

City of Santa Fe, New Mexico

Attachment C-4

Utilities

- a. Impacts of Traffic Assessment
- b. Approved Water Plan
- c. Water Budget Approval

IMPACTS OF TRAFFIC ASSESSMENT

Empire Self Storage
Santa Fe, New Mexico
December 8, 2025

Presented to:
City of Santa Fe

Prepared for:
Mr. Scott Hughes
DXD SS F2 Land, LLC
P.O Box 92137
Albuquerque, NM 87199





December 8, 2025

#9234397

Scott Hughes, DXD Managing Director
DXD SS F2 Land, LLC
P.O. Box 92137
Albuquerque, NM 87199

**RE: Impacts of Traffic Assessment, Empire Self Storage
1802 Cerillos Rd, Santa Fe, New Mexico 87505**

Dear Mr. Hughes:

Souder, Miller, and Associates are pleased to present the enclosed Impact of Traffic Assessment as required for the City of Santa Fe, for the above referenced project. The report analyzes the potential traffic impacts on NM State Highway – 14 as a result of the proposed development of a new Mini-warehouse, small office, community spaces, public dog park and flex workshop space.

Should you have any questions, require any further information or if any portion of the report requires modification to meet your specific needs, please do not hesitate to contact our office.

Sincerely,

MILLER ENGINEERS, INC. D/B/A
SOUDER, MILLER & ASSOCIATES

A handwritten signature in black ink, appearing to read 'Brice Ortiz'.

Brice Ortiz, EIT
Staff Engineer III
Brice.ortiz@soudermiller.com

A handwritten signature in black ink, appearing to read 'Michael Johnson'.

Michael Johnson, P.E., CPESC
Senior Engineer
Michael.johnson@soudermiller.com

*Enc: ITA Form, Empire Self Storage
1802 Cerillos Rd, Santa Fe, New Mexico 87505*

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IMPACTS OF TRAFFIC ASSESSMENT

EMPIRE SELF STORAGE CERILLOS ROAD NM STATE HIGHWAY – 14 SANTA FE, NEW MEXICO

DECEMBER 8, 2025

1.0 Introduction Summary

Souder, Miller, and Associates (SMA) was retained by DXD SS F2 Land, LLC to determine the probable traffic impacts to NM State Highway – 14 in Santa Fe, New Mexico by the development of a new storage facility, office space, and community park. The development will include demolition of the current standing building, construction of new buildings as well as parking additions and a community dog park.

To accurately determine the proposed traffic volumes, the reference manual “Trip Generation Handbook, 12th Edition” by the Institute of Transportation Engineers (ITE) was reviewed. The new storage facility meets multiple land use descriptions including Mini-Warehouse (151), Small Office Building (712), Recreational Community Center (495), and Dog Park (414). The ITE TripGen land uses that best correspond with the proposed development provide both A.M. and P.M. traffic volume trip generation data for the proposed development.

2.0 Project Description

The existing site is a developed vacant commercial building located at 1802 Cerillos Rd, Santa Fe, New Mexico 87505. Cerillos Road is classified as a Principal Arterial Road according to the NMDOT Traffic Count Database System with bike lanes and higher traffic and speed according to the Santa Fe Bikeways & Trails Map included in Appendix I.T.A.1. A local bus route (2) that runs through Cerillos Road is also present. All sidewalks along the state highway are to be extended within the project area. The proposed development includes demolition of the existing commercial building and the construction of a new building with a footprint of 30,400 square feet and a gross floor area of ±95,4000 square feet, consisting of storage and community area within the primary site area. A secondary site consists of drive-up storage, office, and flex workshop space units approximately 14,000 square feet in gross floor area with a community dog park. Parking lots and five (5) access points are expected between both properties with a total gross building area of approximately 109,400 square feet in size. A vicinity map and site layout showing the above-mentioned project site location is provided in Appendix I.T.A.2.

3.0 Pre-development Site Traffic Volumes

To accurately determine the existing traffic volumes, the reference manual “Trip Generation Handbook, 12th Edition” by the Institute of Transportation Engineers (ITE) was reviewed. The previous commercial building is currently vacant and has no active business operation. The previous business specialized in hardware, lumber and steel. As such the land uses that most closely represent the land uses are ITE Land Use Codes: 816 – Hardware/Paint Store & 812 – Building Materials and Lumber Store. The Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m., as well as Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. trip generation charts for these land uses are located in Appendix I.T.A.3. To most accurately represent anticipated trip generations to and from the site for the peak hour of adjacent street traffic was utilized where available. From this data, the following traffic generation was determined:

Existing ITE Trip Generation Count Table 1							
Land Use ⁽¹⁾	Size (thousands of sq. ft., acres, number of units, etc.)	AM Peak Hour Trips			PM Peak Hour Trips		
		IN	OUT	TOTAL	IN	OUT	TOTAL
816	20,255 sq. ft.	10	9	19	28	32	60
812	30,033 sq. ft.	22	16	38	21	27	48

(1) Traffic volumes generated are based on previous land uses. The site is currently developed at the time of report preparation.

The Initial Transportation Assessment form can be found in Appendix I.T.A.4. and includes a trip generation of the previous land use.

4.0 Proposed Site Traffic Volumes

To accurately determine the proposed traffic volumes, the reference manual “Trip Generation Handbook, 12th Edition” by the Institute of Transportation Engineers (ITE) was reviewed. The proposed site development consists of storage units and community space in the primary site area, the secondary site consists of storage and office area, as well as a public dog park. The land uses that most closely represent the development are ITE Land Use Codes: Mini-Warehouse (151), Small Office Building (712), Community Space (495), and Dog Park (414). The Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m., as well as Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. trip generation charts for this land use are located in Appendix I.T.A.5. To most accurately represent anticipated trip generations to and from the site for the peak hour of adjacent street traffic was utilized where available. From this data, the following traffic generation was determined:

Proposed ITE Trip Generation Count [Table 2]							
Land Use <i>(1)</i>	Size (thousands of sq. ft., acres, number of units, etc.)	AM Peak Hour Trips			PM Peak Hour Trips		
		IN	OUT	TOTAL	IN	OUT	TOTAL
151	628 Units	4	3	7	6	6	12
495	900 sq. ft.	1	1	2	1	2	3
414	3,000 sq. ft.	0	0	0	1	0	1
151	14 Units	0	0	0	0	0	0
712	320 sq. ft.	0	1	1	0	1	1
Total Combined Traffic Volumes		5	4	10	8	9	17

(1) Traffic volumes generated are based on anticipated land uses. The proposed site is currently undeveloped at the time of report preparation.

The Initial Transportation Assessment form can be found in Appendix I.T.A.6. and includes a trip generation of the proposed land uses. Based on the estimated decrease in trips from pre-developed traffic volumes to proposed traffic volumes, a Traffic Impact Analysis is not anticipated to be required based on the Transportation Impact Analysis Guidelines for the City of Santa Fe.

5.0 Conclusion

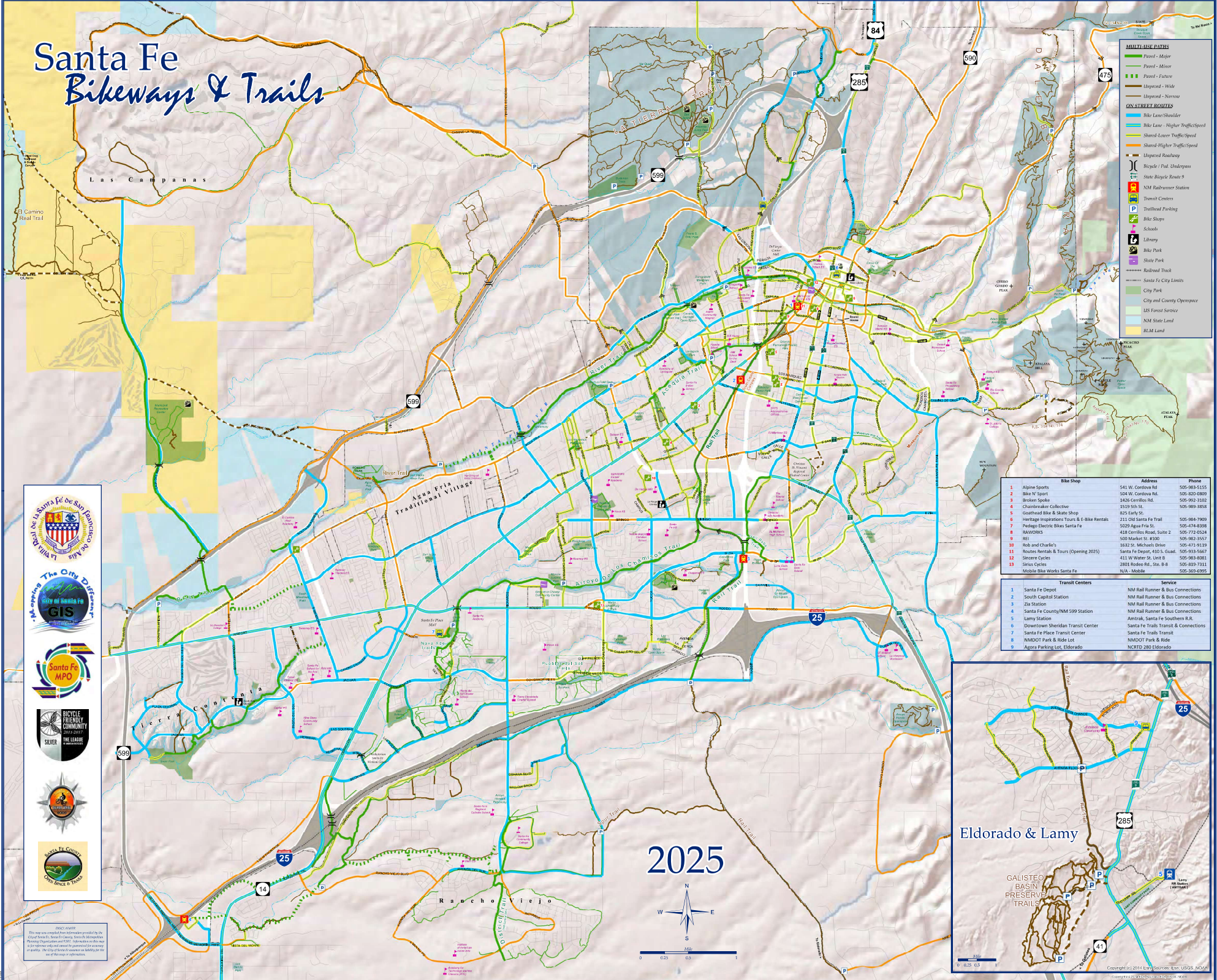
This Traffic Assessment was completed to analyze the probable traffic impacts with the proposed development of a mini-warehouses, small office, community spaces and public dog park abutting NM State Highway – 14. The proposed development is located at 1802 Cerillos Rd. Santa Fe, New Mexico. A bus route is located along Cerillos Road with a bus stop located adjacent to the site location. If the owner proposes a bus stop within the development vicinity, location and configuration is to be agreed upon, reviewed and approved by the City of Santa Fe Planning and Land Use Department, the Transit Division, and City Attorney’s Office according to the City of Santa Fe Development and Design Standards. If a bus stop is approved, then the off-street parking requirements may be reduced by up to 5%.

Based on the proposed land use, the total gross area of the new buildings, and the criteria provided by the TIA Guidelines for the City of Santa Fe, this study will be submitted as required for the traffic statement. The goal of the study was to analyze the anticipated traffic generated by the storage facility to determine the Level of TIA required by the City of Santa Fe. It was determined that a TIA is not anticipated to be required by the TIA Guidelines for the City of Santa Fe.

Appendix I.T.A.1

**Santa Fe Bikeways &
Trails Map**

Santa Fe Bikeways & Trails



MULTI-USE PATHS

- Paved - Major
- Paved - Minor
- Paved - Future
- Unpaved - Wide
- Unpaved - Narrow

ON STREET ROUTES

- Bike Lane/Shoulder
- Bike Lane - Higher Traffic/Speed
- Shoulder - Lower Traffic/Speed
- Shoulder - Higher Traffic/Speed
- Unpaved Roadway

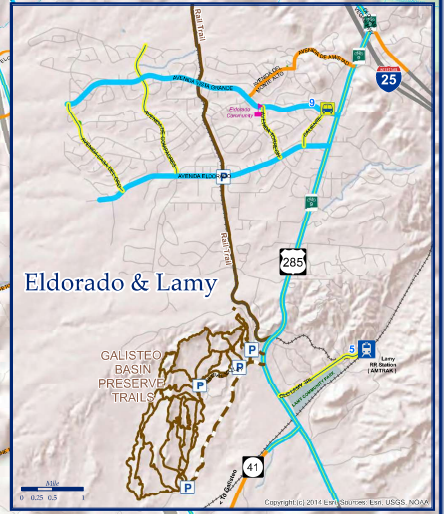
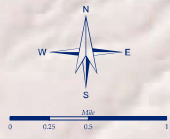
Other Features:

- Bicycle / Ped. Underpass
- State Bicycle Route 9
- NM Railrunner Station
- Transit Centers
- Trailhead Parking
- Bike Stops
- Schools
- Library
- Bike Park
- State Park
- Railroad Track
- Santa Fe City Limits
- City Park
- City and County Ownership
- US Forest Service
- NM State Land
- BLM Land

Bike Shop	Address	Phone
1 Alpine Sports	541 W. Corдова Rd.	505-983-5155
2 Bike 'N' Sport	504 W. Corдова Rd.	505-830-0800
3 Broken Spokes	1424 Cordivo Rd.	505-992-7022
4 Chainbreaker Collective	1519 5th St.	505-989-3858
5 Goahead Bike & Skate Shop	825 Early St.	505-984-7900
6 Heritage Inspirations Tours & E-Bike Rentals	211 Old Santa Fe Trail	505-474-8398
7 Pedego Electric Bikes Santa Fe	5029 Agua Fria St.	505-772-0224
8 RAWORKS	418 Cordivo Road, Suite 2	505-982-8523
9 REI	500 Market St. #100	505-471-9119
10 Rob and Charlie's	1632 St. Michaels Drive	505-933-5667
11 Routes Rentals & Tours (Opening 2025)	Santa Fe Depot, 410 S. Guad.	505-983-8282
12 Sinner's Cycles	411 W. Water St., Loop B	505-819-7311
13 Sirius Cycles	2801 Rodero Rd., Ste. B-8	505-369-6995
Mobile Bike Works Santa Fe	N/A - Mobile	

Transit Centers	Service
1 Santa Fe Depot	NM Rail Runner & Bus Connections
2 South Capital Station	NM Rail Runner & Bus Connections
3 Zia Station	NM Rail Runner & Bus Connections
4 Santa Fe County/NM 599 Station	NM Rail Runner & Bus Connections
5 Lamy Station	Metrolink, Santa Fe Southern R.R.
6 Downtown Sheridan Transit Center	Santa Fe Trails Transit & Connections
7 Santa Fe Place Transit Center	Santa Fe Trails Transit
8 NMDOT Park & Ride Lot	NMDOT Park & Ride
9 Agave Parking Lot, Eldorado	NMOTD 200 Eldorado

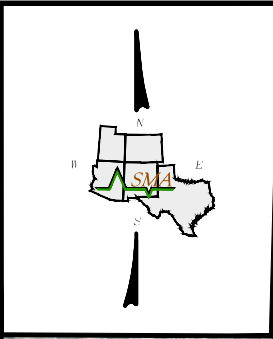
2025



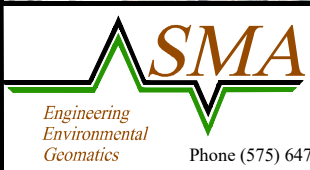
DISCLAIMER
This map was developed and is provided as a service by the City of Santa Fe, Santa Fe Council, Santa Fe Metropolitan Planning Organization and Santa Fe International Airport. It is intended only as a guide and is not intended to be used as a legal document. The City of Santa Fe is not responsible for any errors or omissions.

Appendix I.T.A.2

**Project Vicinity Map and
Site Layout Drawing**



PROJECT LOCATION



SOUDER, MILLER & ASSOCIATES
 3500 Sedona Hills Parkway Las Cruces, NM 88011
 Phone (575) 647-0799 Toll Free (800) 647-0799 Fax (575) 647-0680

VICINITY MAP
DXD CERILLOS STORAGE FACILITY
SANTA FE, NEW MEXICO

Designed BCO	Drawn CM	Checked BCO
Date: 10/8/2025		
Scale: 1" = 500'		
Project No: 9234397		
V-1		

Appendix I.T.A.3

ITE Trip Generation Pre-Development
Volumes

Hardware/Paint Store (816)

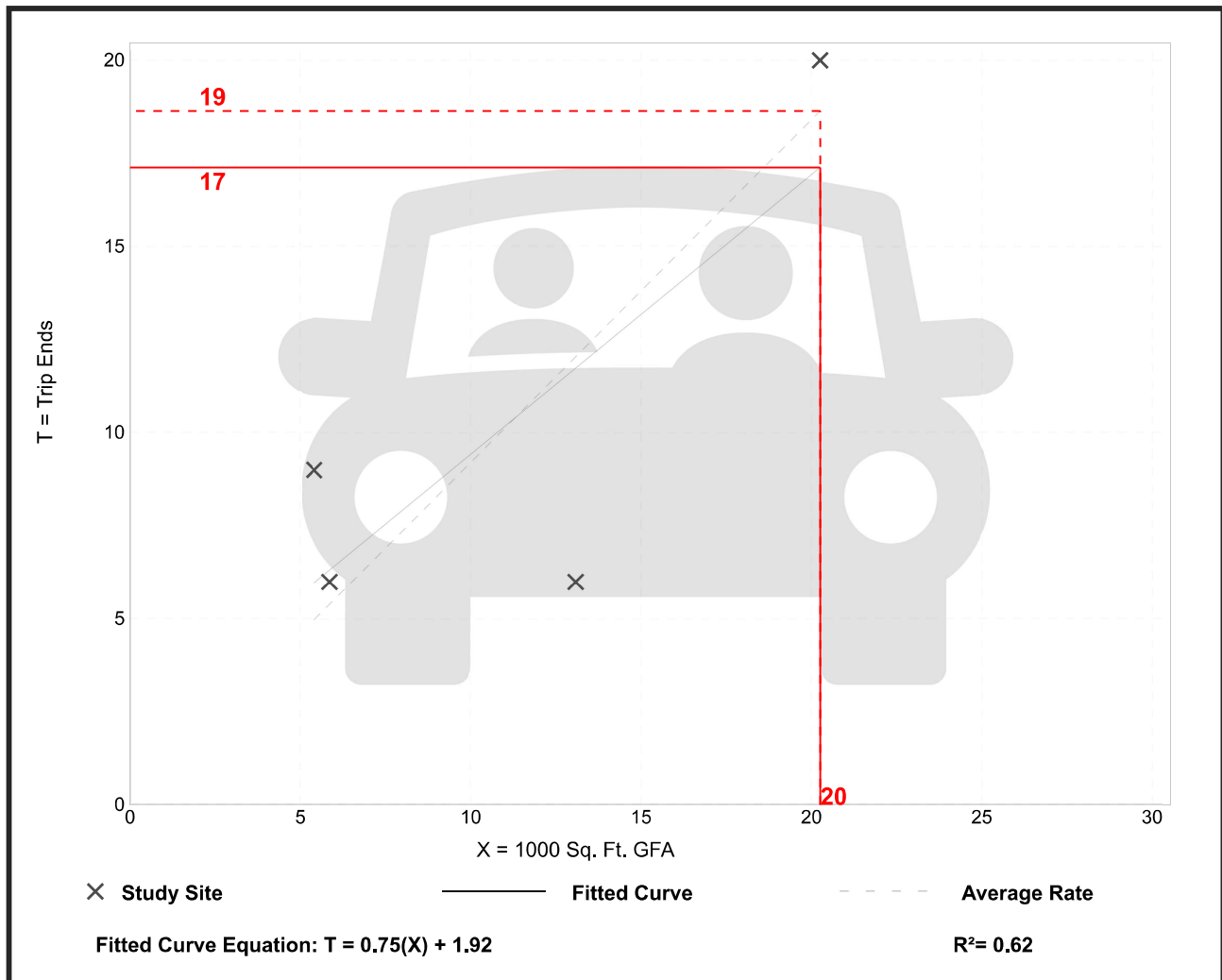
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 4
 Avg. 1000 Sq. Ft. GFA: 11
 Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.92	0.46 - 1.66	0.42

Data Plot and Equation

Caution – Small Sample Size



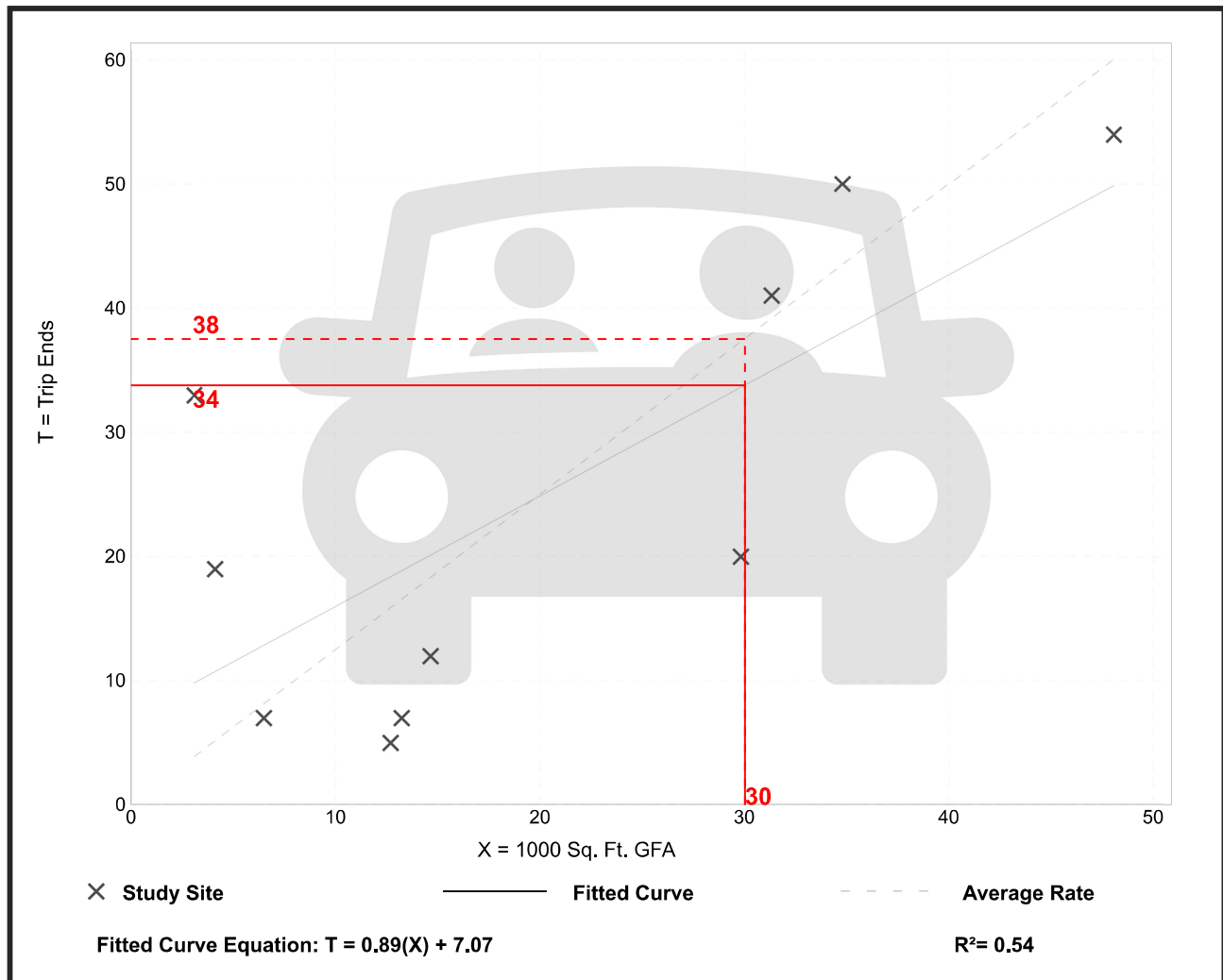
Building Materials and Lumber Store (812)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 10
 Avg. 1000 Sq. Ft. GFA: 20
 Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.25	0.39 - 10.58	1.40

Data Plot and Equation



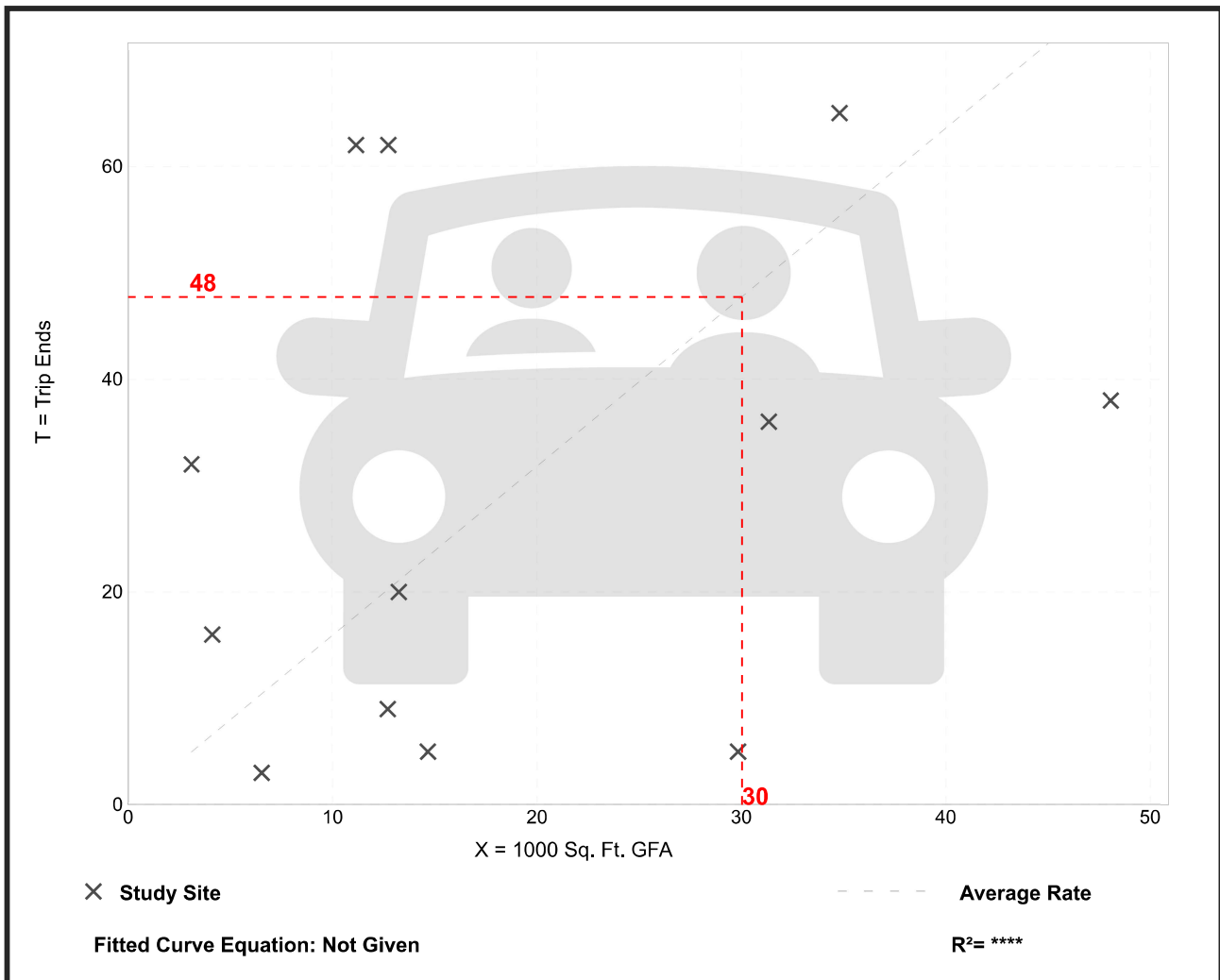
Building Materials and Lumber Store (812)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 12
 Avg. 1000 Sq. Ft. GFA: 19
 Directional Distribution: 45% entering, 55% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.59	0.17 - 10.26	1.86

Data Plot and Equation



Appendix I.T.A.4

ITA Form Pre-Development Trip Generation
Charts

INITIAL TRANSPORTATION ASSESSMENT

This initial transportation assessment is required for all developments proposed in the City of Santa Fe. The purpose of a Transportation Impact Analysis (TIA) is to provide preliminary vehicular trip generation information for the proposed development to determine the category of TIA required. Based on the proposed development, **Table A-1** should be completed to provide preliminary vehicular trip generation estimates. The City Traffic Engineer, or designee, will review the preliminary trip generation estimate provided by the developer and determine the category of TIA required. Other factors in addition to vehicular trip generation can affect the impact of a development; and based on these guidelines, the City of Santa Fe Traffic Engineer, or designee, will determine the final scope for the TIA.

Location of proposed development (location map must be attached).

1802 Cerillos Road, Santa Fe NM 87505

TABLE A-1: PRELIMINARY VEHICULAR TRIP GENERATION ESTIMATE

Types of land uses (Multi Family, Single Family residential, specific retail, etc.)	Size (thousands of sq. ft., acres, number of units, etc.)	AM peak hour trips per size/unit*	PM peak hour trips per size/unit*	Subtotal of trips AM/PM	ITE Code Used for Analysis
Hardware and Paint Store	20,255	19	60	79	816
Building Materials and Lumber Store	30,033	38	48	86	812
GRAND TOTAL		57	108	165	

*The trip generation rates can be obtained from the Institute of Transportation Engineers, Trip Generation, current edition. Use of other rates must be justified and accepted by the City Traffic Engineer, or designee.

Transportation Impact Analysis Needed Yes No

Level of Transportation Impact Analysis Needed _____

Developer/Developer's Agent _____ Date _____

City of Santa Fe _____ Date _____

Appendix I.T.A.5

ITE Trip Generation Post Development
Volumes

Mini-Warehouse (151)

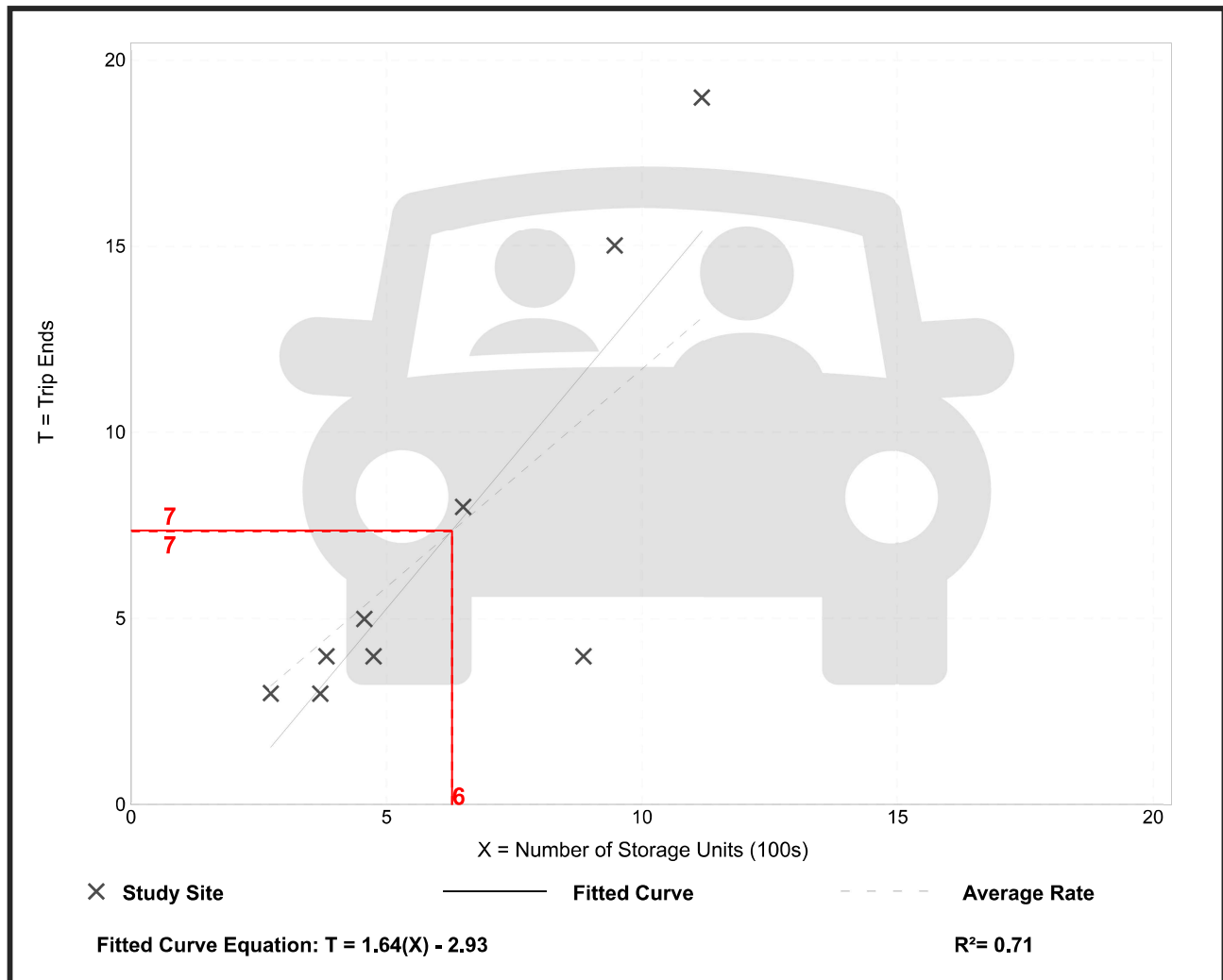
Vehicle Trip Ends vs: Storage Units (100s)
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 9
 Avg. Num. of Storage Units (100s): 6
 Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.17	0.45 - 1.70	0.46

Data Plot and Equation



Mini-Warehouse (151)

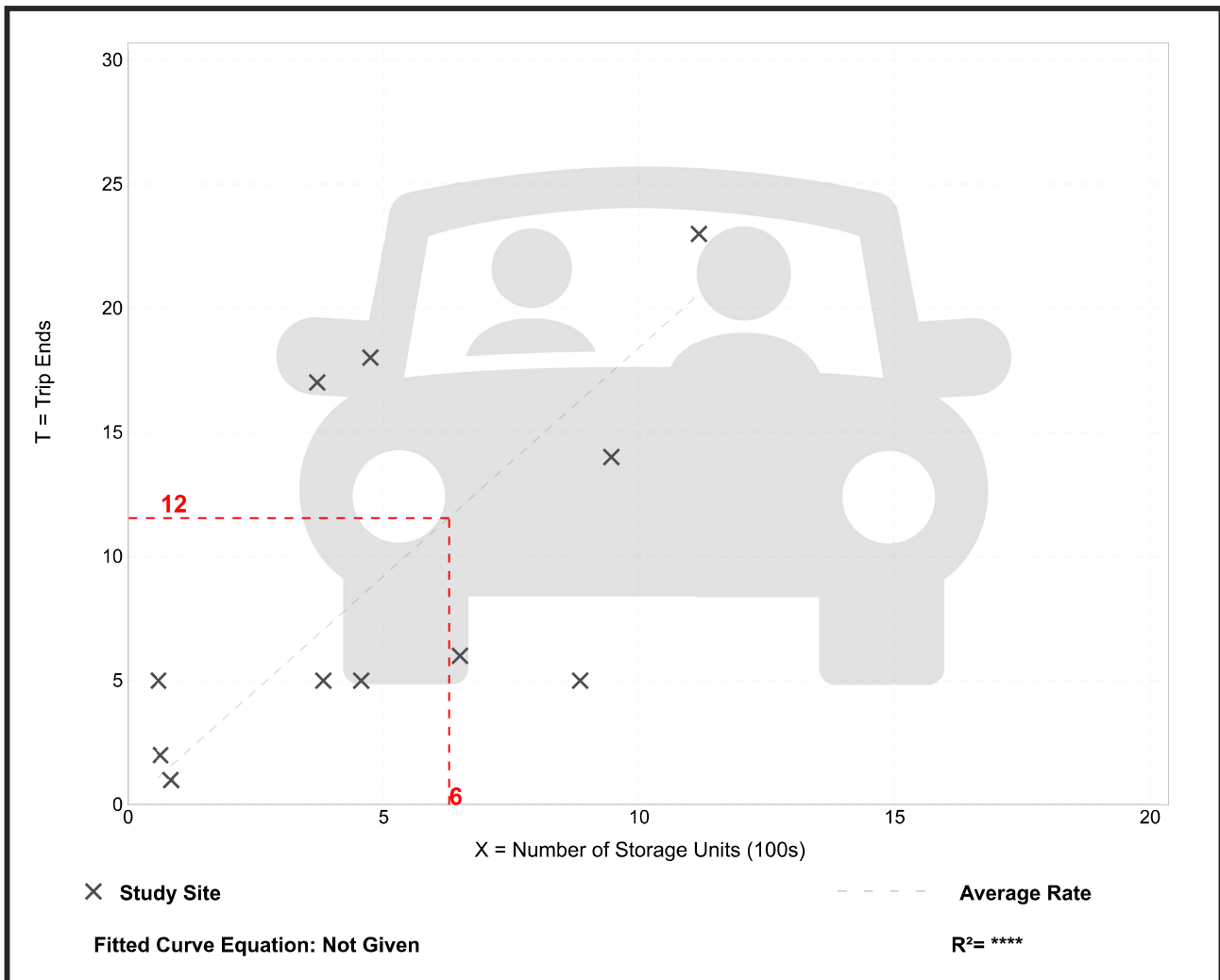
Vehicle Trip Ends vs: Storage Units (100s)
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 11
 Avg. Num. of Storage Units (100s): 5
 Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.84	0.56 - 8.33	1.40

Data Plot and Equation



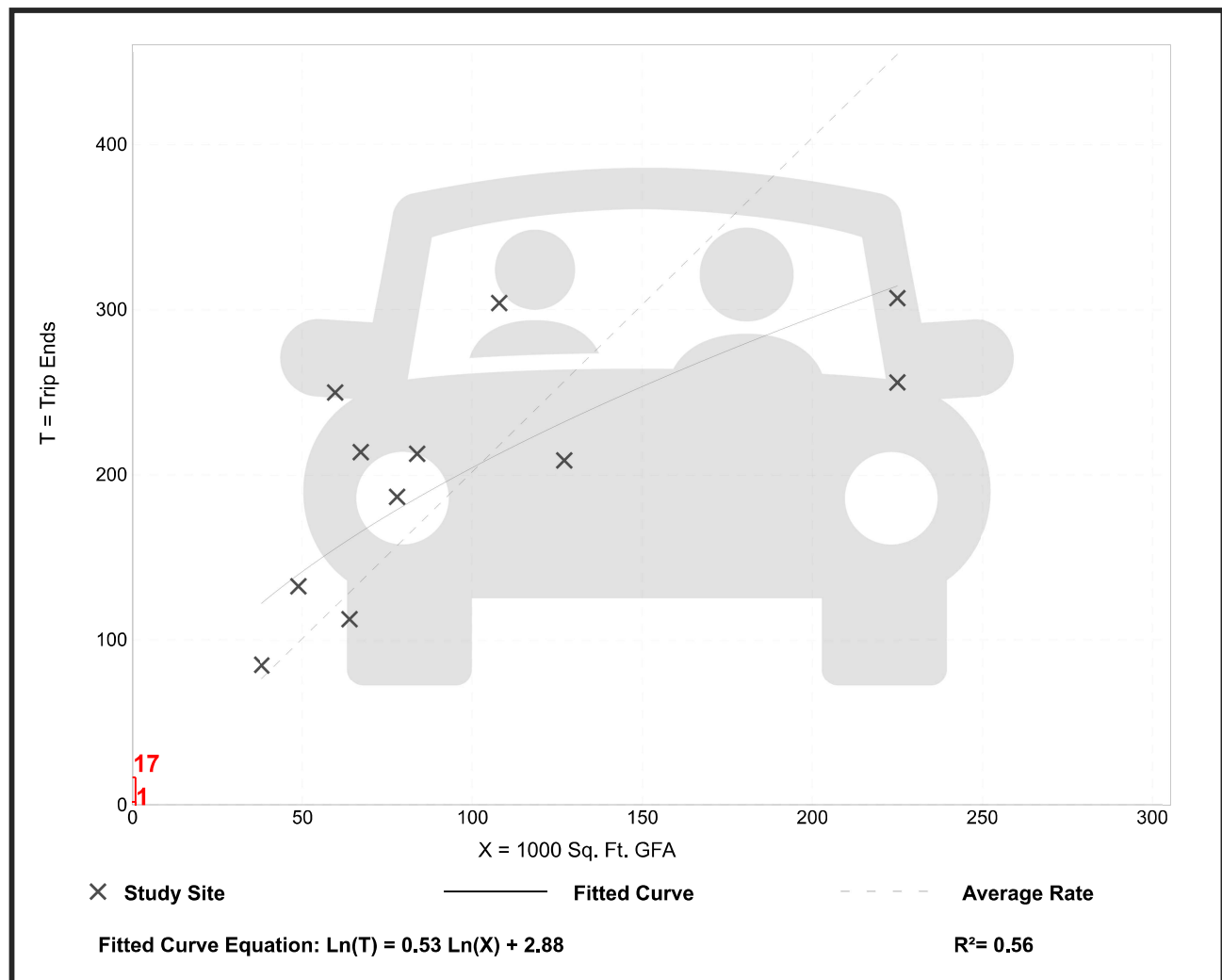
Recreational Community Center (495)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 11
 Avg. 1000 Sq. Ft. GFA: 102
 Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.02	1.14 - 4.18	0.88

Data Plot and Equation



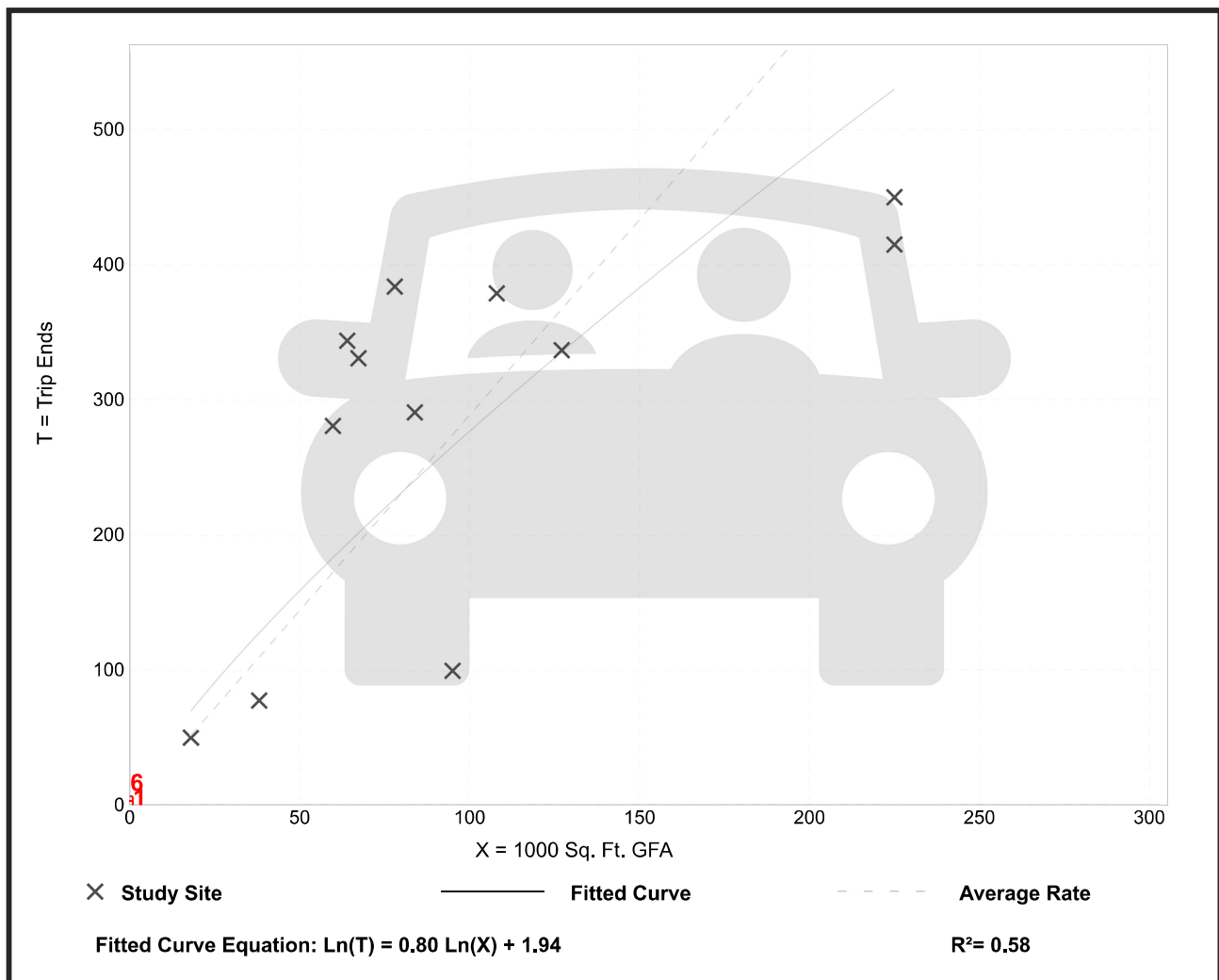
Recreational Community Center (495)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 12
 Avg. 1000 Sq. Ft. GFA: 99
 Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.89	1.05 - 5.37	1.37

Data Plot and Equation



Mini-Warehouse (151)

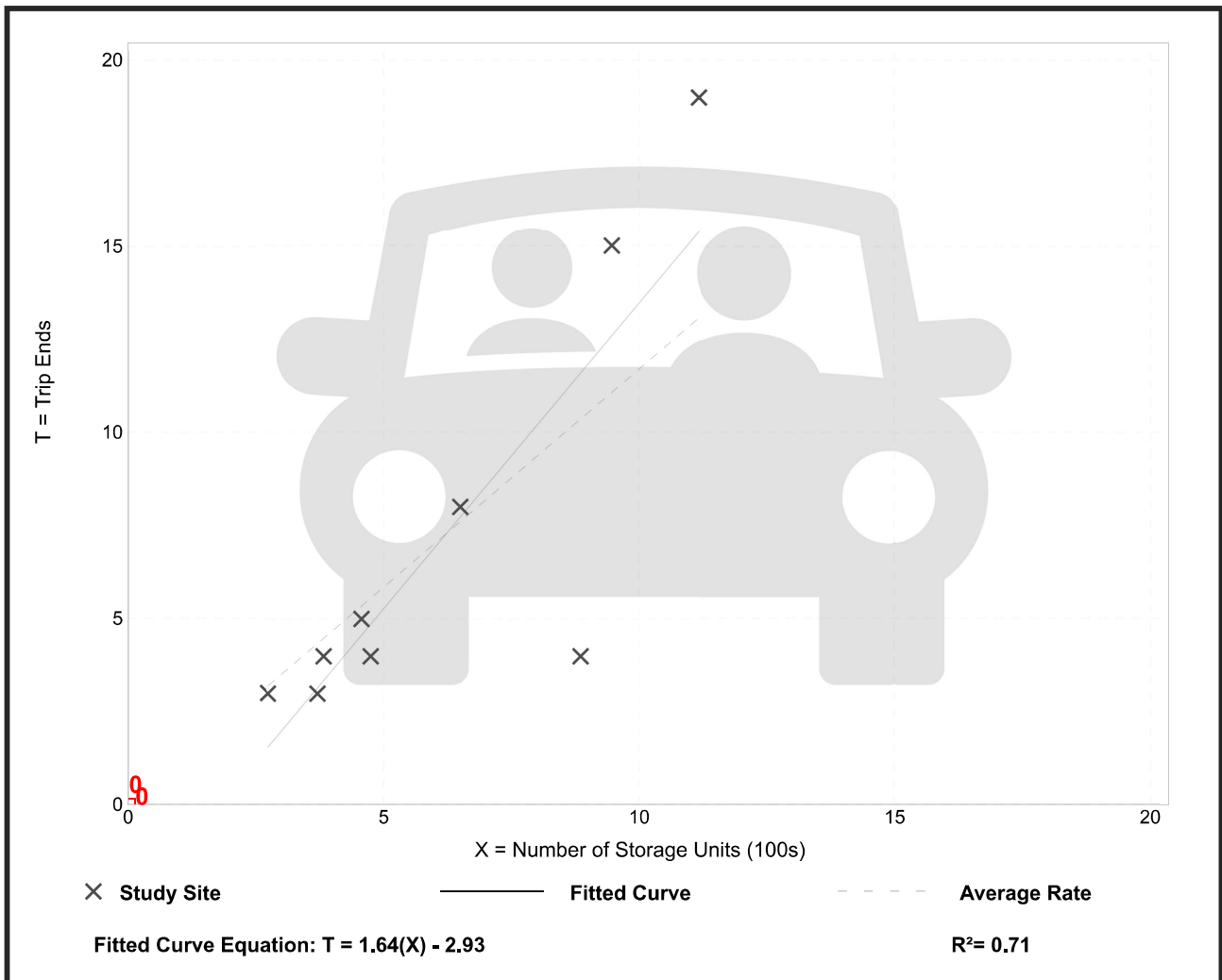
Vehicle Trip Ends vs: Storage Units (100s)
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 9
 Avg. Num. of Storage Units (100s): 6
 Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.17	0.45 - 1.70	0.46

Data Plot and Equation



Appendix I.T.A.6

ITA Post-Development Trip Generation
Charts

INITIAL TRANSPORTATION ASSESSMENT

This initial transportation assessment is required for all developments proposed in the City of Santa Fe. The purpose of a Transportation Impact Analysis (TIA) is to provide preliminary vehicular trip generation information for the proposed development to determine the category of TIA required. Based on the proposed development, **Table A-1** should be completed to provide preliminary vehicular trip generation estimates. The City Traffic Engineer, or designee, will review the preliminary trip generation estimate provided by the developer and determine the category of TIA required. Other factors in addition to vehicular trip generation can affect the impact of a development; and based on these guidelines, the City of Santa Fe Traffic Engineer, or designee, will determine the final scope for the TIA.

Location of proposed development (location map must be attached).

1802 Cerillos Road, Santa Fe NM 87505

TABLE A-1: PRELIMINARY VEHICULAR TRIP GENERATION ESTIMATE

Types of land uses (Multi Family, Single Family residential, specific retail, etc.)	Size (thousands of sq. ft., acres, number of units, etc.)	AM peak hour trips per size/unit*	PM peak hour trips per size/unit*	Subtotal of trips AM/PM	ITE Code Used for Analysis
SITE 1: Mini-Warehouse	628 Units	7	12	19	151
SITE 1: Recreational Community Center	900 SF	2	3	5	495
SITE 2: Dog Park	3,000 SF	0	1	1	414
SITE 2: Mini-Warehouse	14 Units	0	0	0	151
SITE 2: Small Office Spaces	320 SF	1	1	2	712
GRAND TOTAL		10	17	27	

*The trip generation rates can be obtained from the Institute of Transportation Engineers, Trip Generation, current edition. Use of other rates must be justified and accepted by the City Traffic Engineer, or designee.

Transportation Impact Analysis Needed Yes No

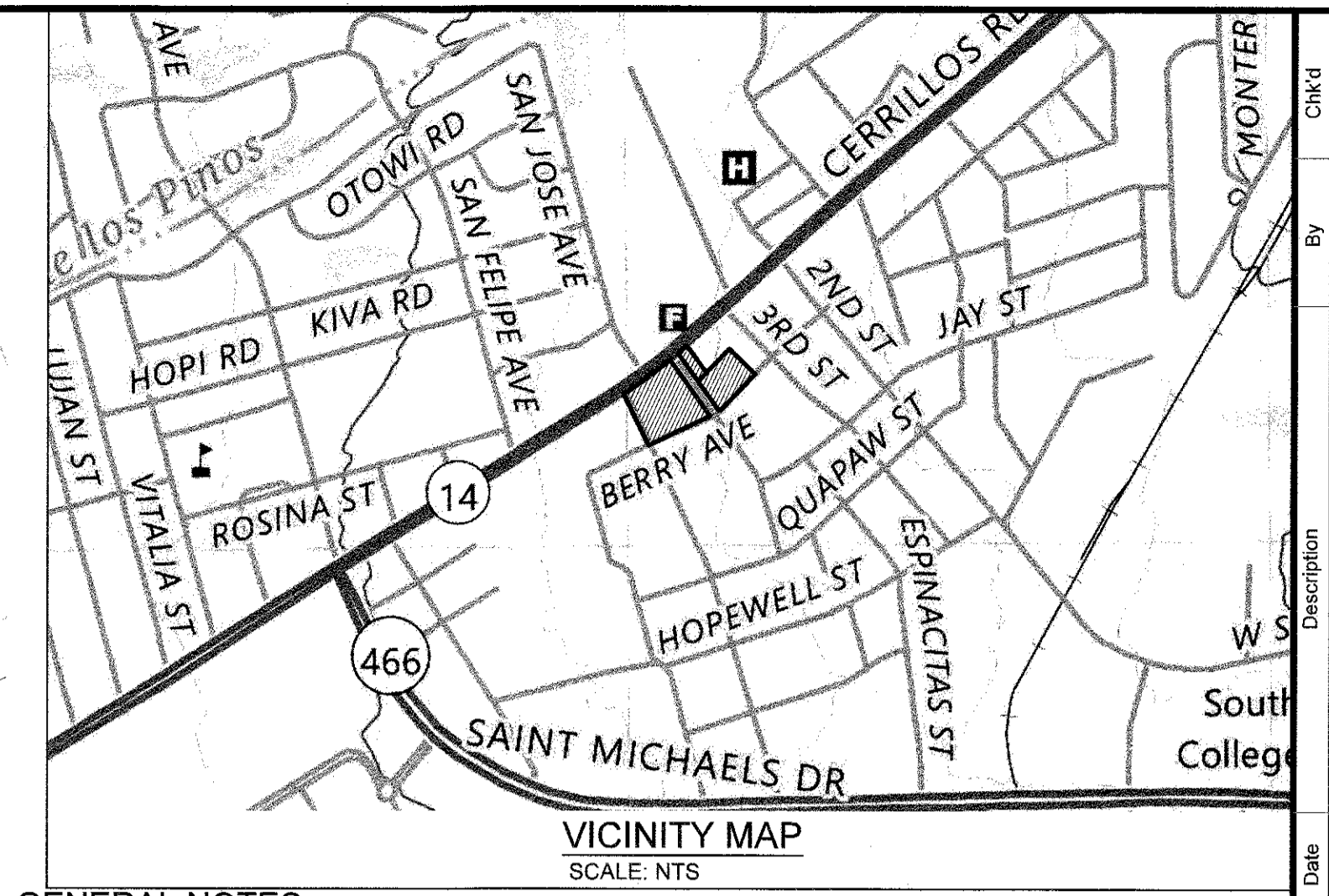
Level of Transportation Impact Analysis Needed _____

Developer/Developer's Agent _____ Date _____

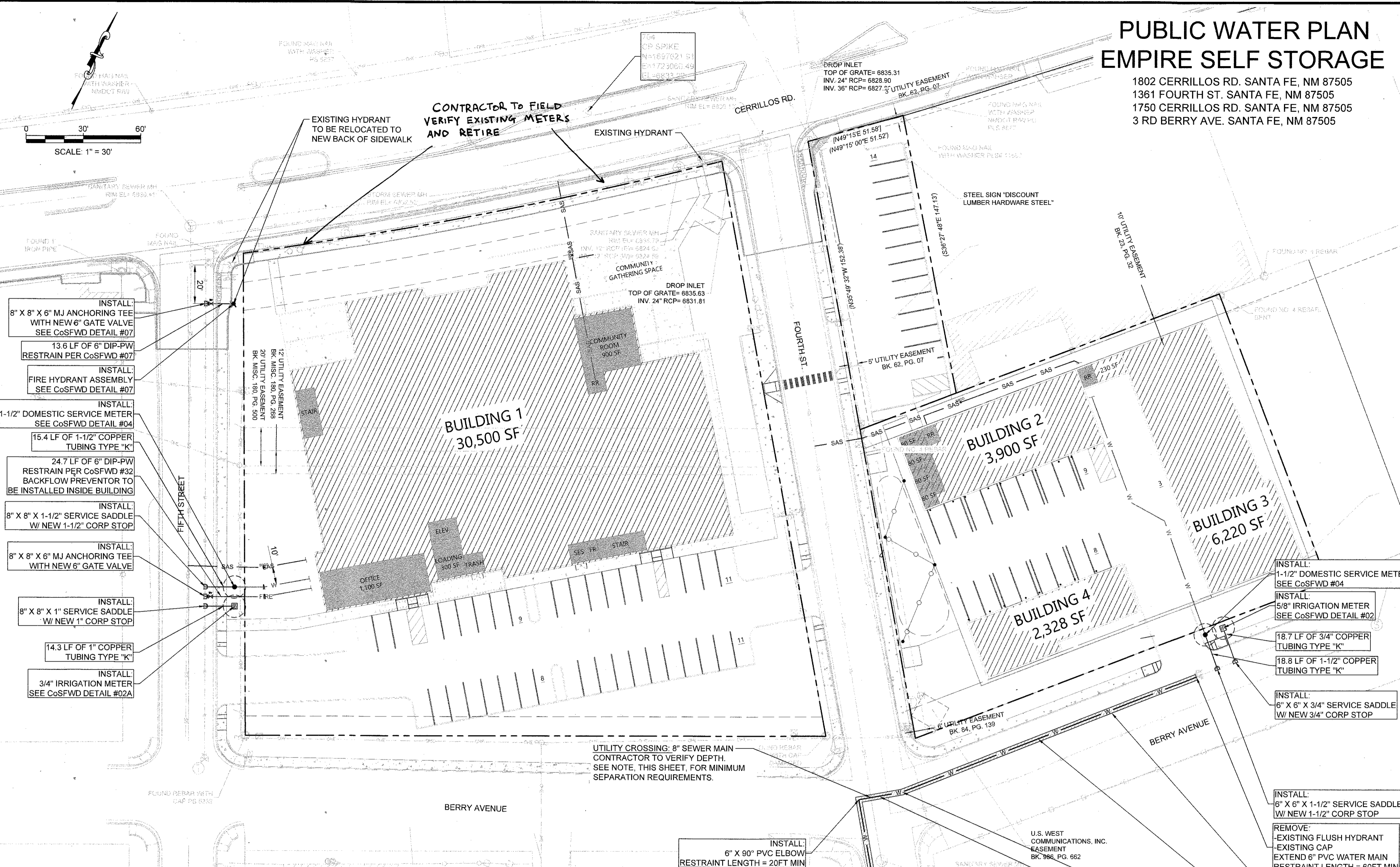
City of Santa Fe _____ Date _____

PUBLIC WATER PLAN EMPIRE SELF STORAGE

1802 CERRILLOS RD. SANTA FE, NM 87505
1361 FOURTH ST. SANTA FE, NM 87505
1750 CERRILLOS RD. SANTA FE, NM 87505
3 RD BERRY AVE. SANTA FE, NM 87505



- ### GENERAL NOTES
- CONTRACTOR SHALL NOTIFY THE CITY OF SANTA FE WATER DIVISION (CoSFWD) FIVE (5) DAYS PRIOR TO COMMENCEMENT OF WORK.
 - CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CoSFWD CONSTRUCTION STANDARDS AND SPECIFICATIONS.
 - ALL EASEMENTS SHALL BE DEDICATED, GRADED AND STAKED PRIOR TO WATER LINE INSTALLATION.
 - ALL STREETS SHALL BE CUT TO WITHIN ±6" OF FINAL GRADE PRIOR TO WATER LINE INSTALLATION.
 - 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.
 - CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING UTILIZING THE APPROPRIATE RIGHT-OF-WAY-MAPS, SIGNED PLATS AND CoSFWD DRAWINGS.
 - MATERIAL SUBMITTALS SHALL BE APPROVED BY CoSFWD PRIOR TO CONSTRUCTION.
 - CONTACT NEW MEXICO ONE CALL AT 811 TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION FOR UTILITY SPOTS.
 - PRESSURE REGULATORS SHALL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
 - 4 FEET COVER TO TOP OF PIPE SHALL BE MAINTAINED ON ALL WATER MAINS AND SERVICES.
 - 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 MEASUREMENTS, SERVICE-TO-SERVICE MEASUREMENTS, CENTER OF MAIN TO CENTER OF SERVICE MEASUREMENTS, LENGTH OF MAIN INSTALLED, FITTINGS INSTALLED, ETC) AND POTABILITY RESULTS.
 - ALL VALVE BOXES SHALL BE BROUGHT UP TO GRADE OF THE FINAL PAVING MATERIAL SO THAT THE CONCRETE IS EXPOSED.
 - FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS, THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE CoSFWD FIELD REPRESENTATIVE AT THE TIME THE NOTICE TO PROCEED (NTP) IS ISSUED, NUMBERS SHALL BE LEGIBLE FROM THE ROAD PRIOR TO INSTALLING NUMBERS. FIRE HYDRANTS SHALL BE PAINTED.
 - A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING SHALL BE USED ONLY FOR SPECIAL CONDITIONS (E.G. CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) AS SPECIFICALLY APPROVED BY CoSFWD.
 - ANY FIELD CHANGES TO THESE PLANS REQUIRE APPROVAL OF BOTH THE DESIGN ENGINEER AND THE CoSFWD.
 - WORK ON CoSFWD FACILITIES SHALL NOT BEGIN UNTIL CoSFWD HAS ISSUED A NTP TO THE APPROVED UTILITY CONTRACTOR.
 - ANY AND ALL EASEMENTS FOR THE CITY-OWNED INFRASTRUCTURE SHALL BE OBTAINED/VERIFIED AND RECORDED BY DEVELOPER BEFORE PROJECT COMMENCEMENT. CONTRACTOR SHALL VERIFY THE EASEMENT IS IN PLACE BEFORE INSTALLING ANY INFRASTRUCTURE.
 - METERS CANS AND HOT BOXES TO HAVE 5' UNOBSTRUCTED CLEARANCE AROUND ALL SIDES.



- INSTALL: 8" X 8" X 6" MJ ANCHORING TEE WITH NEW 6" GATE VALVE SEE CoSFWD DETAIL #07
- 13.6 LF OF 6" DIP-PW RESTRAIN PER CoSFWD #07
- INSTALL: FIRE HYDRANT ASSEMBLY SEE CoSFWD DETAIL #07
- INSTALL: 1-1/2" DOMESTIC SERVICE METER SEE CoSFWD DETAIL #04
- 15.4 LF OF 1-1/2" COPPER TUBING TYPE "K"
- 24.7 LF OF 6" DIP-PW RESTRAIN PER CoSFWD #32 BACKFLOW PREVENTOR TO BE INSTALLED INSIDE BUILDING
- INSTALL: 8" X 8" X 1-1/2" SERVICE SADDLE W/ NEW 1-1/2" CORP STOP
- INSTALL: 8" X 8" X 6" MJ ANCHORING TEE WITH NEW 6" GATE VALVE
- INSTALL: 8" X 8" X 1" SERVICE SADDLE W/ NEW 1" CORP STOP
- 14.3 LF OF 1" COPPER TUBING TYPE "K"
- INSTALL: 3/4" IRRIGATION METER SEE CoSFWD DETAIL #02A

- INSTALL: 1-1/2" DOMESTIC SERVICE METER SEE CoSFWD #04
- INSTALL: 5/8" IRRIGATION METER SEE CoSFWD DETAIL #02
- 18.7 LF OF 3/4" COPPER TUBING TYPE "K"
- 18.8 LF OF 1-1/2" COPPER TUBING TYPE "K"
- INSTALL: 6" X 6" X 3/4" SERVICE SADDLE W/ NEW 3/4" CORP STOP
- INSTALL: 6" X 6" X 1-1/2" SERVICE SADDLE W/ NEW 1-1/2" CORP STOP
- REMOVE: EXISTING FLUSH HYDRANT EXISTING CAP EXTEND 6" PVC WATER MAIN RESTRAINT LENGTH = 60FT MIN
- NEATLY SAWCUT, REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT
- 164.72 LF OF 6" PVC WATER MAIN
- INSTALL: 6" X 11.25" ELBOW FITTING RESTRAINT LENGTH = 20FT MIN
- 23.08 LF OF 6" PVC WATER MAIN

INSTALL: 6" X 90" PVC ELBOW RESTRAINT LENGTH = 20FT MIN

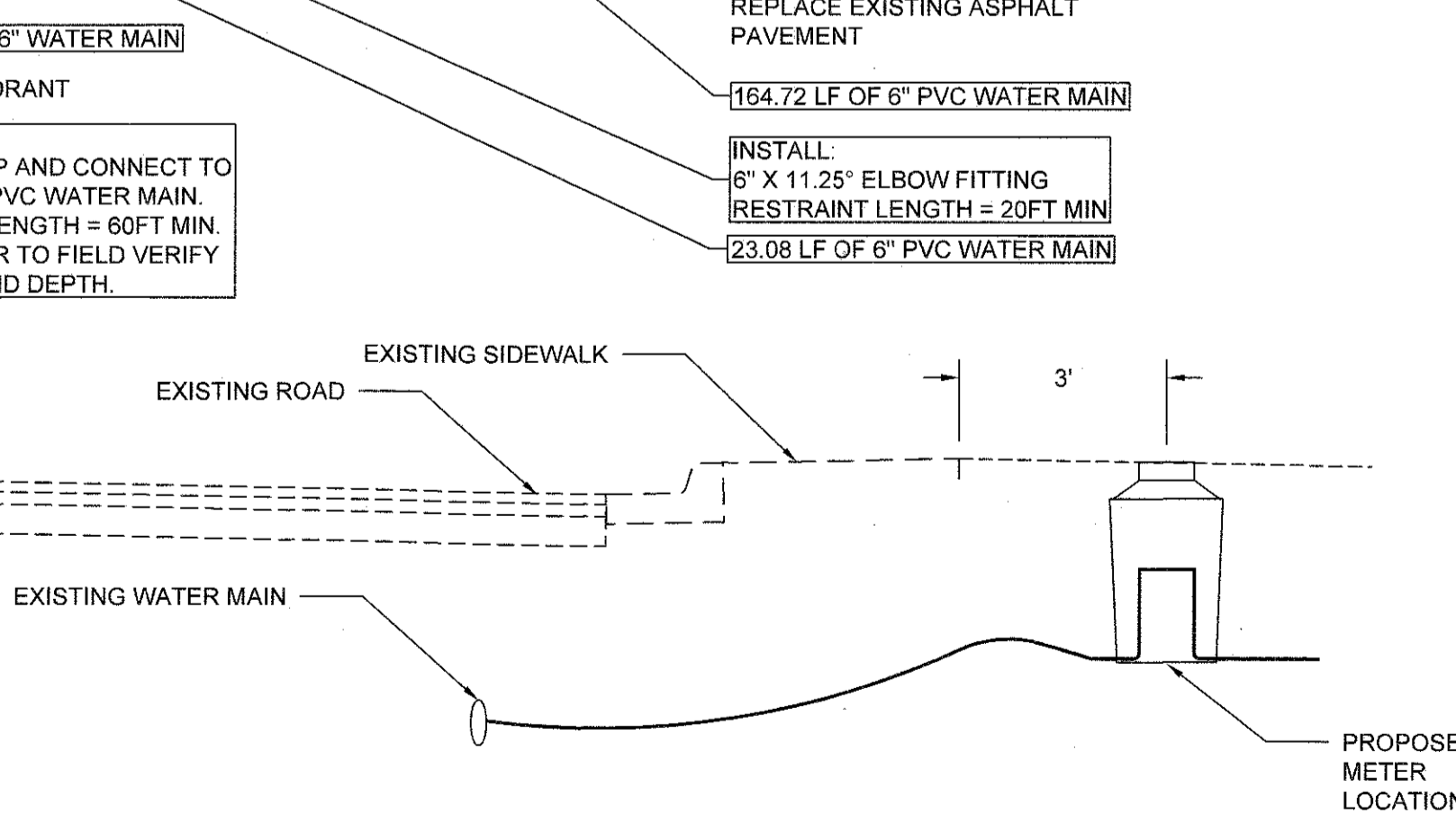
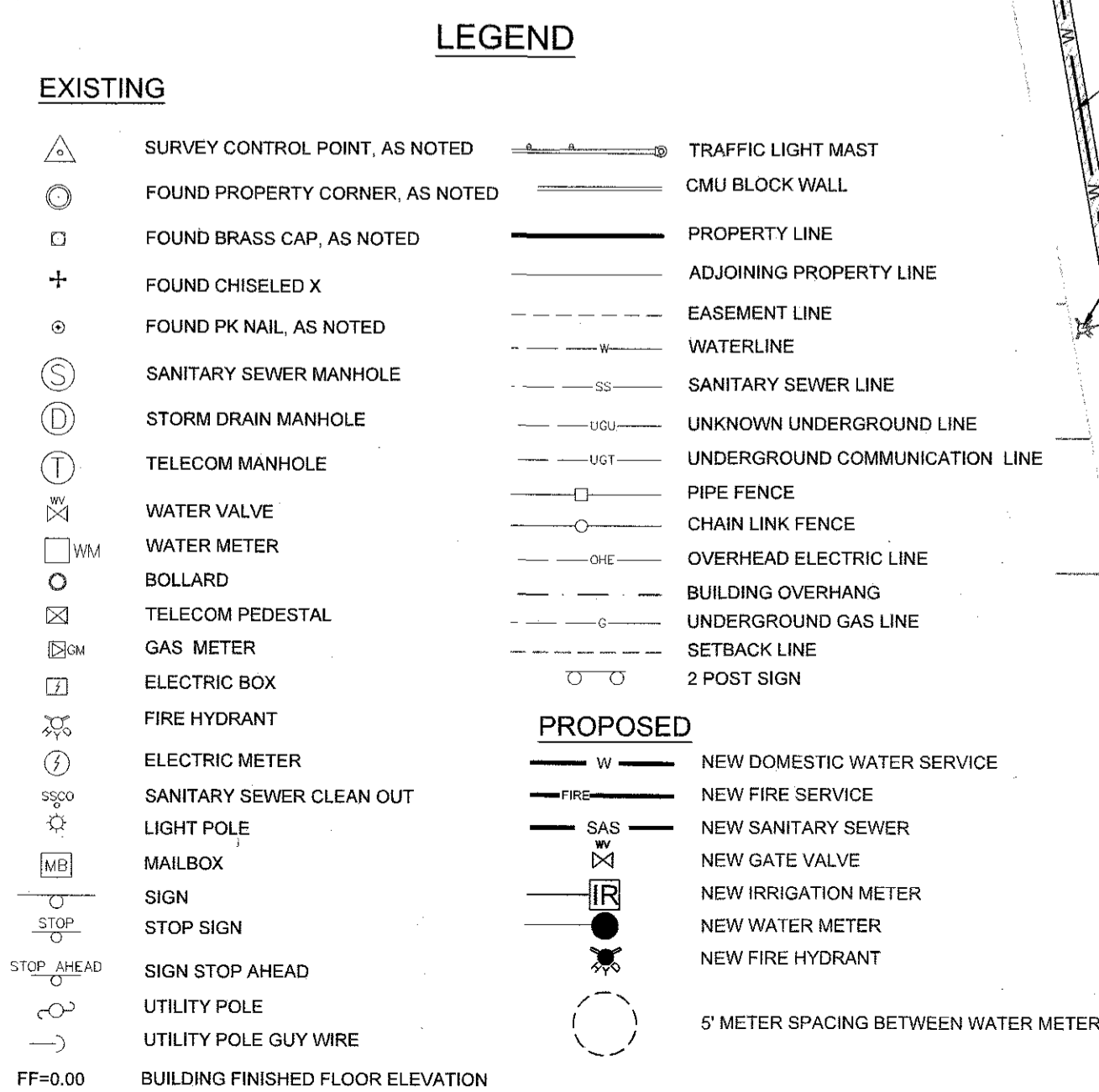
FIRE SERVICE DESIGN TABLE

SERVICE SIZE	REQ'D FLOW* GPM	RESIDUAL PRESSURE* PSI	BUILDING(S) SERVED
6"	650 GPM	80 PSI	BUILDING 1

* ALL FIRE SERVICES SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION DEVICE MEETING THE REQUIREMENTS OF THE CoSFWD DESIGN CRITERIA, LATEST VERSION. REQUIRED FLOW RATE SHALL NOT EXCEED MANUFACTURER'S RATED CAPACITY FOR BACKFLOW PREVENTION DEVICE TO BE USED.
* TESTING, INSPECTION, AND MAINTENANCE OF PRIVATE FIRE HYDRANTS, BACKFLOW PREVENTORS AND OTHER FIRE SERVICE APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND SHALL COMPLY WITH ALL CoSFWD, SFFD, AND NFPA REQUIREMENTS.
* REQUIRED FLOW RATE:
* FOR FIRE SERVICE LINES SERVING ONLY AUTOMATIC FIRE SPRINKLER SYSTEMS, INCLUDE ONLY THE REQUIRED FLOW RATE OF SPRINKLER SYSTEM TO BE SERVED.
* FOR FIRE SERVICE LINES THAT WILL BE SERVING PRIVATE FIRE HYDRANTS (WITH OR WITHOUT AUTOMATIC FIRE SPRINKLER SYSTEMS), INCLUDE THE REQUIRED FLOW RATE FOR THE SITE AS DETERMINED BY APPENDIX B OF THE INTERNATIONAL FIRE CODE, LATEST VERSION ADOPTED BY THE CITY OF SANTA FE FIRE DEPARTMENT (SFFD).
** RESIDUAL PRESSURE LISTED SHALL BE CALCULATED AT THE REQUIRED FLOW RATE AT THE POINT OF CONNECTION TO THE MAIN AS DETERMINED BY THE CoSFWD'S WATER MODEL OR FIELD TEST. RESIDUAL PRESSURES LESS THAN 20 PSI ARE NOT PERMITTED.

DOMESTIC & IRRIGATION WATER SERVICE TABLE

SERVICE ADDRESS	STREET NAME	SERVICE SIZE & TYPE (DS OR IR)	METER SIZE
1750 CERRILLOS RD.	FIFTH STREET	1-1/2" DS	1-1/2"
3 RD BERRY AVE.	BERRY AVENUE	1-1/2" DS	1-1/2"
1750 CERRILLOS RD.	FIFTH STREET	1" IR	3/4"
3 RD BERRY AVE.	BERRY AVENUE	3/4" IR	5/8"



- ### UTILITY CROSSING NOTES:
- 18" MINIMUM VERTICAL SEPARATION IF PUBLIC WATERLINE IS ROUTED ABOVE SEWER MAIN.
 - 24" MINIMUM VERTICAL SEPARATION IF PUBLIC WATERLINE IS ROUTED BELOW SEWER MAIN.
 - JOINTS SHALL NOT BE INSTALLED WITHIN 10' OF UTILITY CROSSING.



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: _____

EMPIRE SELF STORAGE SANTA FE, NEW MEXICO

PLAT RECORDING INFORMATION	APPROVED <i>[Signature]</i> CITY OF SANTA FE WATER DIVISION DATE: 4-15-26	INSPECTOR DATE: _____
BOOK _____	SANTA FE FIRE DEPARTMENT DATE: 4-15-26	2026
PAGE _____	AERIAL TOWNSHIP RANGE SECTION J-17 T17N,R9E,SEC34	01
FILE DATE _____	WORK ORDER NO. _____	(1 OF 1)



City of Santa Fe, New Mexico

Memorandum



DATE: May 7, 2026
TO: Lisa Martinez, B Constructiv LLC & Joseph Karnes, Sommer Karnes Assoc.
CC: Alexa Hempel, Senior Planner, City of Santa Fe Land Use Department ^{AH}_{AH}
FROM: Alan Hook, Water Resources Coordinator, City of Santa Fe Water *A G H*
RE: Approval of DXD Empire Storage Development Water Budget, Case# 2025-11753

ITEM: DXD Empire Storage Commercial Development Water Budget.

BACKGROUND AND SUMMARY: On May 6, 2026, the agent, Lisa Martinez, for DXD Empire Storage Development Project at 1802 Cerrillos Rd. submitted a revised final development water budget including: a commercial storage facility for building 1, commercial workshop & offices for building 2, commercial workshop for building 3, commercial workshop for building 4, other accessory water usage, landscape irrigation water usage and the 9.8% contingency fee. This development project falls under the category of commercial water demand; however, falls under the threshold of five acre-feet per year requirement for water rights to be transferred.

REQUESTED ACTION: City of Santa Fe Water staff approves the development water budget for the DXD Empire Storage Development Plan commercial development in the amount of 1.66 acre-feet per year (AFY) as provided by Lisa Martinez of B Constructiv LLC, the Owner's Agent, to meet the requirements of City Code Chapter 14, Section 7.7. This approval is void upon any changes to the development plan that affect water use prior to issuance of a building permit.

ATTACHMENTS:

1. DXD Empire Storage Development Project 2026 Water Utility Application v.3. & ACD.
2. DXD Empire Storage Development Project revised Landscape Irrigation Plan.
3. DXD Empire Storage Development Project revised Landscape Irrigation Plan Calculations.

Signature: *Alexa Hempel*
Alexa Hempel (May 7 2026 10:13:14 MDT)

Email: anhempel@santafenm.gov

ACD PACKET CHECK-OFF SHEET

This sheet contains a list of required information for processing Agreements to Construct and Dedicate Public Improvements (ACD).

***Please submit this sheet with the packet.**

Check if submitted:

Developer Information Sheet

Utility Service Application

Utility Contractor Price Quote

Copy of Plat

Approved Water Plan Drawing Number Approved 4/15/26

Approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency

Fee Waiver Application Approved by the Office of Affordable Housing

SFHP, Not Applicable

COUNTY PROJECTS ONLY:

City Council Approval Date _____

NOTE:

Applications will NOT be accepted for submittal unless ALL applicable items on this check list are completed and/or attached.

DEVELOPER INFORMATION SHEET

Developer's Name: DXD SS F2 Land, LLC
Address: P.O. Box 5587
Telephone #: (505) 303-0779
Contact Person: Lisa D. Martinez, Land Use Planning Consultant to Empire Self Storage
Legal Description of Property: 1802 Cerrillos, 1750 Cerrillos, 1361 Fourth Street, 3RD Berry Avenue – See attached Legal Description/Legal Lot of Record Documentation for each parcel
Plat Recording Date (month, day & year): Parcel 1: July 22, 1998; Parcel 2: March 31, 1978; Parcel 3: July 22, 1998; Condemnation Parcel 4-1: July 22, 1998; Condemnation Parcel 4-4: July 22, 1998
Record Book #: Parcel 1: Book 391, Page 028 Document No. 1033.815; Parcel 2: Book 62, Page 7 Document No. 417.951; Parcel 3: Book 391, Page 028 Document No. 1033.815; Condemnation Parcel 4-1: Book 391, Page 028; Condemnation Parcel 4-4: Book 391, Page 028; ALSO SEE ATTACHED LEGAL LOT OF RECORD DOCUMENTATION: The Capital Land and Townsite Co. Addition Plat dated June 18, 1909 and recorded in Book 1 at Page 119 establishes a legal lot of record for each of the four parcels identified above.
Record Page #: See Above
Present Owner of Property (exactly as shown): Amatren LLC
Project Name: Empire Self Storage
Proposed Date of Completion (month & year): November 1, 2027
Developer Engineer Name: Souder, Miller & Associates
Address: 5454 Venice Avenue NE, Suite D Albuquerque, NM 87113
Telephone #: (505) 299-0942
Contact Person: Ryan J. Curley, Professional Engineer
Developer Water Utility Contractor Name: Blueline Construction Inc.
Address: 20 Reata Rd. Santa Fe, NM 87507
MAILING: PO Box 28666 Santa Fe, NM 87592-8666
Telephone #: (505) 216-7909
Contact Person: Brian McClintock, Bryan Ruggles
Construction Starting Date: October 1, 2026
Type of Business Entity (NM Corporation, General Partnership, LLC, Individual, etc.):
NM Corporation

NOTE:

1. Developer must fill out all the information above.
2. A Performance Bond from the Contractor, Certificate of Insurance and a check in the amount listed on Page 2 of Agreement to be supplied by the Developer.
3. SDCW requires contractor bid sheets (use SDCW format)
4. Developer is responsible for advising SDCW on proposed changes in start date to ensure availability of SDCW construction Inspector.

SDCW USE ONLY

Date Received: _____

Project Name: _____

Fire Hydrants: **YES** or **NO** **CITY** or **COUNTY** Quantity: _____

Drawing #: _____

W.O. #: _____

Inspector: _____

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

WORK ORDER # _____

Applicant Name: Empire Self Storage

Project Address: 1750/1802 Cerrillos Rd, 1361 Fourth St., 3RD Berry Ave Santa Fe, NM. 87505

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

Plat Filing Information: Year ___ Book 1 Page 119 Township, Range, Section: See attached LLOR Docs.

Location: (check one only) Inside Corporate City Limits X Outside Corporate City Limits ___

Property Uniform Property Code: 1802 Cerrillos: 10685824, 1750 Cerrillos: 16008891, 1361 Fourth Street: 18312262, 3RD Berry Avenue: 12776860

Existing Well: Yes ___ No X

Legal Description including lot size: 2.72 Acres

Short Description of Project: The aforementioned properties are proposed to be utilized by DXD Self Storage as a redevelopment of the former Empire Builders building and two adjacent lots. It is proposed as a mixed use project, including a 3-story (basement + two levels above grade), 89,646 GSF Class A self-storage facility, community office spaces, and an indoor/outdoor gathering area. The two adjacent lots will complement the anchor use by including a + 12,678 sf public dog park, additional creative workshop and storage spaces, and a new parking area to serve tenants and visitors.

Construction Start Date: October 1, 2026

***RESIDENTIAL PROJECT - Complete the following**

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

***Please fill in all categories below that apply for which water service is requested:**

--- COMPLETED BY APPLICANT ---

Number of Lots or Units

- _____ Single Family Dwelling Unit, lot size less than 6,000 sq. ft.
- _____ Single Family Dwelling Unit, lot size 6,000-10,890 sq. ft.
- _____ Single Family Dwelling Unit, lot size greater than 10,890 sq. ft.
- _____ Mobile Home (in Mobile home park)

--- COMPLETED BY STAFF ---

Water Use Factors Annual Water Demand

- .15 afy per d.u. _____
- .17 afy per d.u. _____
- .25 afy per d.u. _____
- .17 afy per d.u. _____

_____ Accessory Dwelling Unit	.09 afy per d.u.	_____
_____ Apartment/Condominium	.16 afy per d.u.	_____
_____ Senior Complex	.12 afy per d.u.	_____

_____ **Total** Total Residential Water Demand _____ AFY

**City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION**

***COMMERCIAL PROJECT - Complete the following**

Type of Project: (i.e. Office, Retail, Mixed, etc.) Mixed-Use
 Total gross floor area of building: 89,646 GSF Class A Self-Storage; + 12,678 SF Workshops
 Total area of lot, tract or parcel: 2.72 acres
 Automatic Fire Sprinkler System: Yes
 Building Construction Type:
 Building Square Footage: + 89,646 GSF Class A Self-Storage; & + 12,678 SF Workshops
 Site Plan Attached: X 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 ----

<u>Check Type of Use</u>	<u>Gross Floor Area</u>
<u>Commercial</u>	

X Office–Non-medical (Within Storage Building):

Building 2 Workshop: 3,350 SF
Building 2 Offices (incl. Restroom): 550 SF
Building 3 Workshop 6,220 SF
Building 4 Workshop 2,328 SF
Restroom/MEP 230 SF

Total: 12,678 SF

---- COMPLETED BY STAFF ----

<u>Water Use Factors</u>	<u>Annual Water Demand</u>
--------------------------	----------------------------

(0.70 afy per 10,000 s.f.)	(12,678 SF/10,000SF) x 0.70 = 0.9 AFY (See attached calc.)
(0.72 afy per 10,000 s.f.)	_____
(0.58 afy per 10,000 s.f.)	_____
(1.18 afy per 10,000 s.f.)	_____
(0.21 afy per site)	_____
(2.33 afy per site)	_____
(0.78 afy per machine)	_____
(0.22 afy per machine)	_____
(0.41 afy per site)	_____
(0.56 afy per 10,000 s.f.)	_____
(8.94 afy per site)	_____
(0.77 afy per site)	_____
(0.21 afy per site)	_____

_____ Medical Office	_____
_____ Office – City/State	_____
_____ Research and Development Lab	_____
_____ Manufacturing – Goods	_____
_____ Manufacturing – Consumables	_____
_____ Laundromat, Commercial	_____
_____ Laundromat, Other	_____
_____ Drycleaner	_____
_____ Plant Nursery	_____
_____ Gyms with showers	_____
_____ Gyms without showers	_____
_____ Salons	_____

<input type="checkbox"/>	Pet Grooming	_____	(0.52 afy per site)	_____
<input type="checkbox"/>	Pet Daycare	_____	(0.11 afy per site)	_____
<input type="checkbox"/>	Retail, Large (Individual stores or shopping areas > 75,000 sq ft)	_____	(0.45 afy per 10,000 s.f.)	_____
<input type="checkbox"/>	Neighborhood Center/Medium Retail (Individual stores or shopping areas 75,000-25,000 sq ft)	_____	(0.43 afy per 10,000 s.f.)	_____
<input type="checkbox"/>	Retail, Small (Individual stores or shopping areas < 25,000 sq ft)	_____	(0.06 afy per site)	_____
<input type="checkbox"/>	Gallery	_____	(0.60 afy per site)	_____
<input type="checkbox"/>	Grocery Store	_____	(1.27 afy per 10,000 s.f.)	_____
<input type="checkbox"/>	Restaurant (full service)	_____	(0.02 afy per seat)	_____
<input type="checkbox"/>	Restaurant (limited service)	_____	(1.63 afy per Site)	_____
<input type="checkbox"/>	Gasoline Station w/ Car Wash	_____	(6.56 afy per Site)	_____
<input type="checkbox"/>	Gasoline Station	_____	(0.88 afy per Site)	_____

**City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION**

<input type="checkbox"/>	Car Wash (full service)	_____	(5.66 afy per Site)	_____
<input type="checkbox"/>	Car Wash (limited service)	_____	(0.94 afy per Wash Bay)	_____
<input type="checkbox"/>	Auto Repair	_____	(0.12 afy per site)	_____
<input type="checkbox"/>	Car Rental	_____	(0.12 afy per site)	_____

Car Sales _____ (0.07 afy per 10,000 s.f.) _____

Self Storage (Upper Level 28,586 SF;
Ground Level 28,512 SF; Lower Level 32,550 SF) _____ (0.13 afy per site) 0.13 AFY See attached calc.

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 _____ (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 (Dog Park) 2500 SF _____ (1.48 afy per acre) 0.06 acres x 1.48 = 0.08 AFY
See attached calc.

Other (not listed above) Please attach _____ (with attachment) _____

water demand calculations and assumptions used

Total Floor Area: 102,326 SF
 (Parcel 1 & Parcel 2);
 2500 SF Dog Park

**Total Commercial Water Demand 1.11 AFY (See
Attached Water Use Calculation)**

**Total Landscaping Water Demand 0.40 AFY (See
Attached Water Use Calculation)**

9.8% Contingency 0.15 AFY

TOTAL PROJECT WATER DEMAND 1.66 AFY

<p>OWNER: Amatren LLC (Frank W. Culver) Mailing Address: P.O. Box 5587</p> <p>_____</p> <p>Phone Number: _____ Mobile Number: (505) 690-4833</p>	<p>*Only If Applicable</p> <p>AGENTS: Lisa D. Martinez, B Constructiv LLC & Joseph Karnes, Sommer Karnes Assoc. Title: Land Use Planning Consultants to Empire Self Storage Mailing Address: 3201 C Zafarano Dr. #111 Santa Fe, NM. 87507 Phone Number: (505) 470-7888 Mobile Number: (505) 470-7888</p>
<p>Information Provided By: Check one: Owner _____ Agent <u>X</u></p> <p>Signature: <u>Lisa D. Martinez</u> Date: <u>Initial Application: 12/7/2025</u> Updated: 5/5/2026</p>	
<p>Technical Evaluation to be Sent to: Check one: Owner _____ Agent <u>X</u></p>	

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:
 - A map of the proposed project in relation to the existing city limits and the presumptive city limits.
 - A detailed description of the proposed development including the type and size of proposed land uses.
 - The health, safety and welfare or other legal reason for the connection.
 - A site water budget.
 - Documentation from the County of Santa Fe that county water service is not available, if applicable.
 - Documentation from the wastewater division regarding sewer availability.
 - A certified Santa Fe Homes Proposal as set forth in Section 14-8.11 SFCC 1987 if applicable.

Case # 2025-11753 & #2025-11756_1802 Cerrillos Rd
Landscape Irrigation Water Demand Usage (Sheet LI-100)

Year 1 & 2

GPY	AFY
63,976	0.20
20,475	0.06
59,312	0.18
143,763	0.44

Year 3 & After

GPY	AFY
50,050	0.15
10,725	0.03
44,880	0.14
105,655	0.32

[

3 Year AVG

GPY	AFY
131,060	0.40

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	TURF ROTARY RAIN BIRD R-VAN14 AND 1806-SAM-P45- 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES. WITH 1800 TURF SPRAY BODY ON 6IN. POP-UP, W/ CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. INSTALL PER DETAIL A/LI-502
	BUBBLER ASSEMBLY RAIN BIRD 1400 SERIES FULL CIRCLE BUBBLER, 1/2" FIPT. PROVIDE ONE (1) 0.25 GPM BUBBLER PER SHRUB. PROVIDE THREE (3) 0.50 GPM BUBBLER PER TREE. INSTALL PER DETAIL D/LI-502
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	ZONE VALVE ASSEMBLY RAINBIRD PEB PLASTIC INDUSTRIAL GLOBE VALVE. 1", 1-1/2", 2". INSTALL PER DETAIL B/LI-502
	ISOLATION VALVE CHAMPION BRASS MANUAL STRAIGHT INLINE VALVE, RS SERIES. SIZE TO MAIN LINE. SEE DETAIL F/LI-501.
	MASTER VALVE ASSEMBLY 1-1/2" RAIN BIRD EFB-CP BRASS MASTER VALVE. CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. INSTALL PER DETAIL G/LI-501
	MASTER VALVE ASSEMBLY 1" RAIN BIRD EFB-CP BRASS MASTER VALVE. CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. INSTALL PER DETAIL G/LI-501
	AIR RELIEF VALVE ASSEMBLY CRISPIN UNIVERSAL AIR RELIEF VALVE. SIZE TO MAIN LINE. FIELD LOCATE AT HIGH POINT OF MAINLINE. SEE DETAIL C/LI-502.
	DRAIN VALVE CHAMPION 300 SERIES MANUAL DRAIN OR APPROVED EQUIVALENT. FIELD LOCATE AND INSTALL ONE AT LOW POINT OF MAINLINE AND EACH LATERAL LINE. DETAIL: E/LI-501
	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY IN HOT BOX MODEL #HB2, W/ HEAT TAPE. MFR. HUBBELL POWER SYSTEMS. ELECTRICAL CONNECTIONS REQUIRED BY GENERAL CONTRACTOR. INSTALL PER DETAIL F/LI-501. AND MFR. SPECS.
	FEBCO 825Y 3/4" REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY IN HOT BOX MODEL #HB2, W/ HEAT TAPE. MFR. HUBBELL POWER SYSTEMS. ELECTRICAL CONNECTIONS REQUIRED BY GENERAL CONTRACTOR. INSTALL PER DETAIL F/LI-501. AND MFR. SPECS.
	IRRIGATION CONTROLLER RAIN BIRD ESPLXME2 12 STATION, TRADITIONALLY WIRED COMMERCIAL CONTROLLER. LOCATE INTERIOR TO MECHANICAL ROOM IN PLASTIC WALL MOUNT ENCLOSURE LOCKING BOX. COORDINATE EXACT LOCATION W/ OWNER'S REPRESENTATIVE. INSTALL CONTROLLER AND GROUNDING PER MFR SPECIFICATIONS AND DETAILS A&B/LI-501
	IRRIGATION CONTROLLER RAIN BIRD ESPLXME2 12 STATION, TRADITIONALLY WIRED COMMERCIAL CONTROLLER. LOCATE INTERIOR TO MECHANICAL ROOM IN PLASTIC WALL MOUNT ENCLOSURE LOCKING BOX. COORDINATE EXACT LOCATION W/ OWNER'S REPRESENTATIVE. INSTALL CONTROLLER AND GROUNDING PER MFR SPECIFICATIONS AND DETAILS A&B/LI-501
	FLOW SENSOR RAIN BIRD FS-100-B 1" FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE OF 2 GPM TO 40 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE. INSTALL PER MANUFACTURERS SPECIFICATION IN VALVE BOX WITH DRAINAGE
	POINT OF CONNECTION 1 1/2" CONTRACTOR SHALL CONNECT TO NEW DOMESTIC IRRIGATION WATER METER ARAD METER 1.5 AC 10 (SEE CIVIL PLAN). DESIGN IS BASED ON AN AVAIL. FLOW OF 46 GPM & 65 PSI STATIC PRESSURE. CONTRACTOR SHALL MEASURE GPM & PRESSURE AFTER METER AND NOTIFY IRRIGATION DESIGNER TO VERIFY HYDRAULICS.
	POINT OF CONNECTION 1" CONTRACTOR SHALL CONNECT TO NEW DOMESTIC IRRIGATION WATER METER ARAD METER (SEE CIVIL PLAN). DESIGN IS BASED ON AN AVAIL. FLOW OF 19 GPM & 65 PSI STATIC PRESSURE. CONTRACTOR SHALL MEASURE GPM & PRESSURE AFTER METER AND NOTIFY IRRIGATION DESIGNER TO VERIFY HYDRAULICS.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 SIZE PER PIPE SIZING ON PLAN. SEE DETAIL C/LI-501
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1-1/2". SEE DETAIL C/LI-501
	PIPE SLEEVE: PVC SCHEDULE 40 SLEEVES TO BE SIZED TWO SIZES LARGER THAN THE TOTAL DIAMETER OF THE PIPE TO BE SLEEVED, UNLESS OTHERWISE NOTED. PROVIDE AN ADDITIONAL 1-1/2" SLEEVE FOR WIRE AT EACH SLEEVE LOCATION. INSTALL PER DETAIL D/LI-501
	Valve Callout # Valve Number # Valve Flow # Valve Size

WATER BUDGET CALCULATIONS

YEARS 1 & 2 (ESTABLISHMENT):

LOW FLOW (0.5 GPM) BUBBLER IRRIGATION TO TREES:
 4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
 4 MONTHS AT 2 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
 4 MONTHS AT 3 RUN TIMES PER WEEK (MAY-AUG)
 APPROX. 88 RUN CYCLES PER YEAR
 46 VERY LOW WATER TREES (7 GAL PER TREE)/322 GALLONS /CYCLE
 45 LOW/MED WATER TREES (9 GAL PER TREE)/405 GALLONS /CYCLE
 TOTAL: 727 GALLONS PER RUN CYCLE X 88 RUN TIMES =63,976 GPY

LOW FLOW (0.25 GPM) BUBBLER IRRIGATION TO SHRUBS:
 4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
 4 MONTHS AT 2 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
 4 MONTHS AT 4 RUN TIMES PER WEEK (MAY-AUG)
 APPROX. 105 RUN CYCLES PER YEAR
 99 VERY LOW WATER SHRUBS (0.75 GAL PER SHRUB)/75 GALLONS /CYCLE
 80 LOW/MED WATER SHRUBS (1.5 GAL PER SHRUB)/120 GALLONS /CYCLE
 TOTAL: 195 GALLONS PER RUN CYCLE X 105 RUN TIMES = 20,475 GPY

SPRAY IRRIGATION FOR TURF:
 4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
 4 MONTHS AT 2 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
 4 MONTHS AT 3 RUN TIMES PER WEEK (MAY-AUG)
 APPROX. 88 RUN CYCLES PER YEAR
 2,041 SQ FT (0.33 GAL PER SQ FT)/674 GALLONS PER RUN CYCLE
 674 GALLONS PER RUN CYCLE X 88 RUN TIMES = 59,312 GPY

YEARS 3 AND AFTER:

LOW FLOW (0.5 GPM) BUBBLER IRRIGATION TO TREES:
 4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
 4 MONTHS AT 1 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
 4 MONTHS AT 2 RUN TIMES PER WEEK (MAY-AUG)
 APPROX. 55 RUN CYCLES PER YEAR
 46 VERY LOW WATER TREES (10 GAL PER TREE)/460 GALLONS /CYCLE
 45 LOW/MED WATER TREES (15 GAL PER TREE)/450 GALLONS /CYCLE
 910 GALLONS PER RUN CYCLE X 55 RUN TIMES =50,050 GPY

LOW FLOW (0.25 GPM) BUBBLER IRRIGATION TO SHRUBS:
 4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
 4 MONTHS AT 1 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
 4 MONTHS AT 2 RUN TIMES PER WEEK (MAY-AUG)
 APPROX. 55 RUN CYCLES PER YEAR
 99 VERY LOW WATER SHRUBS (0.75 GAL PER SHRUB)/75 GALLONS /CYCLE
 80 MED/LOW WATER SHRUBS (1.5 GAL PER SHRUB)/120 GALLONS /CYCLE
 195 GALLONS PER RUN CYCLE X 55 RUN TIMES = 10,725 GPY

SPRAY IRRIGATION FOR TURF:
 4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
 4 MONTHS AT 2 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
 4 MONTHS AT 3 RUN TIMES PER WEEK (MAY-AUG)
 APPROX. 88 RUN CYCLES PER YEAR
 2,041 SQ FT (0.25 GAL PER SQ FT)/510 GALLONS PER RUN CYCLE
 510 GALLONS PER RUN CYCLE X 88 RUN TIMES = 44,880 GPY

TOTAL COMBINED TREES, SHRUBS AND GRASS= 105,655 GPY/ 0.32 ACRE FT.
 105,655 GPY / TOTAL LANDSCAPE AREA: 45,237 SQ FT
 = 2.33 GAL PER SQFT PER YEAR

Rev #	Date	Description	By	Checked
1	09/26	DRAWING ISSUED FOR WHAT	??	???

SANTA FE, NM

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DXD CAPITAL

EMPIRE SELF STORAGE
 SANTA FE, NEW MEXICO
 LANDSCAPE
 IRRIGATION SCHEDULE AND WATER BUDGET CALCS

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

Designed	Drawn	Checked
WF	BB	WF

Date:

Scale: Horiz: N/A
 Vert: N/A

Project No: 9233548

Sheet: LI-100

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