JFS–BIEBERICH' TM
	LACEBARK ELM	ULMUS PARVIFOLIA
	SENSATION BOX ELDER	ACER NEGUNDO 'SENSATION'
	TEXAS SYCAMORE	PLATANUS OCCIDENTALIS
SMALL TREE/LARGE SHRUB		
	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'
	CHINA PEARL PEACH	PRUNUS PERSICA 'CHINA PEARL'
	HONEYCRISP APPLE	MALUS X 'HONEYCRISP'
	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'
SHRUBS		
	APACHE PLUME	FALLUGIA PARADOXA
	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS
	CHAMISA	ERICAMERIA NAUSEOSA
	DWARF RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS
	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM
	GRO–LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO–LOW'
	LEADPLANT	AMORPHA CANESCENS
	SAND SAGEBRUSH	ARTEMISIA FILIFOLIA
VINES		
	CHINESE WISTERIA	WISTERIA SINENSIS
GRASSES & DESERT ACCENTS		
	ADAM'S NEEDLE	YUCCA FILAMENTOSA
	BEAR GRASS	NOLINA MICROCARPA
	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
	PALE LEAF YUCCA	YUCCA PALLIDA
	SOAPWEED	YUCCA GLAUCA
	STANDING OVATION LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'
	YELLOW HESPERALOE	HESPERALOE PARVIFLORA 'YELLOW'



KEY MAP

NORTH

PLANTING SCHEDULE LP104

SYMBOL	CODE	DESCRIPTION
	P–01	FURNISH AND INTSTALL 1/2" ROCK MULCH, OR APPROVED EQUAL., INSTALLED AT A 3" DEPTH OVER FILTER FABRIC.
	P–04	FURNISH AND INSTALL CRUSHER FINES 'SANTA FE BROWN' MULCH, AT 3" DEPTH OVER FILTER FABRIC, OR APPROVED EQUAL.

STATE OF NEW MEXICO
GREGORY MILLER
NO. 17
REGISTERED LANDSCAPE ARCHITECT
10/4/24

DATE: 10 MARCH 2025
REVISION:

SHEET TITLE:
PLANTING PLAN

pland COLLABORATIVE
plandcollab.com 505 268 2266

PLAZA CENTRAL blanc
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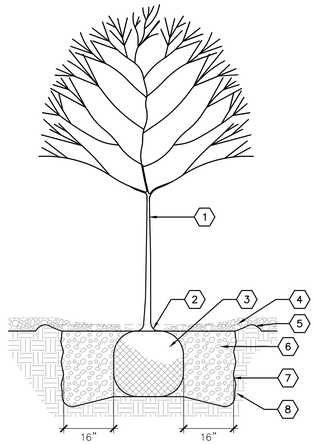
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.5898 email TOM@THOMASGIFFORD.COM
thomas gifford architect, llc 2024

LP104

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS	HT.	SPD.	INSTALLED SIZE	WATER USE
TREES									
	CO	18	COMMON HACKBERRY	CELTIS OCCIDENTALIS	DECIDUOUS	40'	35'	2" CAL.	LOW – MEDIUM
	UR	8	EMERALD SUNSHINE ELM	ULMUS DAVIDIANA JAPONICA 'JFS–BIEBERICH' TM	DECIDUOUS	40'	25'	2" CAL.	LOW – MEDIUM
	UP	20	LACEBARK ELM	ULMUS PARVIFOLIA	DECIDUOUS	35'	30'	2" CAL.	LOW – MEDIUM
	JS2	27	ONESEED JUNIPER	JUNIPERUS MONOSPERMA	EVERGREEN	25'	15'	6'–8' HT.	VERY LOW – LOW
	SB	9	SENSATION BOX ELDER	ACER NEGUNDO 'SENSATION'	DECIDUOUS	30'	25'	2" CAL.	LOW – MEDIUM
	QI	6	TEXAS RED OAK	QUERCUS BUCKLEYI	DECIDUOUS	35'	35'	2" CAL.	LOW – MEDIUM
	TS	21	TEXAS SYCAMORE	PLATANUS OCCIDENTALIS	DECIDUOUS	80'	60'	2" CAL.	LOW – MEDIUM
SMALL TREE/LARGE SHRUB									
	JB	14	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	EVERGREEN	8'–12'	6'	2" CAL.	LOW – MEDIUM
	PC2	8	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	DECIDUOUS	15'	15'	6'–8' HT.	LOW – MEDIUM
	PR	8	CHINA PEARL PEACH	PRUNUS PERSICA 'CHINA PEARL'	DECIDUOUS	20'	15–20'	8'–10' HT.	LOW – MEDIUM
	ER2	5	EASTERN REDBUD	CERCIS CANADENSIS	DECIDUOUS	25'	25'	2" CAL.	LOW – MEDIUM
	MX	4	HONEYCRISP APPLE	MALUS X 'HONEYCRISP'	DECIDUOUS	18'	18'	8'–10' HT.	LOW – MEDIUM
	FP2	10	NEW MEXICO OLIVE	FORESTIERA PUBESCENS	DECIDUOUS	15'	15'	2" CAL.	VERY LOW – LOW
	PP	1	PINON PINE	PINUS EDULIS	EVERGREEN	15'	15'	6'–8' HT.	VERY LOW – LOW
	JS3	50	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	EVERGREEN	15'	4'	2" CAL.	LOW – MEDIUM
SHRUBS									
	FP	29	APACHE PLUME	FALLUGIA PARADOXA	NATIVE	6'	6'	5 GAL.	VERY LOW – LOW
	BM	37	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	DECIDUOUS	5'	5'	5 GAL.	LOW – MEDIUM

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS	HT.	SPD.	INSTALLED SIZE	WATER USE
SHRUBS									
	EN	15	CHAMISA	ERICAMERIA NAUSEOSA	NATIVE/EVGN	6'	6'	5 GAL.	VERY LOW – LOW
	SA	54	COMMON WHITE SNOWBERRY	SYMPHORICARPOS ALBUS	DECIDUOUS	4'	4'	5 GAL.	LOW – MEDIUM
	MR	9	CREEPING MAHONIA	MAHONIA REPENS	NATIVE/EVGN	2'	4'	5 GAL.	LOW
	RT	18	CREEPING THREE–LEAF SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	NATIVE	1'	6'	5 GAL.	VERY LOW – LOW
	CN	49	DWARF RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS	NATIVE/EVGN	3'	3'	5 GAL.	VERY LOW – LOW
	CM2	6	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	NATIVE	6'	6'	5 GAL.	VERY LOW – LOW
	AC	16	FOURWING SALTBUSH	ATRIPLEX CANESCENS	NATIVE	5'	5'	5 GAL.	VERY LOW – LOW
	RG	6	GOLDEN CURRANT	RIBES AUREUM	NATIVE	6'	6'	5 GAL.	VERY LOW – LOW
	RG2	31	GRO–LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO–LOW'	NATIVE	3'	5'	5 GAL.	LOW – MEDIUM
	LP	9	GROSSO FRENCH LAVENDER	LAVANDULA X INTERMEDIA 'GROSSO'	EVERGREEN	2'–6"	3'	5 GAL.	LOW
	AL	12	LEADPLANT	AMORPHA CANESCENS	NATIVE	5'	3'	5 GAL.	VERY LOW – LOW
	AF	21	SAND SAGEBRUSH	ARTEMISIA FILIFOLIA	NATIVE	3–4'	3–4'	5 GAL.	VERY LOW – LOW
	PF	25	SHRUBBY CINQUEFOIL	POTENTILLA FRUTICOSA	DECIDUOUS	2'	3'	5 GAL.	LOW – MEDIUM
	AA	10	THREE LEAF SUMAC	RHUS TRILOBATA	NATIVE	6'	6'	5 GAL.	VERY LOW – LOW
	RY	6	VANESSA BELL YELLOW ROSE	ROSA X 'VANESSA BELL'	EVERGREEN	4'	3'	5 GAL.	VERY LOW – LOW
	PC	12	WESTERN SAND CHERRY	PRUNUS BESSEYI PAWNEE BUTTES	DECIDUOUS	1'	6'	5 GAL.	LOW
	RW	10	WOODS' ROSE	ROSA WOODSII	NATIVE	5'	5'	5 GAL.	VERY LOW – LOW
VINES									
	WS	18	CHINESE WISTERIA	WISTERIA SINENSIS	DECIDUOUS	10'–40'	4'–30'	5 GAL.	LOW – MEDIUM
PERENNIALS									
	TA2	15	COMPACT CREEPING GERMANDER	TEUCRIUM CHAMAEDRYS PROSTRATUM	EVERGREEN	3"	2'	1 GAL.	LOW
	CP	14	DWARF PLUMBAGO	CERATOSTIGMA PLUMBAGINOIDES	DECIDUOUS	6"	1'–6"	1 GAL.	LOW – MEDIUM
	AC3	7	GOLDEN COLUMBINE	AQUILEGIA CHRYSANTHA	DECIDUOUS	1–2'	1–2'	1 GAL.	LOW – MEDIUM
	AM2	31	MOONSHINE YARROW	ACHILLEA X 'MOONSHINE'	EVERGREEN	2'	2'	1 GAL.	LOW
	CI2	15	PURPLE POPPYMALLOW	CALLIRHOE INVOLUCRATA	DECIDUOUS	6"	2'–6"	1 GAL.	VERY LOW – LOW
	NW2	14	WALKER'S LOW CATMINT	NEPETA X FAASSENII 'WALKER'S LOW'	DECIDUOUS	2'	2'–6"	1 GAL.	LOW – MEDIUM
	GW	13	WHIRLING BUTTERFLIES GAURA	GAURA LINDHEIMERI	DECIDUOUS	3'	2'–6"	1 GAL.	LOW
GRASSES & DESERT ACCENTS									
	YF	38	ADAM'S NEEDLE	YUCCA FILAMENTOSA	EVERGREEN	3'	3'	5 GAL.	VERY LOW – LOW
	YB	12	BANANA YUCCA	YUCCA BACCATA	NATIVE/EVGN	6'	6'	5 GAL.	VERY LOW – LOW
	NM	29	BEAR GRASS	NOLINA MICROCARPA	NATIVE/EVGN	5'	5'	5 GAL.	VERY LOW – LOW
	BB	86	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	NATIVE	3'	3'	5 GAL.	LOW
	SN	52	INDIAN GRASS	SORGHASTRUM NUTANS	NATIVE	3'–7'	3'	5 GAL.	LOW – MEDIUM
	CX	118	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	DECIDUOUS	30"	2'	5 GAL.	LOW – MEDIUM
	YF2	27	PALE LEAF YUCCA	YUCCA PALLIDA	EVERGREEN	4'	3'	5 GAL.	VERY LOW – LOW
	YG	43	SOAPWEED	YUCCA GLAUCA	NATIVE/EVGN	3'	3'	5 GAL.	VERY LOW – LOW
	SS	35	STANDING OVATION LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	NATIVE	2–4'	1–2'	5 GAL.	LOW – MEDIUM
	HP	64	YELLOW HESPERALOE	HESPERALOE PARVIFLORA 'YELLOW'	EVERGREEN	4'	3'	5 GAL.	LOW – MEDIUM

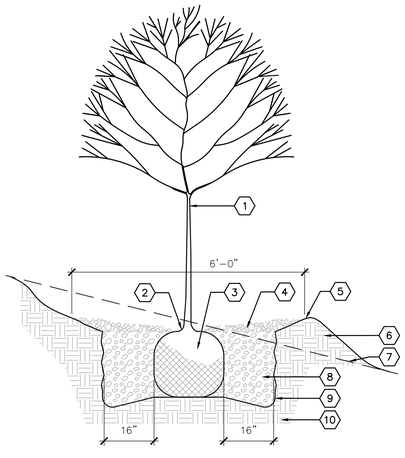


KEYED NOTES

1. TREE – SEE PLAN FOR SPECIES AND LOCATION.
2. REMOVE EXISTING SOIL FROM NURSERY AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE 2"–3" ABOVE GRADE.
3. PLACE TREE IN HOLE AND STRAIGHTEN. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE AND/OR ROPE, AND BURLAP PRIOR TO BACKFILL.
4. MULCH – SEE PLAN. AVOID MULCH INSTALLATION 4"–6" FROM TREE TRUNK.
5. EARTHEN BERM, 6" HEIGHT
6. THOROUGHLY MIX BACKFILL AND SOIL AMENDMENTS PRIOR TO INSTALLATION – SEE SPECIFICATIONS.
7. SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES.
8. UNDISTURBED SUBGRADE

A1 TREE PLANTING

NOT TO SCALE

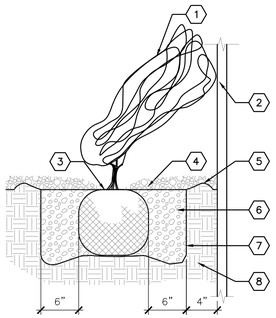


KEYED NOTES

1. TREE – SEE PLAN FOR SPECIES AND LOCATION.
2. REMOVE EXISTING SOIL FROM NURSERY AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE 2"–3" ABOVE GRADE.
3. PLACE TREE IN HOLE AND STRAIGHTEN. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE AND/OR ROPE, AND BURLAP PRIOR TO BACKFILL.
4. MULCH – SEE PLAN. AVOID MULCH INSTALLATION 4"–6" FROM TREE TRUNK.
5. EARTHEN BERM, 6" HEIGHT
6. PROPOSED GRADE. SMOOTHLY TAPER SLOPE TO FORM TREE WELL.
7. EXISTING GRADE
8. THOROUGHLY MIX BACKFILL AND SOIL AMENDMENTS PRIOR TO INSTALLATION – SEE SPECIFICATIONS.
9. SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES.
10. UNDISTURBED SUBGRADE

A2 TREE PLANTING

NOT TO SCALE

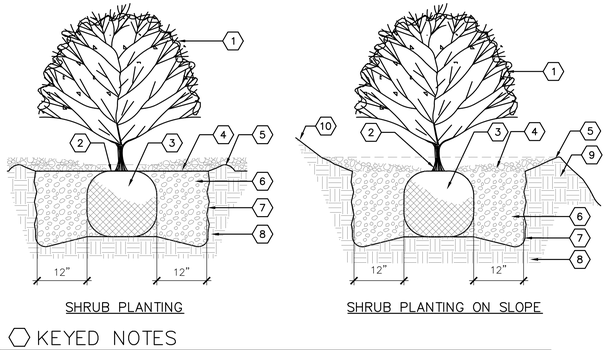


KEYED NOTES

1. VINE – SEE PLAN FOR SPECIES AND LOCATIONS
2. VERTICAL STRUCTURE – SEE PLAN
3. PLANT DEPTH AS SAME AS MAINTAINED AT NURSERY
4. MULCH – SEE PLAN. HOLD BACK 2" FROM VINE STEMS
5. 6–INCH HEIGHT EARTHEN BERM
6. BACKFILL AND SOIL AMENDMENTS – SEE SPECIFICATIONS. MIX THOROUGHLY PRIOR TO INSTALLATION
7. SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES
8. UNDISTURBED SUBGRADE

A3 VINE PLANTING

NOT TO SCALE



SHRUB PLANTING

SHRUB PLANTING ON SLOPE

KEYED NOTES

1. SHRUB – SEE PLAN FOR SPECIES AND LOCATION.
2. PLANT AT SAME DEPTH AS MAINTAINED AT NURSERY.
3. PLACE SHRUB IN HOLE AND STRAIGHTEN.
4. MULCH – SEE PLAN. HOLD BACK 2" FROM SHRUB STEMS.
5. 6–INCH HEIGHT EARTHEN BERM
6. BACKFILL AND SOIL AMENDMENTS – SEE SPECIFICATIONS. MIX THOROUGHLY PRIOR TO INSTALLATION.
7. SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES.
8. UNDISTURBED SUBGRADE
9. PROPOSED GRADE. SMOOTHLY TAPER SLOPE TO FORM SHRUB WELL.
10. EXISTING GRADE

A4 SHRUB PLANTING

NOT TO SCALE

STATE OF NEW MEXICO
GREGORY MILLER
NO. 17
REGISTERED LANDSCAPE ARCHITECT
10/4/24

DATE: 10 MARCH 2025
REVISION:

SHEET TITLE:

PLANTING DETAILS

pland COLLABORATIVE
plandcollab.com 505 268 2266

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7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
ARCHITECT: THOMAS GIFFORD ARCHITECT
210 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.3898 email TOM@THOMASGIFFORD.COM thomas gifford architect, llc 2024

LP501

Plaza Central Housing – Landscape Water Budget Years 1–3

ESTIMATED WATER USE FOR LANDSCAPE IMPROVEMENTS – 02/12/2025

	GALLONS PER MINUTE – BUBBLER IRRIGATION	GALLONS PER WATERING CYCLE BUBBLERS (8 MIN RUN TIME)	GALLONS PER MINUTE –ROTARY IRRIGATION	GALLONS PER WATERING CYCLE ROTARY IRRIGATION (30 MIN RUN TIME)	TOTAL GALLONS PER WATERING CYCLE – BUBBLERS AND ROTARY IRRIGATION
TOTAL VOLUME FOR ALL TREES, SHRUBS, AND TURF GRASS	437.75	3,502	12.05	361.5	3,864
WATERING REQUIREMENTS			3,864		

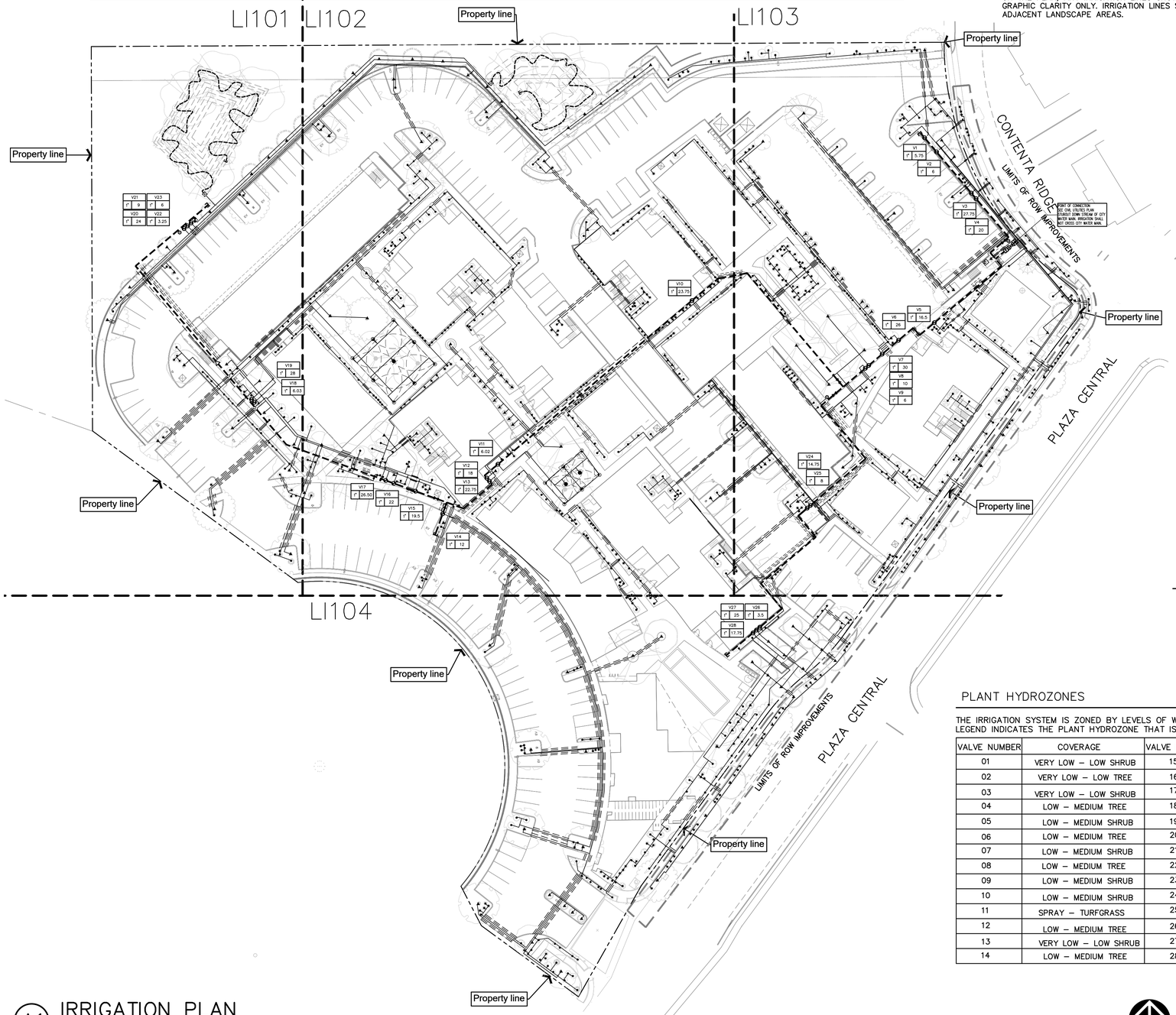
MONTHLY WATERING SCHEDULE	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
WATERING CYCLES PER MONTH	0	1	2	4	8	12	12	12	8	4	1	0
GALLONS PER WATERING CYCLE	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864
TOTAL GALLONS/MONTH	0	3,864	7,728	15,456	30,912	46,368	46,368	46,368	30,912	15,456	3,864	0

TOTAL ESTIMATED ANNUAL IRRIGATION WATER CONSUMPTION: 247,296 GALLONS PER YEAR*

1 ACRE FOOT OF WATER = 325,851 GALLONS 0.7589235 ACRE FEET PER YEAR*

TOTAL ACRE FEET OF WATER PER YEAR: 0.7589235 ACRE FEET PER YEAR* 247,296 GALLONS PER YEAR*

* RUN TIME AND TOTAL WATER USE ARE CALCULATED FOR ESTABLISHMENT PERIOD. AFTER ESTABLISHMENT, THE ANTICIPATED WATER USE MAY DECREASE BE UP TO 50%.



A1 IRRIGATION PLAN
SCALE: 1"=40'-0"

0 40' 80'

NORTH

GENERAL IRRIGATION NOTES

CODE	DESCRIPTION
GI–01	THE CONTRACTOR SHALL COORDINATE SLEEVE INSTALLATION WITH PARTIES INVOLVED TO ENSURE THAT PIPE AND SLEEVES ARE INSTALLED AT PROPER DEPTHS AND BEFORE INSTALLATION OF CURB AND GUTTER, ASPHALT PAVEMENT, SIDEWALKS, CONCRETE PADS, ETC.
GI–02	THE CONTRACTOR SHALL FURNISH LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO CONSTRUCT THE PROPOSED IRRIGATION SYSTEM PER THE DRAWINGS AND SPECIFICATIONS.
GI–03	FOR PVC IRRIGATION PIPING AND EQUIPMENT REFERENCE SPECIFICATION SECTION 328400 – LANDSCAPE IRRIGATION SYSTEM.
GI–04	THE LOCATION AND SIZE OF IRRIGATION EQUIPMENT ON THE PLAN ARE SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. THE LOCATION OF CONTROLLERS, PUMPS, BACKFLOW PREVENTERS, VALVES, ETC. SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
GI–05	THE LOCATION OF THE IRRIGATION MAIN AND LATERAL LINES ON THE PLAN IS SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. UNLESS OTHERWISE NOTED ON THE PLAN, ANY IRRIGATION LINES SHOWN IN HARDSCAPE AREAS ARE FOR GRAPHIC CLARITY ONLY. IRRIGATION LINES SHALL BE LOCATED IN IMMEDIATELY ADJACENT LANDSCAPE AREAS.
GI–06	VALVE BOXES IN TURF OR SEED AREAS SHALL BE GREEN WITH GREEN BOLT–DOWN LIDS. VALVE BOXES IN MULCH AREAS SHALL BE TAN WITH TAN BOLT–DOWN LIDS.
GI–07	THE IRRIGATION SYSTEM WAS DESIGNED AT A MINIMUM STATIC PRESSURE OF 60 PSI AT THE POINT OF CONNECTION. CONTRACTOR SHALL VERIFY ACTUAL PSI AND DELIVER RESULTS TO THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION. IN THE EVENT THE ACTUAL PSI IS LESS THAN 60 PSI, THE CONTRACTOR SHALL RECEIVE DIRECTION FROM THE LANDSCAPE ARCHITECT REGARDING DESIGN MODIFICATIONS IF NECESSARY.
GI–08	AIR RELEASE VALVE LOCATIONS ARE SHOWN SCHEMATICALLY ON THE PLAN AT HIGH ELEVATION POINTS. THE CONTRACTOR SHALL SURVEY THE FINAL LOCATIONS OF ALL AIR RELEASE VALVES BEFORE INSTALLATION TO ENSURE THAT THEY ARE LOCATED AT ACTUAL HIGH POINTS.

LATERAL PIPE SIZE

FLOW RATE –GPM	SIZE
0–8	3/4"
8–12	1"
12–22	1 1/4"
22–30	1 1/2"
30–50	2"

PLANT HYDROZONES

THE IRRIGATION SYSTEM IS ZONED BY LEVELS OF WATER USE BY PLANT TYPE. THIS LEGEND INDICATES THE PLANT HYDROZONE THAT IS IRRIGATED BY EACH VALVE.

VALVE NUMBER	COVERAGE	VALVE NUMBER	COVERAGE
01	VERY LOW – LOW SHRUB	15	LOW – MEDIUM SHRUB
02	VERY LOW – LOW TREE	16	LOW – MEDIUM TREE
03	VERY LOW – LOW SHRUB	17	VERY LOW – LOW SHRUB
04	LOW – MEDIUM TREE	18	SPRAY – TURFGRASS
05	LOW – MEDIUM SHRUB	19	LOW – MEDIUM SHRUB
06	LOW – MEDIUM TREE	20	VERY LOW – LOW TREE
07	LOW – MEDIUM SHRUB	21	LOW – MEDIUM TREE
08	LOW – MEDIUM TREE	22	LOW – MEDIUM SHRUB
09	LOW – MEDIUM SHRUB	23	DRIP SYSTEM
10	LOW – MEDIUM SHRUB	24	VERY LOW – LOW SHRUB
11	SPRAY – TURFGRASS	25	LOW – MEDIUM TREE
12	LOW – MEDIUM TREE	26	LOW – MEDIUM SHRUB
13	VERY LOW – LOW SHRUB	27	LOW – MEDIUM TREE
14	LOW – MEDIUM TREE	28	VERY LOW – LOW SHRUB

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	REMOTE CONTROL VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY 24–VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.	A4/LI501
	REMOTE CONTROL DRIP VALVE ASSEMBLY. RAINBIRD XCZ SERIES, PLASTIC BODY 24–VOLT WITH PRESSURE REGULATING FILTER. SIZE AS SHOWN ON PLAN. CONNECT VALVE TO TORO DDCWP–2–9V BATTERY OPERATED CONTROLLER.	C4/LI502
	MANUAL ISOLATION VALVE ASSEMBLY, SPEARS SCH. 80 PVC BALL VALVE WITH UNIONS, SAME SIZE AS LINE.	A3/LI501
	MASTER VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY 24–VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.	C3/LI501
	BACKFLOW PREVENTER. FEBCO 825Y, OR EQUAL, 2" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED AND INSULATED BACKFLOW ENCLOSURE, HOT BOX MODEL HB2, OR EQUAL.	A2/LI501
F	FLOW SENSING ASSEMBLY, RAINBIRD UFS100, ULTRASONIC SERIES PVC, SIZE 2", OR EQUAL.	C2/LI501
C	IRRIGATION CONTROLLER, ESP–LXME2 PRO CONTROLLER. INSTALL IN STRONGBOX PEDESTAL ENCLOSURE. ADD FLOW SMART MODULE. PROVIDE GROUNDING TO CONTROLLER PER CONTROLLER'S SPECIFICATIONS AND DETAIL C2/LI502.	A1/LI501
	QUICK COUPLING VALVE ASSEMBLY, RAIN BIRD 33LRC, OR EQUAL.	C1/LI501
	PRESSURE COMPENSATING BUBBLER ASSEMBLIES, RAIN BIRD 1400 SERIES WITH CHECK VALVE. INSTALL AS FOLLOWS:	
•	1401 .25 GPM 30 PSI	A5/LI502
▲	1402 1.0 (2 PER TREE) 30 PSI	A5/LI502 AND C5/LI502
	POP–UP SPRINKLER ASSEMBLIES, RAIN BIRD 1800–PRS SERIES, 4" POP–UP WITH MPR NOZZLES AS FOLLOWS.	D5/LI502
	MP–2000–90 13'–21' 0.4 40 .39	
	MP–2000–90 13'–21' 0.74 40 .39	
	MP–2000–360 13'–21' 1.47 40 .39	
⊠	PVC TO POLY CONNECTION.	A4/LI502
	3/4" POLY PIPE DRIP IRRIGATION TUBING WITH FLUSH CAPS AND EMITTERS, DEPTH OF BURY: 6". PROVIDE SIX (6) 2GPH EMITTERS PER TREE AND TWO (2) 2GPH EMITTERS PER SHRUB/SUCCULENT. EMITTERS SHALL BE RAINBIRD XB–20PC OR APPROVED EQUAL.	C4/LI502 D4/LI502 A3/LI502
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 LATERAL PIPING, SCH. 40, BELL END, SOLVENT WELD PVC, SIZE AS SHOWN ON PLAN. DEPTH OF BURY 24". LATERAL PIPE CONVEYING LESS THAN 8 GPM SHALL BE 3/4".	
	PIPE SLEEVE: PVC CLASS 200 SDR 21 LATERAL SLEEVE PIPING, CLASS 200, SDR–21, BELL END, SOLVENT WELD PVC, TWO SIZES LARGER THAN PIPE BEING SLEEVED.	
	24–VOLT IRRIGATION WIRE SLEEVE PIPING, CLASS 200, SDR–21, BELL–END, SOLVENT WELD PVC, SIZE 1 1/2".	
	IRRIGATION MAIN LINE, SCHEDULE 40, BELL END, SOLVENT WELD PVC, SIZE: 2". DEPTH OF BURY 28" FOR CONTINUOUS PRESSURE MAIN, 24" FOR NON–CONTINUOUS PRESSURE MAIN.	
△	AIR RELEASE VALVE ASSEMBLY, CRISPIN AL–10, OR EQUAL, SIZE 1". SEE IRRIGATION NOTE GI–08.	A2/LI502
⊏	SOLVENT WELD END CAP.	

VALVE CALLOUT

#
1" ##

VALVE NUMBER
VALVE FLOW
VALVE SIZE

STATE OF NEW MEXICO
GREGORY MILLER
17
REGISTERED LANDSCAPE ARCHITECT
12/4/24

DATE: 12 FEB 2025
REVISION:

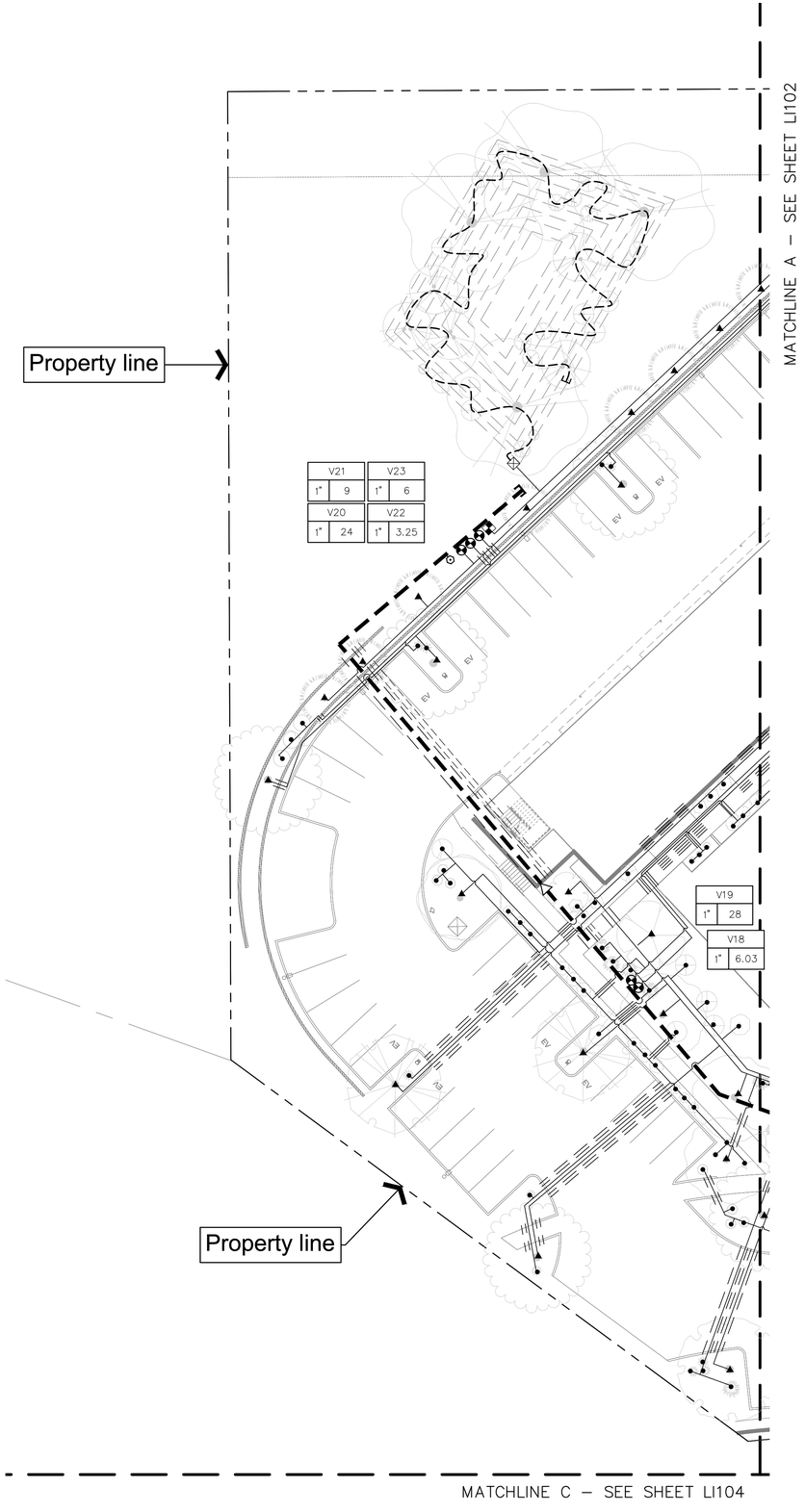
SHEET TITLE:
OVERALL IRRIGATION PLAN

PLAZA CENTRAL housing
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

THOMAS GIFFORD ARCHITECT
ARCHITECTURE, URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.3888 email TOMATHOMGIFFORD@COMCAST.NET thomas gifford architect, llc 2024

pland COLLABORATIVE
plandcollab.com 505 268 2266

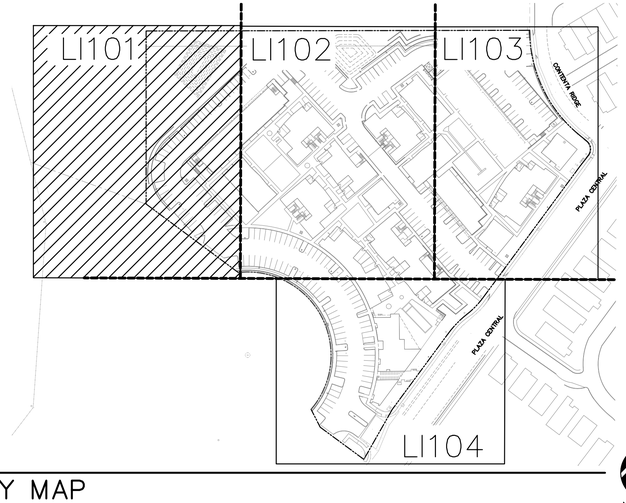
LI100



A1 IRRIGATION PLAN
SCALE: 1"=20'-0"

0 20' 40'

NORTH



KEY MAP

NORTH

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	REMOTE CONTROL VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY 24–VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.	A4/LI501
	REMOTE CONTROL DRIP VALVE ASSEMBLY. RAINBIRD XCZ SERIES, PLASTIC BODY 24–VOLT WITH PRESSURE REGULATING FILTER. SIZE AS SHOWN ON PLAN. CONNECT VALVE TO TORO DDCWP–2–9V BATTERY OPERATED CONTROLLER.	C4/LI502
	MANUAL ISOLATION VALVE ASSEMBLY, SPEARS SCH. 80 PVC BALL VALVE WITH UNIONS, SAME SIZE AS LINE.	A3/LI501
	MASTER VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY 24–VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.	C3/LI501
	BACKFLOW PREVENTER. FEBCO 825Y, OR EQUAL, 2" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED AND INSULATED BACKFLOW ENCLOSURE, HOT BOX MODEL HB2, OR EQUAL.	A2/LI501
F	FLOW SENSING ASSEMBLY, RAINBIRD UFS100, ULTRASONIC SERIES PVC, SIZE 2", OR EQUAL.	C2/LI501
C	IRRIGATION CONTROLLER, ESP–LXME2 PRO CONTROLLER. INSTALL IN STRONGBOX PEDESTAL ENCLOSURE. ADD FLOW SMART MODULE. PROVIDE GROUNDING TO CONTROLLER PER CONTROLLER'S SPECIFICATIONS AND DETAIL C2/LI502.	A1/LI501
	QUICK COUPLING VALVE ASSEMBLY, RAIN BIRD 33LRC, OR EQUAL.	C1/LI501

PRESSURE COMPENSATING BUBBLER ASSEMBLIES, RAIN BIRD 1400 SERIES WITH CHECK VALVE. INSTALL AS FOLLOWS:

MODEL NO.	GPM	PSI	
1401	.25	30	A5/LI502
1402	1.0 (2 PER TREE)	30	A5/LI502 AND C5/LI502

POP–UP SPRINKLER ASSEMBLIES, RAIN BIRD 1800–PRS SERIES, 4" POP–UP WITH MPR NOZZLES AS FOLLOWS. — D5/LI502

MODEL NO.	RADIUS	GPM	PSI	PR
MP–2000–90	13'–21'	0.4	40	.39
MP–2000–90	13'–21'	0.74	40	.39
MP–2000–360	13'–21'	1.47	40	.39

	PVC TO POLY CONNECTION.	A4/LI502
	3/4" POLY PIPE DRIP IRRIGATION TUBING WITH FLUSH CAPS AND EMITTERS, DEPTH OF BURY: 6". PROVIDE SIX (6) 2GPH EMITTERS PER TREE AND TWO (2) 2GPH EMITTERS PER SHRUB/SUCCULENT. EMITTERS SHALL BE RAINBIRD XB–20PC OR APPROVED EQUAL.	C4/LI502 D4/LI502 A3/LI502
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 LATERAL PIPING, SCH. 40, BELL END, SOLVENT WELD PVC, SIZE AS SHOWN ON PLAN. DEPTH OF BURY 24". LATERAL PIPE CONVEYING LESS THAN 8 GPM SHALL BE 3/4".	
	PIPE SLEEVE: PVC CLASS 200 SDR 21 LATERAL SLEEVE PIPING, CLASS 200, SDR–21, BELL END, SOLVENT WELD PVC, TWO SIZES LARGER THAN PIPE BEING SLEEVED.	
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	AIR RELEASE VALVE ASSEMBLY, CRISPIN AL–10, OR EQUAL, SIZE 1". SEE IRRIGATION NOTE GI–08.	A2/LI502
	SOLVENT WELD END CAP.	

VALVE CALLOUT

#	VALVE NUMBER
1" ##	VALVE FLOW / VALVE SIZE

STATE OF NEW MEXICO
GREGORY MILLER
NO. 17
REGISTERED
LANDSCAPE ARCHITECT
12/4/24

DATE: 12 FEB 2025
REVISION:

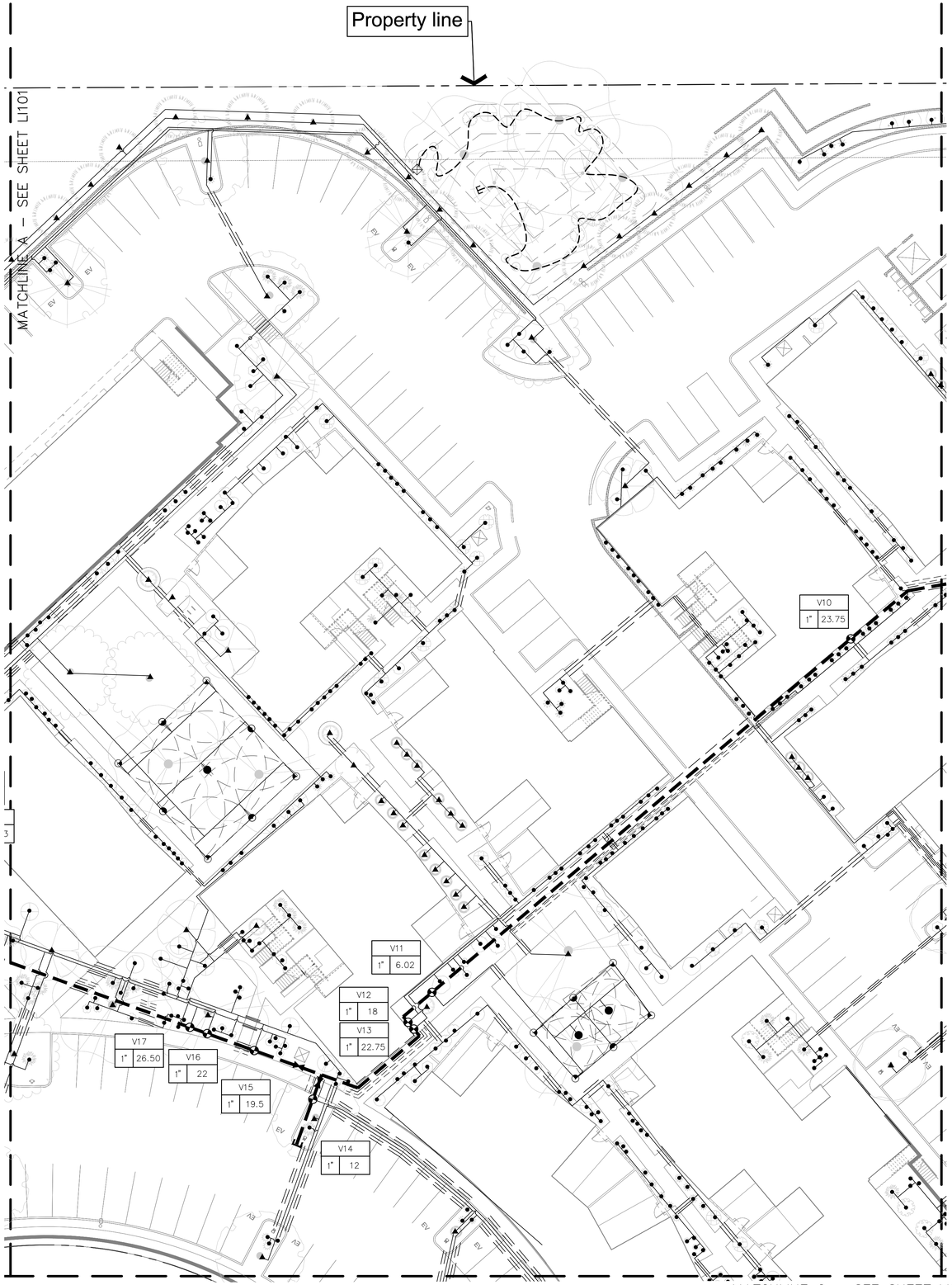
SHEET TITLE:

IRRIGATION PLAN

PLAZA CENTRAL II
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.8588 email TOMATHOMASGIFFORD.COM; thomas gifford architect, llc 2024

pland COLLABORATIVE
plandcollab.com 505 268 2266

LI101



A1 IRRIGATION PLAN
SCALE: 1"=20'-0"

0 20' 40'

NORTH

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
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	BACKFLOW PREVENTER. FEBCO 825Y, OR EQUAL, 2" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED AND INSULATED BACKFLOW ENCLOSURE, HOT BOX MODEL HB2, OR EQUAL.	A2/LI501
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PRESSURE COMPENSATING BUBBLER ASSEMBLIES, RAIN BIRD 1400 SERIES WITH CHECK VALVE. INSTALL AS FOLLOWS:

MODEL NO.	GPM	PSI	
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POP–UP SPRINKLER ASSEMBLIES, RAIN BIRD 1800–PRS SERIES, 4" POP–UP WITH MPR NOZZLES AS FOLLOWS. — D5/LI502

MODEL NO.	RADIUS	GPM	PSI	PR
MP–2000–90	13'–21'	0.4	40	.39
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⊠	PVC TO POLY CONNECTION.	A4/LI502
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	24–VOLT IRRIGATION WIRE SLEEVE PIPING, CLASS 200, SDR–21, BELL–END, SOLVENT WELD PVC, SIZE 1 1/2".	
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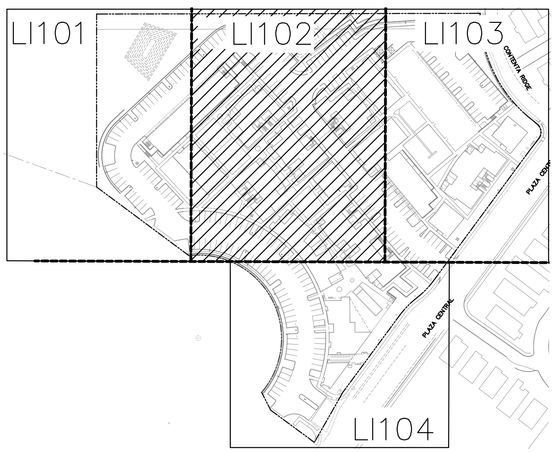
△	AIR RELEASE VALVE ASSEMBLY, CRISPIN AL–10, OR EQUAL, SIZE 1". SEE IRRIGATION NOTE GI–08.	A2/LI502
⊏	SOLVENT WELD END CAP.	

VALVE CALLOUT

#	VALVE NUMBER
1" ##	VALVE FLOW / VALVE SIZE



KEY MAP

NORTH

STATE OF NEW MEXICO
GREGORY MILLER
REGISTERED
LANDSCAPE ARCHITECT
12/4/24

DATE: 12 FEB 2025
REVISION:

SHEET TITLE:

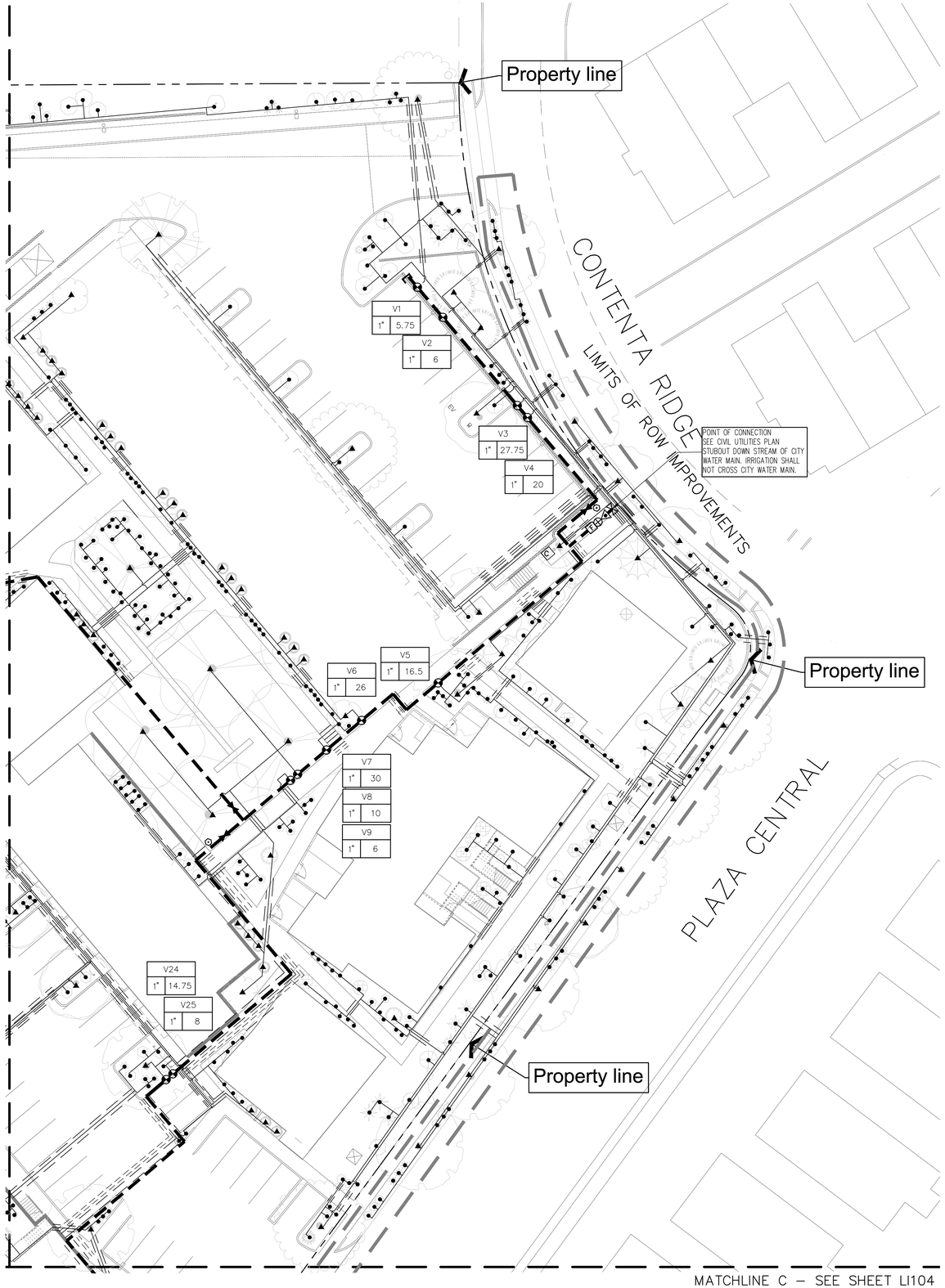
IRRIGATION PLAN

PLAZA CENTRAL II, LLC
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

THOMAS GIFFORD ARCHITECT
ARCHITECTURE + URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.3888 email TOMATHOMASGIFFORD@COMCAST.NET thomas gifford architect, llc 2024

pland COLLABORATIVE
plandcollab.com 505 268 2266

LI102



A1 IRRIGATION PLAN
SCALE: 1"=20'-0"

0 20' 40'

NORTH

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	REMOTE CONTROL VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY 24–VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.	A4/LI501
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	QUICK COUPLING VALVE ASSEMBLY, RAIN BIRD 33LRC, OR EQUAL.	C1/LI501
	PRESSURE COMPENSATING BUBBLER ASSEMBLIES, RAIN BIRD 1400 SERIES WITH CHECK VALVE. INSTALL AS FOLLOWS:	

MODEL NO.	GPM	PSI	
1401	.25	30	A5/LI502
1402	1.0 (2 PER TREE)	30	A5/LI502 AND C5/LI502

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MODEL NO.	RADIUS	GPM	PSI	PR
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⊠	PVC TO POLY CONNECTION.	A4/LI502
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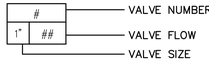
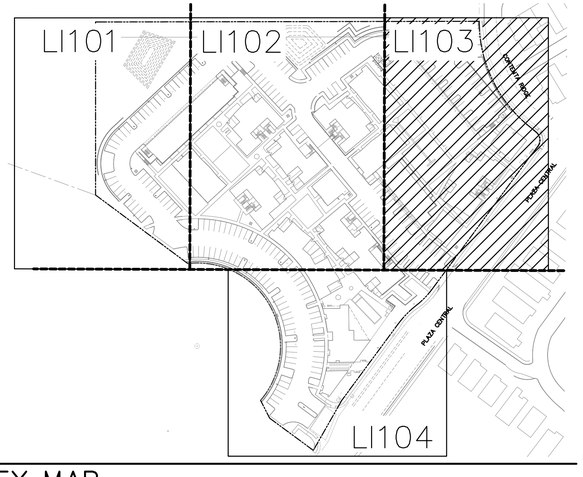
△	AIR RELEASE VALVE ASSEMBLY, CRISPIN AL–10, OR EQUAL, SIZE 1". SEE IRRIGATION NOTE GI–08.	A2/LI502
	SOLVENT WELD END CAP.	

VALVE CALLOUT





KEY MAP

NORTH

STATE OF NEW MEXICO
GREGORY MILLER
NO. 17
REGISTERED LANDSCAPE ARCHITECT
11/4/24

DATE: 12 FEB 2025
REVISION:

SHEET TITLE:

IRRIGATION PLAN

THOMAS GIFFORD ARCHITECTURE + URBAN DESIGN
1709 Paseo De Peralta, Santa Fe, New Mexico 87501
tel: 505.690.5898 email: TOM@THOMASGIFFORD.COM

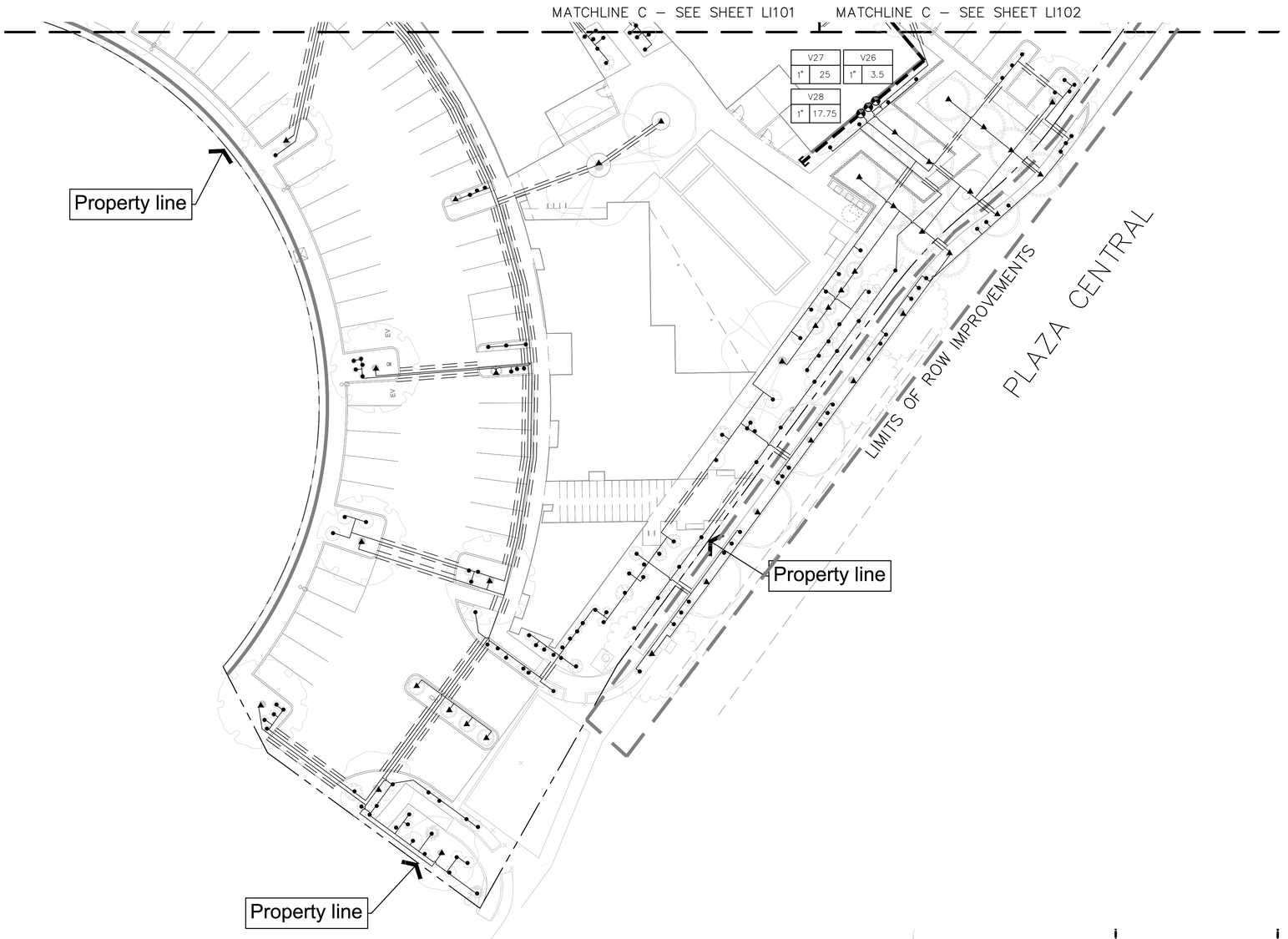
thomas gifford architect, llc 2024

PLAZA CENTRAL
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

ARCHITECT

pland COLLABORATIVE
plandcollab.com 505 268 2266

LI103



A1 IRRIGATION PLAN
SCALE: 1"=20'-0"

0 20' 40'

NORTH

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
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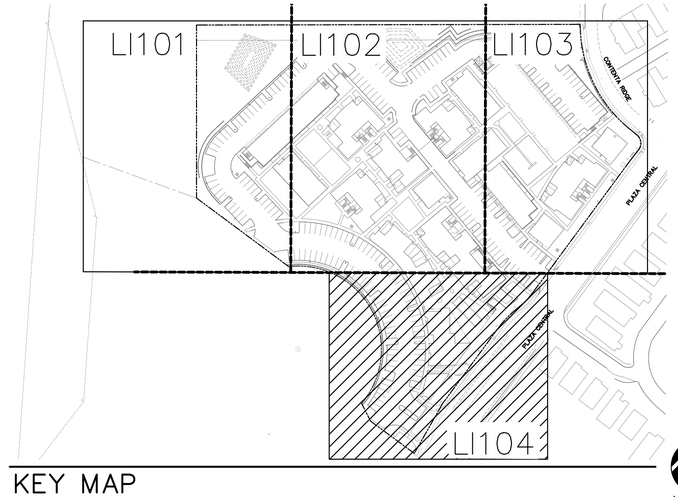
⊠	PVC TO POLY CONNECTION.	A4/LI502
	3/4" POLY PIPE DRIP IRRIGATION TUBING WITH FLUSH CAPS AND EMITTERS, DEPTH OF BURY: 6". PROVIDE SIX (6) 2GPH EMITTERS PER TREE AND TWO (2) 2GPH EMITTERS PER SHRUB/SUCCULENT. EMITTERS SHALL BE RAINBIRD XB–20PC OR APPROVED EQUAL.	C4/LI502 D4/LI502 A3/LI501
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 LATERAL PIPING, SCH. 40, BELL END, SOLVENT WELD PVC, SIZE AS SHOWN ON PLAN. DEPTH OF BURY 24". LATERAL PIPE CONVEYING LESS THAN 8 GPM SHALL BE 3/4".	
	PIPE SLEEVE: PVC CLASS 200 SDR 21 LATERAL SLEEVE PIPING, CLASS 200, SDR–21, BELL END, SOLVENT WELD PVC, TWO SIZES LARGER THAN PIPE BEING SLEEVED.	
	24–VOLT IRRIGATION WIRE SLEEVE PIPING, CLASS 200, SDR–21, BELL–END, SOLVENT WELD PVC, SIZE 1 1/2".	
	IRRIGATION MAIN LINE, SCHEDULE 40, BELL END, SOLVENT WELD PVC, SIZE: 2". DEPTH OF BURY 28" FOR CONTINUOUS PRESSURE MAIN, 24" FOR NON–CONTINUOUS PRESSURE MAIN.	
△	AIR RELEASE VALVE ASSEMBLY, CRISPIN AL–10, OR EQUAL, SIZE 1". SEE IRRIGATION NOTE GI–08.	A2/LI502
	SOLVENT WELD END CAP.	

VALVE CALLOUT

#	VALVE NUMBER
1" ##	VALVE FLOW
	VALVE SIZE



KEY MAP

NORTH

STATE OF NEW MEXICO
GREGORY MILLER
NO. 17
REGISTERED
LANDSCAPE ARCHITECT
12/4/24

DATE: 12 FEB 2025
REVISION:

SHEET TITLE:

IRRIGATION PLAN

PLAZA CENTRAL II, LLC
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

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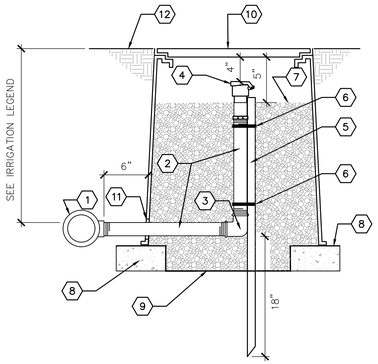


KEYED NOTES

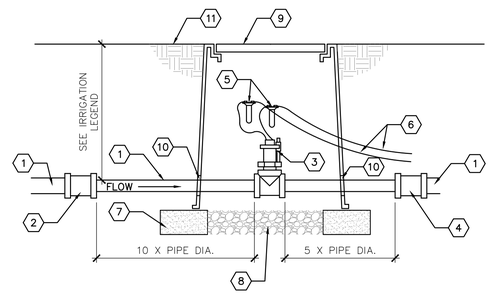
1. SERVICE TEE AT MAINLINE
2. 1" SCH. 80 PVC NIPPLE, LENGTH AS REQUIRED
3. 1" SCH. 80 PVC THREADED ELBOW
4. QUICK COUPLER VALVE – SEE IRRIGATION LEGEND
5. 2" STEEL ANGLE IRON SUPPORT STAKE
6. STAINLESS STEEL PIPE CLAMP
7. 1" DIAMETER WASHED GRAVEL
8. SOLID CMU BLOCK, TWO PER BOX
9. FILTER FABRIC
10. 10" ROUND HEAVY-DUTY VALVE BOX WITH BOLT DOWN DROP-IN COVER AND EXTENSIONS AS REQUIRED
11. NOTCH OR CORE DRILL VALVE BOX WALL, 1/2" LARGER THAN PIPE DIAMETER
12. FINISH GRADE

GENERAL NOTES

A. PROVIDE 4" MINIMUM CLEARANCE BETWEEN VALVE BOX LID AND HIGHEST OBJECT IN BOX.
B. PROVIDE ONE (1) VALVE KEY AND ONE (1) LOCKING COVER KEY TO THE OWNER, PER QUICK COUPLER.

C1 QUICK COUPLER VALVE

NOT TO SCALE

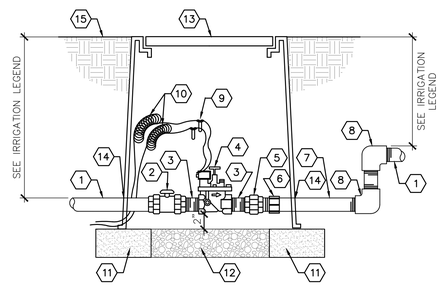


KEYED NOTES

1. MAINLINE
2. SIZE OR DIRECTION CHANGE AT DISTANCE EQUAL TO 10X PIPE DIAMETER FROM FLOW SENSOR, OR PER SENSOR MANUFACTURER
3. FLOW SENSOR – SEE IRRIGATION LEGEND.
4. SIZE OR DIRECTION CHANGE AT DISTANCE EQUAL TO 5X PIPE DIAMETER FROM FLOW SENSOR, OR PER SENSOR MANUFACTURER
5. WATERPROOF WIRE CONNECTOR
6. SHIELDED CABLE TO IRRIGATION CONTROLLER
7. SOLID CMU BLOCK, FOUR PER BOX
8. 6" DEPTH OF 1" DIAMETER WASHED GRAVEL WITH MIN. 2" CLEARANCE FROM BOTTOM OF EQUIPMENT AND PIPING
9. 17" X 30" HEAVY-DUTY VALVE BOX WITH T-STYLE BOLT-DOWN COVER AND EXTENSIONS AS REQUIRED
10. NOTCH OR CORE DRILL VALVE BOX WALL, 1/2" LARGER THAN PIPE DIAMETER.
11. FINISH GRADE

C2 FLOW SENSOR

NOT TO SCALE

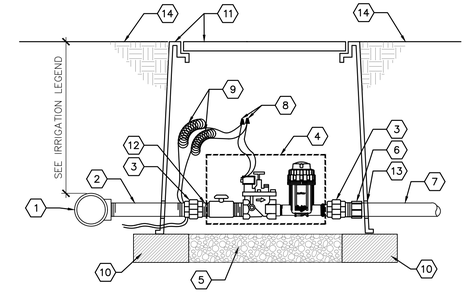


KEYED NOTES

1. MAINLINE
2. SCH. 80 PVC BALL VALVE WITH UNIONS
3. SCH. 80 PVC NIPPLE – 3" LENGTH
4. MASTER VALVE – SEE IRRIGATION LEGEND.
5. SCH. 80 PVC UNION
6. SCH. 40 PVC MALE ADAPTER
7. SCH. 80 PVC NIPPLE, LENGTH AS REQUIRED
8. SCH. 40 PVC ELL
9. WATERPROOF WIRE CONNECTOR
10. 36" WIRE EXPANSION LOOPS
11. SOLID CMU BLOCK, FOUR PER BOX
12. 6"DEPTH OF 1" DIAMETER WASHED GRAVEL WITH MIN 2" CLEARANCE FROM BOTTOM OF EQUIPMENT AND PIPING
13. 17" X 30" HEAVY-DUTY VALVE BOX WITH T-STYLE BOLT-DOWN COVER AND EXTENSIONS AS REQUIRED
14. NOTCH OR CORE DRILL VALVE BOX WALL, 1/2" LARGER THAN PIPE DIAMETER.
15. FINISH GRADE

C3 MASTER VALVE ASSEMBLY

NOT TO SCALE



KEYED NOTES

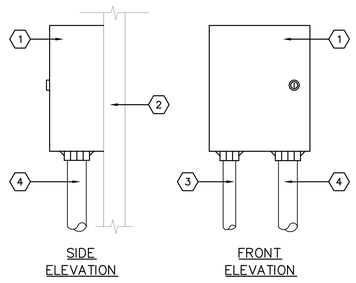
1. SERVICE TEE AT MAINLINE
2. SCH. 80 PVC NIPPLE, LENGTH AS REQUIRED
3. SCH. 80 PVC UNION
4. COMMERCIAL DRIP CONTROL ZONE KIT WITH BALL VALVE, REMOTE CONTROL VALVE, AND PRESSURE REGULATING BASKET FILTER
5. 6" DEPTH OF 1" DIAMETER WASHED GRAVEL WITH MIN. 2" CLEARANCE FROM BOTTOM OF EQUIPMENT AND PIPING
6. SCH. 40 PVC MALE ADAPTER
7. LATERAL PIPING
8. WATERPROOF WIRE CONNECTOR
9. 36" WIRE EXPANSION LOOPS
10. SOLID CMU BLOCK, FOUR PER BOX
11. 17" X 30" HEAVY-DUTY VALVE BOX WITH T-STYLE BOLT-DOWN COVER AND EXTENSIONS AS REQUIRED
12. SCH. 80 PVC NIPPLE, 3" LENGTH
13. NOTCH OR CORE DRILL VALVE BOX WALL, 1/2" LARGER THAN PIPE DIAMETER
14. FINISH GRADE

GENERAL NOTES

A. CONTRACTOR SHALL INSTALL ONE AUTOMATIC VALVE ASSEMBLY PER VALVE BOX.

C4 REMOTE CONTROL DRIP VALVE ASSEMBLY

NOT TO SCALE



KEYED NOTES

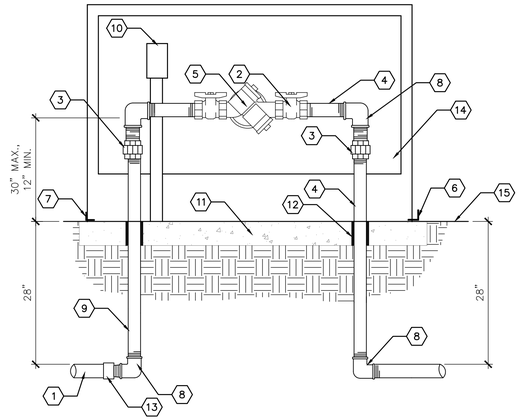
1. AUTOMATIC CONTROLLER – SEE IRRIGATION LEGEND
2. WALL – SEE PLAN
3. 120-VOLT WIRE CONDUIT
4. 24-VOLT WIRE CONDUIT

GENERAL NOTES

A. CONTROLLER SHALL BE MOUNTED SECURELY TO WALL USING APPROPRIATE FASTENERS FOR WALL TYPE.
B. ALL EXPOSED CONDUIT SHALL BE E.M.T. OR EQUAL AND APPROVED BY LOCAL CODES.
C. ALL CONDUIT CONNECTIONS SHALL BE MADE USING WATERTIGHT CONNECTORS.
D. MOUNT TOP OF CONTROLLER 52" TO 58" ABOVE FINISH GRADE.

A1 WALL-MOUNT CONTROLLER

NOT TO SCALE

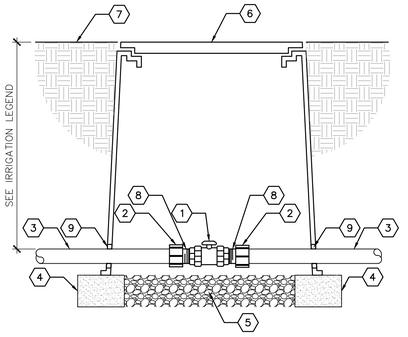


KEYED NOTES

1. SERVICE LINE TO WATER METER
2. TRUE UNION SCHEDULE 80 PVC BALL VALVE
3. GALVANIZED UNION (MIN. 4" ABOVE GRADE)
4. GALVANIZED NIPPLE
5. REDUCED PRESSURE BACKFLOW PREVENTER, SEE IRRIGATION LEGEND.
6. SWIVEL HASP. (LOCK BY OWNER)
7. PIANO HINGE, SECURED TO CONCRETE SLAB WITH 1/4" DIA. X 2 3/4" TAPPER HEX HEAD SCREWS.
8. GALVANIZED ELL
9. GALVANIZED RISER
10. 110V ELECTRICAL OUTLET FOR HEATED PROTECTIVE ENCLOSURE. PLACE AWAY FROM RELIEF VALVE. ELECTRICAL OUTLET SHALL BE A GFI OUTLET.
11. MIN. 4" 3000 PSI CONCRETE SLAB.
12. PVC SLEEVING & INSULATION (MIN. 1" THICK)
13. PVC X MIP ADAPTER.
14. PROTECTIVE ENCLOSURE, SEE IRRIGATION LEGEND.
15. FINISH GRADE.

A2 BACKFLOW PREVENTER (RPBP)

SCALE: N.T.S. P-024-PCH-28

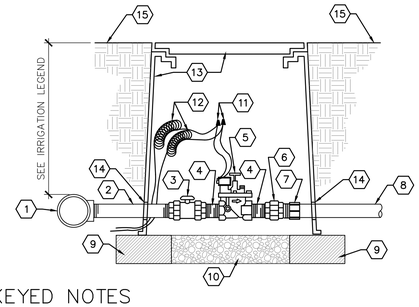


KEYED NOTES

1. SCH. 80 BALL VALVE WITH UNIONS
2. SCH. 40 PVC MALE ADAPTER
3. IRRIGATION MAINLINE
4. SOLID CMU BLOCK, FOUR PER BOX
5. 6" DEPTH OF 1" DIAMETER WASHED GRAVEL WITH MIN. 2" CLEARANCE FROM BOTTOM OF EQUIPMENT AND PIPING
6. 10" X 15" HEAVY-DUTY VALVE BOX WITH T-STYLE BOLT-DOWN COVER AND EXTENSIONS AS REQUIRED
7. FINISH GRADE
8. SCHEDULE 80 PVC NIPPLE, 3" LENGTH
9. NOTCH OR CORE DRILL VALVE BOX WALL, 1/2" LARGER THAN PIPE DIAMETER

A3 MANUAL ISOLATION VALVE

NOT TO SCALE



KEYED NOTES

1. SERVICE TEE AT MAINLINE
2. SCH. 80 PVC NIPPLE, LENGTH AS REQUIRED
3. SCH. 80 PVC BALL VALVE WITH UNIONS
4. SCH. 80 PVC NIPPLE, 3" LENGTH
5. REMOTE CONTROL VALVE – SEE IRRIGATION LEGEND
6. SPEARS SCH. 80 PVC UNION
7. SCH. 40 PVC MALE ADAPTER
8. LATERAL PIPING
9. SOLID CMU BLOCK, FOUR PER BOX
10. 6" DEPTH OF 1" DIAMETER WASHED GRAVEL WITH MIN. 2" CLEARANCE FROM BOTTOM OF EQUIPMENT AND PIPING
11. WATERPROOF WIRE CONNECTOR
12. 36" WIRE EXPANSION LOOPS
13. 17" X 30" HEAVY-DUTY VALVE BOX WITH T-STYLE BOLT-DOWN COVER AND EXTENSIONS AS REQUIRED
14. NOTCH OR CORE DRILL VALVE BOX WALL, 1/2" LARGER THAN PIPE DIAMETER
15. FINISH GRADE

GENERAL NOTES

A. CONTRACTOR SHALL INSTALL ONE AUTOMATIC VALVE ASSEMBLY PER VALVE BOX.

A4 REMOTE CONTROL VALVE ASSEMBLY

NOT TO SCALE

STATE OF NEW MEXICO
GREGORY MILLER
REGISTERED LANDSCAPE ARCHITECT
10/2/24

DATE: 10 MARCH 2025
REVISION:

SHEET TITLE:

PLAZA CENTRAL llc
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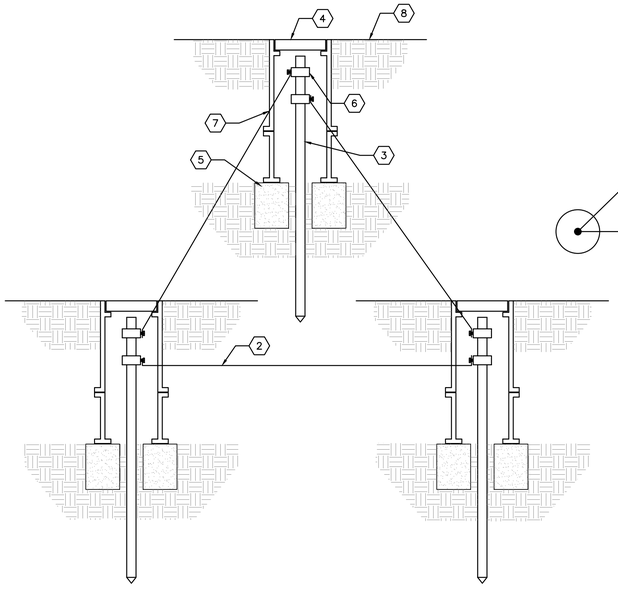
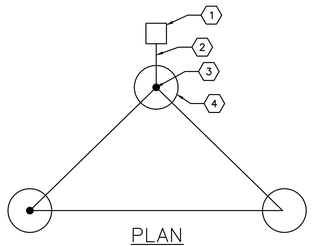
LI501





PLAN

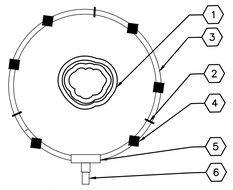
KEYED NOTES

1. IRRIGATION CONTROLLER OR DECODER SURGE DEVICE – SEE IRRIGATION LEGEND
2. #10 AWG WIRE FROM IRRIGATION CONTROLLER OR SURGE DEVICE TO GROUND ROD CLAMP. WIRE SHALL BE INSTALLED STRAIGHT AND TAUT
3. 8' LENGTH GROUND ROD, PLACE IN IRRIGATED AREA A MINIMUM OF 16' FROM ONE ANOTHER WITH ONE ROD A MIN. OF 12' FROM CONTROLLER OR SURGE DEVICE. (OPTION: REPLACE GROUNDING RODS WITH 1/8" X 12" X 18" COPPER PLATE, BURIED AT 12" DEPTH. SOLDER #6 BARE COPPER WIRE TO PLATE)
4. 6" ROUND VALVE BOX WITH COVER
5. 8"X8"X16" SOLID CMU BLOCK
6. GROUND ROD CLAMP
7. DRILL A SMALL OPENING IN VALVE BOX TO MAINTAIN WIRE TAUTNESS
8. FINISH GRADE

SECTION

C2 GROUNDING

NOT TO SCALE

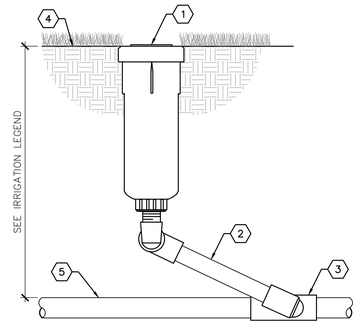


KEYED NOTES

1. TREE TRUNK
2. TIE DOWN STAKE, TYP. PLACE AT MIN. 2' O.C.
3. POLYETHELENE DISTRIBUTION TUBING, TYP.
4. POINT–SOURCE MEDIUM–FLOW EMITTER ON POLYFLEX RISTER, TYP
5. COMPRESSION TEE, TYP.
6. DRIP TO PVC CONNECTION – SEE DETAIL A4/LI502.

D4 TREE DRIP RING

NOT TO SCALE

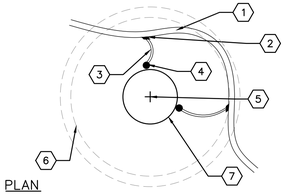


KEYED NOTES

1. SPRINKLER BODY – SEE IRRIGATION LEGEND
2. UNITIZED SWING JOINT, SAME SIZE AS HEAD'S INLET SIZE
3. PVC LATERAL PIPE FITTING
4. FINISH GRADE
5. LATERAL PIPING

D5 SPRINKLER ASSEMBLY

NOT TO SCALE



PLAN

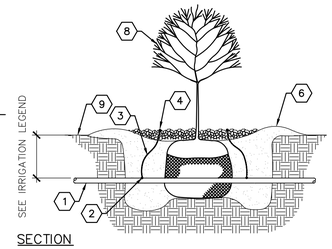
KEYED NOTES

1. POLY DRIP TUBING
2. 1/4" BARBED CONNECTOR AT EACH CONNECTION
3. 1/4" POLY DISTRIBUTION TUBING
4. DRIP EMITTER – SEE IRRIGATION LEGEND FOR TYPE AND QUANTITY.
5. CENTER OF SHRUB
6. EARTHEN BERM – SEE PLANTING DETAILS
7. EDGE OF ROOTBALL
8. TREE OR SHRUB PLANTING
9. FINISH GRADE

GENERAL NOTES

A. PLACE EMITTERS ON SLOPES BY ADJUSTING THE SPACING OF THE EMITTERS TOWARDS THE HIGH SIDE OF THE SLOPE.

B. ENSURE THAT ONLY THE DRIP EMITTER IS VISIBLE ABOVE THE MULCH MATERIAL.

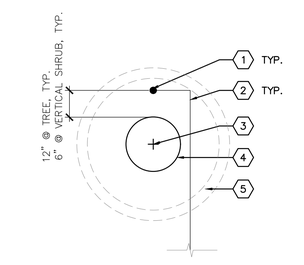


SECTION

C4 DRIP EMITTER LAYOUT

1" = 1"

0 1" 2"

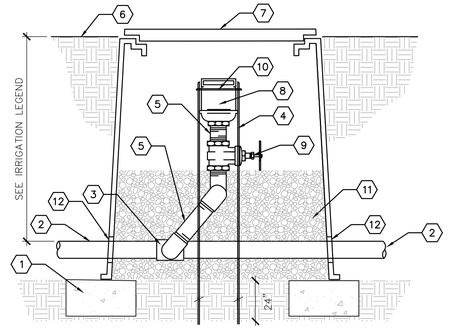


KEYED NOTES

1. BUBBLER ASSEMBLY – SEE IRRIGATION LEGEND.
2. 3/4" LATERAL PIPING.
3. PLANT CENTER.
4. EDGE OF ROOT BALL.
5. EARTHEN BERM – SEE PLANTING DETAILS.

C5 SINGLE BUBBLER LAYOUT

NOT TO SCALE



KEYED NOTES

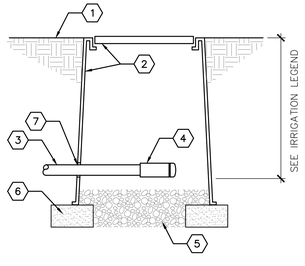
1. SOLID CMU BLOCK, FOUR PER BOX
2. PVC MAIN LINE
3. SCH. 40 PVC TEE
4. 1/2" DIAMETER REBAR
5. PRE–FABRICATED SCH. 40 PVC SWING JOINT – SAME SIZE AS VALVE
6. FINISH GRADE
7. 17" X 30" HEAVY–DUTY VALVE BOX WITH BOLT–DOWN T–STYLE COVER AND EXTENSIONS AS REQUIRED
8. AIR RELEASE VALVE – SEE IRRIGATION LEGEND
9. BRONZE GATE VALVE WITH HAND WHEEL
10. BAILING WIRE SECURED TO REBAR AT MIDDLE OF AIR RELEASE VALVE
11. 1" DIAMETER WASHED GRAVEL
12. NOTCH OR CORE DRILL VALVE BOX WALL 1/2" LARGER THAN PIPE

GENERAL NOTES

A. WASHED GRAVEL SHALL BE INSTALLED FLUSH WITH BOTTOM OF GATE VALVE.

A2 AIR RELIEF VALVE

NOT TO SCALE

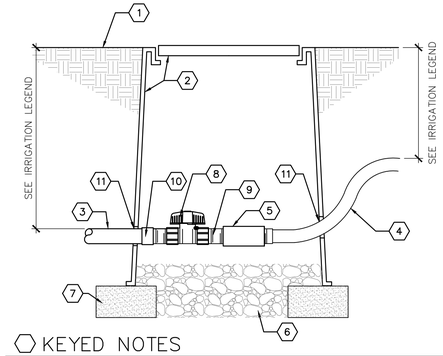


KEYED NOTES

1. FINISH GRADE
2. 6" ROUND VALVE BOX
3. POLY DRIP TUBING
4. COMPRESSION COUPLER WITH REMOVABLE FLUSH CAP
5. 6" DEPTH OF 1" DIAMETER WASHED GRAVEL WITH MIN. 2" CLEARANCE FROM BOTTOM OF EQUIPMENT AND PIPING
6. SOLID CMU BLOCK, TWO PER BOX
7. NOTCH OR CORE DRILL VALVE BOX WALL, 1/2" LARGER THAN PIPE DIAMETER

A3 DRIP LINE FLUSH CAP

NOT TO SCALE

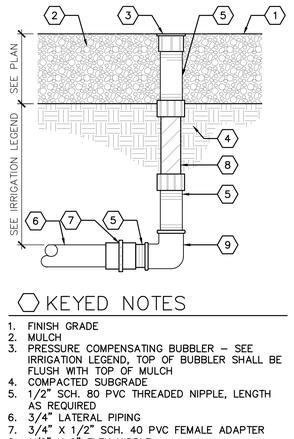


KEYED NOTES

1. FINISH GRADE
2. 10" ROUND VALVE BOX WITH BOLT–DOWN DROP–IN COVER
3. PVC LATERAL PIPING
4. POLY DRIP TUBING
5. POLY TO PVC PRESSURE REDUCER COUPLING, FEMALE ADAPTER X COMPRESSION
6. 6" DEPTH OF 1" DIAMETER WASHED GRAVEL WITH MIN. 2" CLEARANCE FROM BOTTOM OF EQUIPMENT AND PIPING
7. SOLID CMU BLOCK, TWO PER BOX
8. SCH. 80 PVC BALL VALVE
9. SCH. 80 PVC CLOSE NIPPLE
10. SCH 40 PVC MALE ADAPTER
11. NOTCH OR CORE DRILL VALVE BOX WALL, 1/2" LARGER THAN PIPE DIAMETER

A4 PVC TO POLY CONNECTION

NOT TO SCALE



KEYED NOTES

1. FINISH GRADE
2. MULCH
3. PRESSURE COMPENSATING BUBBLER – SEE IRRIGATION LEGEND, TOP OF BUBBLER SHALL BE FLUSH WITH TOP OF MULCH
4. COMPACTED SUBGRADE
5. 1/2" SCH. 80 PVC THREADED NIPPLE, LENGTH AS REQUIRED
6. 3/4" LATERAL PIPING
7. 3/4" X 1/2" SCH. 40 PVC FEMALE ADAPTER
8. 1/2" X 6" FLEX NIPPLE
9. 1/2" SCH. 40 PVC THREADED ELBOW

A5 BUBBLER ASSEMBLY

NOT TO SCALE

STATE OF NEW MEXICO
GREGORY MILLER
REGISTERED LANDSCAPE ARCHITECT
10/2/24

DATE: 10 MARCH 2025
REVISION:
SHEET TITLE:

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Of Counsel

August 6, 2025

Alex Hempel
Case Manager
City of Santa Fe
200 Lincoln Ave
Santa Fe, NM 87501

Re: Project: Zorro Blanco
Location: 7205 Plaza Central, Santa Fe, NM 87507
Case: 2024-9320

Dear Alexa:

On behalf of Zydeco TCVP, LLC, (the "Applicant"), we submit this letter to confirm that the Applicant has agreed to change the color scheme for Zorro Blanco to the rose color shown on the photo below of the property known as Zona Rosa located at 429 W San Francisco St, Santa Fe, NM 87501. We will modify the elevations that have been submitted to reflect the new color.

This modification addresses the "point allocation" found at page 4 of the Staff Report prepared for the August 7, 2025, Planning Commission meeting; the Staff assessment resulted in -10 point allocation, rather than the +15 allocation assigned by the Applicant. We trust that Staff agrees with a reallocation of points to +15. Additionally, the change ensures compatibility with both the "historic district" and neighborhood character highlighted in the Staff Report at page 5. The change in color is compliant with the allowable colors in the "historic district" (as Zona Rosa is in that district), and the many earth-toned buildings in the surrounding neighborhoods of Tierra Contenta. Modified elevations will follow shortly.

Thank you for your time and attention to this matter.

Sincerely,

Karl H. Sommer

cc: Zydeco TCVP, LLC & consultants

SOMMER KARNES & ASSOCIATES LLP

Mailing Address
Post Office Box 2476
Santa Fe, New Mexico 87504-2476

Street Address
125 Lincoln Ave
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Karl H. Sommer, Attorney at Law
khs@sommerkarnes.com
Joseph M. Karnes, Attorney at Law
jmk@sommerkarnes.com

John R. Fox Attorney at Law
johnf@sommerkarnes.com
Of Counsel

February 14, 2025

Board of Directors
Tierra Contenta Corporation
c/o Lisa Gavioli
Project Manager | NV5
1807 Second Street, Ste. 40
Santa Fe, NM 87505

Re:	Project:	"Zorro Blanco"
	Owner:	ZYDECO TCVP LAND LLC
	Address:	7205 Plaza Central, Santa Fe, New Mexico 87507
	No. Units:	164 Market Rate Rental Units
	Legal Description:	TIERRA CONTENTA VILLAGE PLAZA S/D PHASE 2-C, LOT 10

Dear Members of the Board of Directors:

This firm represents ZYDECO TCVP LAND LLC ("Zydeco"), which company has applied for a development plan approval from the City of Santa Fe Planning Commission for a 164-unit multifamily residential apartment complex ("Zorro Blanco"). The Architectural Review Committee of the Tierra Contenta Corporation ("TCC-ARC") reviewed and approved the Zorro Blanco development on December 17, 2024. Zydeco must comply with the affordable housing requirements as set by Tierra Contenta Corporation Board of Directors (the "Board"). We submit this letter application for the Board's consideration of an alternative means of compliance with the affordable housing requirements for Zorro Blanco.

Zydeco proposes to donate a parcel of land in lieu of providing on-site affordable rental units, which donation would be to a qualified and experienced non-profit company that would undertake to develop the parcel into twelve (12) affordable housing units for sale to qualified home buyers. Here are the specifics of the proposal:

1. **Land to be Donated**: Zydeco would create a .689 acre parcel adjacent to Zorro Blanco.

2. **Description of Units:** The parcel will accommodate twelve (12) fee simple units having three bedrooms, a single car garage, and approximately 1,800 square feet per unit, front yards, an exterior deck, as well as required on-site parking (in addition to garages), and required open space.

3. **Partner:** Zydeco is in communication and negotiations with several local non-profit home builders, one of which would take the land and enter into agreements to complete the buildout and meeting the affordable housing standards for income qualified families. Zydeco's desire is to partner with a non-profit serving families at sixty percent of the Area Median Income. As the Board is aware, affordable housing for such families is not generally available in Santa Fe.

4. **Aspects of the Plan**: Attached are graphic depictions of the proposed affordable housing, including (a) Site Plan, (b) Renderings of the buildings, and (c) Floor Plans for all three (3) levels of the Units. The proposed site is located astride Plaza Central and just south of the Zorro Blanco multifamily development and leverages an existing curb cut for access, existing street infrastructure, and existing utilities, which are or will be brought to the property line. The site is suitable for residential development and does not possess any environmental challenges, such as slope or sensitive terrain. The site has been graded. A recent traffic study considered an additional twenty-five (25) units to the multifamily development traffic study, which concluded there would be no negative impact on the traffic. Additionally, the subject site is well situated to take advantage of the full benefits of future retail development, per the Tierra Contenta master plan.

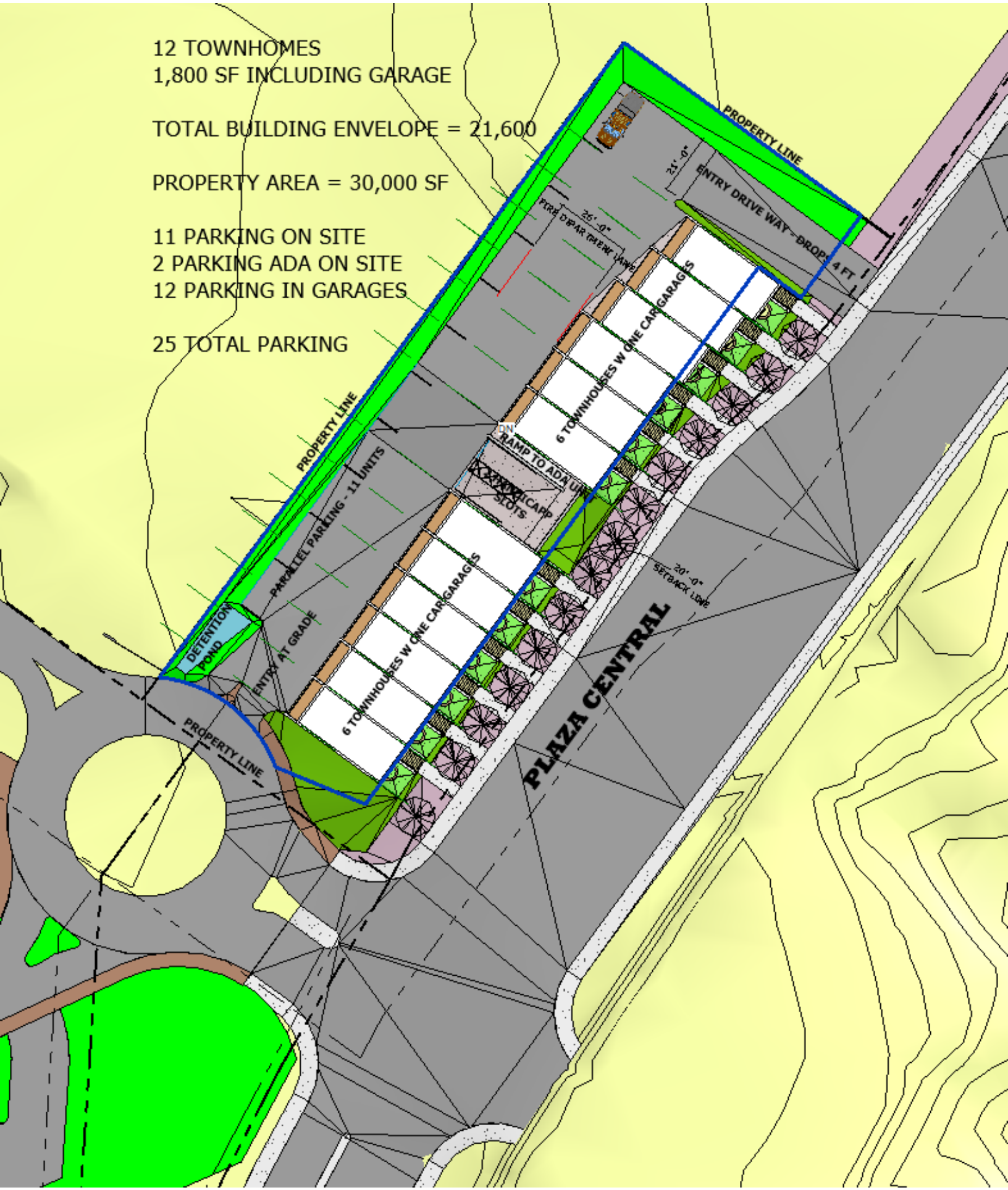
We believe that this alternative means of compliance is in keeping with and best serves Tierra Contenta's overall mission and purpose to provide affordable housing of all types to the families most in need of housing. Additionally, Zydeco would be amenable to providing a partial "fee in lieu" to provide additional housing resources, which partial "fee in lieu" would be in addition to the proposed donation of land. If the Board finds that the proposal is not acceptable, Zydeco proposes to pay the "fee in lieu" required by the City's Santa Fe Homes Program. Attached is a form for a "fee in lieu" provided by the City of Santa Fe pursuant to which any "fee in lieu" would be made. By separate correspondence, I will provide a link to a Dropbox containing all of the submittals made to the City of Santa Fe for the application for a development plan approval.

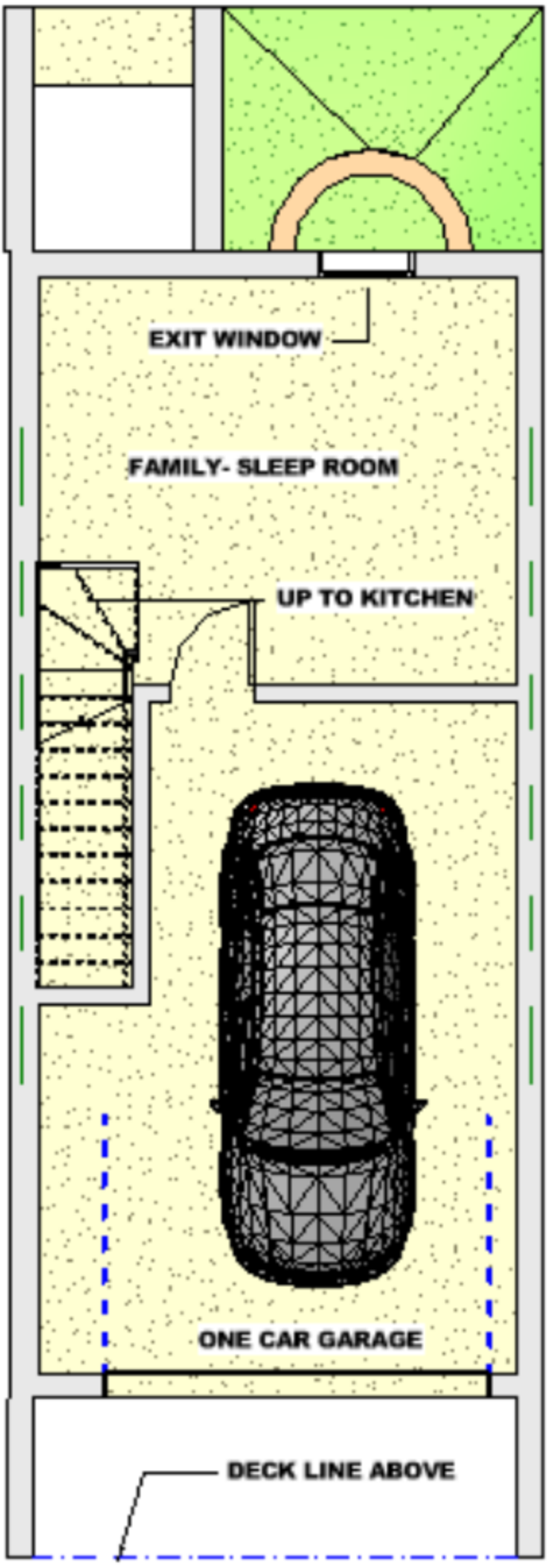
We understand that the Board meets virtually. Please give us the date for the Board meeting and let us know if more information is needed at this time.

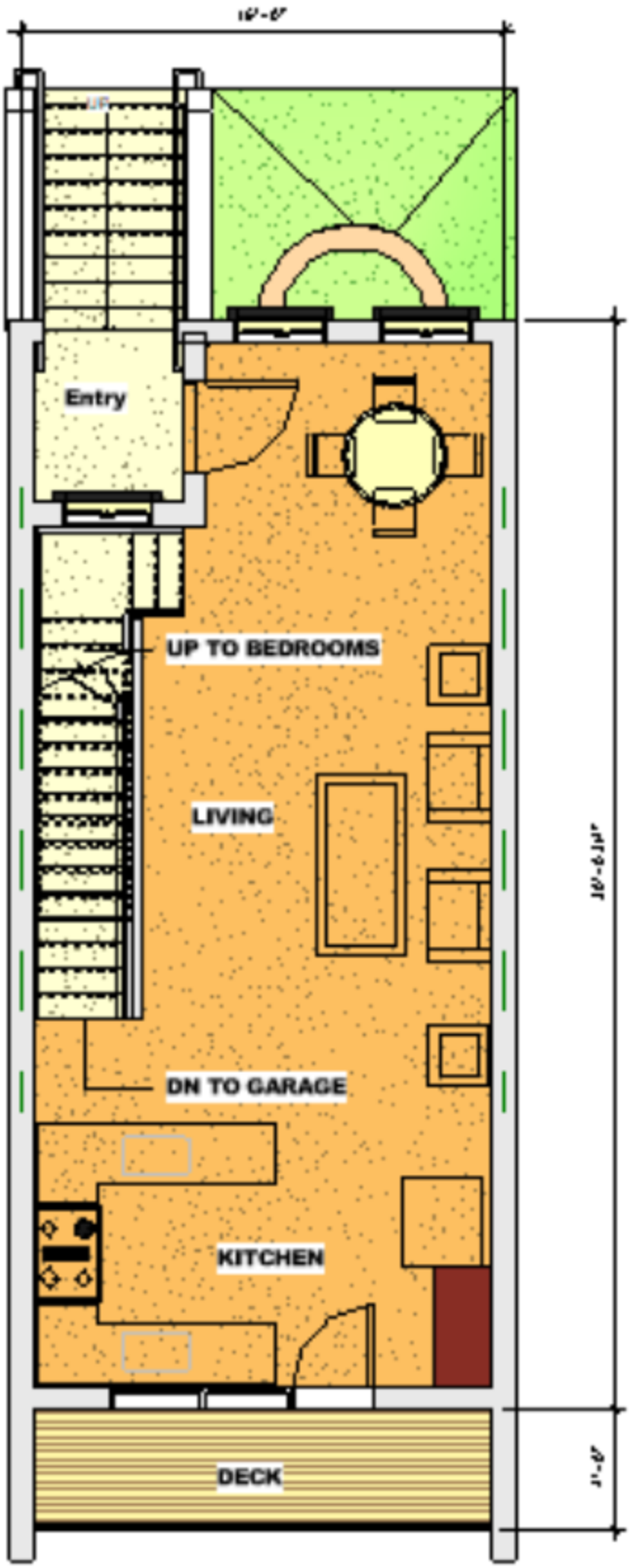
Sincerely,

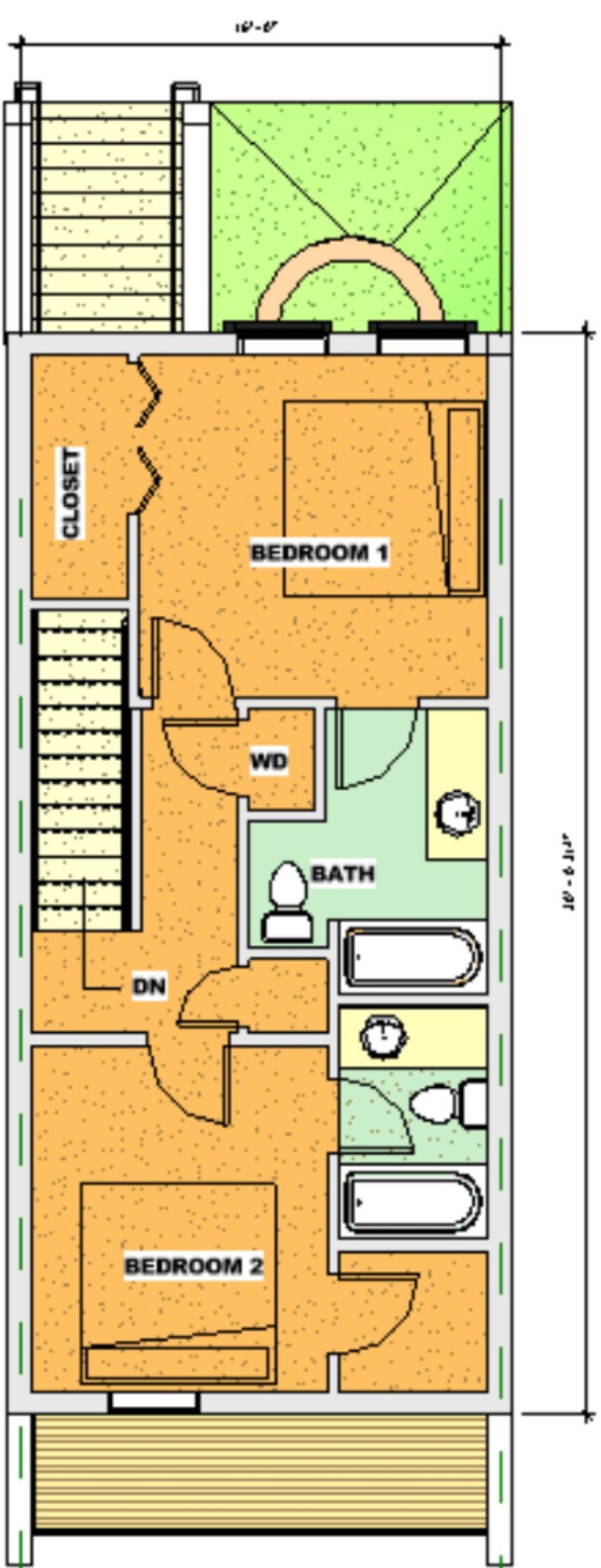
Karl H. Sommer

cc: Zydeco TCVP
Daniel Alvarado, City Staff


12 TOWNHOMES
1,800 SF INCLUDING GARAGE
TOTAL BUILDING ENVELOPE = 21,600
PROPERTY AREA = 30,000 SF
11 PARKING ON SITE
2 PARKING ADA ON SITE
12 PARKING IN GARAGES
25 TOTAL PARKING
PROPERTY LINE
25' -0"
ENTRY DRIVE WAY - DROP 4 FT
FIRE DEPARTMENT LANE
6 TOWNHOUSES W ONE CARGARAGES
RAMP TO ADA UNIT
HANDICAPP SLOTS
PROPERTY LINE
PARALLEL PARKING - 11 UNITS
DETENTION POND
ENTRY AT GRADE
6 TOWNHOUSES W ONE CARGARAGES
20' -0"
SETBACK LINE
PLAZA CENTRAL
PROPERTY LINE


EXIT WINDOW
FAMILY- SLEEP ROOM
UP TO KITCHEN
ONE CAR GARAGE
DECK LINE ABOVE


Entry
UP TO BEDROOMS
LIVING
DN TO GARAGE
KITCHEN
DECK


CLOSET
BEDROOM 1
WD
BATH
DN
BEDROOM 2

CITY OF SANTA FE
SANTA FE HOMES PROGRAM
FEE-IN-LIEU OF RENTAL AGREEMENT

"Zorro Blanco"
***7205 Plaza Central,* Santa Fe, New Mexico**

This Santa Fe Homes Program ("SFHP") Agreement ("Agreement") is made and entered into this _____ day of _____, 2025, by and between the City of Santa Fe, New Mexico, a New Mexico Municipal Corporation ("City") and Zydeco TCVP Land, LLC, a New Mexico limited liability company ("SFHP Developer").

RECITALS

A. **WHEREAS**, the City has duly adopted the Santa Fe Homes Program and administrative procedures (collectively, the "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.

B. **WHEREAS**, in accordance with the requirements of the SFHP, the SFHP Developer has submitted an SFHP proposal ("SFHP Proposal"), which provides the procedural pre-requisite for this Agreement;

C. **WHEREAS**, the SFHP Developer is the developer of Zorro Blanco, and in its SFHP Proposal, the SFHP Developer has proposed to develop the property as described in the document attached hereto as **Exhibit 1** (development plan), incorporated herein by reference, and hereinafter referred to as the "Property".

D. **WHEREAS**, the SFHP Developer desires to develop the Property subject to and upon the terms and conditions hereinafter set forth and in compliance with Sections 14-9.11 and 26-1 *et seq.* Santa Fe City Code (SFCC) 1987.

E. **WHEREAS**, pursuant to Ordinance 2016-09, the Governing Body approved amending the Santa Fe Homes Program requirement to allow developers of rental housing to pay a fee-in-lieu instead of seeking an alternate means of compliance. Incentives for SFHP developers, as set forth in subsection 14-8.11 SFCC 1987, will not be available for these projects.

F. **WHEREAS**, it is understood that all representations made herein are material to the City and that the City will rely upon these representations in permitting or approving development of the Property.

AGREEMENTS

NOW, THEREFORE, in consideration of the premises, the following agreements and undertakings of the parties, the City and the SFHP Developer, for themselves and their heirs, successors and assigns, hereby agree to be bound by the following terms in order to ensure SFHP compliance, and hereby agree as follows:

1. DEVELOPMENT REQUEST

A. SFHP Developer is in the process of receiving final development plan approval to build 165 rental units, priced at market rates.

B. The Developer agrees to comply with the Santa Fe Homes Program Ordinance through the payment of a fee, established on an "affordability gap" measure as per SFHP Administrative Procedures.

2. OBLIGATIONS

A. No SFHP Homes Required. Because the project meets the criteria outlined in Ordinance 2016-09, the SFHP does not require construction of any SFHP Homes on-site.

B. Fee Agreement. The SFHP Developer agrees to make a payment of **$###,###** (the SFHP Payment), as calculated pursuant to the SFHP and as described in **Exhibit 2**. The payment shall be made payable to the City of Santa Fe and dedicated to the Affordable Housing Trust Fund (AHTF). The fee revenues will be used to provide tenant based, scattered site rental assistance to income-qualified renters or to provide capital support for an off-site affordable rental housing project.

C. Payment Deadline. The amount set forth in paragraph 2.B above shall be made to the City's Office of Affordable Housing as follows:

1) The amount due will be calculated according to the SFHP pricing schedule in place when payment is made. The full payment is due at the time of building permit application.

2) If none of the previous documents are required, a copy of this Agreement and a receipt that the fee has been paid shall be included with the application for a building permit.

3. ENFORCEMENT

A. Remedies. Failure to make the full payment required under this agreement by the time of building permit issuance will result in any or all of the following sanctions, depending upon which the Office of Affordable Housing judges to be the most effective and appropriate given the circumstances:

a) Withholding the recording of plats or plans,

b) Withholding or revoking building permits,

c) Issuing stop work orders, and

d) Withholding or revoking certificates of occupancy.

B. Other Remedies Available. It is understood and agreed by the SFHP Developer that the remedies provided under Section 4.1 of this Agreement are non-exclusive. This Agreement shall not restrict the City's recourse to any remedy available under the law including, but not limited to, liens and litigation.

C. Notice. The City agrees to provide written notice pursuant to the SFHP of any violation or alleged violation of the terms and conditions of this Agreement. The SFHP Developer will give the City written notice of any violation or alleged violation of the terms and conditions of this Agreement. Both parties will give the other party thirty days to cure any violation or alleged violation of this Agreement.

City of Santa Fe:
Office of Affordable Housing
PO Box 909
Santa Fe, NM 87504-0909

SFHP Developer:
Zydeco TCVP Land, LLC
428 Sandoval St.
Santa Fe, NM 87501

4 SUCCESSORS IN TITLE/COVENANTS TO RUN

In the event that SFHP Developer sells, assigns, leases, conveys, mortgages, or encumbers the Property to any third party, the third party shall be provided with a copy of this Agreement and shall be required to comply with this Agreement. The terms and conditions of this Agreement run with the land and are binding upon all heirs, successors, and assigns.

5. RECORDATION

The SFHP Developer agrees to put into escrow a check payable to the Santa Fe County Clerk's office to pay for recording this Agreement in the amount of $25.00. The City will record the Agreement within ten days after the date of the last signature obtained unless the SFHP Developer pays in full the required SFHP Payment. If paid in full, the City will not record the Agreement and will return the check.

6. 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 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 as a sufficient but additional basis for this Agreement.

7. CAPTIONS

The captions and paragraph headings of this Agreement are not necessarily descriptive or intended or represented to be descriptive, of all the provisions thereunder, and in no manner shall such captions and paragraph headings be deemed or interpreted to limit the provisions of this Agreement.

8. FURTHER ASSURANCES

The parties agree to execute such documents as may be required to show the satisfactory compliance with SFHP Ordinance (SFCC 26-1) and this Agreement.

9. SEVERABILITY

If any provision of this Agreement, or the application of such provisions to any person or circumstances, shall be held invalid, the remainder of this Agreement, or the application of such provisions to persons or circumstances other than those to which it is held invalid, shall not be affected thereby.

10. 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.

11. 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.

12. GOVERNING LAW; VENUE; INTERPRETATION

SFHP Developer shall abide by all applicable federal and state laws and regulations, and all ordinances, rules, and regulations of the City of Santa Fe. In any action, suit or legal dispute arising from this Agreement, the SFHP Developer agrees that the laws of the State of New Mexico shall govern. The parties agree that any action or suit arising from this Agreement shall be commenced in a federal or state court of competent jurisdiction in New Mexico. Any action or suit commenced in the courts of the State of New Mexico shall be brought in the First Judicial District Court.

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.

13. SCOPE OF AGREEMENT

This Agreement incorporates all the agreements, covenants, and understandings between the parties hereto concerning the subject matter hereof, and all such covenants, agreements, and understandings have been merged into this written Agreement. No prior agreement or understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless embodied in this Agreement. This Agreement shall not relieve the SFHP Developer from complying with present or future City ordinances, duly adopted resolutions, or regulations applicable to the development.

14. 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.

15. <u>TERM</u>

This Agreement shall remain in force until the full payment of the SFHP Payment obligation set forth herein.

16. PUBLIC PURPOSE

The City declares, and the SFHP Developer acknowledges, that this Agreement as well as all restrictions contained in this Agreement are for public purposes.

WHEREFORE, the parties set their hands and seals this ____day of _____, 2025.

ATTEST:

_____

GERALYN CARDENAS,
INTERIM CITY CLERK

CITY OF SANTA FE:

_____

CITY MANAGER

APPROVED AS TO FORM:

_____

ASSISTANT CITY ATTORNEY

CITY OF SANTA FE:

_____

EMILY OSTER,
FINANCE DIRECTOR

Zydeco TCVP Land, LLC

By:_____
Richard Yates

Its: Manager

ACKNOWLEDGEMENTS

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

The foregoing instrument was acknowledged before me this ____day of _____, _____, by_____.

_____

NOTARY PUBLIC

My Commission Expires:

_____

Attach: Exhibit 1 - Development plan
Exhibit 2 – SFHP Pricing & Rental schedule

EXHIBIT 1

Development Plan, Site Plan, Location Map

EXHIBIT 2

SFHP RENTAL UNIT CALCULATION WORKSHEET

The project has C-1 zoning district, permitting 165 units with applicable 15% density bonus. The project has an area of approximately 6.9 acres. The project is proposing 165 rental homes; 11 studio, 93 one-bedroom units, 59 two-bedroom units, and 2 three-bedroom units. There **are not** additional land use requirements for this site as identified in Ch. 14.

The SFHP requirement is calculated below:

= Total # of units multiplied by (0.15) = the # of SFHP rental units required
= 165 total units x 0.15 = 24.75 SFHP unit(s) is/are required.

In lieu of providing affordable rental units, the Developer proposes to comply with SFHP through the payment of a fee as per Ordinance 2016-09.

2024 Affordability Gap Voucher

	HUD FMR	SFHP Avg	Base Gap	Base Gap before 6/30/23	Base Gap as of 7/1/24
Studio	$ 1,171	$ 764	$ 396	$ 714	$ 793
1 BR	$ 1,317	$ 764	$ 542	$ 976	$ 1,085
2 BR	$ 1,535	$ 885	$ 650	$ 1,170	$ 1,300
3 BR	$ 1,960	$ 1,005	$ 955	$ 1,719	$ 1,911
4 BR	$ 2,044	$ 1,137	$ 907	$ 1,632	$ 1,814

Proposed Project

Unit Type	% of Total	# of Units
Studio	6.67%	11
1 BR	56.36%	93
2 BR	35.76%	59
3 BR	1.21%	2
	100%	

Steps for Calculation

1. enter # of each unit type
2. multiply # of units by 15%
3. multiply # of affordable units by fee/unit/month
4. multiply fee/month by 24 (months) = Project Fee
5. Sum Project Fee to get Total Project Fee

2024 Affordability Gap Voucher Calculation

Bedrooms	# Units	Aff'd Units	Fee/Unit	Total Fee	Fee After 7/1/24
Studio	11	1.65#	$ 714	$ 28,274.40	$31,402.80
1	93	13.95#	$ 976	$ 326,764.80	$363,258
2	59	8.85#	$ 1,170	$ 248,508.00	$276,120
3	2	0.3#	$ 1,719	$ 12,376.80	$13,759.20
	165	**24.75**		**$ 615,923**	**$684,540**

Total Fee = $684,540 **Fee per market rate unit = $4,179**

NOTE: *The rental fee schedule is 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 current SFHP prices that are in effect at the time the SFHP fees are paid determines the actual amount of the fee. The prices are updated annually.*

Tierra Contenta

April 29, 2025

Zydeco TCVP Land LLC
c/o Karl Sommer
Sommer Karnes & Associates LLP
PO Box 2476
Santa Fe, NM 87504-2476

RE: Response to Zorro Blanco Affordable Housing Proposal

Dear Karl and Zydeco Development Team,

Thank you for your continued engagement with the Tierra Contenta Corporation. The Board appreciates Zydeco's willingness to explore alternative-compliance pathways and recognizes the project's potential contribution to Santa Fe's housing inventory.

After carefully reviewing your March 14, 2025, cash-in-lieu offer of $684,619.20, the Board has unanimously determined that the proposal does not satisfy TCC's affordability aspirations or community benefit standards and cannot be accepted. Below, we'd like to review and invite further collaboration to explore possible alternatives.

TCC's 40% Affordability. Tierra Contenta's annexation agreement has 40% affordability community-wide, far exceeding the City of Santa Fe's 15% minimum. Accepting a fee aligned with the City's lower standard would undermine our mission to serve Santa Fe's workforce and families equitably. TCC's master plan calls for roughly 40 percent of all homes in the community to be affordable. A fee keyed to the City's 15 percent minimum falls well short of that target.

Tangible Housing Production/ Need for Actual Homes. Alternatives are welcome, especially if they result in tangible new affordable units—either on the *Zorro Blanco* site or elsewhere where construction is assured.

Board's Willingness to Consider a Stronger Package. The Board remains open to alternatives. We invite Zydeco to resubmit a revised proposal. TCC and our technical advisors are prepared to review potential parcels, infrastructure scenarios, or other creative solutions that can credibly deliver additional affordable homes. We liked the spirit of donating land to Habitat for Humanity, yet the parcel offered was too small and lacked a clear path to homes on the ground.

Tierra Contenta

We remain open to stronger ideas, for example:

1. *A larger—or more build-ready—parcel (on-site or off-site) donated to a qualified nonprofit builder that commits to delivering homes.*
2. *In-kind work that lowers the cost of producing affordable units (infrastructure, park improvements, trail connections, etc.).*
3. *A higher fee that reflects the gap between 15 percent and our 40 percent community goal, with funds earmarked for unit production.*
4. *A mixed approach combining land, in-kind improvements, and/or a supplemental fee.*

Next Steps. Please submit a revised affordable-housing compliance plan by the 20th of the Month so that the Board may place it on the agenda for the next month's meeting. We encourage you to coordinate with Lisa Gavioli of NV5. We value Zydeco's interest in developing within Tierra Contenta. We remain optimistic that we can achieve a solution that advances both the Zorro Blanco project and the community's long-term affordability objectives.

Sincerely,

Alexandra Ladd, Board Chair
Tierra Contenta Corporation

SOMMER KARNES & ASSOCIATES LLP

Mailing Address
Post Office Box 2476
Santa Fe, New Mexico 87504-2476

Street Address
125 Lincoln Ave
Suite 221
Santa Fe, NM 87501

Telephone:(505) 989-3800
Facsimile:(505) 288-3601

Karl H. Sommer, Attorney at Law
khs@sommerkarnes.com
Joseph M. Karnes, Attorney at Law
jmk@sommerkarnes.com

John R. Fox Attorney at Law
johnf@sommerkarnes.com
Of Counsel

May 8, 2025

VIA EMAIL TO: lisa.gavioli@nv5.com

Tierra Contenta Corporation ("TCC")
Board of Directors
c/o Lisa Gavioli, AICP
Senior Project Manager
NV5
1807 Second Street, Ste. 40
Santa Fe, NM 87505

Re: Zorro Blanco
Proposed 165 Apartment Project
Parcels Zoned C-1
7205 Plaza Central
Santa Fe, N.M.
Owner: TCVP LLC

Dear Members of the Board:

We received Ms. Ladd's letter of April 29, 2025, with the Board's response to TCVP LLC's proposal to provide affordable housing or a fee in lieu of for our apartment project, Zorro Blanco. Thank you for your time in reviewing our proposals.

Our application for development plan approval was submitted in October 2024 to the Planning Department of Santa Fe with required documents for approval or denial by the City of Santa Fe Planning Commission. In the initial submittal, TCVP elected to pay a "fee in lieu" to meet the requirements of the Santa Fe Homes Program. Since the property resides in the Tierra Contenta PUD, we could not get clarification from the City of Santa Fe about the affordable housing requirements for this parcel. Our inquiries were met with inconsistent answers. Early in our inquiries, City Staff indicated we had to comply with the Santa Fe Homes Program. After months of inquiry, we were told that the Restated Annexation Agreement for Tierra Contenta (recorded 12/13/94 at Book 1122, Page 756) (the "Annexation Agreement") obligated TCC to certain affordability standards which exempted lands within Tierra Contenta from the Santa Fe Homes Program under Section 26-1.8B.1 of the Code[1]. We were instructed that the Annexation

[1] Section 26-1.8B.1 of the Santa Fe Homes Program does not apply to "a development or portion thereof

Agreement provides TCC with jurisdiction and the authority to impose affordable housing requirements on residential projects. However, the Annexation Agreement does not impose specific affordable housing requirements on any particular applicant or parcel of land, i.e., there is no 40% affordability on all housing projects. Rather, TCC agreed (in the Annexation Agreement) to maintain 40% affordability *across the totality of 3,700 planned residential units*.

In a meeting on May 21, 2021, with Daniel Werwath, the previous Executive Director of TCC, Mr. Werwath confirmed that TCC accepted projects that went from 100% to 0% affordable units and had accomplished or exceeded the 40% mandate for affordability for Phase 1 and Phase 2. Historically, TCC imposes requirements on an *ad hoc* basis. It is not clear to us what mechanism is utilized to impose the affordability requirements on other properties, i.e., affordable housing agreements, covenants, etc.

The TCVP property was shown as commercial in the 2005 Master Plan and must not have been contemplated as contributing any housing to TCC's 40% obligation. The land was sold to Commercial Center @599, Inc in 2010 and was annexed and zoned for commercial uses. If housing had been contemplated, TCC would presumably have sold the property with a covenant or other written agreement requiring any housing to meet TCC's affordable mandate. If TCC has met its 40% overall affordability mandate, we wonder why the TCVP property is subject to any affordability requirement. No restrictive covenants or other agreements were imposed when TCC sold the TCVP property.

We have concluded that the Annexation Agreement imposes a general requirement upon TCC to ensure that the 40% affordability be maintained on the residential uses. The imposition is upon TCC, and TCC was in a legal position to impose the requirements on the landowners to whom property was sold. The Annexation Agreement did not vest TCC with the ability to impose requirements on properties after it sold properties, no matter how TCC operated in the past. The Annexation Agreement does not vest – nor could it vest – the power to TCC to make zoning exactions (like affordable housing) during a development approval process. Only the City of Santa Fe has that authority, which it exercised when it enacted the Santa Fe Homes Program. Again, TCC has the authority to impose requirements only when it sells properties in Tierra Contenta in order to meet its obligations under the Annexation Agreement. The Annexation Agreement's requirements for affordable housing are expressly between the City and TCC; it does not require any particular property owners who buy from TCC to do anything after the sale. Therefore, it is our opinion that the TCVP property is not subject to an agreement that would exempt it from the Santa Fe Homes Program and that the

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that is subject to any formal, written, and binding agreement entered into prior to August 15, 2005, with the city or Santa Fe County in which the signatories agreed to provide affordable housing or payment in lieu thereof", and we were told the Restated Annexation Agreement qualifies as such a prior existing agreement.

strictures of the Santa Fe Homes Program apply to the TCVP development plan application.

TCVP has expended a significant sum in the development approval process, and TCVP is prepared to test the legal authority of TCC to impose an affordable housing requirement on property it has sold without an affordable covenant. The proposed requirements beyond those required by the Santa Fe Homes Program has jeopardized the project's viability.

TCVP is willing to proceed with its proposal of March 14, 2025, to pay TCC an affordable housing fee in the amount $ $684,619.20 for the project and forego the challenge to TCC's authority (assuming the City of Santa Fe accepts the agreement between TCC and TCVP as meeting the affordable housing requirements for the TCVP property.) The $684,619.20 represents the fee that would be paid under the Santa Fe Homes Program. We prefer to see TCC receive the "fee in lieu of" rather than the City of Santa Fe, which will be the result should our position regarding TCC's authority prove correct, or the project is abandoned.

We will appreciate your reply by May 16, 2025. If we are unable to agree by that time, TCVP will have to press the challenge outlined above and request that its project proceed before the City Planning Commission.

Thank you for your prompt attention to this matter.

Sincerely,

Karl H. Sommer

cc: TCVP, LLC

Tierra Contenta

May 15, 2025

Zydeco TCVP Land LLC
c/o Karl Sommer
Sommer Karnes & Associates LLP
PO Box 2476
Santa Fe, NM 87504-2476

RE: Response regarding Zorro Blanco "fee in lieu" proposal

Dear Karl and Zydeco TCVP Development Team,

In response to your letter dated May 8, 2025, the Tierra Contenta Corporation Board of Directors has determined to accept your offer to pay TCC an affordable housing fee in the amount of $684,619.20 for the Zorro Blanco project, in lieu of providing affordable housing units.

The Tierra Contenta Corporation acknowledges that Tract 51 was originally designated as "Office/Business Incubator" and was contemplated as part of a Village Center in the Tierra Contenta Master Plan and Restated Annexation Agreement (1994). When the tract was sold, non-residential uses were likely still anticipated for this tract, and as a result it is assumed that no affordable housing requirements were discussed. Since that time in response to market demand and Santa Fe's deepening housing crisis, residential uses have been planned for Tract 51, including the proposed Zorro Blanco development.

TCC accepts Zydeco TCVP's affordable housing fee offer, which is equivalent to the fee-in-lieu option as an alternative means of compliance required by the Santa Fe Homes Program for multifamily developments. As the TCC Board has had additional time to consider the offer, we feel it represents an effort by Zydeco TCVP to meet the spirit of the Tierra Contenta Annexation Agreement and Master Plan and to exceed the affordable housing requirements that were originally contemplated for Tract 51 when it was anticipated to be non-residential in use.

Again, we value Zydeco's interest in developing within Tierra Contenta, and we feel that this solution allows for the Tierra Contenta Master Plan and Annexation Agreement obligations to be met, for TCC to further its mission, and for the Zorro Blanco project to progress.

Sincerely,

Alexandra Ladd

Alexandra Ladd, Board Chair
Tierra Contenta Corporation

Tierra Contenta

August 7, 2025

Heather Lamboy, Director
Dan Esquibel, Current Planning Division Manager
Alexa Hempel, Senior Planner
Planning and Land Use Department
City of Santa Fe
Delivered via email to: hllamboy@santafenm.gov, daesquibel@santafenm.gov, anhempel@santafenm.gov

RE: Affordable Housing Fee In-Lieu for proposed Zorro Blanco Development

Dear Heather, Dan, and Alexa,

On behalf of the Tierra Contenta Corporation (TCC), we thank you for your dedication to expanding housing opportunities in Santa Fe. As longtime partners in this work, we recognize the complex balancing act that staff must perform—between housing supply, community expectations, planning horizons, and resource allocation. We are writing today to express concerns over the proposed Zorro Blanco development proposal and to make a request.

In reviewing the staff report and application materials for the proposed Zorro Blanco development, which is slated for review by the Planning Commission this evening, we noted that there is no affordable housing proposal or draft affordable housing agreement included. Further, the staff report references that the Santa Fe Homes Program does not apply to the development and that instead the tract is subject to the Tierra Contenta Annexation Agreement and affordable housing provisions therein but does not indicate how the development complies with these.

We respectfully disagree with the City's conclusion that affordable housing requirements don't apply to this parcel. Over nearly a year, TCC has been in communication with Zydeco TCVP Land, LLC (the Applicant). During this time, the Tierra Contenta Architectural Review Committee voted to approve the design of the project and the Board of Directors negotiated with the Developer to ensure compliance with affordable housing requirements. The outcome of such negotiations was that the Applicant would pay a fee-in-lieu of setting aside rent-restricted units. This fee would be calculated according to the City's inclusionary zoning requirement (the Santa Fe Homes Program – SFHP – SFCC 26-1.22(B)). The Developer agreed to pay the in-lieu fee and it was the Board's understanding that this requirement would be executed by the City and the fee deposited into the Affordable Housing Trust Fund.

While the SFHP would not typically apply in Tierra Contenta, the Board concluded that the SFHP requirement was triggered at the time the parcel was rezoned for residential uses, as described in SFCC Chapter 14(D)1. This trigger was not enforced at the time of rezoning and so the Board proceeded to negotiate compliance, according to the SFHP. That said, we respectfully request that the Planning Commission declare that the SFHP applies to this project as a condition of approval. The terms of this approval are mutually agreed upon by the Applicant and TCC. The Board also requests that said fee be earmarked for use in Tierra Contenta as a priority in the next AHTF application cycle.

This approach (following the competitive AHTF process) would yield a high-impact outcome aligned with both City goals and community needs. An in-lieu fee paid by the Applicant would strengthen the City's ability to maintain momentum on key infrastructure and affordability goals, especially for the remaining development tracts in Tierra Contenta, which currently lack critical infrastructure. It would also demonstrate a commitment to continuity—building on existing community trust, public investment, and the decades-long effort to make Tierra Contenta a model for inclusive and sustainable growth.

Importantly, this request does not seek to alter the City's procedures, but rather to make efficient and meaningful use of funds in a place already primed for success. The City, Homewise, and TCC each have a stake in ensuring the next and final chapter of development in Tierra Contenta delivers not only housing units, but a strong, connected neighborhood that reflects the full cultural and economic fabric of Santa Fe.

The TCC Board has unanimously voted to support this request. We appreciate your consideration and stand ready to collaborate on any follow-up needed to move this forward.

Sincerely,

Alexandra Ladd

Alexandra Ladd, Chair
Tierra Contenta Corporation Board of Directors

cc. Elisa Montoya, Community Development Director
Johanna Nelson, Acting Affordable Housing Director

July 25, 2025

VIA HAND DELIVERY

City of Santa Fe
Planning and Land Use Department
c/o Alexa Hempel
Senior Planner
200 Lincoln Avenue
Santa Fe, NM 87501

Re:	Project:	"Zorro Blanco"
	Owner:	ZYDECO TCVP LAND LLC
	Address:	7205 Plaza Central, Santa Fe, New Mexico 87507
	No. Units:	165 Market Rate Rental Units
	Legal Description:	TIERRA CONTENTA VILLAGE PLAZA S/D PHASE 2-C, LOT 10

Dear Ms. Hempel,

Pursuant to your request, ZYDECO TCVP LAND, LLC ("**Owner**") hereby submits this letter affidavit to confirm the following commitments related to the above-referenced Development Plan Application.

In light of the City of Santa Fe's recent legal determination that the proposed development is not subject to the City's Santa Fe Homes Program ("SFHP") and, therefore, is not eligible for the associated "density bonus" afforded to developments governed by the SFHP, the Owner makes the following commitments:

1. **Density Compliance:** In order to maintain the proposed unit count of 165 units, the Owner will add one (1) acre of land to the subject property to ensure compliance with the R-21 density standards set forth by the City of Santa Fe.

2. **Amendment to Site Plan:** The Owner agrees to a Condition of Approval for the Development Plan, requiring amendment of the Site Plan drawings to reflect the additional acreage. This amendment will be completed prior to recordation of the final development plan.

7/25/25

Scanned with CamScanner

Thank you for your attention and assistance in this matter.

Sincerely,

Zydeco TCVP Land, LLC,
a New Mexico limited liability company

By: _____
Richard Yates
Its Manager

SUSCRIBED AND SWORN TO before me by Richard Yates, in his capacity as Manager of Zydeco TCVP Land, LLC, a New Mexico limited liability company this 25 day of July 2025.

_____
Notarial Officer

BRANDY GARCIA
Notary Public
State of New Mexico
Comm. # 2006615
My Comm. Exp. Jun 26, 2029

7/25/25 RG.