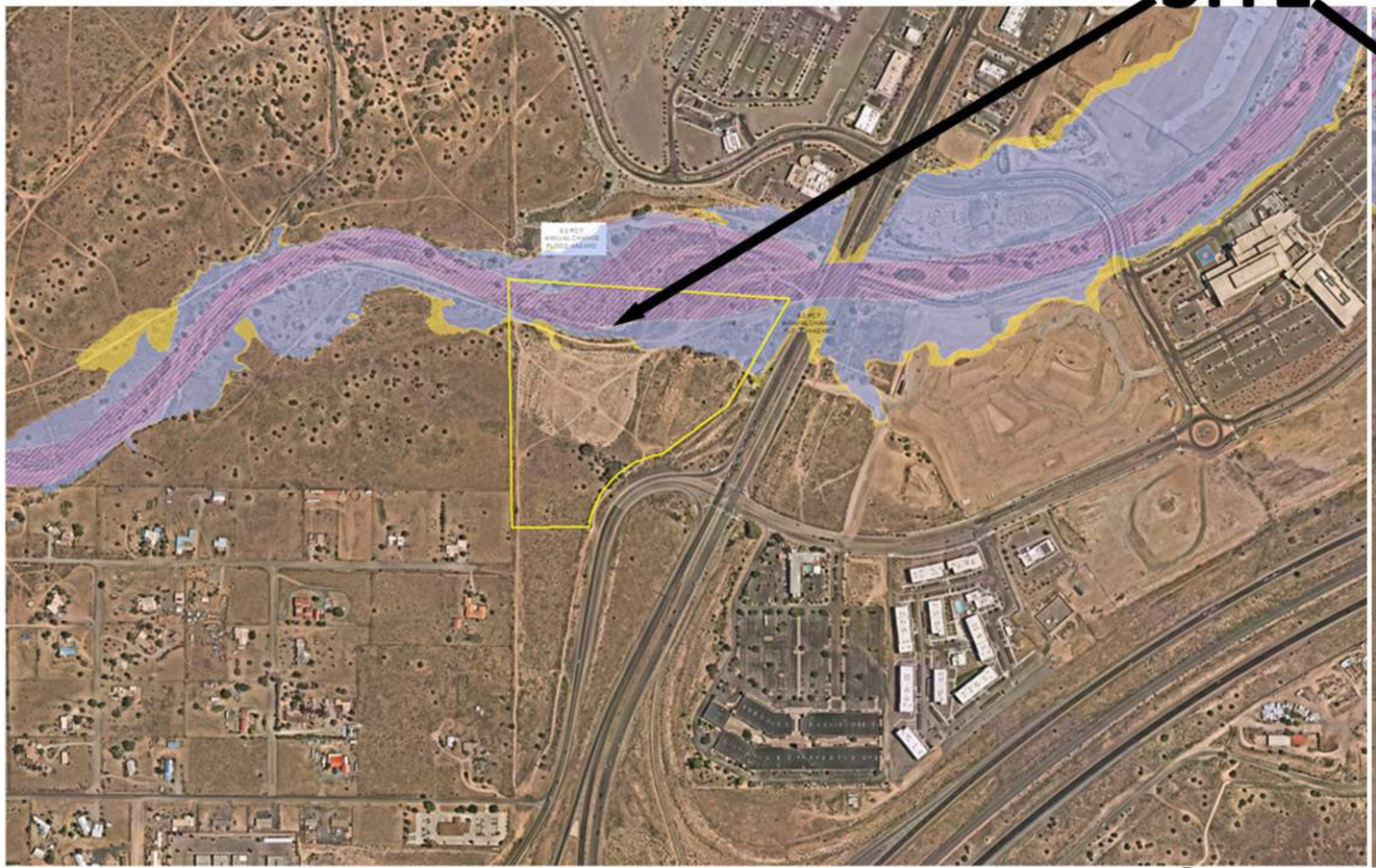
# May 02, 2024
# Planning Commission
## Cases #2023-(7662), (7663) & (7079).
## 27794 W I-25 Frontage Road
## Variances & Development Plan
## Bungalows on Cerrillos (Apartments)

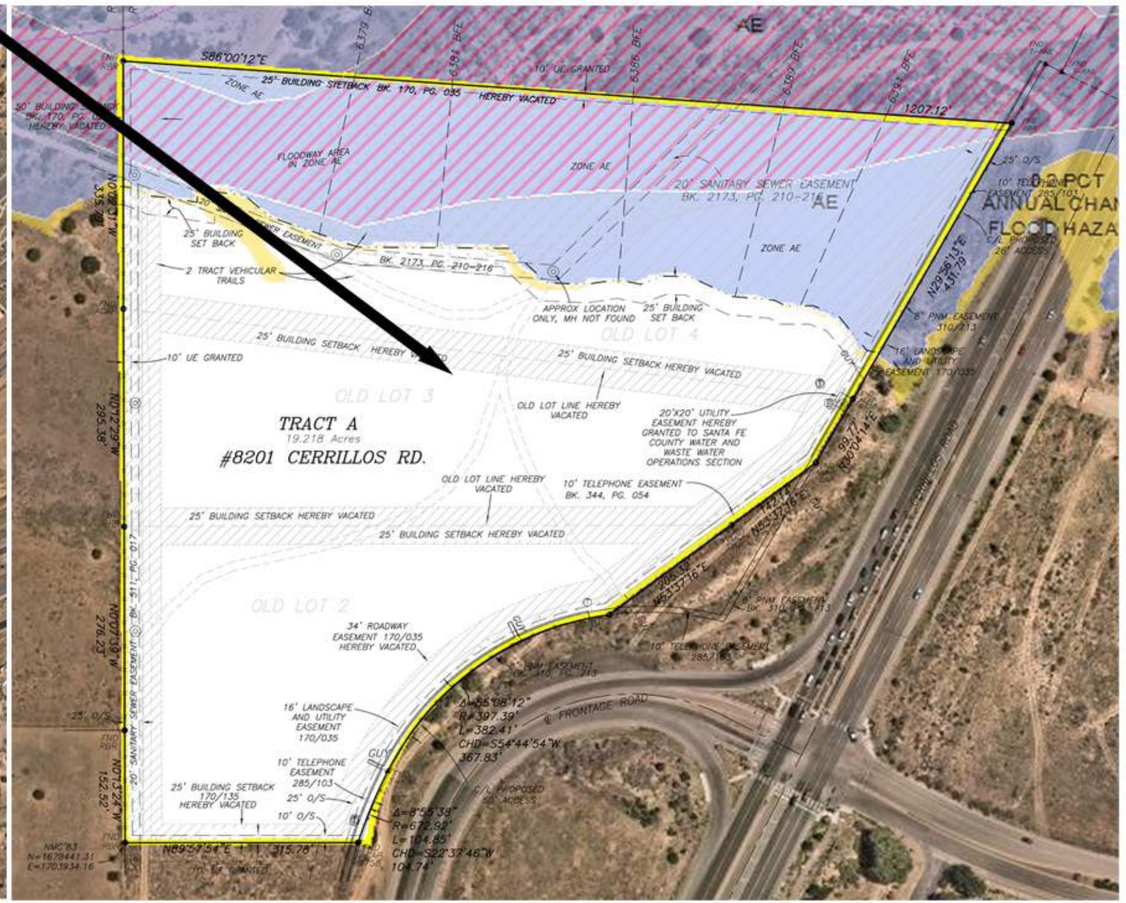
# EXHIBIT D

Maps and Photos

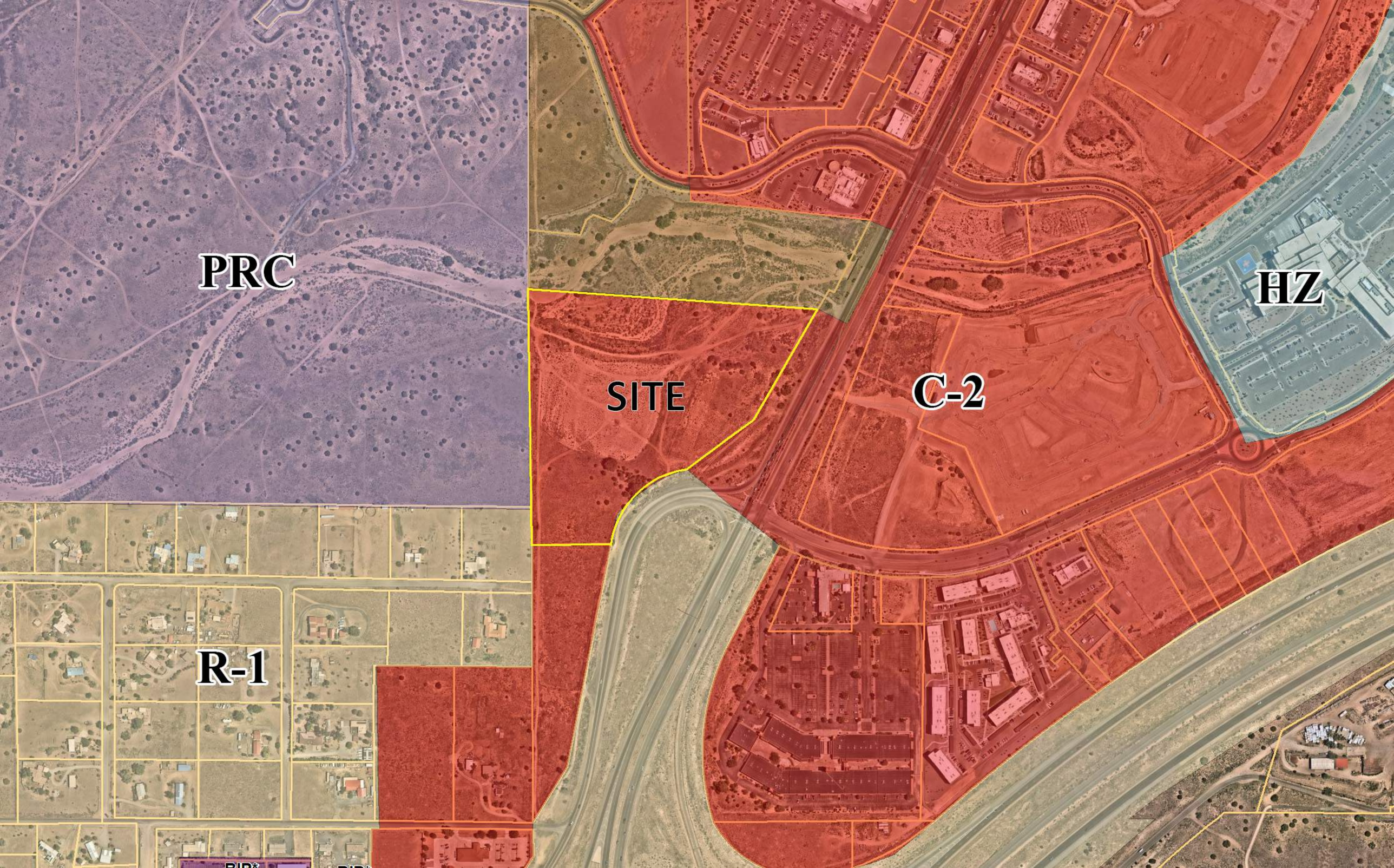
1. Figure 01 Aerial Lot Image
2. Figure 02 Zoning Map Image
3. Figure 03 Adjoining Properties Image
4. Figure 04 CRHC Zone 4 Setback Image
5. Figure 05 Bicycle Parking.jpg Image
6. Figure 06 Access and Traffic Study Area Image
7. Figure 07 Trails and Open Space Image
8. Figure 08 Utilities Image
9. Figure 09 Fire Hydrants Image
10. Figure 10 Slopes Image
11. Figure 11 30 Percent Image
12. Figure 12 Slope Variance Image
13. Figure 13 Figure Retention/Detention Areas Image
14. Figure 14 Architecture Image
15. Vicinity Map Report Image

SITE






**Tract A +/-19.21 acres**


PRC
SITE
C-2
HZ
R-1

N M SCHOOL FOR THE DEAF

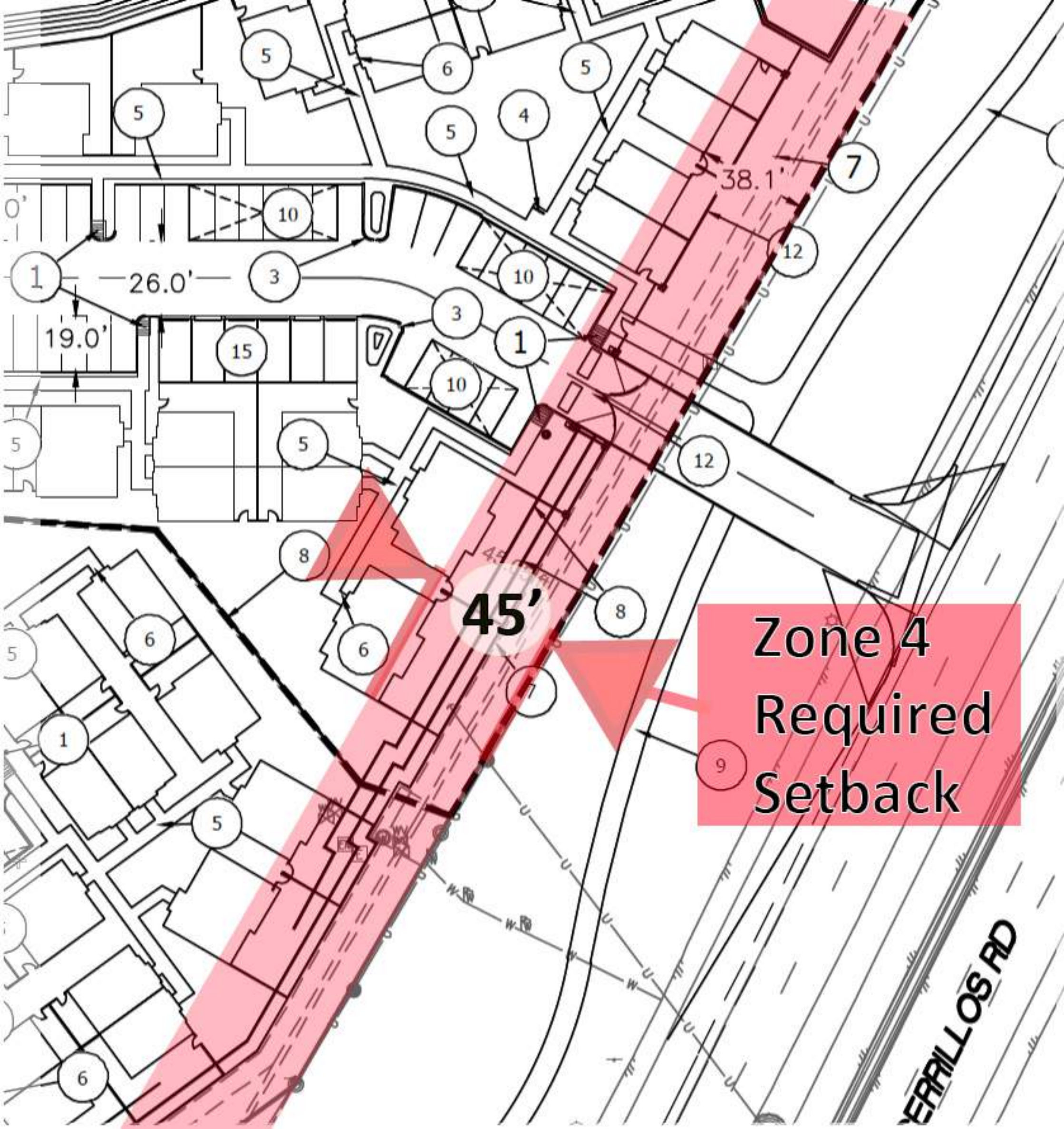
City Of Santa Fe
Arroyo De Los Chamisos

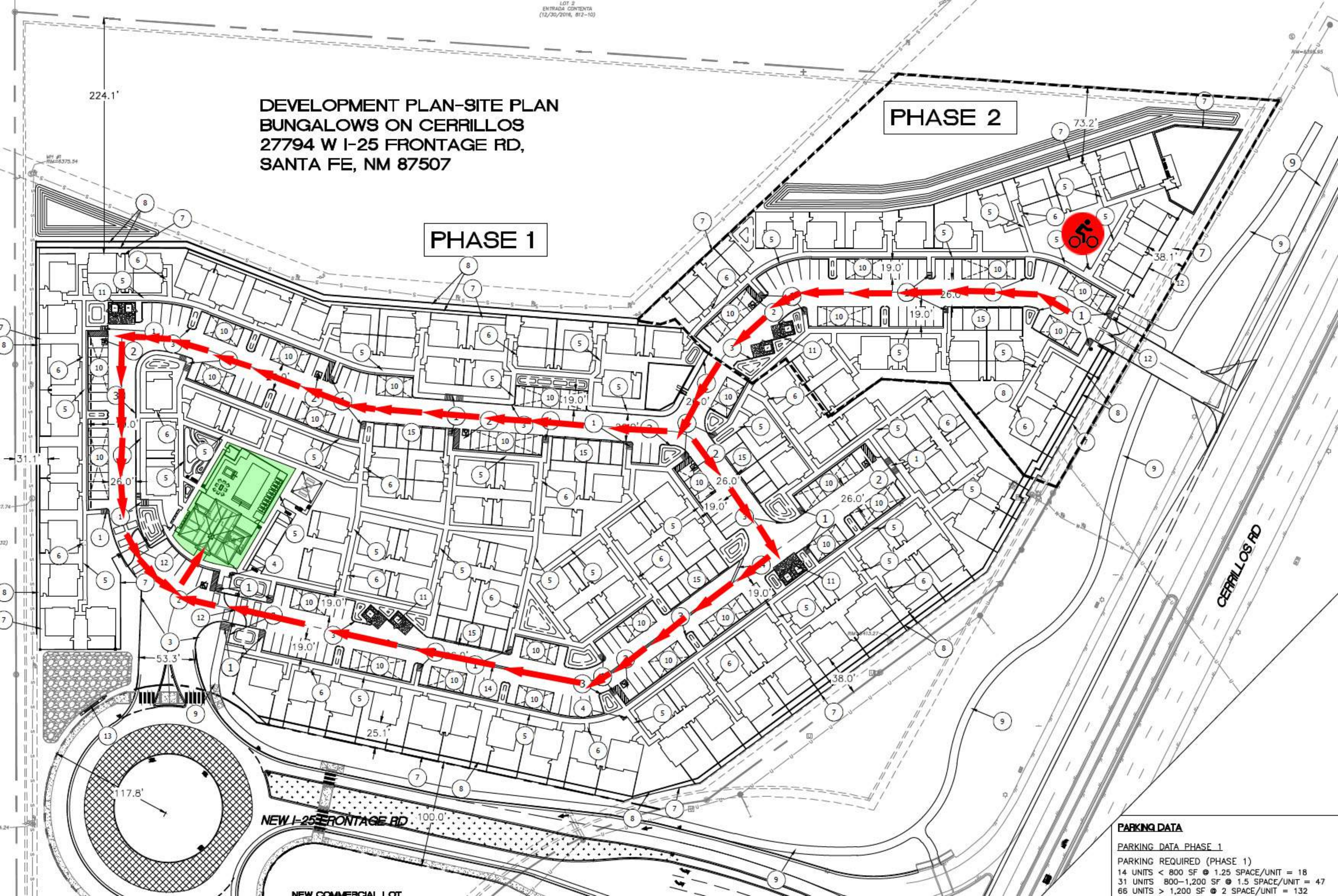
SITE

DE LA LUNA SUBDIVISION

ILM LLC
VACANT

STATE R-O-W


26.0'
19.0'
38.1'
45'
Zone 4
Required
Setback




**PARKING DATA**

PARKING DATA PHASE 1

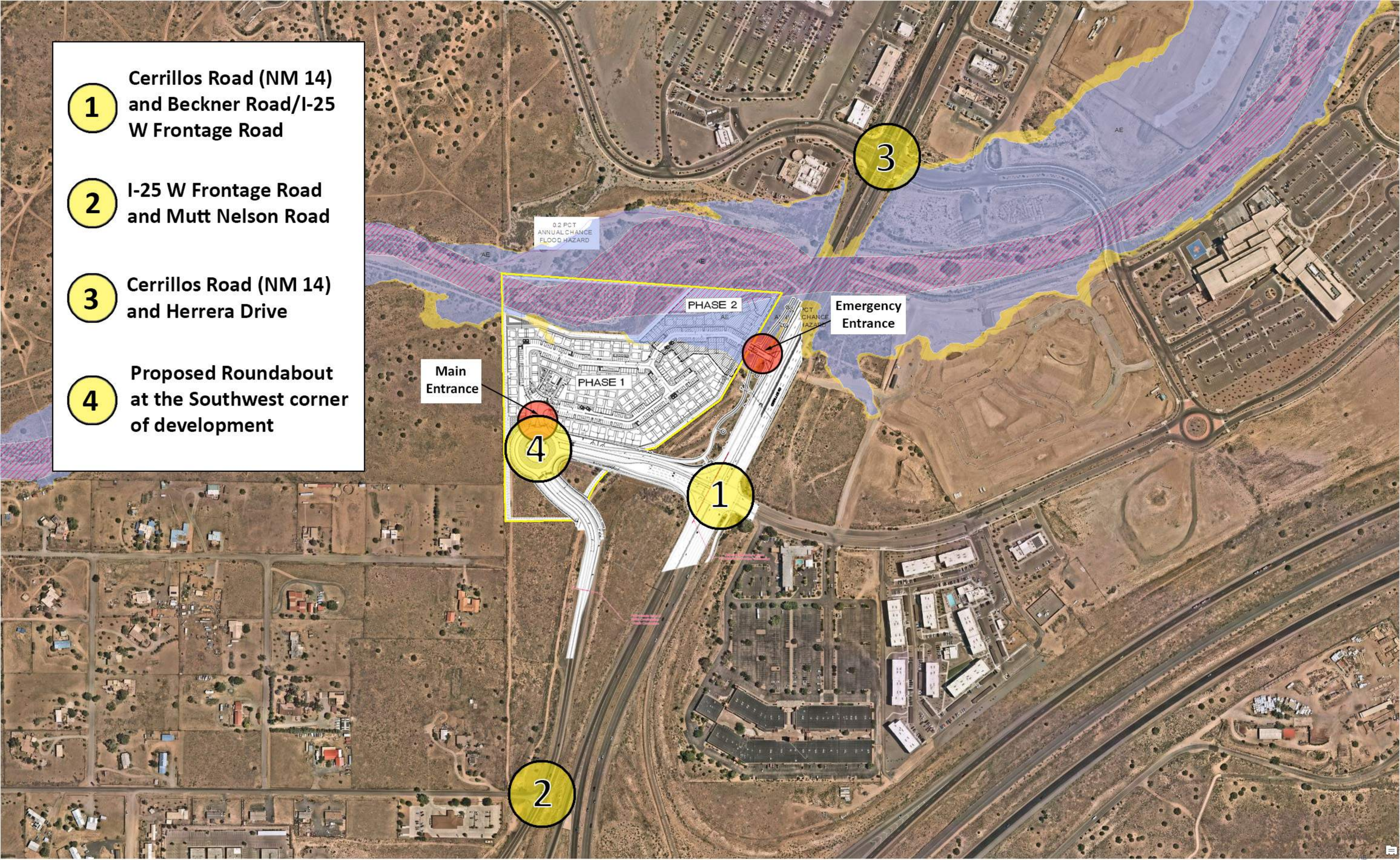
PARKING REQUIRED (PHASE 1)
14 UNITS < 800 SF @ 1.25 SPACE/UNIT = 18
31 UNITS 800–1,200 SF @ 1.5 SPACE/UNIT = 47
66 UNITS > 1,200 SF @ 2 SPACE/UNIT = 132

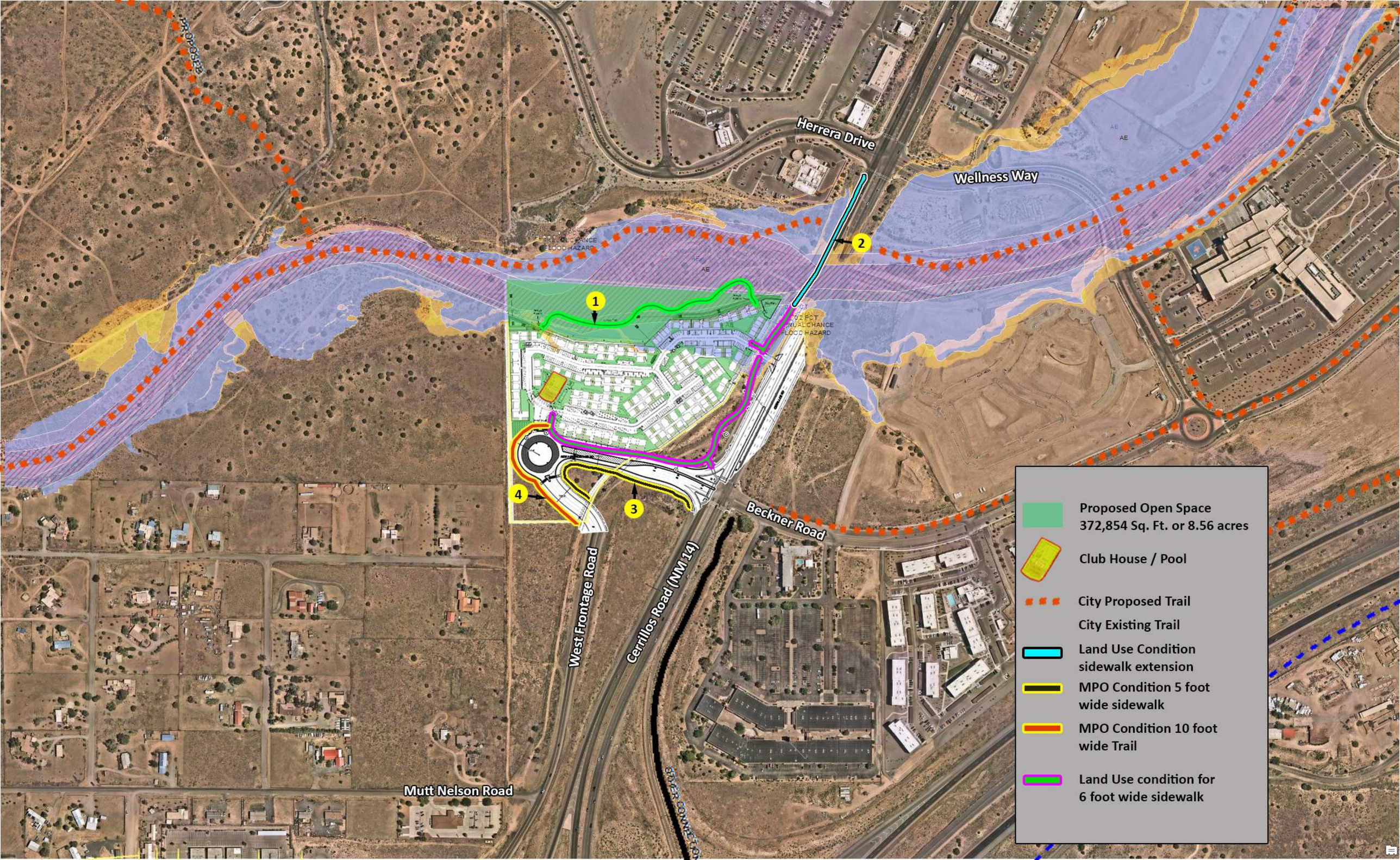
1. Cerrillos Road (NM 14) and Beckner Road/I-25 W Frontage Road

2. I-25 W Frontage Road and Mutt Nelson Road

3. Cerrillos Road (NM 14) and Herrera Drive

4. Proposed Roundabout at the Southwest corner of development




Herrera Drive
Wellness Way
Beckner Road
West Frontage Road
Cerrillos Road (NM 14)
Mutt Nelson Road
1
2
3
4
Proposed Open Space
372,854 Sq. Ft. or 8.56 acres
Club House / Pool
City Proposed Trail
City Existing Trail
Land Use Condition
sidewalk extension
MPO Condition 5 foot
wide sidewalk
MPO Condition 10 foot
wide Trail
Land Use condition for
6 foot wide sidewalk

# WATER LINES

**CAUTION**
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

PHASE 1

PHASE 2

231' INDOT ROW TO BE DEDICATED

100' INDOT ROW

NEW PRIVATE LOT TO BE CREATED WITH PLAT.

GRAPHIC SCALE
50 0 25 50
( IN FEET )
1 inch = 50 ft.

PUBLIC UTILITY IMPROVEMENTS TO BE COMPLETED WITH PUBLIC ROAD WORK AND REFER WATER PLAN.

# SEWER LINES

**CAUTION**
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

PHASE 1

PHASE 2

231' INDOT ROW TO BE DEDICATED

100' INDOT ROW

NEW PRIVATE LOT TO BE CREATED WITH PLAT.

GRAPHIC SCALE
50 0 25 50
( IN FEET )
1 inch = 50 ft.

PUBLIC UTILITY IMPROVEMENTS TO BE COMPLETED WITH PUBLIC ROAD WORK AND REFER WATER PLAN.

# FIRE HYDRANTS

**CAUTION**

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

PHASE 1

PHASE 2

LOT 2
ENTRADA CONTENTA
(12/30/2016, 812-10)

MH #1
RIM=6375.54

MH #2
RIM=6387.74

TRACT D
N.M.S.D.
(05/08/2013, 757-32)

RIM=6404.24

RIM=6413.27

231' NMDOT ROW TO BE DEDICATED

100' NMDOT ROW

100' NMDOT ROW

NEW PRIVATE LOT TO BE CREATED WITH PLAT.

PUBLIC UTILITY IMPROVEMENTS TO BE COMPLETED WITH PUBLIC ROAD WORK AND REFER WATER PLAN.

LOT 1, LANDS OF McCASLAND ENTERPRISES, INC.

BLOCK 4
DE LA LUNA
18-54)

GRAPHIC SCALE

50 0 25 50

( IN FEET )
1 inch = 50 ft.

**Water Line**

**7 Private Fire Hydrant**

**1 Public Fire Hydrant**

LOT 2
ENTRADA CONTENTA
(12/30/2016, 812-10)

DIRT ROAD

RUBBISH PILE

MH #1
RIM=6375.54

SLOPE FROM PREVIOUS SITE GRADING

EXISTING 20' SANITARY SEWER EASEMENT (2173-210)

COMBINATION OF APPARENT NATURAL 30% SLOPES AND PREVIOUS SITE GRADING

EXISTING 10' MST&T EASEMENT (10/07/1971, 285-103)

RIM=6393.17

RIM=6395.95

WIRE FENCE

EXISTING 10' PUBLIC UTILITY EASEMENT (07/08/2008, 685-048)

SLOPE FROM ROADWAY CONSTRUCTION

(VARIABLE ROW-WIDTH VARIES)

S 85°13'28" E

749.60'

BASIS OF BEARINGS

EXISTING 25'X20' SANTA FE COUNTY WATER AND WASTE WATER EASEMENT (07/08/2008, 685-048)

EXISTING 8' PNM EASEMENT (03/28/1974, 310-713)

MH #2
RIM=6387.74

TRACT D
N.M.S.D.
/2013, 757-32)

EXISTING 20' SANITARY SEWER EASEMENT (09/3/2002, [illegible])

EXISTING 10' UTILITY EASEMENT (07/08/2008, 685-048)

RIM=6404.24

RIM=6413.27

EXISTING 10' MST&T EASEMENT (02/11/1977, 244-54)

EXISTING 5'X30' ANCHOR EASEMENT (03/28/1974, 310-713)

SLOPE FROM NMDOT FRONTAGE CONSTRUCTION

SIDEWALK

EXISTING 16' UTILITY AND LANDSCAPE EASEMENT (01/16/1987, 170-35)

CULVERT (UNABLE TO LOCATE OTHER END)

(200' PUBLIC ROW)

N 33°05'58" E

NA
-54)

N

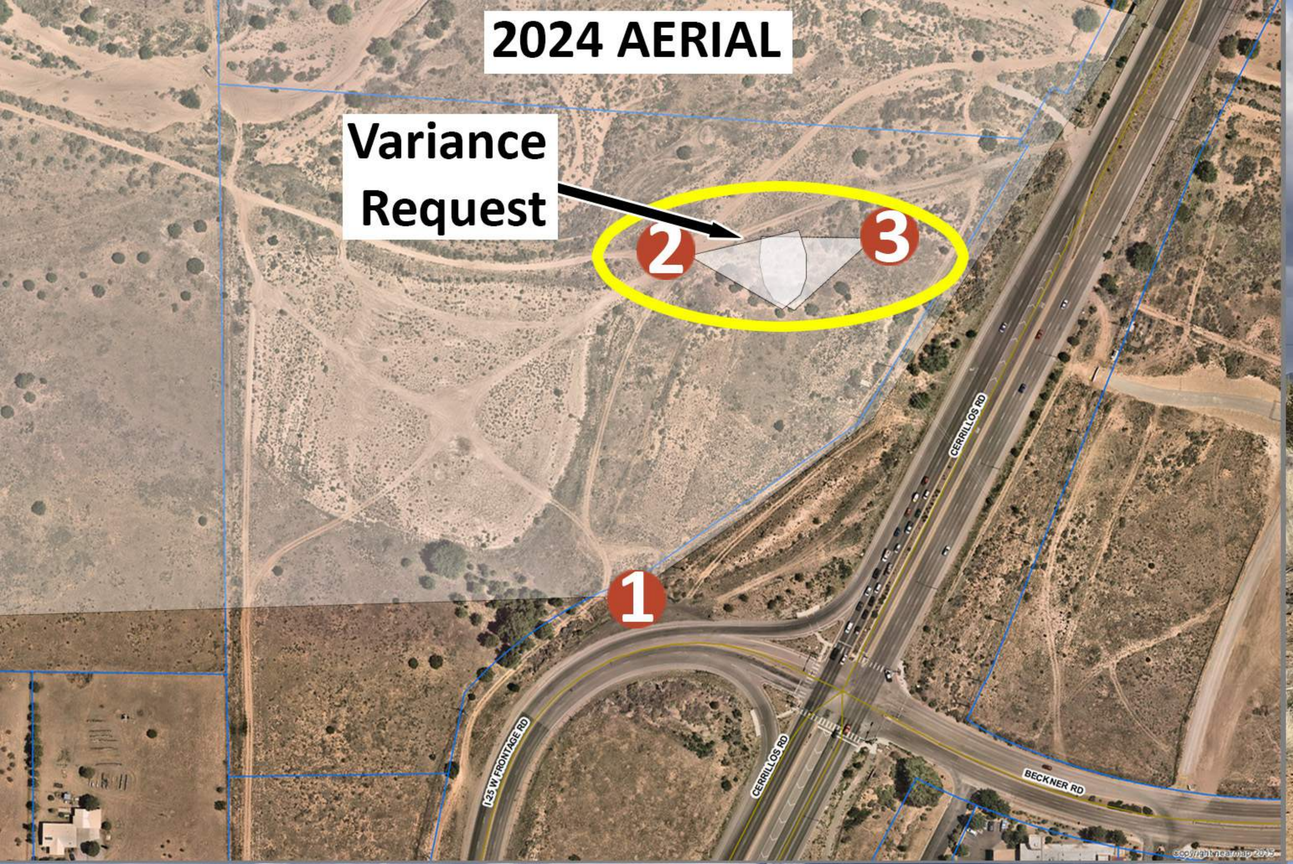
GRAPHIC SCALE

50 0 25 50

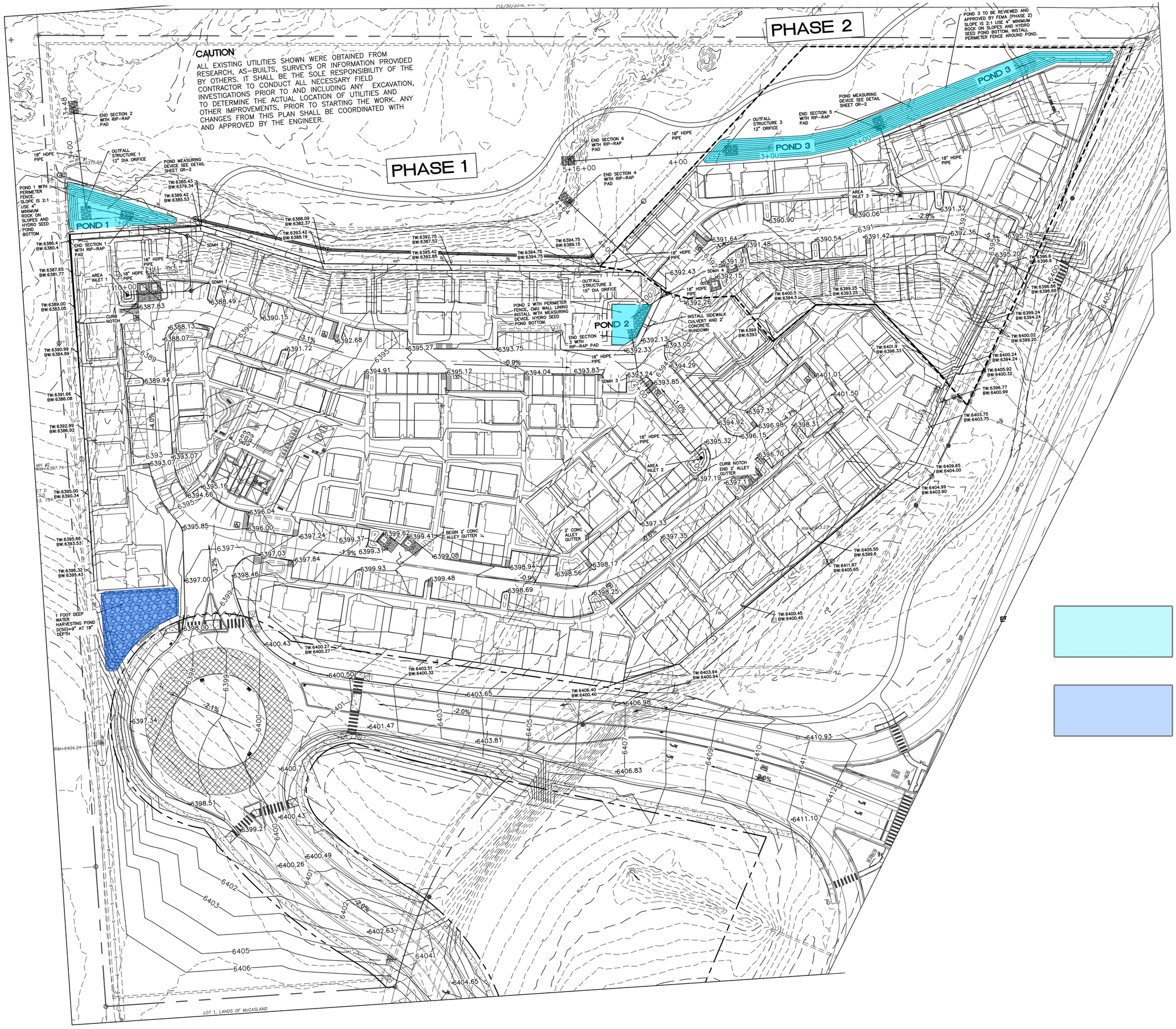
( IN FEET )
1 inch = 50 ft.

| SLOPE TABLE | | | |
|---|---|---|---|
| ID | MIN | MAX | COLOR |
| 1 | 0% | 20% | |
| 2 | 20% | 30% | |
| 3 | 30% | + | |

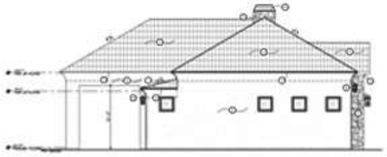
2005 AERIAL
Man Made
Natural Slope
SLOPE FROM PREVIOUS SITE GRADING
COMBINATION OF APPARENT NATURAL 30% SLOPES AND PREVIOUS SITE GRADING
SLOPE FROM ROADWAY CONSTRUCTION
SLOPE FROM NMDOT FRONTAGE CONSTRUCTION
CERRILLOS RD
GRAPHIC SCALE
SLOPE TABLE
ID MIN MAX COLOR
1 0% 20%
2 20% 30%
3 30% +



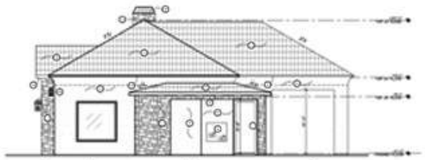
View Direction


CAUTION
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.
PHASE 1
PHASE 2
POND 1
POND 2
POND 3
POND 3 TO BE REVIEWED AND APPROVED BY FEMA (PHASE 2) SLOPE IS 2:1 USE 4" MINIMUM ROCK ON SLOPES AND HYDRO SEED POND BOTTOM. INSTALL SEED POND BOTTOM. INSTALL PERIMETER FENCE AROUND POND.
POND 1 WITH PERIMETER FENCE. SLOPE IS 2:1 USE 4" MINIMUM ROCK ON SLOPES AND HYDRO SEED POND BOTTOM
POND 2 WITH PERIMETER FENCE, CMU WALL LINING INSTALL WITH MEASURING DEVICE. HYDRO SEED POND BOTTOM.
1 FOOT DEEP WATER HARVESTING POND D(50)=9" AT 18" DEPTH
POND MEASURING DEVICE SEE DETAIL SHEET GR-2
OUTFALL STRUCTURE 1 12" DIA ORIFICE
OUTFALL STRUCTURE 2 15" DIA ORIFICE
OUTFALL STRUCTURE 3 12" ORIFICE
END SECTION 1 WITH RIP-RAP PAD
END SECTION 2 WITH RIP-RAP PAD
END SECTION 3 WITH RIP-RAP PAD
END SECTION 4 WITH RIP-RAP PAD
END SECTION 5 WITH RIP-RAP PAD
END SECTION 6 WITH RIP-RAP PAD
18" HDPE PIPE
AREA INLET 1
AREA INLET 2
AREA INLET 3
SDMH 1
SDMH 2
SDMH 3
SDMH 4
CURB NOTCH
CURB NOTCH END 2' ALLEY GUTTER
INSTALL SIDEWALK CULVERT AND 2' CONCRETE RUNDOWN
BEGIN 2' CONC ALLEY GUTTER
2' CONC ALLEY GUTTER
LOT 1, LANDS OF McCASLAND
Drainage Pond Color
Water Harvesting Pond Color

## CLUBHOUSE

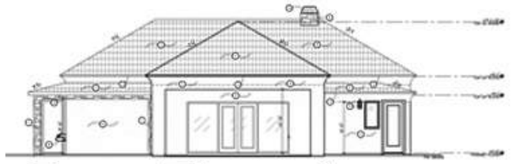


Left Elevation



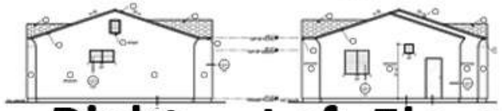
Right Elevation

Front Elevation



Rear Elevation

## 2 BdRm Single Story



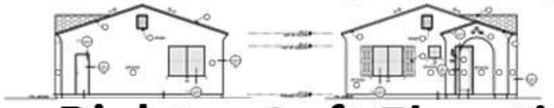
Right Elevation

Left Elevation

Rear Elevation

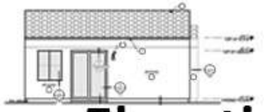
Front Elevation

## 1 Bd Rm Single Story



Right Elevation

Left Elevation

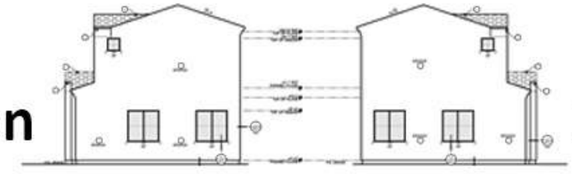


Rear Elevation

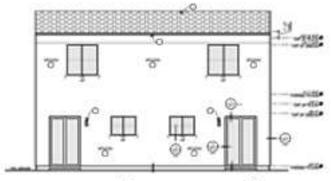
Front Elevation

## 2 BdRm 2 Story

Right Elevation



Left Elevation



Rear Elevation

Front Elevation

## 1BdRm Single Story

Right Elevation

Left Elevation

Rear Elevation

Front Elevation

SITE