Agenda **Regular Meeting of the Planning Commission**
August 7, 2025 at 6:00 PM
Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Planning Commission Meeting

AMENDED

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at https://www.youtube.com/user/cityofsantafe . The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

Live Public Comment: Members of the public may provide public comment in person during the public comment portion of the public hearing.

Virtual Public Comment: Members of the public may provide public comment virtually during the public comment portion of the public hearing by joining the Zoom meeting by internet or phone using the following link: https://santafenm-gov.zoom.us/j/82969604749

By phone:+1 719 359 4580 US +1 253 205 0468 US +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 669 444 9171 US +1 669 900 6833 US (San Jose) +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 US +1 929 205 6099 US (New York) +1 301 715 8592 US (Washington DC) +1 305 224 1968 US
Webinar ID: 829 6960 4749
Written Comment: Members of the public may submit public comments by 5 p.m. on the Monday before the meeting via https://santafenm.gov/land-use/current-planning/public-comment Comments will then be published after this deadline. The agenda and packet for the meeting will be posted athttps://santafenm.portal.civicclerk.com/

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Consent Agenda
6. Approval of Minutes

a. July 17, 2025

7. Approval of Findings/Conclusions

   a. **Case # 2025-10706. 1600 St. Michaels Dr, Master Plan Amendment.**

   b. **Case #2025-10172. 4157 & 4161 Walking Rain Rd Special Use Permit.**

   c. **Case #2025-10189. 4157 & 4161 Walking Rain Rd Development Plan Amendment.**

   d. **Case #2025-10037. 1111 Ocate Road.**

   e. **Case #2024 – 8901. 2768 Agua Fria Rezoning**.

   f. **Case #2024 – 8902. 2768 Agua Fria Master Plan**.

8. Consent

9. Old Business

10. New Business

    a. **Case #2024-~~9318~~ 9320. 7205 Plaza Central Development Plan.** Pax Consulting., Agent, for Zydeco LLC., owner and applicant ("Applicant") requests approval of a Development Plan for up to 165 units, a clubhouse, swimming pool and neighborhood coffee shop a property address located at 7205 Plaza Central and is zoned C-1 (~~light industrial~~ office and related commercial). It consists of a ~~6.91-acre~~ 7.9-acre lot as the result of a lot line adjustment, zoned C-1. (Alexa Hempel, Case Manager, anhempel@santafenm.gov). **(POSTPONED FROM JULY 17, 2025)**

11. Staff Communications

    a. Discussion of innovative street design.

12. Matters from the Commission

13. Adjourn

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.

City of Santa Fe

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION
July 17, 2025, AT 6:00 PM

A. ROLL CALL

Commissioners Present:
Chair Janet Clow *(Zoom)*
Vice Chair Peter Smith
Commissioner Thomas (TJ) Rieland
Commissioner Piper Kapin
Commissioner Kelly McReynolds
Commissioner Scott Barber *(Zoom)*
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: Commissioner McGhee moved, seconded by Commissioner McReynolds, to approve the agenda as presented.

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

For:
Chair Janet Clow Yes
Commissioner Sasha McGhee Yes
Commissioner Gurushabad Mirando Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: None

D. CONSENT OF AGENDA

MOTION: Commissioner Rieland moved, seconded by Commissioner McGhee approve the agenda as presented.

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

For:
Chair Janet Clow Yes
Commissioner Sasha McGhee Yes
Commissioner Gurushabad Mirando Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: None

E. APPROVAL OF MINUTES

1. June 5, 2025

MOTION: Commissioner McGhee moved, seconded by Commissioner Kapin, to approve the minutes from Planning Commission meeting on June 5, 2025.

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

For:
Chair Janet Clow Yes
Commissioner Sasha McGhee Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: Member Gurushabad Mirando

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. **Case #2025-010094. 5211 Las Soleras Dr., Development Plan.** JenkinsGavin, Inc., Agent, for HomeWise, Inc., owner and applicant ("Applicant"), was approved of a Preliminary Subdivision Plat for a 97-unit residential development consisting of 42 townhomes and 55 single-family detached homes, as well as the development of a 5.12-acre public park. The subject 14.41-acre parcel is located at 3730 South Meadows Road and is zoned R-6 (six residential units per acre). (Janice Biletnikoff, AICP, Case Manager,jibiletnikoff@santafenm.gov). (POSTPONED FROM JUNE 5, 2025)

MOTION: Commissioner Kapin moved, seconded by Commissioner McReynolds, to approve Findings for Case #2025-010094 without changes or corrections.

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

For:
Chair Janet Clow Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain:
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando

2. **Case #2024-8027. 635 Alto Street Development Plan.** Brian Lawler, Agent, Santa Fe Habitat for Humanity, Applicant. Requests approval of a Development Plan for a multifamily residential use consisting of 5 two-story affordable single-family attached dwelling units. The subject 0.25-acre parcel is located in the Historic Downtown Archaeological Review district and zoned R21 (residential twenty-one dwelling units per acre). (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

MOTION: Commissioner Kapin moved, seconded by Commissioner Rieland, to approve Findings for Case #2024-8027 without changes or corrections.

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

For:
Chair Janet Clow Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain:
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando

3. **Case #2025-10276. 3439 Cerrillos Rd Rezoning.** JenkinsGavin, Agent, for RKSS Santa Fe 1, LLC, Applicant, requests approval to rezone a 1.49- acre lot from its current land use designation of R-3 (Residential three dwelling units per acer) to C-2 (General Commercial). The property is located within the Suburban Archaeological Review District. (Claudia Kath, Case Manager, dcmkath@santafenm.gov).

MOTION: Commissioner McGhee moved, seconded by Commissioner Kapin, to approve Findings for Case #2025-10276 without changes or corrections.

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

For:
Chair Janet Clow Yes
Commissioner Sasha McGhee Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain:
Commissioner Gurushabad Mirando

4. **Case#2025-10420. 3730 South Meadows Road Final Subdivision Plat.** JenkinsGavin, Inc., Agent, for Homewise, Inc., Applicant. Requests approval of a Final Subdivision Plat on 14.41 +/- acres for a 97-unit residential subdivision. The Final Plat consists of 42 townhomes and 55 single-family detached dwelling units. The property is located within the Suburban, and River and Trails Archaeological Review Districts and is zoned R-6 (residential six dwelling units per acre). (Janice Biletnikoff, AICP, Case Manager, jibiletnikoff@santafenm.gov).

MOTION: Commissioner Rieland moved, seconded by Commissioner Kapin, to approve Findings for Case #2025-10420 without changes or corrections.

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

For:
Chair Janet Clow Yes
Commissioner Sasha McGhee Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain:
Commissioner Gurushabad Mirando

F. CONSENT

1. **Case #2024-8026. Casa De Todos Final Subdivision Plat Time Extension.** Liaison Planning Services, Inc, Agent for Luna Turquzo, LLC owner requests a time extension for the approved final subdivision plat for Casa De Todos (Case# 2021-3355). The Applicant is requesting a 1-year extension to the time allowed for approvals granted by the Planning Commission on May 5, 2024. (Claudia Kath, Case Manager, cmkath@santafenm.gov)

MOTION: Commissioner McGhee moved, seconded by Commissioner Mirando, to approve the consent of Case #2024-8026 as is.

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

For:
Chair Janet Clow Yes
Commissioner Sasha McGhee Yes
Commissioner Gurushabad Mirando Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: None

G. OLD BUSINESS

H. NEW BUSINESS

1. **Case # 2025-10706. 1600 St. Michaels Dr, Master Plan Amendment.** NV5,Inc, Agent for Daniel Hernandez, Director of the Midtown Redevelopment Agency, applicant, request a master plan amendment to the Midtown Master Plan on 64.22 +/- acres. The property is zoned C-2 PUD (General Commercial Planned Unit Development) and within the Midtown Local Innovation Corridor (LINC) overlay district. (Joel Cruz-Haber, Case Manager, jacruzhaber@santafenm.gov)

MOTION: Commissioner Mirando moved, seconded by Commissioner McGhee, to approve Case #2025-10706, 1600 St. Michaels Dr Master Plan Amendment, subject to the conditions of approval and technical corrections presented by Planning and Land Use Director.

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

For:
Chair Janet Clow Yes
Commissioner Sasha McGhee Yes
Commissioner Gurushabad Mirando Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: None

2. **Case #2025-10172. 4157 & 4161 Walking Rain Rd Special Use Permit.** JenkinsGavin, Inc., Agent for Charter Schools Development Corporation (CSDCPC Monte Del Sol, LLC), Applicant, requests approval of a special use permit for construction of a 20,432 square foot gymnasium, classrooms, office space, and outdoor amenities. The Property is approximately 6.30 acres and is identified as Tract Q-1 and Tract 16 of the Las Soleras Master Plan. The Property is located within the Suburban Archaeological Review district and zoned PRC (Planned Residential Community) and R-1 (Residential – one dwelling unit per acre). (Joel Cruz-Haber, Case Manager, jacruzhaber@santafenm.gov) (POSTPONED FROM JUNE 5, 2025)

MOTION: Commissioner Mirando moved, seconded by Commissioner Kapin, to approve Case #2025-10172, 4157 & 4161 Walking Rain Rd Special Use Permit, subject to conditions of approval and technical corrections.

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

For:
Chair Janet Clow Yes
Commissioner Sasha McGhee Yes
Commissioner Gurushabad Mirando Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: None

3. **Case #2025-10189. 4157 & 4161 Walking Rain Rd Development Plan Amendment.** JenkinsGavin, Inc., Agent for Charter Schools Development Planning Commission July 17, 2025 Page 3 of 4 Corporation (CSDCPC Monte Del Sol, LLC), Applicant, requests approval of a development plan amendment for construction of a 20,432 square foot gymnasium, classrooms, office space, and outdoor amenities. The property is approximately 6.30 acres and is identified as Tract Q-1 and Tract 16 of the Las Soleras Master Plan. The Property is located within the Suburban Archaeological Review district and zoned PRC (Planned Residential Community) and R-1 (Residential – one dwelling unit per acre). (Joel CruzHaber, Case Manager, jacruzhaber@santafenm.gov) (POSTPONED FROM JUNE 5, 2025)

MOTION: Commissioner Mirando moved, seconded by Commissioner McGhee, to approve Case #2025-10189, 4157 & 4161 Walking Rain Rd Development Plan Amendment, subject to conditions of approval and technical corrections.

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

For:
Chair Janet Clow Yes
Commissioner Sasha McGhee Yes
Commissioner Gurushabad Mirando Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: None

4. **Case #2025-10037. 1111 Ocate Road.** Liaison Planning, Agent, for the Santa Fe Civic Housing Authority, Applicant, requests Development Plan approval to construct approximately 80,491 square feet of new construction for affordable housing on 5.64± acres. The site is zoned C-2 (General Commercial) and is located at 1111 Ocate Road. (Claudia Kath, Case Manager, cmkath@santafenm.gov)

MOTION: Commissioner Rieland moved, seconded by Commissioner McGhee, to approve Case #2025-10037, 1111 Ocate Road, subject to conditions of approval and technical corrections.

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

For:
Chair Janet Clow Yes
Commissioner Sasha McGhee Yes
Commissioner Gurushabad Mirando Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: None

5. **Case #2024 – 8901. 2768 Agua Fria Rezoning.** JenkinsGavin, Agent, for Cold Water Development Fund QOZF, LLC, Applicant, requests approval to rezone a 4.12 acre lot from its current land use designation of MU (Mixed Use) to C-2 (General Commercial). The property is located within the River and Trails Archaeological Review District. (Joel Cruz-Haber, Case Manager, jacruzhaber@santafenm.gov) (POSTPONED FROM JUNE 5, 2025)

MOTION: Commissioner Kainpin moved, seconded by Commissioner McGhee, to approve Case #2024-8901, 2768 Agua Fria Rezoning, as is.

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

For:
Chair Janet Clow Yes
Commissioner Sasha McGhee Yes
Commissioner Gurushabad Mirando Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: None

6. **Case #2024 – 8902. 2768 Agua Fria Master Plan.** JenkinsGavin, Agent, for Cold Water Development Fund QOZF, LLC, Applicant, requests approval of a master plan on a 4.12-acre lot to develop a 130-unit mixed-use residential and nonresidential community. The property is located within the River and Trails Archaeological Review District. (Joel Cruz-Haber, Case Manager, jacruzhaber@santafenm.gov) (POSTPONED FROM JUNE 5, 2025)

MOTION: Commissioner McGhee moved, seconded by Commissioner Kapin, to approve Case #2024-8902, 2768 Agua Fria Master Plan, subject to conditions of approval and technical corrections.

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

For:
Chair Janet Clow Yes
Commissioner Sasha McGhee Yes
Commissioner Gurushabad Mirando Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: None

I. STAFF COMMUNICATIONS

J. MATTERS FROM THE COMMISSION

K. ADJOURNMENT

11:26 P.M.

_____
Liaison

_____
Chair

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

Case #2025-10706
Midtown Master Plan Amendment
Owner's/Applicant's Name – City of Santa Fe / Midtown Redevelopment Agency
Agent's Name – Lisa Gavioli NV5, Inc

THIS MATTER came before the Planning Commission (Commission) for public hearing on July 17, 2025 (Hearing) upon the application (Application) of the Midtown Redevelopment Agency ("MRA") (Applicant).

I. INTRODUCTION

The Application pertains to the property known as Midtown located at 1600 St. Michaels Drive, totaling ±64 acres ("Property"). The Applicant requests that the Commission recommend approval to the Governing Body of amendments to the Midtown Master Plan to accommodate the unique design and development standards proposed for the Midtown property in the proposed Master Plan Amendment

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

II. FINDINGS OF FACT

1. Santa Fe City Code (SFCC) 1987 Section 14-3.9(C)(4) action and recommendation of a Master Plan by the Planning Commission is required; and

2. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 § 14-3.1(F)(2)(a)(xii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].

   a. Multiple pre-application meetings were held in accordance with SFCC 1987 Section 14-3.l(E)(1).

   b. Pursuant to SFCC 1987 Section 14-3.1(H), notice of the ENN meeting was properly given.

   c. Pursuant to SFCC 1987 Section 14-3.1(F), a virtual ENN meeting was held on the Application and related cases on June 3, 2025. There were approximately 7 attendees including the Applicant team, members of City staff, and members of the public. A slide show presentation was given, and the questions that followed were generally centered around: landscape requirements, concerns of step back removal; site planning and design; infrastructure; Land Use approval process; The meeting ended at approximately 7:00 PM.

3. City staff reviewed the Midtown Master Plan amendment Application, and the related materials and information submitted by the Applicant, for conformity with applicable SFCC

requirements (Submittal Requirements) and provided the Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.

4. Staff recommended that the Commission recommend approval of the Midtown Master Plan amendments to Governing Body.

5. Pursuant to SFCC 1987 Sections14-3.9(C)(4) the Commission has the authority to review and make recommendations to the Governing Body regarding Master Plan amendments to Chapter 14.

6. At the Hearing, the Commission considered the Application in Case 2025-10706, and the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public prior to making a decision.

7. Pursuant to SFCC 1987 Section 14-3.9(D)(1), the land use director shall review the proposed master plan amendment and make a recommendation as to its conformance to the review criteria. The land use director may suggest changes to the amendment to better conform to the review criteria or current policy and procedure. Staff's recommendation of approval at the Hearing demonstrates the applicant meets the approval criteria set forth in Section 14-3.9(D)(1)(a-d).

    a. the master plan is consistent with the general plan;

    b. the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;

    c. development of the master plan area will contribute to the coordinated and efficient development of the community; and

    d. the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.

8. Based on the Staff Report, exhibits and the testimony and evidence presented at the hearing, the Commission tabled the application to allow staff and the Applicant to discuss and revise the proposed removal of step back requirements in Section 5.6 Façade Zone Standards. Upon reconvening later in the meeting, staff presented an alternative to the removal of step back requirements;

    a. Façade Articulation Requirement: All building façades exceeding three stories and facing a public street shall incorporate articulation at regular intervals of the building façade to enhance the pedestrian experience and soften the architectural massing within the streetscape. Methods of Articulation include but are not limited to:

        - Recesses or projections of the building wall plane
        - Changes in material, color, or texture

- Roofline variations or parapet offsets
- Balconies, roof decks, and step-backs

9. The Commission agreed to the alternate amendment and unanimously voted to recommend approval of the proposed amendments with changes as recommended by staff and find all applicable review criteria in SFCC 1987 Section 14-3.9(D)(a-d) have been met.

10. The Commission directed staff to continue to work with adjoining neighbors between this July 17, 2025, meeting and the time the matter is heard by the Governing Body to address their concerns.

III. CONCLUSIONS OF LAW

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

1. Pursuant to SFCC 1987 Section 14-3.1(H)(1), all procedural requirements regarding the notice of public hearing have been met.

2. The Applicant has the right under the SFCC to propose an amendment to the a previously approved Master Plan.

3. The Commission has the power and authority at law and under the SFCC to review the proposed amendments to the Midtown Master Plan to make recommendations regarding the proposed amendments to the Midtown Master Plan to the Governing Body.

4. The Applicant met the applicable Submittal Requirements.

5. The Commission should recommend approval of the requested amendments to the Midtown Master Plan because all applicable code requirements and criteria for recommendation of approval of the proposed amendments have been met, subject to the facade articulation requirements set forth in the Findings of Fact, Section 8, above.

WHEREFORE, IT IS ORDERED ON THE 7TH DAY OF AUGUST 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends that the Governing Body approve the Midtown Master Plan amendment, as requested in the Application for Case #2025-10706.

_____ _____

Janet Clow
Chairperson

Date

FILED:

_____ _____
Geralyn F. Cardenas Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case #2025-10172
4161 Walking Rain Rd Special Use Permit
Owner's/Applicant's Name- *Charter Schools Development Corporation (CSDCPC Monte Del Sol, LLC)*
Agent's Name- JenkinsGavin, Inc

THIS MATTER came before the Planning Commission ("Commission") for public hearing on July 17, 2025 ("Hearing") upon hearing the Special Use Permit application ("Application") of JenkingsGavin, Inc as the agent ("Agent") on behalf of Charter Schools Development Corporation ("Applicant").

The Application pertains to the property located at 4161 Walking Rain Rd, Tract 16, totaling approximately 3.02 acres ("Property"). The Applicant requests approval of a Special Use Permit Application to allow educational use in a residentially zoned district. The Property is zoned R-1 (1 residential unit per acre) on tract 16, the future land use is Public/ Institutional and is located in the Suburban Archeological Review District.

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

FINDINGS OF FACT

1. The Applicant requested approval of a Special Use Permit to allow educational use on the Property located within a residentially zoned district.

2. At the hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public.

3. Santa Fe City Code (SFCC) 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 §1 4-3.1(F)(2)(a)(iv)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].

4. The Applicant attended a pre-application conference on December 14th, 2024, with City Land Use Department Staff ("Staff").

5. The Applicant conducted an ENN meeting for this project. The Applicant gave notice of the ENN meetings to neighbors and neighborhood associations within 300 feet of the subject property and posted posters on the subject property.

6. The Applicant held the virtual ENN meeting on January 30th, 2024. The ENN meeting was attended by members of the Applicant's team and City Staff, and members of the public were present. The Applicant's team presented an overview of the proposed development.

7. City staff reviewed the Application, as well as the related materials and information submitted by the Applicant for conformity with applicable SFCC requirements. Staff also provided the Planning Commission with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.

8. Staff recommended that the Commission approve the Special Use Permit, subject to certain conditions ("the Conditions") and the technical corrections set forth in the Staff Report and Attachments.

9. Pursuant to SFCC 1987 Section 14-2.3(C)(3), the Commission has the authority to review and approve Special Use Permits.

10. SFCC 1987 Section 14-3.6(C) establishes certain procedures for Special Use Permit approval including, without limitation, a public hearing by the Commission and a decision based on the criteria set out in SFCC 1987 Section 14-3.6(D).

11. SFCC 1987 Section 14-3.6(C)(2) requires the Applicant to submit plans and other documentation that demonstrates conformance with applicable provisions of the SFCC ("Submittal Requirements").

12. SFCC 1987 Section 14-3.6(D)(1) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before approving a Special Use Permit.

13. Pursuant to SFCC 1987 Section 14-3.6(D)(2), the Commission "may specify conditions of approval that are necessary to accomplish the proper development of the area and to implement the policies of the general plan."

14. The proposed Special Use Permit amendment is compatible with the neighboring uses, buildings and structures and all R-1 zone standards.

15. The Governing Body has implemented the General Plan and Ordinances in order to establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest. Warehouse facilities are generally a use consistent with the area and therefore it does not adversely affect the public interest.

CONCLUSIONS OF LAW

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

1. Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.

2. The information contained in the Staff Report and Attachments is sufficient to establish that the Submittal Requirements have been met.

3. The Commission finds that it has the authority to review the Special Use Permit under SFCC 1987 Sections 14-2.3(C)(3), 14-3.6(B), and Table 14-2.1-1, as required by SFCC 1987 Section 14-3.6(D)(1)(a).

4. The Commission finds that the Special Use Permit does not adversely affect the public interest, as required by SFCC 1987 Section 14-3.6(D)(1)(b).

5. The Commission finds that the proposed use is compatible with the neighboring uses, buildings and structures. The proposed use is compatible with the neighboring uses, buildings and structures required by SFCC 1987 Section 14-3.6(D)(1)(c).

6. Staff presented and recommended approval for a revised amendment to condition # 4 to the Commission. Condition #4 would be revised to *"The owner shall provide a 15' set back landscape buffer at the Northeast portion of tract 16 when phased construction to replace the existing portable (1, 2, and 3) structures begin."*

7. The Commission finds that the Conditions and Technical Corrections set forth in the Staff Report, exhibits, and staff's revised condition presented at the Hearing are necessary to accomplish the proper use and development of the area and to implement the policies of the general plan.

8. The Commission has the authority to review and to approve the Special Use Permit, and to impose conditions of approval.

9. The Applicant met the applicable Submittal Requirements.

10. The Commission approves the Special Use Permit subject to the conditions, amended conditions, and technical corrections recommended by staff and included in Attachment A because all applicable code requirements and criteria for Special Use Permit approval have been met.

WHEREFORE, IT IS ORDERED ON THE 7th DAY OF AUGUST 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the Special Use Permit for the Property, as requested in the Application for Case #2025-10172, subject to the Conditions and the technical corrections set forth in the Staff Report and attachments. The Special Use Permit shall expire three years after issuance of this final action unless actual development of the site or off-site improvements has begun and is continued pursuant to Subsection 14-3.19(B)(5).

If the Special Use Permit approval of the Special Use Permit may be extended as provided in Section 14-3.19(C).

_____ _____
Janet Clow Date:
Chair

FILED:

_____ _____
Andréa Salazar Date:
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date:
Assistant City Attorney

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

Case #2025-10189
4161 & 4157 Walking Rain Rd Development Plan Amendment
Owner's/Applicant's Name- *Charter Schools Development Corporation (CSDCPC Monte Del Sol, LLC)*
Agent's Name- JenkinsGavin, Inc

THIS MATTER came before the Planning Commission ("Commission") for public hearing on July 17, 2025 ("Hearing") upon the development plan application ("Application") of JenkingsGavin, Inc as agent and applicant ("Applicant").

The Application pertains to the property located at 4157 and 4161 Walking Rain Rd, Tract Q-1 and Tract 16, totaling approximately 3.28 and 3.02 acres ("Properties"). The Applicant requests approval of a development plan amendment to construct a 20, 432 Square Foot structure containing a gymnasium, classrooms, office, accessory space, with other site and infrastructure improvements ("Project"). The Property is zoned PRC (Planned Residential Community) on Tract Q-1and R-1 (1 residential unit per acre) on tract 16, the future land use is Public/ Institutional, and is located in the Suburban Archeological Review District.

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

FINDINGS OF FACT

1. The Applicant requested approval of a development plan amendment for 20,432 Square Foot multi-use structure and other site improvements on the Properties.

2. At the hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public.

3. Santa Fe City Code (SFCC) 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 §1 4-3.1(F)(2)(a)(iv)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].

4. The Applicant attended a pre-application conference on December 12th, 2024, with City Land Use Department Staff ("Staff").

5. The Applicant conducted an ENN meeting for this project. The Applicant gave notice of the ENN meetings to neighbors and neighborhood associations within 300 feet of the subject property and posted posters on the subject property.

6. The Applicant held the virtual ENN meeting on January 30th, 2025. The ENN meeting was attended by members of the Applicant's team and City Staff, and members of the public were present. The Applicant's team presented an overview of the proposed development.

7. City staff reviewed the Application, as well as the related materials and information submitted by the Applicant for conformity with applicable SFCC requirements. Staff also provided the Planning Commission with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.

8. Staff recommended that the Commission approve the development plan, subject to certain conditions ("the Conditions") and the technical corrections set forth in the Staff Report and Attachments.

9. Pursuant to SFCC 1987 Section 14-2.3(C)(1), the Commission has the authority to review and approve development plans.

10. Under SFCC 1987 Section 14-3.8(B)(3), an amendment to a development plan to construct over 10,000 Square Foot requires approval of a development plan by the Commission.

11. SFCC 1987 Section 14-3.8 establishes certain procedures for development plan approval including, without limitation, a public hearing by the Commission and a decision based on the criteria set out in SFCC 1987 Section 14-3.8(D).

12. SFCC 1987 Section 14-3.8(C)(1) requires the Applicant to submit plans and other documentation that demonstrates conformance with applicable provisions of the SFCC ("Submittal Requirements").

13. SFCC 1987 Section 14-3.8(D)(1) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before approving a development plan.

14. Pursuant to SFCC 1987 Section 14-3.8(D)(2), the Commission "may specify conditions of approval that are necessary to accomplish the proper development of the area and to implement the policies of the general plan."

15. The proposed development plan amendment is compatible with the neighboring uses, buildings and structures and all R-1 zone standards.

16. The Governing Body has implemented the General Plan and ordinances in order to establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest. Warehouse facilities are generally a use consistent with the area and therefore it does not adversely affect the public interest.

CONCLUSIONS OF LAW

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

1. Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.

2. The information contained in the Staff Report and Attachments is sufficient to establish that the Submittal Requirements have been met.

3. The Commission finds that it has the authority to review the development plan under SFCC 1987 Sections 14-2.3(C)(1), 14-3.8(B)(4), and Table 14-2.1-1, as required by SFCC 1987 Section 14-3.8(D)(1)(a).

4. The Commission finds that the development plan does not adversely affect the public interest, as required by SFCC 1987 Section 14-3.8(D)(1)(b).

5. The Commission finds that the proposed use is compatible with the neighboring uses, buildings and structures. The proposed use is compatible with the neighboring uses, buildings and structures required by SFCC 1987 Section 14-3.8(D)(1)(c).

6. Staff presented and recommended approval for a revised amendment to condition # 4 to the Commission. Condition #4 would be revised to *"The owner shall provide a 15' set back landscape buffer at the Northeast portion of tract 16 when phased construction to replace the existing portable (1, 2, and 3) structures begin."*

7. The Commission finds that the Conditions and Technical Corrections set forth in the Staff Report, exhibits, and staff's revised condition presented at the Hearing are necessary to accomplish the proper use and development of the area and to implement the policies of the general plan.

8. The Commission has the authority to review and to approve the development plan, and to impose conditions of approval.

9. The Applicant met the applicable Submittal Requirements.

10. The Commission approves the development plan subject to the conditions, amended conditions technical corrections recommended by staff and included in Attachment A because all applicable code requirements and criteria for development plan approval have been met.

WHEREFORE, IT IS ORDERED ON THE 7th DAY OF AUGUST 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the development plan for the Property, as requested in the Application for Case #2025-10189, subject to the Conditions and the technical corrections set forth in the Staff Report and attachments. The development plan shall expire three years after issuance of this final action unless actual development of the site or off-site improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6). If the development plan approval expires, approval of any corresponding preliminary development plan expires simultaneously pursuant to SFCC 1987 Section 14-3.19(B)(4).

_____ _____

Janet Clow Date:
Chair

FILED:

_____ _____

Andréa Salazar Date:
City Clerk

APPROVED AS TO FORM:

_____ _____

Frank Ruybalid Date:
Assistant City Attorney

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

Case #2025-10037
1111 Ocate Road Multifamily Development Plan

Owner's/Applicant's Name- Santa Fe Civic Housing Authority
Agent's Name-Liaison Planning

THIS MATTER came before the Planning Commission (Commission) for public hearing on July 17th, 2025 (Hearing) upon the development plan application (Application) of Liaison Planning as Agent for Santa Fe Civic Housing Authority (Applicant).

The Application pertains to the property located at 1111 Ocate Road totaling approximately 5.6 acres (Property). The Applicant requests approval of a development plan for a 119,540 SF, 84-unit affordable multifamily development (Project). The property is zoned C-2 (General Commercial) and is within the Suburban Archaeological Review District.

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

FINDINGS OF FACT

General

1. The Applicant requested approval of a development plan for 2 multifamily buildings and 1 Community Building totaling 119,540 SF.
2. At the hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public.
3. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 §1 4-3.1(F)(2)(a)(iv)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
4. The Applicant attended a pre-application conference on February 22nd, 2024, with City Land Use Department Staff (City Staff).
5. The Applicant conducted an ENN meeting for this project. The Applicant gave notice of the ENN meetings to neighbors and neighborhood associations within 300 feet of the subject property and posted posters on the subject property.
6. The Applicant held the virtual ENN meeting on April 16th, 2024. The ENN meeting was attended by members of the applicant team, city staff, and no members of the public.
7. City staff reviewed the Application, as well as the related materials and information submitted by the Applicant for conformity with applicable SFCC requirements. Staff also provided the Planning Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.

8. Staff recommended that the Commission approve the development plan, subject to certain conditions (the Conditions) and the technical corrections set forth in the Staff Report and Attachments.
9. Pursuant to SFCC 1987 Section 14-2.3(C)(1), the Commission has the authority to review and approve development plans.

Development Plan

10. Under SFCC 1987 Section 14-3.8(B)(3)(a), a new development with a gross floor area of thirty thousand (30,000) square feet or more requires approval of a development plan.
11. SFCC 1987 Section 14-3.8 establishes certain procedures for development plan approval including, without limitation, a public hearing by the Commission and a decision based on the criteria set out in SFCC 1987 Section 14-3.8(D).
12. SFCC 1987 Section 14-3.8(C)(1) requires the Applicant to submit plans and other documentation that demonstrates conformance with applicable provisions of the SFCC (Submittal Requirements).
13. SFCC 1987 Section 14-3.8(D)(1) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before approving a development plan.
14. Pursuant to SFCC 1987 Section 14-3.8(D)(2), the Commission "may specify conditions of approval that are necessary to accomplish the proper development of the area and to implement the policies of the general plan."
15. The Governing Body has implemented the General Plan and ordinances in order to establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest. Multifamily residential developments are a permissible land use under both the zoning district, C-2, and the Future Land Use designation, Community Commercial. Therefore, the proposed development meets the goals of the General Plan is not adverse to the public interest.
16. The proposed use is compatible with the neighboring uses, buildings and structures.

CONCLUSIONS OF LAW

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

General

1. Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.

Development Plan

2. The information contained in the Staff Report and exhibits is sufficient to establish that the Submittal Requirements have been met.
3. The Commission finds that it has the authority to review the development plan under SFCC 1987 Sections 14-2.3(C)(1), 14-3.8(B)(4), and Table 14-2.1-1, as required by SFCC 1987 Section 14-3.8(D)(1)(a).
4. The Commission finds that the development plan does not adversely affect the public interest, as required by SFCC 1987 Section 14-3.8(D)(1)(b).

5. The Commission finds that the proposed use is compatible with the neighboring uses, buildings and structures. The proposed use is compatible with the neighboring uses, buildings and structures required by SFCC 1987 Section 14-3.8(D)(1)(c).
6. The Commission finds that the Conditions and Technical Corrections set forth in the Staff Report and Attachments are necessary to accomplish the proper development of the area and to implement the policies of the general plan.
7. The Commission has the authority to review and to approve the development plan, and to impose conditions of approval.
8. The Applicant met the applicable Submittal Requirements.
9. The Commission approves the development plan subject to the conditions and technical corrections recommended by staff because all applicable code requirements and criteria for development plan approval have been met with the exception that Conditions 1, 2 & 7 be deleted and a new Condition included. The revised Conditions of Approval and Technical Corrections are attached herewith.

WHEREFORE, IT IS ORDERED ON THE 17th DAY OF JULY, 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the development plan for the Property, as requested in the Application for Case #2025 - 10037, subject to the revised Conditions and the technical corrections attached herewith. The development plan shall expire three years after issuance of this final action unless actual development of the site or off-site improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6). If the development plan approval expires, approval of any corresponding preliminary development plan expires simultaneously pursuant to SFCC 1987 Section 14-3.19(B)(4).

_____ _____
Janet Clow, Chair Date

FILED:

_____ _____
Geralyn F. Cardenas Date
Project Administrator

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

Attachment A – REVISED 7/17/2025

CONDITIONS OF APPROVAL – REVISED 7/17/2025		Department	To be completed by:
New Condition	**"The Applicant and City Staff will work together to find an ADA compliant access to Community Services and Transportation and a bond will be set up in time by the Applicant to cover any expenses incurred with access for the public."**	**Planning Commission**	**Prior to Recordation**
~~1~~	~~Extend the sidewalk east to the edge of the N/S paved access road (about 80')~~	~~MPO~~	~~Prior to Recordation~~
~~2~~	~~Build a crosswalk across Ocate Road to provide a continuous pedestrian connection to Cerrillos Road~~	~~MPO~~	~~Prior to Recordation~~
3	An approved Water Plan will be required for all new public water infrastructure and fire services. Water Plan shall be submitted to the City Water Division for review and included in the application materials.	Water Division	Prior to Recordation
4	An approved Agreement to Construct and Dedicate (ACD) will be required with the Water Division for all new public water infrastructure and fire services.	Water Division	Prior to Building Permit Approval
5	A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall be installed beyond the meter on any new irrigation service.	Water Division	At the time of Development
6	Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	Water Division	At the time of Development
~~7~~	~~An Accessible Route must be added from the Public Right of Way nearest Bus Stop to the building entrances. A sidewalk must be added to and from Cerrillos Rd. Connect to the existing curb ramp at the Cerrillos intersection.~~	~~ADA~~	~~Prior to Recordation~~
8	ADA accessible Garages must have an accessible route to them.	ADA	Prior to Recordation
9	ADA Parking Stalls and Aisles cannot exceed 2% in any direction sheet 8-12 curb ramp 10 & 11 detail.	ADA	Prior to Construction
10	Shall comply with the most currently adopted International Fire Code.	Fire	Prior to Public Hearing

11	Key notes 15 and 16 are duplicates on sheets 11-1 and 11-2	Wastewater	Prior to Recordation
12	The sewer line from manhole 1 to manhole 2 shall be public. The sewer line from manhole 2 to manhole 6 shall be a private.	Wastewater	Prior to Recordation
13	Identify the locations of the 4-inch sewer service lines and the cleanout locations	Wastewater	Prior to Recordation
14	Need to add details for the sewer cleanouts	Wastewater	Prior to Recordation
15	Stormwater Agreement Notes shall include the following inspection/maintenance language: 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 15TH, ON OR ABOUT SEPTEMBER 15TH, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES. WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING: A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORMWATER IN THE DRAINAGE STRUCTURE. B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH AND IF NECESSARY RESEED WITH NATIVE GRASSES AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER. C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINAGE PONDS AND REMOVE AND STABILIZE AS NECESSARY. D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS CUT AND FILL SLOPES AND REPAIR OR STABILIZE ACCORDINGLY. E. INSPECT STRUCTURAL INTEGRITY OF DRAINAGE PONDS SLOPES RIP-RAP AND OTHER EROSION CONTROL MEASURES AND REPAIR OR STABILIZE ACCORDINGLY. THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.	River and Trails	Prior to Recordation

16	An approved Development Water Budget including a 9.8% contingency per SFCC 14-8.13(E)(1) will be required. A technical evaluation request for a Development Water Budget needs to be submitted to the City Water Division for review.	Water Resources	Prior to Final Development Plan Approval
17	An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure or fire services. An approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency is required prior to processing the ACD.	Water Resources	Prior to ACD
18	Each lot shall be served by a separate water service at the time of development.	Water Resources	Prior to Building Permit Application

Attachment A

	TECHNICAL CORRECTIONS	Department	To be completed by:
1	Specific technical comments on the water plans will be provided by the Water Division to the design engineer.	Water	Prior to Water Plan Approval
2	Provide a significant tree survey, list species, size, and quantities. Any trees to be removed shall be marked on the plan with a red X.	Landscape	Prior to Recordation
3	City Staff respectfully request the replacement Pinon Pine with another evergreen tree variety from the City approved plant list. Due to the black scale and bark beetle infestations plaguing Pinon in many areas of Santa Fe.	Landscape	Prior to Recordation
4	On the Plant Schedule remove 4'-6' for the size of all evergreen trees and replace with "6 feet and taller". 14-8.4 (F)(2)(c) All required evergreen trees shall be a minimum of six (6) feet in height.	Landscape	Prior to Recordation
5	Pond #3: Landscape Plan shows 4,902 square feet of Bluegrass Sod. 4. 14-8.4(F)(3)(a) Turf grass sod or turf grass seed mixes installed within the city limits shall contain no more than twenty-five percent Kentucky Bluegrass. City staff have concerns with sod installed in pond bottoms due to silt buildup and extended time the sod may be underwater. City staff require gravel/cobble over weed fabric or a native seeding with irrigation. The native seed will need to be evaluated after each storm event and reseeding may be required. Pond trees and shrubs are required in all ponds per city code 14-8.4(F)(2)(e) stormwater detention ponds and retention ponds shall be planted with appropriate trees, shrubs, and grasses, with a minimum of one tree and three shrubs per five hundred (500) square feet of required ponding area. Plants located in the bottom third of the detension pond or retention pond must be adaptable to periods of submerson and may require replacement during periodic maintenance to remove silt.	Landscape	Prior to Recordation
6	A water level measuring device with zero set at finish grade located at the center of each pond is required.	Landscape	Prior to Recordation
7	Retention ponds deeper than three feet require a security fence and maintenance gate. Fence shall be five in height. The following shall also apply 14-8.4(J) Screening and Buffering, 14-8.5 Walls and Fences.	Landscape	Prior to Recordation
8	Landscape plan calculations must include the following information: Street tree calculations as required by 14-8.4(G) and retention / detention pond plant material.	Landscape	Prior to Recordation
9	Playground mulch must be a minimum depth of 12 inches. Provide note on landscape plan on sheet 3-2	Landscape	Prior to Recordation

10	Provide details and cut sheets of the playground equipment.	Landscape	Prior to Recordation
11	Provide additional screening of the parking lots per city code 14-8.4(I)(2)(c). Provide additional shrubs for lower screening at deciduous trees and gaps between evergreen trees.	Landscape	Prior to Recordation
12	Drip valve detail shown on sheet L3-1 requires a pressure regulator after the Wye Filter.	Landscape	Prior to Recordation
13	Provide an emitter placement detail for trees.	Landscape	Prior to Recordation
14	Shrub locations within the ponds are difficult to see, please revise for better visibility.	Landscape	Prior to Recordation
15	14-8.4(E)(4)(h) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plant with similar water use requirements shall be grouped together. Trees and shrubs shall have separate zones. Drought tolerant and very low water-use tree shall have a separate zone. Native shrubs and very low water-use shrubs shall be irrigated on a separate zone. Separate zones are required for permanent and temporary irrigation lines.	Landscape	Prior to Recordation
16	Provide a landscape irrigation design for the Pop-Up Spray System. Provide a complete set of installation details, notes, and specifications for the irrigation system. Show on the detailed drawings the installation of all assemblies without any questions about size or type of materials to use for said irrigation system.	Landscape	Prior to Recordation
17	The water budget requires revision; Sod is not included in the calculations.	Landscape	Prior to Recordation
18	City Staff respectfully request the use of lateral lines, 4mm barb fitting, spaghetti tubing and compensating emitters for drip irrigation. Inline emitter tubing has a minimal life expectancy due to the high content of calcium in our water.	Landscape	Prior to Recordation
19	Irrigation plans shall be to scale 1-inch=20 feet.	Landscape	Prior to Recordation
20	Photometrics do not meet Code requirements. See Article 14-8.9 and revise for compliance.	Landscape	Prior to Recordation
21	See attached letter date 5/1425 from Wilson & Company. (See Attachment B for letter)	Traffic	Prior to Development Plan Approval

22	Possible confusion on landscape plan page 5, within the legend, 'all gravel types' are noted to be without filter fabric and in the Landscape Notes, it states that all gravel to be placed over filter fabric.	River and Trails	Prior to Recordation
23	Additionally, I assume it means weed barrier when using the term 'filter fabric'. There should be a note saying "no plastic" sheeting to be used and the type of fabric should be specified (ie. Commercial grade spun fabric, not woven)	River and Trails	Prior to Recordation
24	Please see the comments provided on the plans - in Attachment B	Terrain Management	Prior to Recordation
25	There is a tree on top of a fire hydrant. Trees must be a minimum of 15' from a hydrant.	Land Use/Planning	Prior to Recordation
26	There are 4 van accessible spaces listed in the legend but only 2 are shown on the plan.	Land Use/Planning	Prior to Recordation
27	Include fence and gate details	Land Use/Planning	Prior to Recordation
28	Building labels vary between plan drawing sheets – clarify and make consistent throughout the set.	Land Use/Planning	Prior to Recordation
29	There are 36 bicycle parking spaces indicated on the legend but 34 are shown on the plan	Land Use/Planning	Prior to Recordation
30	Please correct on sheet 3-3; Water Demand Calculations table contradicts Water Budget irrigation calculations.	Water Resources	Prior to Final Development Plan Approval

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

Case #2025-8901
2768 Agua Fria Rezoning from Mixed Use to General Commercial
Owner's/Applicant's Name – Cold Water Development Fund QOZF,
Agent's Name – JenkinsGavin

THIS MATTER came before the Planning Commission ("Commission") for public hearing on July 17, 2025 ("Hearing") upon the application ("Application") of Cold Water Development Fund QOZF, ("Agent") for JenkinsGavin, Inc ("Applicant").

The Applicant requests rezoning from MU (Mixed-Use District) to C-2 (General Commercial District) ("Project").

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

FINDINGS OF FACT

1. SFCC 1987 Section 14-3.5(C) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.

2. In this case, the Applicant sought a rezoning from MU to C-2.

3. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.

4. The property is approximately 4.12 acres, located at 2768 Agua Fria.

5. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 §14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-3.1(H)-(I)].

6. The Applicant attended a pre-application conference on December 7, 2023.

7. The Applicant conducted an ENN meetings on January 24, 2024, and April 23, 2024 virtually via Zoom. The Agent, Applicant, and City staff attended the ENN meeting. approximately 20 members of the public were in attendance. The Applicant team presented an overview of the

proposed development and received questions from the public and City staff. The public asked questions on topics including parking, affordable housing, traffic, building height, and neighboring uses. At the second ENN meeting, members of the Applicant team, city staff, and approximately 17 members of the public were in attendance. The Applicant team presented an overview of the proposed development and received questions from the public and City staff. The public asked questions on topics including affordable housing, location adjacent to industrial uses, traffic, zoning definitions building height, and connections.

8. At the Hearing, the Commission received reports from staff, as well as testimony and evidence from the Applicant's agent prior to making a decision. The Commission opened the hearing to public comment; members of the public testified in opposition of the project with concerns of placing a residential development next to an industrial park and the applicant not satisfying the approval criteria.

9. Once the Chair closed the Public Hearing, the Commission discussed a motion and voted to recommend the Governing Body approve an Ordinance for a Rezoning from MU to C-2.

CONCLUSIONS OF LAW

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

1. Pursuant to SFCC 1987 Section 14-3.1(H)(1), notice of the ENN meeting was properly given.

2. The ENN meeting was properly conducted, pursuant to SFCC 1987 Section 14-3.1(F).

3. The Applicant has the right under the SFCC to propose the rezoning of the Property. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 ("Submittal Requirements").

4. Pursuant to SFCC 1987 Table 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Commission has the authority to review and recommend the Governing Body approve or deny the rezoning request.

5. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and transmit the application, including any plans, to the Governing Body, together with a recommendation as to findings and conclusions, desirable changes and recommendations for approval or disapproval.

6. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Commission finds:
    i. There is no mistake in the original zoning.
    ii. Greater Agua Fria Corridor ("Corridor") has continuously developed as a commercial and residential corridor since the construction of the road, to the point that there is a dynamic blend of industrial, commercial, and residential along the corridor.
    iii. A rezoning from MU (Mixed-Use) to C-2 zoning would directly align with the intent of the General Plan, which has identified the Future Land Use of the parcel as TXMU (Transitional Mixed-Use).

7. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Commission finds that the Applicant submittal is a complete application as required by Chapter SFCC 1987, 14-3.5(C) "Approval Criteria", and the rezoning request does meet all rezoning approval criteria required by Chapter 14 SFCC 1987, Subsection 14-3.5(C).

8. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Commission finds that the applicant addressed compliance to General Plan Themes and Policies to allow for a change from MU to C-2. The Rezoning request satisfies all rezoning approval criteria.

9. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Commission finds the Rezoning request provides sufficient information to address 14-3.5(C)(1)(d), the current use of the property vacant undeveloped land. The project is located within the "Infill Area" identified in the Growth Management Chapter of the General Plan figure 4-4 Urban Sub-Areas and proposes a development that meets the needs of the community while being served by sufficient infrastructure including roads, utilities and transit.

10. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the Commission finds that the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, are able to accommodate the proposed residential and commercial uses.

11. Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Commission finds:
    a. The prevailing use and character of the corridor along Agua Fria is generally residential, commercial, and undeveloped land. The rezoning from MU to C-2 promotes infill development, affordable housing, and creates a harmonious transition from industrial district to residential districts.
    b. The property is greater than 2 acres.
    c. The proposed change is consistent with applicable general plan policies

12. Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.

13. The Commission has the power and authority to review and recommend the Governing Body approve Case #2024-8901 at 2768 Agua Fria, Rezoning from MU to C-2.

14. The Applicant met the applicable Submittal Requirements.

15. The Commission recommended the Governing Body approve the requested rezoning because the application met all applicable code criteria for approval of the proposed rezoning.

WHEREFORE, IT IS ORDERED ON THE 7TH DAY OF AUGUST 2025, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends the Governing Body approve the rezoning as requested from MU to C-2, as requested in the Application for Case #2024-8901.

_____ _____

Janet Clow
Chairperson

Date:

FILED:

_____ _____

Geralyn F. Cardenas
Interim City Clerk

Date:

APPROVED AS TO FORM:

_____ _____

Frank Ruybalid
Assistant City Attorney

Date:

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

Case #2025-8902
2768 Agua Fria Master Plan
Owner's/Applicant's Name – Cold Water Development Fund QOZF,
Agent's Name – JenkinsGavin

THIS MATTER came before the Planning Commission ("Commission") for public hearing on July 17, 2025 ("Hearing") upon the application ("Application") of Cold Water Development Fund QOZF, ("Agent") for JenkinsGavin, Inc ("Applicant").

The Applicant requests a Master Plan to develop a 130 dwelling unit multi-family project with one-thousand (1,000) square feet of commercial use ("Plan").

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

FINDINGS OF FACT

1. SFCC 1987 Section 14-3.9(D) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the Master Plan.

2. In this case, the Applicant sought a Master Plan application.

3. SFCC 1987 Section 14-3.9(B) sets out applicability standards, that a Master Plan is required in conjunction with rezoning applications in certain districts as provided in Article 14-4 (Zoning Districts) and may be required in conjunction with specified annexation applications as provided in Section 14-3.4, a Master Plan. Case # 2025-8901 is the associated rezoning application. Proposing to rezone a parcel approximately 4.12-acre parcel at 2768 Agua Fria from Mixed Use ("MU") to General Commercial ("C-2").

4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 §14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-3.1(H)-(I)].

5. The Applicant attended a pre-application conference on December 7, 2023.

6. The Applicant conducted an ENN meetings on January 24, 2024, and April 23, 2024, virtually via Zoom. The Agent, Applicant, and City staff attended the ENN meeting. approximately 20

members of the public were in attendance. The Applicant team presented an overview of the proposed development and received questions from the public and City staff. The public asked questions on topics including parking, affordable housing, traffic, building height, and neighboring uses. At the second ENN meeting, members of the Applicant team, city staff, and approximately 17 members of the public were in attendance. The Applicant team presented an overview of the proposed development and received questions from the public and City staff. The public asked questions on topics including affordable housing, location adjacent to industrial uses, traffic, zoning definitions building height, and connections.

7. At the Hearing, the Commission received reports from staff, as well as testimony and evidence from the Applicant's agent prior to making a decision. The Commission opened the hearing to public comment; members of the public testified in opposition of the project with concerns of placing a residential development next to an industrial park and the applicant not satisfying the approval criteria.

8. Once the Chair closed the Public Hearing, the Commission discussed a motion and voted to recommend the Governing Body approve a Master Plan.

CONCLUSIONS OF LAW

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

1. Pursuant to SFCC 1987 Section 14-3.1(H)(1), notice of the ENN meeting was properly given.

2. The ENN meeting was properly conducted, pursuant to SFCC 1987 Section 14-3.1(F).

3. The Applicant has the right under the SFCC to propose the Master Plan of the Property. Pursuant to SFCC 1987 Section 14-3.9(B)(1), A master plan is required in conjunction with rezoning applications in certain districts as provided in Article 14-4 (Zoning Districts) and may be required in conjunction with specified annexation applications as provided in Section 14-3.4.

4. Pursuant to SFCC 1987 Table 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.9(B)(3), All use and development of land within a master-planned area must comply with the provisions of the adopted master plan. Final actions by the governing body , land use boards and the land use director concerning rezonings, subdivisions, special use permits , development plans and construction permits shall include a specific finding or determination that the action complies with all applicable provisions of the master plan.

5. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(a-d), the Commission finds:

a) The master plan is consistent with the general plan ;.
b) development of the master plan area will contribute to the coordinated and efficient development of the community; and
c) development of the master plan area will contribute to the coordinated and efficient development of the community; and
d) the existing and proposed infrastructure , such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development .

6. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(a-d), the Commission finds that the Applicant submittal is a complete application as required by Chapter SFCC 1987, 14-3.9(D)(1) "Approval Criteria", and the Master Plan request does meet all approval criteria required by Chapter 14 SFCC 1987, Subsection 14-3.9(D)(1).

7. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(d), the Commission finds that the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, are able to accommodate the proposed residential and commercial uses.

8. Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.

9. The Commission has the power and authority to review and recommend the Governing Body approve Case #2024-8902 at 2768 Agua Fria, Master Plan.

10. The Applicant met the applicable Submittal Requirements.

11. Pursuant to SFCC 1987 Section 14-3.9(C)(4), Section 14-3.9(B)(1), and Section 14-3.9(B)(3) – Notice and Final Action by the Planning Commission and The Commission recommended the Governing Body approve the requested Master Plan, determining the application has met all applicable code criteria for approval of the proposed Master Plan.

WHEREFORE, IT IS ORDERED ON THE 7TH DAY OF AUGUST 2025, BY THE PLANNING COMMISSION OF THE CITY OF FE:

Considering the foregoing findings and conclusions, the Commission recommends the Governing Body approve the Master Plan as requested in the Application for Case #2024-8902.

_____ _____

Janet Clow
Chairperson

Date:

FILED:

_____ _____
Geralyn F. Cardenas Date:
Interim City Clerk

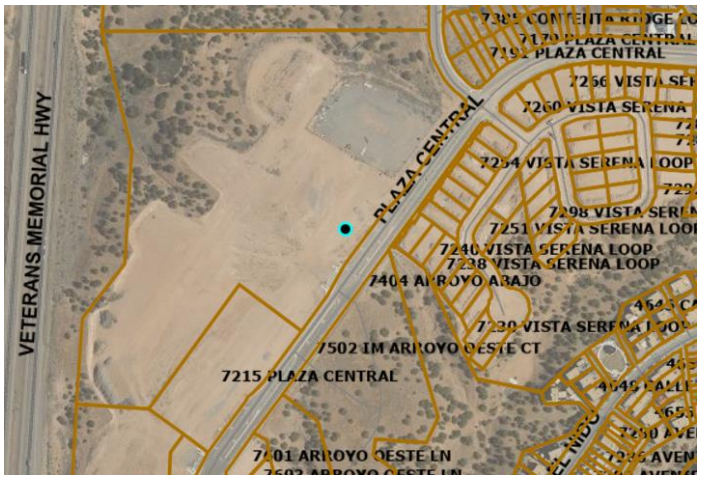
APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date:
Assistant City Attorney

CITY OF SANTA FE
PLANNING & LAND USE

Planning and Land Use Department
Planning Commission Staff Report

Case Number	#2024-9320
Hearing Date	August 7, 2025
Agent	Pax Consulting
Applicant	Zydeco LLC
Request	Development Plan
Location	7205 Plaza Central, Santa Fe, NM 87507
Case Manager	Alexa Hempel
Zoning	C-1 (Office and Related Commercial)
Overlay	Suburban Archeological Review District
Pre-App Meeting	June 27, 2024
ENN Meeting	August 20 & September 30, 2024
Proposal	The applicant requests approval of a development plan for up to 165 multi-family units with a clubhouse, swimming pool, and neighborhood coffee shop on a 7.9-acre parcel.



Site Map

Case #2024-9320. 7205 Plaza Central Development Plan. Pax Consulting., Agent, for Zydeco LLC., owner and applicant ("Applicant") requests approval of a Development Plan for up to 165 multifamily residential units, a clubhouse, swimming pool and neighborhood coffee shop a property address located at 7205 Plaza Central and is zoned C-1 (office and related commercial). It consists of a 7.9-acre lot as the result of a future lot line adjustment, zoned C-1. (Alexa Hempel Case Manager, anhempel@santafenm.gov).

I. RECOMMENDATION:

The application does not comply with 14-3.8(D)(1)(c) Approval Criteria for Development Plans, reference ***"Architecture"*** on page 4 of 17 and ***"Approval Criterion 3"*** on page 13 of 17. Due to architectural points standards not being met, staff finds that the proposed buildings will not be compatible with and comparable to development in the area. Furthermore, the purpose and intent of the architectural design guidelines is not met. Staff recommends the Planning Commission **DENY** Case #2024-9320, "*7205 Plaza Central Development Plan.*"

The Planning Commission may consider postponing the case to enable the applicant to redesign for compliance with the architectural design guidelines.

One motion will be required for this case:

1. **DENY** Case #2024-9320, *"7205 Plaza Central Development Plan,"*

Or

2. **APPROVE** Case #2024-9320, "*7205 Plaza Central Development Plan*" subject to the Land Use Director's review and approval of the projects compliance with **TABLE 14-8.7-2: Architectural Design Standards and Point Allocations and *"Approval Criterion 3"*** per 14-3.8(D)(1)(c), and subject to Conditions of Approval and Technical Corrections outlined in Attachments A and B of this report.

Optionable Motion:

3. **POSTPONE** Case #2024-9320, "*7205 Plaza Central Development Plan*" to September 4, 2025, Planning Commission to allow more time for the Applicant to update the plans to address **TABLE 14-8.7-2: Architectural Design Standards and Point Allocations and *"Approval Criterion 3"*** per 14-3.8(D)(1)(c).

II. EXECUTIVE SUMMARY

The subject property is located at 7205 Plaza Central, northwest of the Jaguar Drive and Veterans Memorial Highway intersection, at the corner of Plaza Central and Contenta Ridge. The Property is a vacant, undeveloped parcel located along the western side of Plaza Central. At the time of submittal, this property was part of a 14.24-acre lot and was planned to be reduced through an administrative Lot Line Adjustment, Case #2024-9319, to 7.9-acres. The applicant's original submittal included a 6.9-acre lot via Lot Line Adjustment, but will be amended to reflect the correct 7.9 acres required for the density of units proposed Prior to Recordation (See Attachments A and D).

The Applicant requests approval of a development plan for up to 165 multi-family units in addition to a clubhouse, swimming pool, and neighborhood coffee shop. The Property is located within the Tierra Contenta planned residential community created through an Annexation with a Master Plan by the Tierra Contenta Corporation. This area was annexed by the City of Santa Fe in November 1985 by Ordinance 1985-58 as 1479.6 acres. The Tierra Contenta Master Plan was created in 1994 and has undergone multiple phases of development, 1A to 2C, since. 7205 Plaza Central is part of Phase 2C, pictured in Attachment C, and must comply with applicable requirements within the Tierra Contenta Master Plan as well as the City of Santa Fe Code of Ordinances.

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

Staff's analysis finds that the applicant has not addressed all the necessary findings per Subsection 14-3.8(D) "*Approval Criteria and Conditions*" and recommends **DENIAL** of Case #2024-9320 "*7205 Plaza Central Development Plan.*"

III. PROJECT ANALYSIS: DEVELOPMENT PLAN

Project Description

The proposed development includes seventeen buildings composed of eleven (11) studio apartments, ninety-three (93) one-bedroom apartments, fifty-eight (58) two-bedroom apartments, and two (2) three-bedroom apartments along with an office, community space, gym and a coffee shop. Open space is proposed throughout the site as internal courtyards while parking is provided along the west and northwest of the site between the structures and the Veteran's Memorial Highway. In addition to the seventeen buildings, the project features a pool, streetscape, landscaping, and drainage improvements.

Project Zoning

The Property is zoned C-1, Office and Related Commercial. Multiple dwelling unit developments and restaurants, including fast service and takeout, without drive-throughs not to exceed 1,000 square feet gross floor area, are permitted under this zoning category. For multi-family dwellings, a density of 21 dwelling units per acre is allowed and is proposed with this development plan. Setback standards in a C-1 zoned district are the same as those set for an R-21 zoned district, which shall be established by an approved development plan or as set forth in SFCC 14-7.2(D). The proposed development plan meets minimum dimensional criteria including a ten-foot street setback and five-foot side setbacks. The proposal meets all dimensional standards as shown in Table 1 below.

Table 1 C-1 Dimensional Standards

Requirement	C-1	Proposed
Height	36' Maximum	18' – 34'1.5" (dependent on building type)
Lot Coverage	40% maximum	25%
Open Space	Residential: 250 square feet x 165 units = 41,250 SF Commercial: 20% of Lot = 18,958 SF Total Required = 60,208 SF	64,000 SF

**The lot coverage and open space provided will decrease and increase respectively once development plans are amended to reflect the increased acreage required.*

Surrounding Zoning and Land Use

7205 Plaza Central is outlined in yellow in Figure 1. The property is zoned C-1, Office and Related Commercial. Surrounding uses include PRC, Planned Residential Community, to the east, which houses much of Tierra Contenta. North of the property is an R-7 district with many townhomes and condominiums. South of the property is currently vacant but zoned C-2, General Commercial. West of the property is the right-of-way for State Highway 599 and adjacent to that is I-1, Light Industrial, which houses the Santa Fe regional Airport.

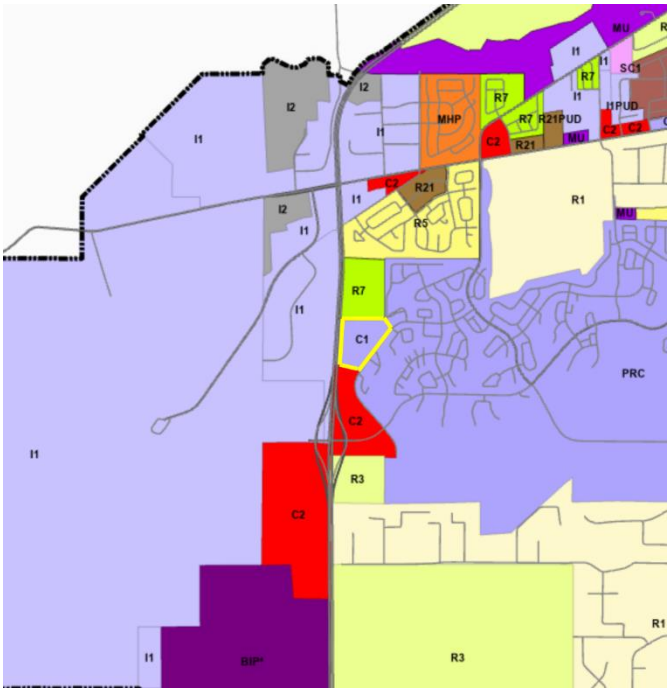


Figure 1: Surrounding zoning. 7205 Plaza Central is outlined in yellow.

General Plan Future Land Use

The future land use zoning map proposes 7205 Plaza Central for Office Use. The future land use of the surrounding properties includes multi-unit developments of 7-12 dwellings per acre and 12-29 dwellings per acre, along with a neighborhood center and parks. These uses identified in the General Plan align to support commercial and community needs of the southside neighborhood.

Architecture

The proposed development is composed of seventeen (17) buildings with heights between 18 and 34 feet. Balconies, garages, and internal courtyards are featured throughout the property and will limit large massing. All buildings have a textured, stucco finish and flat roof design.

Only a limited analysis of "TABLE 14-8.7-2: Architectural Design Standards and Point Allocations" was able to be conducted by staff. There were no percentages to compare the application submittal to TABLE 14-8.7-2. Staff's analysis of the point allocation table submitted by the applicant reveals that the minimum number of points for C-1 (205) are not met. As currently designed, the exterior is stucco, painted a predominant high-intensity colonial white. The applicant has incorrectly assigned 15 points for this color, while the correct allocation is -10 points. Additionally, the design demonstrates bold accent colors of green, yellow, gray, and pink. These colors may not exceed 25% of any façade, which the development plans do not adequately demonstrate. With the omission of this information the applicant cannot receive the 10-point allocation and instead receives -10. These corrections bring the applicants total architectural points to 160, below the 205-point threshold required for C-1 zoning. In addition, it is not clear how the applicant addressed the points allocation in SFCC 14-8.7(D):

Points shall be calculated only for those architectural design features that are publicly visible from

a street, way or public place. All exterior architectural design features shall be considered publicly visible unless the applicant can show otherwise.

This requires all publicly visible facades to act independently for points allocation as opposed to wrap-around façade points smoothing.

The proposed exterior colors also do not meet the criteria of the purpose of the architectural review guidelines (SFCC 14-8.7(A)). The intent and purpose of the architectural design guidelines are to ensure architecture outside of the historic districts is compatible with architecture found in the city's historic districts, utilize regional architectural characteristics that reflect the unique cultural heritage, and achieve a harmonious townscape to reflect Santa Fe's cultural and visual character.

The development plan approval criteria state that the proposed development must be compatible and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration. Staff site visits identified only two (2) existing white structures within a 1-mile radius of the property. Instead, the majority of structures are brown and red earthtones and pastels. For this reason, the proposed predominant color is not cohesive with surrounding development and does not meet these criteria.

Figure 2: Drawing of the proposed exterior of one building type on the property. See full plan sets for all building architectural drawings.

Access and Traffic

The Project includes three (3) entry points: the primary entry is located at the southern end of the parcel along Plaza Central with a deceleration lane off Plaza Central, with secondary entry situated midway between the primary entry and the intersection with Contenta Ridge, and one additional entry on Contenta Ridge. Site access and mobility was designed with most of the parking around the perimeter of the

residential structures to separate pedestrian and automotive traffic and create sense of community around the interior of the buildings. Figure 3, below, depicts details of site access, traffic flow, and parking.

A Traffic Impact Analysis (TIA) conducted by Tierra West for this project determined that all area intersections are projected to operate at Level of Service (LOS) A during both AM and PM peak hours, with the exception of the southern (main) driveway access. LOS A is defined as free-flowing traffic conditions with minimal delays. The southern (main) access is expected to operate at LOS B at both project buildout and 10 years post-buildout. LOS B is defined as traffic conditions where drivers experience stable flow with only slight delays.

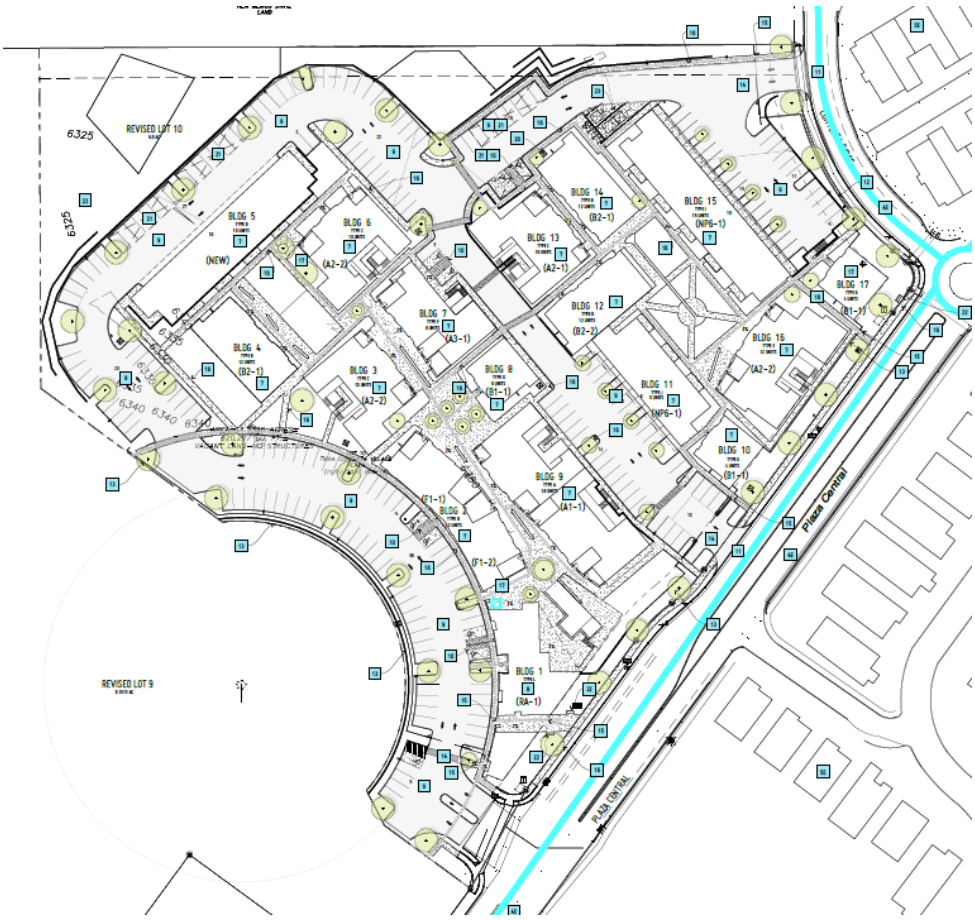


Figure 3: Zorro Blanco Pedestrian, Bicycle, Vehicular Plan

These results indicate that the area intersections will function effectively, with LOS A and B being classified as well-operating conditions. As requested by the Metropolitan Planning Organization and supported in the Traffic Impact Analysis, the right-turn lane off Plaza Central will be the shortest necessary length at 250 feet. The TIA does not recommend any roadway design revisions. Conditions of Approval and Technical Review comments can be found in Attachments A and B, and a copy of the TIA study is included as Attachment D.

Both the City of Santa Fe Code and the Tierra Contenta Phase 2C Design Standards (Ch. 3.B.8.3) mandate the installation and maintenance of sight visibility triangles at all driveway entries. These triangles are defined by 5 feet along the project driveway and 15 feet along street frontages. Within these triangles, no visual obstructions between 3 and 6 feet in height are permitted, ensuring safe sightlines for vehicles entering and exiting the property. Per the Tierra Contenta Phase 2C Design Standards, all driveway connections to public streets will adhere to drive width requirements and sight triangle requirements, including a driveway width of no less than 12 feet and no greater than 22 feet at the edge of the street pavement. Additionally, pads between the curb and the right-of-way line will be constructed using concrete, in compliance with the standards.

Pedestrian access along the Project frontage will connect to the existing Plaza Central and Contenta Ridge infrastructure, with public crosswalks across all three entry points. Plaza Central and Contenta Ridge are both equipped with dedicated bike lanes for cyclists and sidewalks set back from the street right-of-way. The development will include inverted U bike racks with space for 12 bicycles.

The project includes a mix of fences and retaining walls. Fencing proposed along the perimeter will be 6 ft high metal (See Figure 4), with 3 vehicular gates at the entrances. Six (6) pedestrian gates will be along the perimeter of the property offering open access during the day and restricted access to residents only at night. A 43-inch-high fence will serve as a guardrail to the stormwater detention ponds and some sidewalk locations.

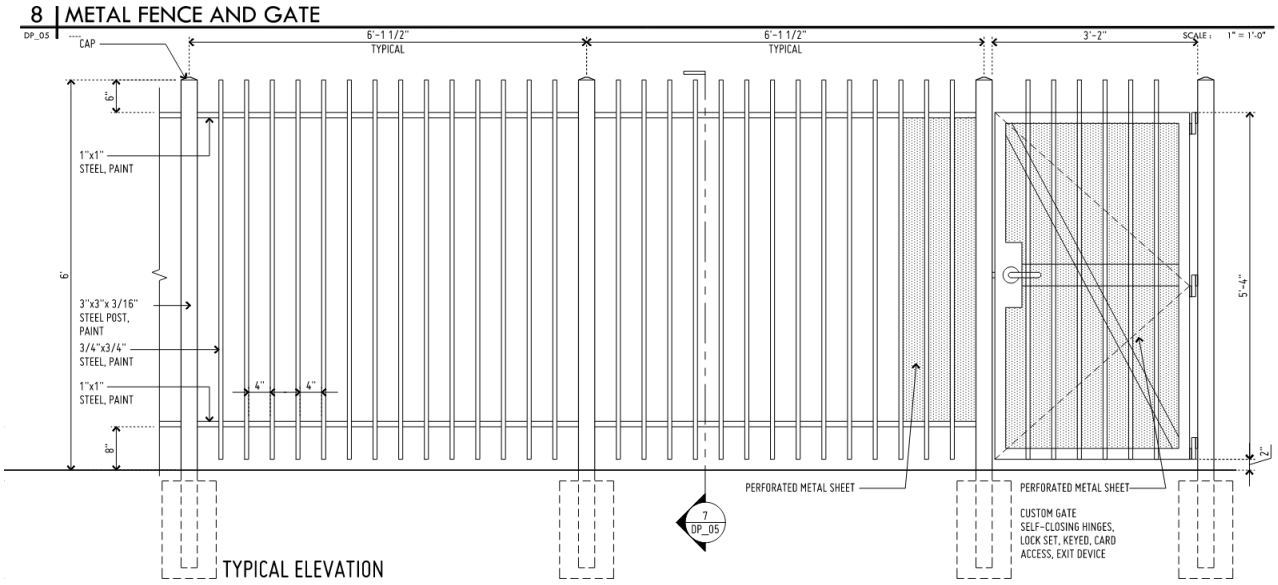


Figure 4: Fencing design for perimeter of property

Parking

The development plan includes 245 parking spaces, exceeding the 238 required for residential use. Resident parking has been designed to be along the exterior perimeter of the buildings so that internal walkable courtyards can be maintained.

Of the 245 parking spaces, 26 will be in individual garages and 8 will be ADA accessible. The applicant has stated that residents of the property whose unit has a garage will be required to agree to use the garage for parking, not storage, so the development does not run short on parking spaces.

The Land Use Technical Review Division has reviewed the development plan for parking compliance with ADA. Conditions of Approval and Technical Review comments can be found in Attachments A and B.

Grading and Drainage/Terrain Management

The site slopes down and away from Plaza Central and Contenta Ridge from east to northwest with an overall grade change of approximately fifty (50) feet from the eastern to the western boundary.

There are five locations of 30% or greater slopes within the development site (see Figure 5). Three of these are **manmade** and previously disturbed, totaling 7,140 sq ft. The remaining two areas are **natural** 30% or greater slopes. The natural sloped area in the northwest corner of the development site, totaling 1,381 sq ft, will remain undisturbed, while the other 567 sq ft area near the western boundary of the development site will be disturbed for utility purposes. The areas of 30% or greater slopes can be found on the existing conditions sheet of the development plan (See Attachment D).

There are no floodplains on site and the proposed development plan includes passive storm water harvesting systems. Conditions of Approval and Technical Review comments can be found in Attachments A and B.

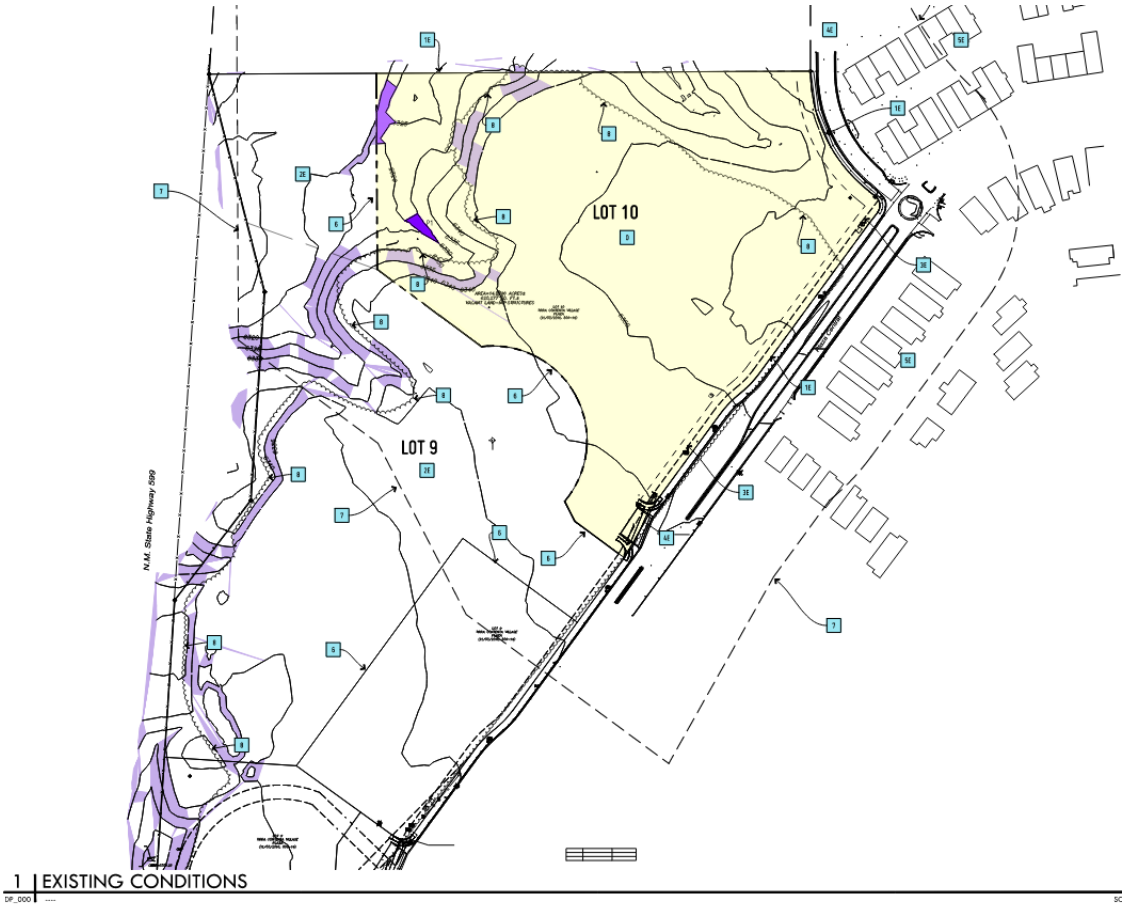


Figure 5: Existing Conditions. Dark purple is the 30% or greater slope being disturbed by this development, 567 sq ft.

Open Space, Lighting, and Signage

Santa Fe City Code ("SFCC" or "Code") Section 14-7.5(D) sets the Open Space standards for Nonresidential developments. The Code requires 250 square feet of common open space for each proposed dwelling unit and 20% of the lot area for commercial common open space. Due to the presence of up to 165 units and a neighborhood café under 1,000 square feet, the proposed development requires a minimum of 60,208

square feet of common open space. The project currently provides 64,000 square feet of open space, above the minimum Code requirement, but will be further increase with an added acre to meet the zoning density requirements.

The Applicant provided a lighting plan which included building mounted outdoor lights and pole lights to illuminate parking areas and pedestrian pathways. Staff reviewed the photometric data and determined that the lighting plan will need to be revised to reduce maximum illuminations prior to recording the Development Plan to comply with outdoor lighting requirements in SFCC Section 14-8.9.

Signage included in this proposed development plan will not be considered with this approval, staff will review proposed individual signs for this residential use during the permitting process. Technical review comments including open space and the photometrics review can be found in Attachments A and B.

Utilities

The applicant has an approved Site Water Plan by the City of Santa Fe Water Division with Conditions of Approval. The proposed development will connect to existing public water lines on Plaza Central (10-inch diameter) and Contenta Ridge (8-inch diameter). New public water service lines, irrigation water service lines, fire main water line, and domestic water line will be installed. A new private main water line and fire service line will also be installed for service to buildings.

The proposed development will connect to the existing 8-inch diameter public sewer lines along Plaza Central and Contenta Ridge. The applicant will install private 8-inch and 4-inch diameter sewer lines for service to buildings. New public sanitary sewer lines will also be installed to connect to new and existing manholes in rights-of-way. Conditions of Approval and Technical Review comments for water and wastewater can be found in Attachments A and B.

Telephone and cable service will be coordinated by general contractors with local utility providers. Electricity and natural gas can be accessed along Plaza Central.

Water Budget

The proposed development has an approved water budget. The water budget for the 997 sq ft commercial space is included in the calculation for multi-family residential use, as this space has potential to be converted into a dwelling unit. A full water budget for landscaping is included in the Development Plans of Attachment D.

Table 2 Water Budget

Multi-family Residential Use		26.4 AFY
Landscape Irrigation		0.71 AFY
DEVELOPMENT WATER BUDGET		27.11 AFY
9.8% CONTINGENCY per SFCC §14-8.13(E)(1)		2.7 AFY
TOTAL		29.8 AFY

Fire Prevention and Emergency Access

Fire and emergency access requirements will be satisfied by the project's compliance with the International Fire Code 2021. All structures within the proposed development plan would include fire alarm systems and sprinklers. The site access road would be capable of supporting the load of a 75,000 lb fire apparatus and provide two remote exits. Six (6) fire hydrants (1 existing, 5 new) are dispersed throughout the site to support fire suppression and fire flow across the development. Conditions of Approval and Technical Review comments for fire prevention can be found in Attachments A and B.

Archaeology

The proposed development project is within the Suburban Archaeological Review District, but the 7.9-acre lot within the scope of this development plan was granted an archaeological clearance as part of the Tierra Contenta Subdivision. The archaeological clearance for the Tierra Contenta Subdivision is included in Attachment D.

Affordable Housing

Being located within Tierra Contenta, this property is subject to follow the affordable housing guidelines set forth in Section 7 of the Tierra Contenta Annexation Agreement (Attachment E), not the Santa Fe Homes Program.

> *SFCC 14-8.11(D)(3)(a): The SFHP does not apply to:* a *development* or portion of a *development* that is subject to a 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;

The Tierra Contenta Annexation Agreement requires approximately 40% of total housing in Tierra Contenta to be developed for affordable housing. As of 2021, when the last construction of residential properties was built/platted in Tierra Contenta, 41% of 3193 built/platted units were for affordable housing. The addition of the Zorro Blanco development, being 165 units, without any additional affordable housing will keep the total affordable housing percentage for Tierra Contenta to 39%. The City Land Use Director has determined that 39% falls within 'approximately 40% affordable' as stated in the annexation agreement. Therefore, the applicant does not propose and is not required to provide any affordable housing in their development.

Table 3: Pre-Zorro Blanco

Phase	Total Built/Platted Units	Affordable Units	% Affordable
1A	891	460	51.6%
1B	800	365	45.6%
2A	670	225	33.6%
2B	388	165	42.5%
2C	444	95	21.4%
TOTAL	3,193	1,310	41.0%

Table 4: Post-Zorro Blanco			
Phase	Total Built/Platted Units	Affordable Units	% Affordable
1A	891	460	51.6%
1B	800	365	45.6%
2A	670	225	33.6%
2B	388	165	42.5%
2C	609	95	15.6%
TOTAL	3,358	1,310	39.0%

Landscaping

The proposed development plan includes passive storm water harvesting, irrigation zoned by plant type, and street trees adequately spaced along Plaza Central and Contenta Ridge. A total of 42 significant trees currently on the property will be retained on site, while an additional 38 significant trees will be removed.

The applicant is required by City code to plant 148 trees within interior parking lots, open space, and stormwater detention ponds, as well as along Plaza Central and Contenta Ridge. The proposed planting plan includes 164 trees planted on the property. See the planting plan in Figure 6 and Attachment D.

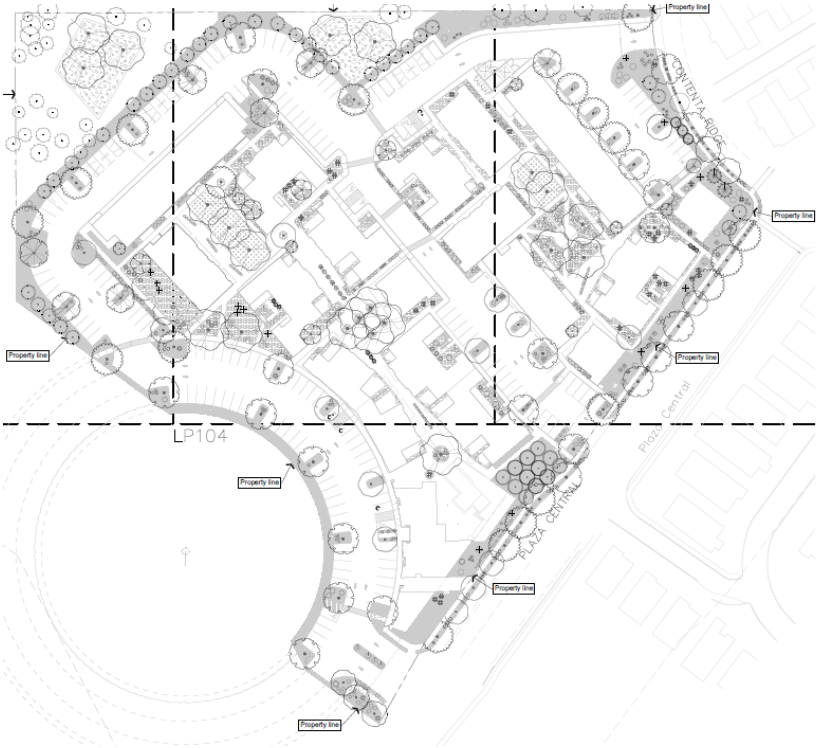


Figure 6: Overall Planting Plan

Prior to recording the Development Plan, the applicant has Conditions of Approval and Technical Corrections to meet for landscaping and irrigation, found in Attachments A and B.

IV. DEVELOPMENT PLAN APPROVAL CRITERIA SECTION 14-3.8(D)(1)

SFCC Section 14-3.8 governs the authority, procedures, and restrictions for development plans. The Criteria for approval of Development Plans are detailed below:

Criterion 1: that the Planning Commission has the authority and is empowered to approve the development plan under the section of Chapter 14 described in the application;	**Criterion Met:** (Yes/No) **YES**
Applicant Response: 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."	
Staff Response: Santa Fe City Code (SFCC) Subsection 14-2.3(C)(1) authorizes the Planning Commission to review and approve or disapprove development plans.	

Criterion 2: that approving the development plan will not adversely affect the public interest; and	**Criterion Met:** (Yes/No) **NO**
Applicant Response: 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.	
Staff Response: The term "Public Interest" is not specifically defined in Chapter 14; however, the Governing Body has implemented the General Plan as stated in Subsection Section 14-1.3 (General Purposes). The resulting ordinances establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest from within the municipality. Staff reviewed the proposed development plan application in accordance with these ordinances. The Applicant has not demonstrated that the Architectural compatibility fits with the surrounding area. For this reason Saff cannot support the proposal as submitted. The proposal does not meet established minimum standards for health, safety and welfare affecting land uses and developments in the area. Staff finds the proposal adversely affects the public interest due to the lack of architectural adaptability and compatibility with the surrounding area.	

Criterion 3: 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.	Criterion Met: (Yes/No) **NO**

Applicant Response:
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. These 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.

Staff Response:

As currently proposed, staff does not support this development due to a lack of color compatibility with abutting properties and those in the vicinity. The applicant has proposed colonial white to be the predominant stucco color with bold accents of green, pink, and yellow. Staff site visits found only two (2) properties within a 1-mile radius of the development to be white in color, with all other structures of brown and red earthtones (See existing conditions photos in Attachment C). This is against the findings and purpose of the architectural design review which states, "The governing body finds that creation of an aesthetically cohesive and harmonious urban townscape is essential to maintaining Santa Fe's exceptional cultural and visual character" (SFCC 14-8.7(A)(2)), and "The governing body finds that in order for Santa Fe's urban townscape to be one of visual cohesion and identity rather than visual clutter and anonymity, architecture outside the historic districts must possess a degree of compatibility with architecture inside the historic districts" (SFCC 14-8.7(A)(3)).

The applicant also does not meet the architectural design points required in C-1 zoning as currently designed. The predominant colonial white color is high-intensity and deducts points from their total. The applicant also did not provide the percentage of accent colors on exterior façades on each wall and therefore cannot prove that the accent colors are below 25% of the façade on each wall; further deducting from their total points. These corrections put the applicants architectural design point total at 160, below the 205 required for C-1.

Given the ousting Architectural issues, Staff is unable to complete a thorough and comprehensive review in order to support a positive recommendation in compliance with 14-3.8(D)(1).

V. EARLY NEIGHBORHOOD NOTIFICATION

The Applicant conducted two (2) Early Neighborhood Notification (ENN) meetings on August 20th, 2024 and September 30, 2024, in addition to two (2) prior neighborhood activation meetings at the Southside Library in the summer of 2024. Meetings for the Zorro Blanco development highlighted key community concerns

and aspirations. Residents expressed a mix of excitement for addressing Santa Fe's housing needs and concerns about the project's fit with the neighborhood. Community members also wrote letters to the Governing Body and Land Use Director expressing concerns over this project.

Themes during the ENNs included the potential to attract quality retail and amenities through higher-density housing, concerns about gentrification and the lack of affordable housing, skepticism about the project benefiting local residents, and worries about property management and infrastructure. Many supported increased housing to spur local retail but emphasized the need for thoughtful community engagement, better integration of neighborhood desires, and transparency in the planning process. The development team clarified timelines, affordable housing contributions, and zoning considerations while committing to further outreach and updates. Meeting notes from the Early Neighborhood Notification meetings can be found in Attachment D.

VI. EXPIRATION

Per SFCC Section 14-3.19(B)(4) "Approval of a final development plan, or any development plan for which no preliminary development plan was required, shall expire three years after final action approving it unless actual development of the site or offsite improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6)." Therefore, should the Commission approve the development plan and adopt Findings of Fact and Conclusions of Law at the August 7, 2025 hearing, the expiration date would be August 7, 2028.

VII. ATTACHMENTS

ATTACHMENT A: Conditions of Approval & Technical Corrections

ATTACHMENT B: Development Review Team Compiled Comments

1. ADA
2. Water Utility Division
3. Fire Prevention
4. Landscaping
5. Traffic
6. PW/MPO
7. Wastewater
8. Technical Review Division, Engineering
9. Current Planning

ATTACHMENT C: Maps & Photos

1. Aerial View
2. Existing Condition photos
3. Current Zoning Map
4. Future Land Use Zoning Map
5. Tierra Contenta Phase 2C Master Plan

ATTACHMENT D: Applicant Submittals & 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 Lot Size Change

ATTACHMENT E: Tierra Contenta Annexation Agreement

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

Title	**Name**	**Initials**
Department Director	Heather Lamboy	#LL
Assistant Department Director	Maggie Moore	
Planner Manager	Daniel A Esquibel	*DAE*
Planner Senior	Alexa Hempel	ANH

City of Santa Fe, New Mexico

Attachment A
Conditions of Approval and Technical Corrections

1. Technical Review Division, Engineering
2. Water Utility Division
3. Fire Prevention
4. Current Planning
5. Landscaping
6. Wastewater
7. ADA
8. PW/MPO
9. Traffic

Conditions of Approval & Technical Corrections

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
1	Development plans shall be in black and white and without images for printing.	Current Planning	Prior to Recordation
2	Applicant shall amend development plans and associated calculations (open space, lot coverage, etc.) to reflect the correct 7.9-acre lot as confirmed via letter of affidavit from applicant found in Attachment D.	Current Planning	Prior to Recordation
3	Exterior architectural style must be amended to meet the required architectural points, findings and purpose of the architectural review, and criteria 3 for development plan approval	Current Planning	Prior to Recordation
4	Elevation drawings must show the percentage of accent colors on each exterior wall	Current Planning	Prior to Recordation
5	A new access point prior to southbound lane deceleration/turn lane to the development should be reviewed and approved by Public Works Traffic Engineer. The decel lane was constructed for access to this area from Plaza Central.	Technical Review Division, Engineering	Prior to Recordation
6	Overlay slope analysis onto proposed conditions map. It appears there may be some 30% slope disturbance but it can't be determined accurately without merging the drawings.	Technical Review Division, Engineering	Prior to Recordation
7	Please include information on how the CN number used for the proposed conditions was developed	Technical Review Division, Engineering	Prior to Recordation
8	Paving detail, SPIII has a minimum lift of 2.5" so place a 1.5" lift of SPIV over the SPIII for a 4" pavement section.	Technical Review Division, Engineering	Prior to Recordation **(COMPELTED)**
9	Place more Top of Curb and Bottom of Curb elevations around the site.	Technical Review Division, Engineering	Prior to Recordation **(COMPLETED)**
10	An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services.	Water Utility Division	Prior to Building Permit Approval
11	A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	Water Utility Division	At the time of development

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
12	An approved Water Plan will be required for all new public water infrastructure and fire services.	Water Utility Division	Prior to public hearing **(COMPLETED)**
15	Shall comply with International Fire Code 2021 & and other requirements.	Fire Prevention	Prior to Building Permit Approval
16	Shall indicate location of monument at entrance point as way map for site (Fire 1) to include hydrant and building #s).	Fire Prevention	Prior to Building Permit Approval **(COMPLETED)**
17	Shall verify location of addressing and sizes for building labeling as not on Fire 1	Fire Prevention	Prior to Building Permit Approval **(COMPLETED)**
18	Shall verify private hydrant locations with water division.	Fire Prevention	Prior to Building Permit Approval **(COMPLETED)**
19	Remove all words 'Handicap' from the plan set.	ADA	Prior to Recordation
20	Remove the current details of ADA parking and signage from the plan set, it is incorrect and add the 2015 NM Accessible Parking Checklist detail to plan set. Sheet DP_06 sign is correct, Sheet C-501 is incorrect.	ADA	Prior to Recordation
21	Remove all concrete details from plan set and add the City of Santa Fe Standard Detail Sheets	ADA	Prior to Recordation
22	Remove the Accessible Sidewalk Ramp Details from the plan set and add the NMDOT Serial 608 and 609 for concrete work to plan set.	ADA	Prior to Recordation
23	Expansion joints in sidewalk shall be every 30 feet interval per NMDOT, not 20 feet intervals.	ADA	Prior to Recordation
24	Asphalt road surface shall be labeled 'HMA' two 2in lifts. Bottom matt of HMA shall be SP3, finish matt of HMA shall be SP4 Hot Mix Asphalt	ADA	Prior to Recordation
25	Top of Footing shall be labeled Bottom of Wall.	ADA	Prior to Recordation
26	Accessible path(s) of travel route shall be provided from the Public Right-of-Way and accessible parking aisle(s) to accessible building entrance(s) and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. Ensure accessible route(s) from the Public Right-of-Way and accessible parking space aisle(s) to building entrance(s) are provided and maintained. Provide detectable warning surfaces at curb ramps	ADA	Prior to Recordation

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
	and transitions to driveway crossings along the accessible paths of travel as applicable.		
27	At time of construction, the Contractor shall ensure ADA compliance for construction of ADA accessible features and appurtenances, as detailed in, and in addition to, the approved construction permit documents as required. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOT Pedestrian Access Standards and PROWAG, NM State Statute and Administrative Code and DOJ regulations as applicable.	ADA	Prior to Recordation
28	Add Striping to all Pedestrian Crossings. Striping, Markings shall consist of Thermoplastic Application.	ADA	Prior to Recordation
29	Increase the Plaza Central sidewalk width to 6'.	PW/MPO	Prior to public hearing **(COMPLETED)**
30	All 8 inch or larger PVC sewer pipes shall be identified as SDR 26	Wastewater	Prior to Recordation
31	Add note that all 6-inch sewer service pipes or 4-inch sewer services pipes shall be identified as SCH 40 PVC	Wastewater	Prior to Recordation
32	Add note that 6-inch service lines shall have a minimum of 1% slope, and 4-inch sewer service pipes shall have a 2% minimum slope.	Wastewater	Prior to Recordation
33	Add note to plan that 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.	Wastewater	Prior to Recordation
	Provide a Radius and Deflection Table for each of the various curvilinear sewer lines used.	Wastewater	Prior to Recordation
	No Santa Fe logo sewer lids are allowed. All sewer lids if needed shall be labeled Private Sewer.	Wastewater	Prior to Recordation
	Will need to provide detailed drawings for each of the three proposed private sewer line connections to the existing public sewer manholes. Will need to show manholes size, rim, and depths. Will also need to document for each manhole the number of existing and proposed sewer service lines connected and their construction data inside the manhole.	Wastewater	Prior to Recordation
	You have several 8-inch sewer lines that will serve groups of buildings. There is no information regarding their lengths nor where or how they may be flushed or	Wastewater	Prior to Recordation

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
	stoppages cleared. You will need to provide information and details showing how the systems may do so.		

Technical Corrections			
#	**Technical Correction**	**Dept. or Division**	**To be completed:**
1	The current plan set, and architectural points worksheet are not sufficient to determine compliance with architectural design standards review. a. Provide an updated architectural points worksheet selecting the applicable pint allotment for all subsections. b. The colors depicted in the plan set show the predominant color as pastel colors of non-earthtones hues, whites, grays, grayish green. c. Provide a materials legend on the elevation drawings, please also include color samples as depicted on the applicable material.	Current Planning	Prior to second review **(COMPLETED)**
2	Open Space Clarification – dimension open space to confirm minimum dimension compliance "Common open space shall be no less than fifteen (15) feet in any dimension and no less than five hundred (500)square feet per segment.)" 14-7.5(B)4.	Current Planning	Prior to second review **(COMPLETED)**
3	**DP_00 & DP_01**: List of sheets (table of contents) and actual plans sheets are not in the same order. Edit either the layout of the plan sheets or the order of sheets in the table of contents to make sure they match.	Current Planning	Prior to Recordation **(COMPLETED)**
4	There a few sheets listed in the table of contents on DP_00 and DP_01 that are not in the plan set (V001, V002, V003, 09). And there are a few sheets in the plan set but not in the table of contents (DP_07, C-504, C-505, C-506, LI_502). Update table of contents and plan sets to include all necessary materials.	Current Planning	Prior to Recordation **(COMPLETED)**
5	**DP_01:** Add in case number #2024-9320 to the top of this page.	Current Planning	Prior to Recordation **(COMPLETED)**
6	**DP_02:** Colors and corresponding numbers of the phasing plan need to be revised so they match.	Current Planning	Prior to Recordation **(COMPLETED)**
7	**DP_03**: Add description of the number 21 to the legend.	Current Planning	Prior to Recordation **(COMPLETED)**
8	**C-101B:** There are 2 sheets for C-101B. Delete one so that there is one sheet for C-101B.	Current Planning	Prior to Recordation **(COMPLETED)**

Technical Corrections			
#	**Technical Correction**	**Dept. or Division**	**To be completed:**
9	Developer shall work with CoSFW Engineering to appropriately size and locate master meters.	Water Utility Division	Prior to Water Plan Approval **(COMPLETED)**
10	Submit public water plan to City for review and approval using CoSFW Water plan Template.	Water Utility Division	Prior to Water Plan Approval **(COMPLETED)**
11	Use the newly adopted Transportation Impact Analysis guidelines to assess and modify the necessity and length of the right turn lane from Plaza Central into the development. If required, use the minimum length possible.	PW/MPO	Prior to public hearing **(COMPLETED)**
12	Provide a professional landscape irrigation design per COSF code chapter 14-8.4€ Water harvesting and Irrigation Standards and COSF Landscape Irrigation Design Standards.	Landscaping	Prior to Recordation
13	Irrigation water lines shall not cross city water mains.	Landscaping	Prior to Recordation
14	All required deciduous trees shall be two (2) inch caliper minimum; all required evergreen trees shall be a minimum of six (6) feet in height. Revise the Plant Schedule on sheet LP501 to show correct plant sizes.	Landscaping	Prior to Recordation
15	Populus weslizenii, Rio Grande Cottonwoods shall not be planted in pedestrian areas or within 40 feet of parking lots.	Landscaping	Prior to Recordation
16	Provide the total square foot for Turfgrass sod. The city code limits bluegrass to no more than 25% of bluegrass seed within the mix. Provide detail sheet for the Texas Bluegrass.	Landscaping	Prior to Recordation
17	All required shrubs shall be five gallon minimum except as noted on the City of Santa Fe Recommended Plant List. Revise the Plant Schedule on sheet LP501 to show correct plant sizes, or explain the size given as NATIVE.	Landscaping	Prior to Recordation
18	Provide water use for each plant on the Plant Schedule (Sheet LP501) as provided in the city's approved plant list. This is required for irrigation zone planting.	Landscaping	Prior to Recordation
19	Planting beds shall be swaled, sloped, or recessed below grade to prevent fugitive water per 14-8.4(E)(4)(g)	Landscaping	Prior to Recordation
20	Crusher fines are not a mulch material that reduces moisture loss. Provide a water saving mulching material.	Landscaping	Prior to Recordation

Technical Corrections			
#	**Technical Correction**	**Dept. or Division**	**To be completed:**
21	Photometrics do not meet code requirements. See Article 14-8.9 and revise for compliance.	Landscaping	Prior to Recordation
22	Label all ponds with the pond number, maximum depth of water, and volume on all grading and drainage sheets. I couldn't tell which is pond 1 and which is pond 2.	Technical Review Division, Engineering	Prior to Recordation
23	Include plan and profile sheets for storm drains. Could not locate size of storm drain pipe.	Technical Review Division, Engineering	Prior to Recordation **(COMPLETED BUT** make plan and profile sheets more clear for construction.)
24	See comments on plan sheets.	Technical Review Division, Engineering	Prior to Recordation **(COMPLETED)**
25	See Wilson's Comment dated November 11, 2024, requesting analysis of a deceleration lane to be performed and submitted for the project record. Please use the City's new TIA Guidelines for the analysis.	Traffic	Prior to building permit **(COMPLETED)**

City of Santa Fe, New Mexico

Attachment B
Compiled Development Review Team Comments

1. ADA
2. Water Utility Division
3. Fire Prevention
4. Landscaping
5. Traffic
6. PW/MPO
7. Wastewater
8. Technical Review Division, Engineering
9. Current Planning

City of Santa Fe, New Mexico

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

Alan Webber, Mayor

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

Date: November 19, 2024

TO: Katherine Mortimer
PAX Consulting
31 Encantado Loop
Santa Fe, NM 87508

VIA: Heather Lamboy, Planning and Land Use Director
Maggie Moore, Interim Assistant Planning & Land Use Director
Daniel Esquibel, Interim Planning Manager

FROM: Carly Venditti, Senior Planner

Case #2024 – 9319 & 9320 7205 Plaza Central, Zorro Blanco – Lot Line Adjustment & Development Plan. Zydeco TCVP Land, LLC, owner and "applicant", requests approval of an administrative lot line adjustment and development plan for 165-unit multi-family development and coffee shop at 7205 Plaza Central on approximately 6.9-acres. The property is zoned C-1 (Office and Related Commercial District) and is within the Suburban Archaeological Review District (Carly Venditti, Case Manager, cavenditti@santafenm.gov, 955-6656).

This application was received on October 15th, 2024. This memo summarizes the City's Initial Review of your application. Please note the following disclaimers: 1) this is not a comprehensive inventory of the applicable criteria, but only a summary of the primary items of note; and 2) this memo does not constitute a formal staff report on the Development Plan or the Land Use Director's final determination on these matters; rather, it serves as advance notice on problematic issues we identified in the application, *i.e.*, an initial review. The comments are offered to you early as a courtesy to you and your client. Your complete and timely response to these comments will facilitate our final review and acceptance of your application.

Please find attached to this memo the initial DRT review comments including conditions of approval and technical corrections identified thus far. I would like to highlight and summarize the following key items identified in the initial review of your application.

1. The current plan set, and architectural points worksheet are not sufficient to determine compliance with architectural design standards review.
    a. Provide an updated architectural points worksheet selecting the applicable point allotment for all subsections.
    b. The colors depicted in the plan set show the predominant color as pastel colors of non-earthtones hues, whites, grays, grayish green.

   c. Provide a materials legend on the elevation drawings, please also include physical color samples as depicted on the applicable material.
2. Open Space Clarification – dimension open space to confirm minimum dimension compliance "Common open space shall be no less than fifteen (15) feet in any dimension and no less than five hundred (500) square feet per segment.)" 14-7.5(B)4.
3. Label all ponds with the pond number, maximum depth of water, and volume on all grading and drainage sheets.
4. Include plan and profile sheets for storm drains, could not locate size of storm drainpipe.
5. Remove all the words 'Handicap' from the plan set.
6. Remove the current details of ADA Parking and signage from the plan set, it is incorrect and add the 2015 NM Accessible Parking Checklist detail to plan set. Sheet DP-06 sign is correct, Sheet C-501 is incorrect.
7. Remove all concrete details from plan set and add the City of Santa Fe Standard Detail Sheets.
8. Remove the Accessible Sidewalk Ramp Details from the plan set and add the NMDOT Serial 608 and 609 for concrete work to plan set.
9. Expansion joints in sidewalk shall be every 30 feet interval per NMDOT, not 20 feet intervals.
10. Asphalt road surface shall be labeled 'HMA' two 2in lifts. Bottom matt of HMA shall be SP3, finish matt of HMA shall be SP4 Hot Mix Asphalt.
11. Top of Footing shall be labeled Bottom of Wall.
12. Accessible path(s) of travel route shall be provided from the Public Right-of-Way and accessible parking aisle(s) to accessible building entrance(s).
13. At time of construction, the Contractor shall ensure ADA compliance for construction of ADA accessible features and appurtenances.
14. Add Striping to all Pedestrian Crossings.
15. The developer shall work with CoSFW Engineering to appropriately size and locate master meters.
16. Submit public water plan to City for review and approval using CoSFW Water Plan Template.
17. Provide a professional landscape irrigation design per COSF code Chapter 14-8.4(E) Water Harvesting and Irrigation Standards and COSF Landscape Irrigation Design Standards.
18. Irrigation water lines shall not cross city water mains.
19. All required deciduous trees shall be two (2) inch caliper minimum;) All required evergreen trees shall be a minimum of six (6) feet in height.
20. Populus weslizenii, Rio Grande Cottonwoods shall not be planted in pedestrian areas or within 40 feet of parking lots.
21. Provide the total square foot total for Turfgrass sod.
22. All required shrubs shall be five gallon minimum except as noted on the City of Santa Fe Recommended Plant List.
23. Provide water use for each plant on the Plant Schedule (Sheet LP501) as provided in the city's approved plant list.
24. Planting beds shall be swaled, sloped or recessed below grade to prevent fugitive water per 14-8.4(E)(4)(g).
25. Crusher fines are not a mulch material that reduces moisture loss. Provide a water saving mulching material.
26. Photometrics do not meet Code requirements. See Article 14-8.9 and revise for compliance.

27. See Wilson's Comment dated November 11, 2024, requesting analysis of a deceleration lane to be performed and submitted for the project record. Please use the City's new TIA Guidelines for the analysis.

I. DRT Comments Pending

a. Wastewater
b. Affordable Housing

II. Initial Review Summary: Additional Application Submittals

The following submittals are required before the application can move forward to public hearing:

a. Full Color Elevations & Updated Architectural Points Worksheet
b. Revised Grading & Drainage Sheets
c. Revised ADA language & detail
d. Revised Landscaping Plan & Photometrics
e. Deceleration Lane Analysis
f. Affordable Housing Agreement

Please review the attached DRT memos. Please revise your application, accordingly, provide the additional submittal items and resubmit for secondary review by December 2, 2024. Once the application is complete a public hearing date will be scheduled.

Please let me know if you have any questions or concerns.

Carly Venditti
Carly Venditti, Senior Planner
Planning and Land Use Department

Attachments:

a. Zoning DRT Memo
b. Technical Review Memo & Redline Plat
c. ADA DRT Memo
d. Water Utility DRT Memo
e. Fire DRT Memo
f. Landscape DRT Memo
g. Traffic DRT Memo
h. MPO DRT Memo

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

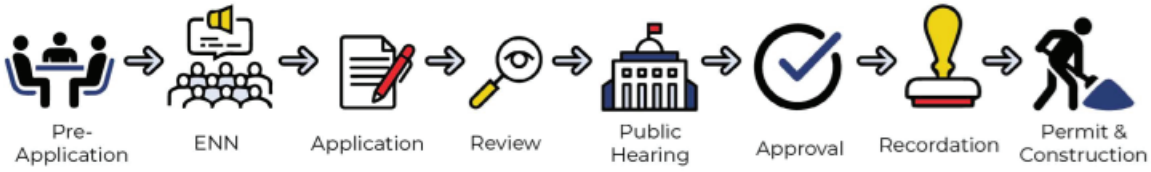
Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Development Review Team (DRT)
Comment Form

Date: 11/6/24

DRT Member: Teddy Padilla

Dept/Div: Land Use Dept./Technical Review

Case No.: 2024-9320

Case Planner: Carly Vendetti

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

Timing of Conditions of Approval + Technical Corrections

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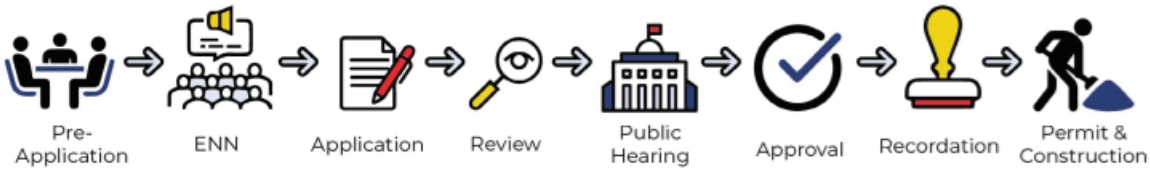
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Form Updated: September 2023

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. Remove all the words 'Handicap' from the plan set.		Completed
2. Remove the current details of ADA Parking and signage from the plan set, it is incorrect and add the 2015 NM Accessible Parking Checklist detail to plan set. Sheet DP-06 sign is correct, Sheet C-501 is incorrect.		Completed
3. Remove all concrete details from plan set and add the City of Santa Fe Standard Detail Sheets.		Completed
4. Remove the Accessible Sidewalk Ramp Details from the plan set and add the NMDOT Serial 608 and 609 for concrete work to plan set. 5. Expansion joints in sidewalk shall be every 30 feet interval per NMDOT, not 20 feet intervals. 6. Asphalt road surface shall be labeled 'HMA' two 2in lifts. Bottom matt of HMA shall be SP3, finish matt of HMA shall be SP4 Hot Mix Asphalt 7. Top of Footing shall be labeled Bottom of Wall. 8. Accessible path(s) of travel route shall be provided from the Public Right-of-Way and accessible parking aisle(s) to accessible building entrance(s) and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. Ensure accessible route(s) from the Public Right-of-Way and accessible parking space aisle(s) to building entrance(s) are provided and maintained. Provide detectable warning surfaces at curb ramps and transitions to driveway crossings along the accessible paths of travel as applicable. 9. At time of construction, the Contractor shall ensure ADA compliance for construction of ADA accessible features and appurtenances, as detailed in, and in addition to, the approved construction		Completed

permit documents as required. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOT Pedestrian Access Standards and PROWAG, NM State Statute and Administrative Code and DOJ regulations as applicable. 10. Add Striping to all Pedestrian Crossings. Striping, Markings shall consist of Thermoplastic Application.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

Date: 10/28/2024

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: 2024-9319 & 2024-9320

Case Planner: Carly Venditti

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

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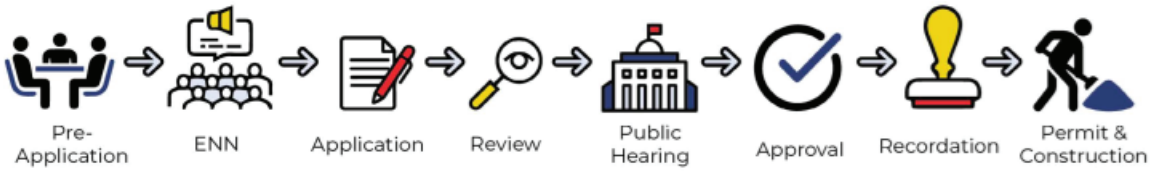
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Form Updated: September 2023

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case # 2024-9319

Conditions of Approval:	Must be completed by:	Applicant response**:
1. Each lot shall be served by separate water service	At the time of development	Completed

Case # 2024-9320

Conditions of Approval:	Must be completed by:	Applicant response**:
2. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Prior to Building Permit Approval	Will be done prior to BUilding Permit Approval
3. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to Public Hearing	Water plan submitted for approval
4. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	At the time of development	Separate meter provided - complete
5.		
6.		
7.		

Technical Corrections:	Must be completed by:	Applicant Response**:
1. Developer shall work with CoSFW Engineering to appropriately size and locate master meters.	Prior to Water Plan Approval	Completed
2. Submit public water plan to City for review and approval using CoSFW Water Plan Template	Prior to Water Plan Approval	Completed
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: September 2023

Development Review Team (DRT)
Comment Form

Date: October 28, 2024

DRT Member: Geronimo Griego, Fire Marshal

Dept/Div: Fire Prevention Divisions

Case No.: 2024-9320_Zorro Blanco LLA Development Plan

Case Planner: Carly Venditti, Senior Planner

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

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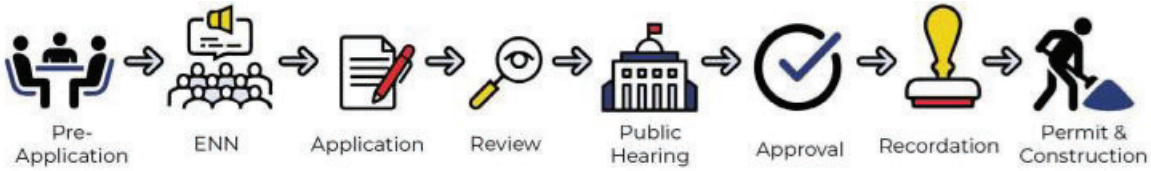
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of Construction* – these conditions/technical corrections can be addressed during the construction and inspection processes.

Form Updated: March 2024

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant Response**:**
1. Shall comply with International Fire Code 2021 & and other requirements below		Complies
2. Shall indicate location of monument at entrance point as way map for site (Fire 1) to include hydrant and building #s).		Completed
3. Shall verify location of addressing and sizes for building labeling as not on Fire 1		Shown on bldg. elevations
4. Shall verify private hydrant locations with water division.		Complies
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1.		
2.		
3.		
4.		

***The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1.
2.
3.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: March 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

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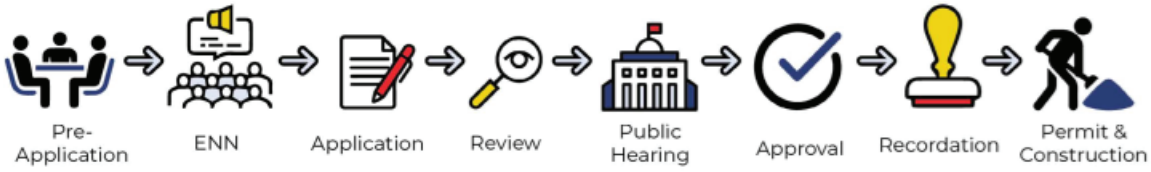
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 10/30/2024

DRT Member: Lawrence Rivera

Dept/Div: Landscape, Irrigation, Outdoor Lighting

Case No.: Zorro Blanco cases 2024-9319 and 2024-9320

Case Planner: Carly Venditti Senior Planner, cavenditti@santafenm.gov, 505.955.6656

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Provide a professional landscape irrigation design per COSF code Chapter 14-8.4(E) Water Harvesting and Irrigation Standards and COSF Landscape Irrigation Design Standards.	Prior to permit review	Completed
2. Irrigation water lines shall not cross city water mains.		Completed
3. All required deciduous trees shall be two (2) inch caliper minimum;) All required evergreen trees shall be a minimum of six (6) feet in height. Revise the Plant Schedule on sheet LP501 to show correct plant sizes.	Prior to permit review	Added to landscape plan
4. Populus weslizenii, Rio Grande Cottonwoods shall not be planted in pedestrian areas or within 40 feet of parking lots.		Completed
5. Provide the total square foot total for Turfgrass sod. The city code limits bluegrass to no more than 25% of bluegrass seed within the mix. Provide detail sheet for the Texas Bluegrass.		Completed
6. All required shrubs shall be five gallon minimum except as noted on the City of Santa Fe Recommended Plant List. Revise the Plant Schedule on sheet LP501 to show correct plant sizes, or explaine the size given as NATIVE.	Prior to permit review	Completed

Form Updated: April 2024

7. Provide water use for each plant on the Plant Schedule (Sheet LP501) as provided in the city's approved plant list. This is required for irrigation zone planning.	Prior to permit review	Completed
8. Planting beds shall be swaled, sloped or recessed below grade to prevent fugitive water per 14-8.4(E)(4)(g)	Prior to permit review	Completed
9. Crusher fines are not a mulch material that reduces moisture loss. Provide a water saving mulching material.	Prior to permit review	Completed
10. Photo metrics do not meet Code requirements. See Article 14-8.9 and revise for compliance.	Prior to permit review	Completed

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

Date: November 11, 2024

DRT Member: Leroy N. Pacheco, PE & Phil Gallegos, PE (Wilson & Co.)

Dept/Div: Public Works Department – Traffic Engineering Review

Case No.: 7205 Plaza Central Case #:2024-9320 Zorro Blanco Development Plan

Case Planner: Carly Venditti, Senior Planner and Case Manager

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Conditions of Approval and Technical Corrections

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant Response**:**
1. None		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. See Wilson's Comment dated November 11, 2024, requesting analysis of a deceleration lane to be performed and submitted for the project record. Please use the City's new TIA Guidelines for the analysis.	DRT Signature Sheet prior to Building Permit	Completed
2.		
3.		
4.		

***The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. *City of Santa Fe Building Code, Chapter 23-3.2 states that before commencement of any new construction, it is **mandatory** for the owner to obtain approval from the public works department for any driveway curb cut or sidewalk crossing. This approval must be issued **before** a building permit for such new construction is approved.*
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: March 2024

Tierra Contenta (Zorro Blanco) Apartments TIA Review

From Gallegos, Phil <Philip.Gallegos@wilsonco.com>

To engineer@leroypacheco.com<Engineer@leroypacheco.com>

CC Luna, Robert<Robert.Luna@wilsonco.com>

Date Monday, November 11th, 2024 at 10:32 AM

Leroy, I have reviewed the Tierra Contenta (Zorro Blanco) Apartments TIA dated October 7, 2024 submitted by Terry Brown, PE with Tierra West and have the following comments. Please let me know if you have any questions or need more information. Thanks, Phil

Based on my comments to the previous TIA and our scoping meeting held on August 13, 2024 Mr. Brown did address my previous comments and I concur with the findings of the report. However, I did not see any deceleration lane analysis as part of the report which was also missing from the original report. A Deceleration Lane Analysis should be part of the TIA.

Phil Gallegos, PE

Civil Engineer

Wilson & Company, Inc., Engineers & Architects

4401 Masthead Street NE, Suite 150 | Albuquerque, NM 87109

505-348-4126 (direct)

wilsonco.com

We bring people together to practice their craft, to create value, and to accomplish great things.

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Development Review Team (DRT)
Comment Form

Date: December 16, 2024

DRT Member: Leroy Pacheco, PE and Phil Gallegos, PE (Wilson&Company)

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Case #2024-9320 Zorro Blanco Development Plan, 7205 Plaza Central

Case Planner: Carly Venditti, Senior Planner

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response:**
1.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. None - See attached email from Wilson & Company dated 12/16/24.	N/A	
2.		
3.		
4.		

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. City of Santa Fe Building Code, Chapter 23-3.2 states that before commencement of any new construction, it is mandatory for the owner to obtain approval from the Public Works Department for any driveway curb cut or sidewalk crossing. This approval must be issued before a building permit for such new construction is approved.
2. Note as the public infrastructure plans move forward to building permit, these may be subject to additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. prior to building permit approval.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

From: **Gallegos, Phil** Philip.Gallegos@wilsonco.com
Subject: RE: FW: [#2022107] - Zorro Blanco Lot Line Adjustment & Development Plan
Date: December 16, 2024 at 7:41 AM
To: Leroy Nicholas Pacheco, PE Engineer@leroypacheco.com, Terry Brown tbrown@tierrawestllc.com
Cc: Aaron Bohrer aaron@zydeco66.com, Luna, Robert Robert.Luna@wilsonco.com

PG

Leroy, I have reviewed the Auxiliary Lane Warrant Analysis prepared by Terry O. Brown, PE and concur with his analysis that no auxiliary lanes are required for this development. Please let me know if you have any questions or need more information. Thanks, Phil

Phil Gallegos, PE

Civil Engineer I Wilson & Company, Inc., Engineers & Architects I 505-348-4126 (direct)

From: Leroy Nicholas Pacheco, PE <Engineer@leroypacheco.com>
Sent: Friday, December 13, 2024 3:19 PM
To: Terry Brown <tbrown@tierrawestllc.com>
Cc: Aaron Bohrer <aaron@zydeco66.com>; Gallegos, Phil <Philip.Gallegos@wilsonco.com>; Luna, Robert <Robert.Luna@wilsonco.com>
Subject: Re: FW: [#2022107] - Zorro Blanco Lot Line Adjustment & Development Plan

WARNING!: This email originated from outside of the organization. DO NOT click links, open attachments, or respond unless you are absolutely certain the content is safe. Recognition of the sender's name does NOT guarantee safety as account compromise must be considered.

Hi Terry

Attached is the memo we sent to case manager in early November. When does this go to PC? I was hoping this would be done before, but we didn't make it contingent upon being heard. I would suggest getting it done, and if you have it completed (and Wilson gets it reviewed) prior to PC I can send a new memo with zero technical corrections.

Thanks,

Leroy Nicholas Pacheco, PE
Email: engineer@leroypacheco.com
Phone Number: 505-218-6853
Cell Phone: 505-423-4068

Sent with Proton Mail secure email.

On Friday, December 13th, 2024 at 2:56 PM, Terry Brown <tbrown@tierrawestllc.com> wrote:

> Leroy – are you ready for me to incorporate this auxiliary lane warrant analysis into the TIS?

Development Review Team (DRT)
Comment Form

Date: 11/9/24

DRT Member: Leah Yngve

Dept/Div: PW/MPO

Case No.: **Case #2024-9320. Zorro Blanco Lot Line Adjustment & Development Plan**

Case Planner: Carly Venditti

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response:**
1. Increase the Plaza Central sidewalk width to 6'.	Prior to Public Hearing	with agreement from the City, sidewalks 5' and benches added
2.		

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. Use the newly adopted Transportation Impact Analysis Guidelines to assess and modify the necessity and length of the right turn lane from Plaza Central into the development. If required, use the minimum length possible.	Prior to Public Hearing	Completed
2.		
3.		

Explanation of Conditions or Corrections (if needed):

Sidewalk Width:

Five foot sidewalks do not comfortably accommodate groups of people or people going opposite directions that need to pass. With the anticipation of families living in this development and SWAN Park less than a mile away, a slightly wider sidewalk of 6ft will provide more space for people to comfortably walk together and pass. Six foot sidewalks have been adopted in many other places around the City such as for the new Paseo del Sol extension for Tierra Contenta Phase III.

Below are examples showing the limitations of 5ft sidewalks:

Right Turn Lane:

The City has adopted new Transportation Impact Analysis Guidelines that change how right and left turn lanes are warranted and designed with the intention of making sure our city streets are slower, safer, and match the urban and residential context. This right turn lane should only be included in the plans if warranted by these guidelines and the length should be determined by the process in the guidelines.

Development Review Team (DRT)
Comment Form

Date: 11/19/2024

DRT Member: Stan Holland, Engineer

Dept/Div: Public Utilities/Wastewater

Case No.: Case #2024-9320 -(7205 Plaza Central) Zorro Blanco L.L.A Development Plan

Case Planner: Carly Venditti, Senior Planner

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

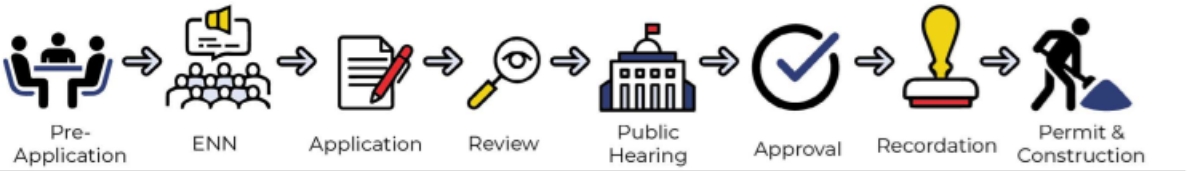
Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Form Updated: September 2023

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. All 8 inch or larger PVC sewer pipes shall be identified as SDR 26	Prior to Recordation	
2. Add Note that all 6-inch sewer service pipes or 4-inch sewer services pipes shall be identified as SCH 40 PVC	Prior to Recordation	
3. Add note that 6-inch service lines shall have a minimum 1% percent slope, and 4-inch sewer service pipes shall have a 2% minimum slope	Prior to Recordation	
4. Add note to plan that 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	Prior to Recordation	
5. Provide a Radius and Deflection Table for each of the various curvilinear sewer lines used.	Prior to Recordation	
6. No Santa Fe logo sewer lids are allowed. All sewer lids if needed shall be labeled Private Sewer	Prior to Recordation	
7. Will need to provide detailed drawings for each of the three proposed private sewer line connections to the existing public sewer manholes. Will need to show manholes size, rim and depths. Will also need to document for each manhole the number of existing and proposed sewer service lines connected and their construction data inside the manhole	Prior to Recordation	
8. You have several 8-inch sewer lines that will serve groups of buildings. There is no information regarding their lengths nor where or how they may be flushed or stoppages cleared. You will need to provide information and details showing how the systems may do so.	Prior to Recordation	

Technical Corrections: N.A.	**Must be completed by:**	**Applicant Response**:**
1.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

Form Updated: September 2023

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

Date: 6/30/25

DRT Member: Dee Beingessner

Dept/Div: Land Use Engineering

Case No.: Case #2024-9320 Zorro Blanco Lot Line Adjustment and Development Plan

Case Planner: Alexa Hempel, Senior Planner

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant Response**:**
1. Please include information on how the CN number used for the proposed conditions was developed The CN Number used seems low for the original condition of the property, prior to grading. Please use Pinon Juniper Fair (>30% to <70% coverage of canopy or grass understory) cover type from Tr-55 table 2-2d "Runoff curve numbers for arid and semiarid rangelands" based on pre-disturbed condition in aerial images from 2011. This number is between 58 & 73. Post developed values are OK. We would like calcs to show the pre-development flow rate and post development flow rate to comply with the code requirement to maintain flow from site at or below pre-development rates. The riser seems to be the limiting factor for the calcs. Provide Max water elevations of ponds. We would like the pond to infiltrate 1' of water so request the risers have the first orifice to be 1' instead of 6" if this will work with the pond design.	Prior to Plan approval	SEE COVER NOTES ON C-101A "BASIN AND COVERAGE MAP" - CN NUMBERS ARE AS SHOWN IN THE DRAINAGE CALCULATIONS ARE FROM THE "ENGENEERING FIELD MANUAL FOR CONSERVATION PRACTICES" U.S. DEPARTMENT OF AGRICULTIRE SOIL CONSERVATION SERVICE.
2. Label ponds in the drawings with the pond number, max depth of water and volume on all grading and drainage sheets. I couldn't tell which is pond 1 and which is pond 2. Please label the ponds on sheet C-100		POND LABLES HAVE BEEN ADDED TO ALL GRADING AND DRAINAGE SHEETS AND ARE SHOWN ON BASIN AND COVERAGE MAP ON SHEET C-101A
3. Include plan and profile sheets for storm drains OK Although plan and profile sheets do make it more clear for construction.		COSF (Dee Beingessner) PREVIOUSLY APPROVED THE OMISSION OF THE PLAN AND PROFILE DRAWINGS FOR THE PRIVATELY OWNED STORM DRAIN GOING TO A PRIVATE PONDING AREA.

Form Updated: March 2024

		PER DISCUSSION, WE REQUEST THAT THESE BE CONDITIONS OF APPROVAL
4. Paving detail, SPIII has a minimum lift of 2.5" so place a 1.5" lift of SPIV over the SPIII for a 4" pavement section. OK		DETAIL DRAWING HAS BEEN UPDATED ON SHEET C-501
5. Place more Top of Curb and Bottom of Curb elevations around the site. OK		DRAWING HAS BEEN UPDATED ON SHEET C-101 A&B
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. See notes on drawings		
2.		
3.		
4.		

***The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

See following pages for notes required on plat or plans

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).

DUST CONTROL NOTE

All on-site soil disturbing construction activities shall be addressed and provide measures to mitigate or control dust from being transported offsite and polluting neighboring properties.

Any person, owner, contractor or operator who conducts earthmoving and/or dust generating activities is responsible for implementing Best Management Practices (BMPs) in order to mitigate off-property transport of fugitive dust emissions.

A plan, or storm water prevention plan (SWPPP) when applicable, listing the Best Management Practices (BMPs), shall be provided to the City Engineer, or their designee for review and approval. The approved BMPs shall be applied to the graded and/or disturbed soil in order to stabilize the site.

The initial BMP shall address how the Contractor will minimize the amount of disturbed soil, and how the Contractor will stabilize the disturbed surface area exposed to wind or vehicle traffic during construction.

Some BMPs shall include:

- The reduction of vehicle speeds: establish a maximum speed limit or install traffic calming devices to reduce speeds to a rate to mitigate off-property transport of dust entrained by vehicles.
- The minimization of drop height: Drivers and operators shall unload truck beds and loader or excavator buckets slowly, and minimize drop height of materials to the lowest height possible, including screening operations.
- High winds restriction: temporarily halt work activities during high wind events greater than 30 mph if operations would result in off-property transport.
- Restrict access: restrict access to the work area to only authorized vehicles and personnel.

In the event the above practices are ineffective to prevent off property transport, the owner or operator shall use at one or more of the following Best Management Practices (BMPs):

- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility, or watercourse.
- Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
- Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
- Surface roughening: stabilize an active construction area during periods of inactivity or when vegetation cannot be immediately established.
- Cover: install cover materials such as tackifiers, erosion control blankets, gravel, vegetation (when appropriate), cold-millings, etc. during periods of inactivity and properly anchor the cover.
- Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 30 days or while vegetation is being established.

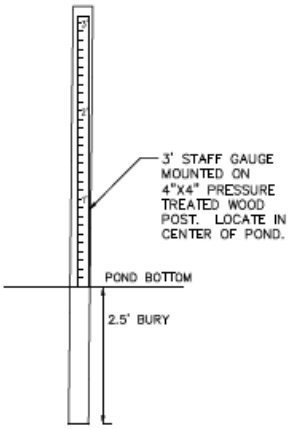
ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

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 _____ is in substantial compliance with the approved grading and drainage plan prepared by _____, dated _____.

Signature NMPE #_____ Date

Example for pond measurement post

Form Updated: March 2024



POST & STAFF GAUGE

NTS

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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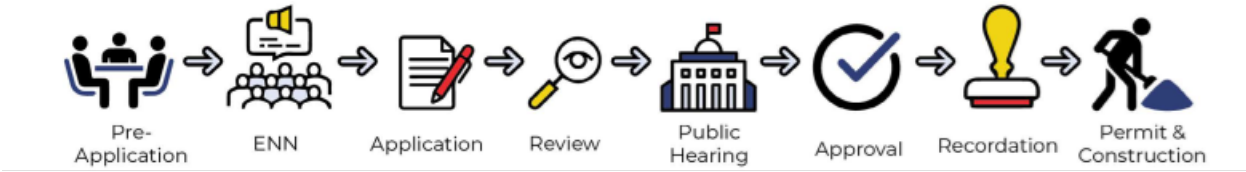
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: November 8, 2024

DRT Member: Carly Venditti

Dept/Div: Zoning & Architectural

Case No.: 2024-9320 Zorro Blanco

Case Planner: Carly Venditti – Senior Planner & Case Planner

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. The current plan set, and architectural points worksheet are not sufficient to determine compliance with architectural design standards review. a. Provide an updated architectural points worksheet selecting the applicable point allotment for all subsections. b. The colors depicted in the plan set show the predominant color as pastel colors of non-earthtones hues, whites, grays, grayish green. c. Provide a materials legend on the elevation drawings, please also include color samples as depicted on the applicable material.	Second Initial Review Memo	
2. Open Space Clarification – dimension open space to confirm minimum dimension compliance "Common open space shall be no less than fifteen (15) feet in any dimension and no less than five hundred (500) square feet per segment.)" 14-7.5(B)4.	Second Initial Review Memo	

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

Form Updated: April 2024

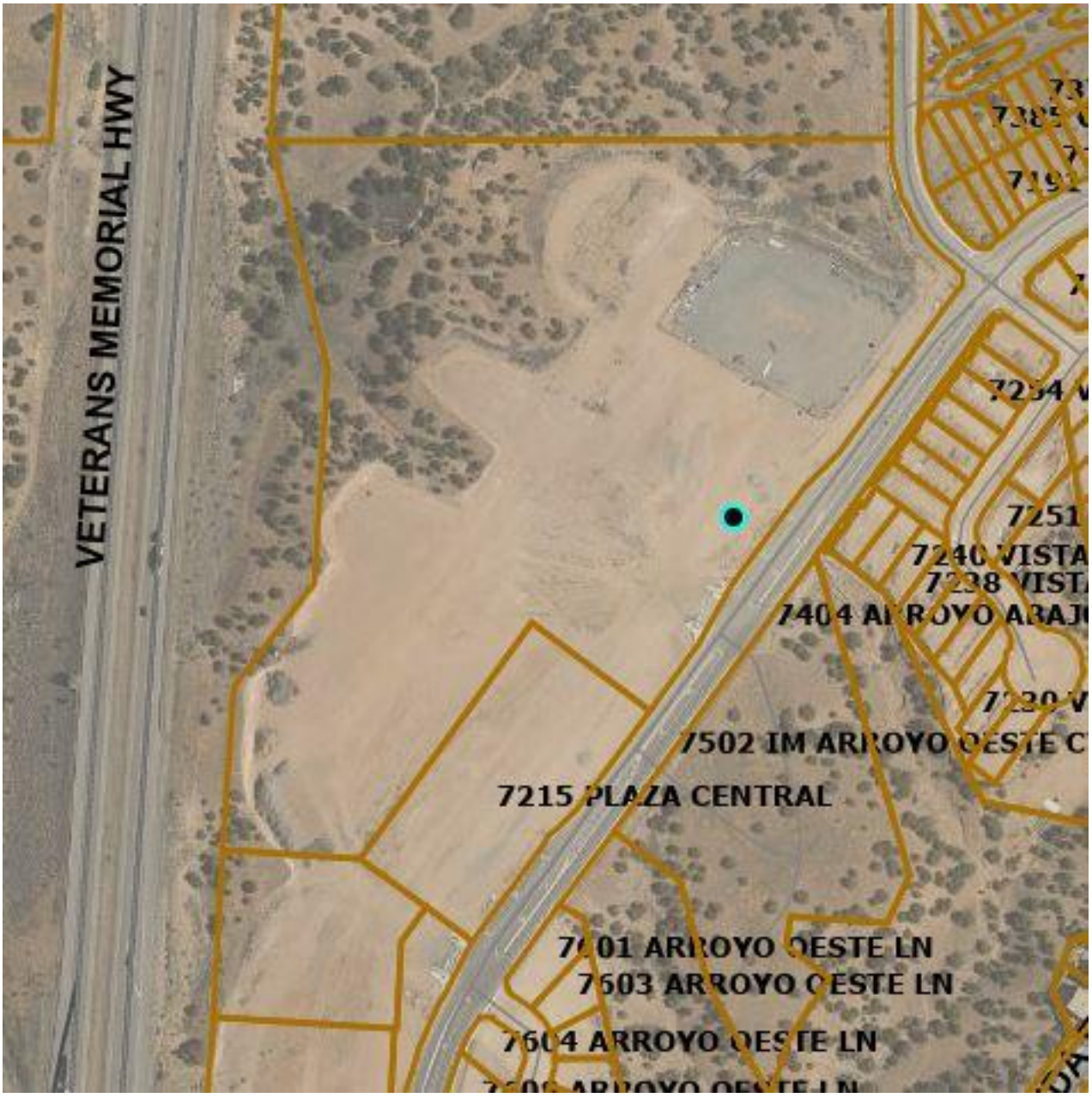
City of Santa Fe, New Mexico

Attachment C
Maps and Photos

1. Aerial View
2. Existing Conditions Photos
3. Current Zoning Map
4. Future Land Use Zoning Map
5. Tierra Contenta Phase 2C Master Plan

Aerial Photo

The property is within Tierra Contenta, located near the southwestern corner of the City of Santa Fe limits. It is bordered by two existing roads, Plaza Central and Contenta Ridge, which will house 3 entrances to the development. The property has easy access to State Highway 599 via Jaguar Dr and Airport Rd.



Existing Conditions

The property is currently vacant and has been graded by previous owners.

Photo taken on Plaza Central, 6/30/25, looking west at the property. A small, paved driveway exists providing access to the property.

Photo taken standing on the property looking east to Plaza Central. Note the surrounding residential development.

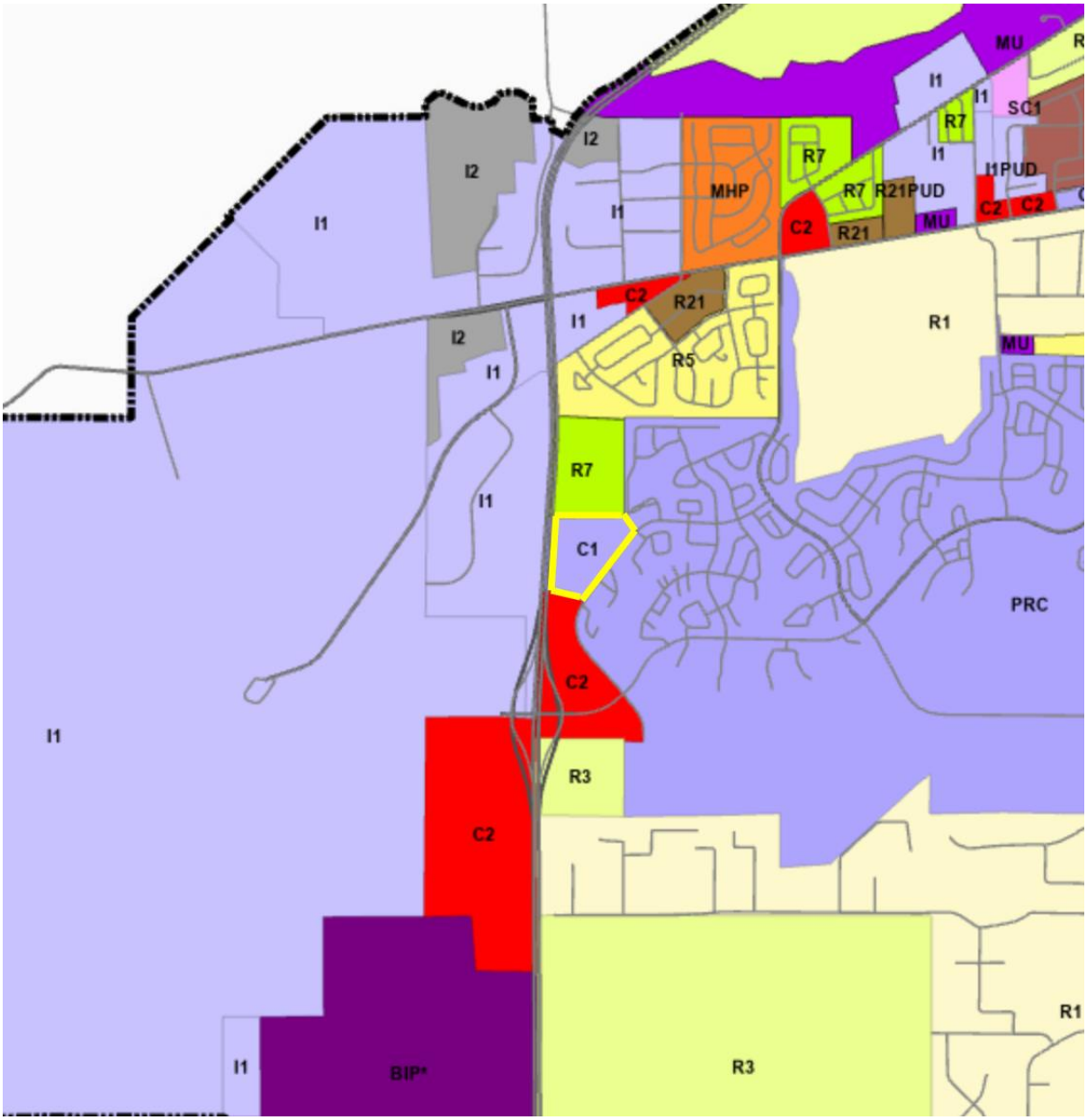
Photo taken standing on the property, looking north towards the existing R-7 townhome and condominium development.

Photo taken standing on the eastern edge of the property near Plaza Central, looking west at the proposed development site.

Photo taken standing on the property looking south. The parcel south of the proposed development is under the same ownership but currently has no plans for future development.

Current Zoning Map

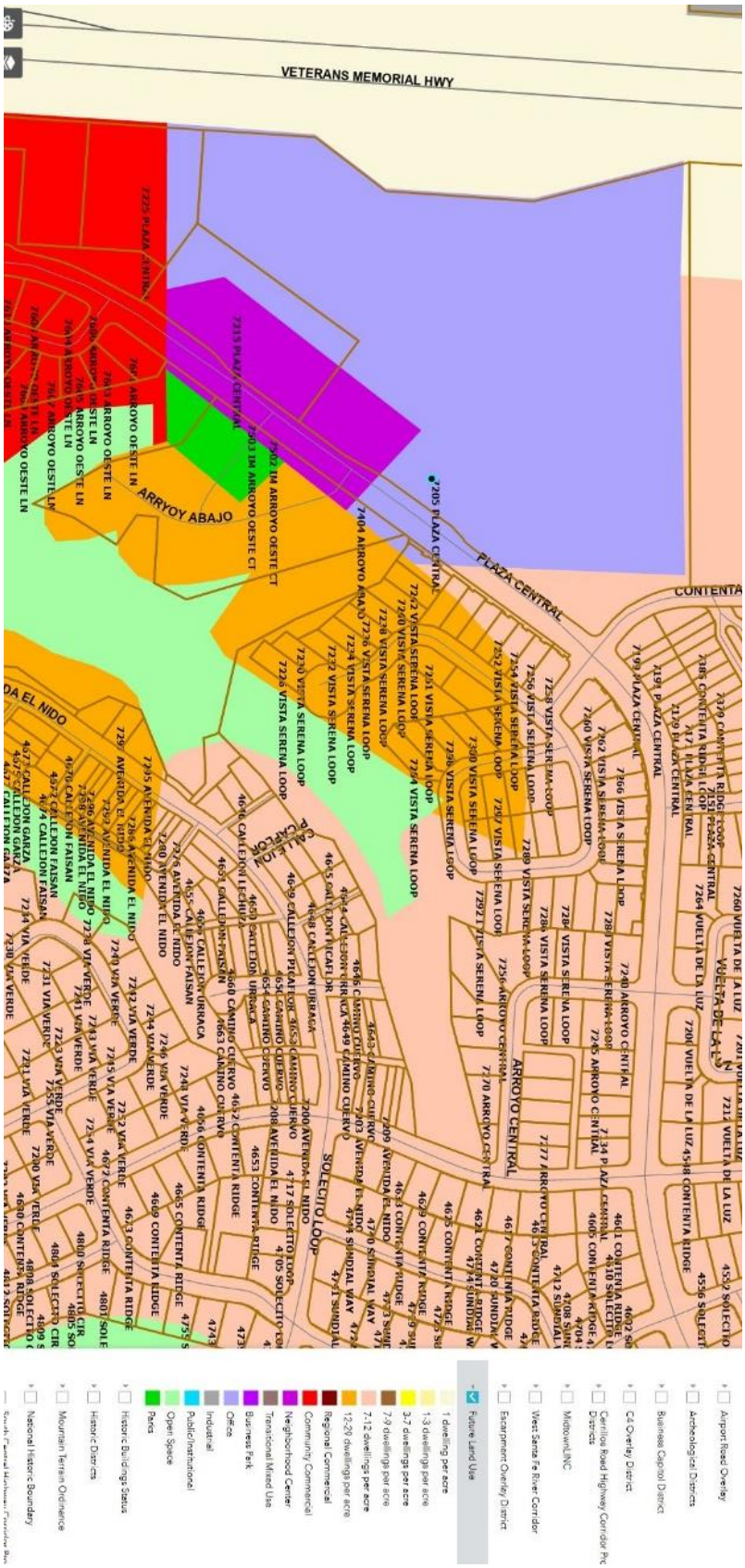
7205 Plaza Central is outlined in yellow and zoned C-1, Office and Related Commercial. Surrounding uses include PRC, Planned Residential Community, to the east, which houses much of Tierra Contenta. North of the property is a developed R-7 district with many townhomes and condominiums. South of the property is currently vacant but zoned C-2, General Commercial. West of the property is the right-of-way for State Highway 599 and adjacent to that are I-1, Light Industrial, zones.



7205 Plaza Central is outlined in yellow.

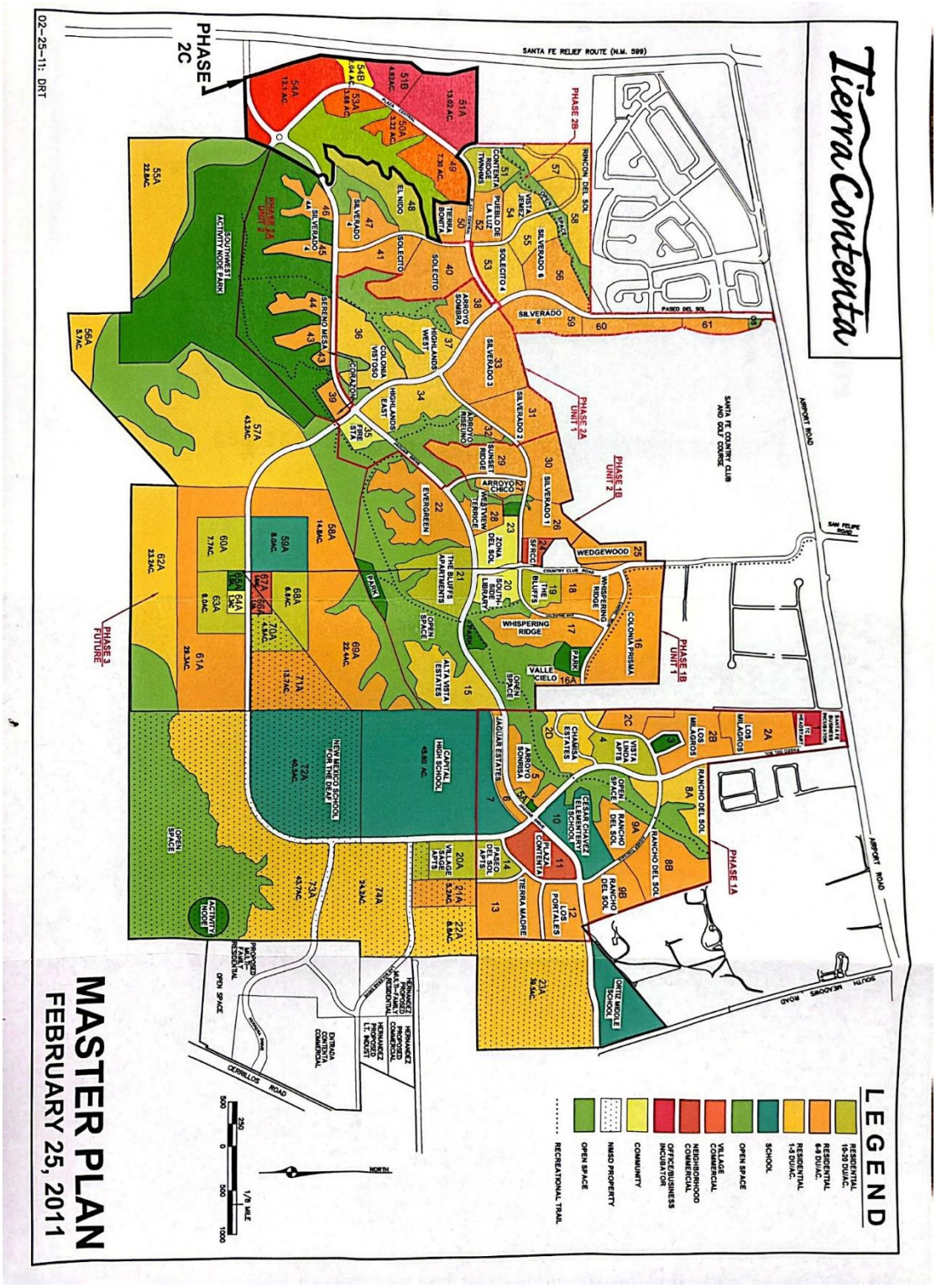
Future Land Use Map

The future land use of this property is intended to be office space, shown in light purple. The future land use of the surrounding properties to the north and east, in light pink, is residential 7-12 dwelling units per acre, while the dark orange to the east is 12-29 residential dwelling units per acre. The red to the south of the property is to be community commercial. The dark purple and lime green southeast of the property are intended to be a neighborhood center and park respectively.


VETERANS MEMORIAL HWY
PLAZA CENTRAL
ARRYOY ABAJO
ARROYO CENTRAL
SOLECITO LOOP
CONTENTA
Future Land Use
1 dwelling per acre
1-3 dwellings per acre
3-7 dwellings per acre
7-9 dwellings per acre
7-12 dwellings per acre
12-20 dwellings per acre
Regional Commercial
Community Commercial
Neighborhood Center
Transitional Mixed Use
Business Park
Office
Industrial
Public/Institutional
Open Space
Parks
Historic Buildings Status
Historic Districts
Mountain Terrain Ordinance
National Historic Boundary
Airport Road Overlay
Archeological Districts
Business Capitol District
C4 Overlay District
Carrillos Road Highway Corridor Pro Districts
Midtown/NC
West Santa Fe River Corridor
Escarpment Overlay District

Tierra Contenta Phase 2C Master Plan

7205 Plaza Central is on the western edge of this map, in dark pink, labeled Office/Business Incubator



City of Santa Fe, New Mexico

Attachment D
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 Lot Size Change

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
7 Vista Grande B-7 #230
Santa Fe, NM 867508
(505) 577-4553

CITY OF SANTA FE

DEVELOPMENT PLAN PLUD-13

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 (Street Address) Ste. 200 (Suite/Unit #)

Santa Fe (City) NM (State) 87501 (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 (City) NM (State) 87508 (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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(To jump to section, press ctrl + click)

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Project Description

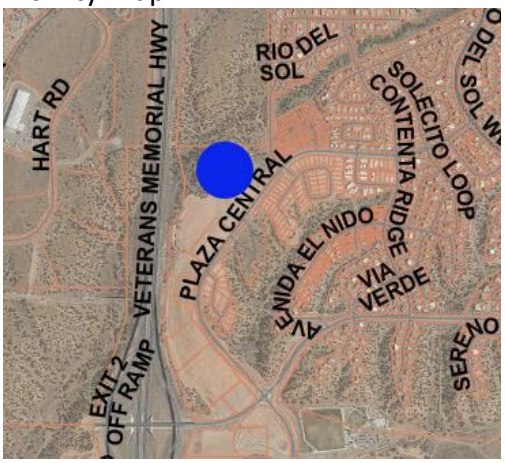
Zorro Blanco is a 165* unit multi-family housing complex and a coffee shop. The development will include 17 buildings ranging from 1- to 3-stories. The site slopes down away from the adjacent roadways. The development is intended to create a transition from lower-density residential development to the 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 6.9 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 6.9 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 with a 15% bonus for complying with the Santa Fe Homes Program	6.9 acres X 21 = 144 units 144 units x 1.15 = **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	
	Pastel colors of non-earthtone hues, whites, grays, and grayish greens	15	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	

	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			**205**

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 will pay the fee-in-lieu of providing affordable housing which is an alternative means of compliance with the Santa Fe Homes program.

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.

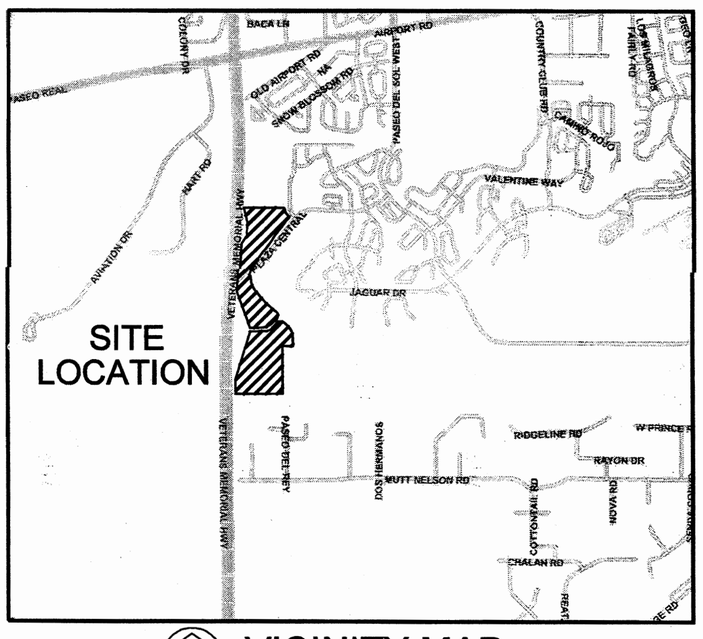
Exhibits

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)

C20 L98 C21

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 SANTA FE COUNTY NEW MEXICO GERALDINE SALAZAR Deputy Clerk

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 4:25 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.
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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

1329.39

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

214.62

282.12

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

762.13

FORMERLY TR.A

1040.05

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

N/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

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

N 00°04'25" E 100.06

1218.51

1081.82

S 15°15'20" E

1570.17

S 00°19'25" W

N 00°13'52" E 652.71

N 00°19'51" E 325.87

N 00°52'01" E 324.55

NEW MEXICO STATE ROAD 599 SANTA FE RELIEF ROUTE VETERANS MEMORIAL HIGHWAY

TRACT 51A1

TRACT 51B1

TRACT 54B1

TRACT 54A1

TRACT 54C1

TRACT A

TRACT 8A3-7A1

NORTH
SCALE 1"=100'
100' 100'

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

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-2

LEGEND AND NOTES

809016

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
- o 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

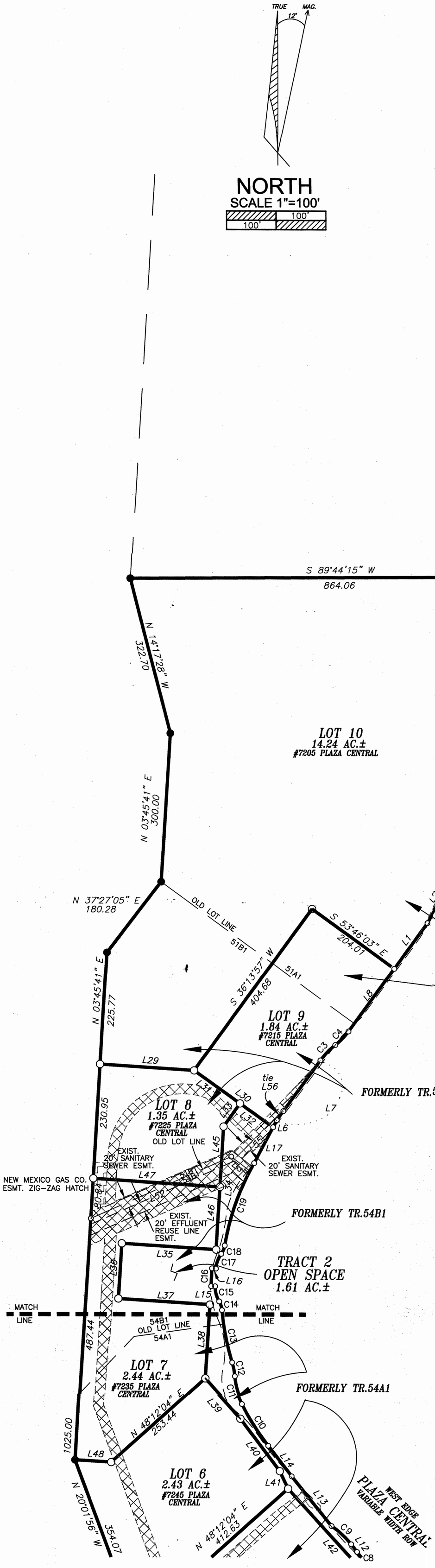
DENOTES APPROX. LOC. ARROYO CHAMISO TRAIL

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)



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

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-2A

809017

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 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.

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- ○ 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"=100'
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

LOT 4-A 1.03 AC.± #7305 JAGUAR DRIVE

LOT 3B 2.97 AC.± #7264 PLAZA CENTRAL

LOT 3A-2 1.60 AC.± #7302 JAGUAR DRIVE

LOT 3A-1 2.89 AC.± #7304 JAGUAR DRIVE

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

LOT 1 16.83 AC.± #7355 PLAZA CENTRAL

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

AND REPLAT OF TIERRA CONTENTA SUBDIVISION PHASE 2C

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

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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-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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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

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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

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LYING WITHIN SECTION 14, T16N, R8E, NMPM,
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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-3

809019

LEGEND AND NOTES

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- ◉ DENOTES BRASS MONUMENT
- △ DENOTES HWY. DEPT. ALUM. R/W MONUMENT

DENOTES EDGE OF UTILITY EASEMENT

DENOTES FENCE LINE

DENOTES APPROX. LOC. ARROYO CHAMISO TRAIL

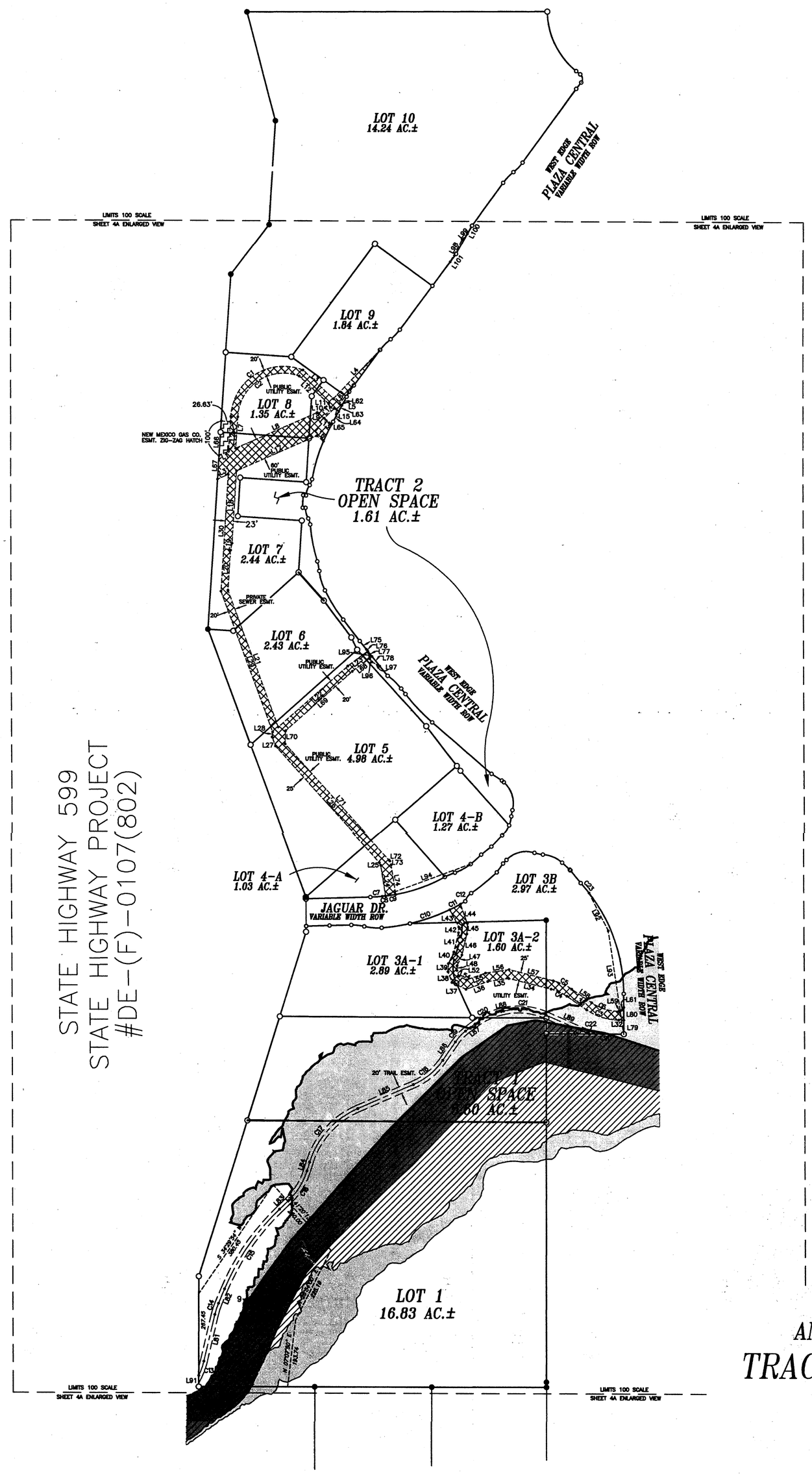
DENOTES VARIABLE WIDTH EASEMENTS GRANTED THIS DOCUMENT

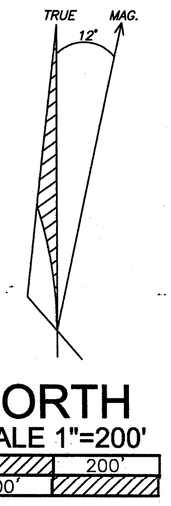
DENOTES SIGHT TRIANGLE GRANTED THIS DOCUMENT

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

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

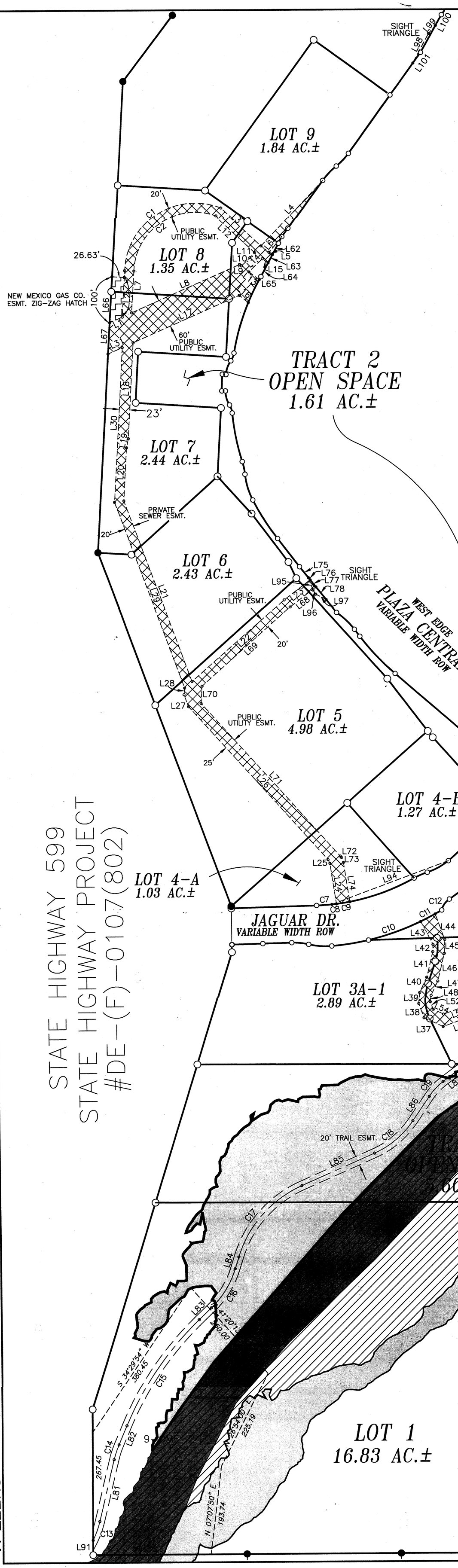
INDEXING INFORMATION FOR THE COUNTY CLERK

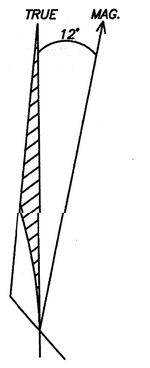
OWNER: COMMERCIAL CENTER AT 599, INC.

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

SHEET-4

809020





NORTH
SCALE 1"=100'

100' 100'

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 3504960-5020 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 UTILITY EASEMENT

DENOTES FENCE LINE

DENOTES APPROX. LOC. ARROYO CHAMISO TRAIL

DENOTES VARIABLE WIDTH EASEMENTS GRANTED THIS DOCUMENT

L98 L99 L101 L100

DENOTES SIGHT TRIANGLE GRANTED THIS DOCUMENT

C20 L88 C21

DENOTES 20' WIDE TRAIL EASEMENT GRANTED THIS DOCUMENT

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

ENLARGED VIEW EASEMENT PLAN 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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RICK CHATROOP
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NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

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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

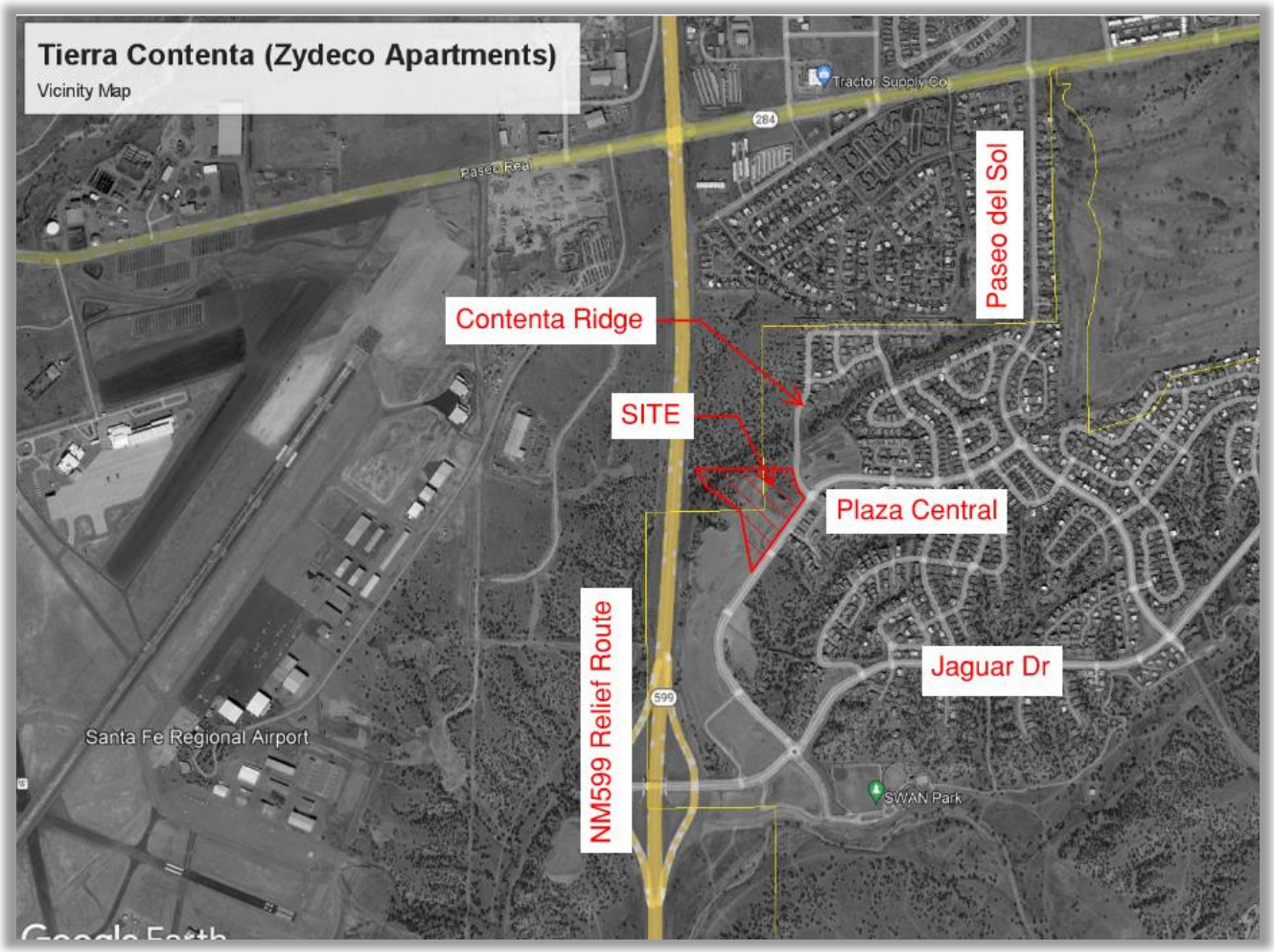
Tierra Contents Apartments (Zorro Blanco Apartments)
Plaza Central / Contenta Ridge - Santa Fe, NM
Traffic Impact Study

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.

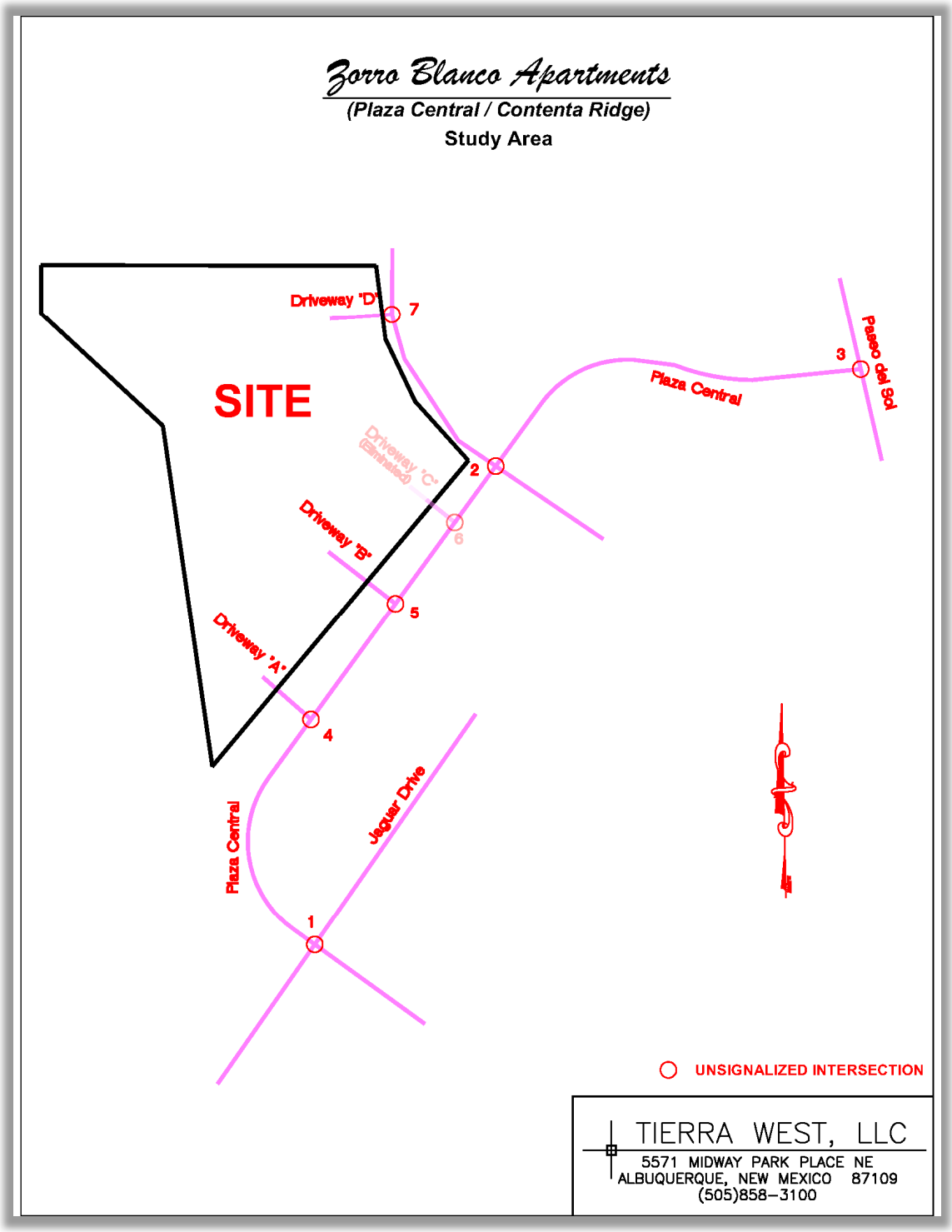
Site Location and Study Area

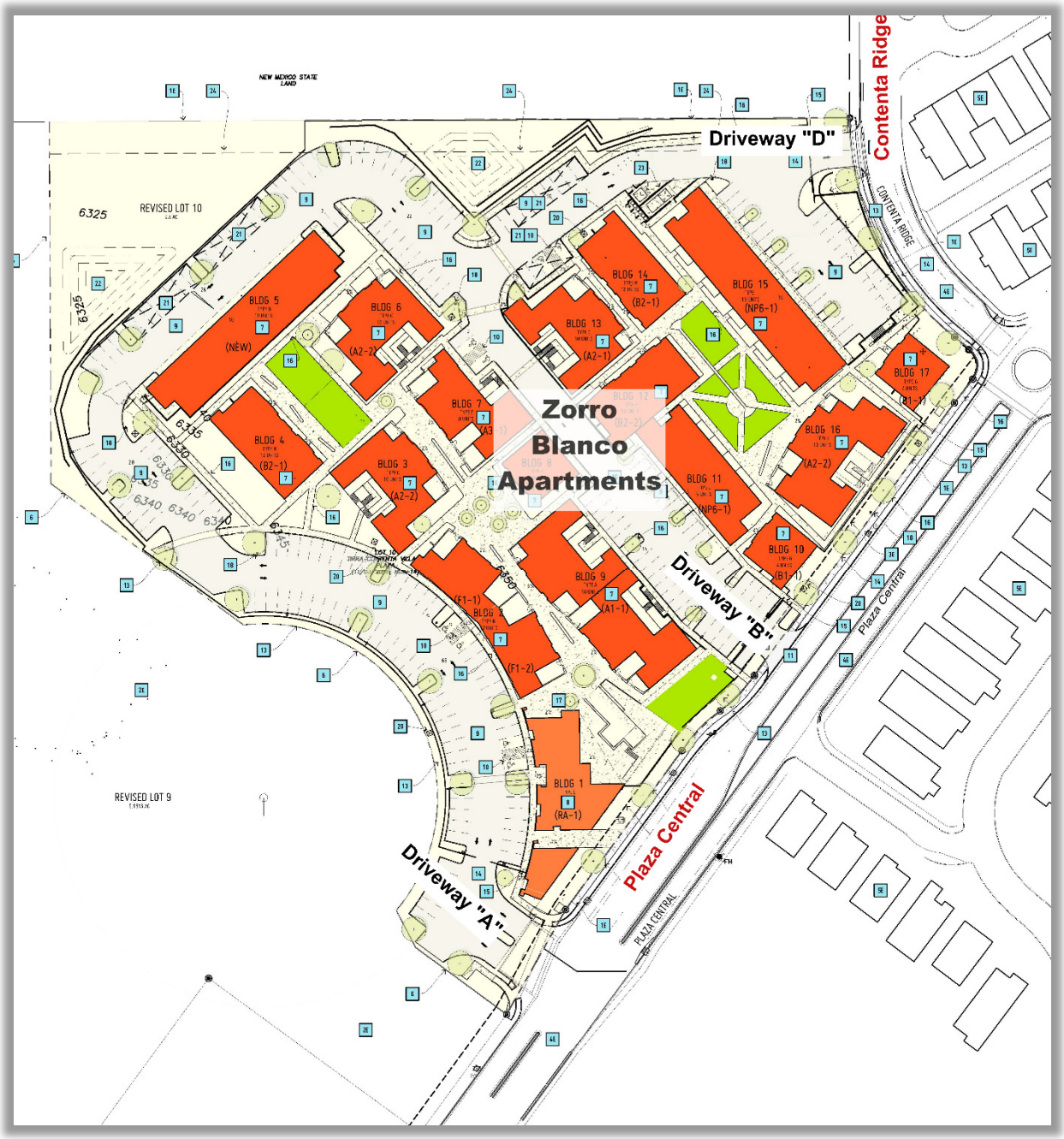
The proposed Tierra Contenta Apartments (Zorro Blanco Apartments) is located at the southwest corner of Plaza Central and Contenta Ridge in the City of Santa Fe, New Mexico. See Vicinity Map below.



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
SITE KEY:
KEY NOTES:
Note: Driveway "C" has been eliminated from this project.
1 | SITE PLAN
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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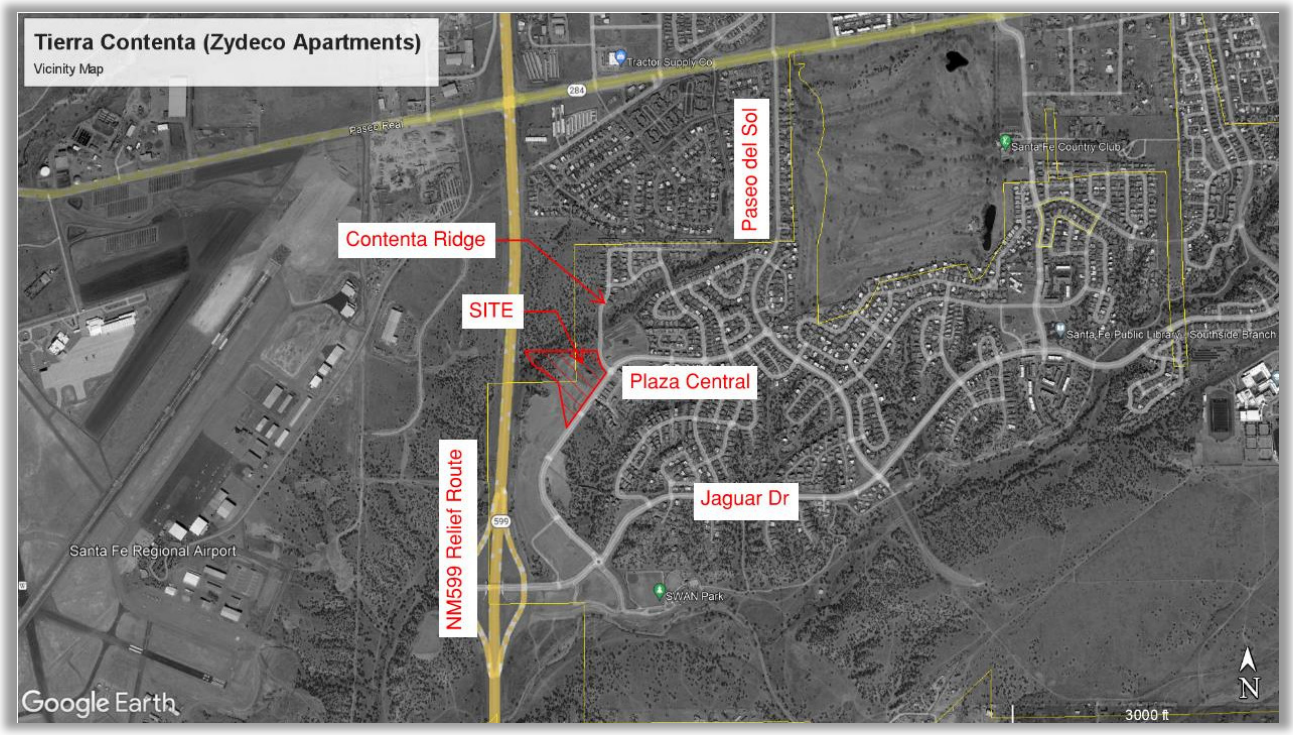
Tierra Contents Apartments (Zorro Blanco Apartments)
Plaza Central / Contenta Ridge - Santa Fe, NM
Traffic Impact Study

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

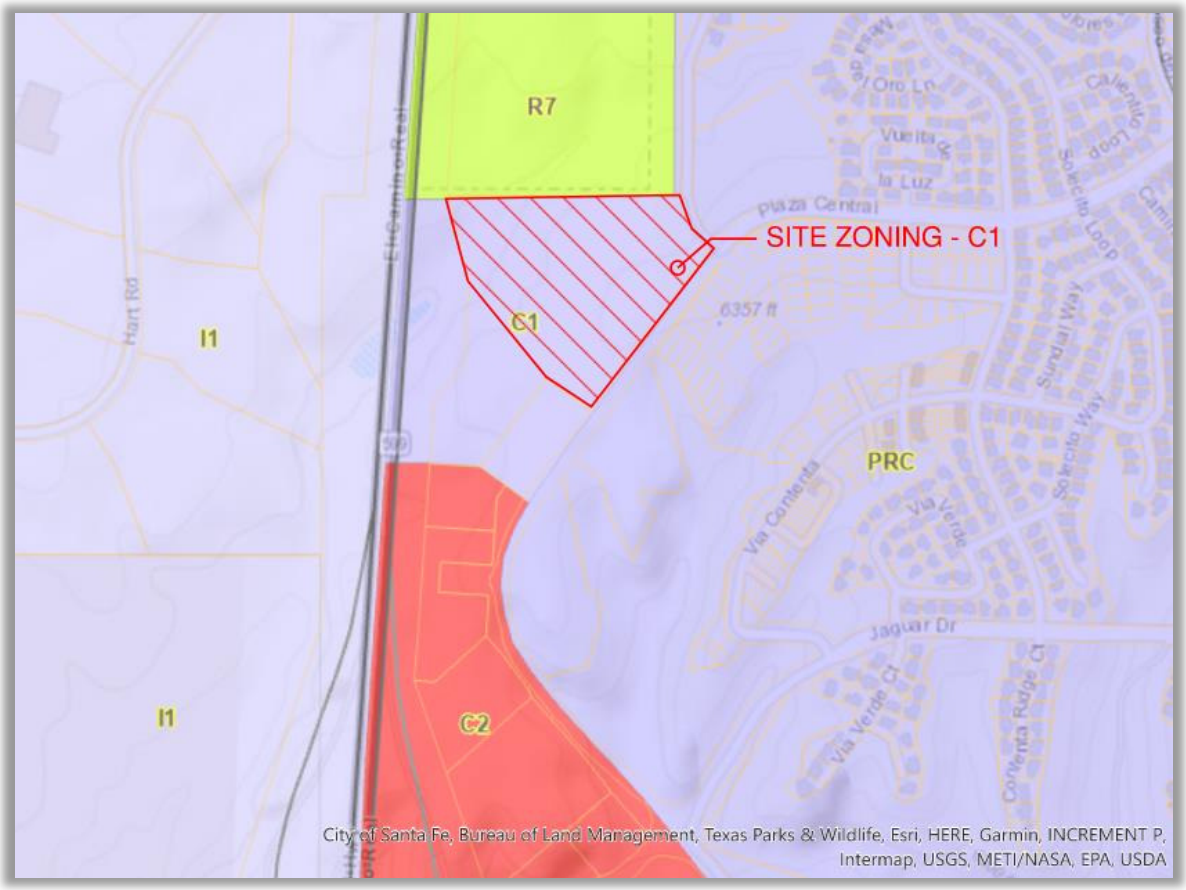
The proposed development is located at 7205 Plaza Central Santa Fe, NM 87507, and consists of approximately 8-acres in total. The legal description is Tierra Contenta Village Plaza LLP. The existing land for the project is undeveloped and fronts Plaza Central and Contenta Ridge. The site is to be developed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

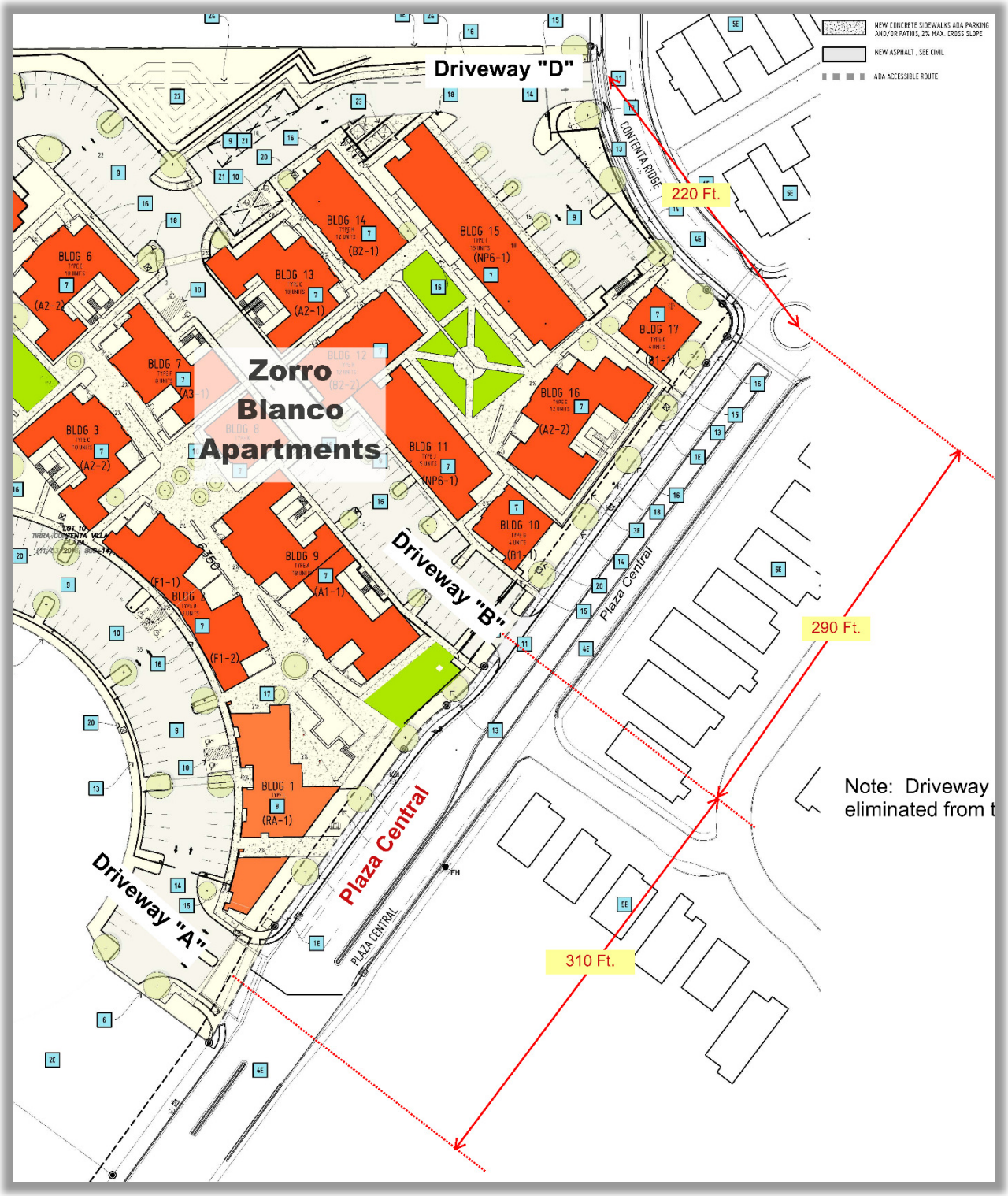
The site zoning C1 serves as a transitional buffer between more intense commercial use districts and residential districts. The permissive uses for Tierra Contenta can also be used for residential dwelling units such as the proposed apartment facility. See City of Santa Fe zoning map below:



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).

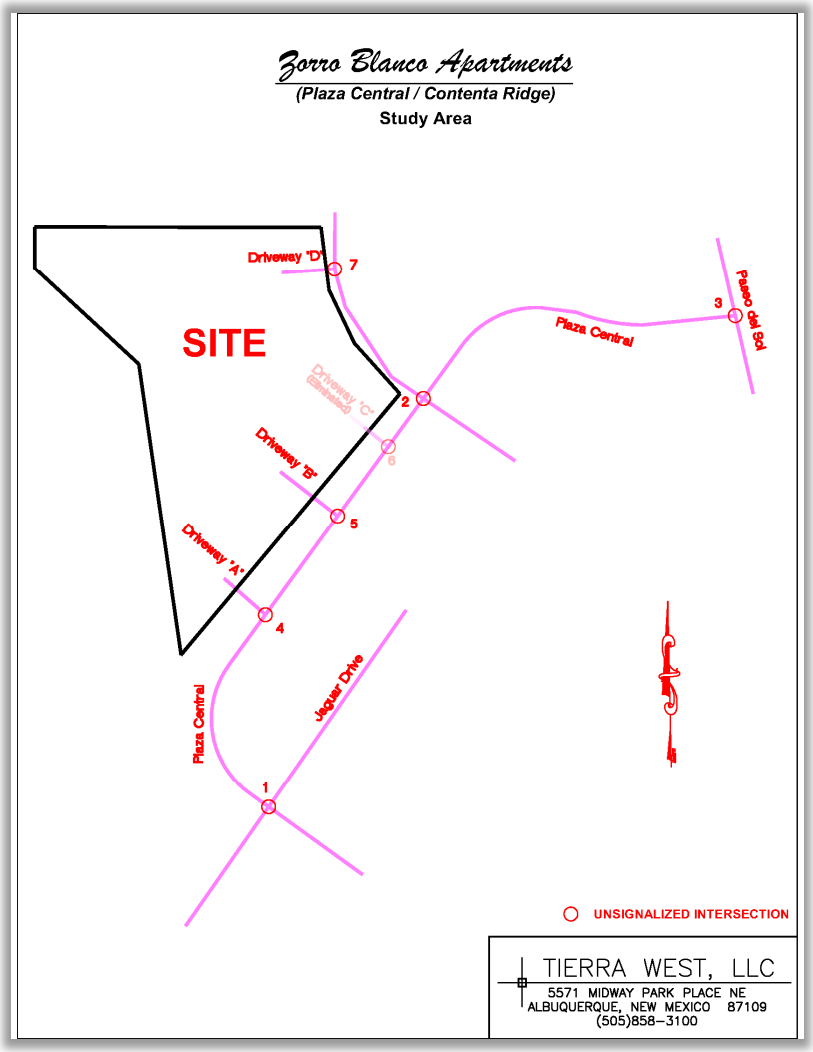
This report makes no recommendations regarding left or right turn auxiliary lanes at the proposed three driveways. No auxiliary lane is warranted based on the forecast volumes, but the existing right turn and left turn lanes on Plaza Central at Driveway "A" should remain in place.

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.

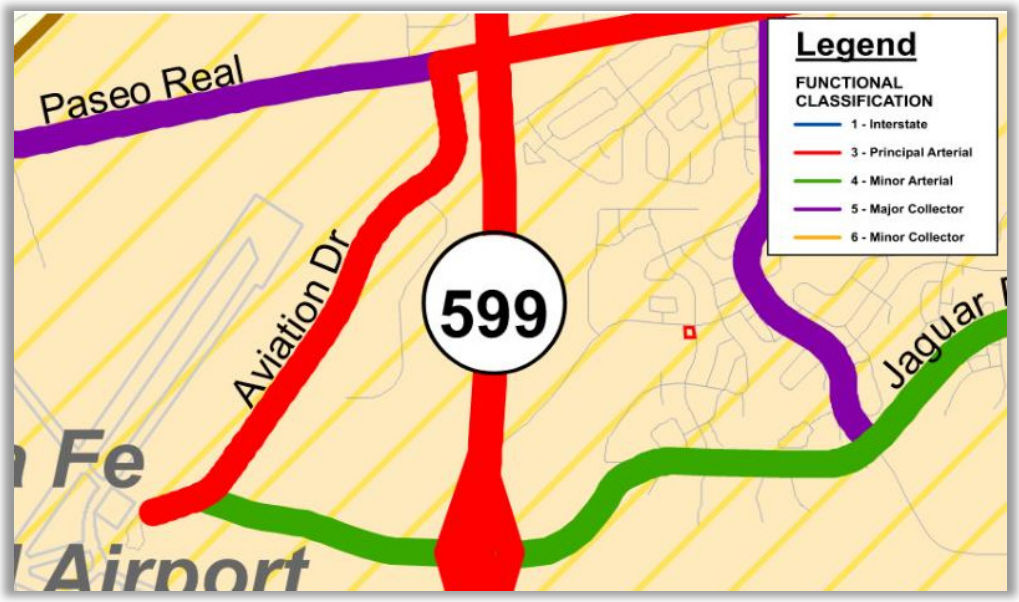
Plaza Central is classified as a local roadway according to the Santa Fe MPO database. It is a recently constructed two-lane divided roadway with a 10-ft median with sidewalks along both sides of the corridor. The posted speed limit is 30-MPH.

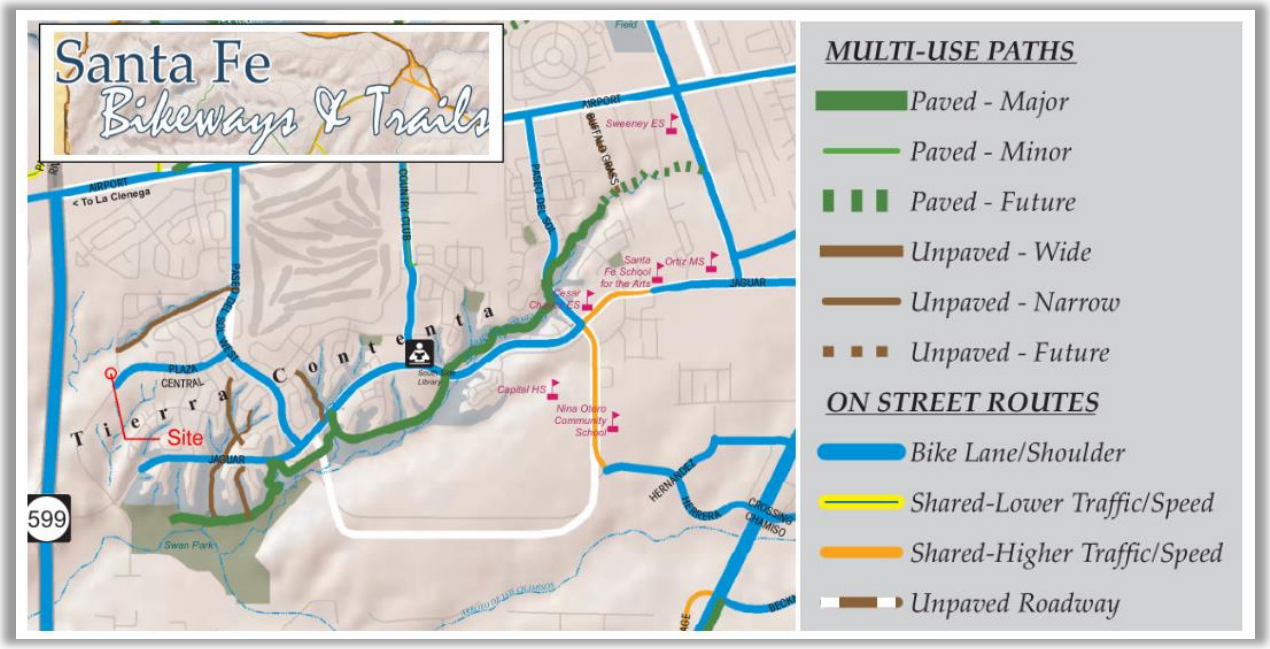
Contenta Ridge is classified as a local roadway according to the Santa Fe MPO database. It is a recently constructed two-lane divided roadway with a 10-ft median with sidewalks along both sides of the corridor. The posted speed limit is 25-MPH.

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)

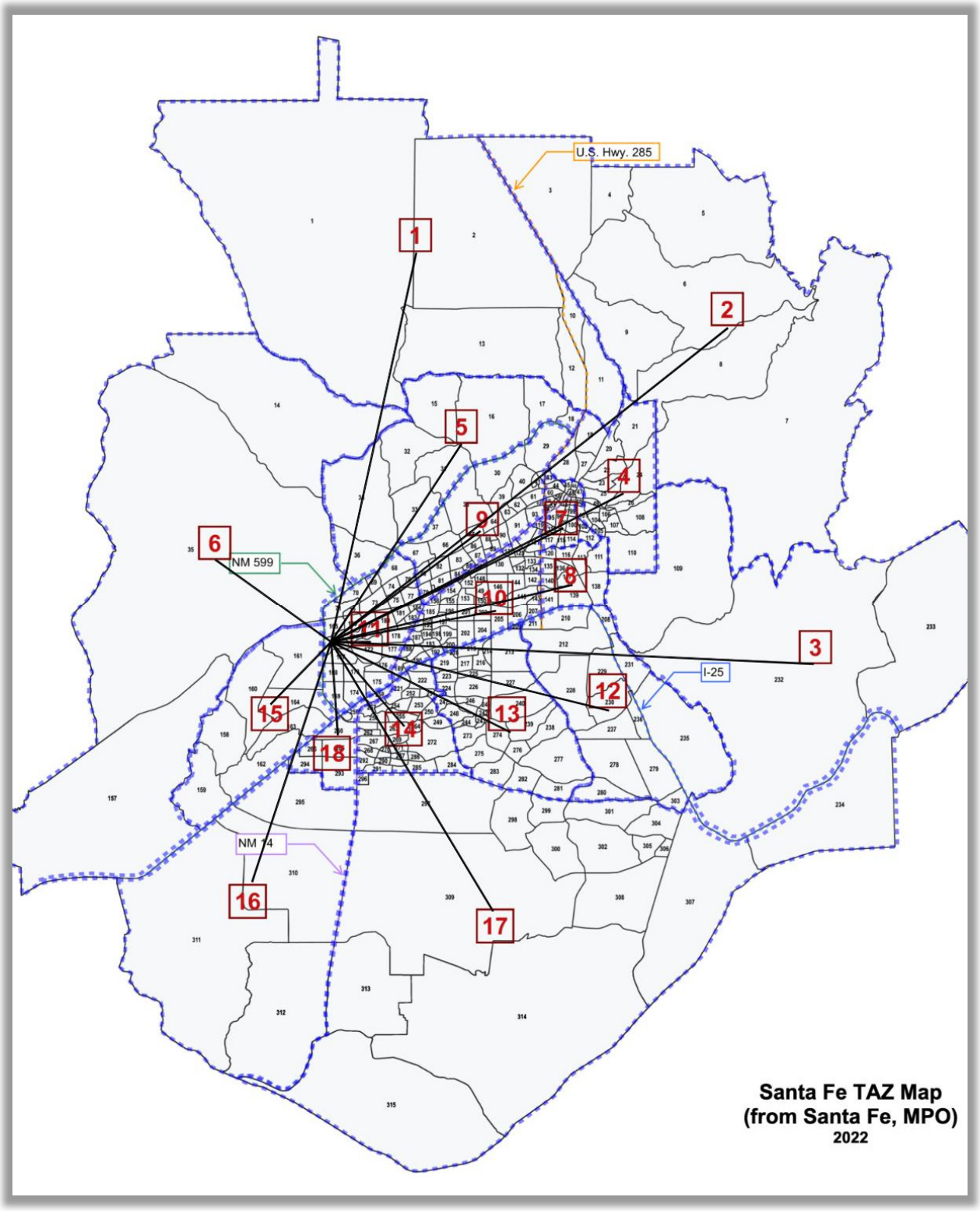
Based on ITE Trip Generation Manual - 11th Edition

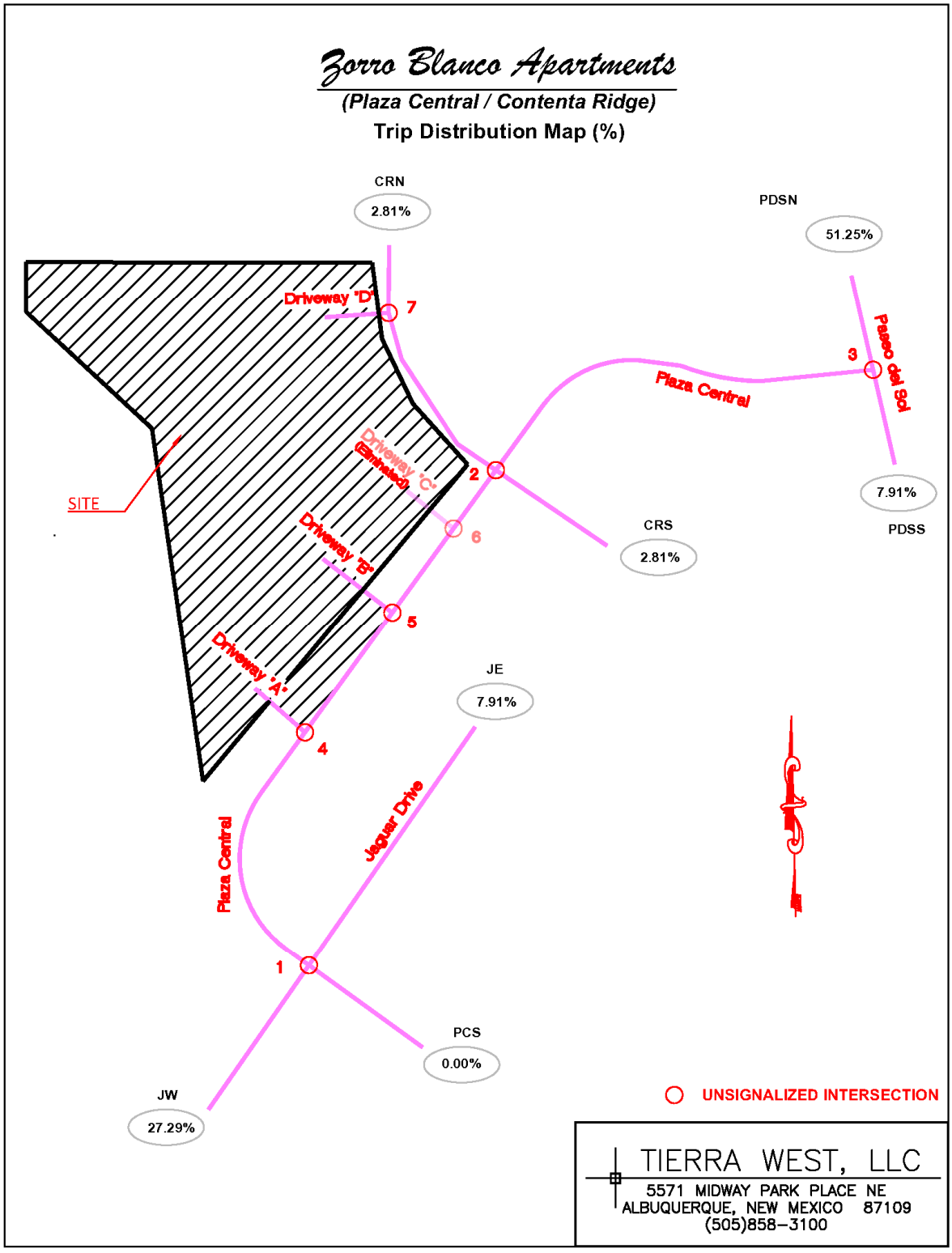
No adjustments were made for internal capture trips or pass-by trips.

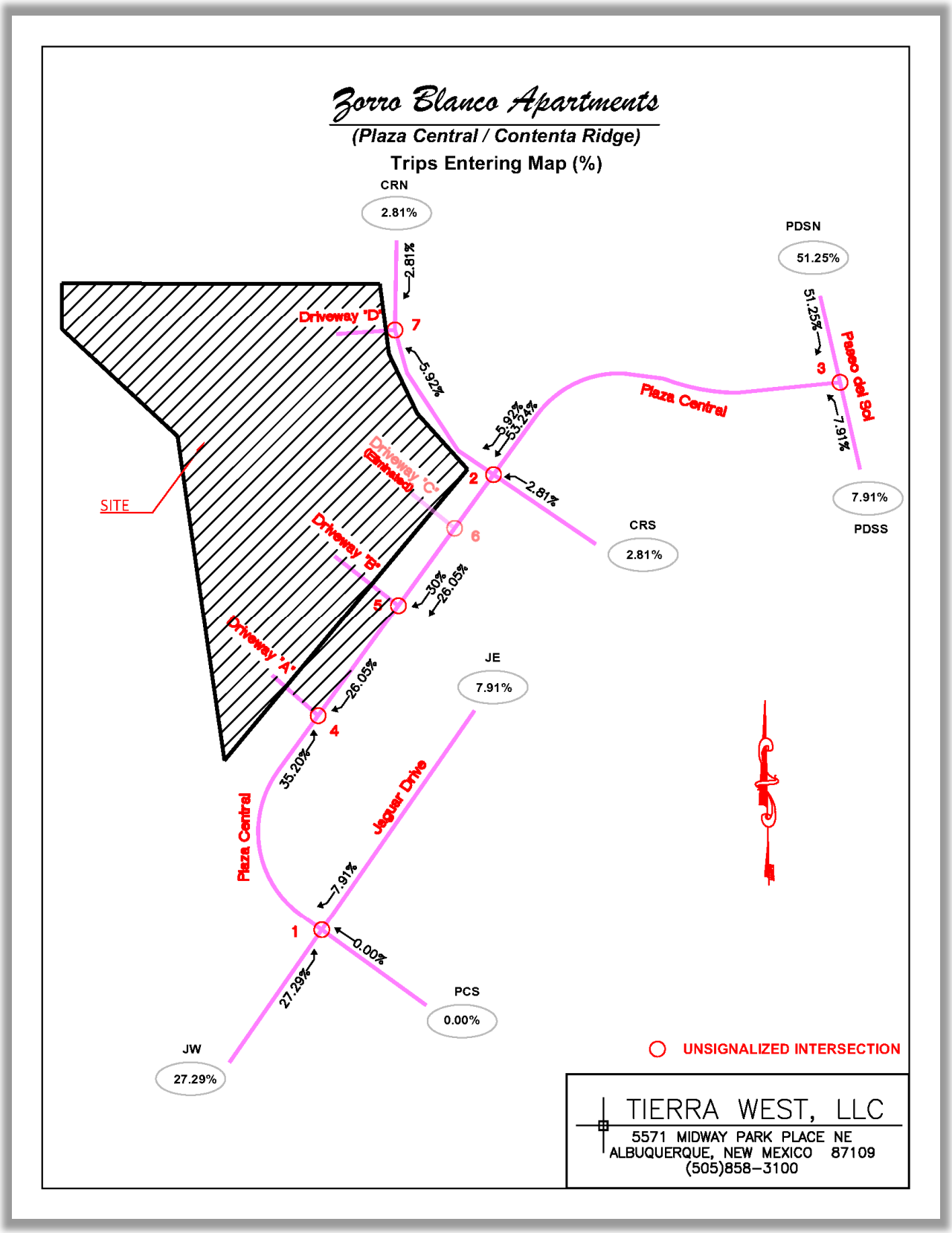
Trip Distribution and Trip Assignments

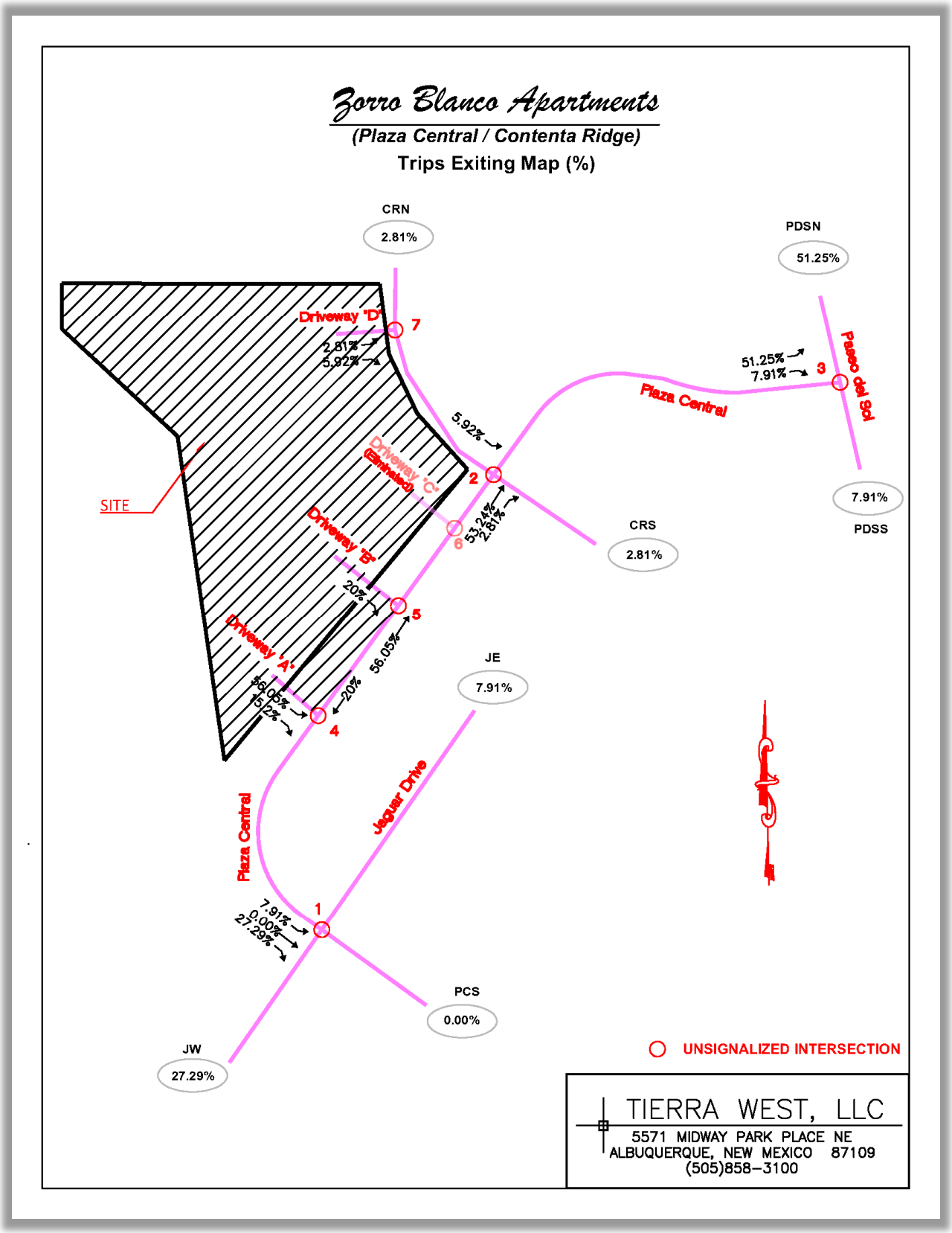
Trip assignments percentages for new trips entering and exiting are derived from data established in the trip distribution determination process and logical routing. Residential trips were distributed based on the Santa Fe MPO 2040 data set.

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
7
8
9
10
11
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"
(Emergency)
2
7.91%
PDSS
SITE
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%
JE
7.91%
CRS
2.81%
PDSS
7.91%
PCS
0.00%
JW
27.29%
SITE
Driveway "D"
Driveway "C"
(Emirado)
Driveway "B"
Driveway "A"
Plaza Central
Jaguar Drive
Paseo del Sol
2.81%
5.92%
53.24%
51.25%
7.91%
30%
26.05%
35.20%
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
Paseo del Sol
Plaza Central
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 2036 Conditions	EB (Jaguar Dr.)			WB (Jaguar Dr.)			NB (Plaza Central)			SB (Plaza Central)		
	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:

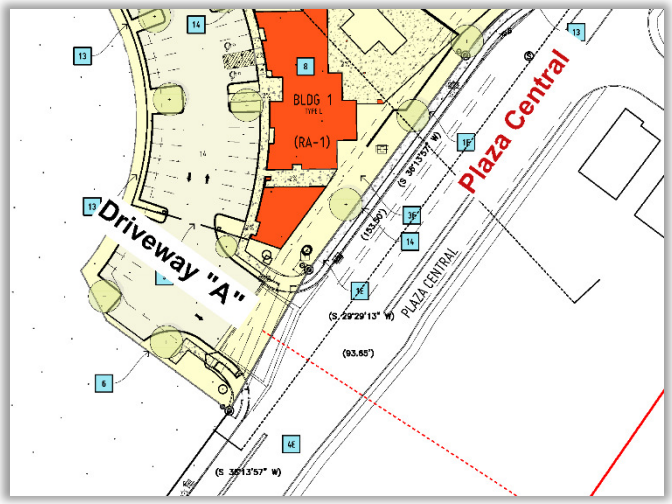
Plaza Central / Paseo Del Sol 2026 Conditions	EB (Plaza Central)			NB (Paseo Del Sol)			SB (Paseo Del Sol)		
	L	T	R	L	T	R	L	T	R
Existing Lane Geometry		1>			1>			1>	
AM Peak Hour									
2026 NO BUILD Volumes	91	0	26	15	78	0	0	35	25
V/C Ratio		0.11			0.09			0.05	
Level-of-Service		A			A			A	
Control 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:

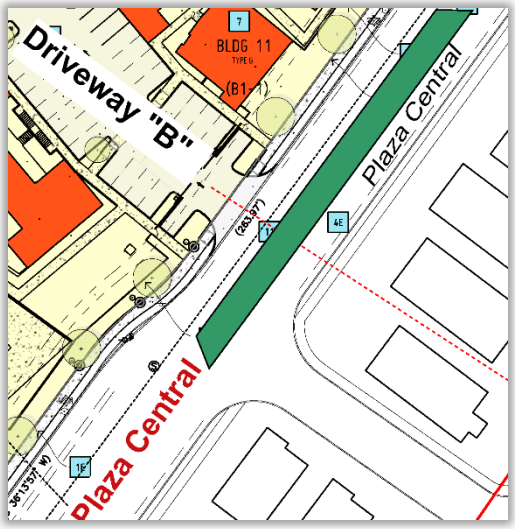
Plaza Central / Driveway "A" 2026 Conditions	EB (Plaza Central)			WB (Plaza Central)			SB (Driveway "A")		
	L	T	R	L	T	R	L	T	R
Proposed Lane Geometry	1	1			1	1		<1>	
AM Peak Hour									
2026 BUILD Volumes	6	75	0	0	189	10	33	0	9
V/C Ratio	0.01						0.07		
Level-of-Service	A						B		
Control Delay (Seconds)	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

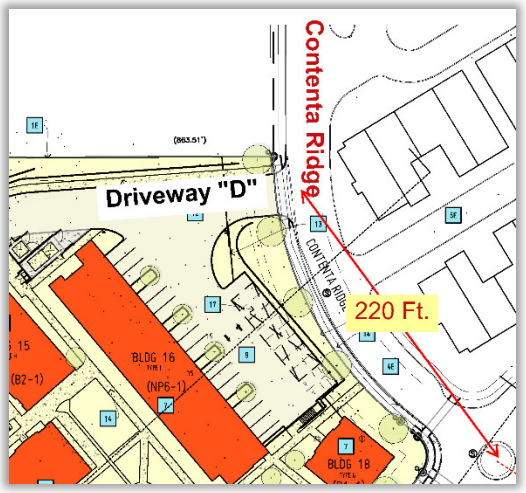
Plaza Central / Driveway "B" 2036 Conditions	EB (Plaza Central)			WB (Plaza Central)			SB (Driveway "B")		
	L	T	R	L	T	R	L	T	R
Proposed Lane Geometry		1			1>				1
AM Peak Hour									
2036 BUILD Volumes	0	124	0	0	244	5	0	0	10
V/C Ratio									0.02
Level-of-Service									A
Control Delay (Seconds)									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					

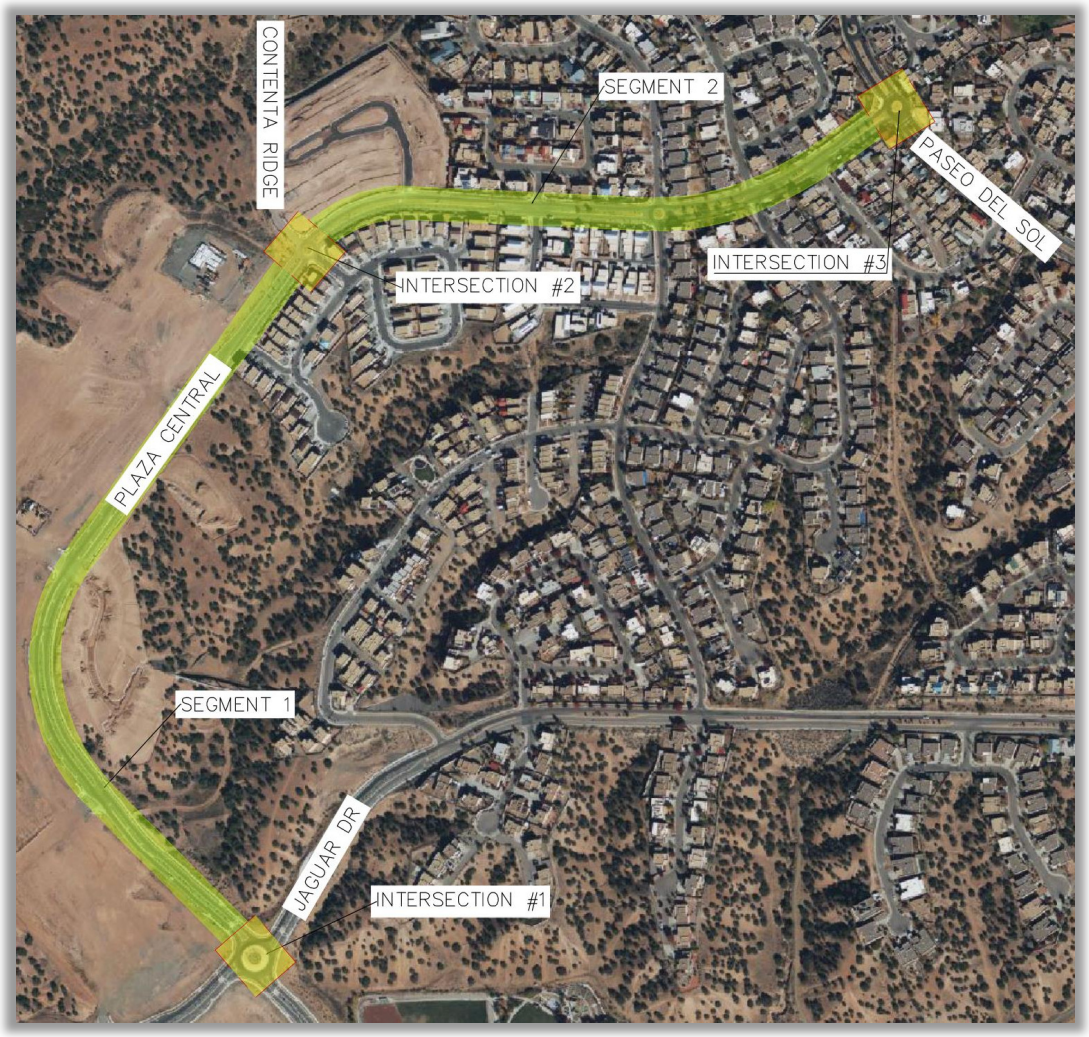
Driveway "D" / Contenta Ridge 2036 Conditions	EB (Driveway "D")			NB (Contenta Ridge)			SB (Contenta Ridge)		
	L	T	R	L	T	R	L	T	R
Proposed Lane Geometry		<1>			<1			1>	
AM Peak Hour									
2036 BUILD Volumes	2		3	1	8			42	1
V/C Ratio	0.00			0.01					
Level-of-Service	A			A	A				
Control Delay (Seconds)	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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Vicinity Map - Google Earth	*A-02*
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Site Plan	*A-04*
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Residential Trip Distribution Map	
Residential Trip Assignments Map (% Entering)	
Residential Trip Assignments Map (% Exiting)	
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Intersection 6 – Plaza Central / Driveway C (Eliminated)	
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Intersection 2 - Plaza Central / Contenta Ridge	
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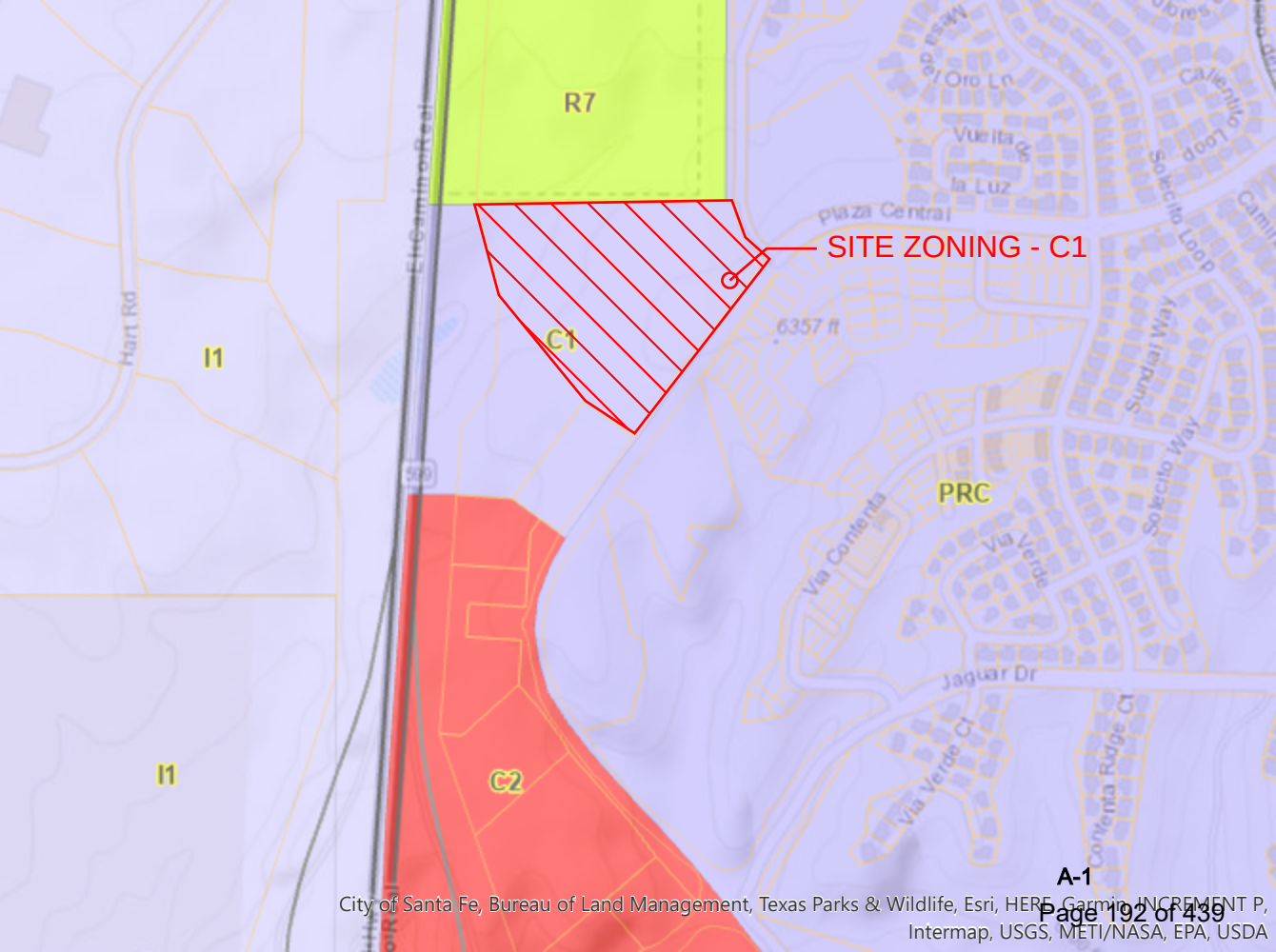
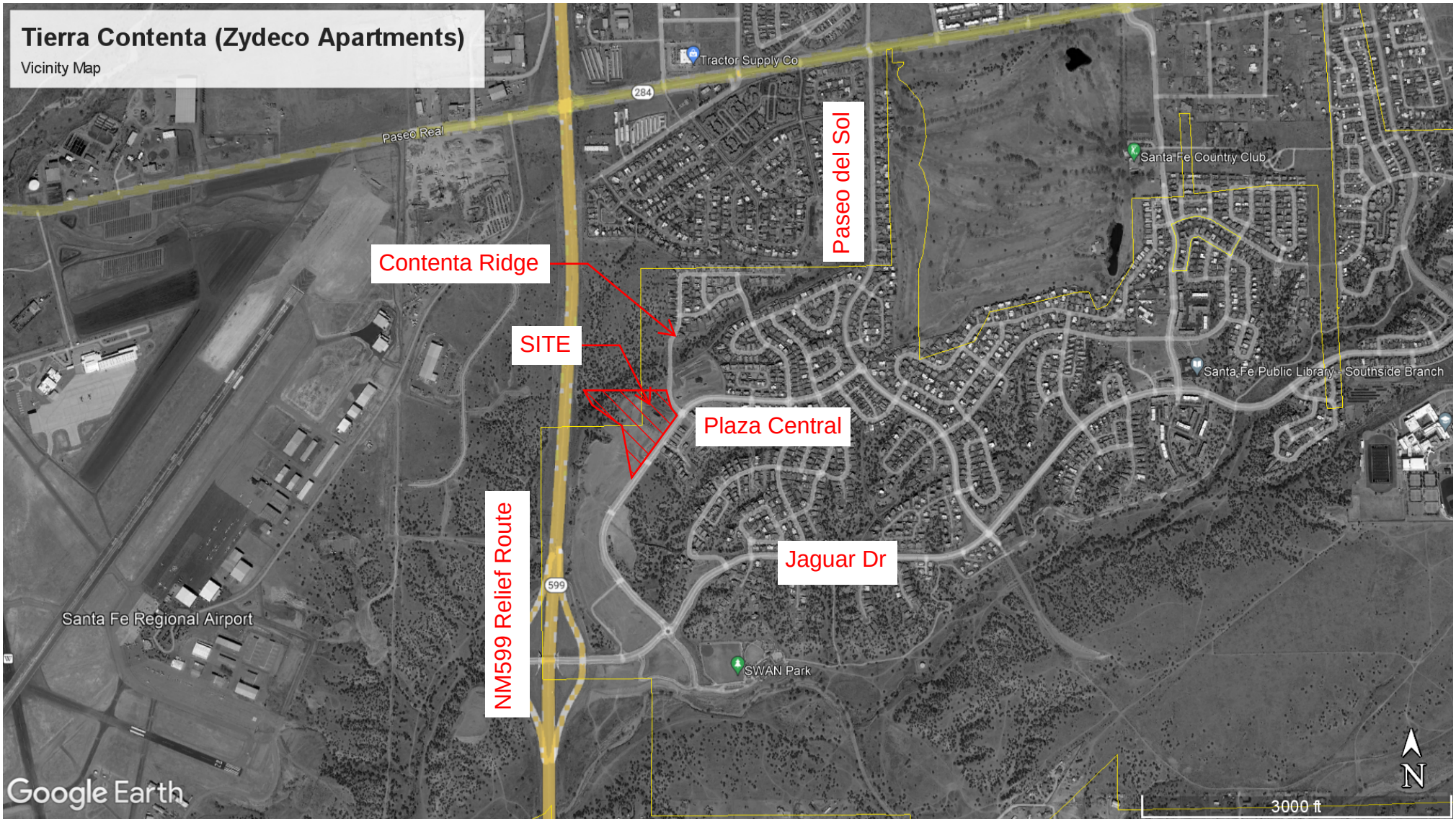
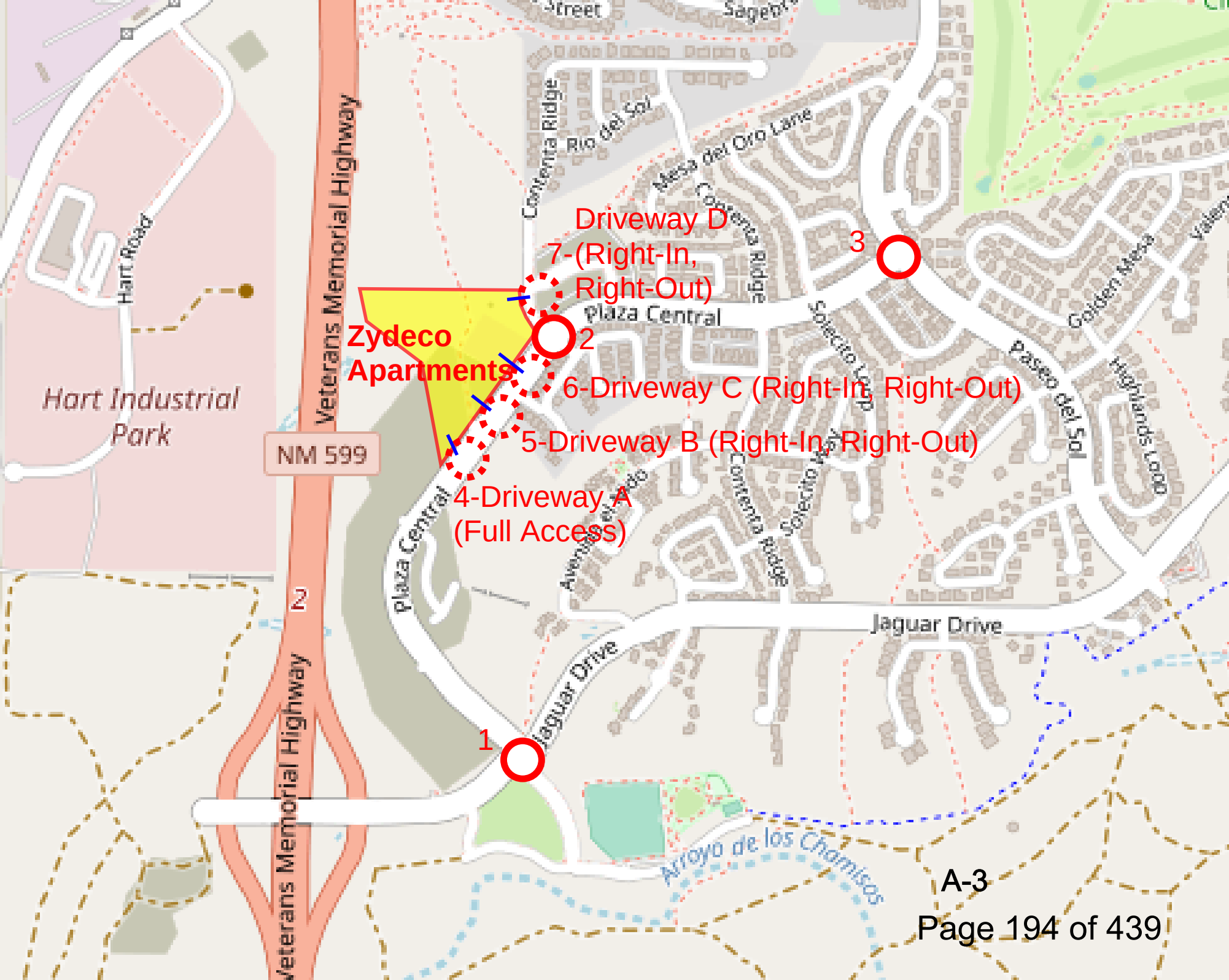
APPENDICES


R7
SITE ZONING - C1
C1
I1
I1
C2
PRC
Via Contenta
Via Verde
Jaguar Dr
Via Verde Ct
Contenta Ridge Ct
Plaza Central
Vuelta de la Luz
Mesa del Oro Ln
Caliente Loop
Solecito Loop
Surdial Way
Solecito Way
Hart Rd
El Camino Real
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
599
Jaguar Dr
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
Veterans Memorial Highway
NM 599
Hart Road
Hart Industrial Park
Plaza Central
Jaguar Drive
Contenta Ridge
Rio del Sol
Mesa del Oro Lane
Solecito Loop
Paseo del Sol
Golden Mesa
Highlands Loop
Arroyo de los Chamisos

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

PLAZA CENTRAL
zorro blanco, 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: 505.660.5866 email: tgifford@thomasgifford.com

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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)

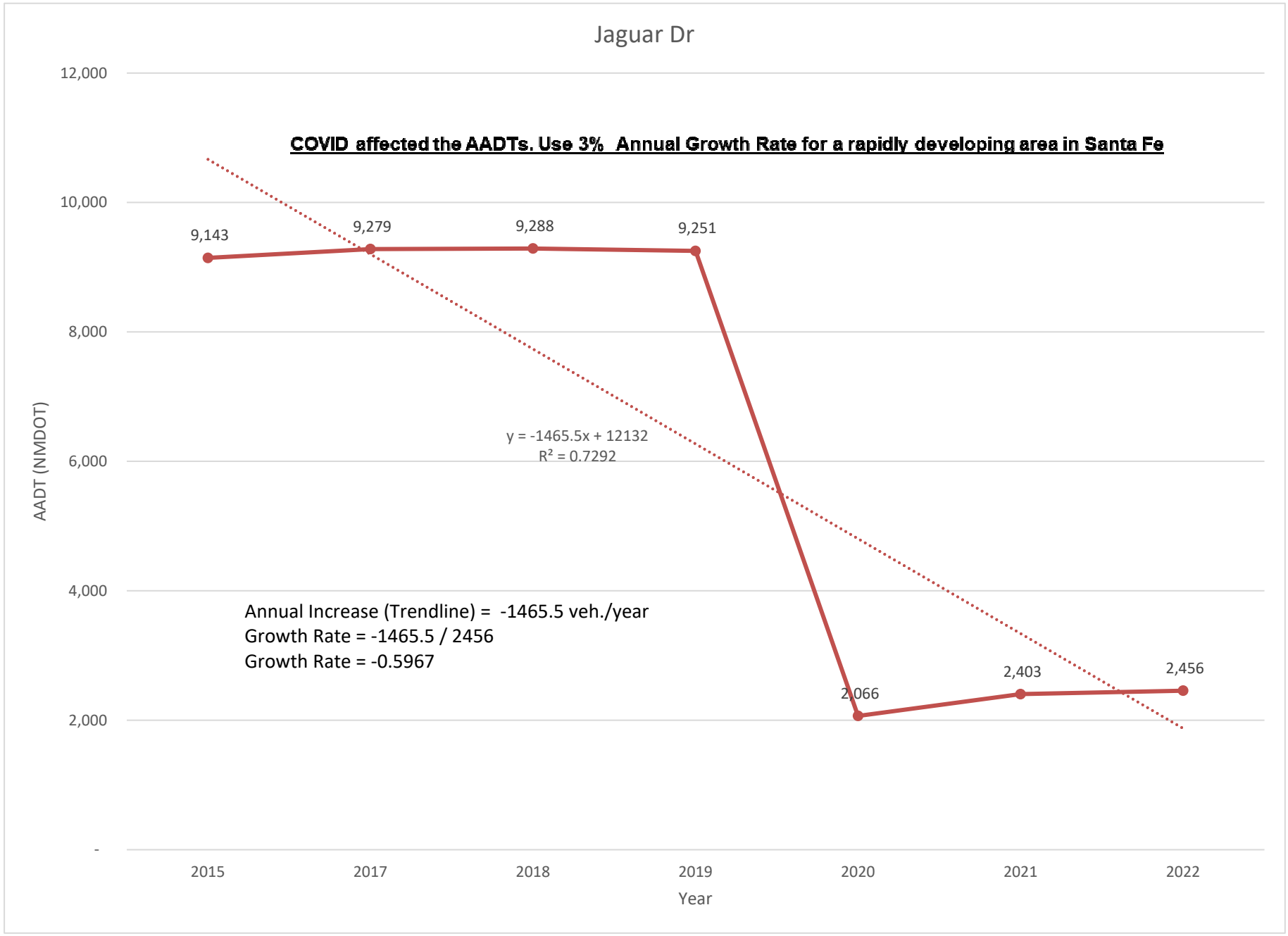
Based on ITE Trip Generation Manual - 11th Edition

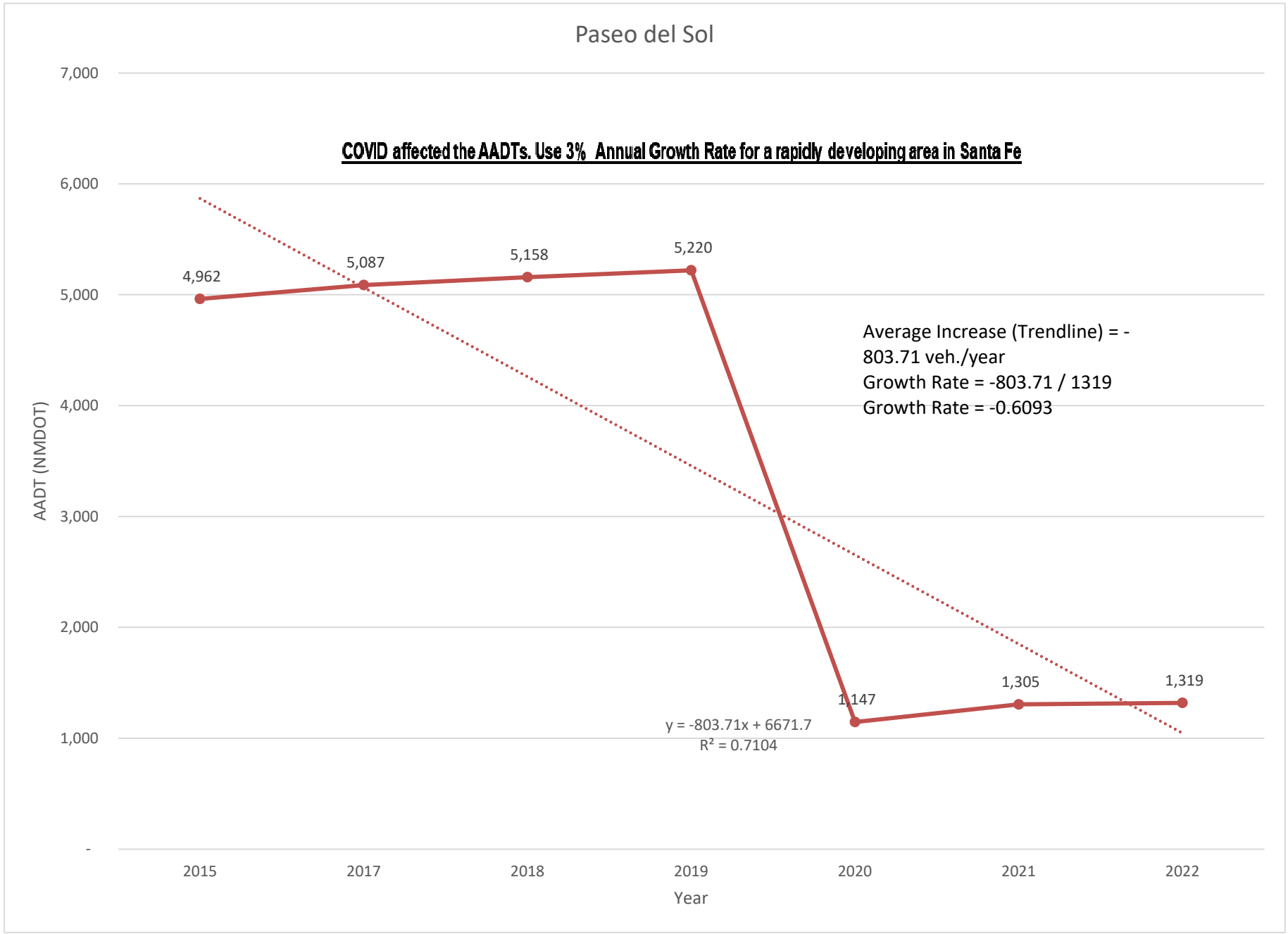
Tierra Contenta (Plaza Central / Contenta Ridge)

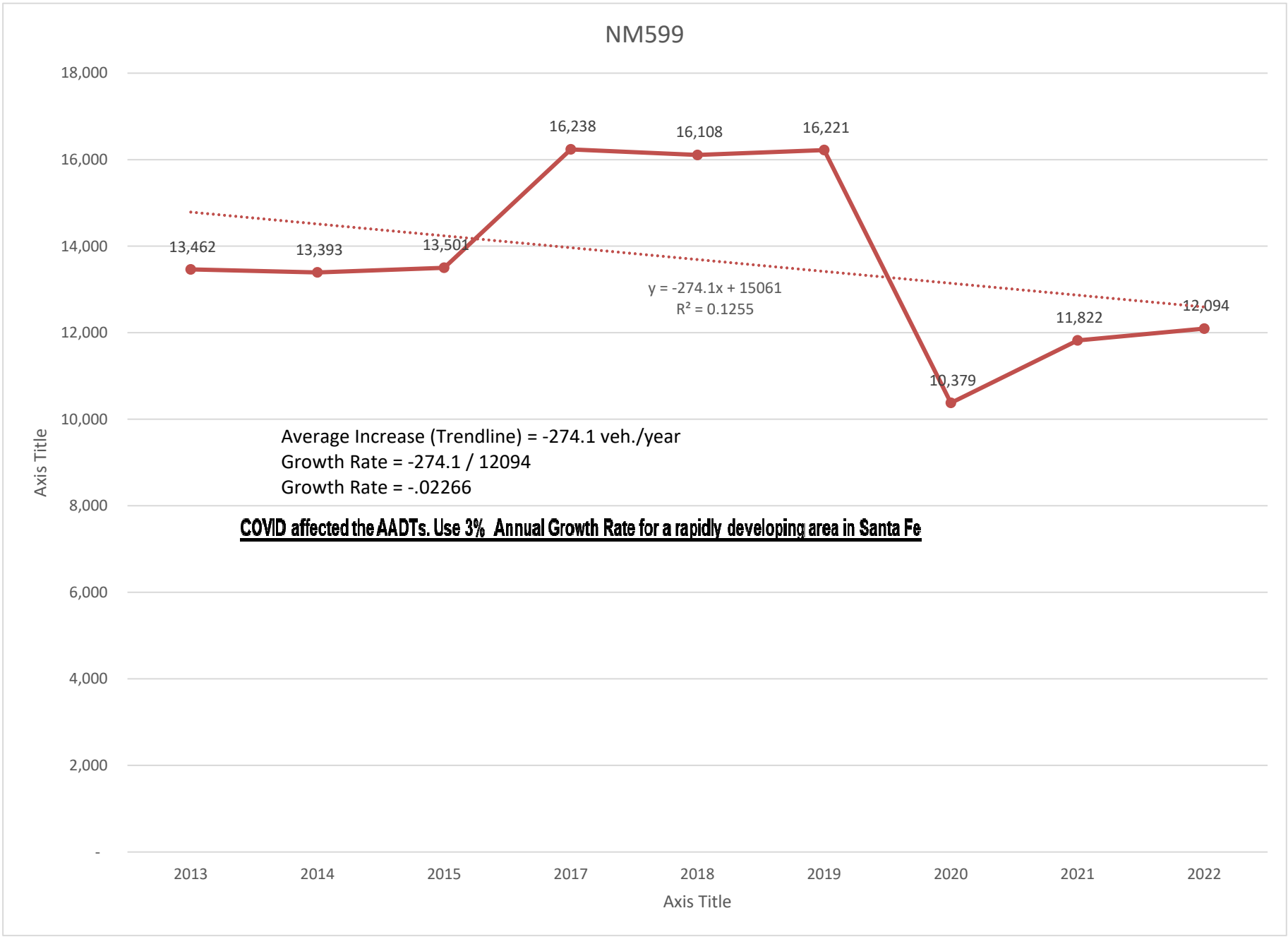
Historic Growth Rate Table

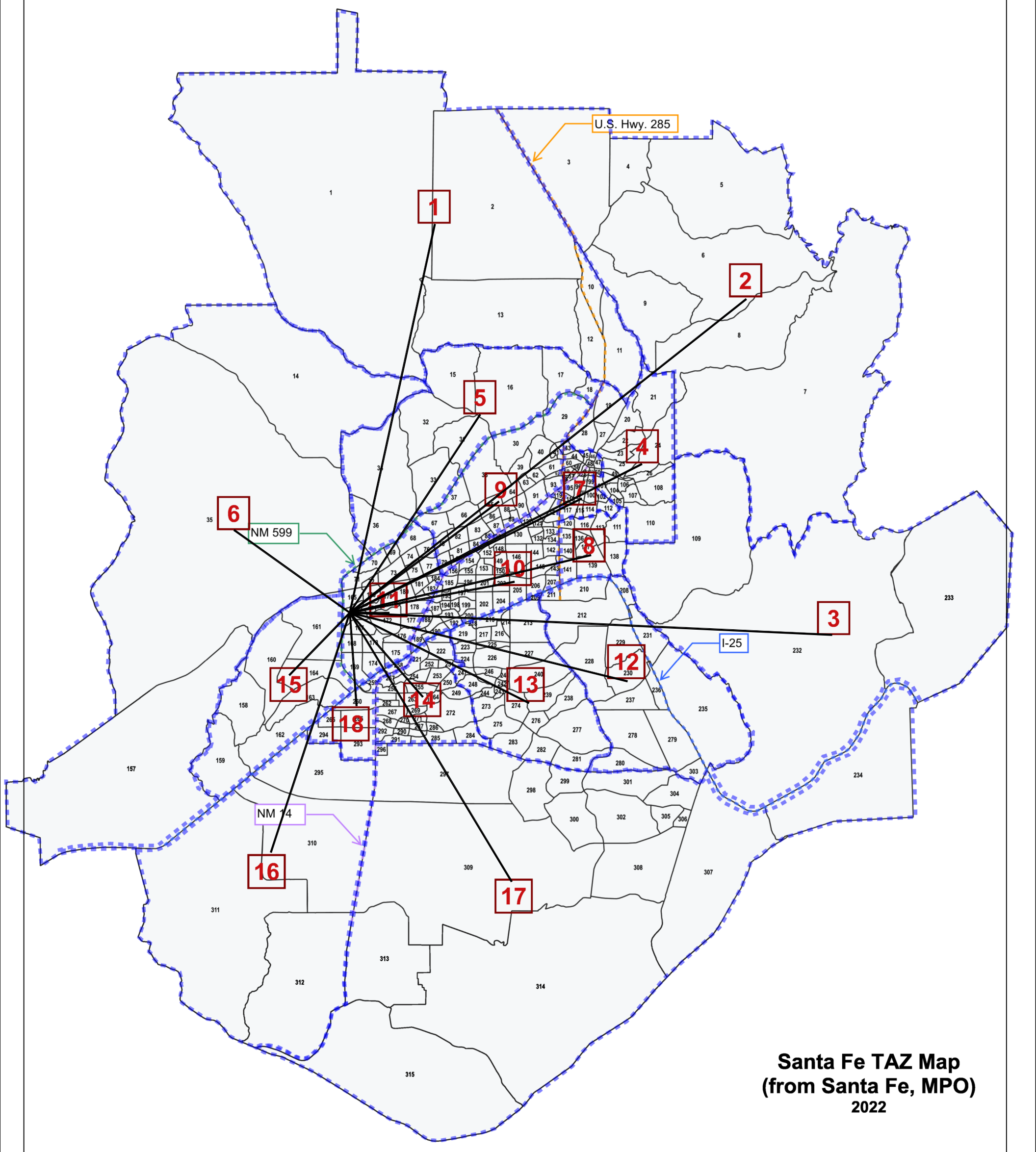
Traffic Flows from NMDOT Transportation Data Management Map

	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

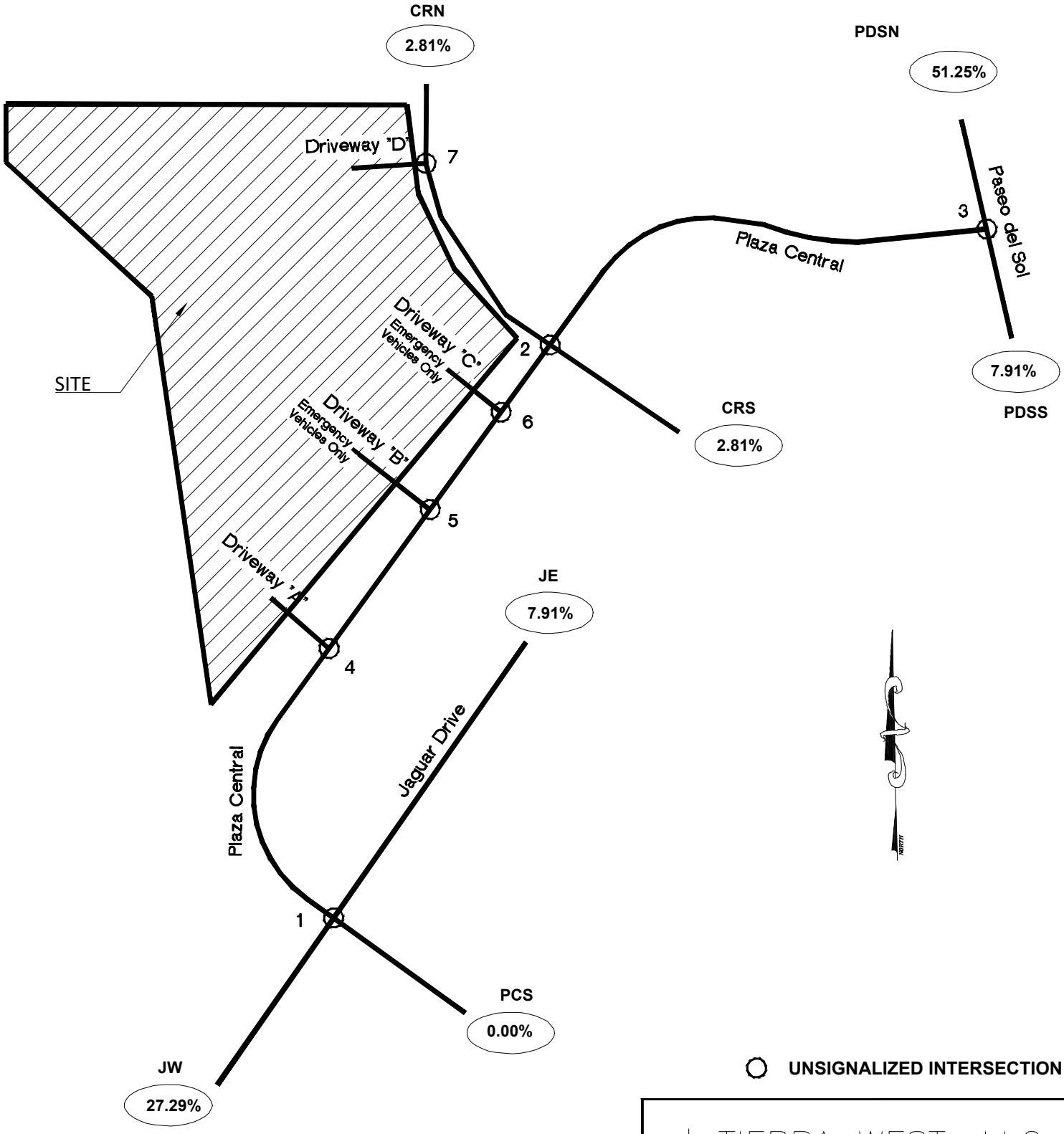
Socioeconomic Forecasts by Subareas for Santa Fe

									(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 (%)



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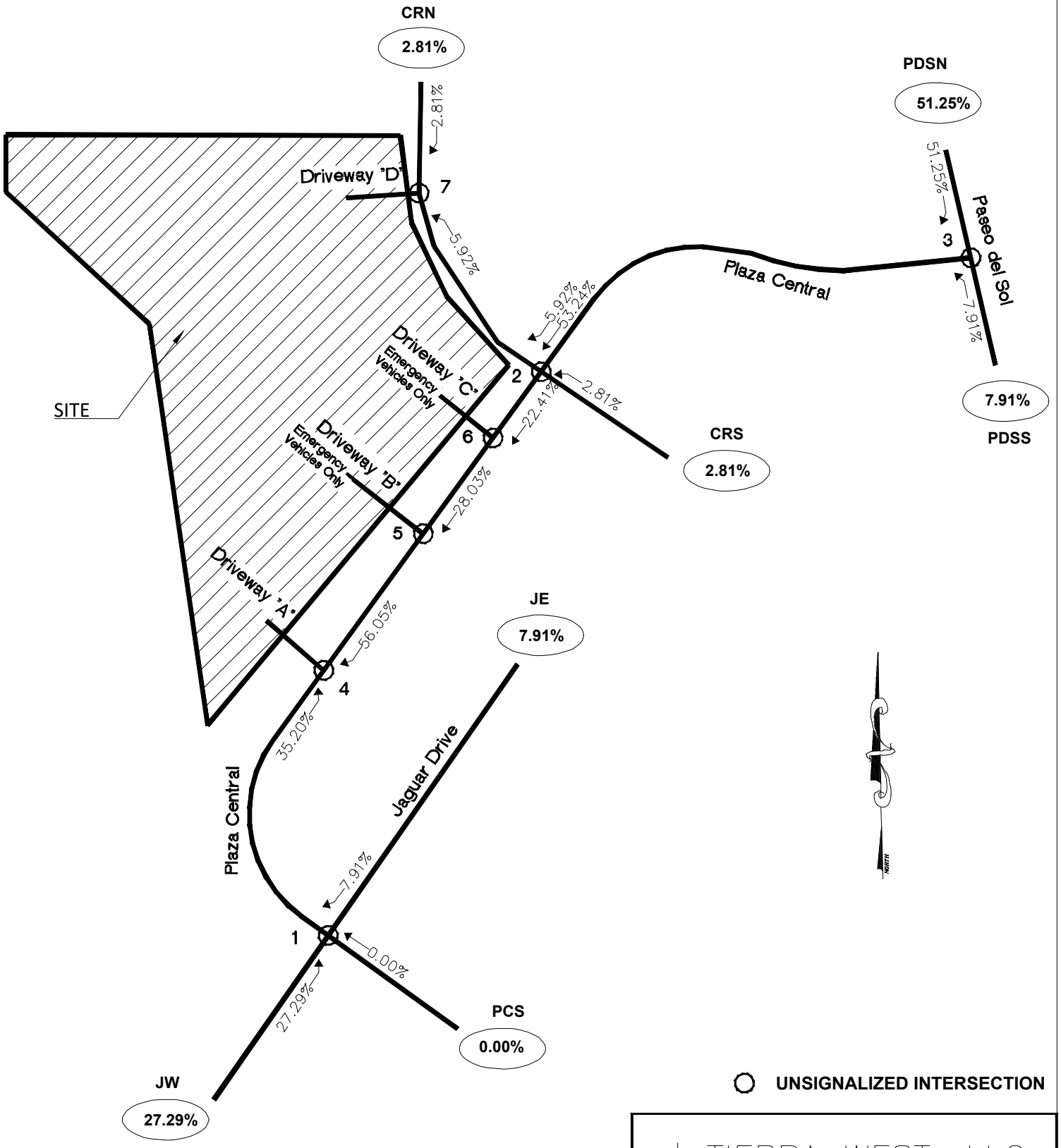
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

A-15

Tierra Contenta

(Plaza Central / Contenta Ridge)

Trips Entering Map (%)



○ **UNSIGNALIZED INTERSECTION**

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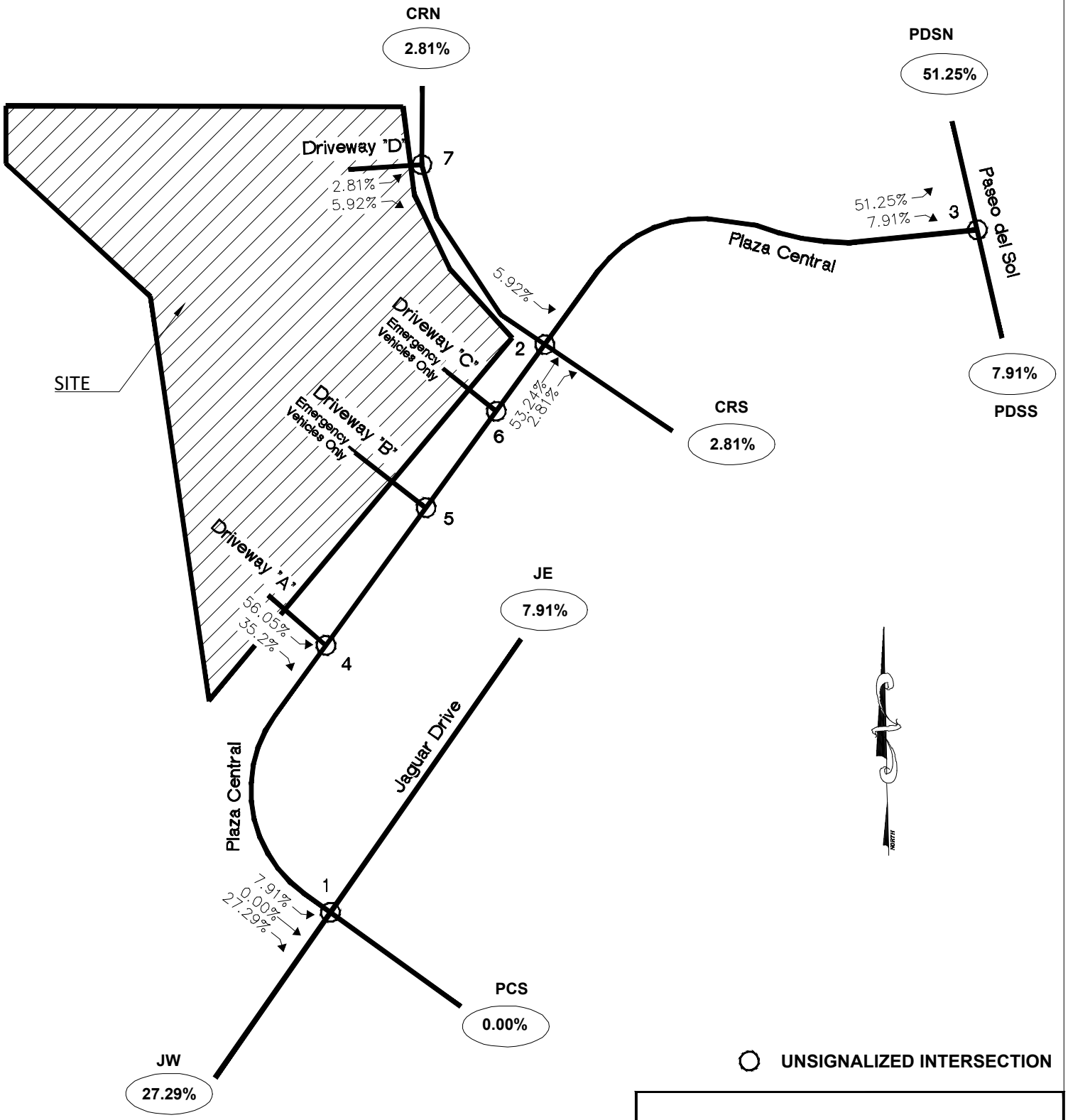
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

Tierra Contenta

(Plaza Central / Contenta Ridge)

Trips Exiting Map (%)



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A-17

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 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	
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 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	
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 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	
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 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	
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 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	
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 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	
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**

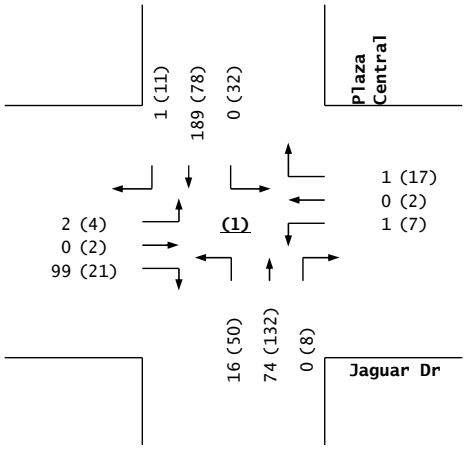
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

	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**

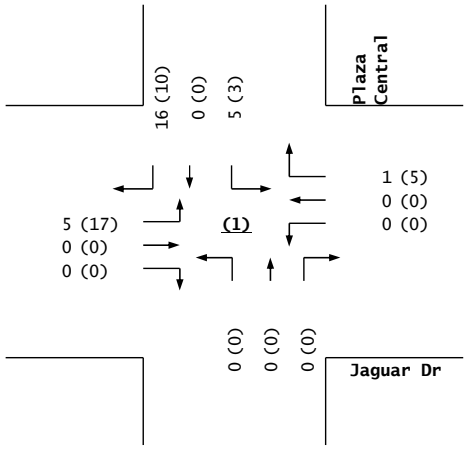
	Eastbound (Jaguar Dr)			Westbound (Jaguar Dr)			Northbound (Plaza Central)			Southbound (Plaza Central)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	0	2	19	6	2	15	46	121	7	28	72	6
Background Traffic Growth	0	0	2	1	0	1	4	11	1	3	6	1
Subtotal	0	2	21	7	2	16	50	132	8	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.	

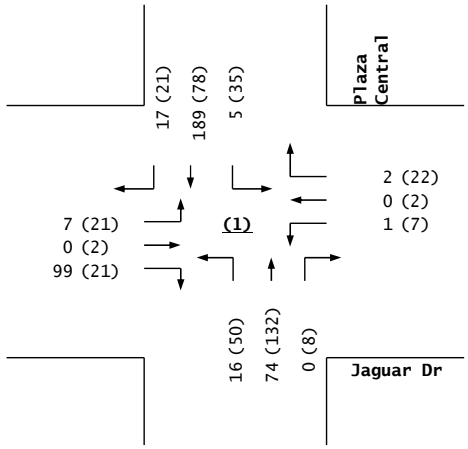
2026
NO BUILD



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**

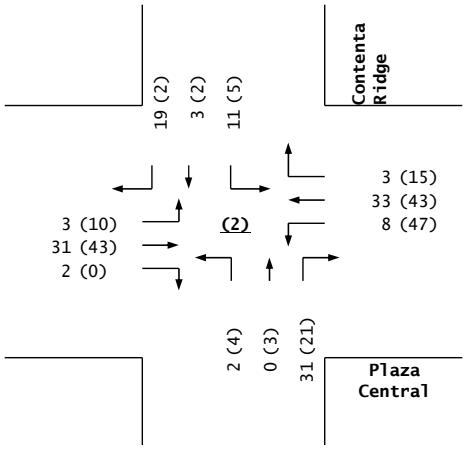
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

	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**

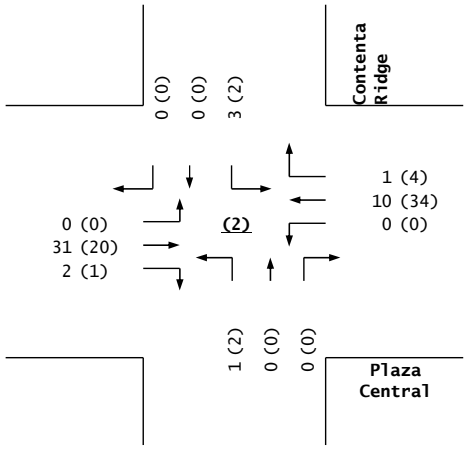
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Contenta Ridge)			Southbound (Contenta Ridge)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	9	35	0	43	33	14	3	3	19	5	2	1
Background Traffic Growth	1	3	0	4	3	1	0	0	2	0	0	0
Subtotal	10	38	0	47	36	15	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.	

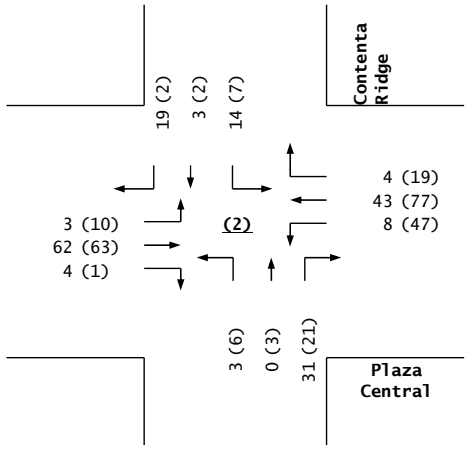
2026
NO BUILD



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**

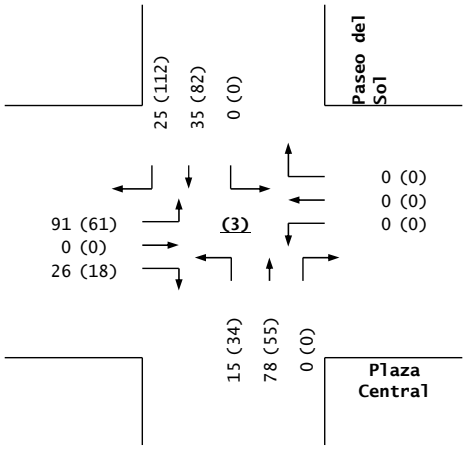
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

	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**

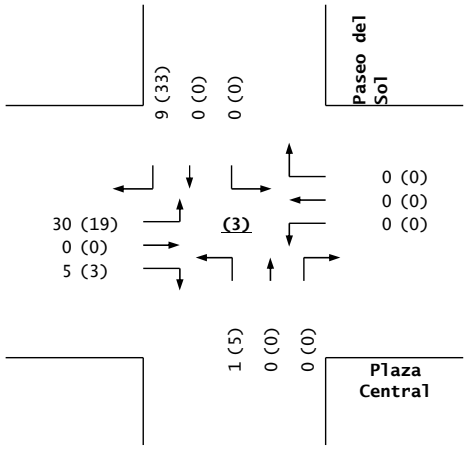
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Paseo del Sol)			Southbound (Paseo del Sol)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	52	0	16	0	0	0	30	50	0	0	75	97
Background Traffic Growth	5	0	1	0	0	0	3	5	0	0	7	9
Subtotal	57	0	17	0	0	0	33	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.	

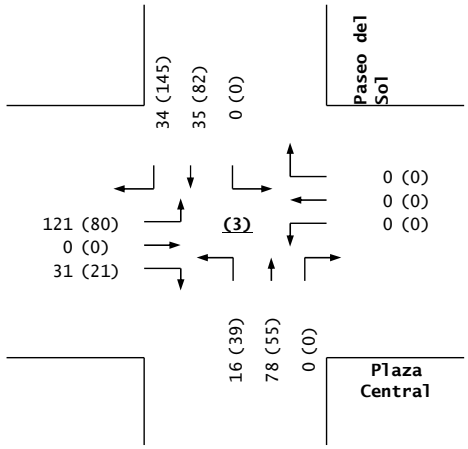
2026
NO BUILD



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**

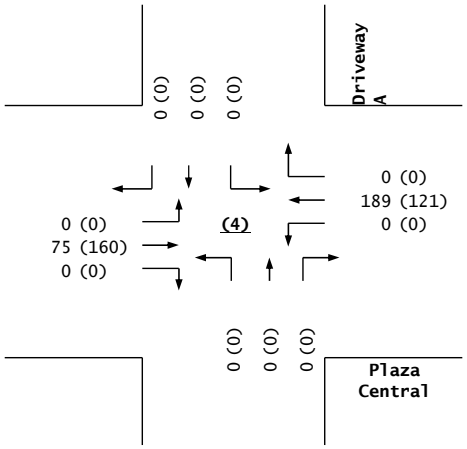
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

	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**

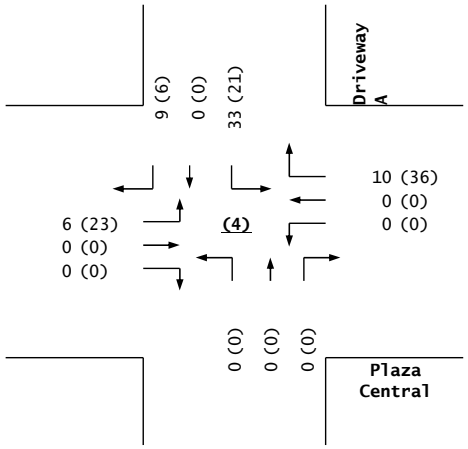
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Driveway A)			Southbound (Driveway A)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	5	0	0	9	0	0	0	0	0	0	0
Subtotal (NO BUILD - P.M.)	***0***	**160**	***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.	

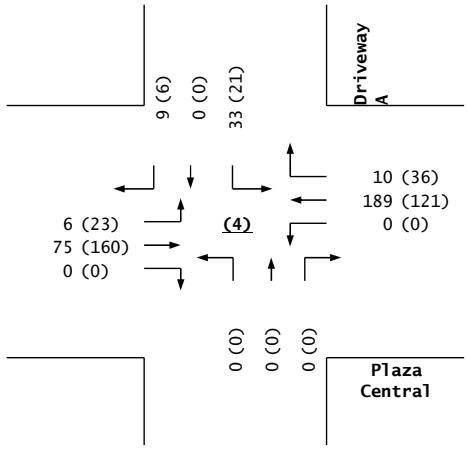
2026
NO BUILD



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**

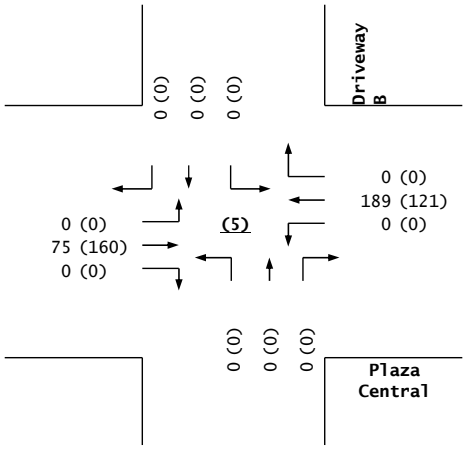
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

	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**

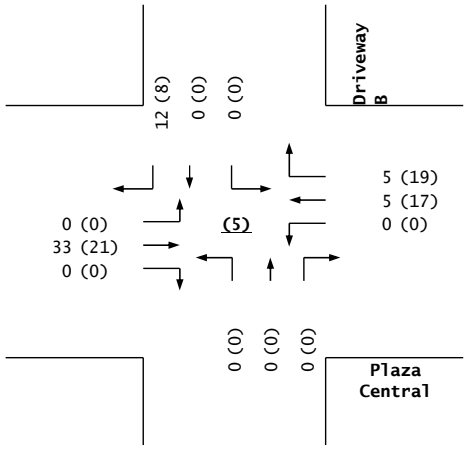
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Driveway B)			Southbound (Driveway B)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	5	0	0	9	0	0	0	0	0	0	0
Subtotal (NO BUILD - P.M.)	***0***	**160**	***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.	

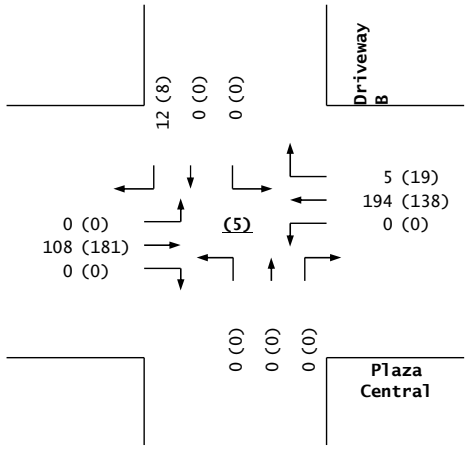
2026
NO BUILD



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

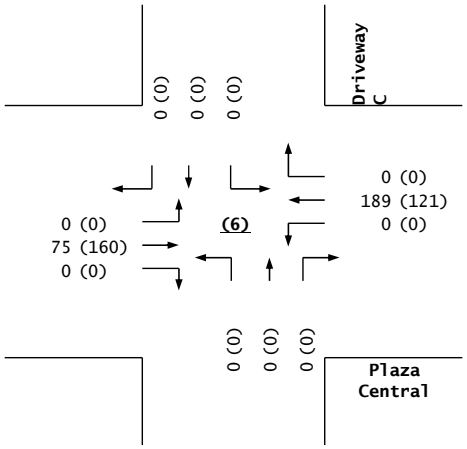
Horizon Year **2026**

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**

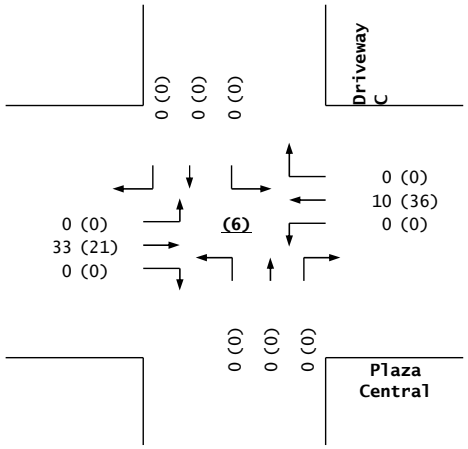
	Eastbound (Plaza Central)			**Westbound (Plaza Central)**			**Northbound (Driveway C)**			**Southbound (Driveway C)**		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal (NO BUILD - P.M.)	***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.	

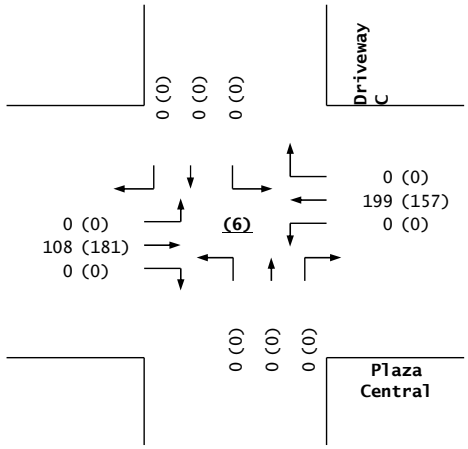
2026
NO BUILD



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

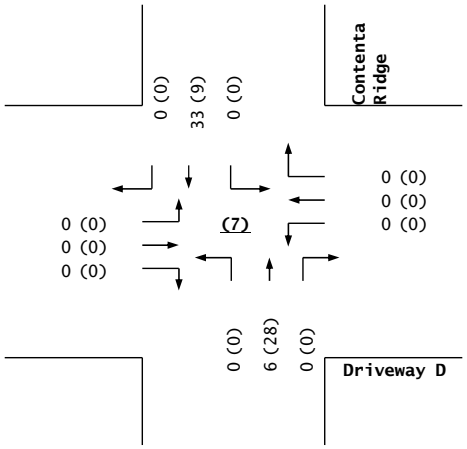
Horizon Year **2026**

	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**

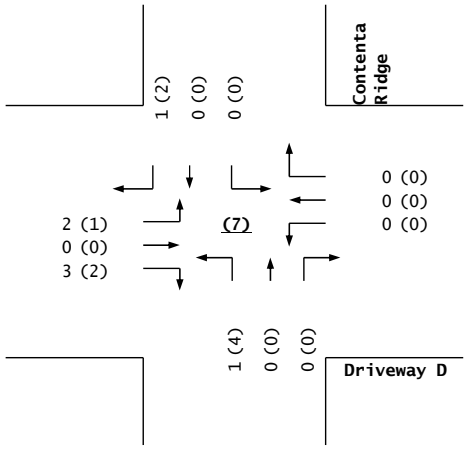
	Eastbound (Driveway D)			Westbound (Driveway D)			Northbound (Contenta Ridge)			Southbound (Contenta Ridge)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	0	0	0	0	0	0	0	0	0	1	0
Subtotal (NO BUILD - P.M.)	***0***	***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.	

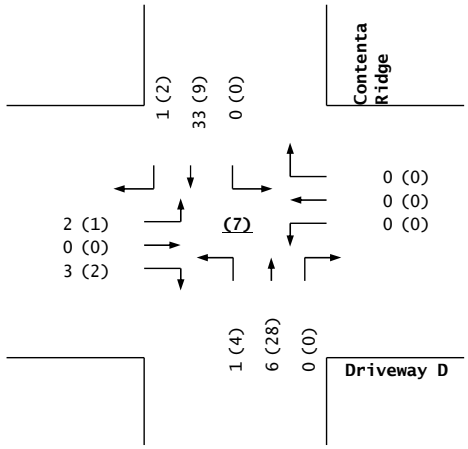
2026
NO BUILD



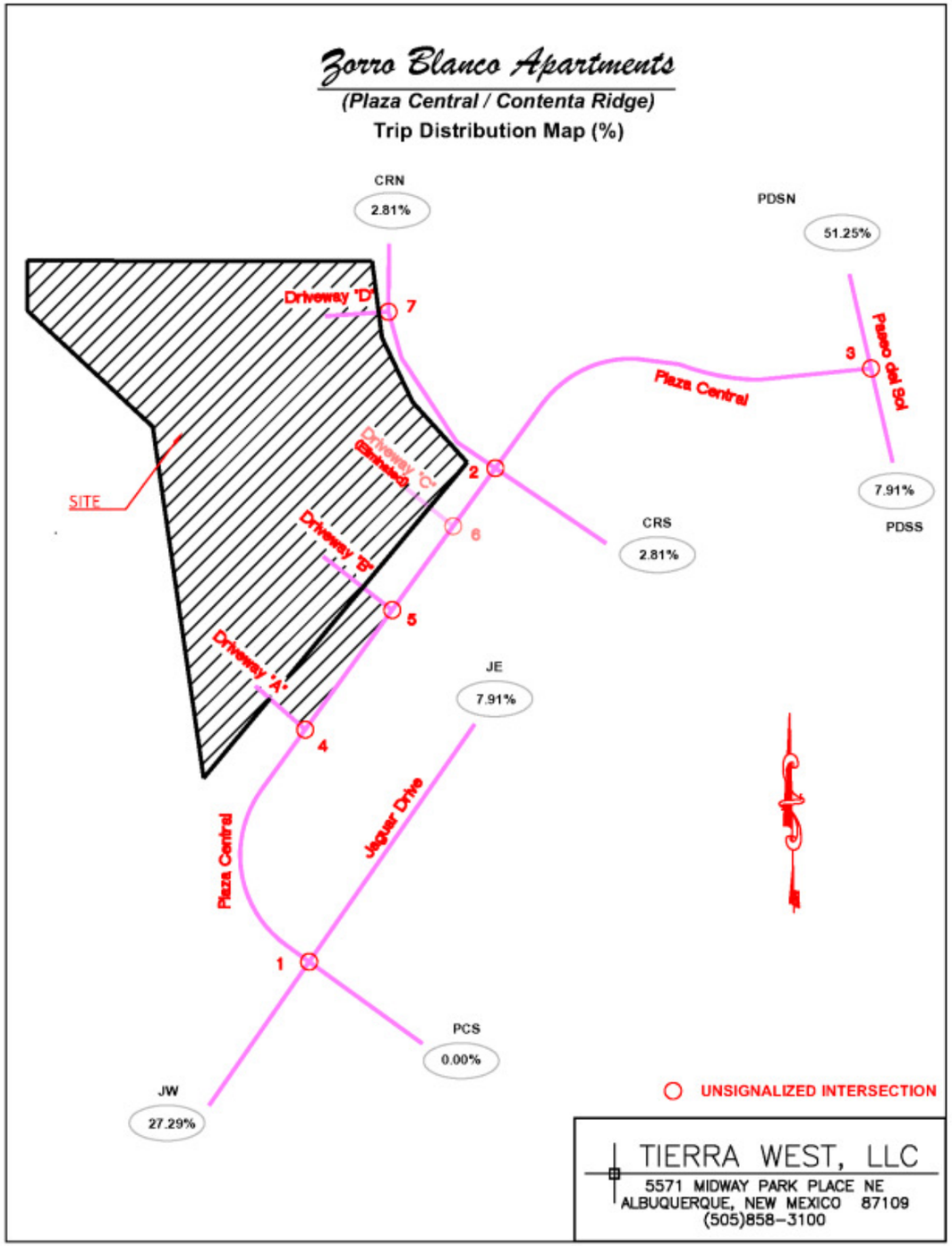
Trips



2026
BUILD

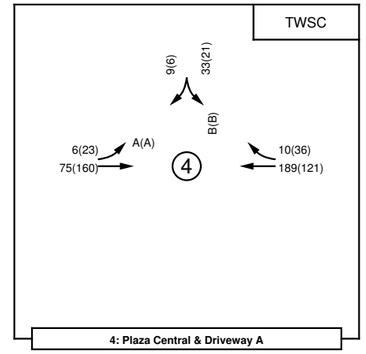


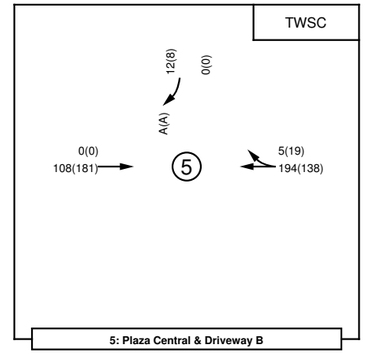
Driveway D / Contenta Ridge

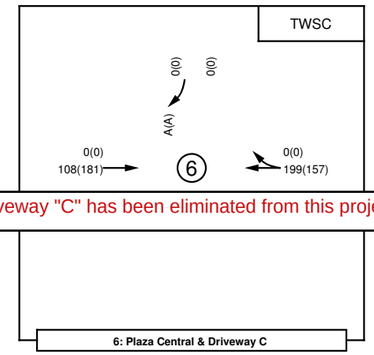


2026 NO BUILD Conditions
BUILD Geometry

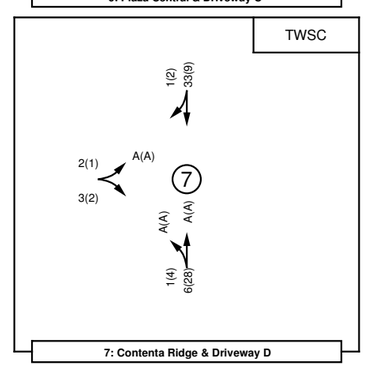
2026 BUILD Conditions
BUILD Geometry







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	-	-	-	-	-

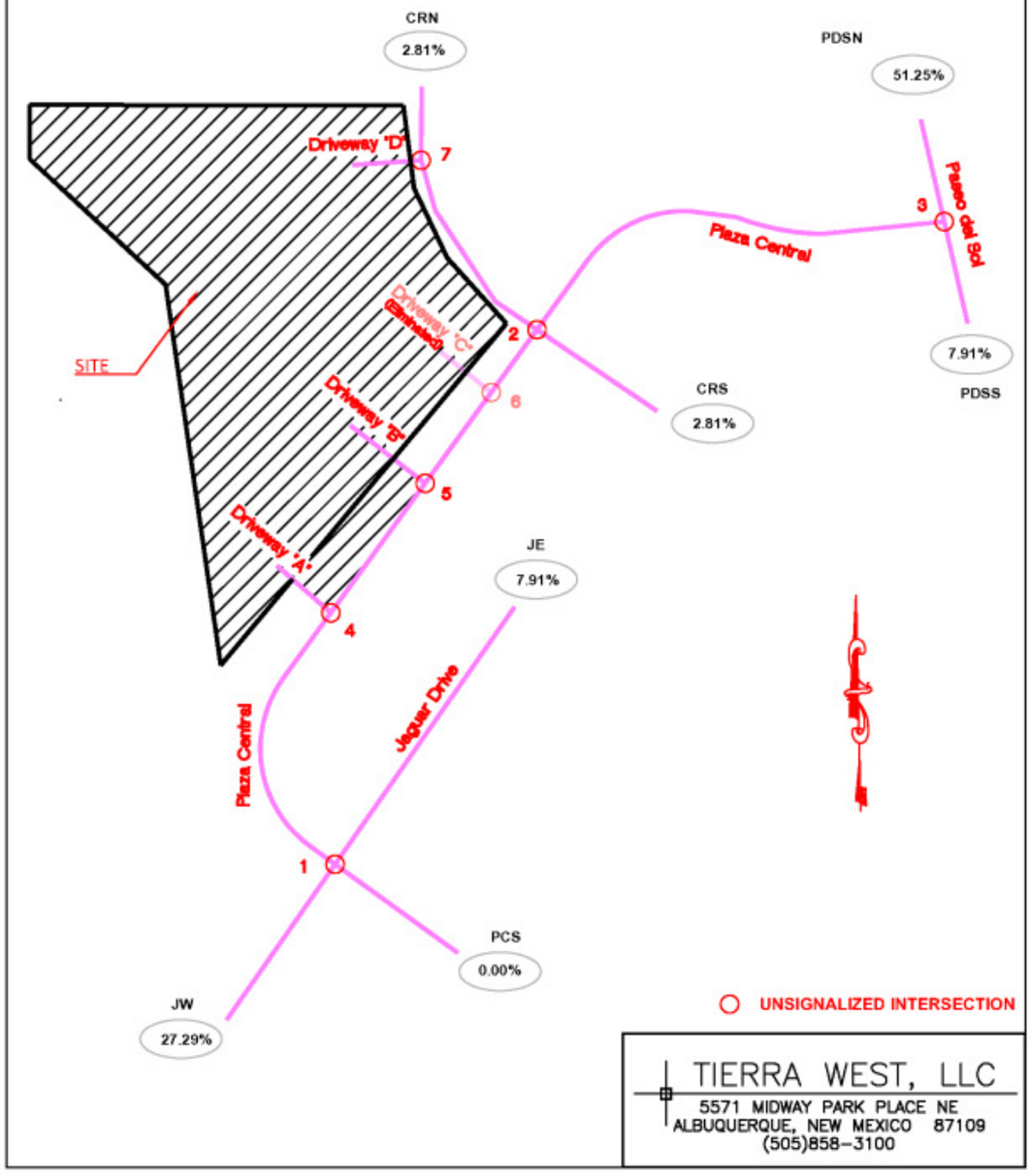
Approach	EB	NB	SB
HCM Control Delay, s/v	8.5	0.91	0
HCM LOS	A		

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)

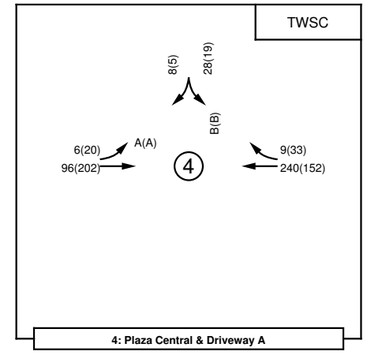
Trip Distribution Map (%)

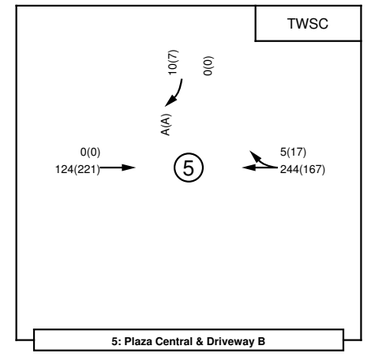


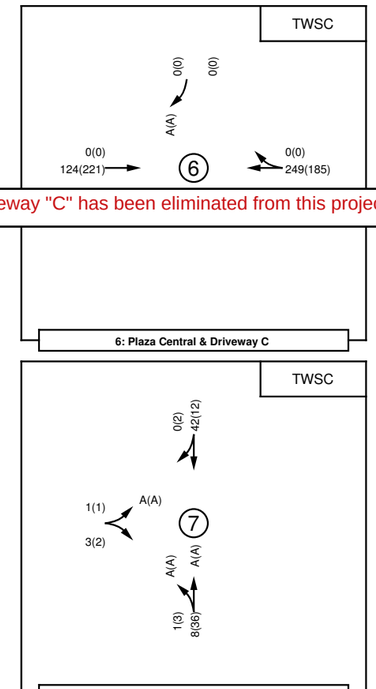
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

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)	0.74			0.74			0.74			0.74			PHF
3.0% Truck	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	
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			0.91			0.91			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	
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)	0.91			0.91			0.91			0.91			PHF
3.0% Truck	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	
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			0.85			0.85			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	
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)	0.85			0.85			0.85			0.85			PHF
3.0% Truck	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	
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			0.88			0.88			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	
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)	1.00			1.00			1.00			1.00			PHF
3.0% Truck	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	
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			1.00			1.00			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	
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			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	
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			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	
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			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	
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			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	
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			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	
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			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	
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**

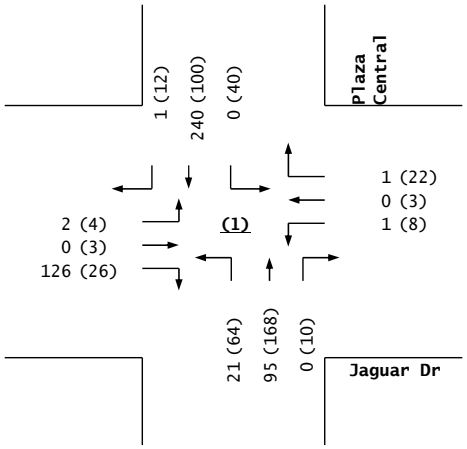
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

	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**

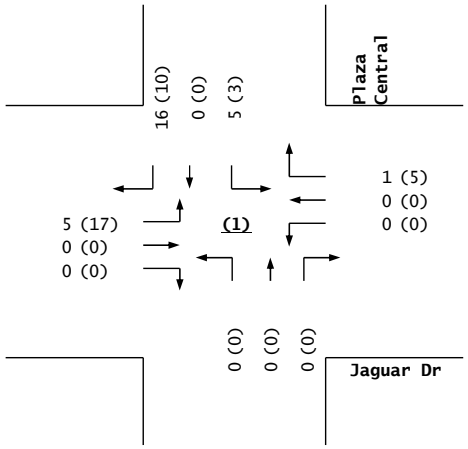
	Eastbound (Jaguar Dr)			Westbound (Jaguar Dr)			Northbound (Plaza Central)			Southbound (Plaza Central)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	0	2	19	6	2	15	46	121	7	28	72	6
Background Traffic Growth	0	1	7	2	1	6	18	47	3	11	28	2
Subtotal	0	3	26	8	3	21	64	168	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.	

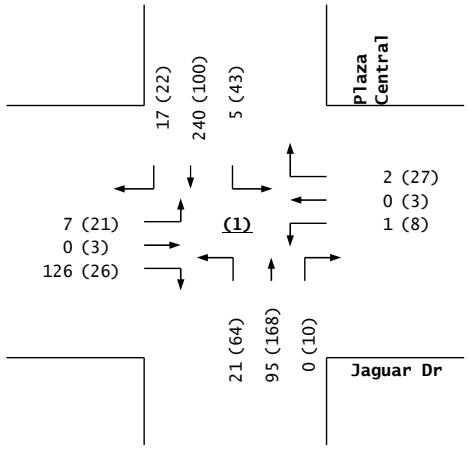
2036
NO BUILD



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**

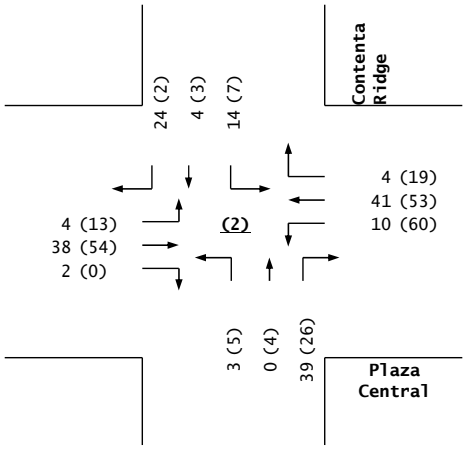
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

	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**

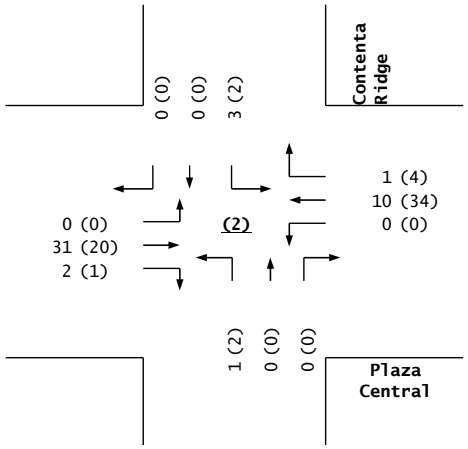
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Contenta Ridge)			Southbound (Contenta Ridge)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	9	35	0	43	33	14	3	3	19	5	2	1
Background Traffic Growth	4	14	0	17	13	5	1	1	7	2	1	0
Subtotal	13	49	0	60	46	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.	

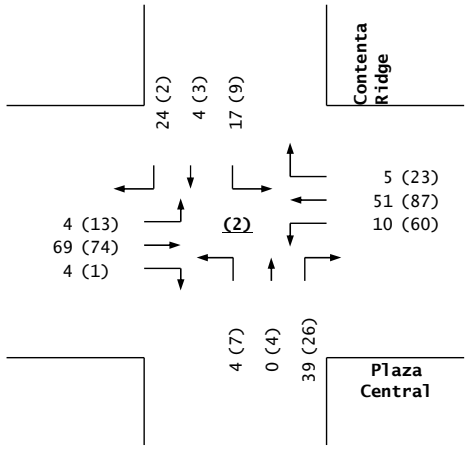
2036
NO BUILD



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

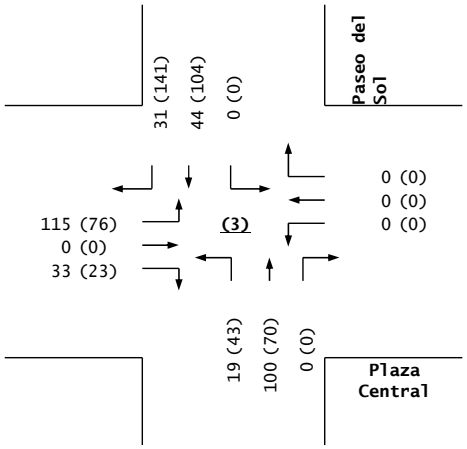
Horizon Year **2036**

	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**

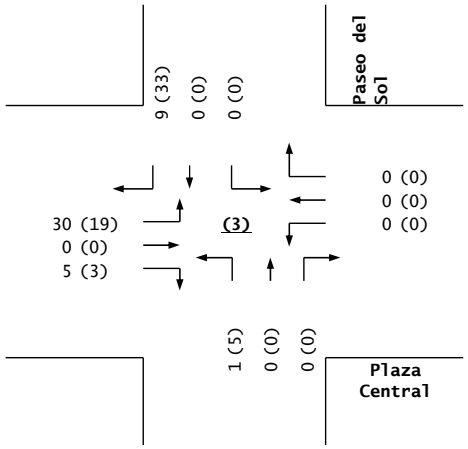
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Paseo del Sol)			Southbound (Paseo del Sol)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	52	0	16	0	0	0	30	50	0	0	75	97
Background Traffic Growth	20	0	6	0	0	0	12	20	0	0	29	38
Subtotal	72	0	22	0	0	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.	

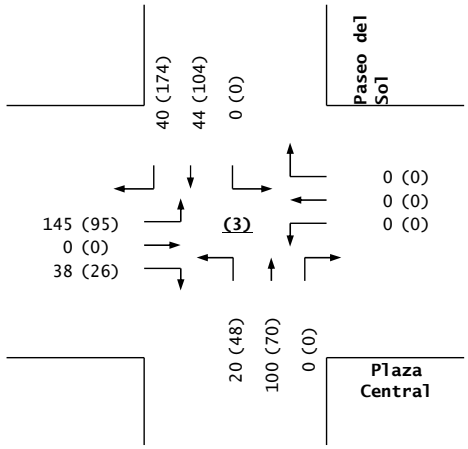
2036
NO BUILD



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**

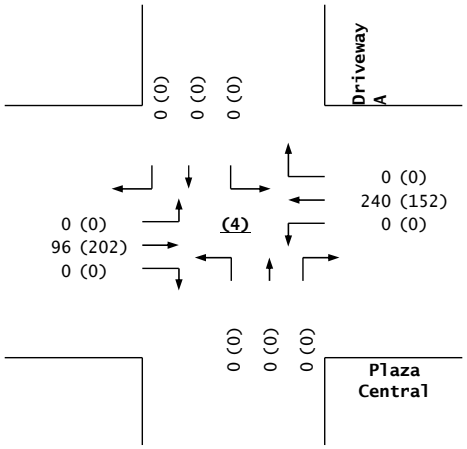
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

	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**

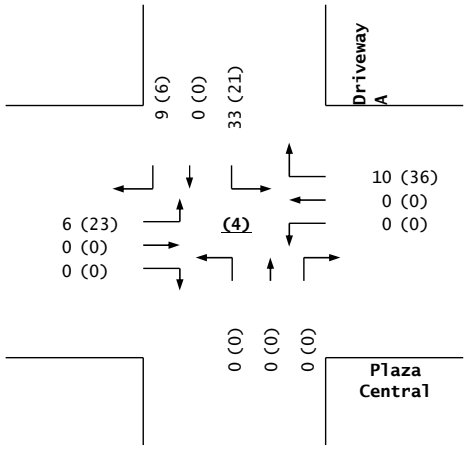
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Driveway A)			Southbound (Driveway A)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	5	0	0	9	0	0	0	0	0	0	0
Subtotal (NO BUILD - P.M.)	***0***	**202**	***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.	

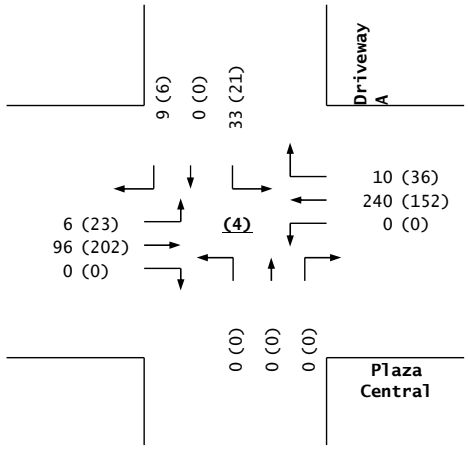
2036
NO BUILD



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

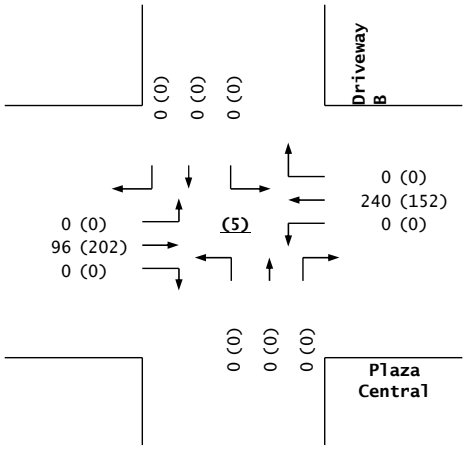
Horizon Year **2036**

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**

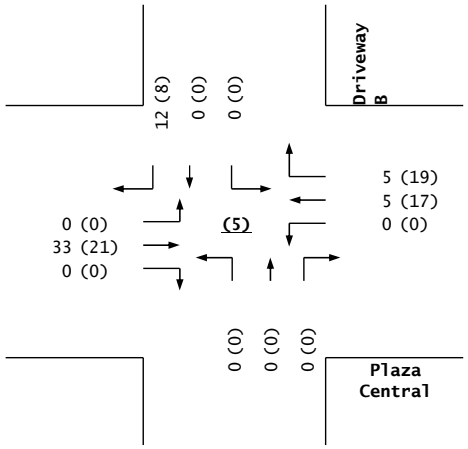
	Eastbound (Plaza Central)			**Westbound (Plaza Central)**			**Northbound (Driveway B)**			**Southbound (Driveway B)**		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	5	0	0	9	0	0	0	0	0	0	0
Subtotal (NO BUILD - P.M.)	***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.	

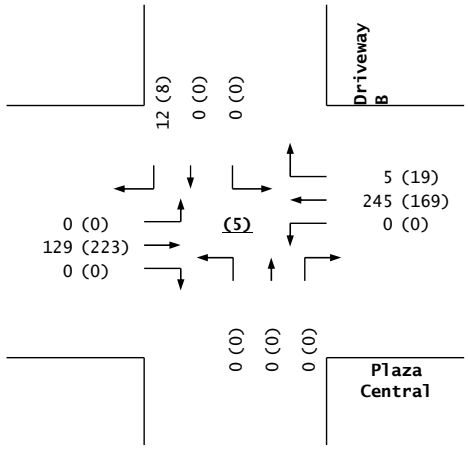
2036
NO BUILD



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

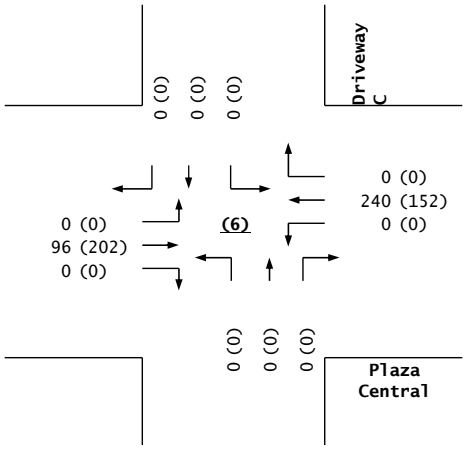
Horizon Year **2036**

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**

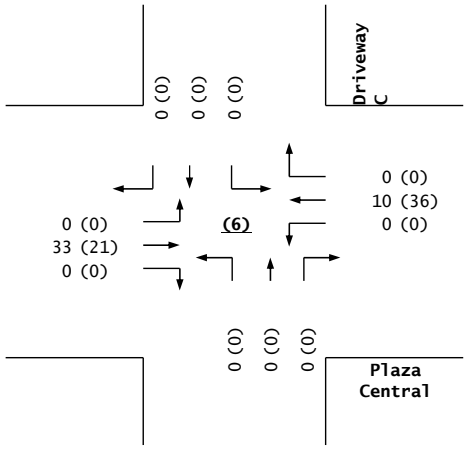
	Eastbound (Plaza Central)			**Westbound (Plaza Central)**			**Northbound (Driveway C)**			**Southbound (Driveway C)**		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal (NO BUILD - P.M.)	***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.	

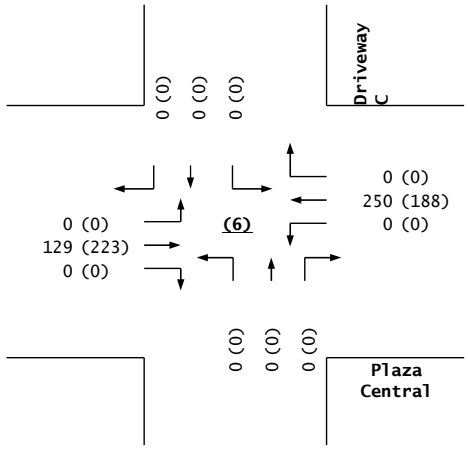
2036
NO BUILD



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

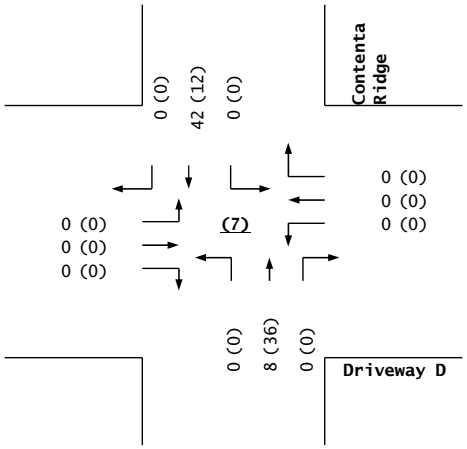
Horizon Year **2036**

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**

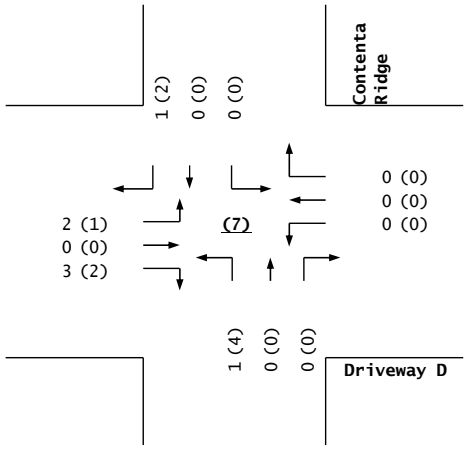
	Eastbound (Driveway D)			**Westbound (Driveway D)**			**Northbound (Contenta Ridge)**			**Southbound (Contenta Ridge)**		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	0	0	0	0	0	0	0	0	0	1	0
Subtotal (NO BUILD - P.M.)	***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.	

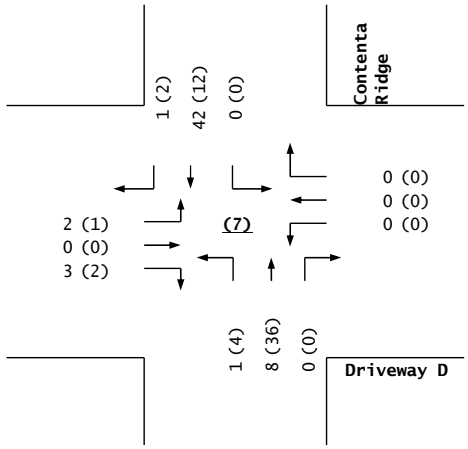
2036
NO BUILD



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

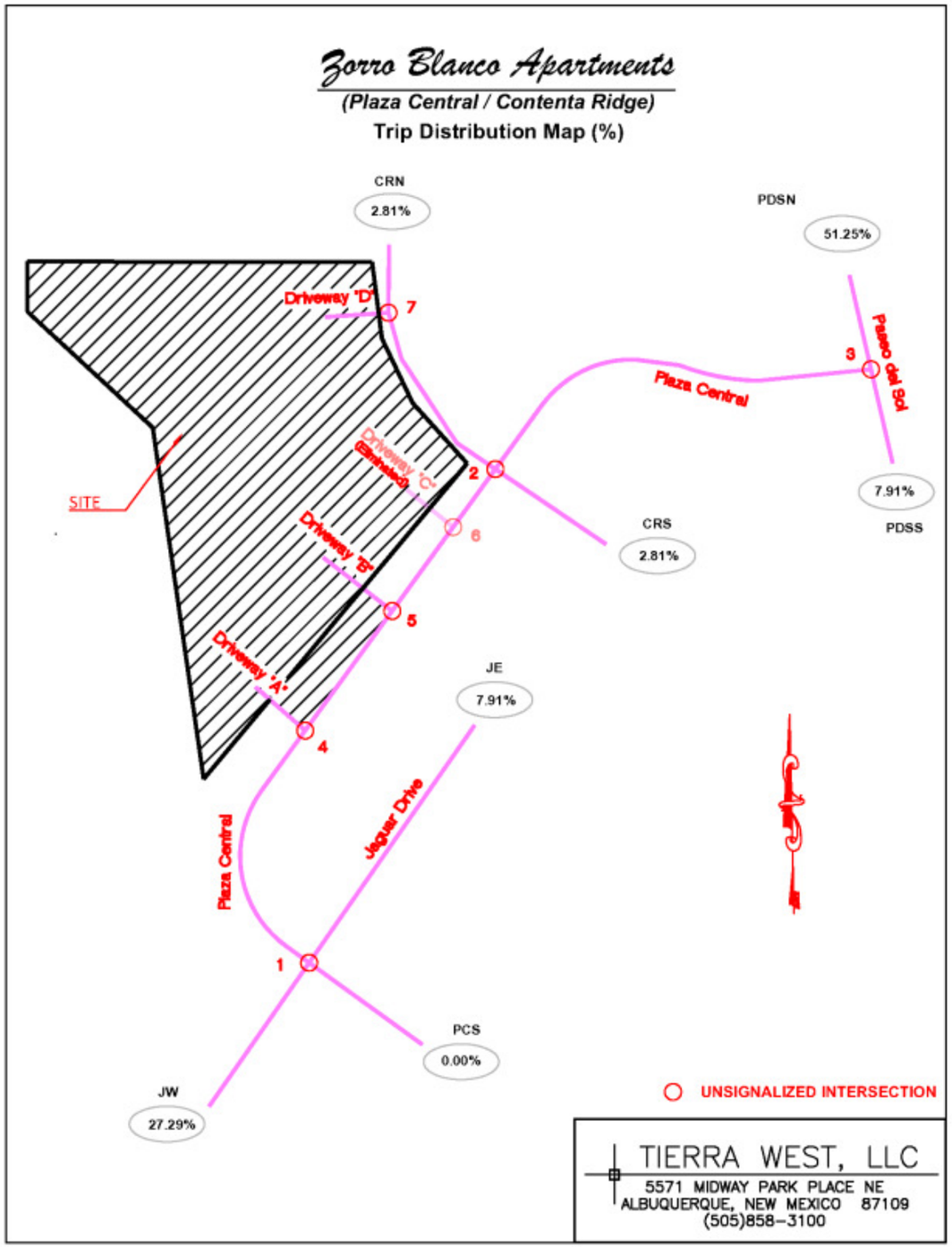
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	2	4	36	12	2
Future Vol, veh/h	1	2	4	36	12	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
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	-	-

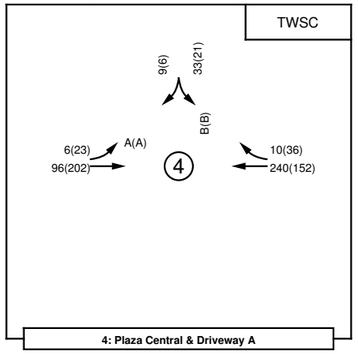
Zorro Blanco Apartments
(Plaza Central / Contenta Ridge)
Trip Distribution Map (%)

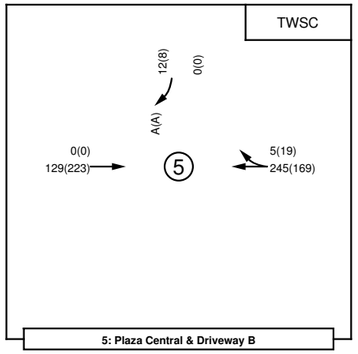


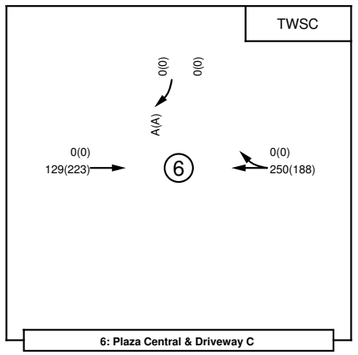
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

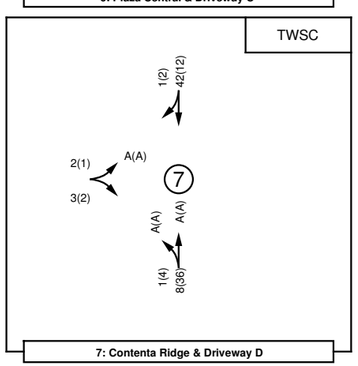
2036 NO BUILD Conditions
(BUILD Geometry)

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%

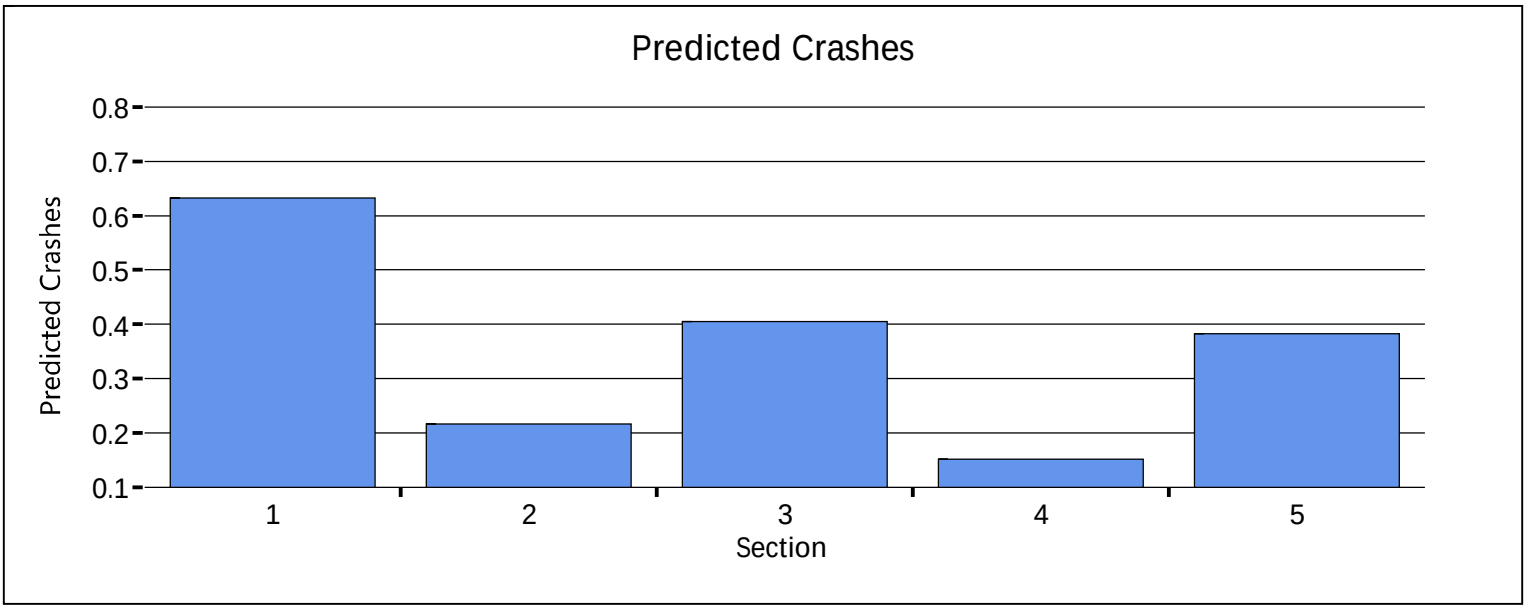
Highway Safety Software Facility Report

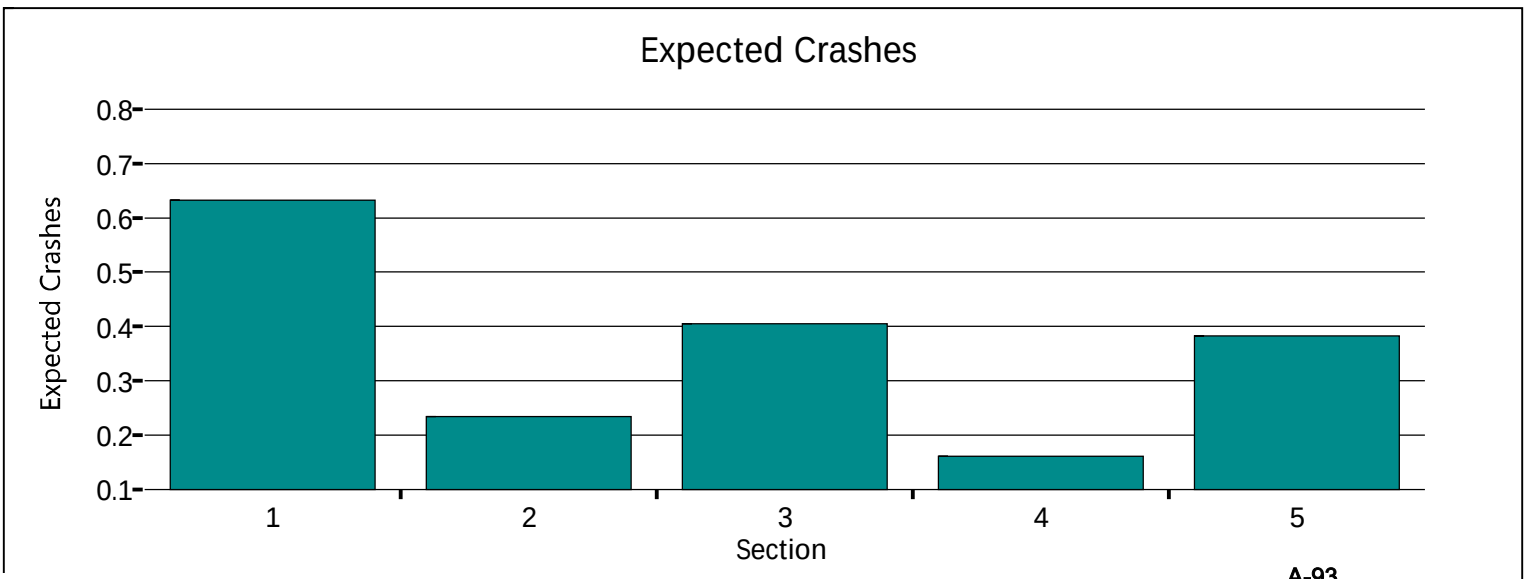
Project Information

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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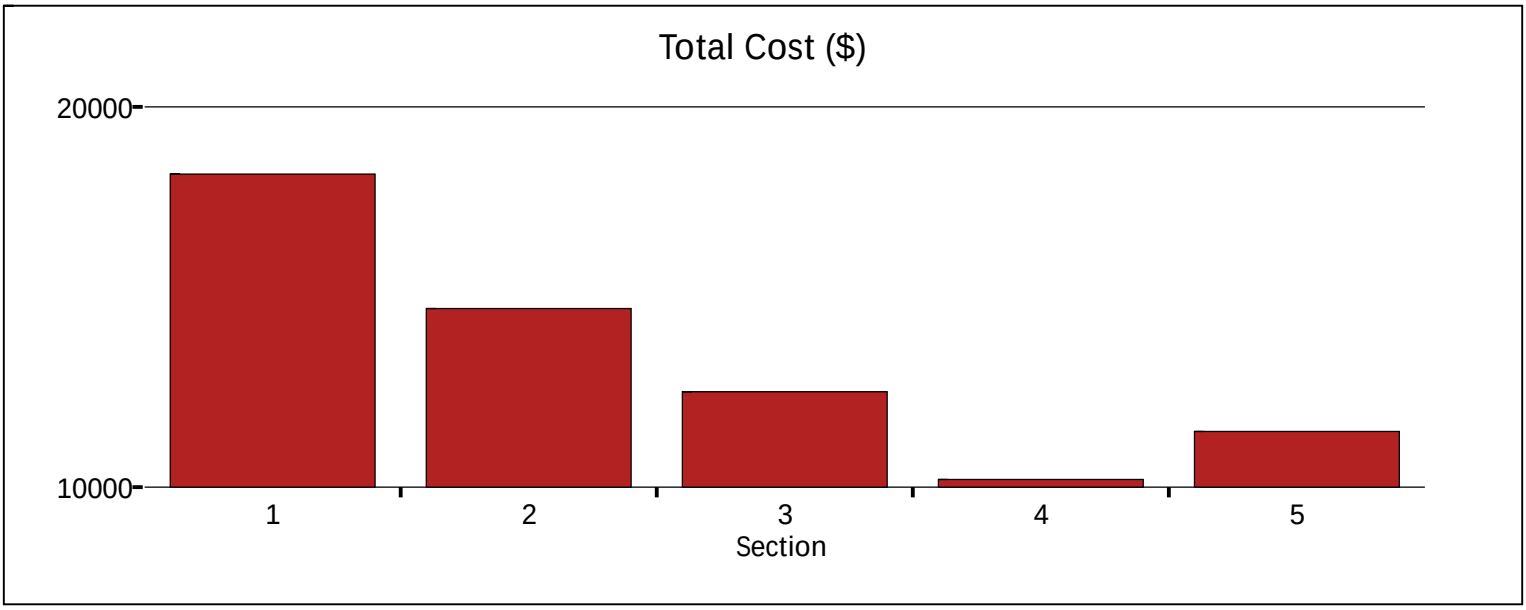

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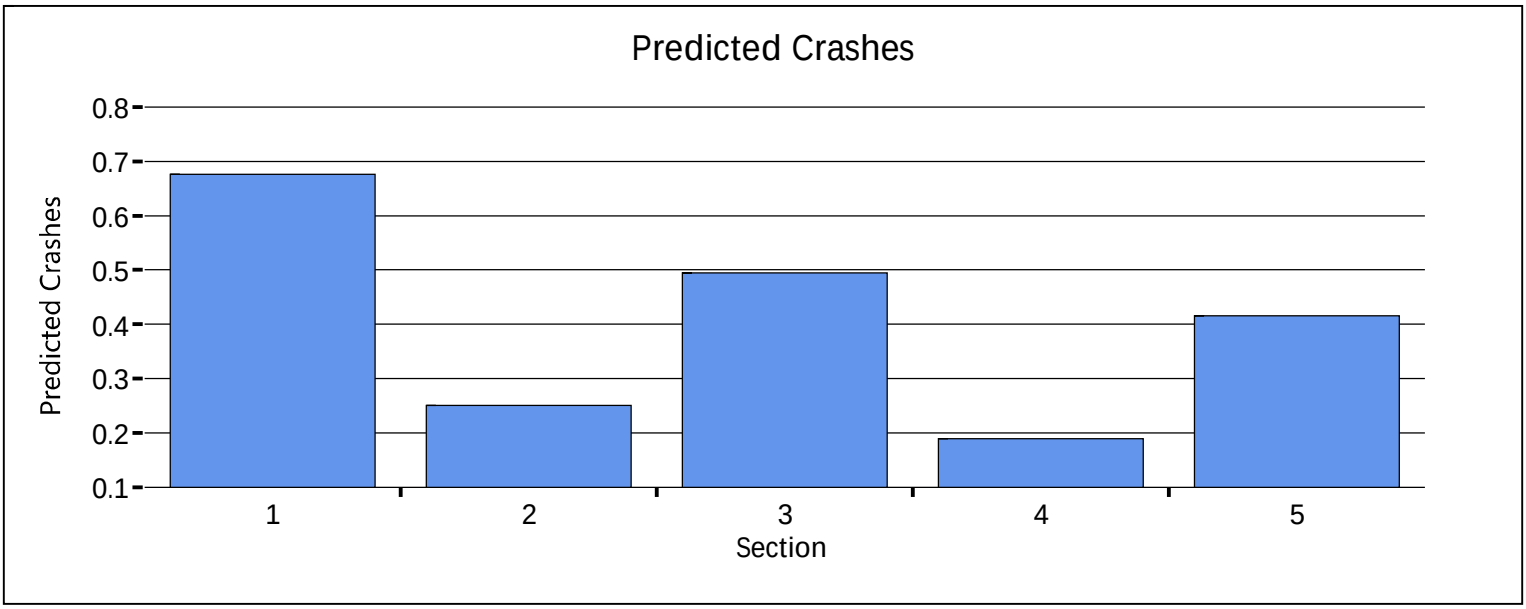
Highway Safety Software Facility Report

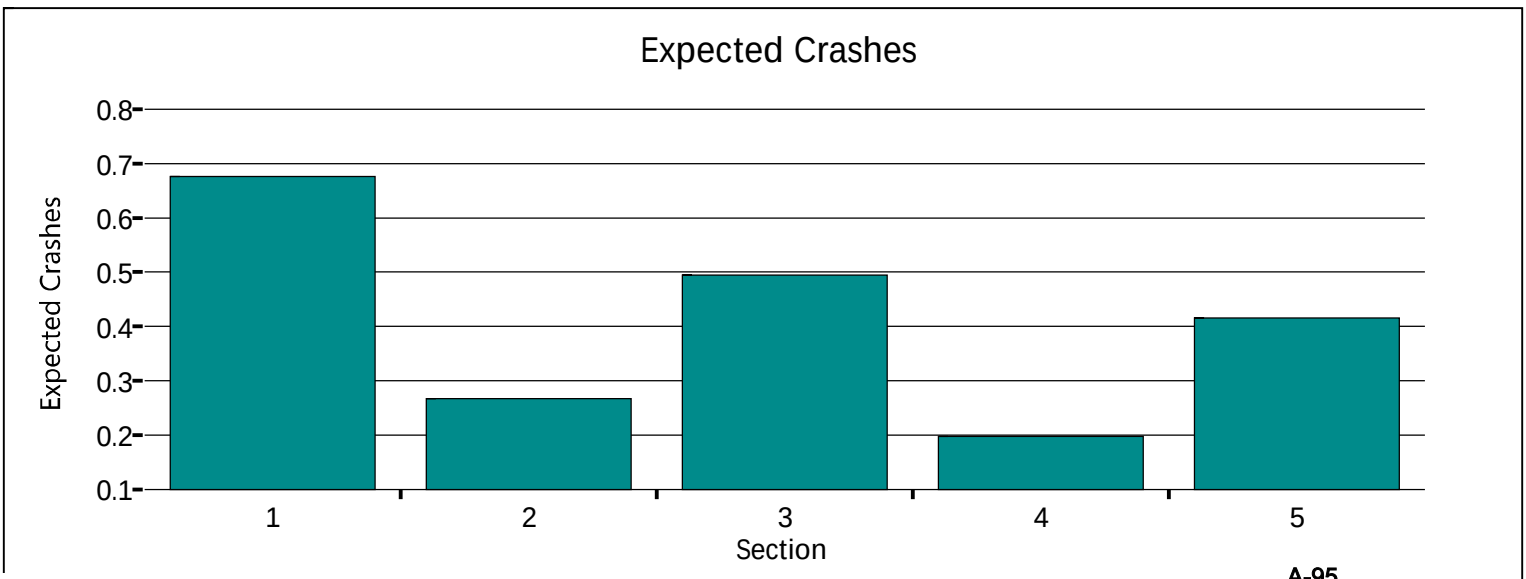
Project Information

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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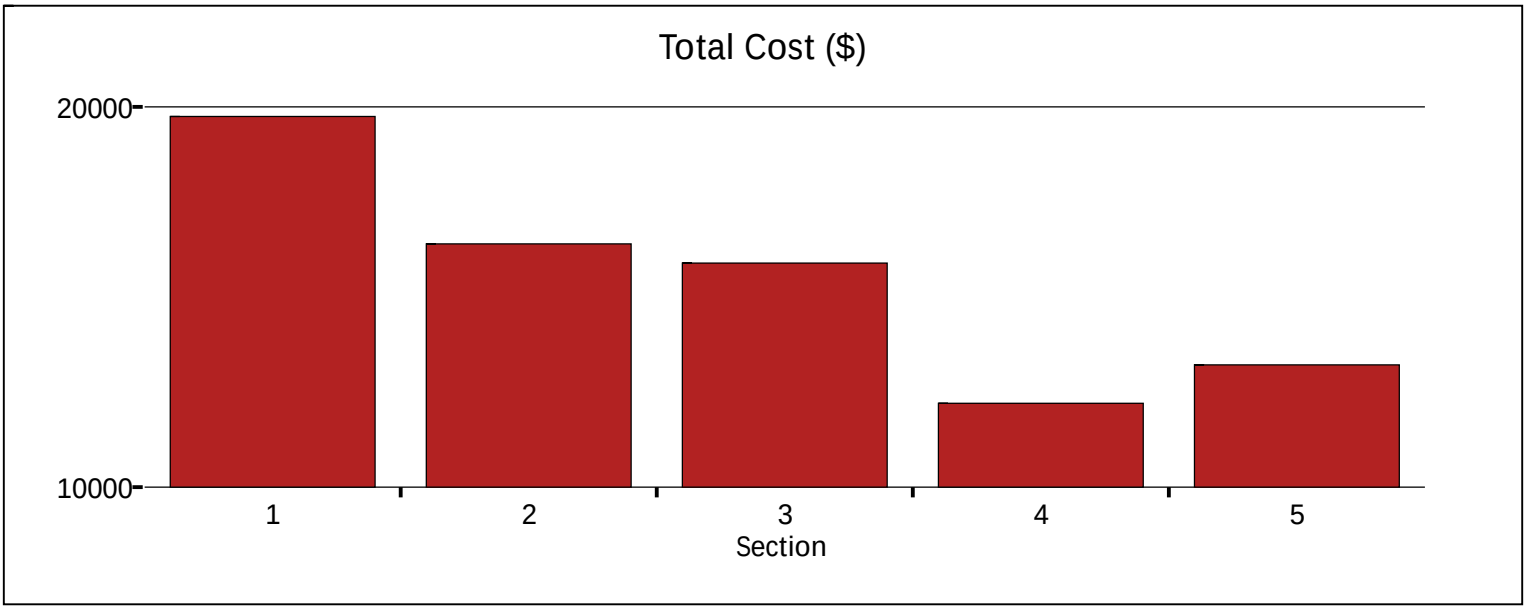

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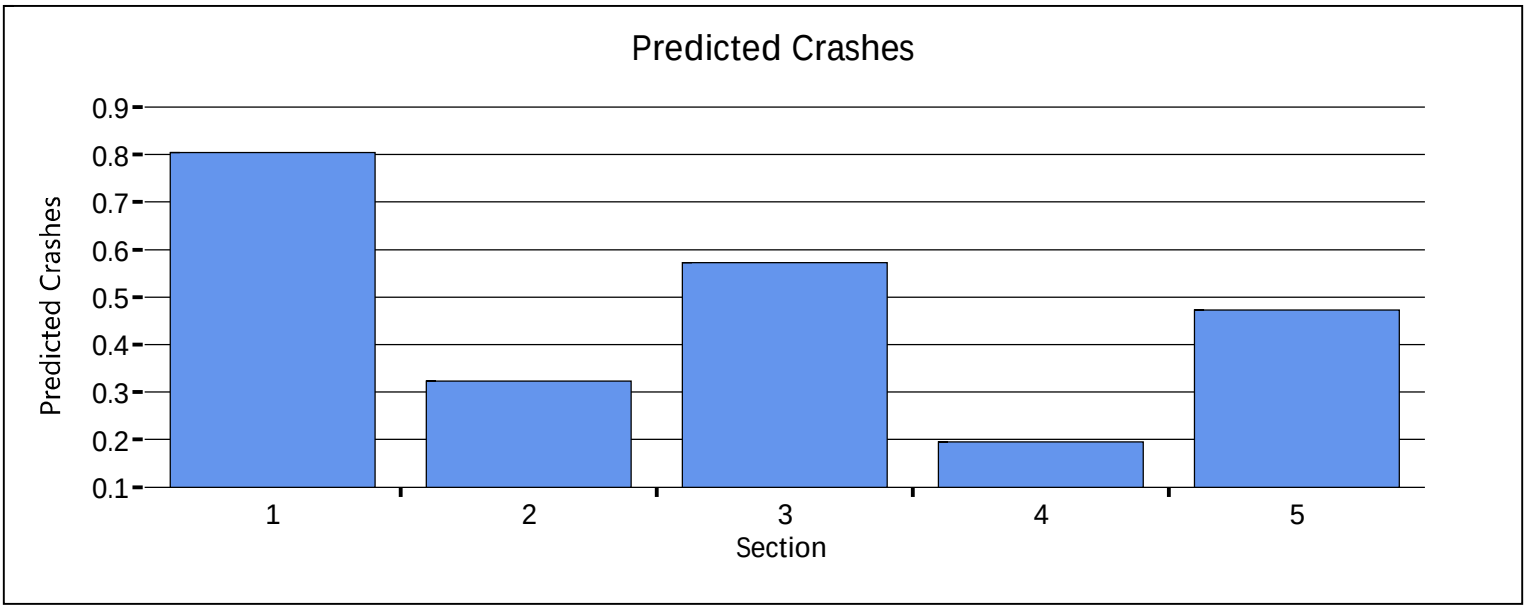
Highway Safety Software Facility Report

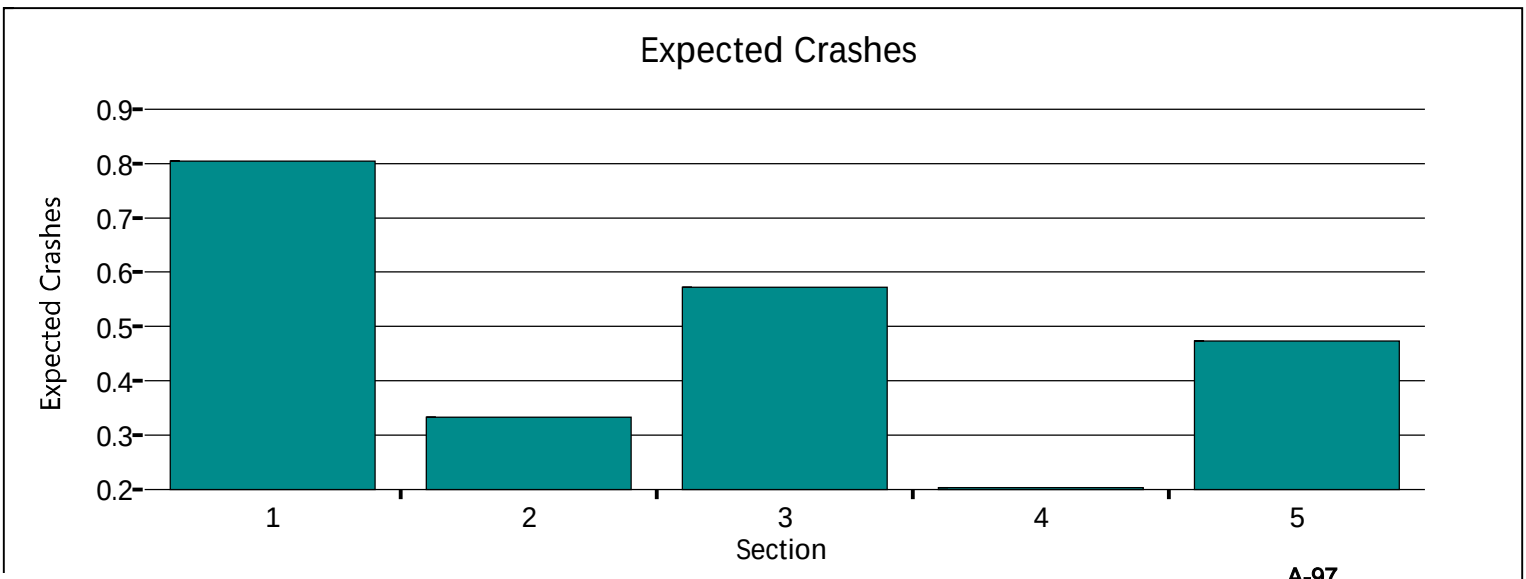
Project Information

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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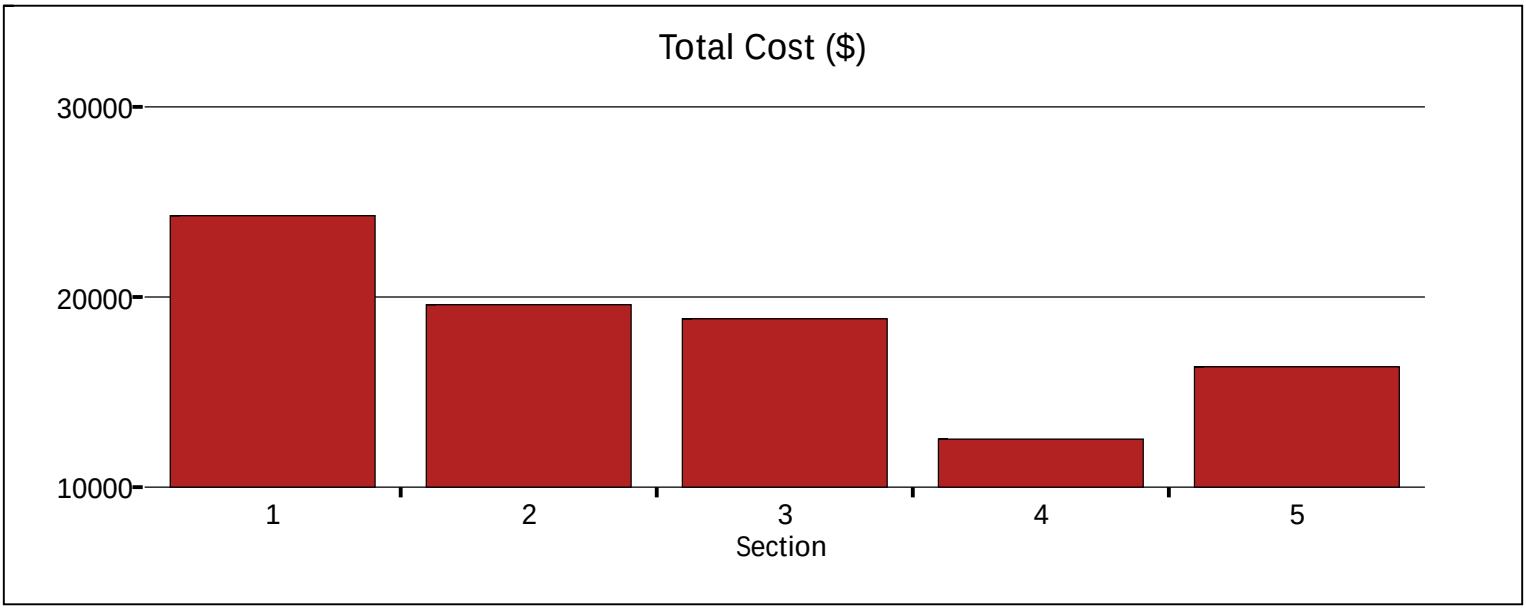

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Traffic Count Data Sheet

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

				Intersection			
AM Peak Hour Factor	*0.69*		*0.25*	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

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

Traffic Count Data Sheet

Year Counts Taken: **2023** E-W Street **Contenta Ridge** Speed Limit (Contenta Ridge)= **25**

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 (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

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	

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

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)

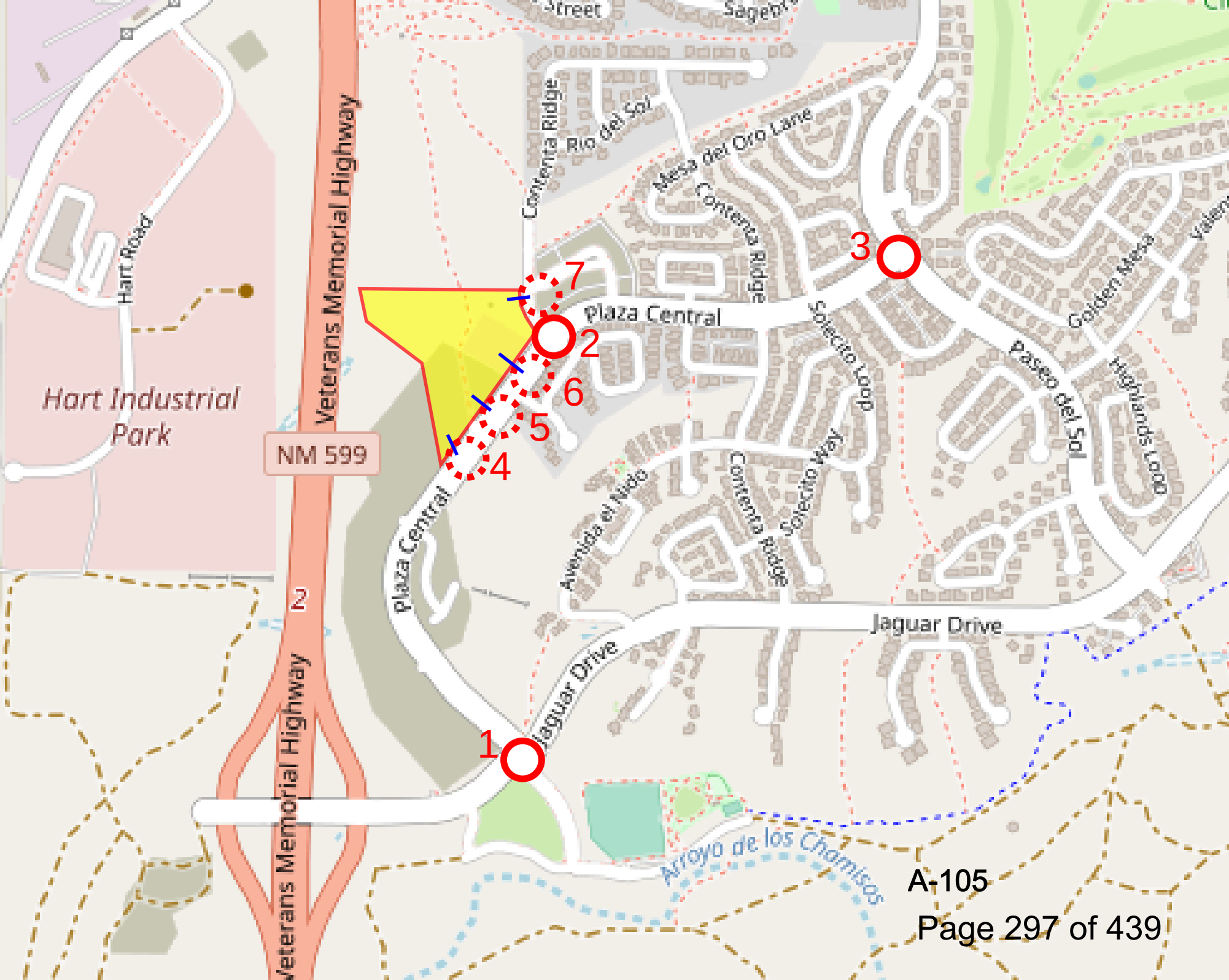
T = ***0.4*** **(X) +** ***0***
24% Enter, ***76%*** Exit

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
Veterans Memorial Highway
Plaza Central
Jaguar Drive
Contenta Ridge
Río del Sol
Mesa del Oro Lane
Contenta Ridge
Plaza Central
Solecito Loop
Golden Mesa
Paseo del Sol
Highlands Loop
Avenida el Nido
Contenta Ridge
Solecito Way
Jaguar Drive
Arroyo de los Chamisos
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

Worksheet Developed by Terry O. Brown, P.E.

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.

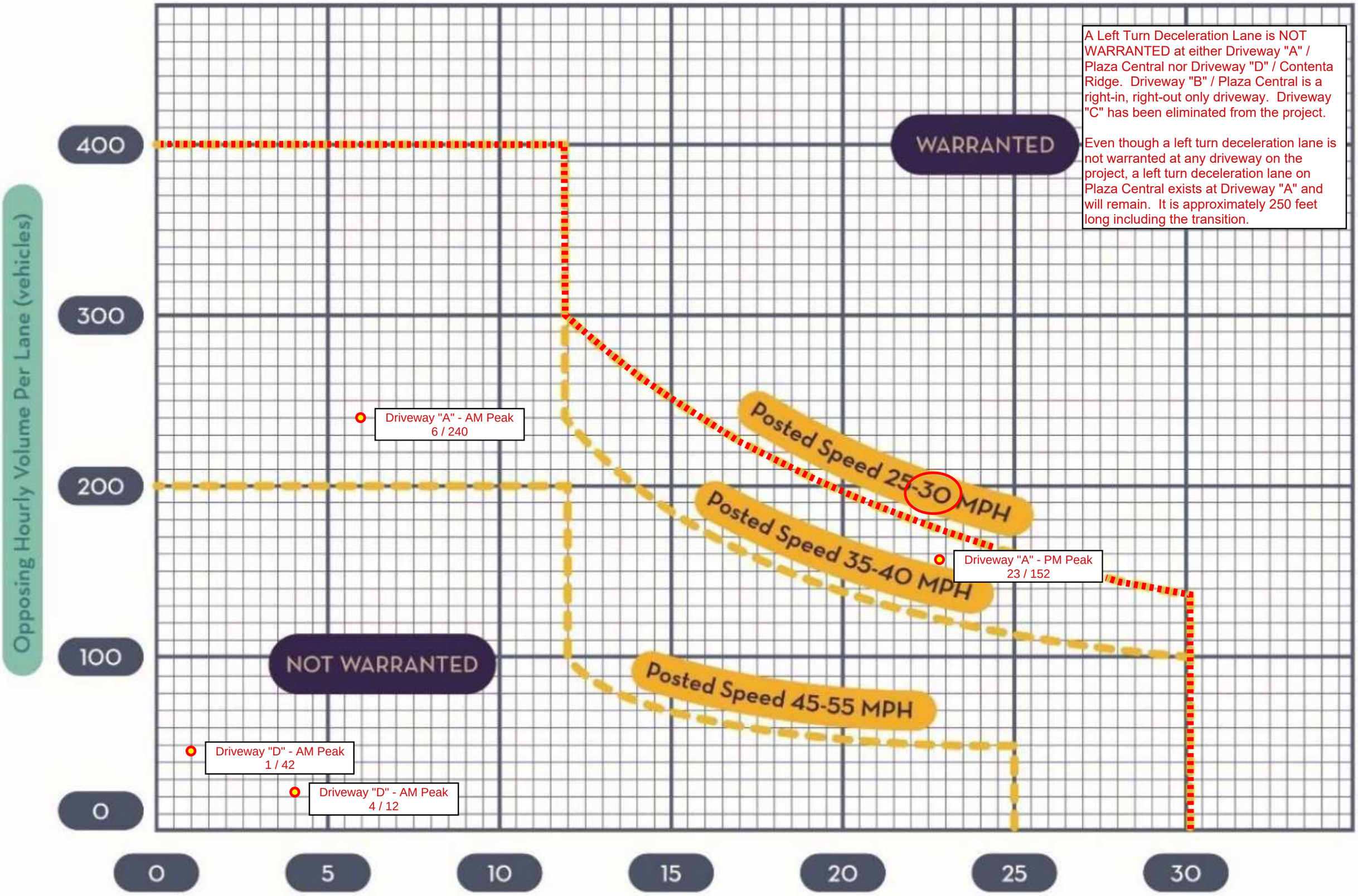
Notes and Comments:

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

Worksheet Developed by Terry O. Brown, P.E.

FIGURE 1. LEFT TURN LANE WARRANT CRITERIA

Zorro Blanco Apartments

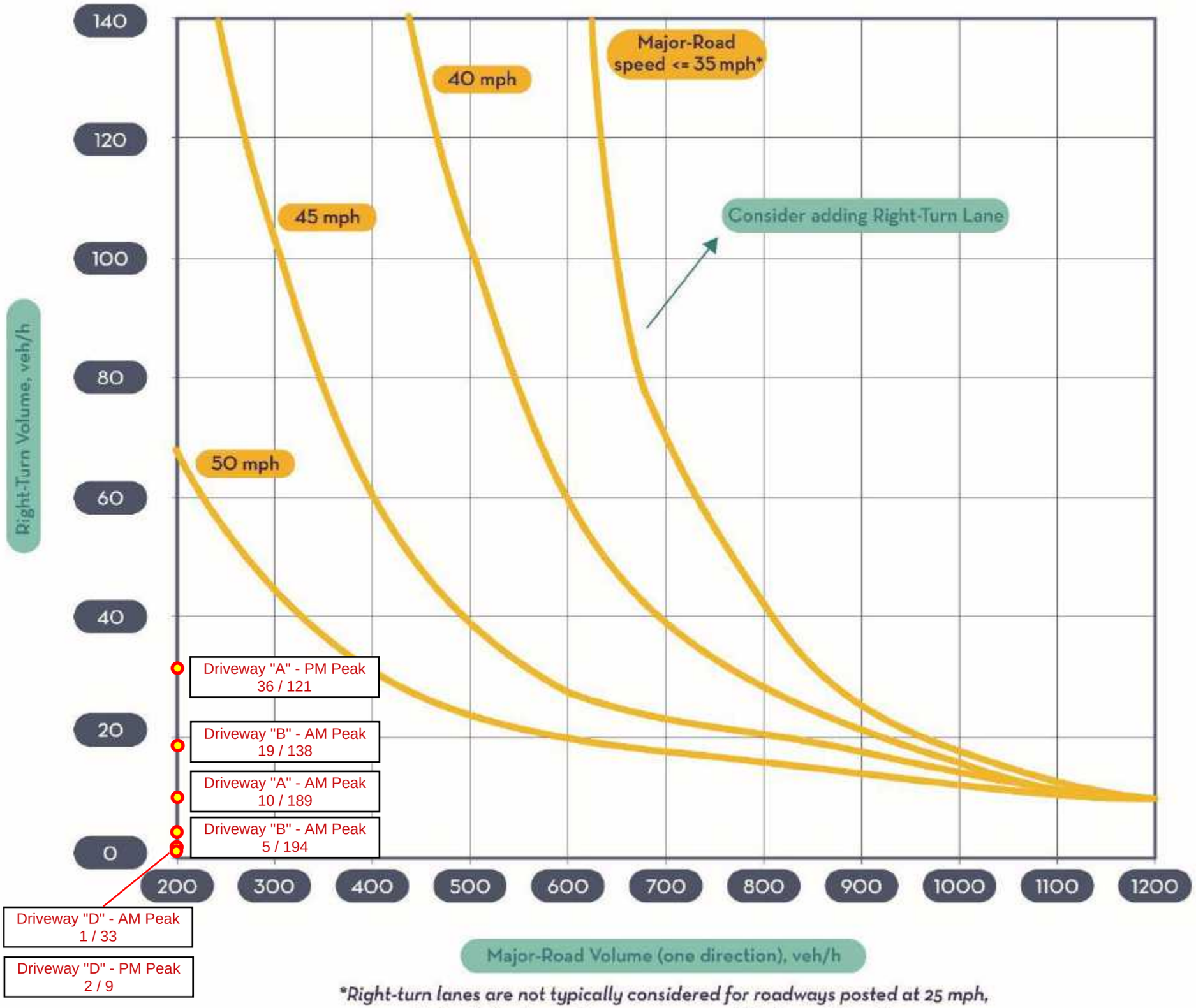


A Left Turn Deceleration Lane is NOT WARRANTED at either Driveway "A" / Plaza Central nor Driveway "D" / Contenta Ridge. Driveway "B" / Plaza Central is a right-in, right-out only driveway. Driveway "C" has been eliminated from the project.

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 ARC 9/1998 Date Application Submitted: _____

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

Building Sq. Ft. _____ Development Acreage _____

Project Description: TIERRA CONTENTA SUBDIVISION

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

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

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 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

PL CONTENTA CENTRAL
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
Type of Project
Project Location
Type of Meeting
Time
Date
Meeting Location
Applicant/Agent
For information call
Phone #
Refer to Case
Required to be posted and visible from a public street from
Date
to
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
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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

OCCUPANT
7392 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7377 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7388 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7384 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7380 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
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.

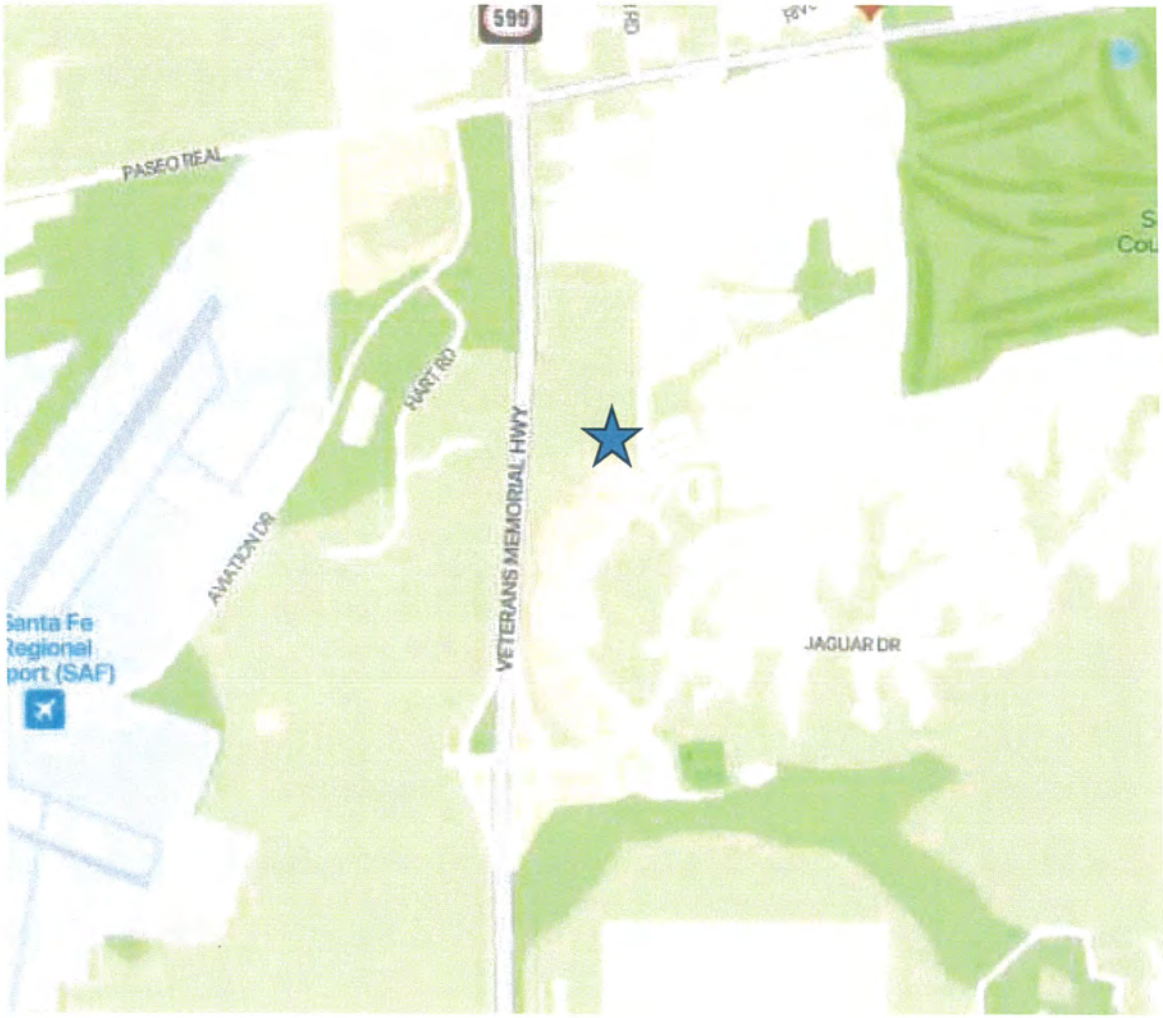
On the reverse side of this letter, you will find a vicinity map where the property is located. If you have any questions or comments, please contact Katherine Mortimer, Pax Consulting, 505-577-4553, Kat@PaxConsulting.biz.

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
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SANTA FE, NM 87507

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SANTA FE, NM 87507

VANESSA LYN GARCIA
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CHRISTOPHER & LATISHA BACA
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SANTA FE, NM 87507

DOMINIC MONTOYA
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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
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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

OCCUPANT
7444 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7487 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

OCCUPANT
7392 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7377 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7388 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7384 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
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 #

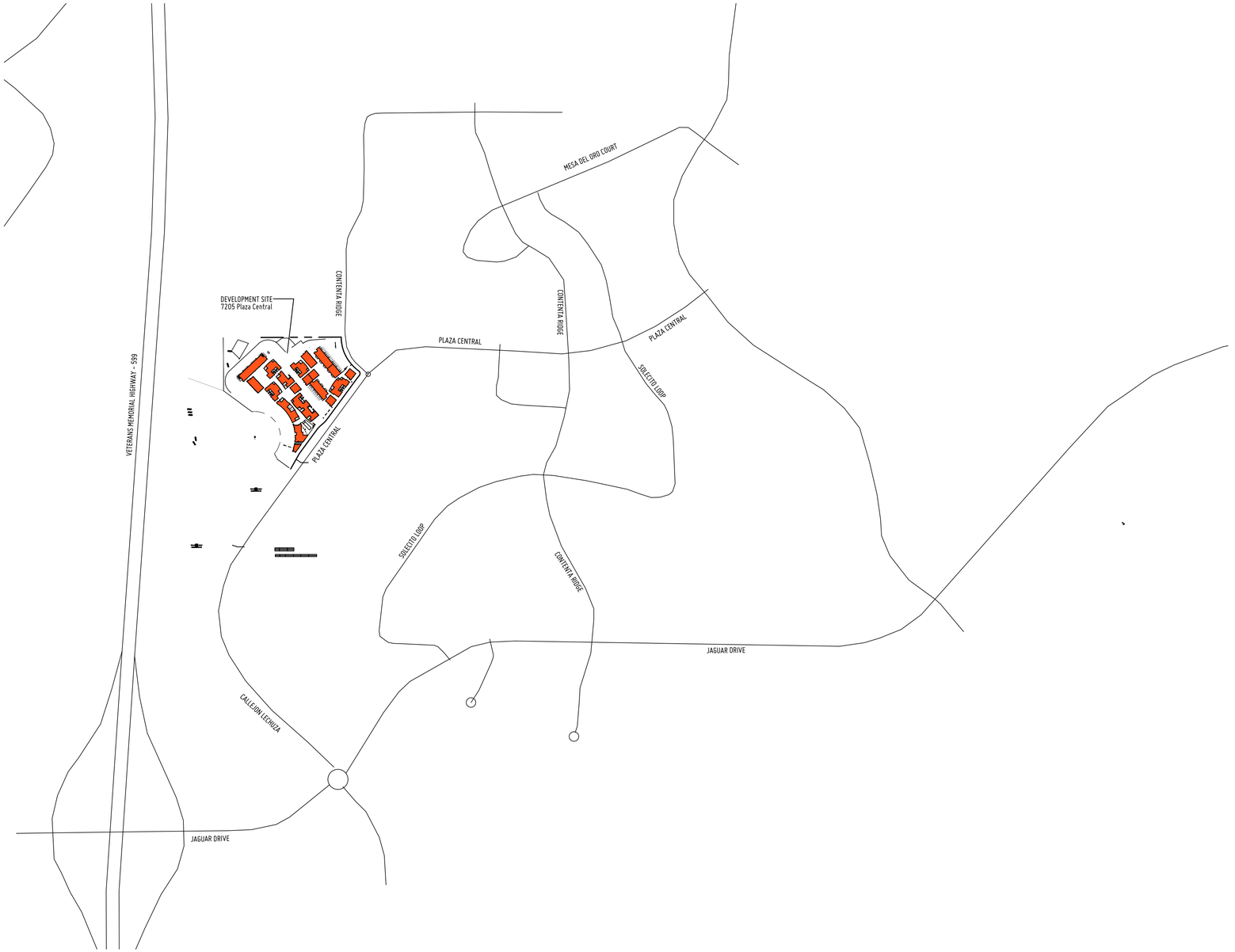
Refer to Case

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
ZYDECO 66, 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/[illegible]/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

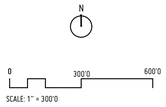
ZORRO BLANCO
ZORRO BLANCO DEVELOPMENT PLAN, LUD CASE NUMBER # 2024-9320
City of Santa Fe – Section 14, Township T16N , Range R8E



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

DATE:	REVISION:
10 OCTOBER 2024	
13 FEBRUARY 2025	
7 MARCH 2025	
1 MAY 2025	
1 JUL 2025	

SHEET TITLE:
DEVELOPMENT PLAN COVER

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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 505.690.5698 email TIM@THOMASGIFFORD.COM

DP_00

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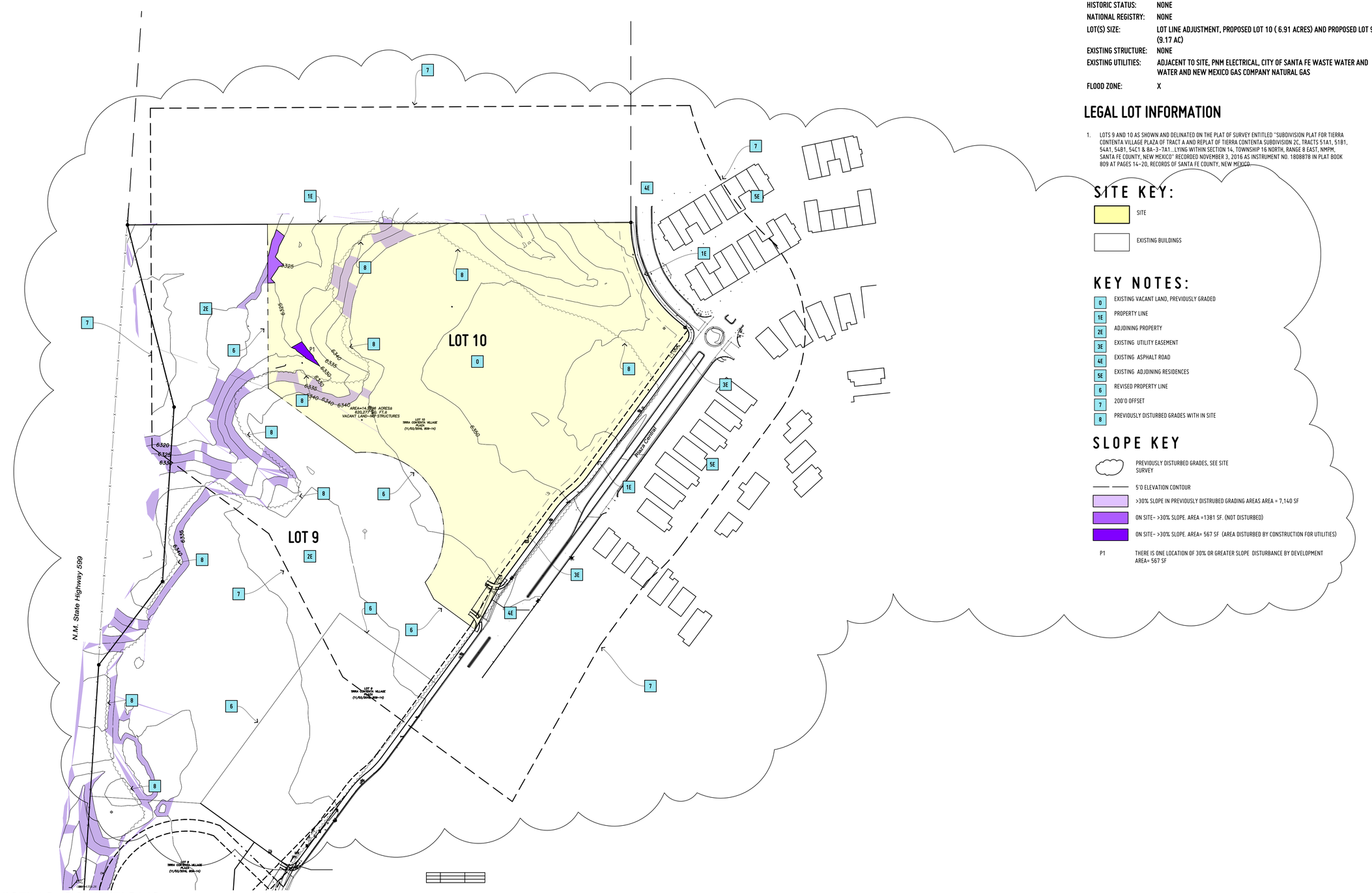
EXISTING CONDITIONS
ZORRO BLANCO DEVELOPMENT PLAN, LUD CASE NUMBER
City of Santa Fe – Section 14, Township T16N , Range R8E



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

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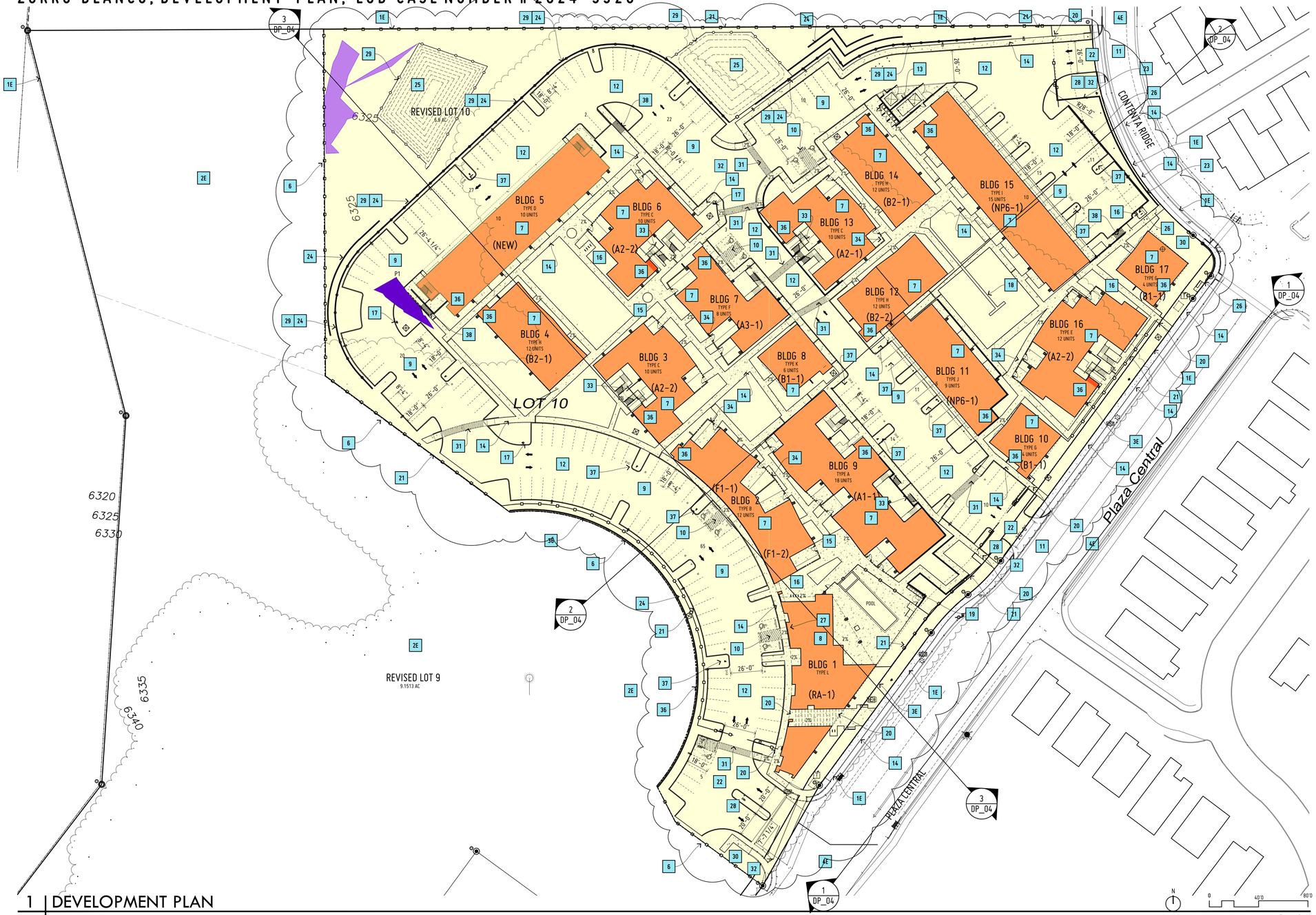
JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	ZORRO BLANCO
DRAWING TYPE:	EXISTING CONDITIONS
DRAWING DATE:	1 JUL 2025
SHEET NUMBER:	DP_000

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

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

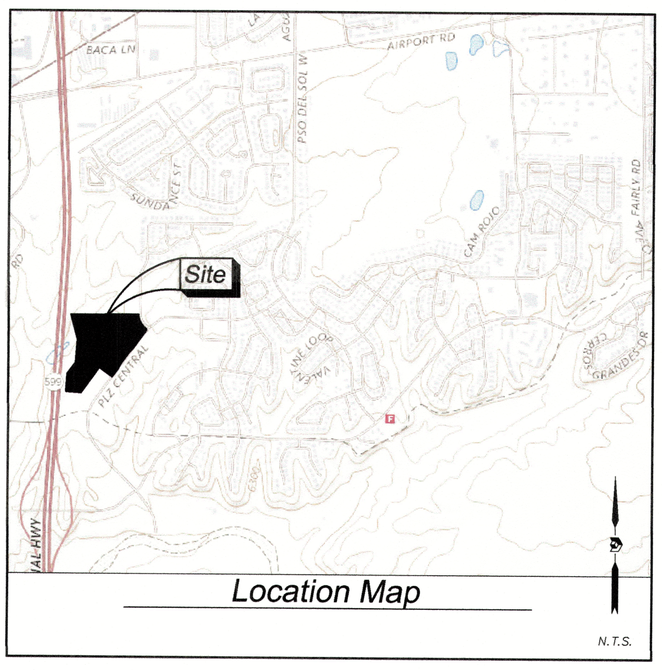
© thomas gifford architect, llc 2025

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 505.690.5888 email TOM@THOMASGIFFORD.COM

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: ZORRO BLANCO
DRAWING TYPE: DEVELOPMENT PLAN
DRAWING DATE: 1 JUL 2025
SHEET NUMBER: DP_01

FILENAME: D:\Projects\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						PLSS INFORMATION				PROPERTY INFORMATION	
STATE PLANE ZONE: NM-C	GRID /GROUND COORDINATES: GRID	GEOID: GEOID 18				LAND GRANT N/A				PROPERTY OWNER ZYDECO TCVP LAND LLC	
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 PLAZA	ADDRESS 7215 & 7205 PLAZA CENTRAL
CONTROL USED: NATIONAL GEODETIC SURVEY		BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				CITY SANTA FE		COUNTY SANTA FE	STATE NM	UPC LOT 9: 1047094076435000000 LOT 10: 1047094083485000000	
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: NO							

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'
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.±
FORMER LOT 10 TIERRA CONTENTA VILLAGE (11/03/2016, 809, 14–20)
S 53°34'33" E
186.37'
Lot 9
AREA=9.1689 ACRES±
399,398 SQ. FT.±
R=135.57'
L=324.08'
Δ=136°58'02"
CH=S 28°12'43" E
252.24'
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)
R=141.00'
L=38.30'
Δ=15°33'44"
CH=S 43°59'32" W
38.18'
(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'
(114.66')
(156.90')
271.56'
(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)
BASIS OF BEARINGS
LOT LINE ELIMINATED BY THIS PLAT
LOT LINE ELIMINATED BY THIS PLAT
FORMER LOT 9 TIERRA CONTENTA VILLAGE (11/03/2016, 809, 14–20)
N. 03°45'33" E.
(N 03°45'41" E)
FOUND NO. 5 REBAR
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'
N 48°48'51" E
(189.74')
189.78'
(N 86°14'19" W)
N 86°15'39" W
195.36'
(195.32')
SET CP–NO. 5 REBAR WITH ALUMINUM CAP "PS 11993"
N=1,681,511.78
E=1,693,727.38
EL.=6334.24
(S 54°10'44" E)
N 54°12'04" W
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)
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: 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

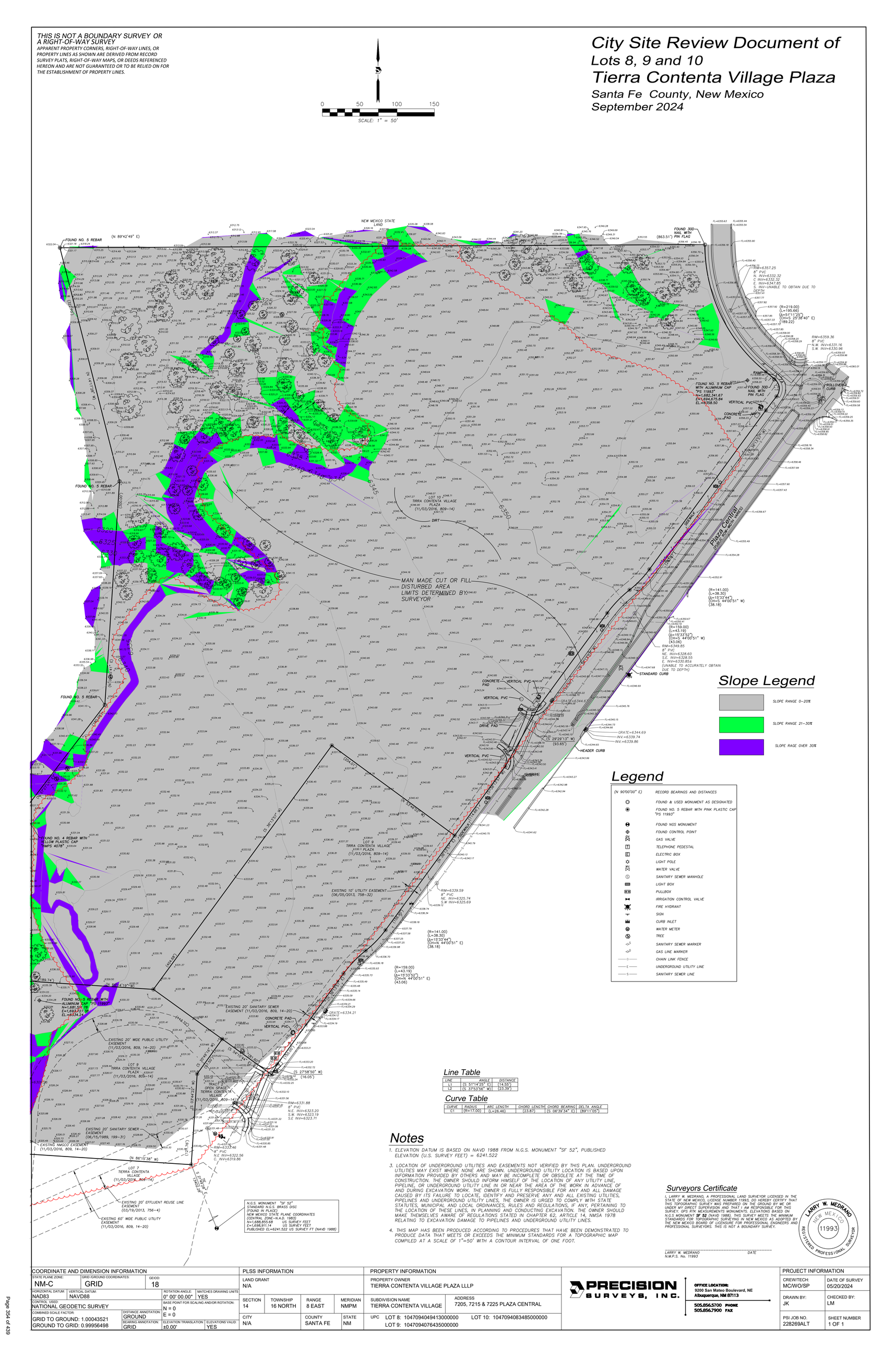
PROJECT INFORMATION

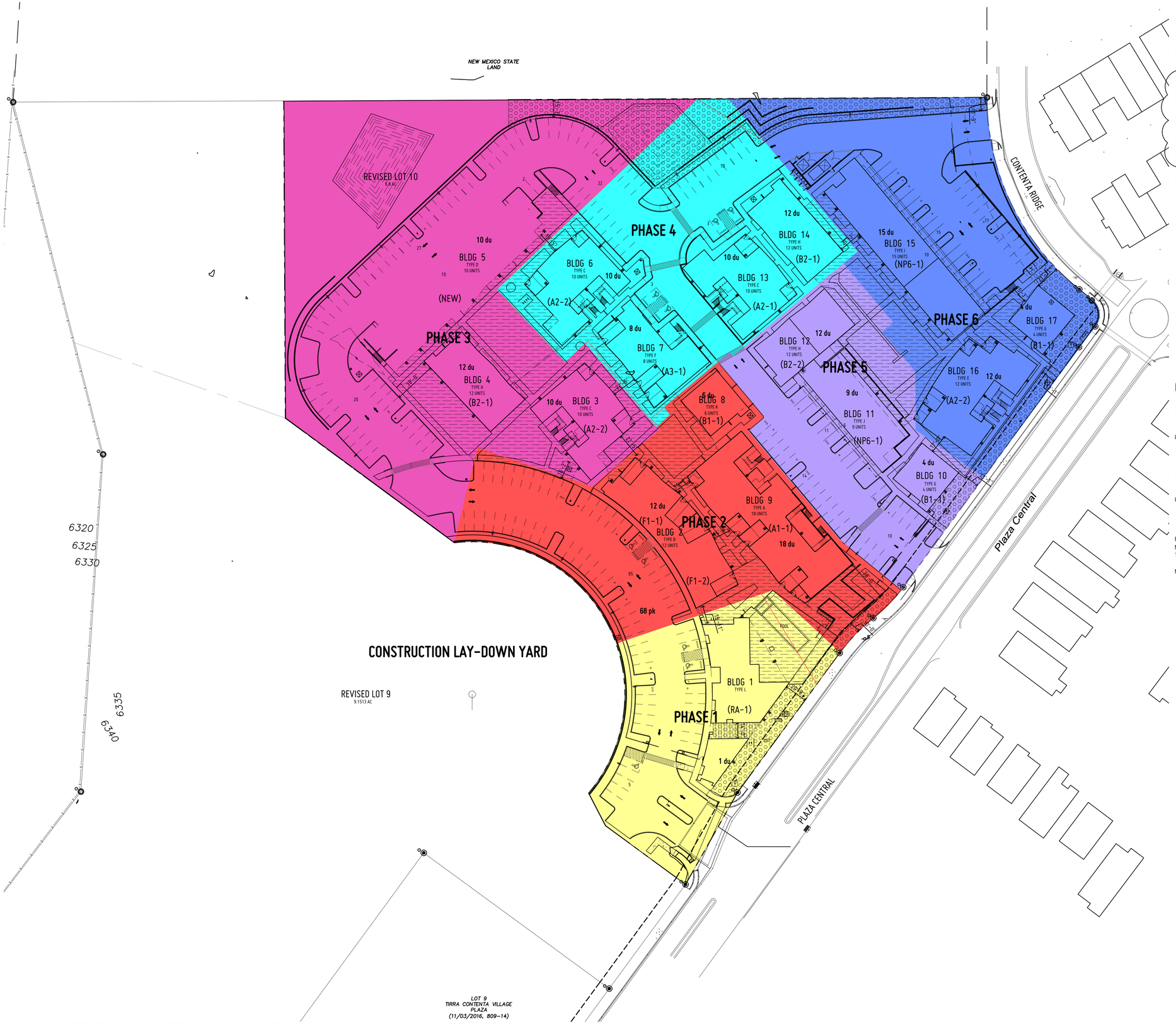
CREW/TECH:	DATE OF SURVEY
MC/WO/SP	05/20/2024
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 228269P	SHEET NUMBER V002

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


0 50 100 150
SCALE: 1" = 50'
NEW MEXICO STATE LAND
FOUND NO. 5 REBAR
FOUND 30D NAIL WITH PIN FLAG (863.51')
FOUND NO. 5 REBAR WITH ALUMINUM CAP "PS 11993" N=1,682,341.67 E=1,694,675.84 EL.=6358.50
FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "NMPS 4078"
FOUND NO. 5 REBAR WITH ALUMINUM CAP "PS 11993" N=1,681,581.78 E=1,693,727.14 EL.=6334.24
TIERRA CONTENTA VILLAGE PLAZA (11/03/2016, 809-14)
LOT 10 TIERRA CONTENTA VILLAGE PLAZA (11/03/2016, 809-14)
LOT 9 TIERRA CONTENTA VILLAGE PLAZA (11/03/2016, 809-14)
LOT 7 TIERRA CONTENTA VILLAGE (11/03/2016, 809-14)
TRACT 2 OPEN SPACE TIERRA CONTENTA VILLAGE (11/03/2016, 809-14)
MAN MADE CUT OR FILL DISTURBED AREA LIMITS DETERMINED BY SURVEYOR
DIRT
EXISTING 10' UTILITY EASEMENT (06/05/2013, 758-32)
EXISTING 20' SANITARY SEWER EASEMENT (11/03/2016, 809, 14-20)
EXISTING 20' WIDE PUBLIC UTILITY EASEMENT (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)
Plaza Central (PUBLIC ROAD)
CONCRETE PAD
VERTICAL PVC
DRIVE PAD
HEADER CURB
STANDARD CURB
ROLLOVER CURB
RAMP
CURB INLET
GRATE=6344.69
INV.=6339.86
GRATE=6344.53
INV.=6339.72
GRATE=6334.21
INV.=6329.40
RIM=6339.59
8" PVC
NE. INV=6325.74
S.W. INV=6325.69
RIM=6331.88
8" PVC
N.E. INV=6323.20
S.W. INV=6323.19
S.E. INV=6323.71
RIM=6333.46
8" PVC
N.E. INV=6332.56
S. INV=6319.86
RIM=6359.36
8" PVC
N. W. INV=6331.16
S.W. INV=6330.96
RIM=6357.25
8" PVC
N. INV=6332.32
E. INV=6332.32
E. INV=6347.85
S. INV=UNABLE TO OBTAIN DUE TO DEPTH
N. INV=6349.85
8" PVC
NE. INV=6328.60
SE. INV=6328.55
E. INV=6330.85±
(UNABLE TO ACCURATELY OBTAIN DUE TO DEPTH)
N 89°42'49" E 1,319.74'
N 89°42'49" E 1,319.74'
N 89°42'49" E 1,319.74'



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
1705 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.983.5888 email info@thomasgiffordarch.com

DP_02

FILENAME: D:\0projects\2404-PLAZA CENTRAL\3_CAD\04_ARCHITECTURE\001_SHEETS\2404_DP02.dwg

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
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1 MAY 2025
1 JUL 2025

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

PLAZA CENTRAL
zorro blanco, 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: 505.988.5868 e-mail: tom@thomasgiffordarch.com

DP_03

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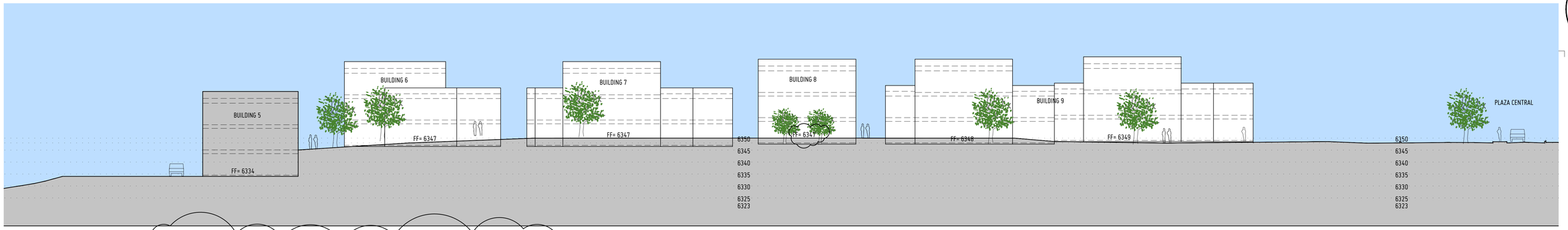
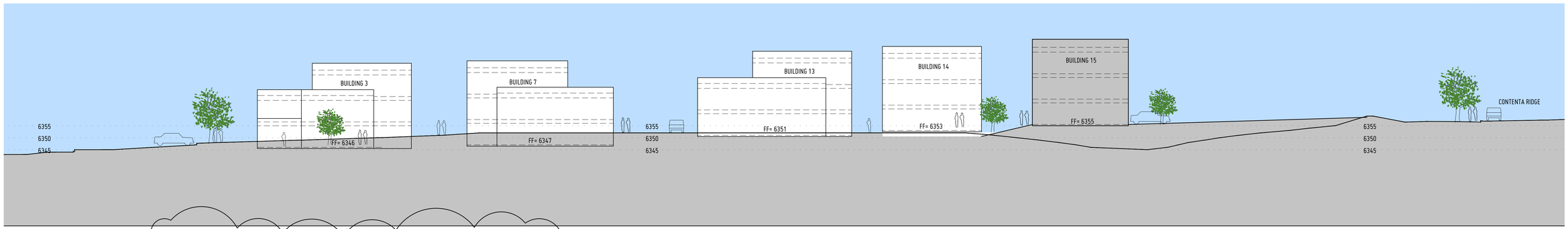


3 | SITE SECTION- VIEW LOOKING TO NORTHEAST

DP_04

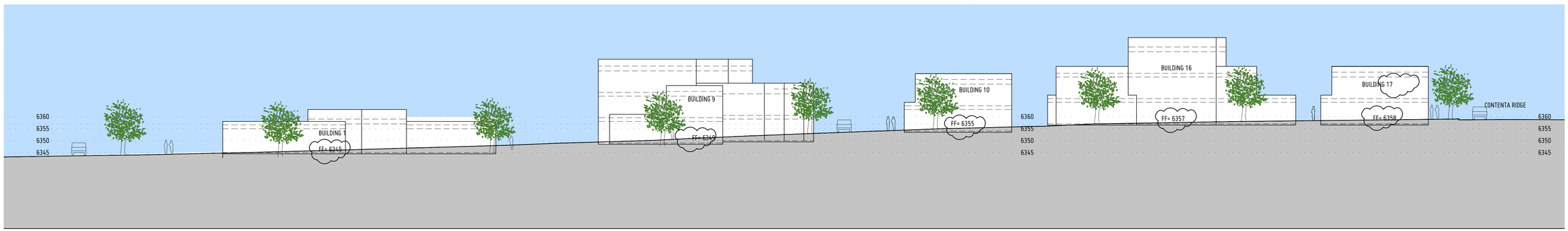
SCALE : 1" = 20'0



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

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004057
REGISTERED LANDSCAPE ARCHITECT
10.10.24

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7 MARCH 2025
1 MAY 2025
1 JUL 2025

SHEET TITLE:
SITE SECTIONS

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: ZORRO BLANCO
DRAWING TYPE: SITE SECTIONS
DRAWING DATE: 1 JUL 2025
SHEET NUMBER: DP_04

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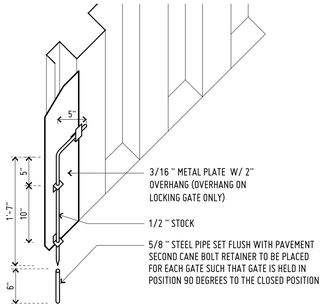
PLAZA CENTRAL
zorro blanco, llc
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

ARCHITECT
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1789 Paseo de Peralta, Santa Fe, New Mexico 87501
tel. 505.438.3388 email tom@thomasgiffordaia.com

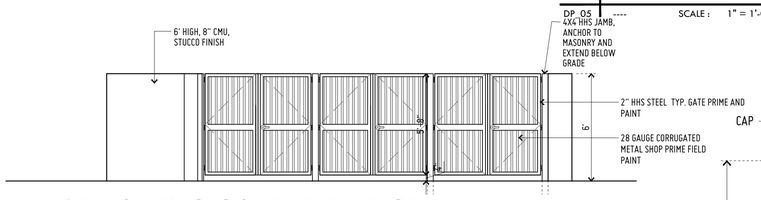
DP_04



CANE BOLT DETAIL (BOTH SIDES OF GATE)

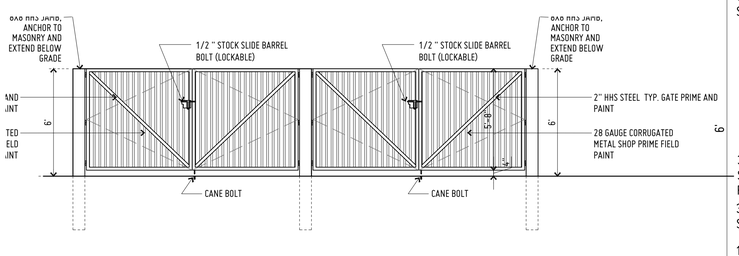
6 | CANE BOLT DETAIL

DP_05 ---- SCALE : 1" = 1'-0"



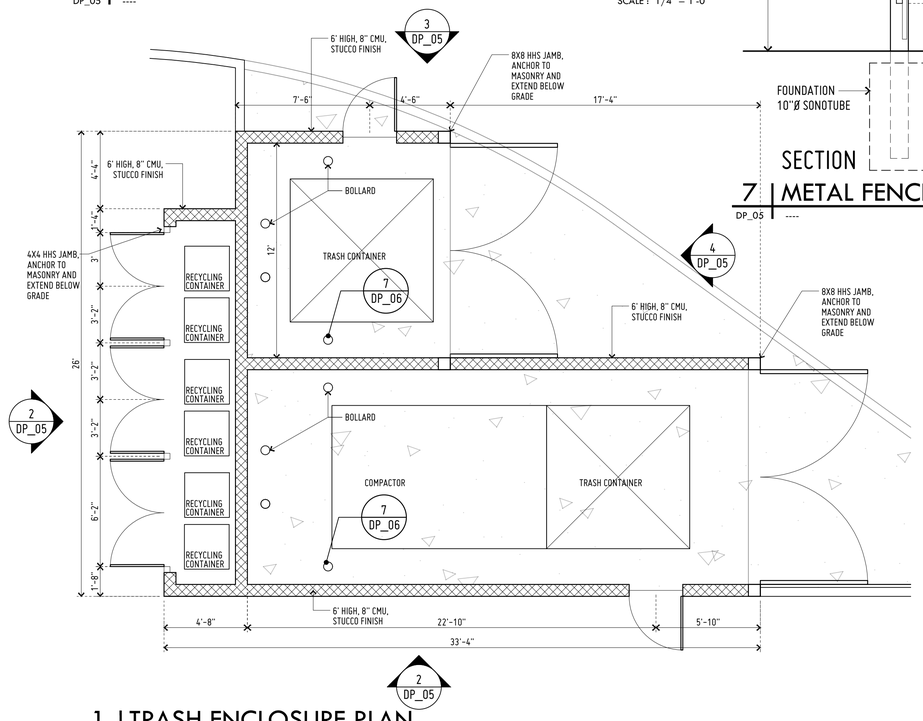
5 | TRASH ENCLOSURE ELEVATION

DP_05 ---- SCALE : 1/4" = 1'-0"



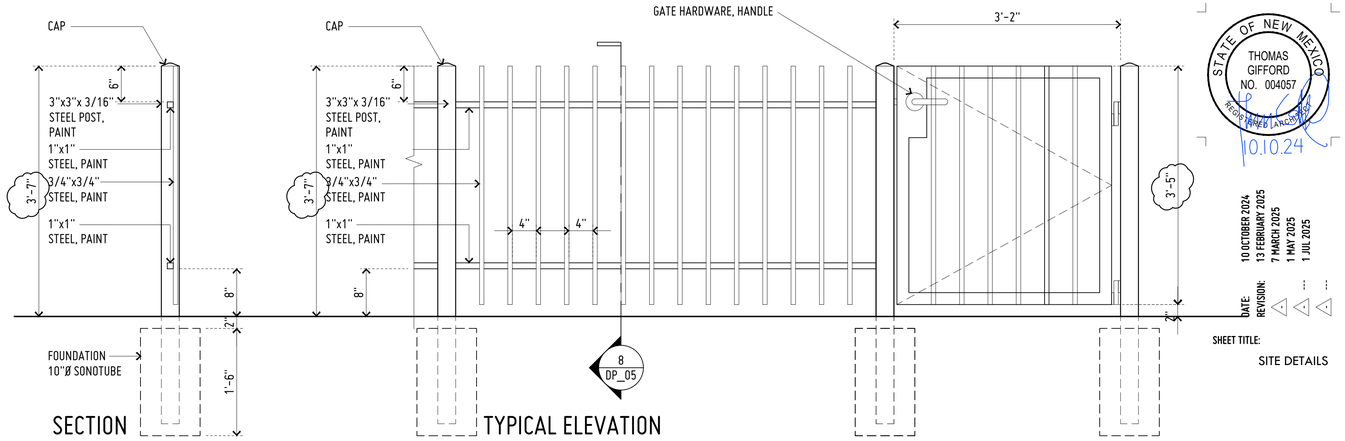
4 | TRASH ENCLOSURE ELEVATION

DP_05 ---- SCALE : 1/4" = 1'-0"



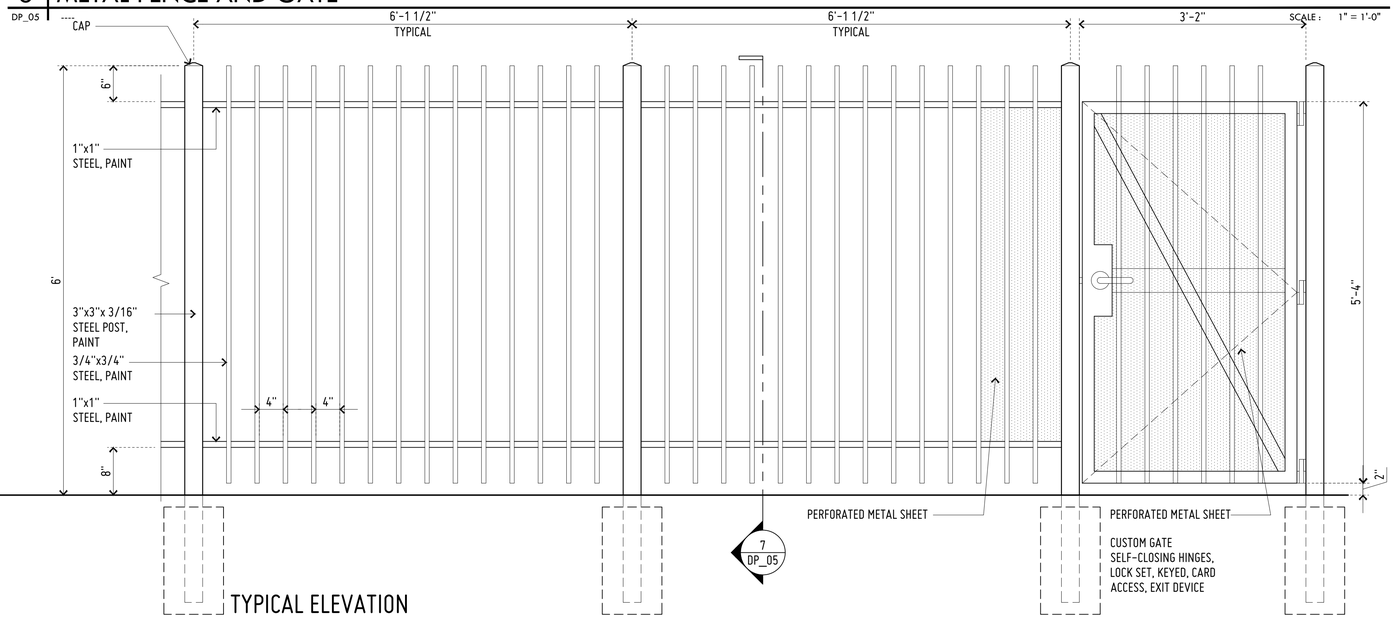
1 | TRASH ENCLOSURE PLAN

DP_05 ---- SCALE : 1/4" = 1'-0"



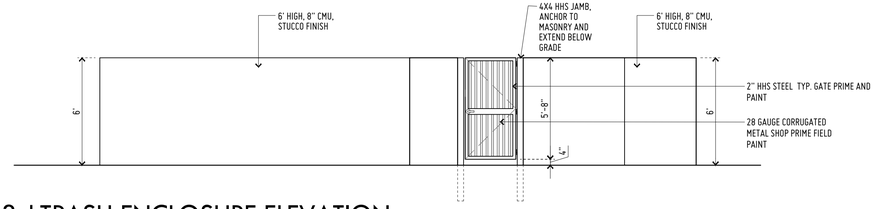
8 | METAL FENCE AND GATE

DP_05 ---- SCALE : 1" = 1'-0"



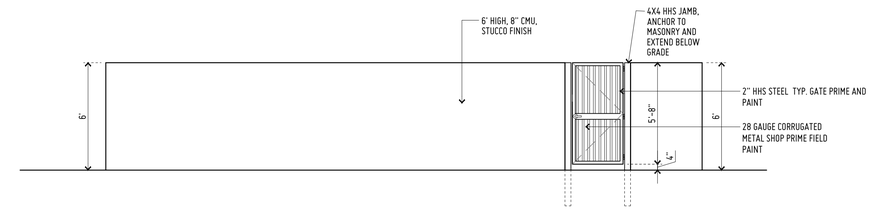
7 | METAL FENCE AND GATE

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	
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7 MARCH 2025	
1 MAY 2025	
1 JUL 2025	

SHEET TITLE:
SITE DETAILS

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

THOMAS GIFFORD ARCHITECT
ARCHITECTURE + URBAN DESIGN
1793 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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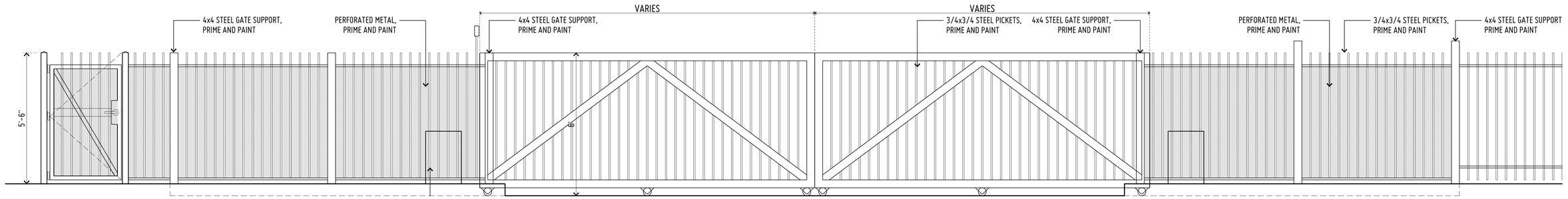
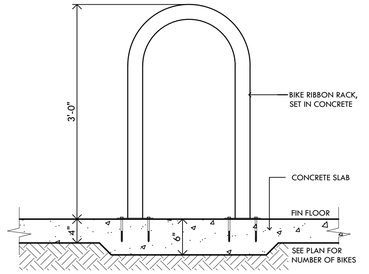


10 | TYPICAL ROLLING VEHICLE GATE

DP_06 | ----

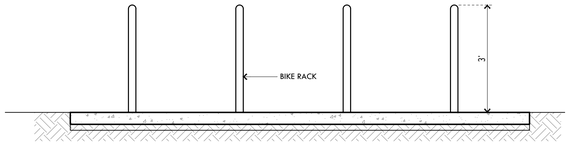
SCALE : 1" = 1'-0"



5 | BIKE RACK DETAIL

DP_06 | ----

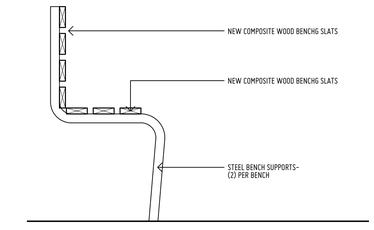
SCALE : 1" = 1'-0"



9 | TYPICAL BIKE RACK ELEVATION

DP_06 | ----

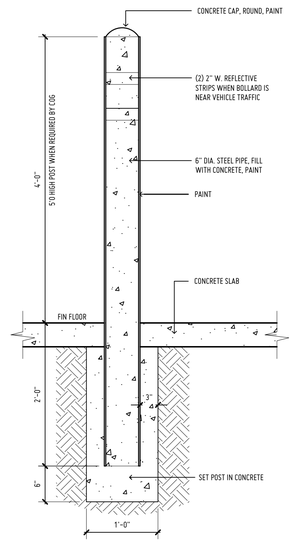
SCALE : 1/2" = 1'-0"



6 | BENCH DETAIL

DP_06 | ----

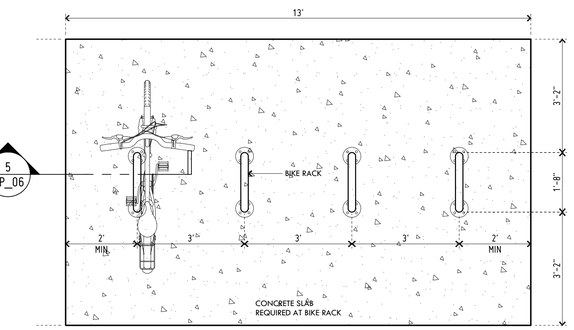
SCALE : 1" = 1'-0"



7 | BOLLARD DETAIL

DP_06 | ----

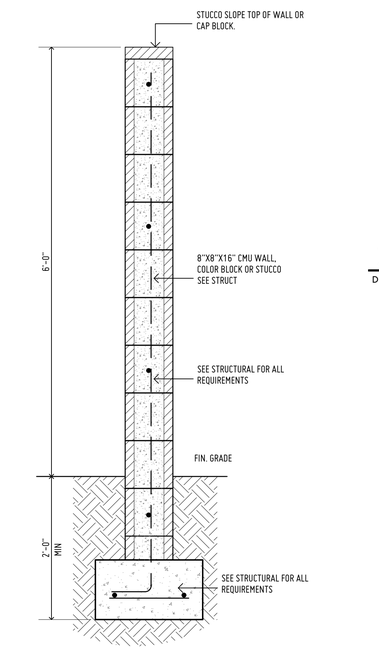
SCALE : 1" = 1'-0"



8 | TYPICAL BIKE RACK PLAN

DP_06 | ----

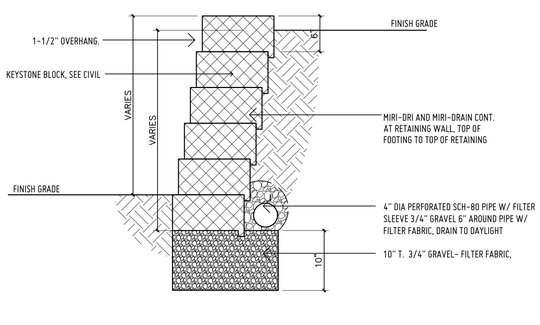
SCALE : 1/2" = 1'-0"



1 | TYP. YARD WALL DETAIL

DP_06 | ----

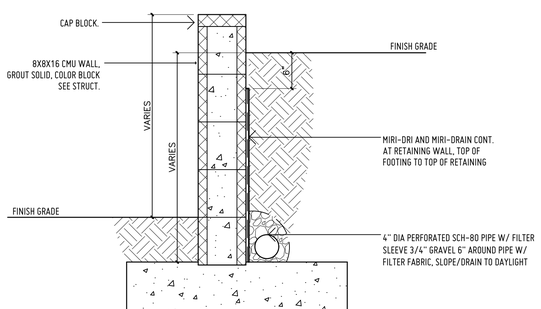
SCALE : 1" = 1'-0"



2 | TYP. ALT. RETAINING YARD WALL

DP_06 | ----

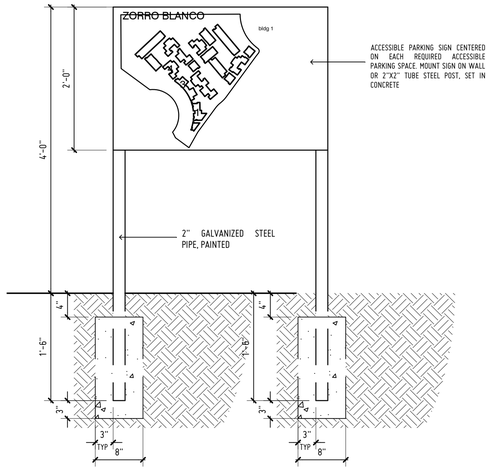
SCALE : 1" = 1'-0"



3 | TYP. RETAINING YARD WALL

DP_06 | ----

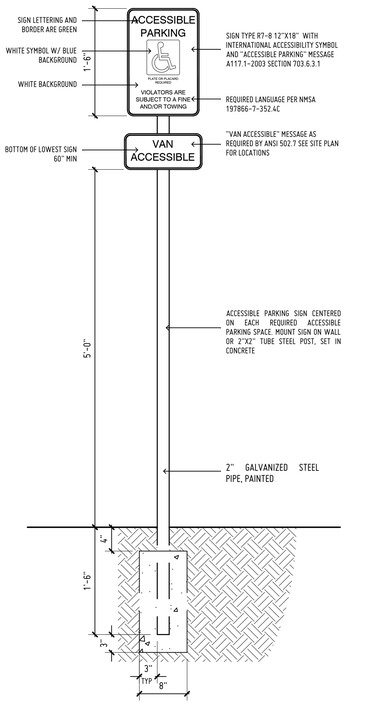
SCALE : 1" = 1'-0"



4A | SITE SIGNAGE

DP_06 | ----

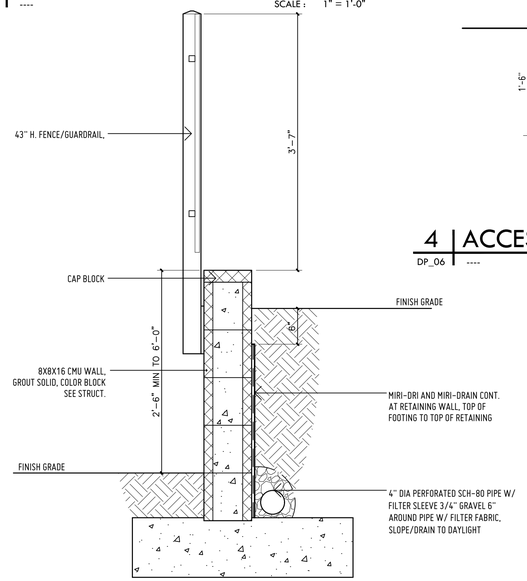
SCALE : 1" = 1'-0"



4 | ACCESSIBLE PARKING SIGNAGE

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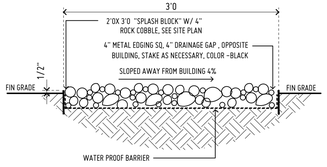
PLAZA CENTRAL, llc
zorro blanco
7205 PLAZA CENTRAL. SANTA FE. NEW MEXICO 87508

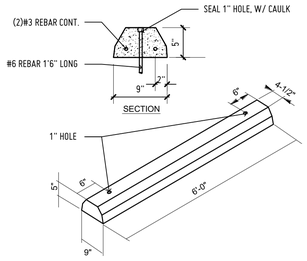
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1705 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.988.5868 email tom@thomasgiffordarch.com

DP_06



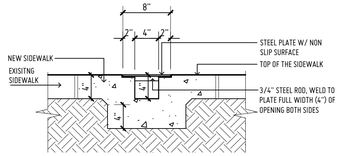
7 | SPLASH BLOCK DETAIL

DP_07 | ---- SCALE : 1" = 1'-0"



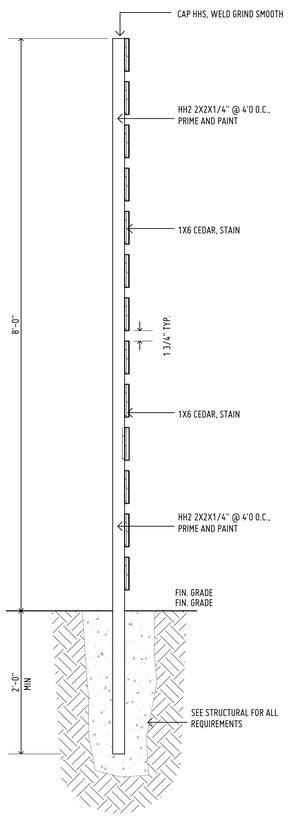
8 | WHEEL STOP DETAIL

DP_07 | ---- SCALE : 1" = 1'-0"



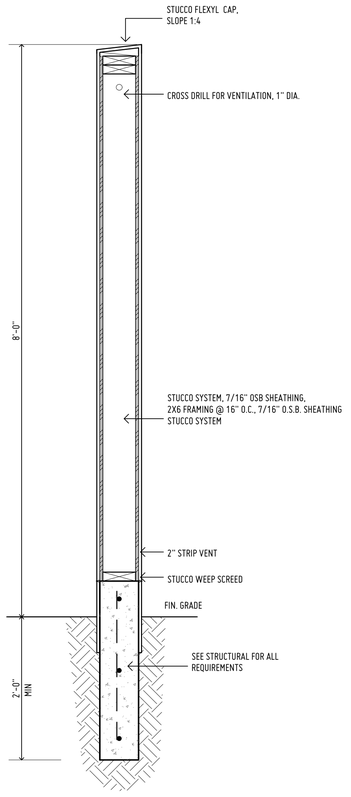
6 | SIDEWALK CULVERT

DP_07 | ---- SCALE : 1" = 1'-0"



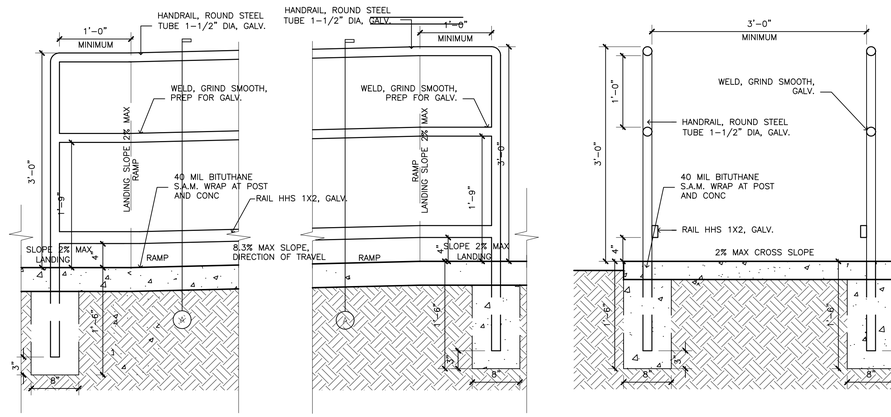
1 | TYP. WOOD FENCE DETAIL

DP_07 | ---- SCALE : 1" = 1'-0"



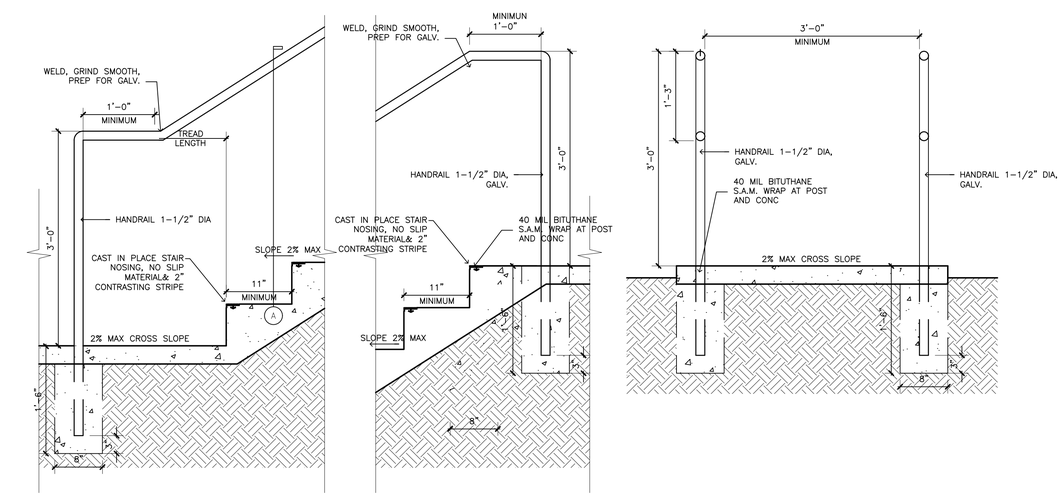
2 | TYP. STUCCO WALL DETAIL

DP_07 | ---- SCALE : 1" = 1'-0"



4 | SITE RAMP DETAIL

DP_07 | ---- SCALE : 1" = 1'-0"

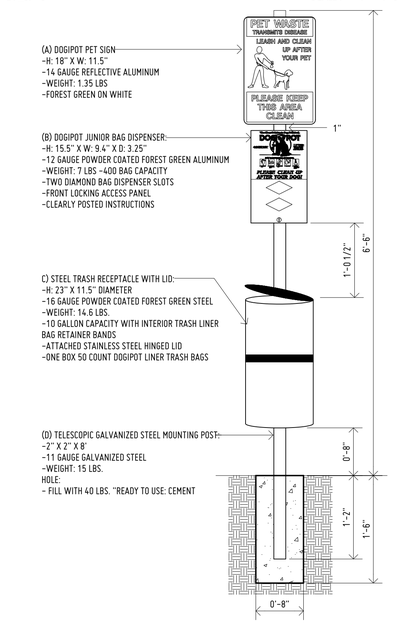


3 | SITE STAIR DETAIL

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
1705 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.988.8868 email tlg@thomasgiffordarch.com

DP_07

1 | FIRE 1 PLAN

FP_01 | ----

SCALE : 1" = 40'0

N 0 40'0 80'0

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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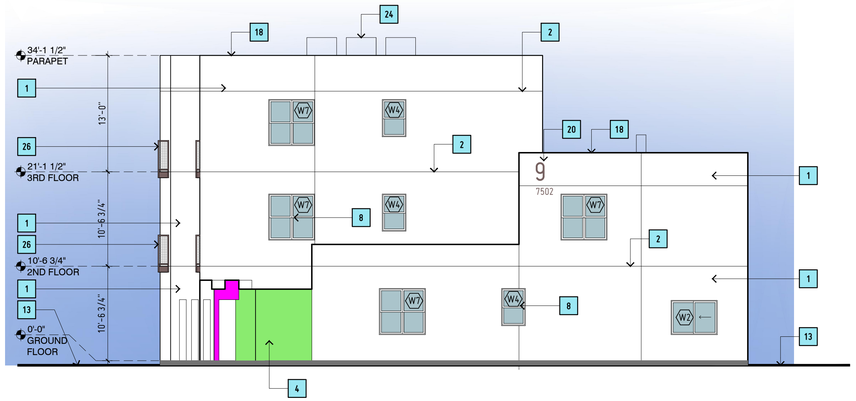
PLAZA CENTRAL
zorro blanco
7205 PLAZA CENTRAL. SANTA FE. NEW MEXICO 87508
ARCHITECT
THOMAS GIFFORD ARCHITECT
ARCHITECTURE + URBAN DESIGN
1705 Paseo de Peralta, Santa Fe, New Mexico 87504
tel 505.988.8868 email tg@thomasgiffordarch.com

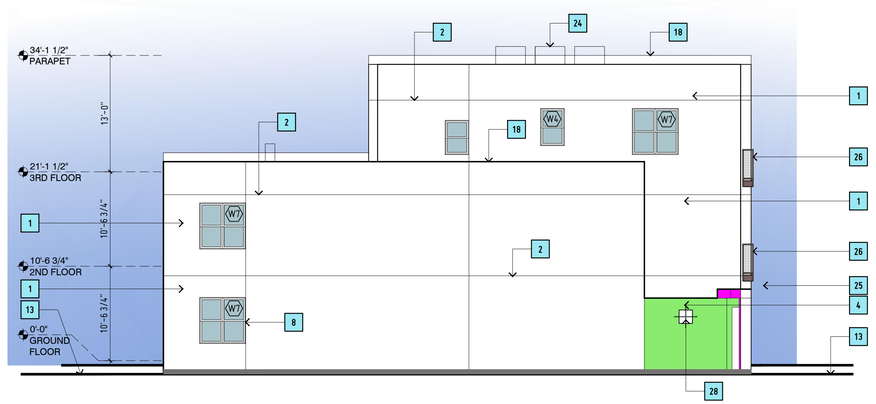
FIRE 1

FILENAME: D:\0projects\2404-PLAZA CENTRAL\3_CAD\04_ARCHITECTURE\001_SHEETS\2404_FIRE 1.dwg



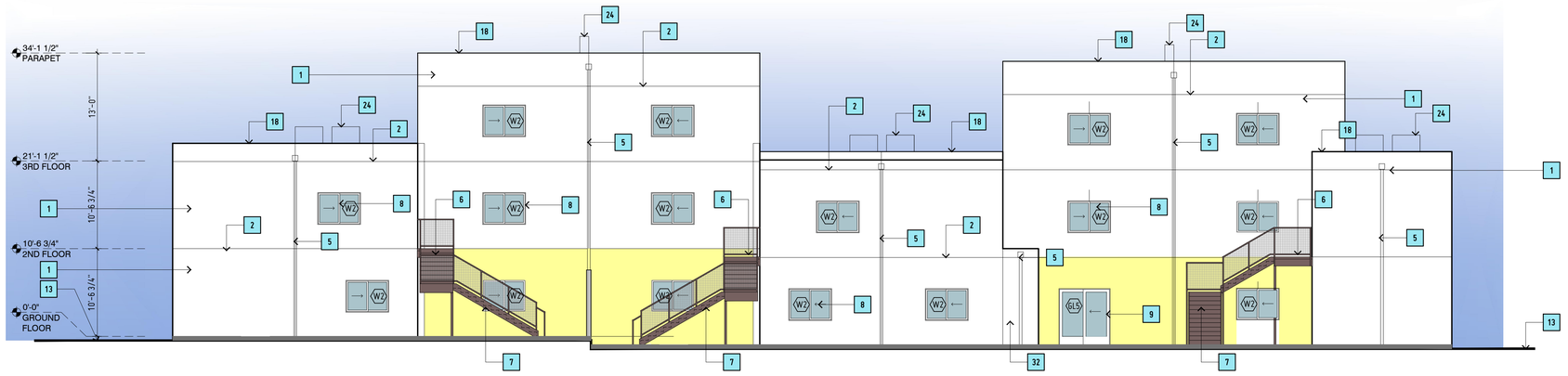
3 | BLDG A1 - EAST ELEVATION

AA_201 SCALE : 1/8" = 1'-0"



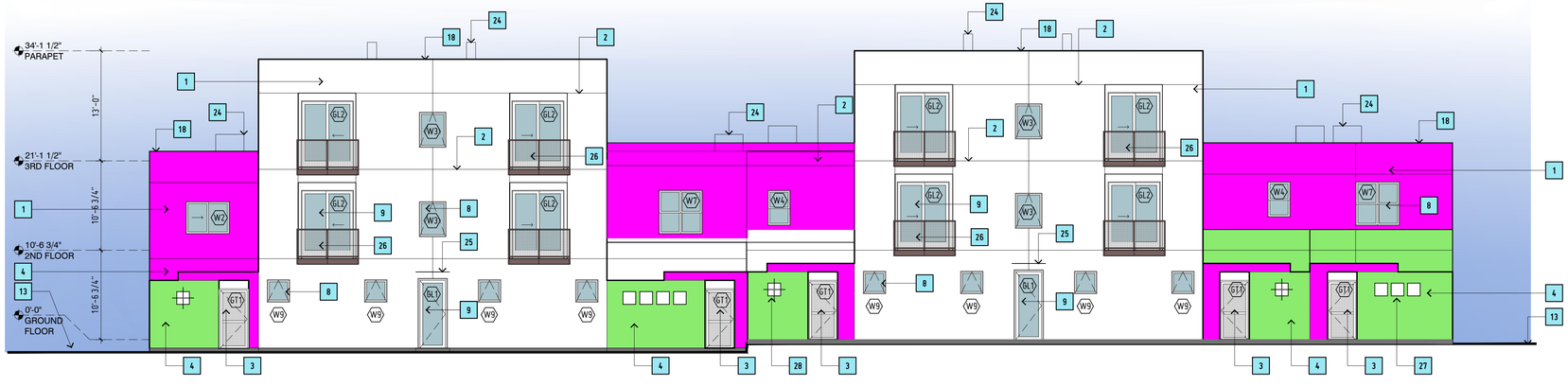
4 | BLDG A1 - WEST ELEVATION

AA_201 SCALE : 1/8" = 1'-0"



2 | BLDG A1 - NORTH ELEVATION

AA_201 SCALE : 1/8" = 1'-0"



1 | BLDG A1 - 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 MECHANICAL 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

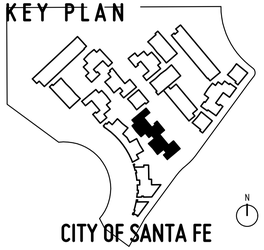
SHEET TITLE:
BLDG TYPE A
EXTERIOR ELEVATION

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. CITY OF SANTA FE, LAND DEVELOPMENT CODE, TABLE 14-8.7.2
COLOR OF PREDOMINANT EXTERIOR SURFACE MATERIAL . ALL BUILDINGS = 85% WHITE STUCCO AND 15% PASTEL STUCCO (GREEN, PINK AND YELLOW)
F. CITY OF SANTA FE, LAND DEVELOPMENT CODE, TABLE 14-8.7.2
EXTERIOR SURFACE TREATMENT . ALL BUILDINGS = 85% WHITE STUCCO
G. STUCCO COLORS - AS NOTED
STUCCO COLOR "SC1" - WHITE
STUCCO COLOR "SC2" - PINK
STUCCO COLOR "SC3" - GREEN
STUCCO COLOR "SC4" - YELLOW
STUCCO COLOR "SC5" - GAUNTLET GREY

STUCCO COLOR "SC1"- COLONIAL WHITE
STUCCO COLOR "SC2"- CALYPSO #SW6950
STUCCO COLOR "SC3"- FIERY FUSCIA #DEA101
STUCCO COLOR "SC4"- CHEERFUL #SW6903
STUCCO COLOR "SC5"- GAUNTLET GREY #SW7019

KEY PLAN



JURISDICTION: CITY OF SANTA FE
PROJECT NAME: ZORRO BLANCO
DRAWING TYPE: EXTERIOR ELEVATION
DRAWING DATE: 1 MAY 2025
SHEET NUMBER: AA_201

PLAZA CENTRAL, llc.
zorro.blanco.
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: 505.988.8686 email: tag@thomasgifford.com

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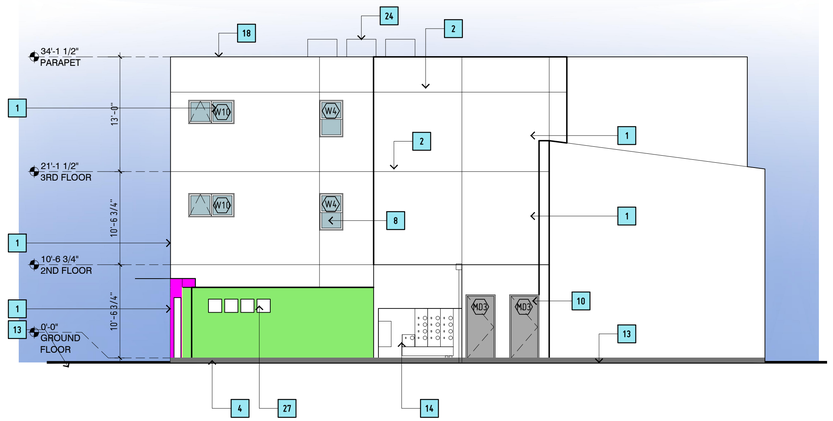
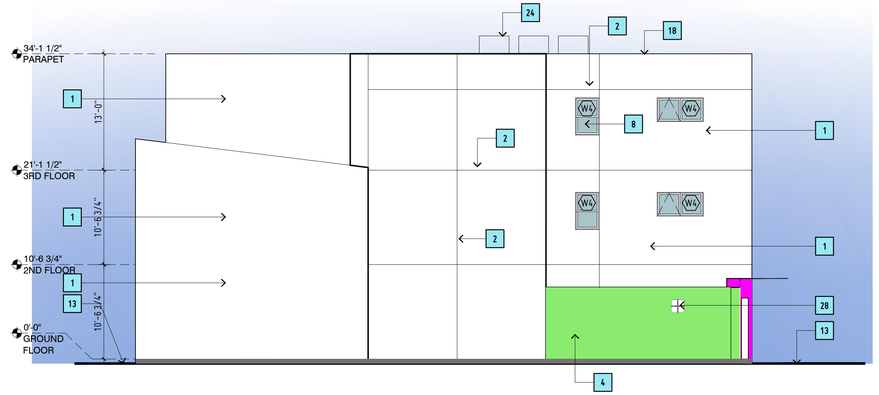
AA_201



3 | BLDG B - EAST ELEVATION

AB_201

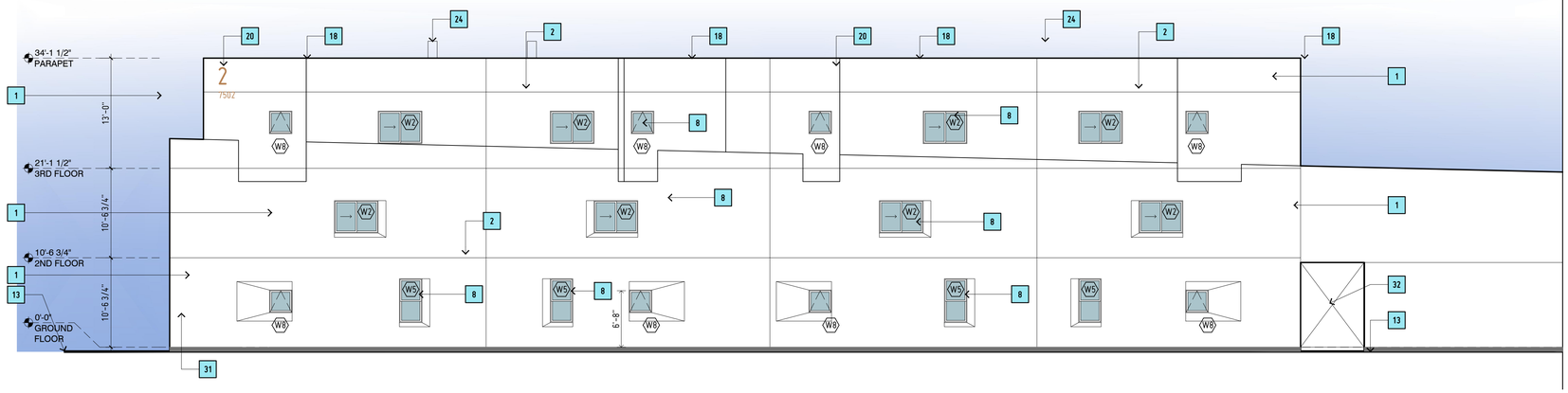
SCALE : 0.010277



4 | BLDG B - WEST ELEVATION

AB_201

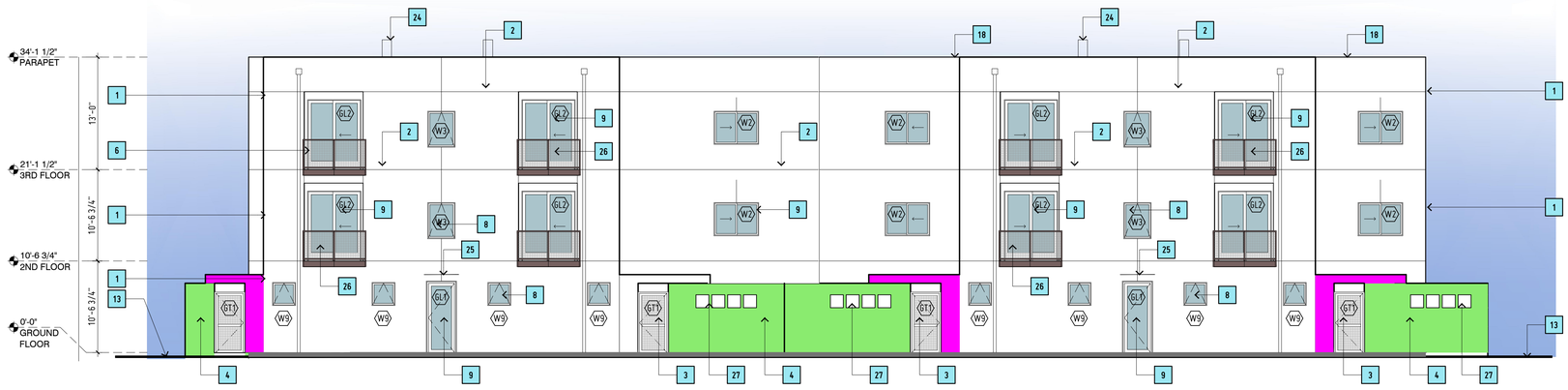
SCALE : 1/8" = 1'-0"



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

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:
BLDG TYPE B
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
E. CITY OF SANTA FE, LAND DEVELOPMENT CODE, TABLE 14-8.7.2 COLOR OF PREDOMINANT EXTERIOR SURFACE MATERIAL . ALL BUILDINGS = 85% WHITE STUCCO AND 15% PASTEL STUCCO (GREEN, PINK AND YELLOW)
F. CITY OF SANTA FE, LAND DEVELOPMENT CODE, TABLE 14-8.7.2 EXTERIOR SURFACE TREATMENT . ALL BUILDINGS = 85% WHITE STUCCO
G. STUCCO COLORS - AS NOTED
STUCCO COLOR "SC1" - WHITE
STUCCO COLOR "SC2" - PINK
STUCCO COLOR "SC3" - GREEN
STUCCO COLOR "SC4" - YELLOW
STUCCO COLOR "SC5" - GAUNTLET GREY

STUCCO COLOR "SC1"- COLONIAL WHITE

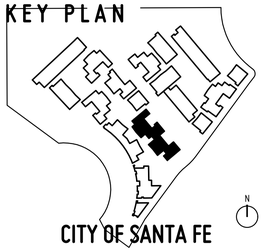
STUCCO COLOR "SC2"- CALYPSO #SW6950

STUCCO COLOR "SC3"- FIERY FUSCIA #0EA101

STUCCO COLOR "SC4"- CHEERFUL #SW6903

STUCCO COLOR "SC5"- GAUNTLET GREY #SW7019

KEY PLAN



JURISDICTION: CITY OF SANTA FE
PROJECT NAME: ZORRO BLANCO
DRAWING TYPE: EXTERIOR ELEVATION
DRAWING DATE: 1 MAY 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 505.660.5888 email tom@thomasgiffordarch.com

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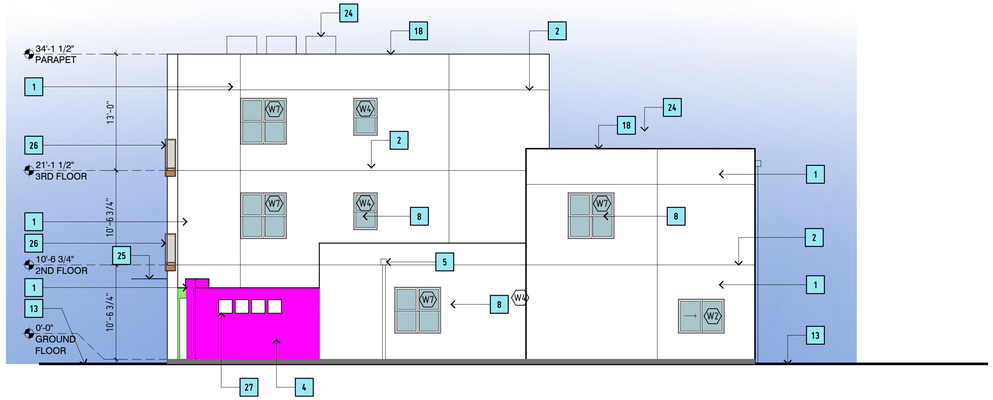
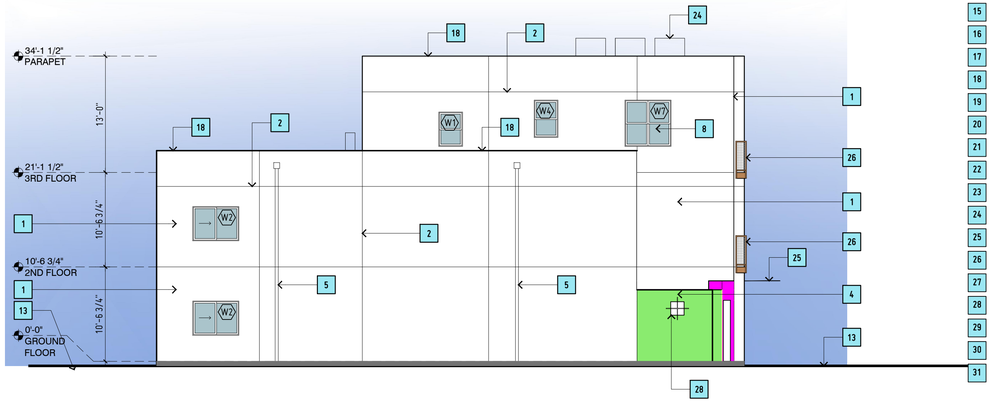
AB_201



3 | BLDG C - EAST ELEVATION

AC_201

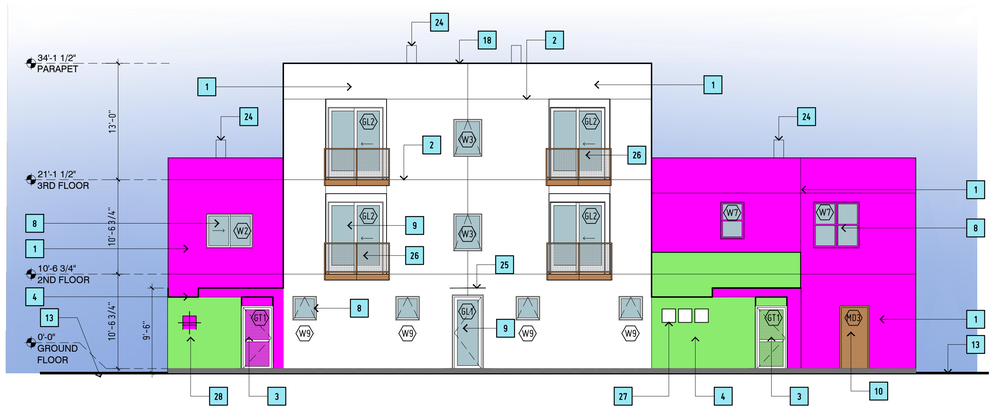
SCALE : 1/8" = 1'-0"



4 | BLDG C - WEST ELEVATION

AC_201

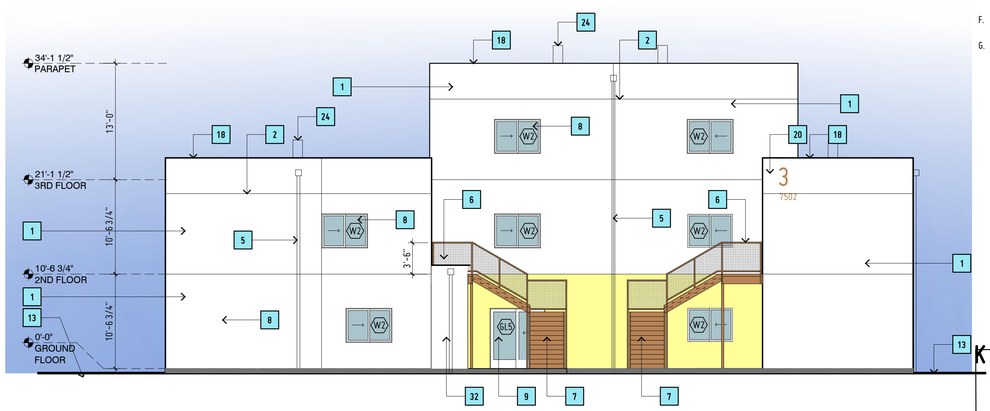
SCALE : 1/8" = 1'-0"



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
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 MECHANICAL 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: REVISION:
10 OCTOBER 2024
13 FEBRUARY 2025
7 MARCH 2025
1 MAY 2025

SHEET TITLE:

BLDG TYPE C
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
E. CITY OF SANTA FE, LAND DEVELOPMENT CODE, TABLE 14-8.7.2
COLOR OF PREDOMINANT EXTERIOR SURFACE MATERIAL . ALL BUILDINGS = 85% WHITE STUCCO AND 15% PASTEL STUCCO (GREEN, PINK AND YELLOW)
F. CITY OF SANTA FE, LAND DEVELOPMENT CODE, TABLE 14-8.7.2
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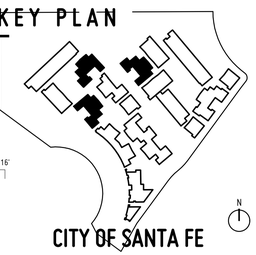
- STUCCO COLOR "SC1"- COLONIAL WHITE
- STUCCO COLOR "SC2"- CALYPSO #SW6950
- STUCCO COLOR "SC3"- FIERY FUSCIA #0EA101
- STUCCO COLOR "SC4"- CHEERFUL #SW6903
- STUCCO COLOR "SC5"- GAUNTLET GREY #SW7019

KEY PLAN



0 8' 16'
1/8"=1'-0"

JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	ZORRO BLANCO
DRAWING TYPE:	EXTERIOR ELEVATION
DRAWING DATE:	1 MAY 2025
SHEET NUMBER:	AC_201

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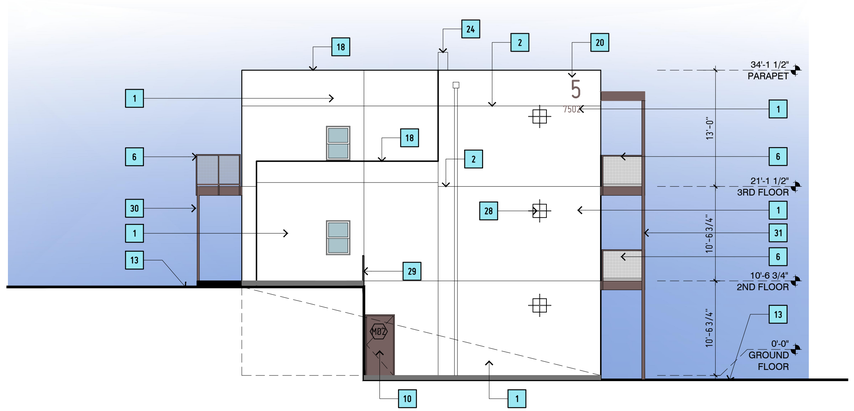
PLAZA CENTRAL
zorro blanco
7205 PLAZA CENTRAL. SANTA FE. NEW MEXICO 87508
ARCHITECT
THOMAS GIFFORD ARCHITECT
ARCHITECTURE BRAND DESIGN
1705 Paseo de Peralta, Santa Fe, New Mexico 87501
t: 505.988.8868 email: tom@thomasgifford.com

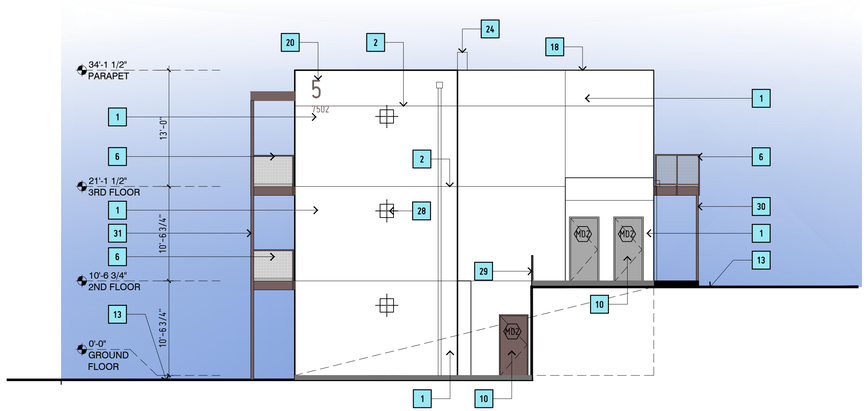
AC_201



3 | BLDG D - EAST ELEVATION

AD_201

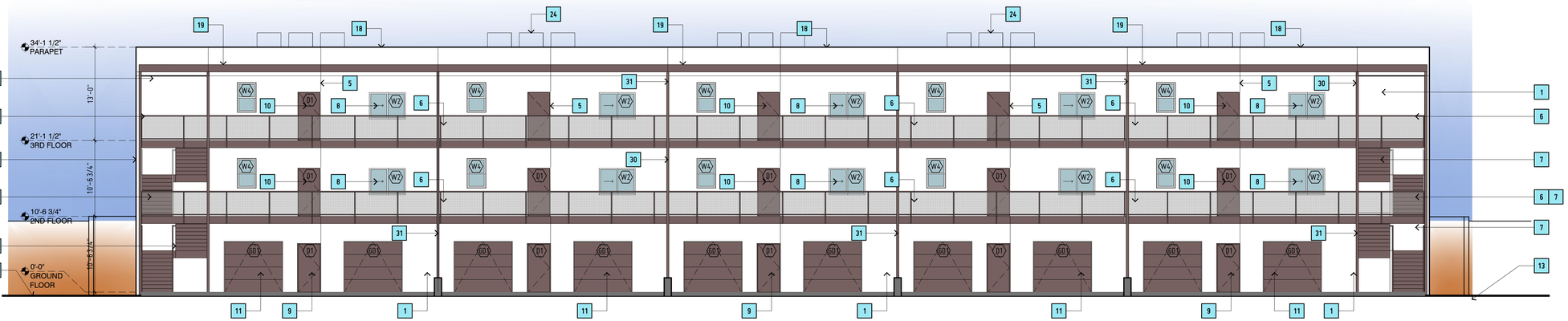
SCALE : 1/8" = 1'-0"



4 | BLDG D - WEST ELEVATION

AD_201

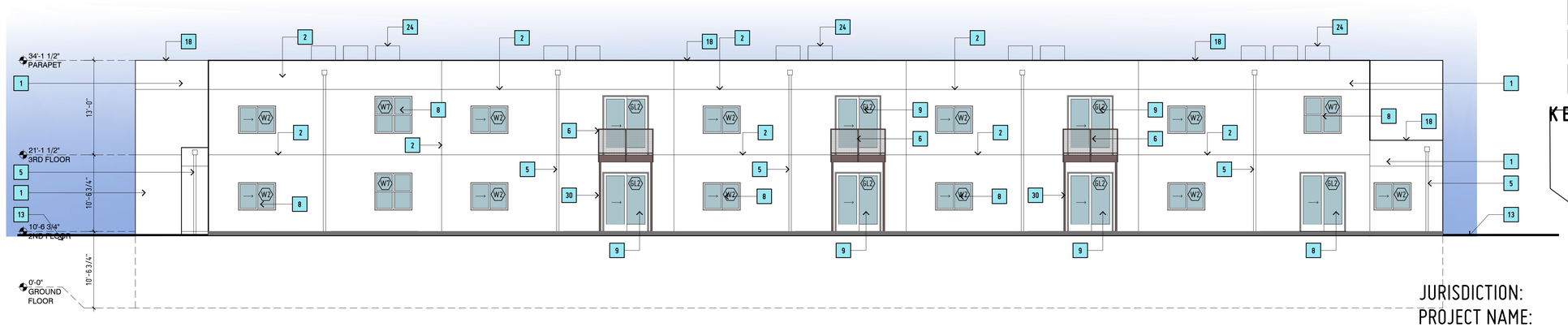
SCALE : 1/8" = 1'-0"



2 | BLDG D - NORTH ELEVATION

AD_201

SCALE : 1/8" = 1'-0"



1 | BLDG D - SOUTH ELEVATION

AD_201

SCALE : 1/8" = 1'-0"

0 8' 16'

1/8"=1'-0"

ELEVATION KEY NOTES

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2. STUCCO CONTROL JOINT
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32. F.D.C W/ SIGNAGE

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STUCCO COLOR "SC1"- COLONIAL WHITE

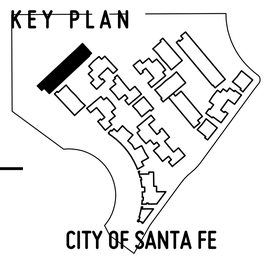
STUCCO COLOR "SC2"- CALYPSO #SW6950

STUCCO COLOR "SC3"- FIERY FUSCIA #0EA101

STUCCO COLOR "SC4"- CHEERFUL #SW6903

STUCCO COLOR "SC5"- GAUNTLET GREY #SW7019

KEY PLAN



JURISDICTION: CITY OF SANTA FE
PROJECT NAME: ZORRO BLANCO
DRAWING TYPE: EXTERIOR ELEVATION
DRAWING DATE: 1 MAY 2025
SHEET NUMBER: AD_201

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

SHEET TITLE: BLDG TYPE D EXTERIOR ELEVATIONS

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THOMAS GIFFORD ARCHITECT
ARCHITECTURE + URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.988.3068 email TMG@THOMASGIFFORD.COM

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

AD_201

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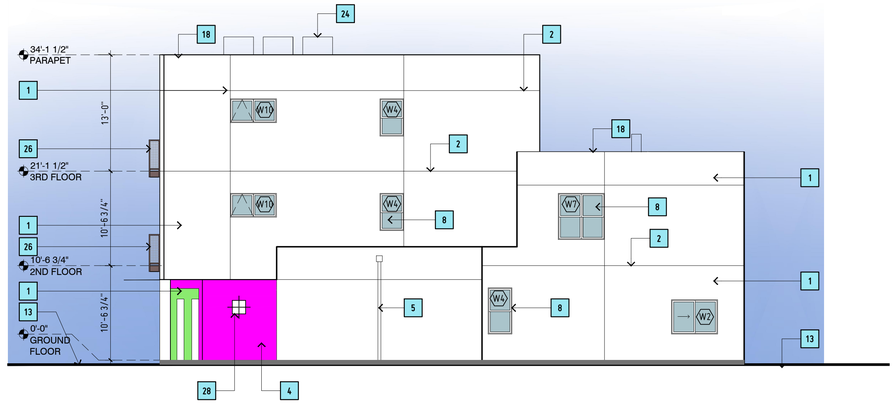
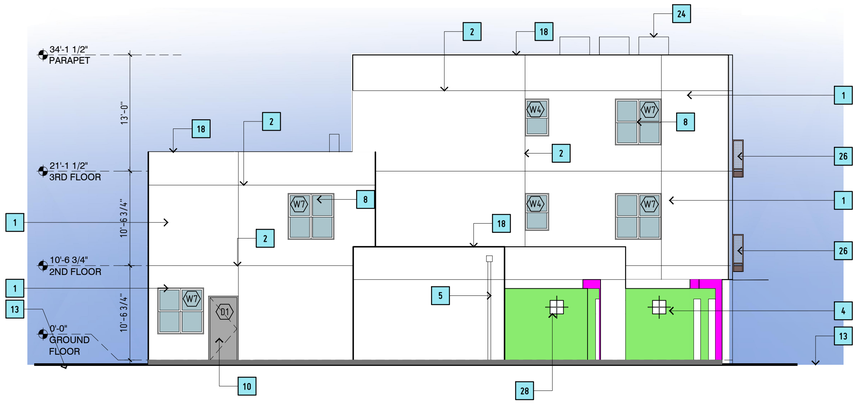


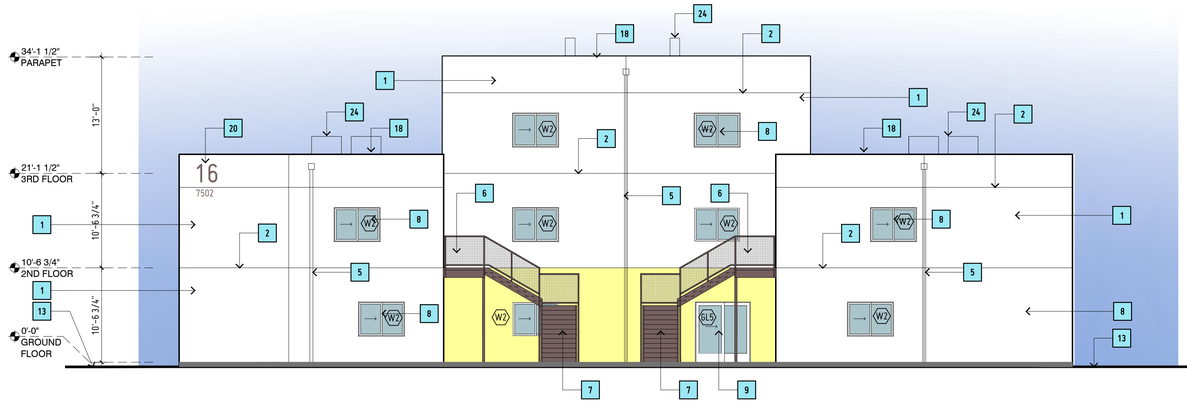
3 | BLDG TYPE E EAST ELEVATION

AE_201 SCALE : 1/8" = 1'-0"



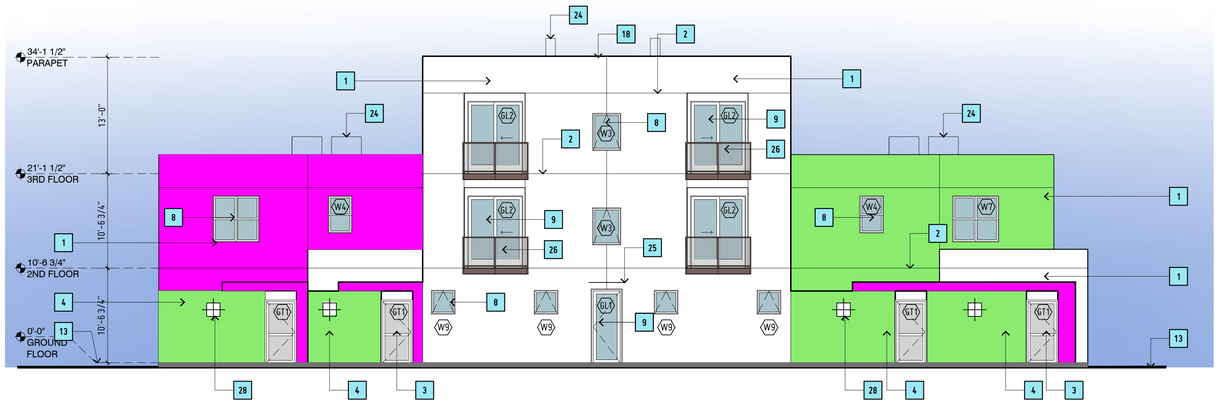
4 | BLDG TYPE E WEST ELEVATION

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"

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
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9	DOOR, FULL LITE GLASS, COLOR-WHITE
10	DOOR, METAL, PAINT
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13	FINISH GRADE, SEE CIVIL PLANS FOR ELEVATIONS
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STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004057
REGISTERED ARCHITECT
10.10.24

DATE: 10 OCTOBER 2024
REVISION: 13 FEBRUARY 2025
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1 MAY 2025

SHEET TITLE:
BLDG TYPE E EXTERIOR ELEVATIONS

ELEVATION NOTES

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B. REFER TO CIVIL PLANS FOR TOP OF SLAB ELEVATIONS
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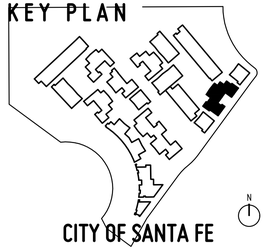
KEY PLAN



JURISDICTION: CITY OF SANTA FE
PROJECT NAME: ZORRO BLANCO
DRAWING TYPE: EXTERIOR ELEVATION
DRAWING DATE: 1 MAY 2025
SHEET NUMBER: AE_201

0 8' 16'
1/8"=1'-0"

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

THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1789 Paseo de Peralta, Santa Fe, New Mexico 87501
Tel. 505.438.3888 email:tom@thomasgiffordarchitect.com

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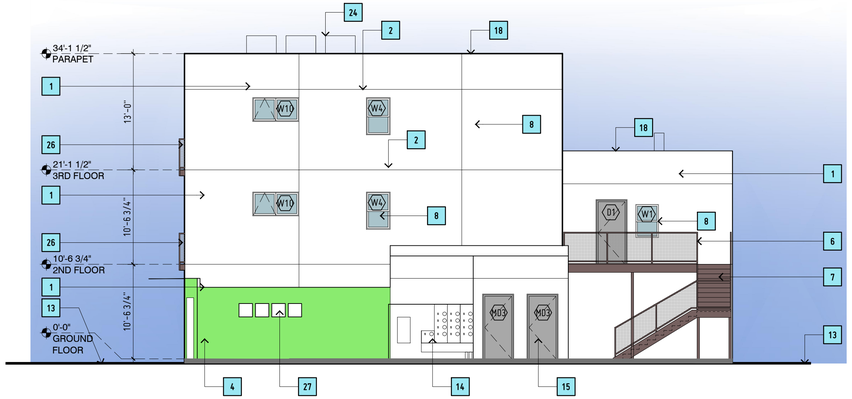
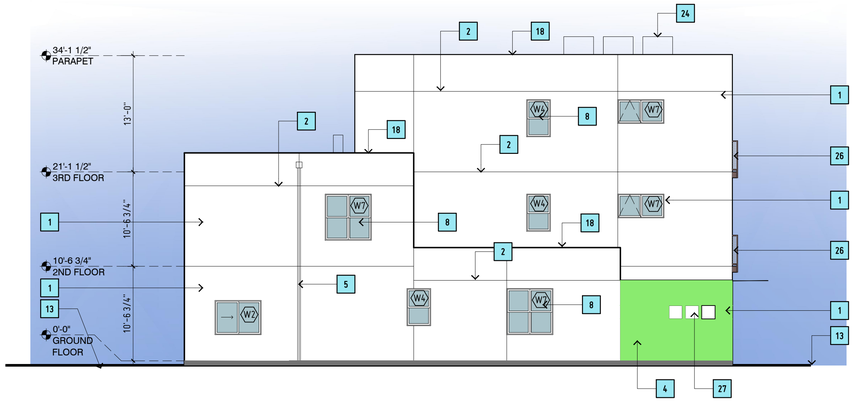
AE_201



3 | BLDG F - EAST ELEVATION

AF_201

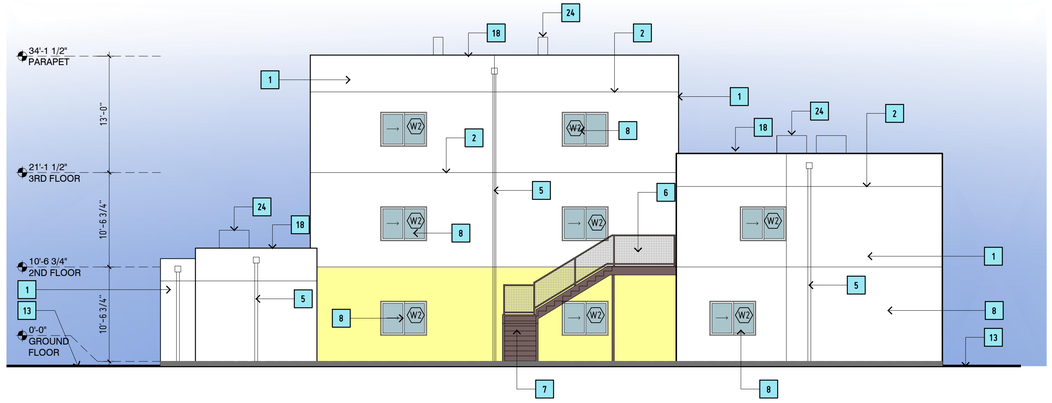
SCALE : 1/8" = 1'-0"



4 | BLDG F - WEST ELEVATION

AF_201

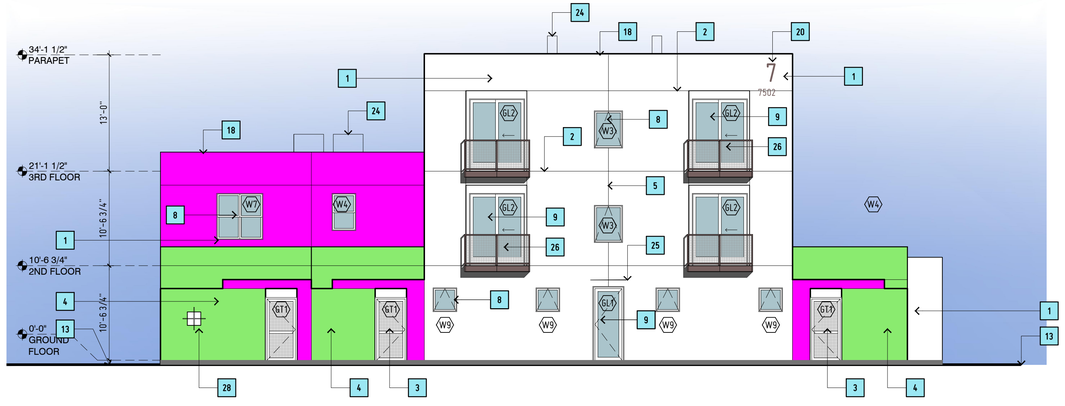
SCALE : 1/8" = 1'-0"



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

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5 CONDUCTOR BOX AND DOWNSPOUT, METAL
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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

SHEET TITLE:
BLDG TYPE F 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
E. CITY OF SANTA FE, LAND DEVELOPMENT CODE, TABLE 14-8.7.2
COLOR OF PREDOMINANT EXTERIOR SURFACE MATERIAL . ALL BUILDINGS = 85% WHITE STUCCO AND 15% PASTEL STUCCO (GREEN, PINK AND YELLOW)
F. CITY OF SANTA FE, LAND DEVELOPMENT CODE, TABLE 14-8.7.2
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G. STUCCO COLORS - AS NOTED
STUCCO COLOR "SC1" - WHITE
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STUCCO COLOR "SC5" - GAUNTLET GREY

STUCCO COLOR "SC1"- COLONIAL WHITE

STUCCO COLOR "SC2"- CALYPSO #SW6950

STUCCO COLOR "SC3"- FIERY FUSCIA #DEA101

STUCCO COLOR "SC4"- CHEERFUL #SW6903

STUCCO COLOR "SC5"- GAUNTLET GREY #SW7019

KEY PLAN

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: ZORRO BLANCO
DRAWING TYPE: EXTERIOR ELEVATION
DRAWING DATE: 13 FEBRUARY 2025
SHEET NUMBER: AF_201

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: 505.988.8686 email: tag@thomasgiffordarch.com

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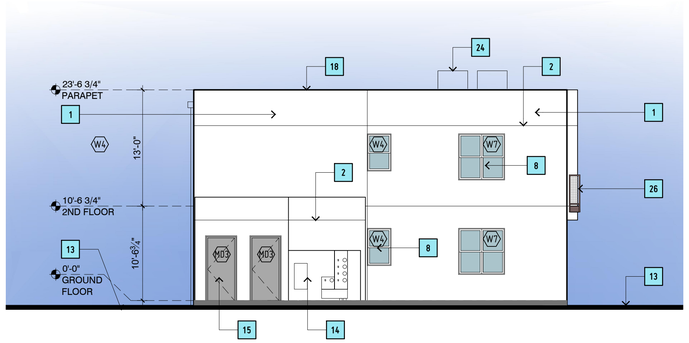
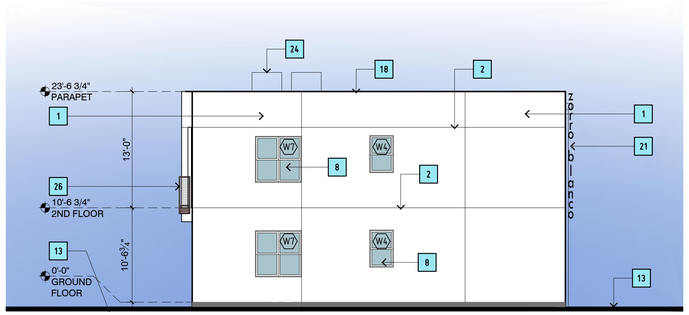


4 | BLDG G - ELEVATION

AG_201 SCALE: 1/8" = 1'-0"



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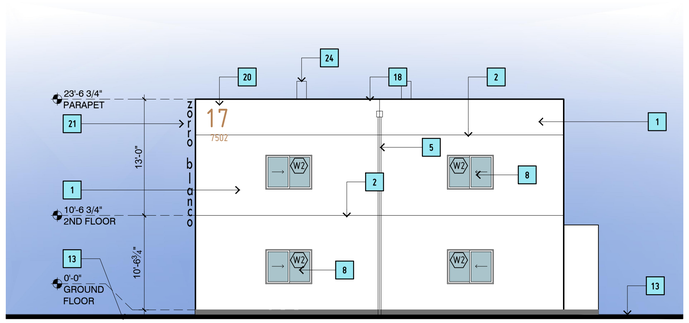
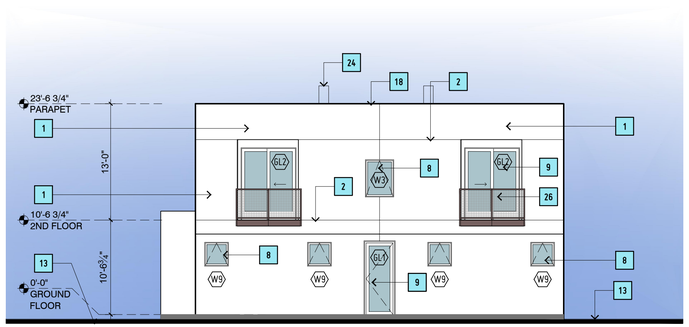
AG_201 SCALE: 1/8" = 1'-0"



2 | BLDG G - ELEVATION

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 Allowances

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	15	
	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			205	
TOTAL POINTS Required by Zoning District C-1			205	

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
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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
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23 BUSINESS IDENTIFICATION SIGNAGE, " TO BE DETERMINED" LED LIGHTING (1) SIDED, 46 SQ. FT TOTAL
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29 42" TALL GUARDRAIL, PRIME AND PAINT
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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

SHEET TITLE:
BLDG TYPE G
EXTERIOR ELEVATIONS

ELEVATION NOTES

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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"- COLONIAL WHITE
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STUCCO COLOR "SC3"- FIERY FUSCIA #0EA101
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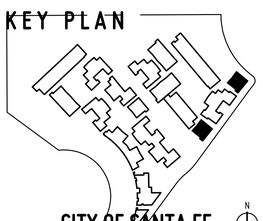
STUCCO COLOR "SC5"- GAUNTLET GREY #SW7019

KEY PLAN



JURISDICTION: CITY OF SANTA FE
PROJECT NAME: ZORRO BLANCO
DRAWING TYPE: EXTERIOR ELEVATION
DRAWING DATE: 1 MAY 2025
SHEET NUMBER: AG_201

PLAZA CENTRAL
zorro blanco, llc
7205 PLAZA CENTRAL. SANTA FE. NEW MEXICO 87508
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1705 Paseo de Peralta, Santa Fe, New Mexico 87501
t: 505.820.3008 email: tom@thomasgiffordarch.com

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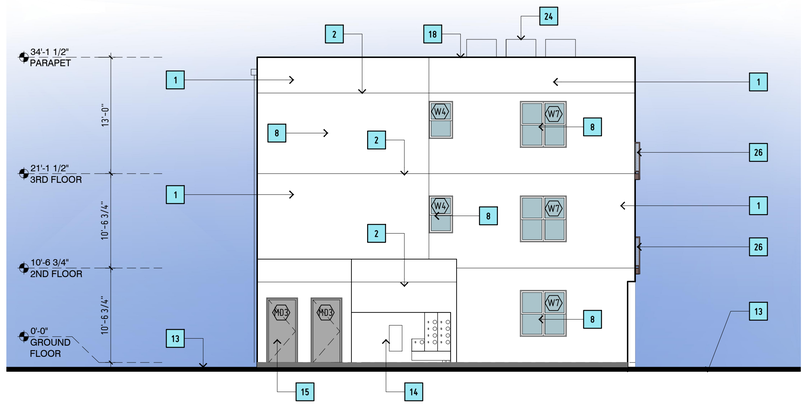
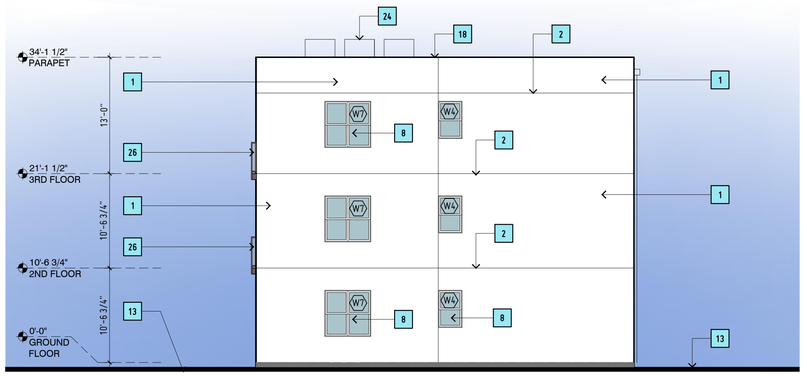
AG_201



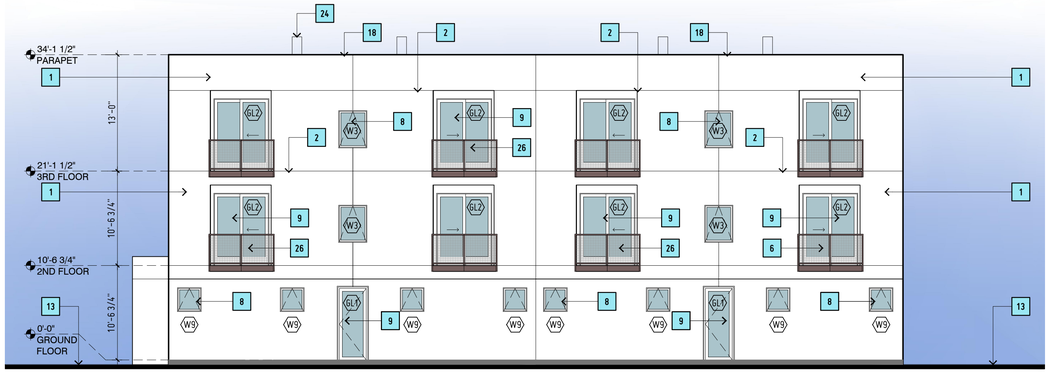
3 | BLDG H - EAST ELEVATION

AH_201 SCALE : 1/8" = 1'-0"



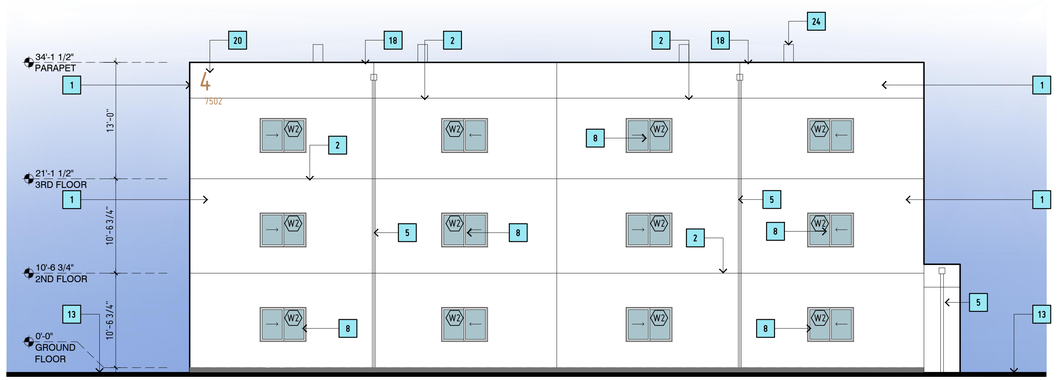
4 | BLDG H- WEST ELEVATION

AH_201 SCALE : 1/8" = 1'-0"



2 | BLDG H - NORTH ELEVATION

AH_201 SCALE : 1/8" = 1'-0"



1 | BLDG H - SOUTH ELEVATION

AH_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
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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
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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:	REVISION:
10 OCTOBER 2024	
13 FEBRUARY 2025	
7 MARCH 2025	
1 MAY 2025	

SHEET TITLE:
BLDG TYPE H
EXTERIOR ELEVATIONS

ELEVATION NOTES

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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
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STUCCO COLOR "SC1"- COLONIAL WHITE

STUCCO COLOR "SC2"- CALYPSO #SW6950

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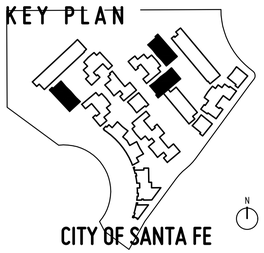
STUCCO COLOR "SC4"- CHEERFUL #SW6903

STUCCO COLOR "SC5"- GAUNTLET GREY #SW7019

KEY PLAN



JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	ZORRO BLANCO
DRAWING TYPE:	EXTERIOR ELEVATION
DRAWING DATE:	1 MAY 2025
SHEET NUMBER:	AH_201

0 8' 16'
1/8"=1'-0"

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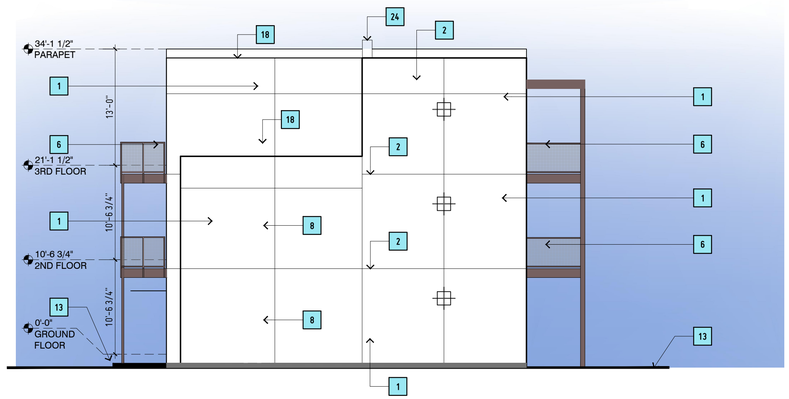
PLAZA CENTRAL
zorro blanco, llc
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
ARCHITECT
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1789 Paseo de Peralta, Santa Fe, New Mexico 87504
tel 505.660.5889 email tom@thomasgiffordarch.com

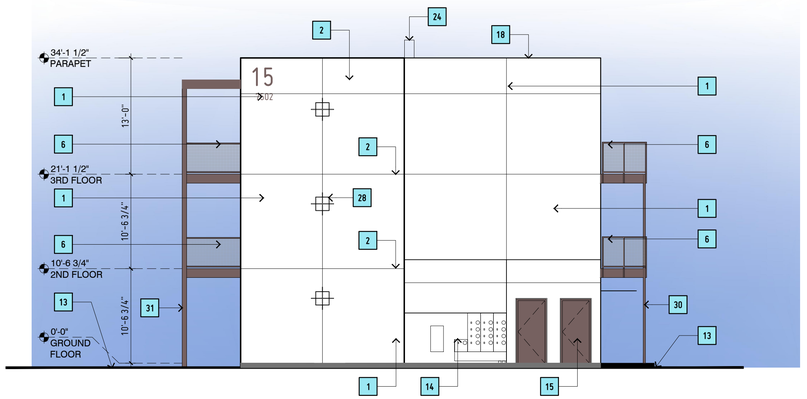
AH_201



3 | BLDG I - EAST ELEVATION

A1_201

SCALE: 1/8" = 1'-0"



4 | BLDG I - WEST ELEVATION

A1_201

SCALE: 1/8" = 1'-0"

2 | BLDG I - NORTH ELEVATION

A1_201

SCALE: 1/8" = 1'-0"

1 | BLDG I - SOUTH ELEVATION

A1_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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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. CITY OF SANTA FE, LAND DEVELOPMENT CODE, TABLE 14-8.7.2
COLOR OF PREDOMINANT EXTERIOR SURFACE MATERIAL. ALL BUILDINGS = 85% WHITE STUCCO AND 15% PASTEL STUCCO (GREEN, PINK AND YELLOW)
F. CITY OF SANTA FE, LAND DEVELOPMENT CODE, TABLE 14-8.7.2
EXTERIOR SURFACE TREATMENT. ALL BUILDINGS = 85% WHITE STUCCO
G. STUCCO COLORS - AS NOTED
STUCCO COLOR "SC1" - WHITE
STUCCO COLOR "SC2" - PINK
STUCCO COLOR "SC3" - GREEN
STUCCO COLOR "SC4" - YELLOW
STUCCO COLOR "SC5" - GAUNTLET GREY

STUCCO COLOR "SC1"- COLONIAL WHITE

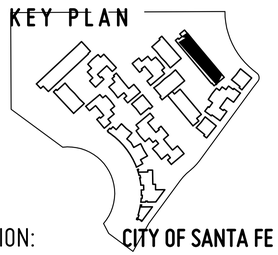
STUCCO COLOR "SC2"- CALYPSO #SW6950

STUCCO COLOR "SC3"- FIERY FUSCIA #0EA101

STUCCO COLOR "SC4"- CHEERFUL #SW6903

STUCCO COLOR "SC5"- GAUNTLET GREY #SW7019

KEY PLAN



JURISDICTION: CITY OF SANTA FE
PROJECT NAME: ZORRO BLANCO
DRAWING TYPE: EXTERIOR ELEVATION
DRAWING DATE: 1 MAY 2025
SHEET NUMBER: AI_201

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:
BLDG TYPE I EXTERIOR ELEVATIONS

PLAZA CENTRAL, LLC
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: TAG@thomasGIFFORD.COM

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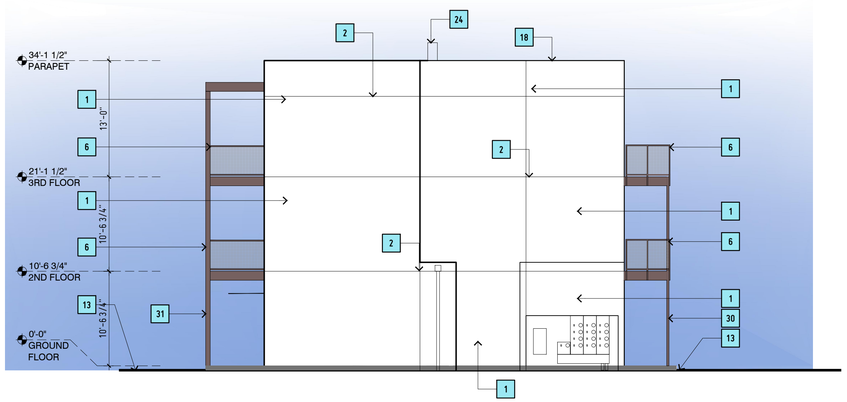
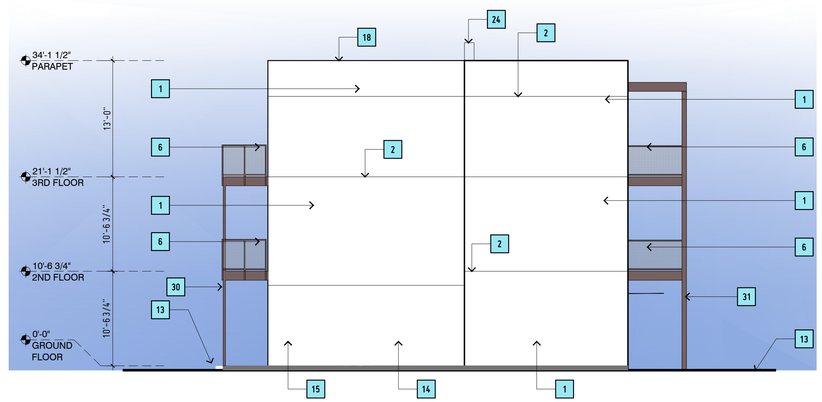


3 | BLDG J - EAST ELEVATION

AJ_201

SCALE : 1/8" = 1'-0"



4 | BLDG J - WEST ELEVATION

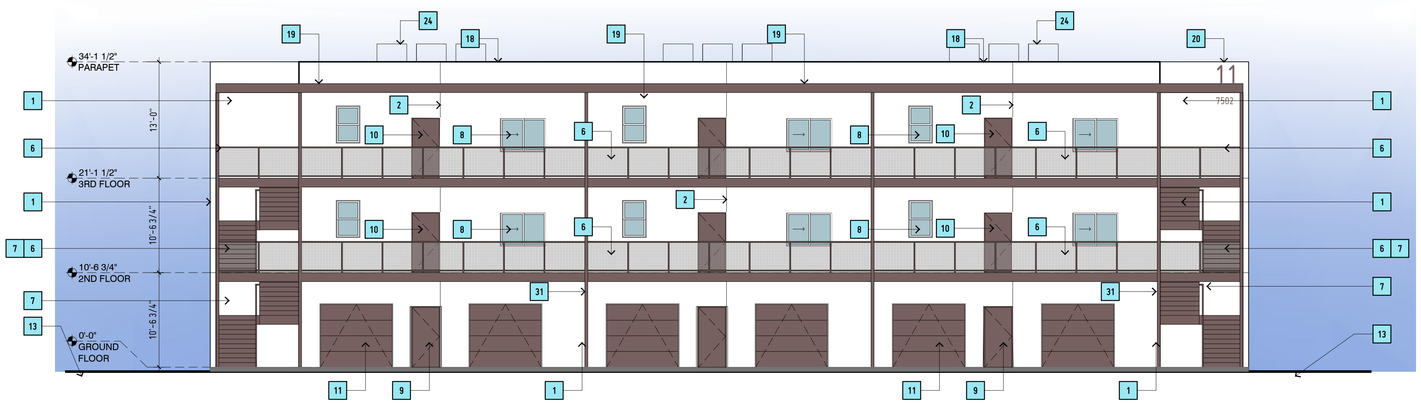
AJ_201

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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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
REVISION: 13 FEBRUARY 2025
7 MARCH 2025
1 MAY 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
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STUCCO COLOR "SC5" - GAUNTLET GREY

STUCCO COLOR "SC1"- COLONIAL WHITE

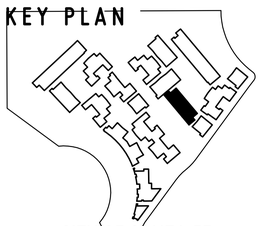
STUCCO COLOR "SC2"- CALYPSO #SW6950

STUCCO COLOR "SC3"- FIERY FUSCIA #0EA101

STUCCO COLOR "SC4"- CHEERFUL #SW6903

STUCCO COLOR "SC5"- GAUNTLET GREY #SW7019

KEY PLAN



JURISDICTION: CITY OF SANTA FE
PROJECT NAME: ZORRO BLANCO
DRAWING TYPE: EXTERIOR ELEVATION
DRAWING DATE: 1 MAY 2025
SHEET NUMBER: AJ_201

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

THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
17701 Paseo de Peralta, Santa Fe, New Mexico 87501
Tel. 505.690.3586 Email THG@THOMASGIFFORD.COM

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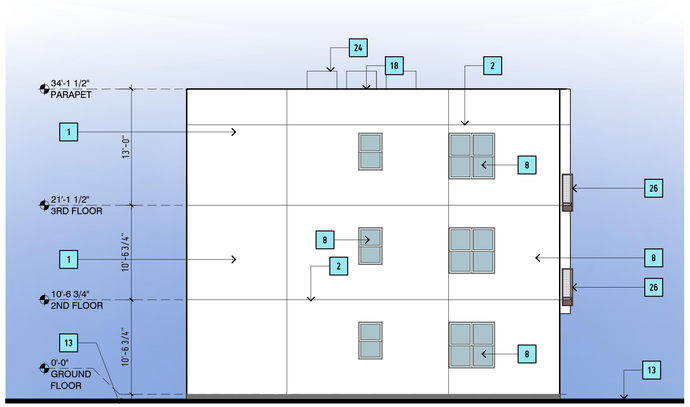
AJ_201



3 | BLDG TYPE K ELEVATION

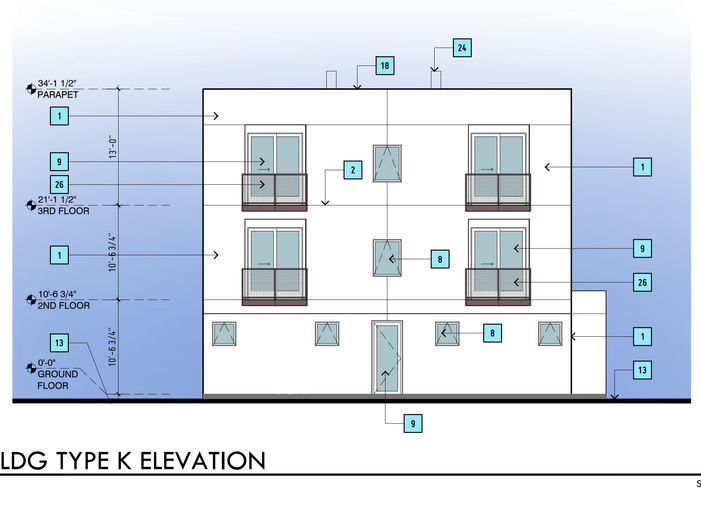
AK_201

SCALE: 1/8" = 1'-0"

1 | BLDG K SOUTH ELEVATION

AK_201

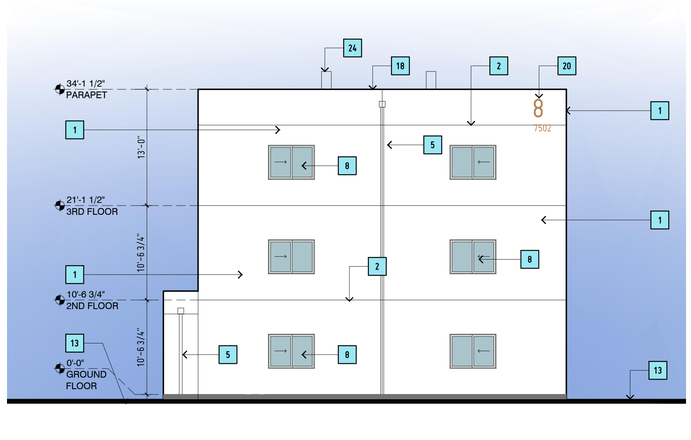
SCALE: 1/8" = 1'-0"



4 | BLDG TYPE K ELEVATION

AK_201

SCALE: 1/8" = 1'-0"



2 | BLDG K - NORTH ELEVATION

AK_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
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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 MECHANICAL 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. CITY OF SANTA FE, LAND DEVELOPMENT CODE, TABLE 14-8.7.2
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STUCCO COLOR "SC1"- COLONIAL WHITE

STUCCO COLOR "SC2"- CALYPSO #SW6950

STUCCO COLOR "SC3"- FIERY FUSCIA #0EA101

STUCCO COLOR "SC4"- CHEERFUL #SW6903

STUCCO COLOR "SC5"- GAUNTLET GREY #SW7019

KEY PLAN

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: ZORRO BLANCO
DRAWING TYPE: EXTERIOR ELEVATION
DRAWING DATE: 1 MAY 2025
SHEET NUMBER: AK_201

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

SHEET TITLE:
BUILDING TYPE K
EXTERIOR ELEVATIONS

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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 505.660.5889 email tom@thomasgiffordarch.com

AK_201

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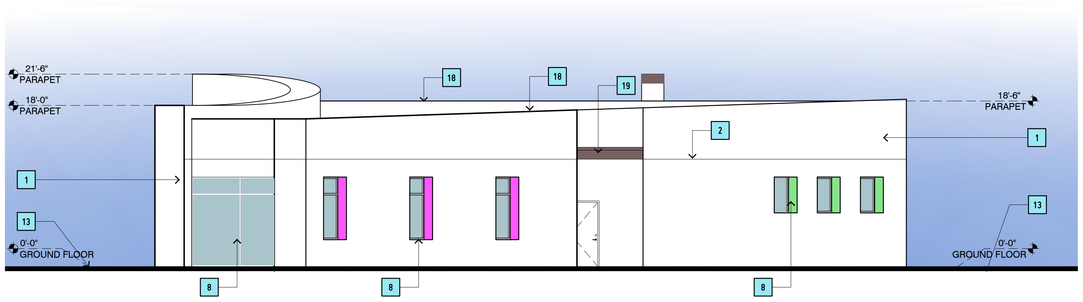
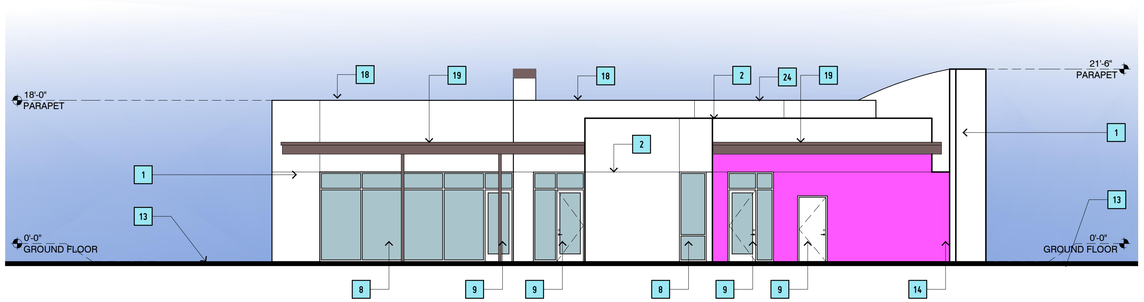


4 | BLDG L EAST ELEVATION

AL_201

SCALE : 1/8" = 1'-0"



3 | BLDG L NORTH ELEVATION

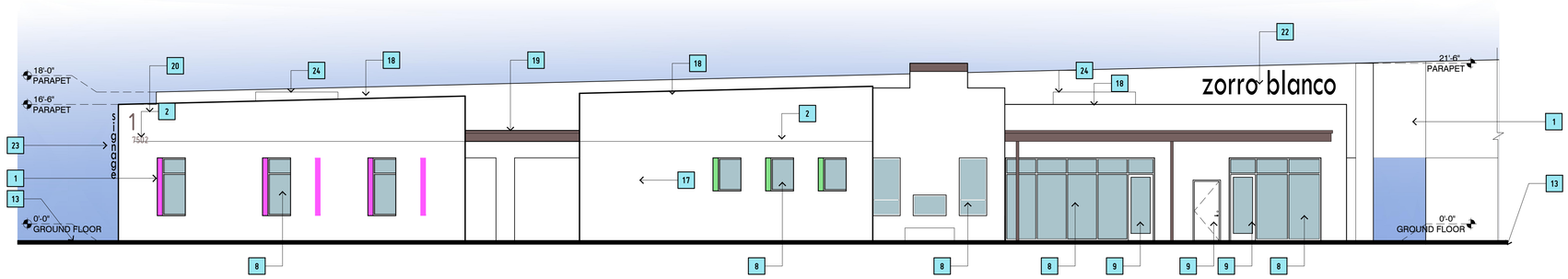
AL_201

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"

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
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STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004057
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10.10.24

DATE: REVISION:
10 OCTOBER 2024
13 FEBRUARY 2025
7 MARCH 2025
1 MAY 2025

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
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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KEY PLAN

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: ZORRO BLANCO
DRAWING TYPE: EXTERIOR ELEVATION
DRAWING DATE: 1 MAY 2025
SHEET NUMBER: AL_201

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

ARCHITECT
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1705 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.820.3068 email tom@thomasgiffordarch.com

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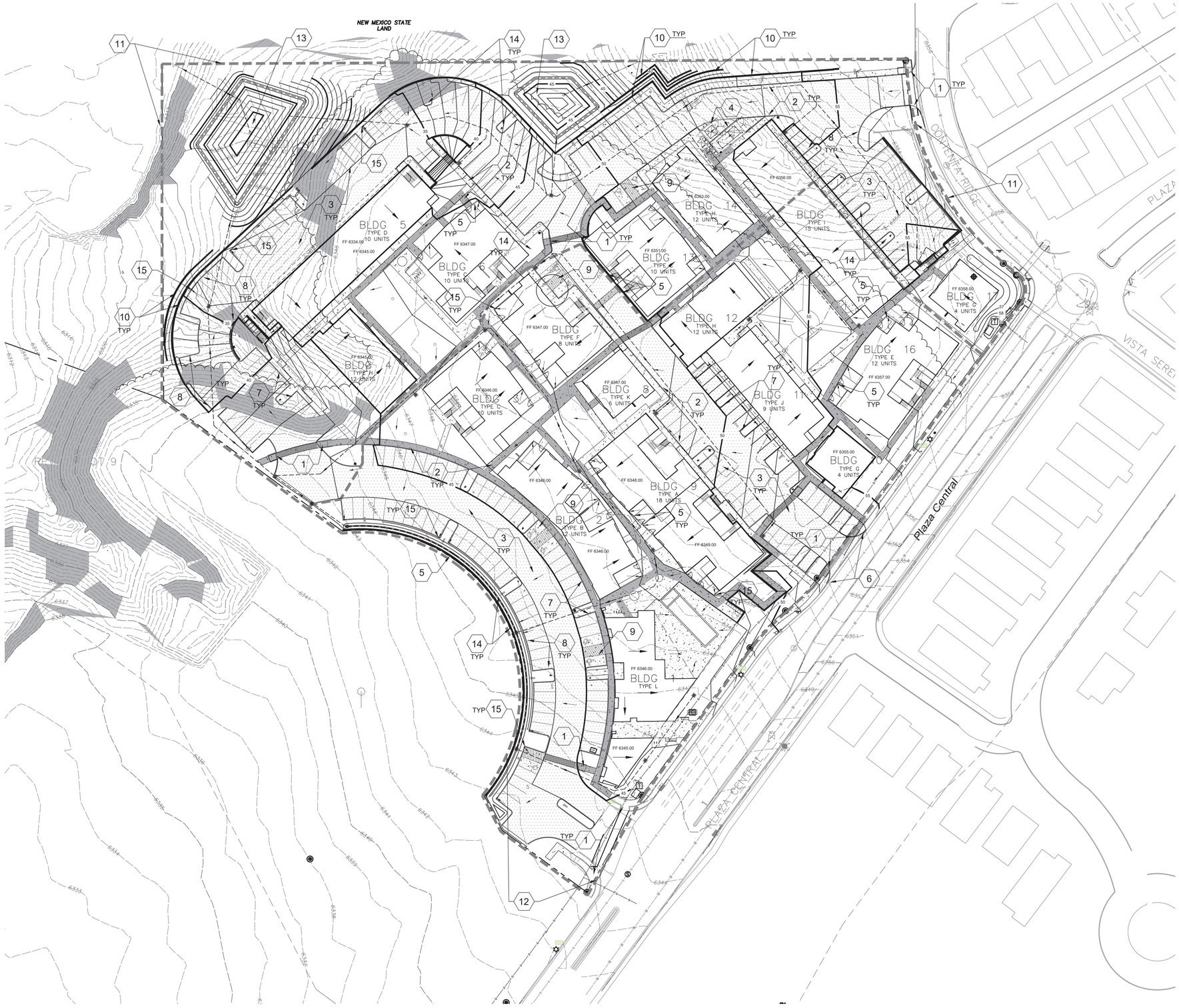
AL_201



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 GUNNISON'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
Civil ▪ Structural ▪ Mechanical ▪ Plumbing ▪ Electrical
8102 Menaul Blvd. NE, Suite D, Albuquerque, NM 87110
tele: 505.255.7802 Proj. No.: 24-025 www.abqeng.com

THOMAS GIFFORD ARCHITECT
ARCHITECTURE + URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel: 505.690.3588 email: TOM@THOMASGIFFORD.COM ▪ thomas gifford architect, llc 2023

PLAZA CENTRAL II, C
2205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

JAMES ALEXANDER GRAY
NEW MEXICO
15558
REGISTERED PROFESSIONAL ENGINEER
05/12/25

DATE: 12 MAY 2025
REVISION: 1 COSF(COMMENTS)7/2/25

SHEET TITLE:
Civil Site Plan

C-100

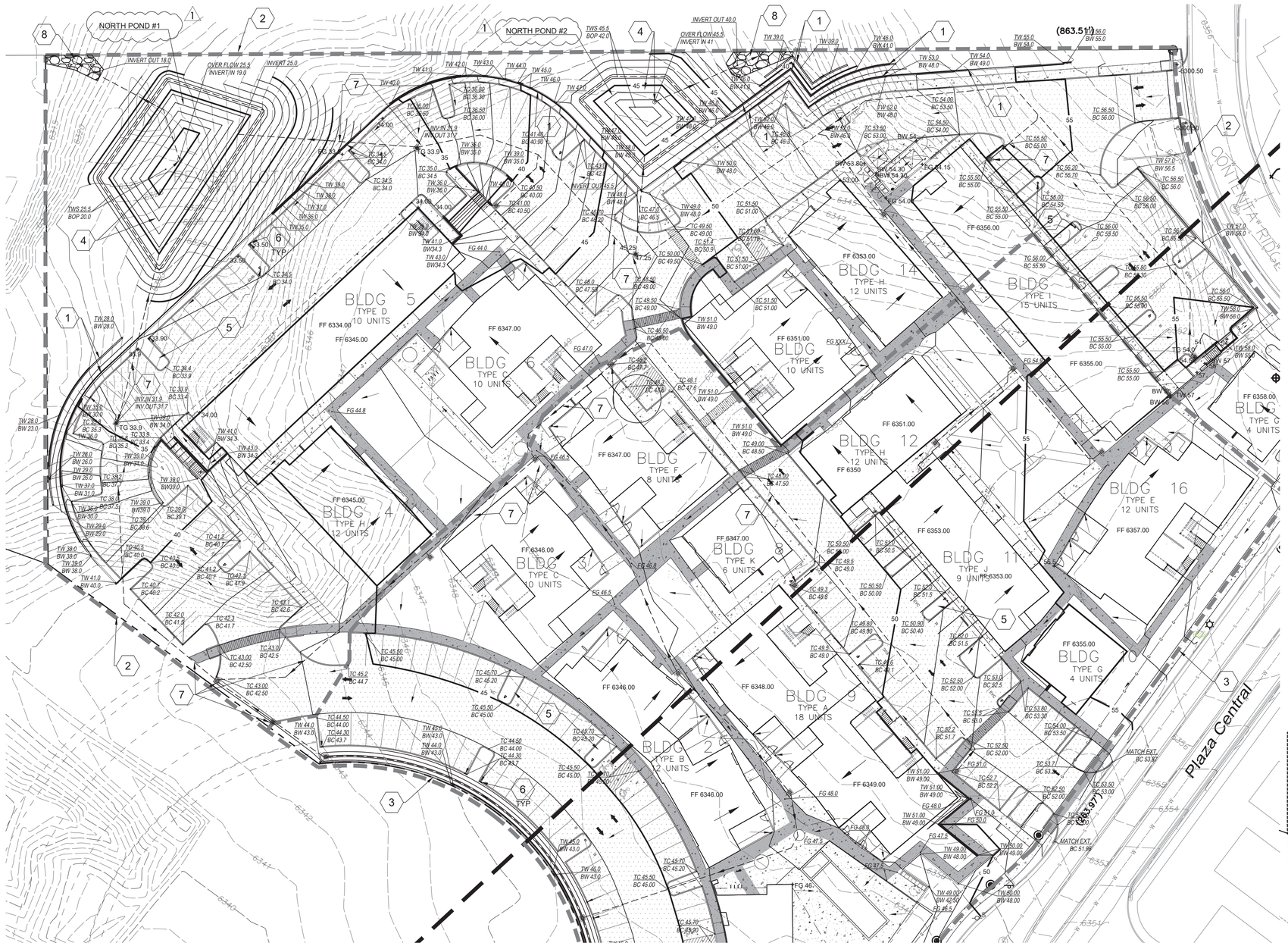
DRAINAGE NARRATIVE

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) 275.11 / total(4 3.451		79.72
					USE	80

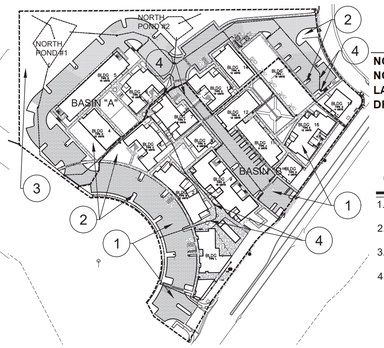
DEVELOPED RUNOFF

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) 315.59 / total(4 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'

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8102 Menaul Blvd. NE, Suite D, Albuquerque, NM 87110
tele: 505.255.7802 Proj. No.: 24-025 www.abqeng.com

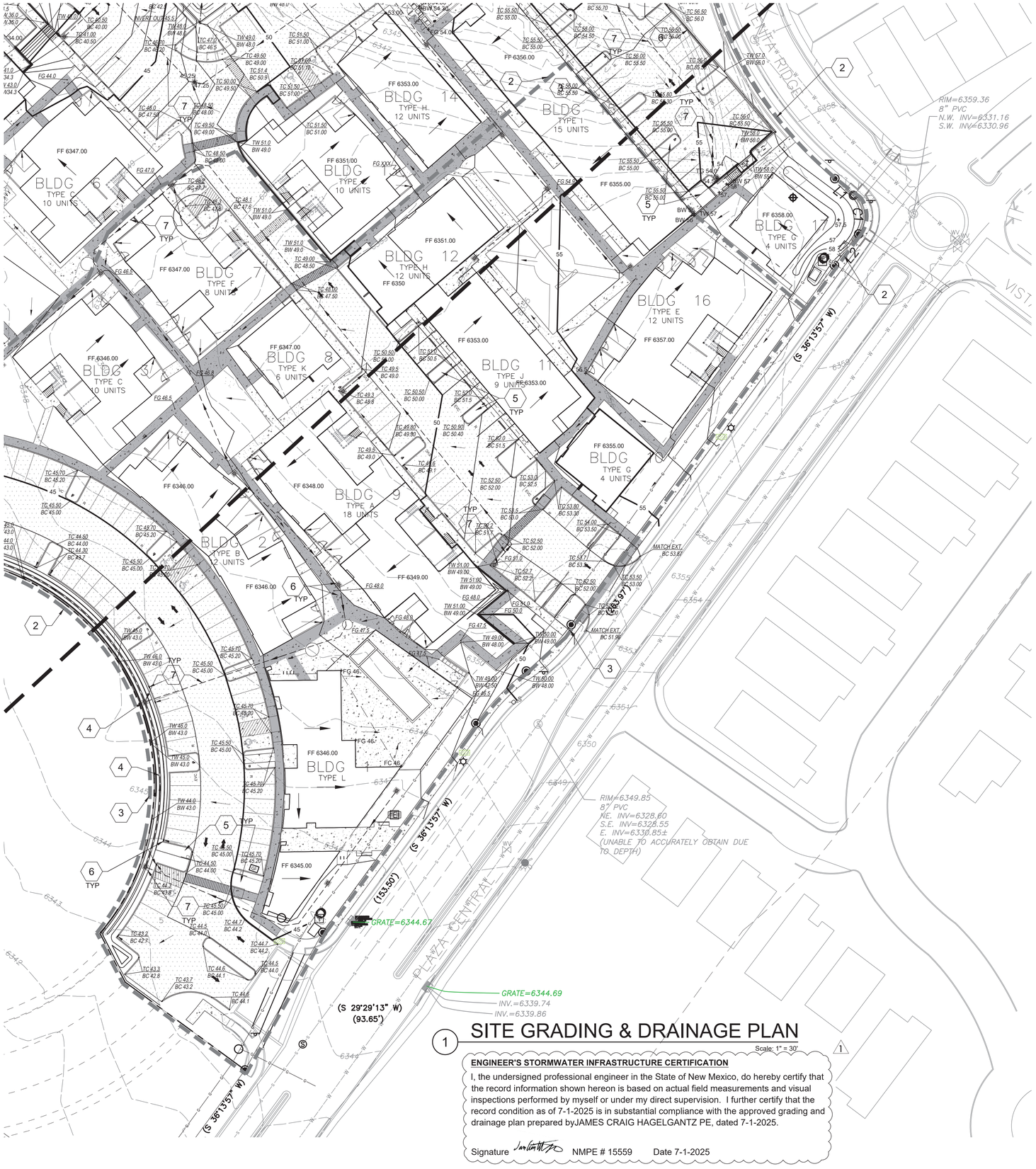
JAMES CRAIG HAGELGANTZ NEW MEXICO 15559 PROFESSIONAL ENGINEER
7/2/25

DATE: 12 MAY 2025
REVISION: 7/2/25 COSF(COMMENTS)

SHEET TITLE:
Grading & Drainage Plan Enlarged

PLAZA CENTRAL II, C
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
ARCHITECT
THOMAS GIFFORD URBAN ARCHITECT
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.3998 email TOM@TOMGIFFORD.COM ▪ thomas gifford architect, llc 2023

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
5	6342.00	12	1.0%	70	6338.35	6338.35
6	6343.00	12	1.0%	165	6337.65	6337.65
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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. 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	2.568	74.4%	251.66
LANDSCAPED AREA	B	NATURAL DESSERT LS	77	0.650	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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8102 Menaul Blvd. NE, Suite D, Albuquerque, NM 87110
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:

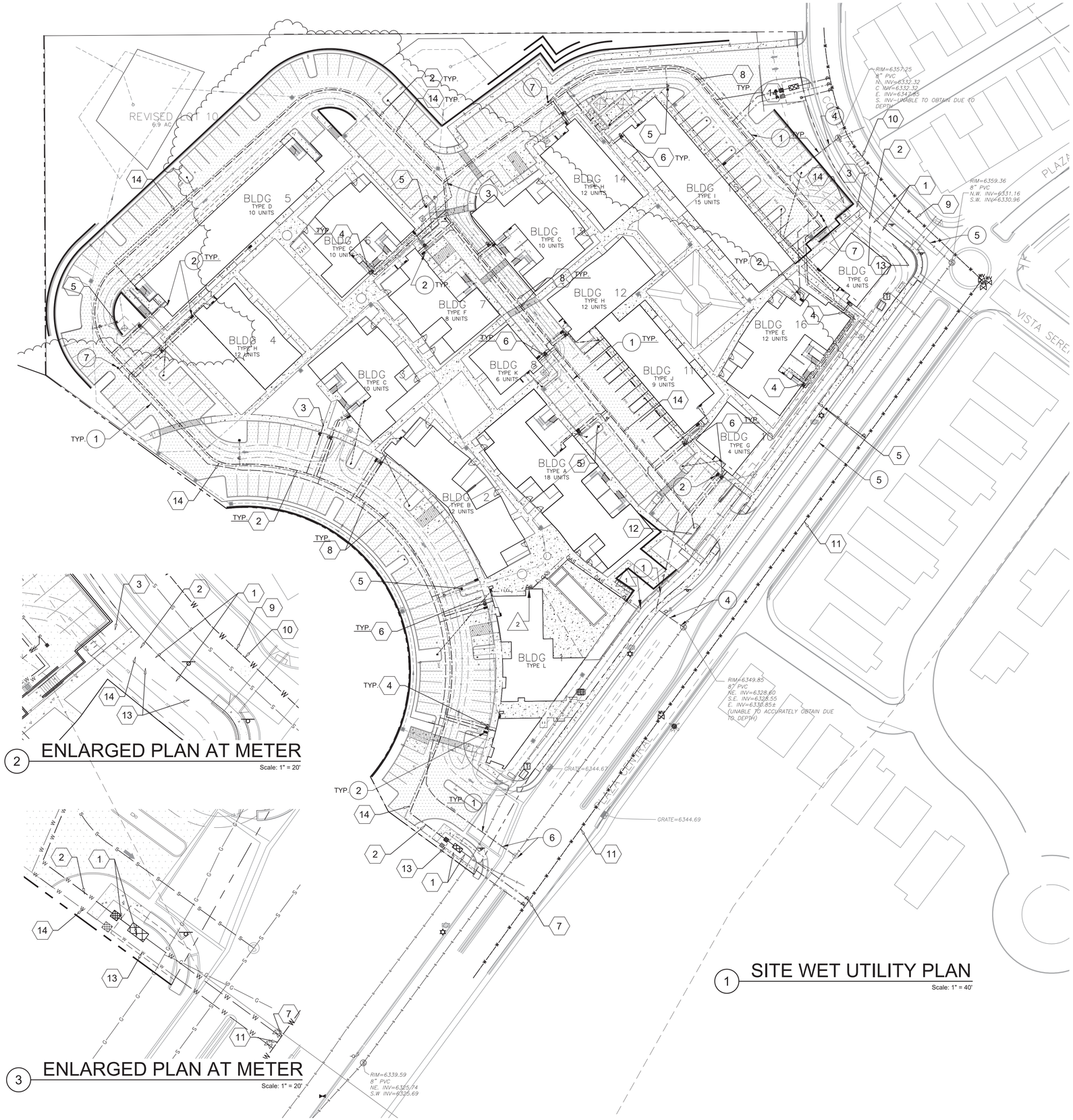
Grading & Drainage Plan Enlarged

THOMAS GIFFORD ARCHITECT
ARCHITECTURE + URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel: 505.690.3998 email: TOM@TOMGIFFORD.COM www.thomas gifford architect, llc 2023

PLAZA CENTRAL II, SANTA FE, NEW MEXICO 87508

2705 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

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.
2.
3. NEW (PRIVATE) SANITARY SEWER MANHOLE. NO SANTA FE LOGO ON PRIVATE SEWER LIDS. ALL SEWER LIDS SHALL BE LABELED PRIVATE SEWER
4.
5.
6.
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 EASEMENT
- NEW SANITARY SEWER LINE CLEANOUT

20 0 20 40 80

1" = 40'

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8102 Menaul Blvd. NE, Suite D, Albuquerque, NM 87110
tele: 505.255.7802 Proj. No.: 24-025 www.abqeng.com

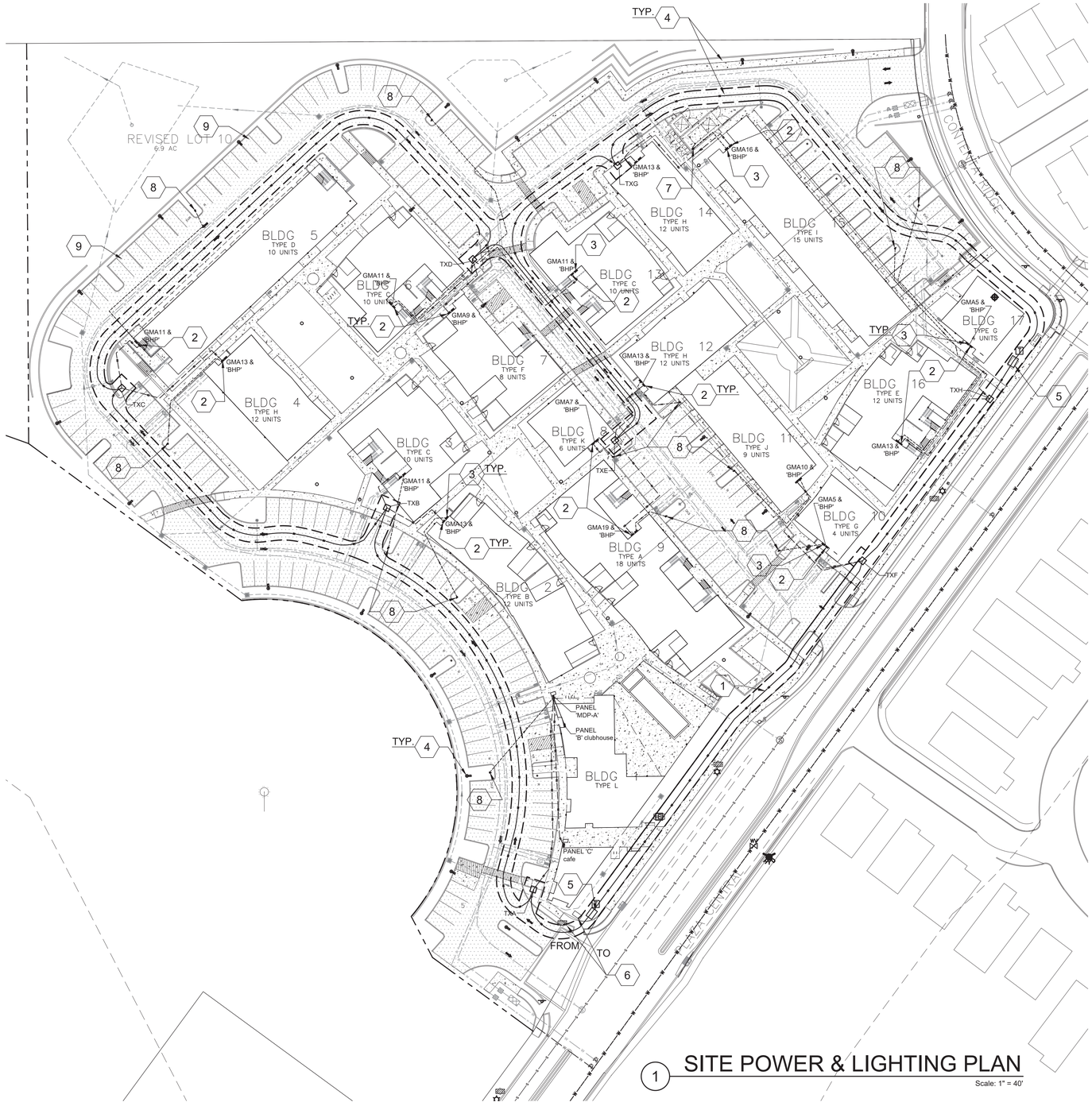
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.3888 email TOM@THOMASGIFFORD.COM • thomas gifford architect, llc 2023

PLAZA CENTRAL II, C
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

DATE: 15TH MAY 2025
REVISION:

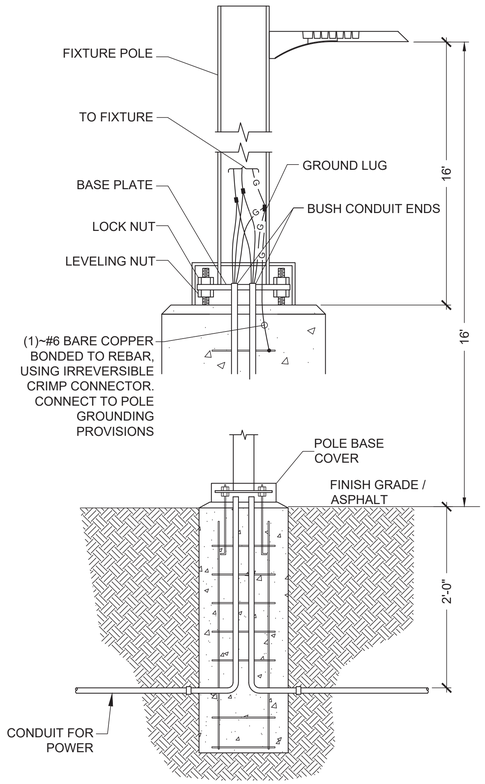
SHEET TITLE:
Site Wet Utilities Plan

C-102



1 SITE POWER & LIGHTING PLAN

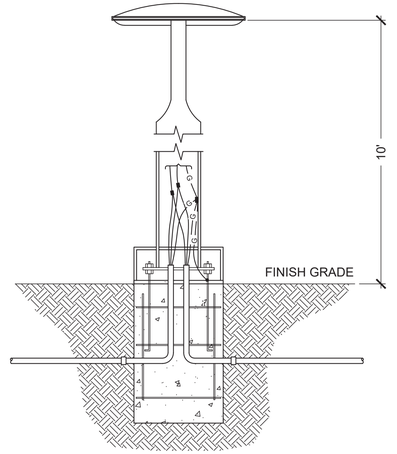
Scale: 1" = 40'



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 (X)

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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8102 Menaul Blvd. NE, Suite D, Albuquerque, NM 87110
tele: 505.255.7802 Proj. No.: 24-025 www.abqeng.com

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 2023

PLAZA CENTRAL II, LLC
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

ARCHITECT
Ian Wellington Zeiger
NEW MEXICO
15558
05/12/25

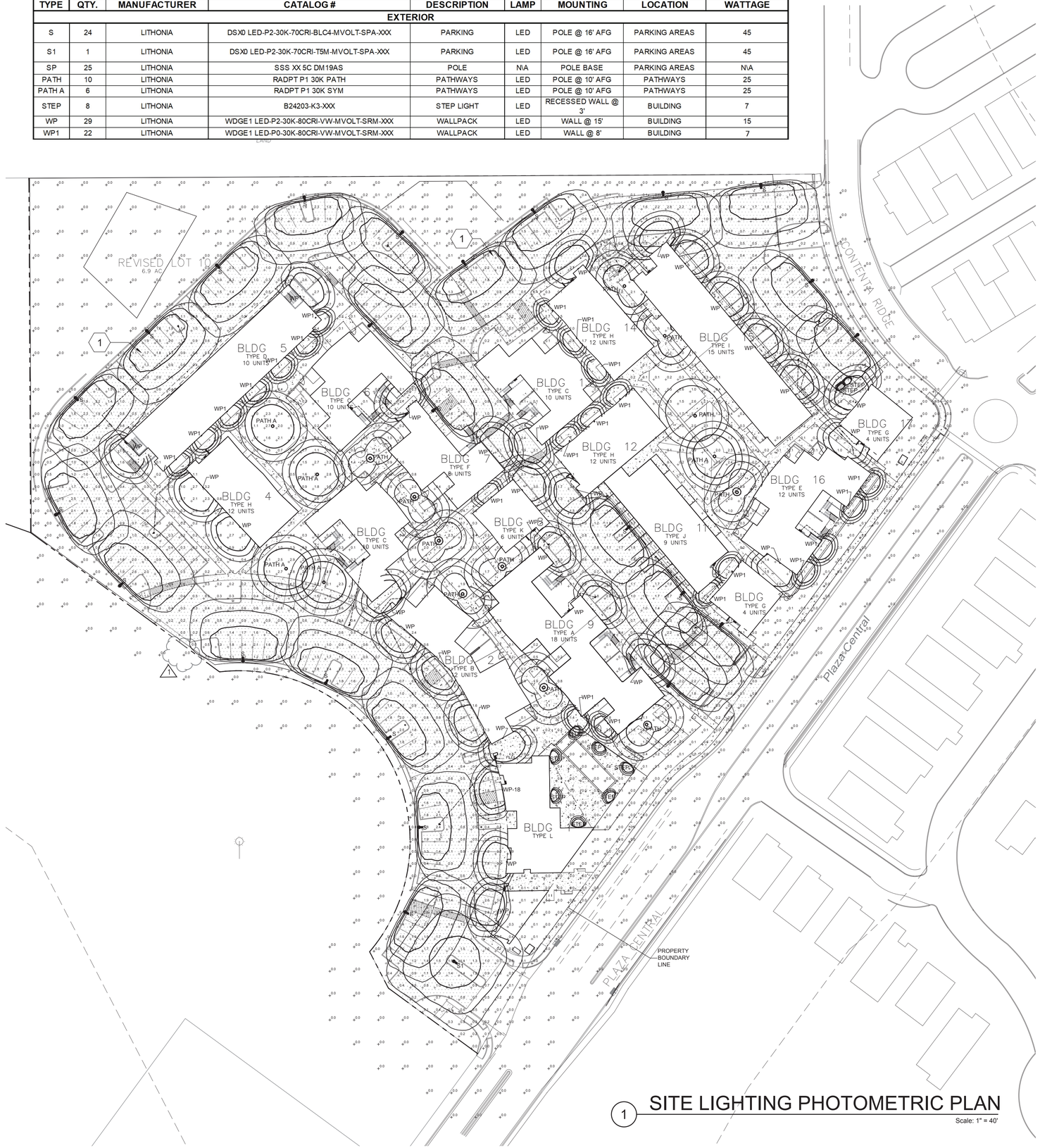
DATE: 12 MAY 2025
REVISION:

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)

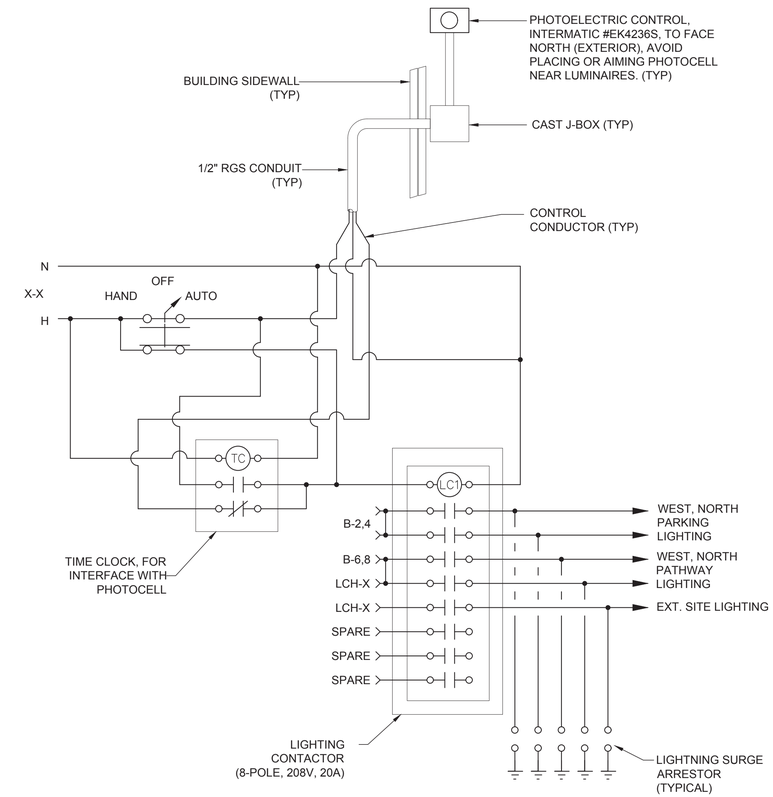
LEGEND

- NEW BUILDING
- NEW SITE LIGHT - SEE SCHEDULE
- NEW SITE LIGHT - SEE SCHEDULE

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



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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tele: 505.255.7802 Proj. No.: 24-025 www.abqeng.com

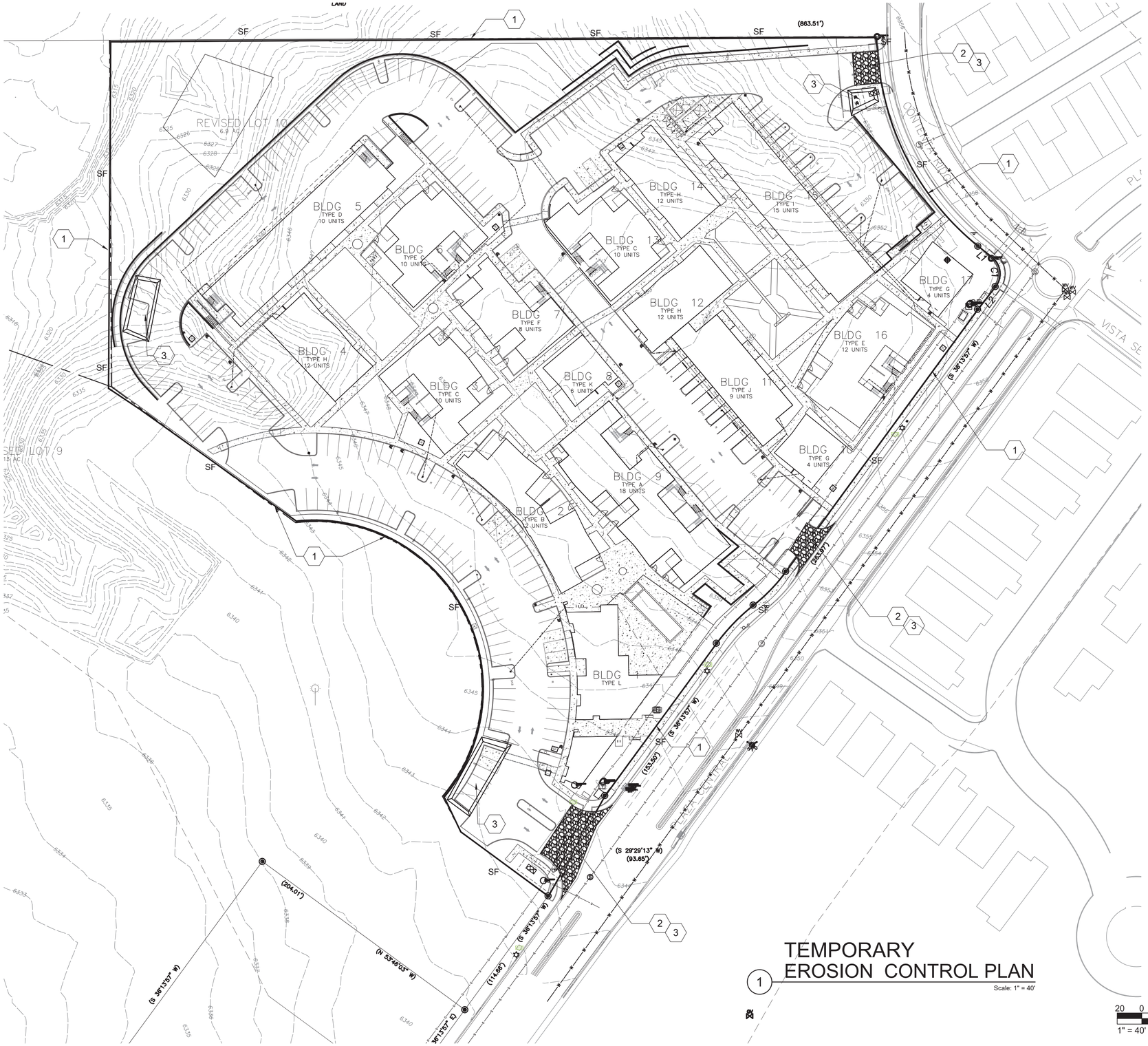
JAMES ALEXANDER KEITH NEW MEXICO 15558 REGISTERED PROFESSIONAL ENGINEER
05/12/25

DATE: 12 MAY 2025
REVISION:

SHEET TITLE:
Site Lighting Photometric Plan

PLAZA CENTRAL LLC
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1705 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.3808 email TOM@THOMASGIFFORD.COM © thomas gifford architect, llc 2023

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

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

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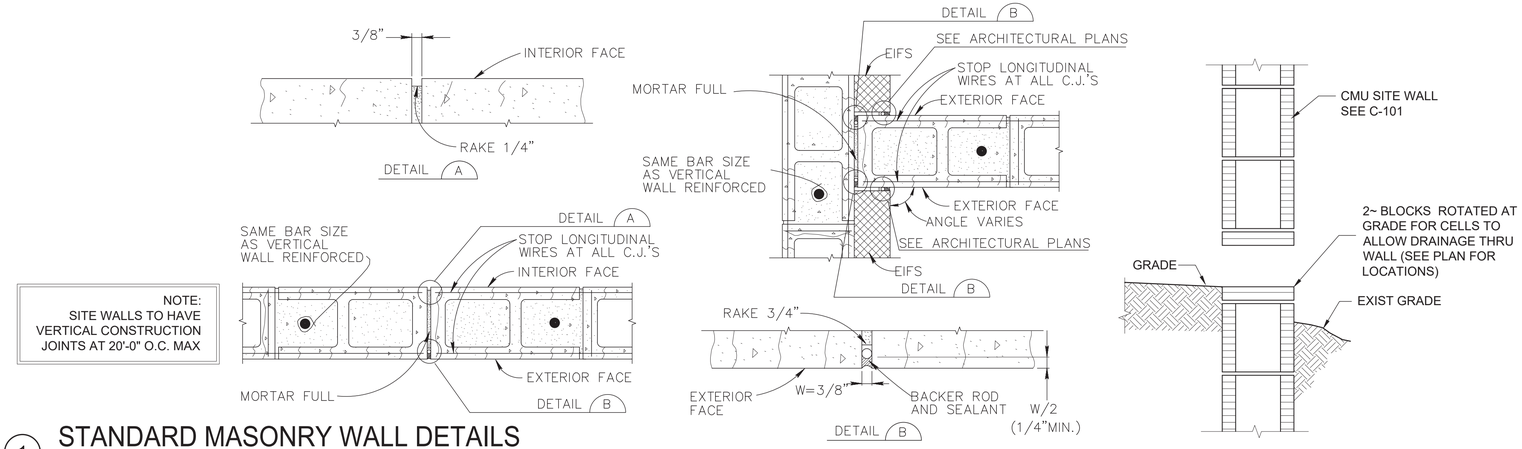
8102 Menaul Blvd. NE, Suite D, Albuquerque, NM 87110
tele: 505.255.7802 Proj. No.: 24-025 www.abqeng.com

DATE: 12 MAY 2025
REVISION:

SHEET TITLE:
Temp. Erosion Controll Plan

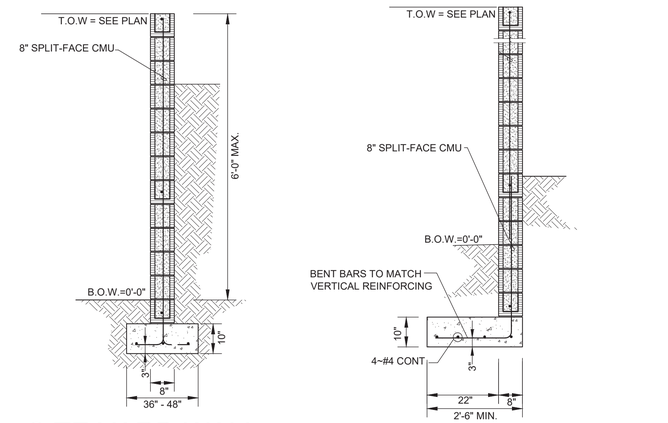
PLAZA CENTRAL II, C
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
THOMAS GIFFORD URBAN ARCHITECT
ARCHITECTURE DESIGN
1219 Paseo de Peralta, Santa Fe, New Mexico 87501
tel: 505.983.3888 email: TOM@THOMASGIFFORD.COM ▪ thomas gifford architect, llc 2023

C-105



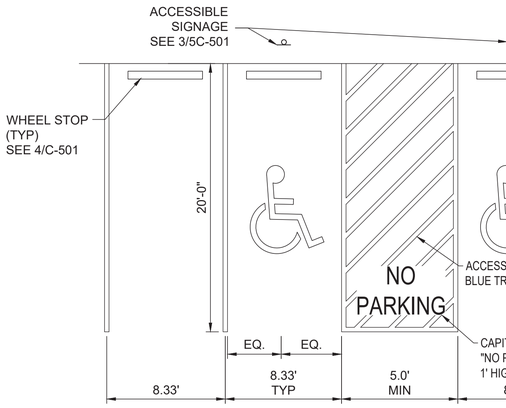
1 STANDARD MASONRY WALL DETAILS

NTS



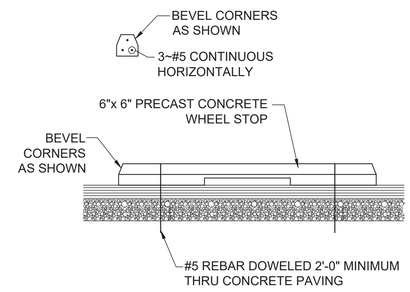
11 SITE YARD WALL

Scale: N.T.S



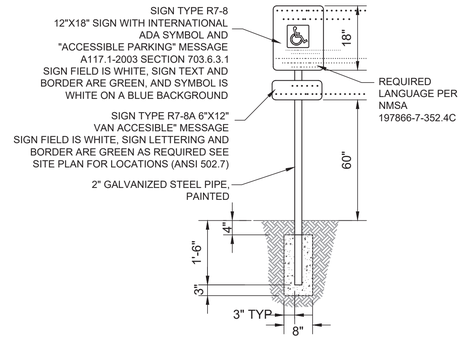
2 ACCESSIBLE PARKING LAYOUT PLAN

N.T.S.



3 WHEEL STOP DETAIL

N.T.S.



4 ACCESSIBLE PARKING SIGN

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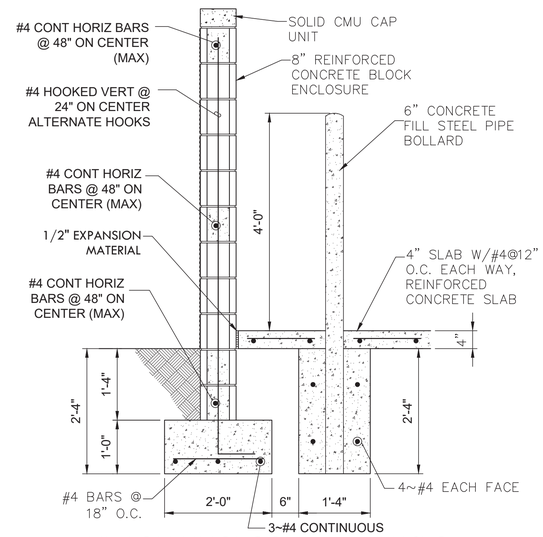

8 TRASH ENCLOSURE DETAILS

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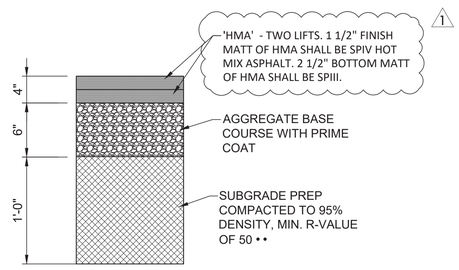
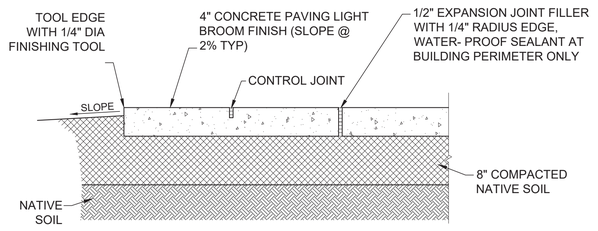


6 PAVING SECTION

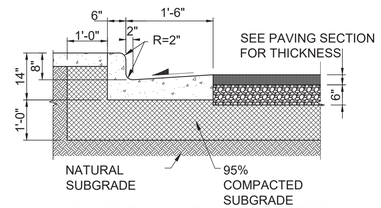
Scale: NTS



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.

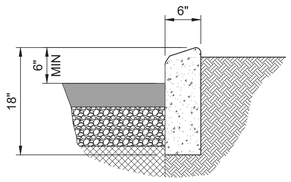
7 CONCRETE SECTION

Scale: NTS



10 CURB AND GUTTER

Scale: NTS



9 STANDING CURB

Scale: NTS

THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico, 87501
tel 505.690.3888 email TOM@THOMASGIFFORD.COM • thomas gifford architect, llc 2023

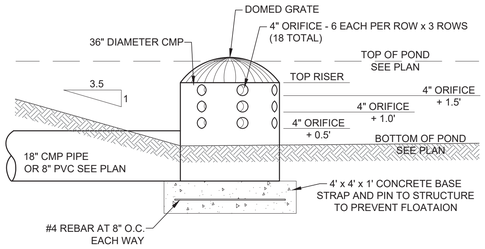
PLAZA CENTRAL II, LLC
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

ABQ Engineering
Civil ▪ Structural ▪ Mechanical ▪ Plumbing ▪ Electrical
8102 Menaul Blvd. NE, Suite D, Albuquerque, NM 87110
tele: 505.255.7802 Proj. No.: 24-025 www.abqeng.com

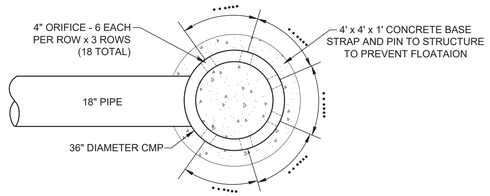
DATE: 12 MAY 2025
REVISION: 1 COSF(COMMENTS)7/2/25

SHEET TITLE:
Typical Civil Details

C-501



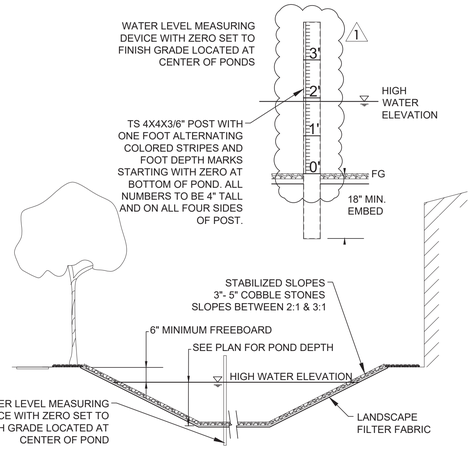
CONTROLLED INLET SIDE VIEW



CONTROLLED INLET TOP VIEW

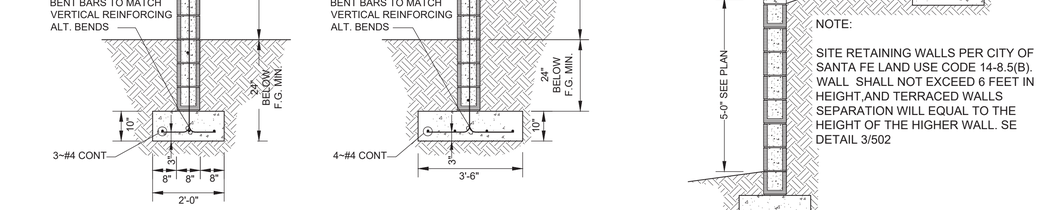
1 CONTROLLED INLET DETAIL

Scale: NTS



2 TYPICAL PONDING AREA SECTION

N.T.S.



3 SITE RETAINING WALLS

Scale: NTS

ABQ Engineering
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PLAZA CENTRAL II, C.
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

thomas gifford architect, llc 2023

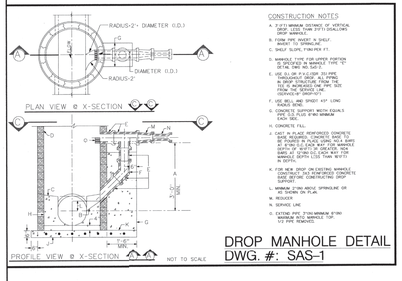
DATE: 12 MAY 2025
REVISION: 1 COSF(COMMENTS)7/2/25

SHEET TITLE:
Typical Civil Detail

C-502

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'-0"(I.D.)MINIMUM DISTANCE OF VERTICAL DROP. USE THIS WHERE 3'0"(I.D.)SHALLOW MANHOLE IS USED.

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

C. SHELF SLOPE TO BE 1"(in) PER 1'-0" (8.3%)

D. MANHOLE TYPE FOR LIFTER PORTION OF SEWER LINE, REFER TO SEWER DETAIL FOR MANHOLE TYPE.

E. USE CL.150 OR 4"x 6" CLASS 150 PIPE FOR SEWER LINE. USE 4"(in) REDUCER IN GROUP CONNECTION. THE PIPE SIZE TO BE INCREASED ONE PIPE SIZE FOR EACH 1.0 CFS (SEWER CAPACITY)

F. USE BELL AND SPIGOT 45° LONG SWEEP ELL.

G. CONCRETE COLLAR SHALL BE EQUALS FIVE (5) PLUS 6"(in) MINIMUM THICKNESS.

H. CONCRETE FILL

I. CAST IN PLACE REINFORCED CONCRETE BASE, REQUIRED CONCRETE MIXES TO BE FOUND IN PLANS USING "MIX 3000" OR "MIX 4000" AS SPECIFIED ON PLANS. DEPTH OF BASE TO BE MINIMUM OF 6"(in) BELOW BOTTOM OF PIPE. MANHOLE DEPTH LESS THAN 10'0"(T) IN DEPTH.

J. FOR NEW DROP ON EXISTING MANHOLE, CORE DRILL AND INSTALL NEW CONNECTOR SIZE AS INDICATED. SEAL CONNECTOR WITH NON-SHRINK GROUT.

K. MINIMUM 2"(IN) ANGLE SPRINKLINE OR AS SHOWN ON PLANS.

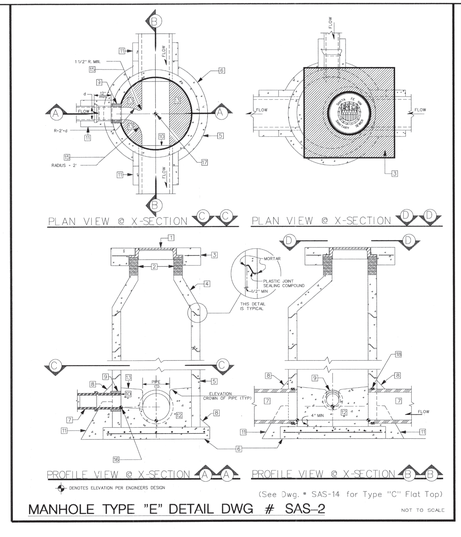
L. REDUCER

M. SERVICE LINE

N. CUTTING PIPE TO MINIMUM 6"(IN) BELOW TOP OF PIPE. USE CHISEL TO CUT PIPE SMOOTH.

NOT TO SCALE

DROP MANHOLE DETAIL DWG. #: SAS-1

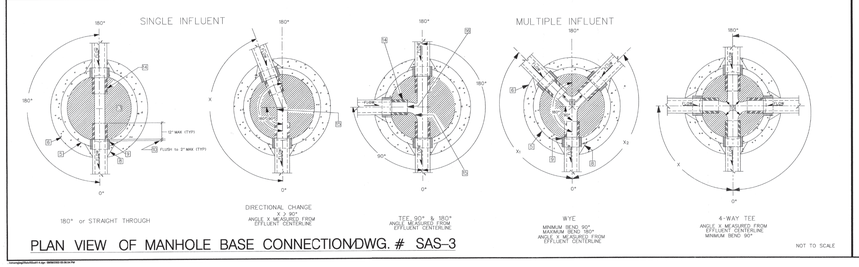


(See Dwg. # SAS-14 for Type "C" Flat Top)

DENOTES ELEVATION PER ENGINEERS DESIGN

MANHOLE TYPE "E" DETAIL DWG. # SAS-2

NOT TO SCALE



PLAN VIEW OF MANHOLE BASE CONNECTION DWG. # SAS-3

NOT TO SCALE

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

CR-1 MATERIALS AND WORK:
CURRENT NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (referred to as NM APWA) WITH MODIFICATIONS NOTED BY THE CITY OF SANTA FE.

CR-2 APPROVED PLANS:
USE PLANS BEARING THE OFFICIAL STAMP OF THE DESIGN ENGINEER AND BEARING THE APPROVAL SIGNATURE OF THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. CONSTRUCTION PERFORMED WITHOUT APPROVED PLANS WILL BE REJECTED.

CR-3 SEWER HOOK-UP PERMIT:
OBTAIN PERMITS FOR THE PROJECT BEFORE COMMENCING ANY SEWER CONSTRUCTION. CONSTRUCTION PERFORMED WITHOUT OBTAINING PERMITS SHALL BE REJECTED.
A. CONSTRUCTION PLANS SHALL INDICATE THE CLASS OF PIPE AND TYPE OF BEDDING REQUIRED. ANY CHANGE REQUIRE A CHANGE IN PIPE CLASSIFICATION OR BEDDING.

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 CERTIFICATE:
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 SLIPPED PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. CONSTRUCTION INSTALLATION CONFIGURATION:
EXCESS 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 8'0"(T) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'0"(T) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE ON UNDISTURBED FROST FREE CAST IN PLACE
2. PRECAST UNIT ON PEA GRAVEL WITH COMPLETE EVEN BEARING
B. PRECAST BARREL:
1. JOINTS FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL
2. MANHOLE ADAPTOR INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE BASED 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 PIPE TRENCHES SHALL NOT BE OPENED OR COMPLETED WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS. NO EXCAVATION SHALL BE MADE UNDER THE FEET OF THE FOOTS OR WITHIN 45° HORIZONTAL DISTANCE. BACKFILL SHALL NOT BE USED ON THE BEDDING AND "2'(IN.)" OF INITIAL BACKFILL. COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE-(CERTIFICATES REQUIRED):
A. VITRIFIED CLAY- REFER TO SECTION 125.NM APWA FOR EXTRA STRENGTH VCP.
B. PVC- REFER TO SECTION 127.NM APWA AS MODIFIED BY THE CITY:
1. AT THRU 15" SIZES DIAMETER, ASTM D-3034 OR ASTM F-789 PIPE, MINIMUM PS-46 STRENGTH SDR-35 OR EQUAL
2. LARGER THAN 15" SIN.) DIAMETER: ASTM F 679 VOL 08.04
C. HDPE PIPE PER ASTM D-1248 CLASS 4
D. CAST IRON PIPE: AS APPROVED BY DIVISION ENGINEER.
E. ANY NEW PIPE JOINTS SHALL BE MADE BY USE OF ASTM C-1460 FOR COUPLINGS PRODUCED BY JIM-FLANGE CORPORATION, LOOKING COUPLINGS WITH NYLON SPLINE, MARKETED AS "FOLLOWAY" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
F. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR ACIPVC ADAPTER
G. BUILDING SERVICE STUBS: CAST IRON SWV, PVC SDR 35 SWV
H. SERVICE CONNECTIONS:
1. VCP PIPE: FACTORY TEE FITTINGS: 15"(IN) AND SMALLER NM APWA
2. PVC PIPE: CAST IRON BOOSEY TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP, OR APPROVED EQUAL "SUREMAN" SERIES 1000 FOR PVC "DUCKBAR" (SERIES) HERSEY"
3. SPRING-TITE SERIES 1000 FOR PVC
I. 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 CONCRETE OR PRECAST CONCRETE PER ASTM C 478 VOL 04.05 CERTIFICATES REQUIRED. CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARREL AT FACTORY. PENETRATIONS SHALL BE MADE WITH PROPER ADAPTERS FOR PIPE AND MANHOLE ADAPTORS.
C. MANHOLE STEPS: REFER TO SECTION 920.4.7 NM APWA POLYPROPYLENE ENCASED GRADE 60 STEEL BY M.A. INC. OR APPROVED EQUAL (M.A.INC.'s MOEL M1781.) MINIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING SHALL CONFORM TO SECTION 960, 707.6, 902.NM, APWA CLASS 35B.
2. MINIMUM COVER WEIGHT-185 POUNDS REQUIRED
3. MINIMUM COVER WEIGHT-165 POUNDS
4. MINIMUM COMBINED WEIGHT-350 POUNDS
5. BEARING SURFACES SHALL BE MATCHED FOR A FIRM NON-ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH 7/8"(IN.)
6. COATING NONE
7. COVER LETTERINGS SANTA FE, N.M. SANITARY SEWER
8. CASTINGS CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
9. 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 PARALLEL WATER LINE IS LESS THAN 9'7"(IN.) HORIZONTALLY AND LESS THAN 2'7"(IN.) ABOVE THE SEWER LINE.
4. WHEN A PARALLEL WATER LINE IS LESS THAN 9'7"(IN.) HORIZONTALLY AND LESS THAN 2'7"(IN.) ABOVE THE SEWER LINE.
5. THE SEWER LINE SHALL BE ENCASED IN CONCRETE 4"(IN.) THICK AS DETAILED AND EXTEND AT LEAST 10'0"(T.) 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 CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDES REHABILITATING THE TIE IN MANHOLE TO MEET THESE STANDARD CONSTRUCTION DETAILS.

NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.

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\SCD\D12-A
DRAWN BY: C. CHAVEZ	A 8-3-92	JA	
LAND RENDITION BY: G. CHAVEZ	B 10-19-93	JA	SHEET 3 OF 12
APPROVED BY: E. BROWN	C 10-16-96	JA	

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
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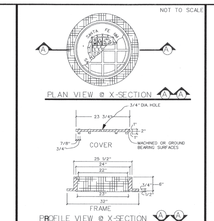
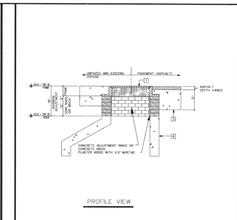
12	CONCRETE FILL, 3000 p.s.i., refer to general note CR-6
13	SHELF, to be 9"(in) minimum width with 1"(in) per 1'-0" slope, from crown of pipe
14	CUT UPPER HALF OF PIPE, after manhole has been completed and inspected by engineer
15	HAND FORMED CHANNELS, shall be on a uniform radius and shall not hold water
16	INVERT ELEVATIONS OF LATERAL LINES, shall be the same as the springline elevation of the sewer main, where possible
17	CHANGE SLOPE OF PIPE, at center of manhole
18	APPROVED WATER STOP, to be with type of pipe

NOT TO SCALE



MANHOLE FRAME & COVER DETAIL /DWG. # SAS-4

NOT TO SCALE



MANHOLE ADJUSTMENT DETAIL /DWG. # SAS-5

NOT TO SCALE

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

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A. CONSTRUCTION PLANS SHALL INDICATE THE CLASS OF PIPE AND TYPE OF BEDDING REQUIRED. ANY CHANGE REQUIRE A CHANGE IN PIPE CLASSIFICATION OR BEDDING.

CR-4 SUBSTITUTIONS OR CHANGES:
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CR-5 MANUFACTURER'S CERTIFICATE:
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 SLIPPED PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. CONSTRUCTION INSTALLATION CONFIGURATION:
EXCESS 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 8'0"(T) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'0"(T) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE ON UNDISTURBED FROST FREE CAST IN PLACE
2. PRECAST UNIT ON PEA GRAVEL WITH COMPLETE EVEN BEARING
B. PRECAST BARREL:
1. JOINTS FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL
2. MANHOLE ADAPTOR INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE BASED 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 PIPE TRENCHES SHALL NOT BE OPENED OR COMPLETED WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS. NO EXCAVATION SHALL BE MADE UNDER THE FEET OF THE FOOTS OR WITHIN 45° HORIZONTAL DISTANCE. BACKFILL SHALL NOT BE USED ON THE BEDDING AND "2'(IN.)" OF INITIAL BACKFILL. COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE-(CERTIFICATES REQUIRED):
A. VITRIFIED CLAY- REFER TO SECTION 125.NM APWA FOR EXTRA STRENGTH VCP.
B. PVC- REFER TO SECTION 127.NM APWA AS MODIFIED BY THE CITY:
1. AT THRU 15" SIZES DIAMETER, ASTM D-3034 OR ASTM F-789 PIPE, MINIMUM PS-46 STRENGTH SDR-35 OR EQUAL
2. LARGER THAN 15" SIN.) DIAMETER: ASTM F 679 VOL 08.04
C. HDPE PIPE PER ASTM D-1248 CLASS 4
D. CAST IRON PIPE: AS APPROVED BY DIVISION ENGINEER.
E. ANY NEW PIPE JOINTS SHALL BE MADE BY USE OF ASTM C-1460 FOR COUPLINGS PRODUCED BY JIM-FLANGE CORPORATION, LOOKING COUPLINGS WITH NYLON SPLINE, MARKETED AS "FOLLOWAY" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
F. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR ACIPVC ADAPTER
G. BUILDING SERVICE STUBS: CAST IRON SWV, PVC SDR 35 SWV
H. SERVICE CONNECTIONS:
1. VCP PIPE: FACTORY TEE FITTINGS: 15"(IN) AND SMALLER NM APWA
2. PVC PIPE: CAST IRON BOOSEY TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP, OR APPROVED EQUAL "SUREMAN" SERIES 1000 FOR PVC "DUCKBAR" (SERIES) HERSEY"
3. SPRING-TITE SERIES 1000 FOR PVC
I. 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 CONCRETE OR PRECAST CONCRETE PER ASTM C 478 VOL 04.05 CERTIFICATES REQUIRED. CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARREL AT FACTORY. PENETRATIONS SHALL BE MADE WITH PROPER ADAPTERS FOR PIPE AND MANHOLE ADAPTORS.
C. MANHOLE STEPS: REFER TO SECTION 920.4.7 NM APWA POLYPROPYLENE ENCASED GRADE 60 STEEL BY M.A. INC. OR APPROVED EQUAL (M.A.INC.'s MOEL M1781.) MINIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING SHALL CONFORM TO SECTION 960, 707.6, 902.NM, APWA CLASS 35B.
2. MINIMUM COVER WEIGHT-185 POUNDS REQUIRED
3. MINIMUM COVER WEIGHT-165 POUNDS
4. MINIMUM COMBINED WEIGHT-350 POUNDS
5. BEARING SURFACES SHALL BE MATCHED FOR A FIRM NON-ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH 7/8"(IN.)
6. COATING NONE
7. COVER LETTERINGS SANTA FE, N.M. SANITARY SEWER
8. CASTINGS CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
9. 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 PARALLEL WATER LINE IS LESS THAN 9'7"(IN.) HORIZONTALLY AND LESS THAN 2'7"(IN.) ABOVE THE SEWER LINE.
4. WHEN A PARALLEL WATER LINE IS LESS THAN 9'7"(IN.) HORIZONTALLY AND LESS THAN 2'7"(IN.) ABOVE THE SEWER LINE.
5. THE SEWER LINE SHALL BE ENCASED IN CONCRETE 4"(IN.) THICK AS DETAILED AND EXTEND AT LEAST 10'0"(T.) 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 CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDES REHABILITATING THE TIE IN MANHOLE TO MEET THESE STANDARD CONSTRUCTION DETAILS.

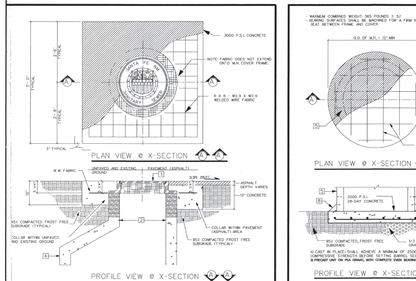
NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.

CONTRACT NO. DACA47-03-D-0012 TASK ORDER NO.3

CITY OF SANTA FE
WATER QUALITY DIVISION

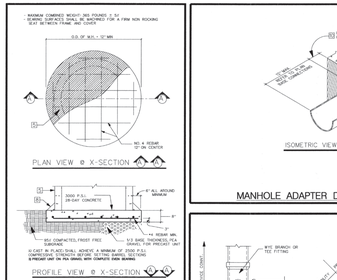
TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS - B

DATE: JULY 1992	REVISIONS		FILE: K:\AUTOCAD\SCD\D12-A
DRAWN BY: C. CHAVEZ	A 8-3-92	JA	
LAND RENDITION BY: G. CHAVEZ	B 10-19-93	JA	SHEET 4 OF 12
APPROVED BY: E. BROWN	C 10-16-96	JA	



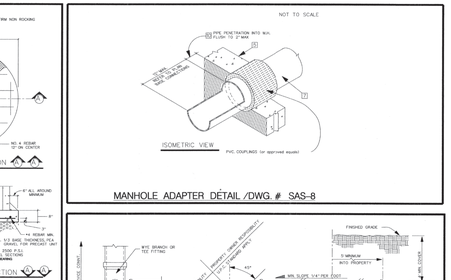
CONCRETE COLLAR DETAIL /DWG. # SAS-6

NOT TO SCALE



CONCRETE BASE DETAIL /DWG. # SAS-7

NOT TO SCALE



MANHOLE ADAPTER DETAIL /DWG. # SAS-8

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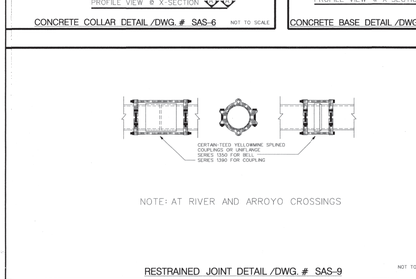
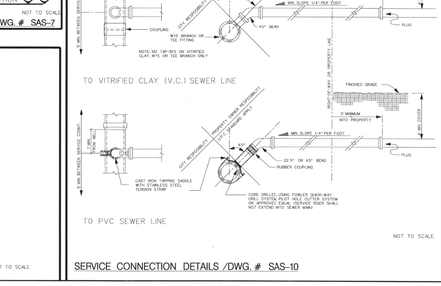


RESTRAINED JOINT DETAIL /DWG. # SAS-9

NOT TO SCALE

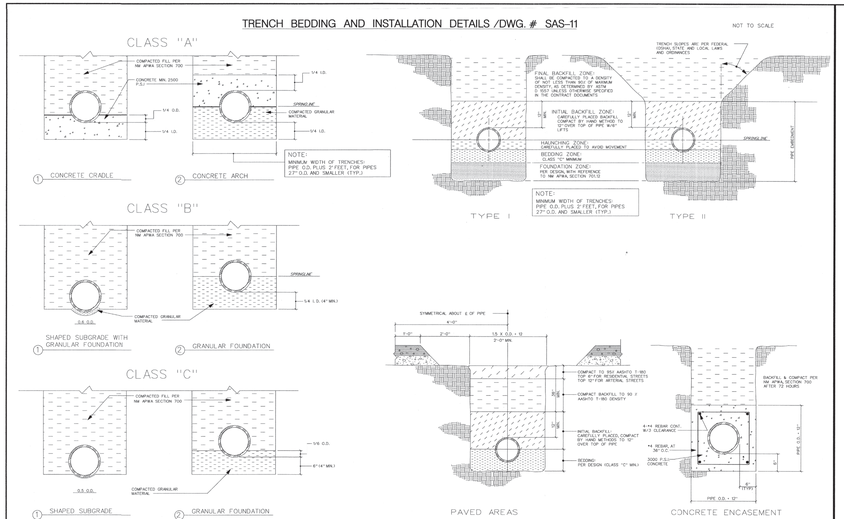


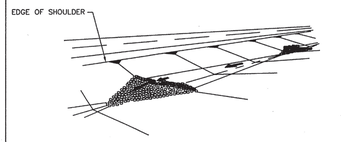
SERVICE CONNECTION DETAILS /DWG. # SAS-10

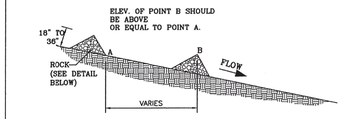
NOT TO SCALE

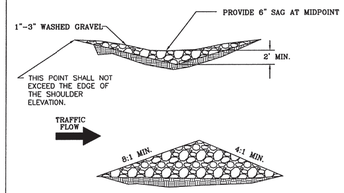
TRENCH BEDDING AND INSTALLATION DETAILS /DWG. # SAS-11

NOT TO SCALE

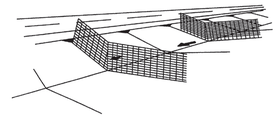

CLASS "A"
COMPACTED FILL PER NM APWA SECTION 700
CONCRETE MIN. 2500 P.S.I.
1/4 I.D.
SPRINGLINE
COMPACTED GRANULAR MATERIAL
NOTE: MINIMUM WIDTH OF TRENCHES: PIPE O.D. PLUS 2'-FEET FOR PIPES 27"-O.D. AND SMALLER (TYP.)
1 CONCRETE CRADLE
2 CONCRETE ARCH
CLASS "B"
COMPACTED FILL PER NM APWA SECTION 700
SPRINGLINE
1/4 I.D. (4" MIN.)
I.D.
COMPACTED GRANULAR MATERIAL
SHAPED SUBGRADE WITH GRANULAR FOUNDATION
GRANULAR

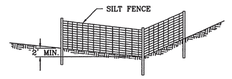


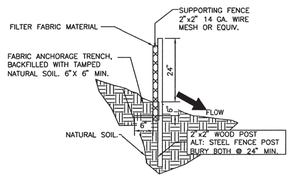




TYPE II
STONE DAM







TYPE I SILT FENCE

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

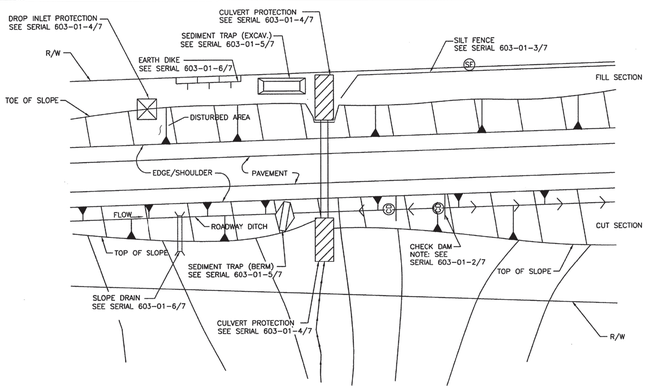
TEMPORARY EROSION & SEDIMENT CONTROL MEASURES
CHECK DAMS

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

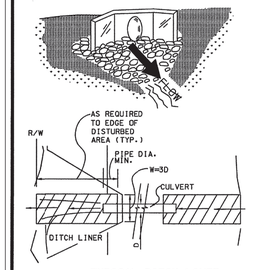
TEMPORARY EROSION & SEDIMENT CONTROL MEASURES

APPROVED Raymunda Van Hoven 11/12/04
DESIGN ENGINEER DATE

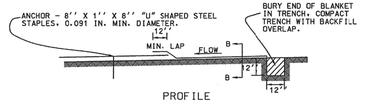
DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

603-01-1/7 SERIAL 1 OF 7

C-



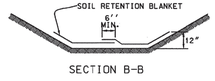
TYPICAL DITCH LINER
INSTALLATIONS AT CULVERTS



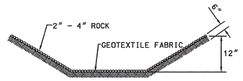
PROFILE
DITCH LINER

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.



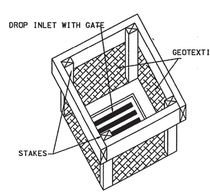
SECTION B-B



SECTION B-B

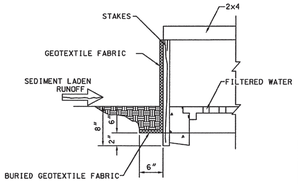
CULVERT PROTECTION

SOIL RETENTION BLANKET
STAPLE PATTERN

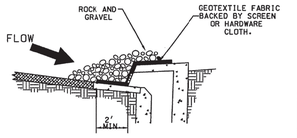


TYPE I

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



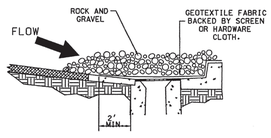
DROP INLET PROTECTION



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

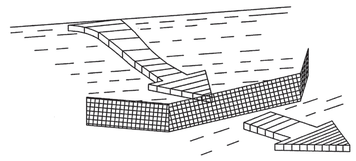
C-505

NOTES: SILT FENCE AND CHECK DAM

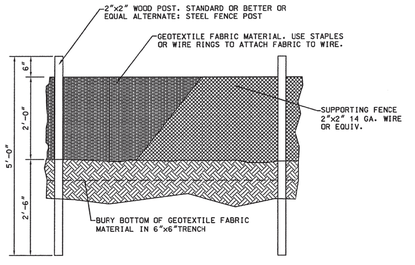
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE POST SPACING FOR SILT FENCES TO MINIMIZE MAINTENANCE.

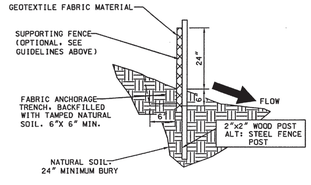
1. POST SPACING SHALL BE 4 FT. MAXIMUM WITHOUT SUPPORTING FENCE. 10 FT. MAXIMUM WITH SUPPORTING FENCE.
2. POSTS FOR 4 FT. MAXIMUM POST SPACING SHALL BE 2 INCH SQUARE NOMINAL SIZE OR HEAVIER WOOD POSTS. OR STANDARD "I" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 2 LBS. PER. LINEAR FOOT.

   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 "I" 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

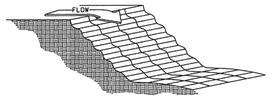
TEMPORARY EROSION & SEDIMENT CONTROL MEASURES
SILT FENCE

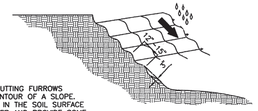
APPROVED Raymunda Van Hoven 11/12/04
DESIGN ENGINEER DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-3/7

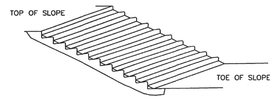
C-

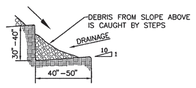




GROOVING IS CUTTING FURROWS ALONG THE CONTOUR OF A SLOPE. IRREGULARITIES IN THE SOIL SURFACE CATCH RAINWATER AND PROVIDE SOME RETENTION OF LIME, FERTILIZER AND SEED.

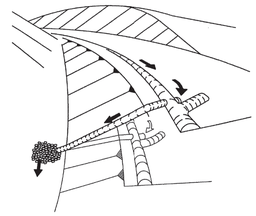
GROOVING SLOPES

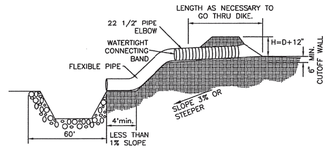


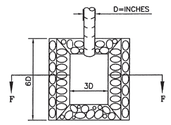


STAIR STEPPING CUT SLOPE

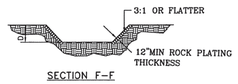
SURFACE ROUGHENING







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

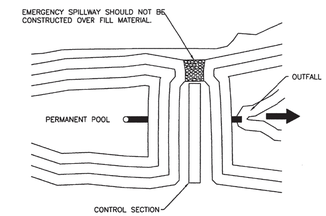
TEMPORARY EROSION & SEDIMENT CONTROL MEASURES PIPE SLOPE DRAIN & SURFACE ROUGHENING

APPROVED Raymond E. Van Houten 11/30/07
(DESIGN ENGINEER) (DATE)

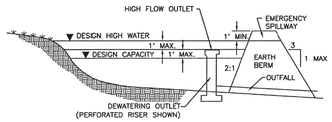
DESIGNED BY___ DRAWN BY ___ CHECKED BY___

603-01-6/7 SHEET 6 OF 7

C-507

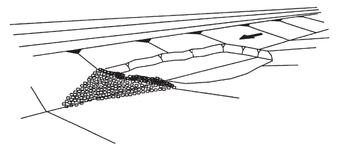


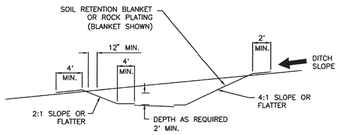
PLAN VIEW



CROSS SECTION

SEDIMENT BASIN



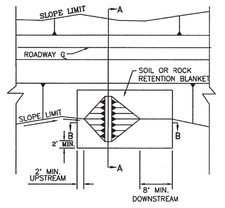


SEDIMENT BASIN, EXCAVATED

NOTES: SEDIMENT TRAP

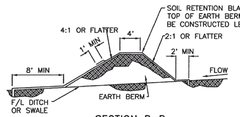
1. TEMPORARY SEDIMENT TRAPS MAY BE CONSTRUCTED BY EXCAVATION ALONE OR BY EXCAVATION IN COMBINATION WITH AN EMBANKMENT.
2. TEMPORARY SEDIMENT TRAPS ARE OFTEN USED IN CONJUNCTION WITH A DIVERSION DIKE OR SWELL.
3. THE DRAINAGE AREA FOR THE SEDIMENT TRAP SHOULD NOT EXCEED 5 DISTURBED ACRES.
4. THE TRAP 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

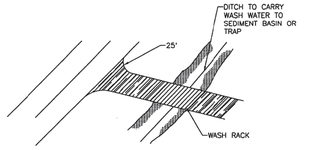
T.E.S.C.M. SEDIMENT BASIN, SEDIMENT TRAP & EARTH DIKE

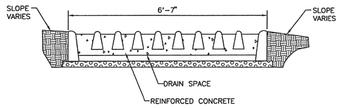
APPROVED Raymond E. Van Houten 11/30/07
(DESIGN ENGINEER) (DATE)

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

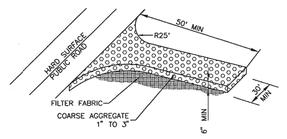
603-01-5/7 SHEET 5 OF 7

C-

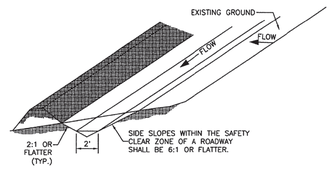




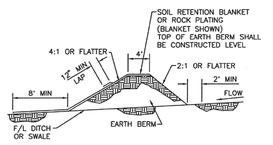
WASH RACK



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.*

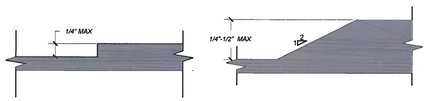
ALTERATIONS TO EXISTING FACILITIES - GENERAL NOTES:

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'S DESIGN BUREAU SHALL REQUIRE SUBMITTAL AND APPROVAL OF ADA DESIGN VARIANCE PROCEDURES.

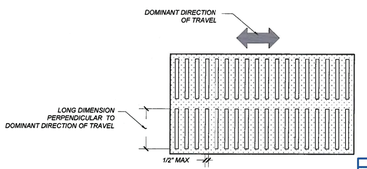
31. *EXCEPTION: IN ALTERATION WORK, IF COMPLIANCE IS TECHNICALLY INFEASIBLE, THE ALTERATION SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OR FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL BE MADE ACCESSIBLE WITHIN THE SCOPE OF 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
CHIEF ENGINEER — DATE

608-001- 1

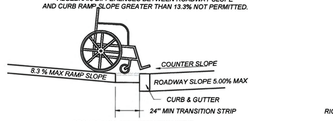
608-1 of 12

file path

DRAWING SCALE = NOT TO SCALE

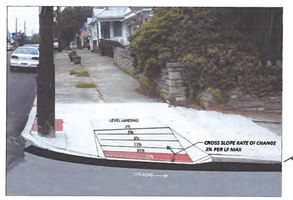
SUMMARY
FILENAME

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

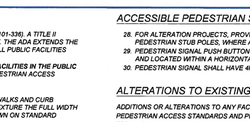


RAMP CROSS SLOPE TRANSITION TO MATCH ROADWAY PROFILE SLOPE

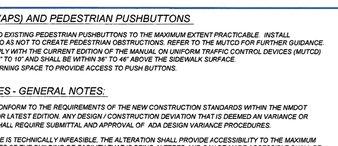
*SLOPES SHOWN ARE FOR ILLUSTRATION ONLY.

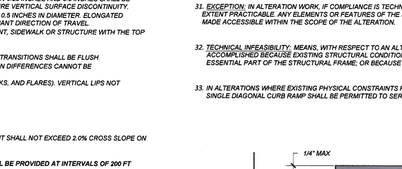
NOTE:
1) CROSS SLOPE OF CURB RAMP AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, AND AT MID-BLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE ARE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE.

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

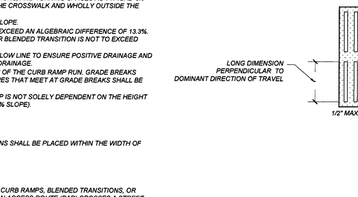
CURB RAMP TRANSITION TO EXISTING SIDEWALK DETAIL

MINIMUM SLOPE TRANSITION LENGTH BASED ON THE DIFFERENCE OF PROPOSED SIDEWALK CROSS SLOPE AND EXISTING SIDEWALK CROSS SLOPE AT THE LOCATION OF TIE IN. THIS MINIMUM LENGTH TO BE DETERMINED BY THE FOLLOWING FORMULA: DELTA % SLOPE X 0.5' OR MIN WIDTH OF 1 FT.

THE MINIMUM WIDTH TRANSITION SHALL BE CALCULATED USING THE FOLLOWING FORMULA:CHANGE IN WIDTH X 2.

DEPENDING ON WHICH IS LONGEST, EITHER THE SLOPE TRANSITION OR WIDTH TRANSITION WILL CONTROL THE LENGTH OF SIDEWALK TRANSITION.

TRANSITION AREAS SERVE AS TEMPORARY CONNECTIONS OF THE PEDESTRIAN ACCESS ROUTE. FUTURE IMPROVEMENTS TO THE REMAINING PORTION OF EXISTING SIDEWALK SHALL INCLUDE REMOVING THE TRANSITION AREA AND CONSTRUCTING A FULLY COMPLIANT SIDEWALK.



PASSING SPACE DETAIL
SCALE: NONE

1. *WHERE THE CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES IS GREATER THAN 4ft AND LESS THAN 5ft, PASSING SPACES SHALL BE PROVIDED AT INTERVALS 200ft MAXIMUM.*
2. *PASSING SPACES ARE PERMITTED TO OVERLAP PEDESTRIAN ACCESS ROUTES.*

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
CHIEF ENGINEER — DATE

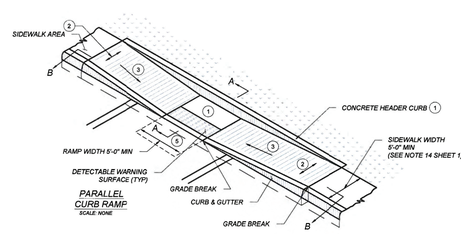
608-001-7

608- 7 of 12

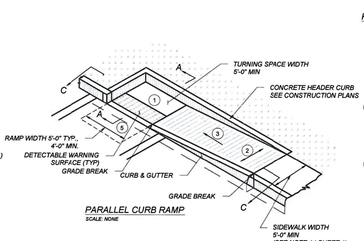
file path

DRAWING SCALE = NOT TO SCALE

SUMMARY
FILENAME



PARALLEL CURB RAMP
SCALE: NONE



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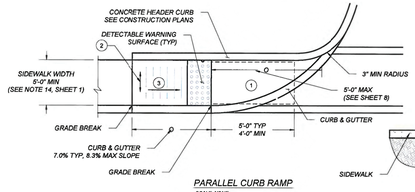

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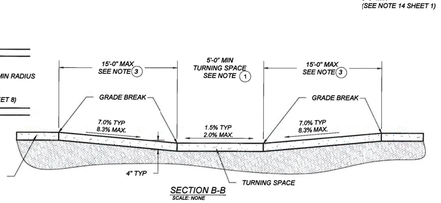
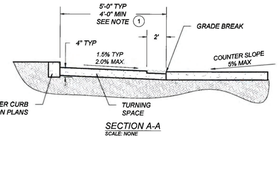
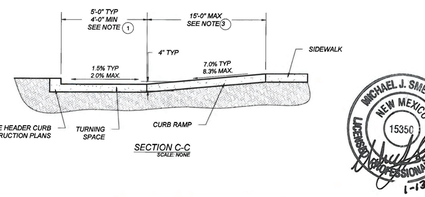


SECTION B-B
SCALE: NONE



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 SIGNAL 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
CHIEF ENGINEER — DATE

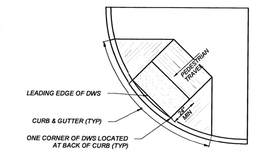
608-001-3

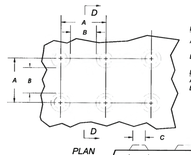
608- 3 of 12

file path

DRAWING SCALE = NOT TO SCALE

SUMMARY
FILENAME





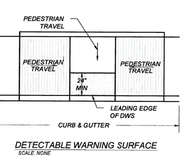
PLAN

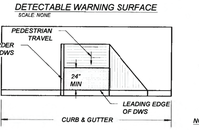
SECTION D-D

DETECTABLE WARNING SURFACE (DWS)
TRUNCATED DOME DETAILS
SCALE: NONE

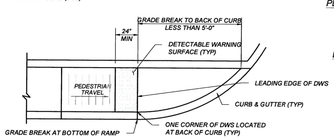
DOME SPACING
A: CENTER TO CENTER SPACING 1.6" MIN TO 2.4" MAX
B: BASE TO BASE SPACING 0.65" MIN

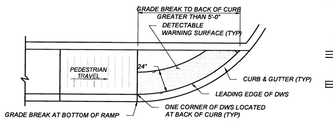
DOME SECTION
A: TOP DIAMETER 50%-65% OF D
B: BASE DIAMETER 0.9" TO 1.4" MAX

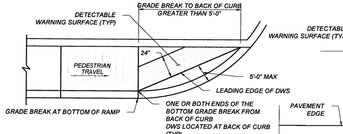




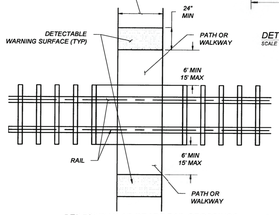
DETECTABLE WARNING SURFACE
SCALE: NONE



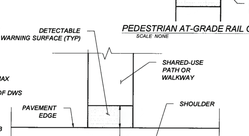




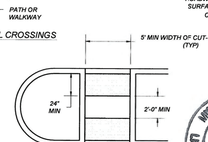
DETECTABLE WARNING SURFACE (DWS)ON CURVED SURFACES
SCALE: NONE



PEDESTRIAN AT-GRADE RAIL CROSSINGS
SCALE: NONE

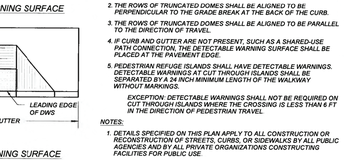


SHARED-USE PATH CONNECTION
SCALE: NONE



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.*

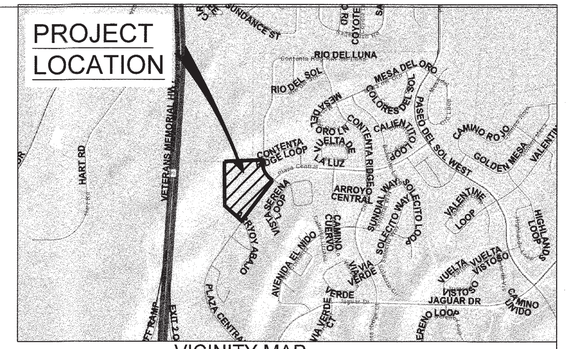
EXCEPTION: DETECTABLE WARNINGS SHALL NOT BE REQUIRED ON CUT THROUGH ISLANDS WHERE THE CROSSING IS LESS THAN 6 FT IN THE DIRECTION OF PEDESTRIAN TRAVEL.

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 LIGHT-ON-DARK OR DARK-ON-LIGHT FOR THE FULL WIDTH OF RAMP.*
3. *ALL PRODUCTS USED FOR DETECTABLE WARNING SURFACES SHALL BE ON THE D

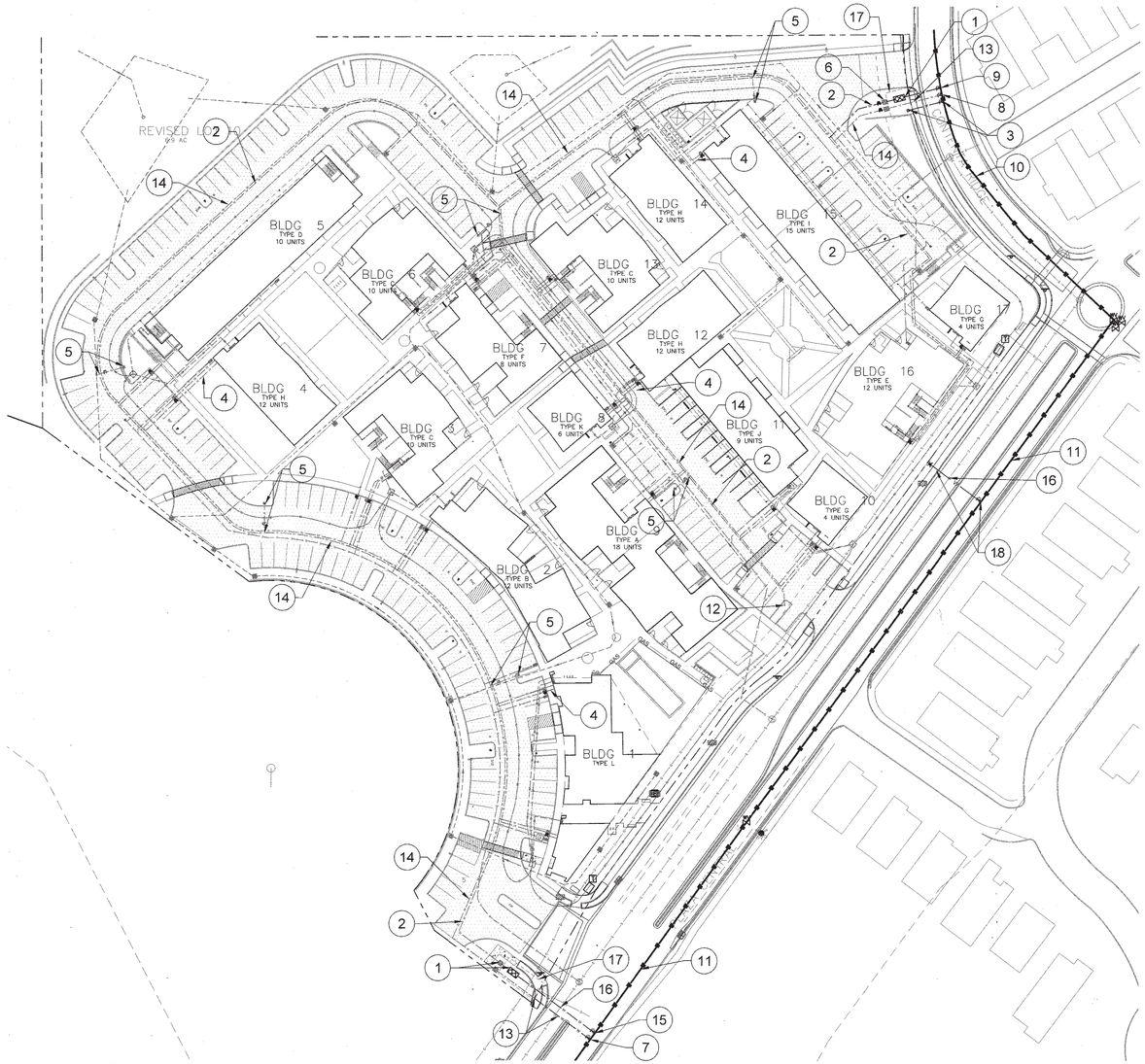
COSF GENERAL NOTES

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

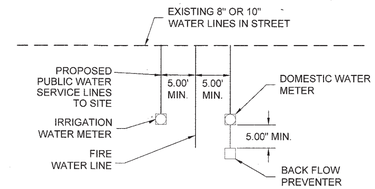
A. THE LOCATIONS OF EXISTING UTILITIES WERE TAKEN FROM AVAILABLE RECORDS. THE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

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.

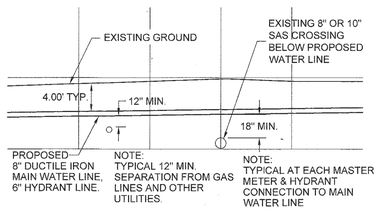
D. BACKFLOW PREVENTER DESIGN BASED ON FEBCO BRAND MODEL LF866-FS (1500 GPM MIN.). OR ENGINEER APPROVED EQUAL. INSTALL BACKFLOW PREVENTER ACCORDING TO MANUFACTURE'S GUIDANCE.

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 15559 REGISTERED PROFESSIONAL ENGINEER
04/17/25

0 25 50 100
1" = 50'

PLAZA CENTRAL
7205 PLAZA CENTRAL
SANTA FE, NM 87508

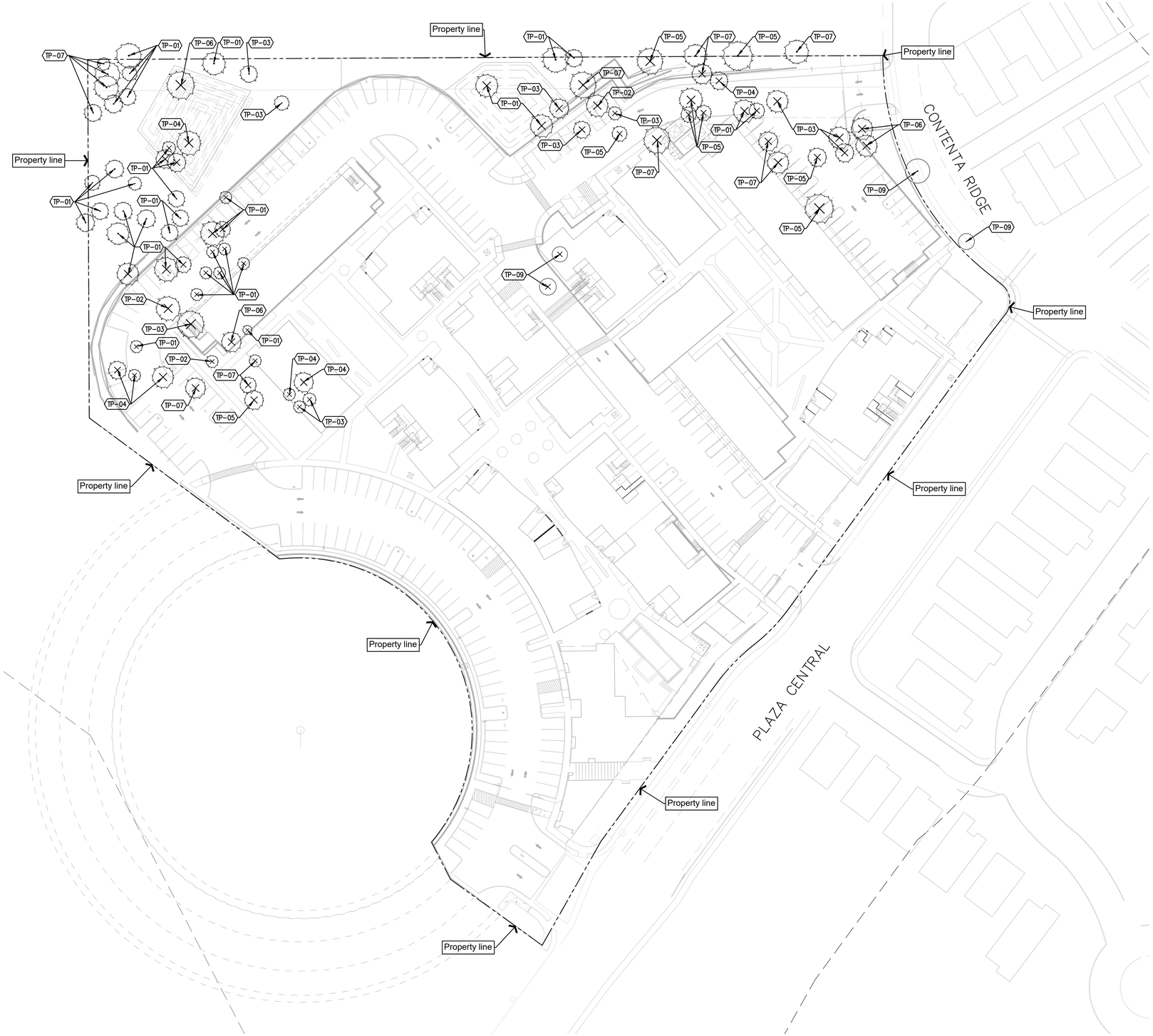
PLAT RECORDING INFORMATION
BOOK
PAGE
FILE
DATE

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.

STATE OF NEW MEXICO
GREGORY MILLER
NO. 17
REGISTERED LANDSCAPE ARCHITECT
11/4/24

DATE: 12 FEB 2025
REVISION:

SHEET TITLE:
PLANT PRESERVATION PLAN

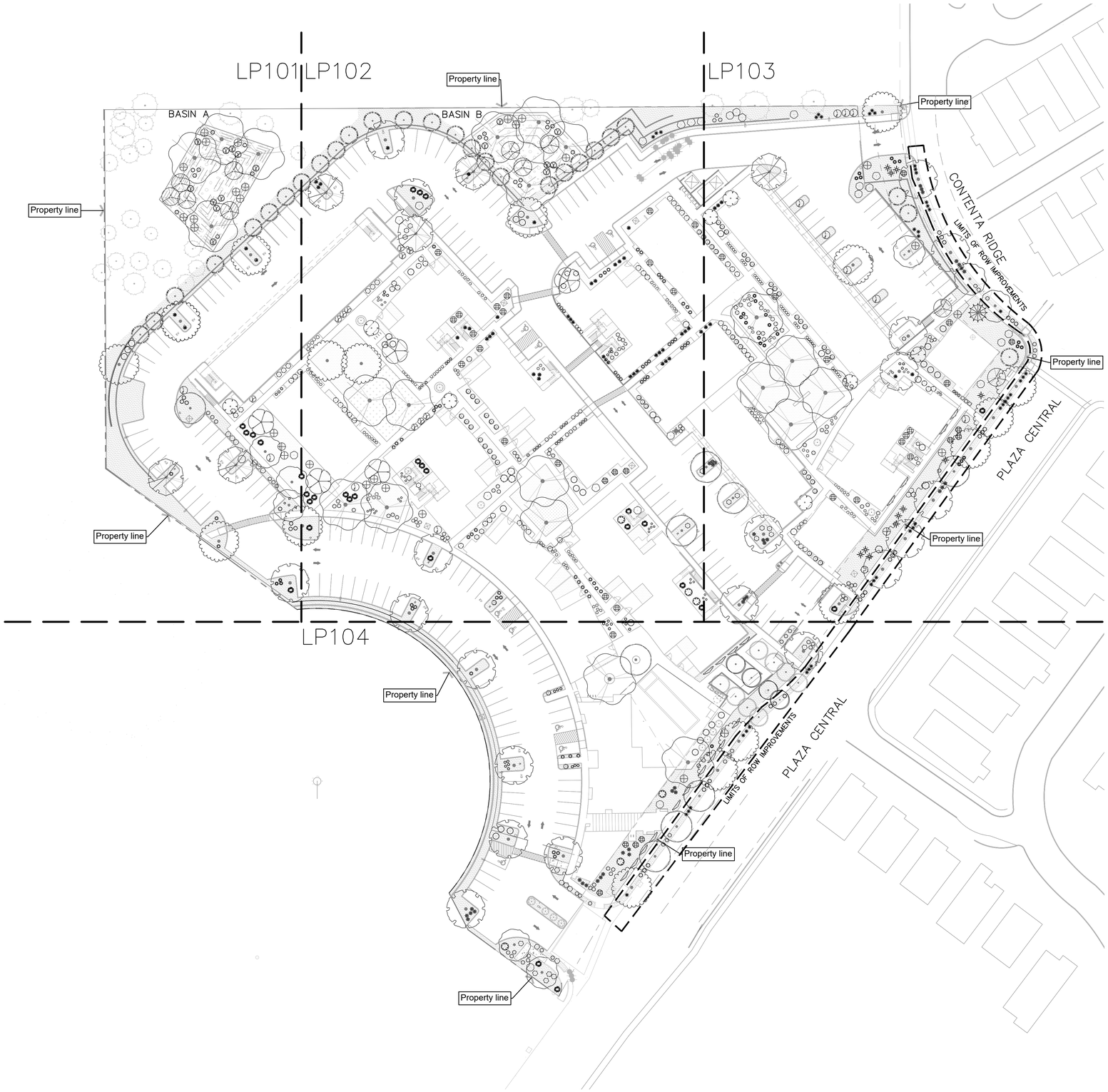
A1 SIGNIFICANT TREE SURVEY
SCALE: 1"=40'-0"

0 40' 80'
NORTH

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:

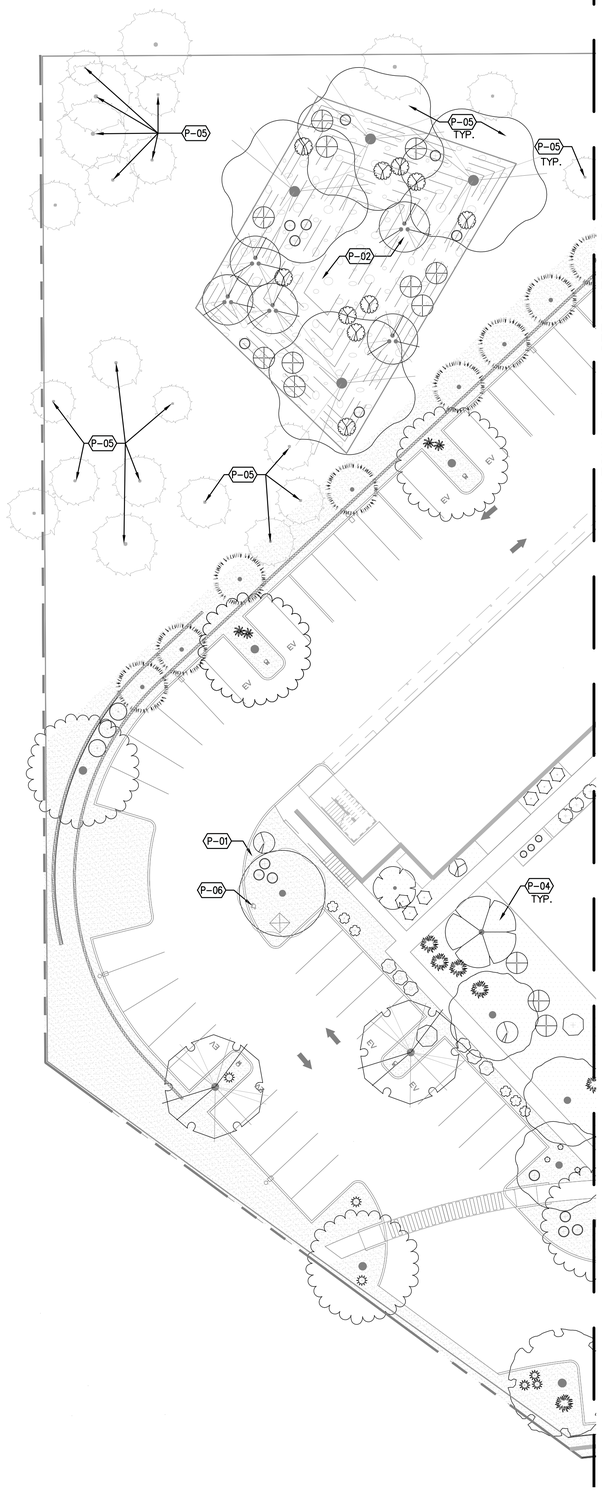
SHEET TITLE:

OVERALL PLANTING PLAN

PLAZA CENTRAL llc
7205 PLAZA CENTRAL. SANTA FE, NEW MEXICO 87508
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

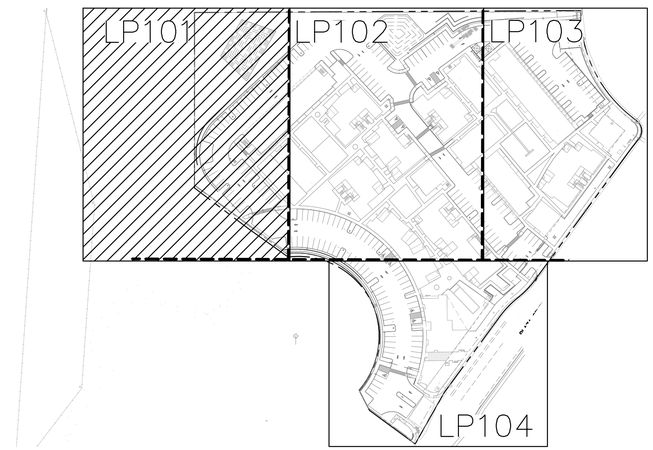


PLANT SCHEDULE LP101 SEE SHEET LP501 FOR COMPLETE PLANT SCHEDULE.

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

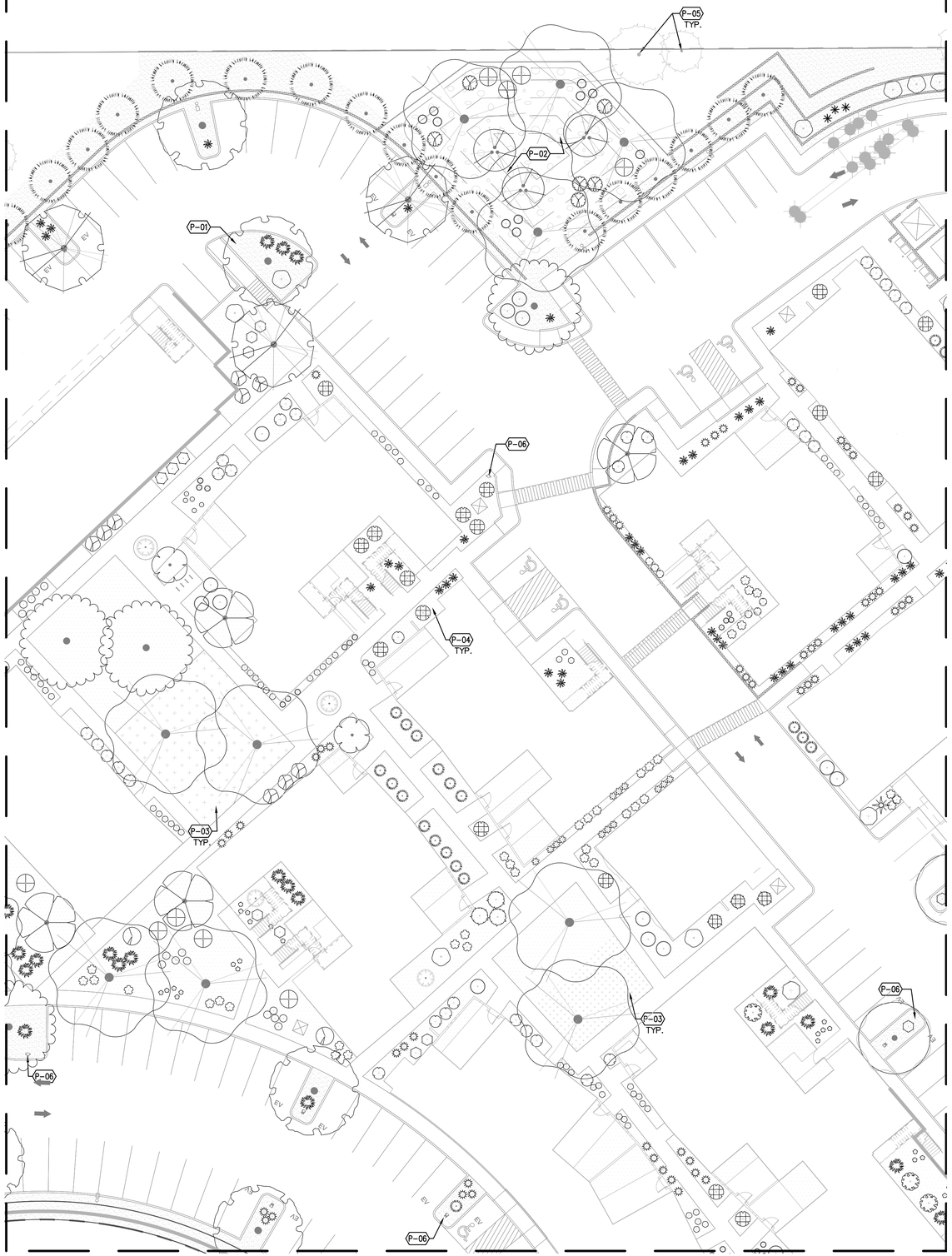
PLAZA CENTRAL, LLC
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

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
plaza central
7205 plaza central, santa fe, new mexico 87508

pland COLLABORATIVE
plandcollab.com 505 268 2266

LP101



A1 PLANTING PLAN
SCALE: 1"=20'–0"

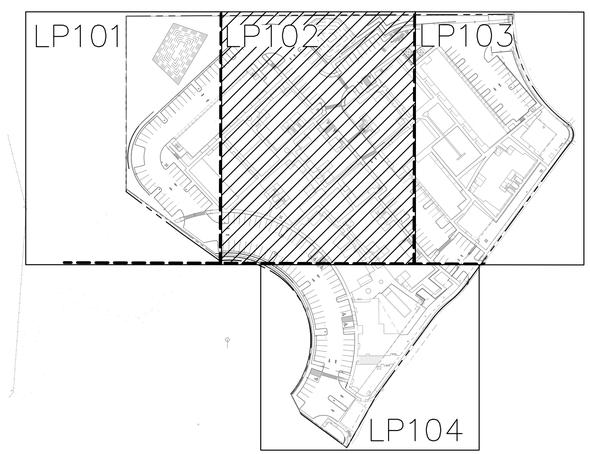
0 20' 40'

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:

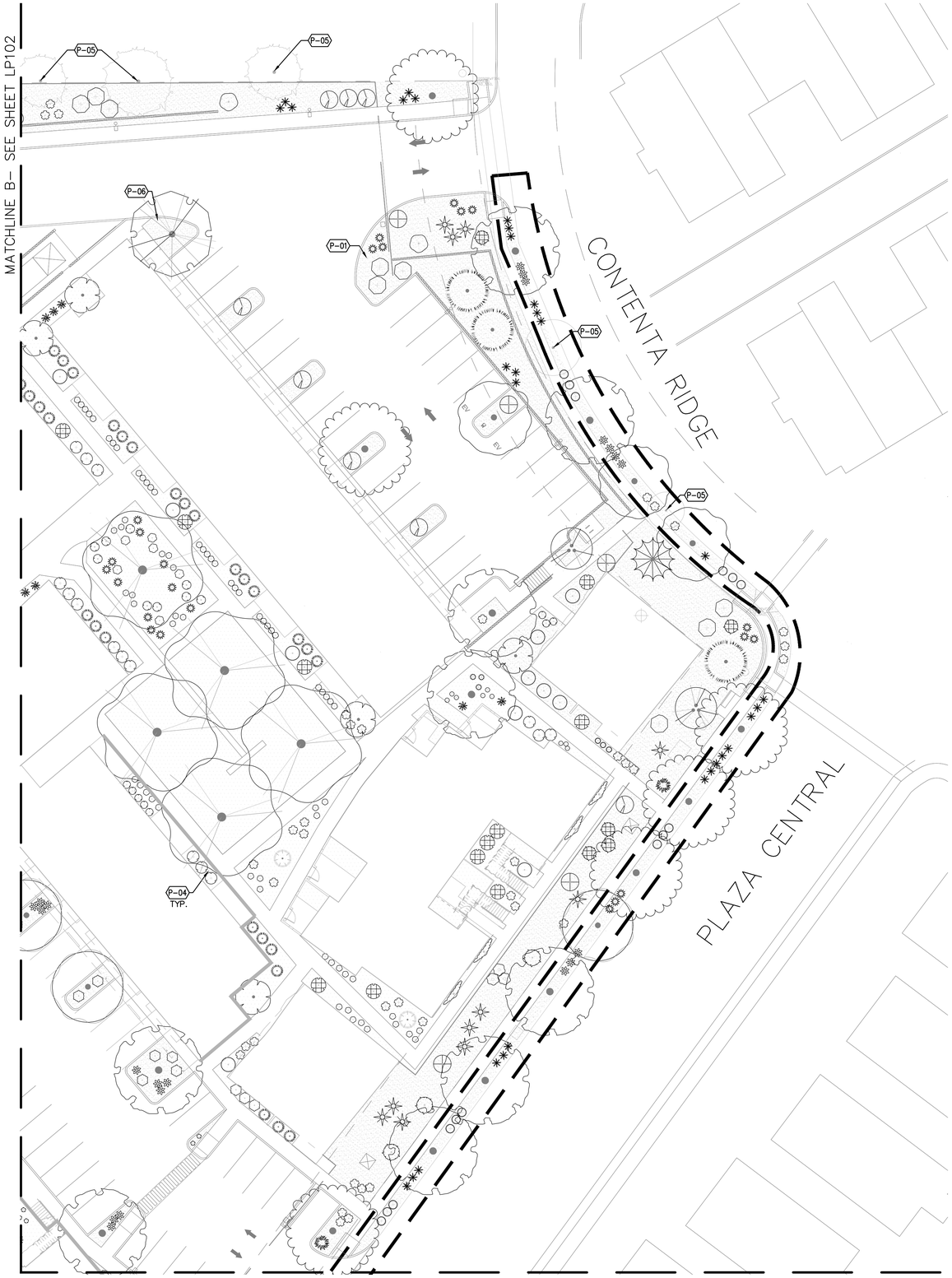
SHEET TITLE:
PLANTING PLAN

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

LP102



A1 PLANTING PLAN

SCALE: 1"=20'-0"

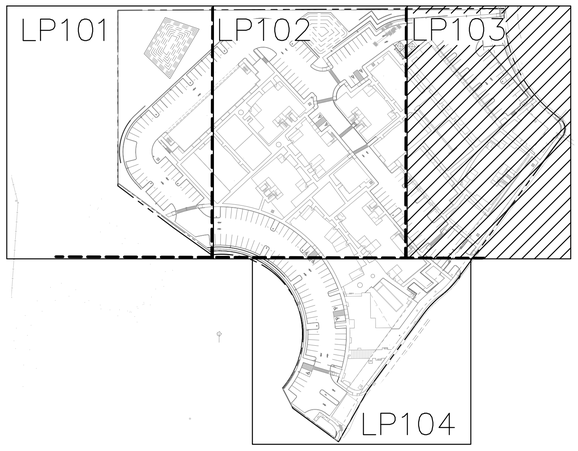
0 20' 40'

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

LP103

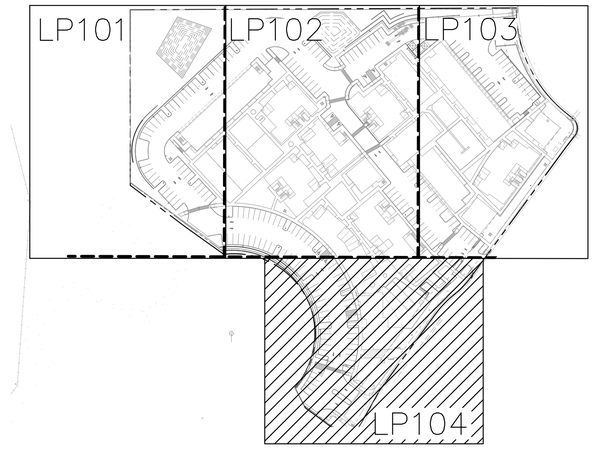
A1 PLANTING PLAN
SCALE: 1"=20'–0"

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
12/4/24

DATE: 10 MARCH 2025
REVISION:

SHEET TITLE:
PLANTING PLAN

pland COLLABORATIVE
plandcollab.com 505 268 2266

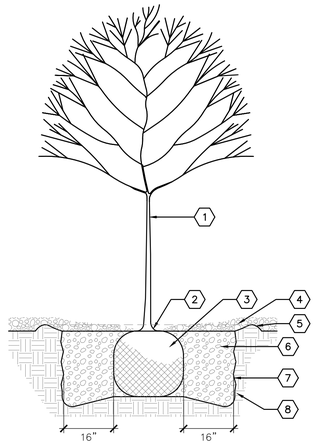
PLAZA CENTRAL II LLC
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.5898 email TOM@THOMASGIFFORD.COM
thomas gifford architect, llc 2024

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

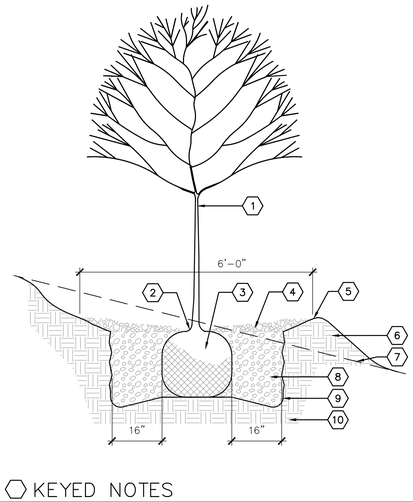


KEYED NOTES

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

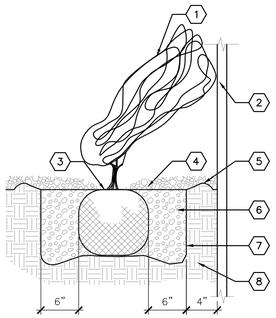


KEYED NOTES

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

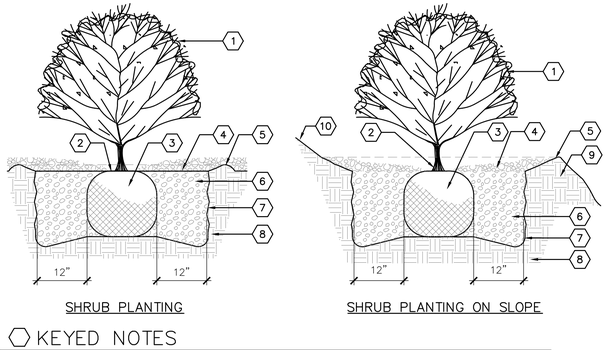


KEYED NOTES

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

PLAZA CENTRAL | LC
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

THOMAS GIFFORD BRANCH ARCHITECT
ARCHITECTURE
210 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.3888 email TOM@THOMASGIFFORD.COM thomas gifford architect, llc 2024

pland COLLABORATIVE
plandcollab.com 505 268 2266

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		

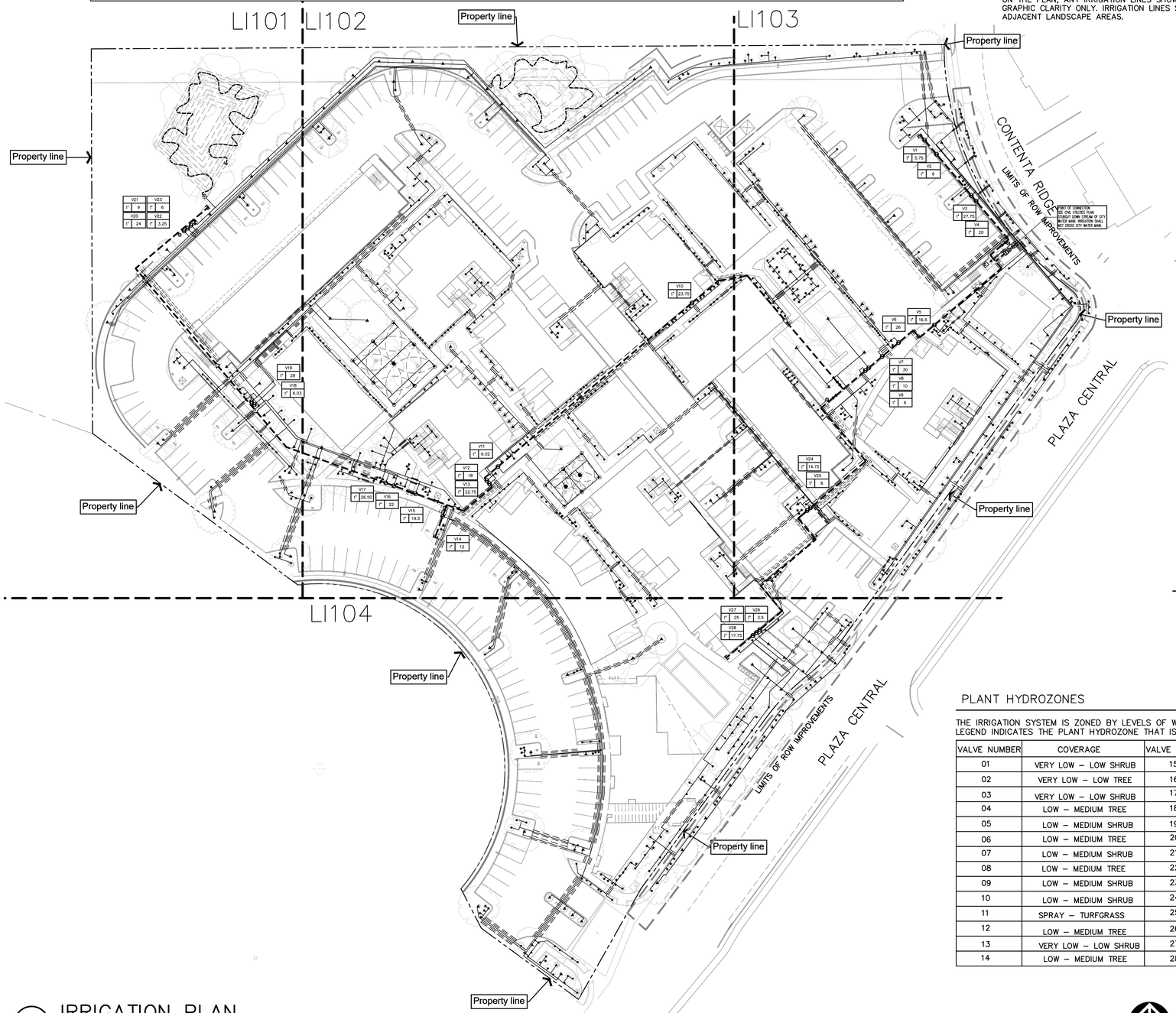
MONTHLY WATERING SCHEDULE	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
WATERING CYCLES PER MONTH	0	1	2	4	8	12	12	12	8	4	1	0
GALLONS PER WATERING CYCLE	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864
TOTAL GALLONS/MONTH	0	3,864	7,728	15,456	30,912	46,368	46,368	46,368	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:	
	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.	
	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

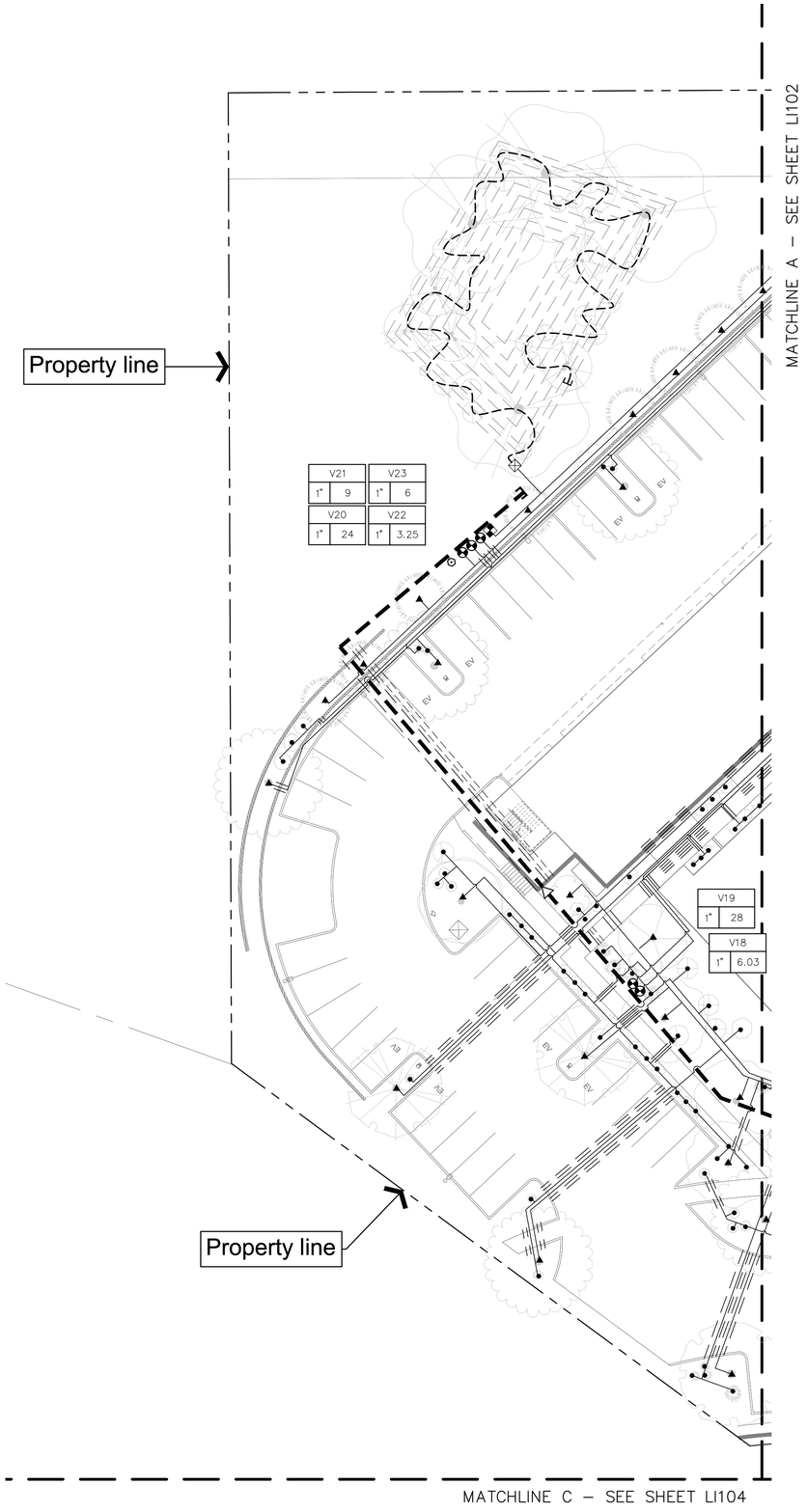
DATE: 12 FEB 2025
REVISION:

SHEET TITLE:
OVERALL IRRIGATION PLAN

PLAZA CENTRAL II
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 505.690.3888 email TOMATHOMASGIFFORD@GMail.com thomas gifford architect, llc 2024

pland COLLABORATIVE
plandcollab.com 505 268 2266

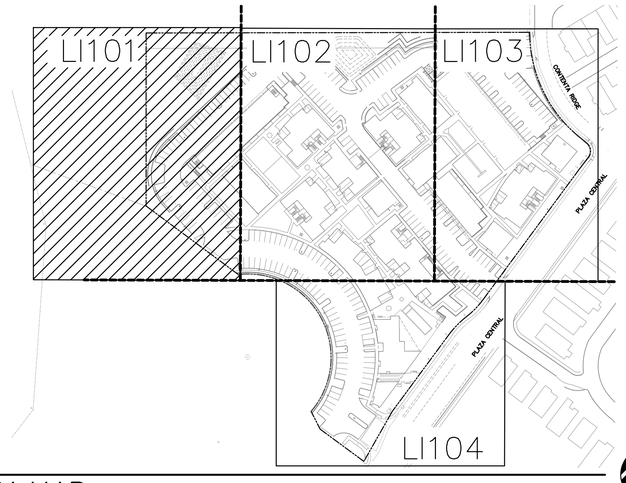
LI100



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
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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
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	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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	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

pland COLLABORATIVE
plandcollab.com 505 268 2266

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 TOM@THOMASGIFFORD.COM

thomas gifford architect, llc 2024

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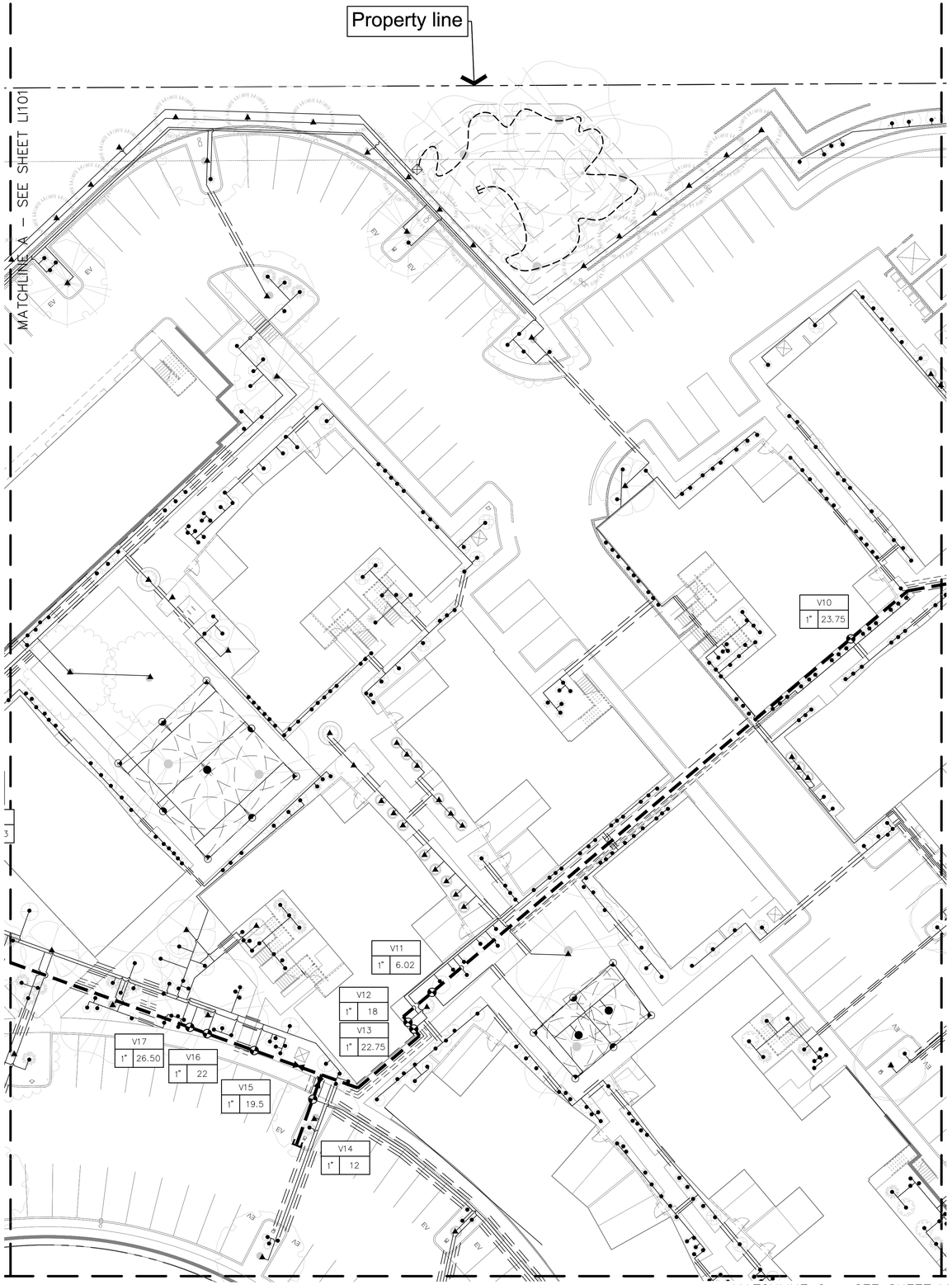

A1 IRRIGATION PLAN
SCALE: 1"=20'-0"

NORTH

IRRIGATION SCHEDULE

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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
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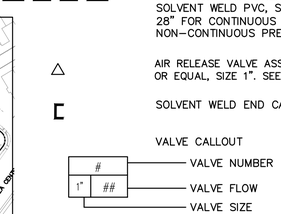
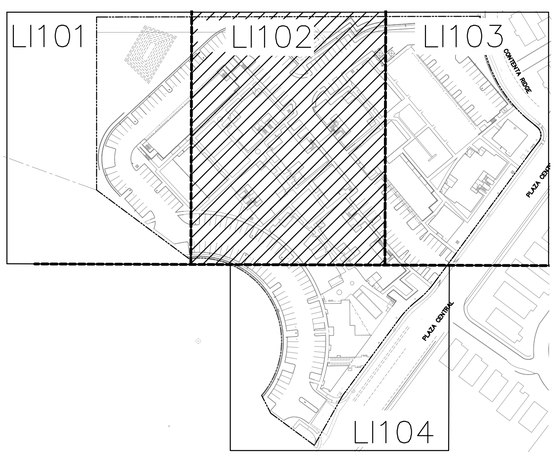
	SOLVENT WELD END CAP.				
	VALVE CALLOUT				





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 TOM@THOMASGIFFORD.COM thomas gifford architect, llc 2024

pland COLLABORATIVE
plandcollab.com 505 268 2266

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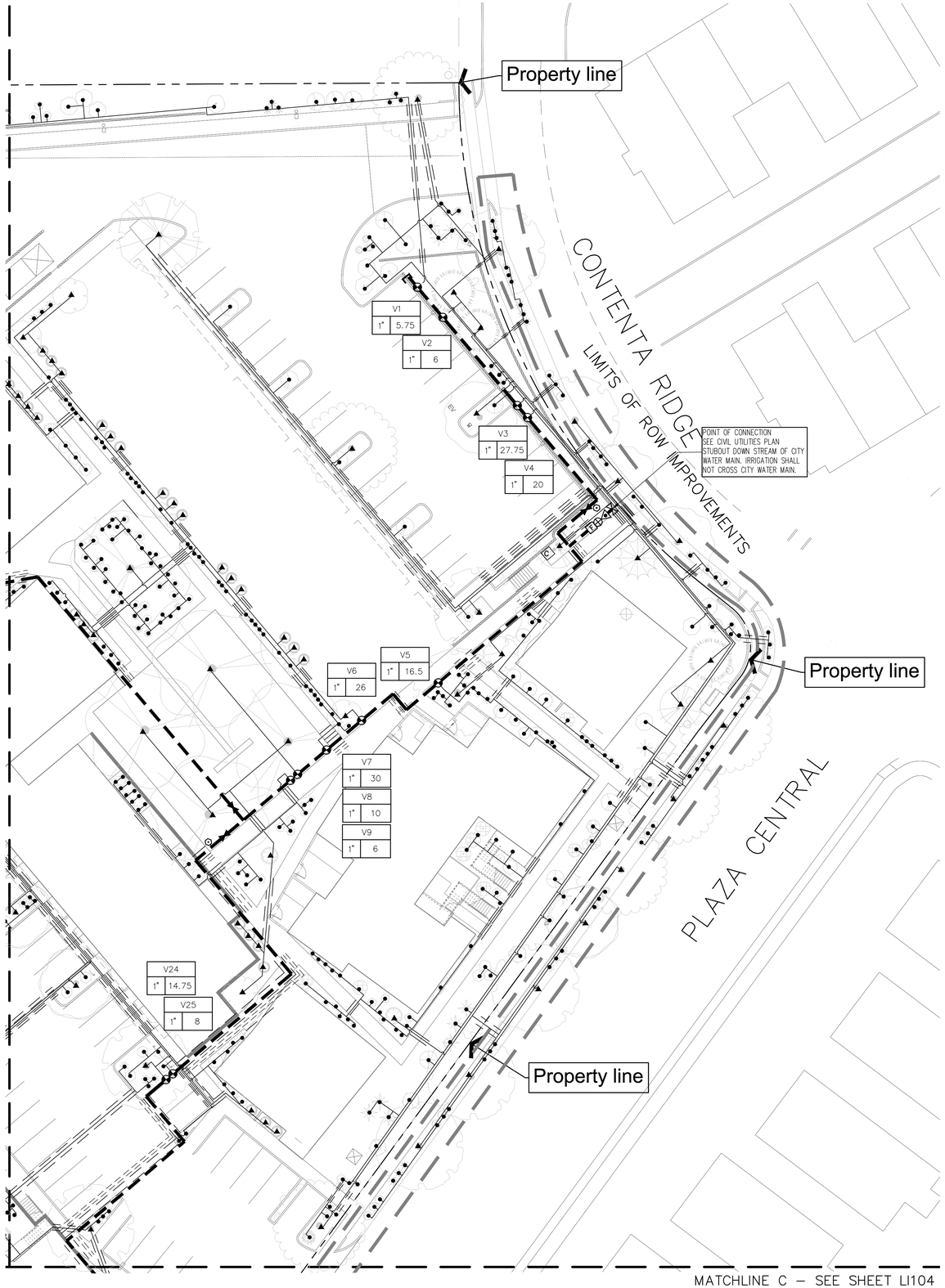
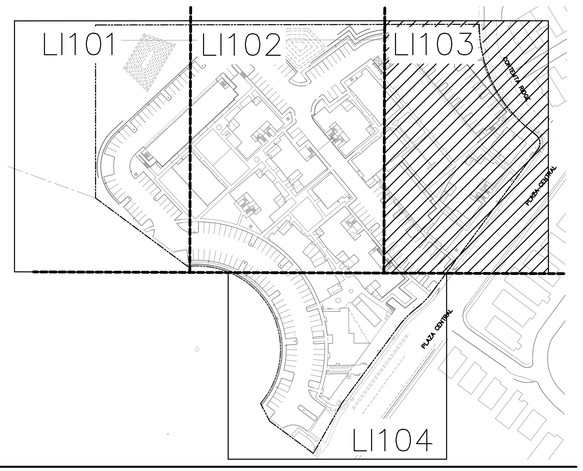


A1 IRRIGATION PLAN
SCALE: 1"=20'-0"

0 20' 40'

NORTH



KEY MAP

NORTH

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
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	SOLVENT WELD END CAP.	

VALVE CALLOUT

— VALVE NUMBER
1" ## — VALVE FLOW
VALVE SIZE

STATE OF NEW MEXICO
GREGORY MILLER
NO. 17
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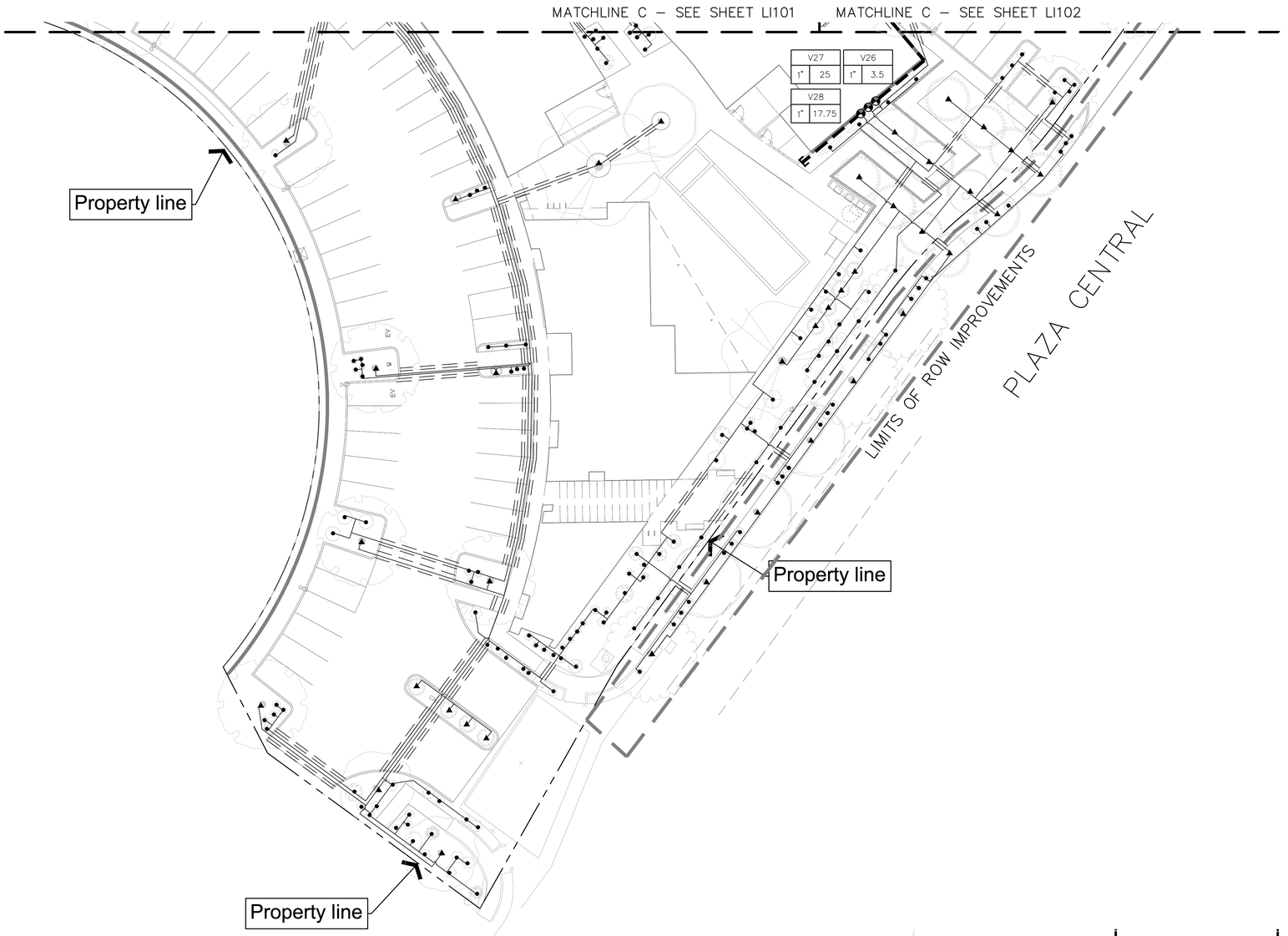
ARCHITECTURE + URBAN DESIGN
1709 Paseo De Peralta, Santa Fe, New Mexico 87501
tel: 505.690.5898 email: TOM@THOMASGIFFORD.COM© thomas gifford architect, llc 2024

pland COLLABORATIVE
plandcollab.com 505 268 2266

LI103



A1 IRRIGATION PLAN
SCALE: 1"=20'-0"

0 20' 40'

NORTH

IRRIGATION SCHEDULE

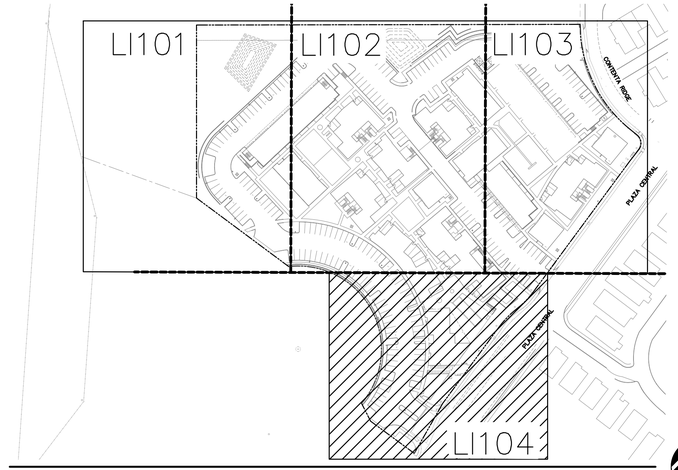
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	REMOTE CONTROL VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY 24–VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.	A4/LI501
	REMOTE CONTROL DRIP VALVE ASSEMBLY. RAINBIRD XCZ SERIES, PLASTIC BODY 24–VOLT WITH PRESSURE REGULATING FILTER. SIZE AS SHOWN 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

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/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
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 505.690.3898 email OMNIPHOM.SCIFI@GMAIL.COM thomas gifford architect, llc 2024

pland COLLABORATIVE
plandcollab.com 505 268 2266

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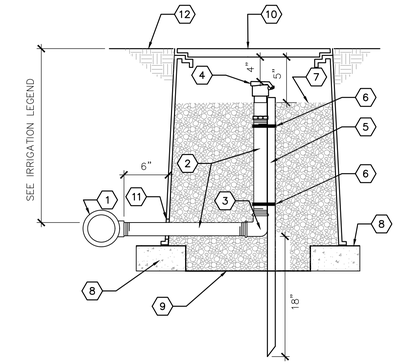


KEYED NOTES

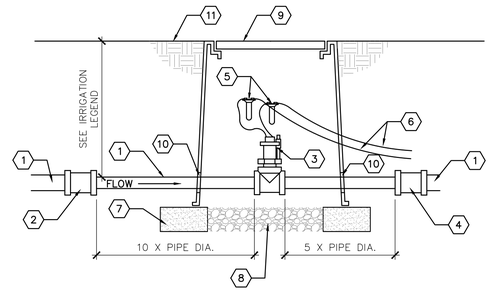
1. SERVICE TEE AT MAINLINE
2. 1" SCH. 80 PVC NIPPLE, LENGTH AS REQUIRED
3. 1" SCH. 80 PVC THREADED ELBOW
4. QUICK COUPLER VALVE – SEE IRRIGATION LEGEND
5. 2" STEEL ANGLE IRON SUPPORT STAKE
6. STAINLESS STEEL PIPE CLAMP
7. 1" DIAMETER WASHED GRAVEL
8. SOLID CMU BLOCK, TWO PER BOX
9. FILTER FABRIC
10. 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

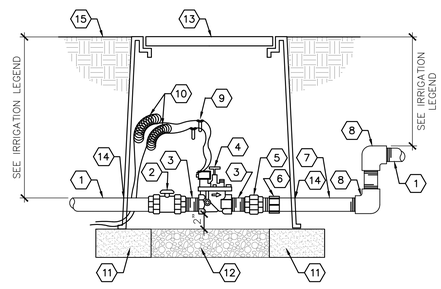


KEYED NOTES

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

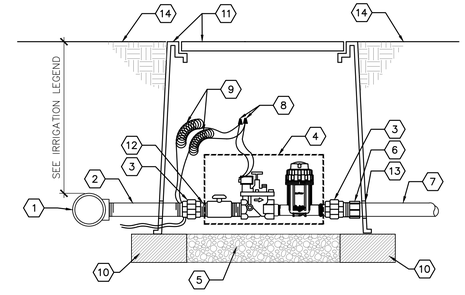


KEYED NOTES

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

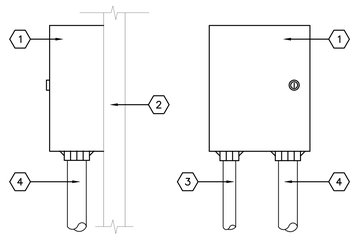
1. SERVICE TEE AT MAINLINE
2. SCH. 80 PVC NIPPLE, LENGTH AS REQUIRED
3. SCH. 80 PVC UNION
4. COMMERCIAL DRIP CONTROL ZONE KIT WITH BALL VALVE, REMOTE CONTROL VALVE, AND PRESSURE REGULATING BASKET FILTER
5. 6" DEPTH OF 1" DIAMETER WASHED GRAVEL WITH MIN. 2" CLEARANCE FROM BOTTOM OF EQUIPMENT AND PIPING
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

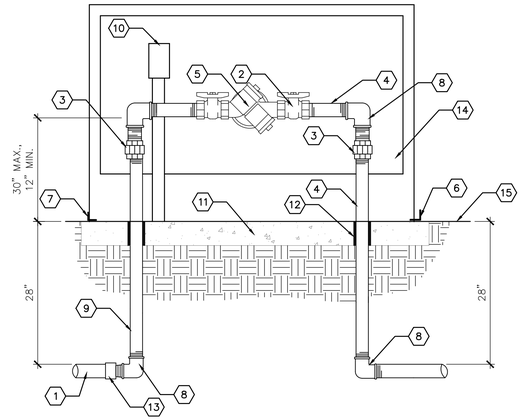
1. AUTOMATIC CONTROLLER – SEE IRRIGATION LEGEND
2. WALL – SEE PLAN
3. 120-VOLT WIRE CONDUIT
4. 24-VOLT WIRE CONDUIT

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

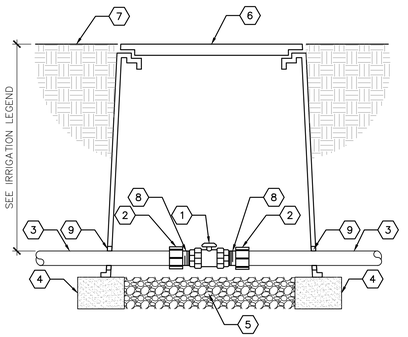


KEYED NOTES

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

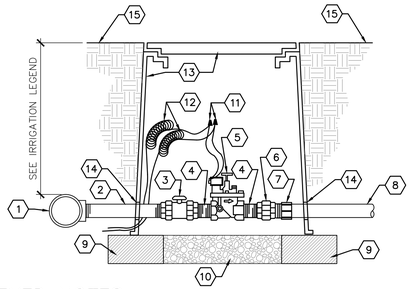


KEYED NOTES

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

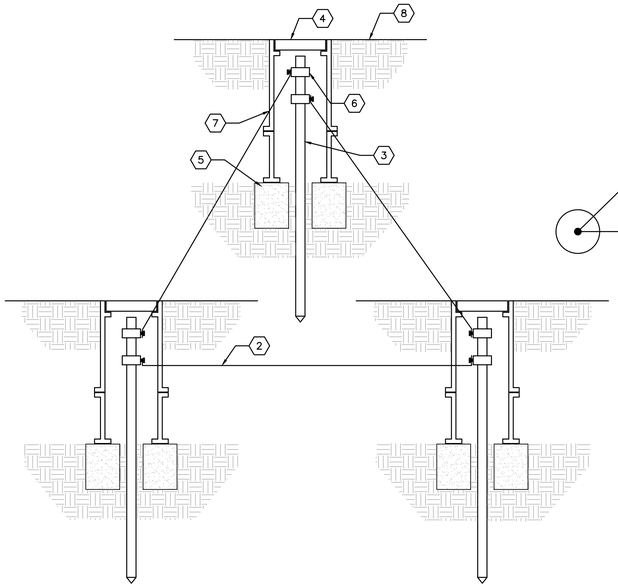
DATE: 10 MARCH 2025
REVISION:

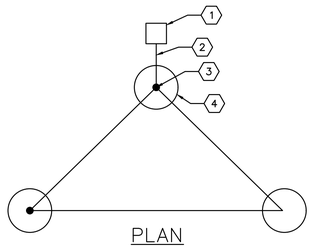
SHEET TITLE:

PLAZA CENTRAL llc
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
7705 Bosque del Norte, Santa Fe, New Mexico 87501
tel 505.501.3898 email TOM@THOMASGIFFORD.COM? thomas gifford architect, llc 2024

pland COLLABORATIVE
plandcollab.com 505 268 2266

LI501





PLAN

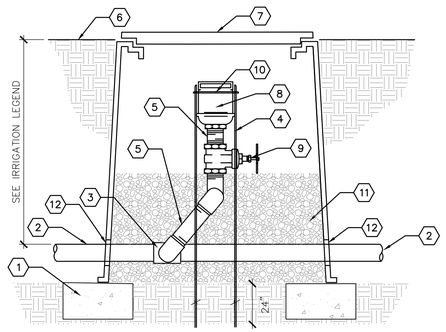
KEYED NOTES

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

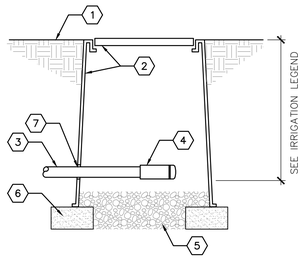
1. SOLID CMU BLOCK, FOUR PER BOX
2. PVC MAIN LINE
3. SCH. 40 PVC TEE
4. 1/2" DIAMETER REBAR
5. PRE-FABRICATED SCH. 40 PVC SWING JOINT – SAME SIZE AS VALVE
6. FINISH GRADE
7. 17" X 30" HEAVY-DUTY VALVE BOX WITH BOLT-DOWN T-STYLE COVER AND EXTENSIONS AS REQUIRED
8. AIR RELEASE VALVE – SEE IRRIGATION LEGEND
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

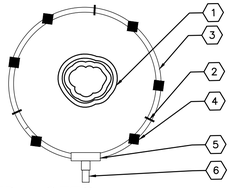


KEYED NOTES

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

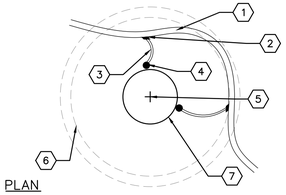
1. TREE TRUNK
2. TIE DOWN STAKE, TYP. PLACE AT MIN. 2' O.C.
3. POLYETHELENE DISTRIBUTION TUBING, TYP.
4. POINT-SOURCE MEDIUM-FLOW EMITTER ON POLYFLEX RISTER, TYP
5. COMPRESSION TEE, TYP.
6. DRIP TO PVC CONNECTION – SEE DETAIL A4/LI502.

D4 TREE DRIP RING

NOT TO SCALE

KEYED NOTES

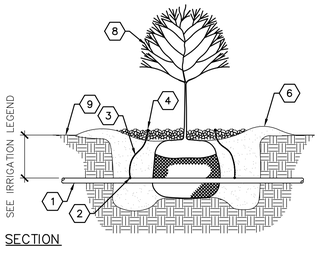
1. POLY DRIP TUBING
2. 1/4" BARBED CONNECTOR AT EACH CONNECTION
3. 1/4" POLY DISTRIBUTION TUBING
4. DRIP EMITTER – SEE IRRIGATION LEGEND FOR TYPE AND QUANTITY.
5. CENTER OF SHRUB
6. EARTHEN BERM – SEE PLANTING DETAILS
7. EDGE OF ROOTBALL
8. TREE OR SHRUB PLANTING
9. FINISH GRADE



PLAN

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.

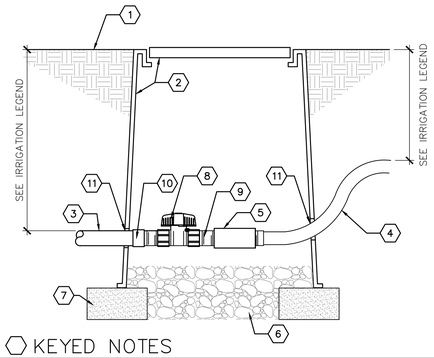


SECTION

C4 DRIP EMITTER LAYOUT

1" = 1"

0 1" 2"

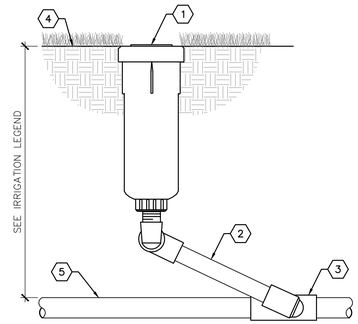


KEYED NOTES

1. 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

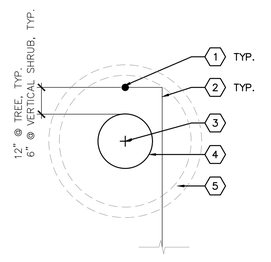


KEYED NOTES

1. 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

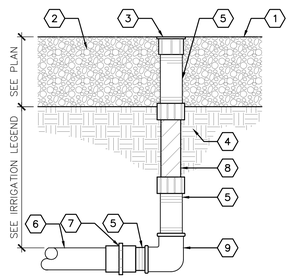


KEYED NOTES

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. 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:

PLAZA CENTRAL LLC
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
7700 Rosebo del Encanto, Santa Fe, New Mexico 87501
tel 505.690.3598 email TOM@THOMASGIFFORD.COM; thomas gifford architect, llc 2024

ARCHITECT

pland COLLABORATIVE
plandcollab.com 505 268 2266

LI502

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.

7/24/25

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.

City of Santa Fe, New Mexico

Attachment E
Tierra Contenta Annexation Agreement

RESTATED ANNEXATION AGREEMENT
TIERRA CONTENTA, WOLGAMOOD SUBDIVISION
AND CONTIGUOUS LANDS (EAST)

1122756

This Restated Annexation Agreement ("Agreement") is made and entered into by and between the City of Santa Fe, New Mexico, a New Mexico municipal corporation ("City"), Tierra Contenta Corporation, a New Mexico non-profit corporation, ("Tierra"), Elisia Partnership, a New Mexico general partnership ("Elisia"), Kenneth Prater ("Prater"), New Mexico School for the Deaf ("School for the Deaf"), Santa Fe Board of Education ("Board of Education"), Herrera Associates, a New Mexico general partnership ("Herrera"), and Dr. Joe L. Hernandez, ("Hernandez"). Tierra, Elisia, Prater, School for the Deaf, Board of Education, Herrera and Hernandez, are hereinafter sometimes collectively referred to as "Landowners." This Agreement shall be effective as of the date set forth in paragraph 27 ("Effective Date").

RECITALS

A. Landowners are the collective owner of certain real property in Santa Fe County, New Mexico consisting of approximately 1,421 acres of land situate in Township 16 North, Ranges 8E and 9E, as more fully described on Exhibit 1 attached (the "Property").

B. On November 1985, the Governing Body adopted Resolution No. 1985-107 amending the Santa Fe Urban Area General Plan pursuant to Case # 1985-32 and Ordinance No. 1985-58, thereby annexing the Property to the City under the terms and conditions of an annexation agreement ("Original Annexation Agreement"). The Original Annexation Agreement, dated November 5, 1985, was approved by the Landowners and the City and filed for record in Book 544 at page 530, records of Santa Fe County, New Mexico.

C. Pursuant to Ordinance No. 1985-59, approximately 1,391 acres of the Property owned by Tierra, School for the Deaf, Santa Fe Board of Education, Elisia and Prater were rezoned from a "R-1 Residential District" ("R-1") to "PRC Planned Residential Community" ("PRC"), now governed by §14-31 SFCC (1987), pursuant to a master plan ("Original Master Plan") approved by the City and the Landowners.

D. Those portions of the Property owned by Herrera and Hernandez ("Adjoining Owners") remained zoned as R-1 and are now governed by §14-17 SFCC (1987). An application for rezoning is concurrently under consideration by the City, and, prior to the Effective Date of this Agreement these properties may have been rezoned by the City.

E. It is the intention of the parties to this Agreement that the Original Annexation Agreement and Original Master Plan shall be superseded in their entirety and that this Agreement and attached exhibits shall substituted therefor, and further, that the Original Annexation Agreement and Original Master Plan shall be deemed to be of no further force and effect and shall not be binding upon any owner of any portion of the Property.

F. Certain provisions of this Agreement shall apply only to the properties owned by Tierra, Elisia, Prater, Board of Education, and the successors and assigns of the School for the Deaf, excluding any successor or assign that is a state or local governmental entity or agency governed by restrictions set forth in the New Mexico Constitution ("NMSD Assigns"). Collectively Tierra, Elisia, Prater, the Board of Education and NMSD Assigns are identified as the "PRC Owners".

1122757

G. The City approved this Agreement in a duly called meeting on February 23, 1994.

AGREEMENTS

NOW, THEREFORE, in consideration of the premises, the following agreements and undertakings, the parties incorporate the foregoing recitals and further agree as follows:

1. **ANNEXATION PLAT.** The Property, previously annexed to the City, is fully described on the annexation plat titled *Annexation Plat for Tracts 1 Thru 9, Tierra Contenta, Wolgamood Subdivision and Contiguous Lands (East) within Township 16 North, Ranges 8 & 9 East, New Mexico Principal Meridian, Santa Fe County, New Mexico, June 1985,* ("Annexation Plat") a true and correct copy of said Annexation Plat is attached hereto as Exhibit 1. The Annexation Plat complies with §14-9.6(D) SFCC (1987).

2. **THE MASTER PLAN.** Landowners have approved a revised master plan for uses of the Property and as described on the plat of survey titled *Master Plan PRC and Annexation* (the "Master Plan"). Landowners have further approved a revised phasing plan as described on the plat of survey titled *Phasing Master Plan* (the "Phasing Plan"). Both the Master Plan and Phasing Plan comply with §§14-9.6(D) SFCC (1987). True and correct copies of the Master Plan and Phasing Plan are attached as Exhibit 2.

3. **CITY APPROVAL OF MASTER PLAN AND PHASING PLAN; SUBSEQUENT APPROVALS.** The Master Plan and Phasing Plan contemplate a variety of housing types and additional commercial, institutional, industrial, and recreational land uses for the Property. The City hereby approves the Master Plan and Phasing Plan and agree that each comply with the SFCC (1987). The City agrees to approve rezonings, preliminary development plans and preliminary subdivision plats for individual tracts within the Property, provided such rezonings plats and plans conform to the Master Plan and Phasing Plan, the SFCC 1987, as amended, and the provisions of this Agreement. The City agrees to approve final development plans and final subdivision plats that substantially conform to previously approved preliminary plats and plans.

4. **MODIFICATION OF URBAN AREA GENERAL PLAN; MODIFICATION OF MASTER PLAN.**

A. The Master Plan, including its designations of the PRC district, shall become part of the Santa Fe Urban Area General Plan. Modifications of the Master Plan, including, without limitation, relocations or modifications of improvements as shown on the Master Plan, must be approved by the City, as provided below.

B. Minor relocations and modifications, such as relocation of utility lines, roadways and minor variations of the Phasing Plan, otherwise consistent with the general intent of the Master Plan, shall be approved administratively by the director of the technical review division of the City or such other division later charged with the authority to review development proposals ("Technical Review Division").1122758

C. Major modifications and relocations shall be approved by the development review committee or such other committee delegated the authority by the governing body of the City to grant final approval of final subdivision plats and final development plans ("Development Review Committee"). The determination as to whether any proposed modification is "major" or "minor" shall be made by the members of the "Development Review Team", comprised of members of City staff and the interdepartmental team charged with the responsibility to review development projects. Only major modifications to the Master Plan shall require an amendment to the Master Plan and approval by the Development Review Committee.

D. Notwithstanding the foregoing, any increase in the number of dwelling units or area of commercial use must be reviewed first by the Development Review Committee and thereafter, the Committee shall forward its recommendations to the Governing Body.

5. **DEVELOPMENT OF THE PROPERTY.**

A. The Property shall be developed in accordance with the Master Plan.

B. The Master Plan includes the following categories of land uses:

(1) Those portions of the Property owned by the PRC Owners, currently zoned as PRC, shall be developed in accordance with the PRC zoning ordinance outlined in §14-31 SFCC (1987). To the extent then required by the Santa Fe City Code, specific developments within these properties shall meet the standards for all individual tract development as required under §14-31.7 SFCC (1987), and if applicable, any ordinance governing approval of final subdivisions plats. In lieu of standards set forth in the PRC Zoning Ordinance, specific development standards that vary from the PRC Zoning Ordinance may be proposed by any PRC Owner for individual tract development within the PRC district as part of any application for preliminary and final subdivision plat approval or preliminary and final development plan approval to the Development Review Committee. Should any development standards be proposed that materially vary from the PRC development standards, the PRC Owner shall comply with the procedures for notification prior to adoption of specific design standards for each phase as set forth in Section 14-5.4(C)(2), SFCC 1987.

(2) Property currently zoned PRC and owned by the PRC Owners that is proposed on the Master Plan for a village center and office/business incubator uses shall be rezoned to a zoning district or districts that will permit use of the lands for such other uses.

(3) The use of the Adjoining Owners' properties for uses other than R-1 permitted uses shall require rezoning from R-1 to appropriate zoning districts that will permit use of these properties for the multi-family, commercial and industrial uses as such sites are shown on the Master Plan. 1122759

C. Prior to any development of any portion of the Property owned by the PRC Owners, all preliminary and final subdivision plats and preliminary and final development plans shall conform to the Master Plan, this Agreement, and the Santa Fe City Code. If such plats and plans conform to the Master Plan, this Agreement, and the Santa Fe City Code the plats and plans of the PRC Owners shall be approved by the Development Review Committee.

D. The Adjoining Owners shall develop their property in accordance with this Agreement, the Master Plan, the Santa Fe City Code, and any conditions of rezoning.

6. **PHASING.**

A. The phases currently scheduled for development of the Property by PRC Owners are set forth in the Phasing Plan. Only those portions of the Property owned by PRC Owners and subject to the PRC zoning designation are governed by the Phasing Plan. Changes in the phasing timetable may be reviewed and revised from time to time as conditions change.

B. The Schedule of Improvements for PRC Owners and Adjoining Owners is attached hereto as Exhibit 3.

C. The designated improvements for water, sanitary sewers, storm drainage, streets, dedication of parks and other items as set forth in the Master Plan shall be substantially completed by a PRC Owner, to the satisfaction of the City, for each phase within the Phasing Plan before the construction of such improvements in succeeding phases may be commenced. However, two phases may be undertaken concurrently provided that the PRC Owner can demonstrate to the City a satisfactory timetable for completion of required improvements.

D. At such time as a PRC Owner proposes a particular phase for construction, the City shall determine which improvements for water, sanitary sewers, storm water drainage, streets and dedication of parks and open space are required for that particular phase. Any PRC Owner proposing a phase to be developed shall be required to present a plan to the City which shall include plans for completion of the required improvements in that phase.

E. Any approvals required under this paragraph 6 shall be obtained as provided in paragraph 4.

7. **AFFORDABLE HOUSING.**

A. Tierra shall develop approximately forty percent (40%) of the 3,700 lots or units planned for Tierra's property for families earning at or below eighty percent (80%) of the median family income of the City and for single person households earning under one hundred percent (100%) of the City median household income. The minimum sizes and types of these affordable units in the PRC will be determined by the City and Tierra by separate agreement.

1122760

B. Affordable units in the below eighty percent (80%) of median family income category are exempt from impact fees as set forth in this Agreement.

C. The provision of affordable units shall be reviewed on a phase-by-phase basis by the City.

8. **LAND DEDICATED TO THE CITY BY TIERRA.**

A. Tierra agrees to dedicate parcels totalling approximately two hundred fourteen (214) acres of land to the City for City use as parks. The land shall be dedicated according to the Phasing Plan.

B. In addition, an estimated one hundred fourteen (114) acres will be dedicated by Tierra to the City for roadways and drainage, and 2.8 acres for community use. These dedications will occur consecutively with development and upon acceptance by the City.

C. These dedications completely fulfill and satisfy the required land dedication for parks and open space of the Santa Fe City Code and this Agreement for all development of the Tierra property.

9. **PARKS, OPEN SPACE AND OTHER DEDICATIONS.**

A. Concurrently with approval of any final development plan and prior to any development of the Property, each Landowner agrees to dedicate park land and open space to the City as shown on the Master Plan.

B. Such dedications shall be made under the following Schedule:

(1) Tierra will dedicate to the City an estimated 214 acres for parks and open space according to the Phasing Plan.

(2) Elisia agrees to dedicate to the City no less than forty-five (45) acres for park and open space the same being all of the land in the open space system and the neighborhood park (Tract 27) on the Elisia property, at the time Elisia obtains its approval of a Phase 1 final subdivision plat.

(3) The School for the Deaf, or if applicable, NMSD Assigns, agrees to dedicate to the City no less than sixty (60) acres, for park and open space, such land being described as part of the open space system during Phase 2. Such dedication will occur after the City has acquired right-of-ways for the construction of the Arroyo Chamiso bike and pedestrian trail system through the PRC Owners' properties. 1122761

(4) The Adjoining Owners agree to dedicate to the City no less than ten (10) acres in Arroyo Chamiso for park and open space, such land being described as part of the open space system Such dedication will occur after the City has acquired right-of-ways for the construction of the Arroyo Chamiso bike and pedestrian trail system through the PRC Owners' properties or application for a final development permit, whichever occurs first.

(5) The dedications described in this paragraph 9 will completely fulfill and satisfy the required land dedication for parks and open space of the Santa Fe City Code and this Agreement for all development of the School for the Deaf property, if applicable, the NMSD Assigns' property, the Elisia' property, and the Adjoining Owners' property.

C. Concurrently with submission of any preliminary development plan by a PRC Owner or in the case of an Adjoining Owner, a final development plan, and prior to development, the PRC Owner or Adjoining Owner shall contribute to the cost of the multipurpose trail system in the urban park as shown on the Master Plan. The contribution shall be based on the number of residential units approved for that owner's respective property. The cost per residential unit shall be computed by dividing the total cost of the trail system by the total number of residential units approved in the Master Plan. Each contribution for the trail system may be proportionately reduced in the event the City receives City, State or Federal funds for the development of the trail system. The reduction of each contribution shall be in proportion to the ratio of government funds received to total cost of the trail system.

D. At the time of development, the Board of Education shall develop ball fields and/or soccer fields on the two (2) elementary school sites shown on the Master Plan. These fields shall be open for public use subject to the scheduling of school related events by the Board of Education. The City shall maintain these fields according to a separate agreement between the City and the Board of Education.

E. At the time of development, each of the PRC Owners and Adjoining Owners shall be solely responsible for tree plantings, enhanced medians and other landscaping areas along the major roads shown on the Master Plan within each owner's property. The landscape areas and enhanced medians shall be dedicated to the City, after which the City shall maintain these areas.

F. At the time of development, each PRC Owner and Adjoining Owner of any portion of the Property shall develop the park plazas on their respective property as shown on the Master Plan, if any.

G. All parks, trail systems, and open space dedicated to the City shall thereafter be maintained by the City.

10. **CITY SERVICES.**

A. **Fire and Police Protection.** Fire and police protection for development of the Property will be provided by City Police and Fire Department facilities and personnel.

B. **Refuse.** Refuse collection and disposal services within the Property shall be provided by the City or its agents in accordance with the Santa Fe City Code.

C. **Water Service.**

(1) As a condition of development of the Property, each PRC Owner and Adjoining Owner shall connect the proposed development to the Sangre de Cristo Water Company water delivery system using dedicated easements and right-of-way which shall allow extension of water mains through the Property as required by the Sangre de Cristo Water Company and the City. Individual PRC Owners and Adjoining Owners shall dedicate easements or rights-of-way through their portions of the Property as shown on the final subdivision plat to insure the water lines can be built accordingly through the Property.

(2) Each PRC Owner and Adjoining Owner shall construct water lines, as shown on the Master Plan, that run through or adjacent to their property. Each PRC Owner and Adjoining Owner is responsible for constructing the entire water line across that owner's property. In the event that a water line, as shown in the Master Plan, runs adjacent to two or more property boundary lines, then each adjacent PRC Owner or Adjoining Owner will share proportionately in the cost, according to the ratio of each owner's lineal foot frontage adjacent to the water line.

(3) In the event a Landowner constructs a water line on property other than that owner's property, the City will require reimbursement be paid to the owner constructing the line from the property owner across whose property the water line was built prior to any development on that property. Upon completion of improvements for which reimbursement is required, the party constructing the improvements shall file a certified schedule of actual costs reasonably incurred in installing the improvements dedicated to the City ("Reimbursement Schedule") with the Technical Review Division.

(4) Reimbursement shall include payment of interest at a rate corresponding to the increase, if any, in the U.S. Bureau of Labor Statistics, All-Urban Consumer Price Index (CPI-U) for all items (the composite of all CPI components) published for the U.S. City Average, West Region, using the index base of the 1982-1984 = 100 or its succeeding index ("CPI") computed by using the CPI as of the month of the date of delivery of the Reimbursement Schedule to the City, as the base figure ("Base Month") compared with the CPI for the same Base Month in the year reimbursement is due ("CPI Interest Rate"). For example: If a Reimbursement Schedule is delivered to

the City in December, 1994 and the CPI for December, 1994 was 150.0 and the reimbursement is due in December 1995, and the CPI for December, 1995 is 157.5, the increase in the CPI would be five percent (5%) resulting in an annual interest rate of five (5%). Notwithstanding the foregoing, the annual CPI Interest Rate shall not be greater than eight percent (8%).

1122762

(5) In exchange for receiving water service, no well shall be drilled on any property owned by the PRC Owners or Adjoining Owners after the Effective Date of this Agreement. No water rights shall be transferred to permit a diversion of water from the properties of PRC Owners and Adjoining Owners.

D. **Wastewater Collection and Sewer Service.**

(1) Wastewater improvements are specified in the Schedule of Improvements attached as Exhibit 3.

(2) It is understood by the parties that the City intends to construct wastewater improvements within the Property that will provide service to areas located outside of the boundary of the Property.

(3) The City and each PRC Owner and Adjoining Owner will contribute a proportionate share of the cost of the south branch Arroyo Chamiso sewer line constructed to serve development within the Property. Such proportionate share shall be based on the cost of an eight inch (8") line and shall be a fraction based on the total developable acreage in the specific tract served by the sewer line, divided by the total developable acreage of all properties served by the sewer line, or such other equitable means of cost distribution as agreed to by each PRC Owner and Adjoining Owner. Payment to the City shall be made at the earlier of recordation of a final subdivisions plat or final development plan ("Sewer Construction Assessment").

(4) Only one Sewer Construction Assessment for construction of the sewer line within the Property shall be levied against any PRC Owner and Adjoining Owner.

(5) In lieu of the procedure set forth in subparagraph 10.D.(3) above, the City and PRC Owners and Adjoining Owners may agree to establish an assessment district for construction of storm water, wastewater collection and sewer service improvements to serve the Property.

(6) Each PRC Owner and Adjoining Owner shall dedicate sewer easements on that owner's tract of the property as shown on a final subdivision plat or final development plan if not already dedicated under paragraph 14. The School for the Deaf will make such dedication of sewer easements as provided in paragraph 14.

(7) The City agrees to complete the engineering and construction of the south branch of the Arroyo Chamiso sewer line, as shown in the Master Plan, within three (3) years from the Effective Date of this Agreement.

1122763

(8) The PRC Owners and Adjoining Owners shall construct and pay for all sewer lines on their property other than the Arroyo Chamiso Line.

(9) In the event a Landowner constructs a sanitary sewer line on property other than that Landowner's property, the City will require reimbursement be paid to the owner constructing the line from the property owner across whose property the sewer line was built prior to any development on that property. Upon completion of improvements for which reimbursement is required, the party constructing the improvements shall file a Reimbursement Schedule of actual costs reasonably incurred with the Technical Review Division of the City. Reimbursement shall include payment of interest at the CPI Interest Rate as described in paragraph 10.C.(4).

E. **Streets and Other Rights of Way.**

(1) All streets and roads built by PRC Owners and Adjoining Owners will be designed and constructed in accordance with the Santa Fe City Code (1987).

(2) The PRC Owners and Adjoining Owners shall construct off-site roadway improvements as specified below (a) through (e) related to development of the Property as established by the Master Plan and the detailed Traffic Impact Analysis prepared for the Property pursuant to paragraph 10.F of this Agreement (the "TIA"). The offsite roadway improvements shall exclusively consist of:

(a) three intersections with Airport Road, exclusive of South Meadows Road;

(b) Three intersections with Cerrillos Road;

(c) one at-grade intersection with the Santa Fe By-Pass;

(d) Ocate Road from the Hernandez property to Cerrillos Road; and

(e) Country Club Road From Elisia property to Airport Road.

The roadway improvements listed under subparagraphs (a) through (e) above are shown on Exhibit 2 attached hereto and incorporated herein as if fully set out.

(3) The PRC Owners and Adjoining Owners shall contribute a proportionate share of the cost of building the offsite roadway improvements specified above 2 (a) through (e) based upon the traffic contribution established by the TIA as provided in this paragraph 10.E.

(4) Tierra will be entirely responsible for the cost of the at-grade intersection and signalization at Academy and the Santa Fe Bypass and the cost of two intersection improvements at Airport Road and Paseo del Sol and Golf Club Road, not including the intersection of Airport and Country Club Road.

1122764

(5) Elisia and Tierra will be jointly responsible for the construction of Country Club Road and its intersection with Airport Road. NMSD Assigns and Tierra will be jointly responsible for the intersection of Academy Road with Cerrillos Road.

(6) The relative responsibilities for financing these improvements will be determined by the TIA prepared as part of the Phase I preliminary plat submittal and as approved by the Landowners or their then assigns.

(7) The road known as "Ocate Road" commencing at the School for the Deaf's property and running through the Hernandez property to Cerrillos Road and this road's intersection with Cerrillos Road will be the responsibility of NMSD Assigns and the Adjoining Owners although other owners along Ocate Road may also be asked to contribute. Cost sharing among these owners will be determined through separate agreement among these owners and based upon the TIA and an allocation of "service units" to each property based upon the developable acreage within each owner's property and the permitted use of the property. The term "service unit" shall mean a standardized measure of consumption, use, or generation attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards for a road improvements and based upon use of the properties benefitted by the road, that is, single family residential, multifamily, commercial or industrial uses.

(8) Herrera will be responsible for the cost of intersection improvements and signalization which will serve the Property at the intersection of the south bound lane of Cerrillos Road and the road which runs across the Herrera property south of Ocate Road to be known as "Herrera Road".

(9) All roadway rights-of-way within the Property which are shown on the Master Plan shall be dedicated to and maintained by the City.

(10) Other road network improvements for a north/south street extending north of Airport Road to connect with either Alameda or Rufina and for one east/west street extending across Cerrillos Road to Richards Avenue and Academy Road from South Meadows to Cerrillos Road are the responsibility of the City.

F. **Traffic Impact Analysis.** Concurrent with the submittal of the Phase 1 preliminary subdivision plat, the City shall prepare the TIA for the Property and shall allocate service units for each proposed development as provided in subparagraphs 10.E.(7) above. The TIA shall address the traffic impacts which will be generated by each proposed phase of development under consideration. The TIA shall be conducted according to the City of Santa Fe Public Works Department traffic analysis standards and shall be approved by the Landowners, or their assigns.

G. **Schedule of Improvements.** The Schedule of Road Improvements is attached hereto as Exhibit 3.

H. **Financial Guarantees.**

1122765

(1) Prior to recordation of a final subdivision plat or any phase thereof, or a final development plan with the County Clerk of Santa Fe County, the PRC Owners or Adjoining Owners shall provide a letter of credit or other financial guarantee acceptable to the City for the required improvements. The amount of the financial guarantee shall be based on a certified engineer estimate acceptable to the director of the Technical Review Division.

(2) All improvements required in any final subdivision plat or final development plan must be constructed by PRC Owners or Adjoining Owners in accordance with the Santa Fe City Code, and when completed to the satisfaction of the City, said improvements may be dedicated to and thereafter maintained by the City.

I. The provisions of this paragraph 10 do not apply to developments or improvements by the School for the Deaf as a state agency or any other federal and state governments and their political subdivisions. If the School for the Deaf elects to develop any portion of its property and to connect to any portion of the City services described in this paragraph 10, or to have the right under this Agreement to use any portion of the roads described in this paragraph 10 (collectively "Improvements"), the School for the Deaf shall be entitled to do so upon payment of the proportional sums otherwise required to be paid by NMSD Assigns for such Improvements. Any duty of the New Mexico School for the Deaf to pay any funds or consideration required by or resulting from the terms of this Agreement shall be contingent upon and subject to prior sufficient appropriations and authorization by the New Mexico Legislature for such development, including proportional payments due for such Improvements, and funding of such legislative appropriation. In the event sufficient funds are not so appropriated, authorized or available, then the corresponding duty of the School for the Deaf to make payments will automatically abate upon written notice from the School for the Deaf to the City and the affected Landowners. Likewise any right provided under this Agreement to use the Improvements shall abate until sufficient appropriation or funding can be obtained by the School for the Deaf.

11. **ARCHAEOLOGICAL REVIEW ORDINANCE.** Prior to approval of any final development plan or subdivision plat proposed by PRC Owners and Adjoining Owners, an Archaeological Clearance Permit ("Clearance Permit") shall be obtained from the City's Archaeological Review Committee, as required in §14-75 of the SFCC, 1987. These Clearance Permits may be obtained for each phase of development.

12. **UTILITIES.** The Property shall be served only with underground utilities.

13. **IMPACT FEES.** Subject to the enforceability of any City ordinance under the provisions of the Development Fee Act, §§5-8-1 *et seq.* NMSA, 1978, and after offsetting any fee with the contributions and offsite improvements made or to be by any PRC Owners or Adjoining Owners, the PRC Owners and Adjoining Owners shall pay impact fees as required by Santa Fe City Code (1987), as amended.

14. **EASEMENTS AND RIGHTS-OF-WAY.** Each Landowner, its then assigns, including NMSD Assigns shall dedicate all required access and utility easements and rights-of-way to the City within corridors shown on the Master Plan to allow orderly development of all tracts within the Property. Tierra in cooperation with the Landowners will prepare a dedication plat of survey in conjunction with Tierra's final subdivision plat or final development plan for Phase I as shown on the Phasing Plan. The Landowners and their then assigns, including NMSD Assigns, and the City agree to approve the Dedication Plat if it substantially conforms to the Master Plan. In the case of PRC Owners and Adjoining Owners, such dedication shall be in compliance with the Santa Fe City Code.

15. **CONFORMANCE WITH TERRAIN MANAGEMENT AND DRAINAGE STANDARDS.** Prior to development of Property, the PRC Owners and Adjoining Owners shall demonstrate compliance with the Terrain Management provisions of Santa Fe City Code. Dip sections shall not be allowed on designated arroyos without prior administrative approval of the director of the Technical Review Division of the City.

16. **ASSIGNMENTS.** Each Landowner shall be entitled to sell, transfer or assign all or any portion of that Landowner's rights and obligations under this Agreement provided the Landowner or the Landowner's assignee delivers to the City an agreement executed by Landowner and Landowner's assignee, acknowledging such assignment, describing the portion of the real property to which the assignment applies, and evidencing the assignee's acceptance of the rights and obligation under this Agreement. Such agreement shall be deemed effective as of recordation with the Clerk of Santa Fe County, New Mexico. Any assignee shall have the same rights and obligations under this Agreement as that of the Landowner as to that portion of the Property described in any assignment.

17. **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.

18. **EXECUTION OF DOCUMENTS.** The parties agree to execute all documents contemplated expressly or impliedly by this Agreement or necessary to effectuate the terms of this Agreement.

19. **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.

1122767

20. **WAIVER.** No waiver of a breach of any of the covenants contained in this Agreement shall be construed to be a waiver of any succeeding breach of the same or any other covenant.

21. **CONSENT AND OBLIGATIONS.** Wherever the approval or consent of the City is required by this Agreement, it is understood that such approval or consent shall not be unreasonably withheld. Whenever it is stated in this Agreement that the Landowners or any individual Landowner shall undertake any particular act or be responsible for a particular reimbursement, cost, contribution or assessment, it shall be understood to mean that each Landowner shall be responsible only for that owner's undertaking as set forth in the Landowner's development plan or subdivision plat presented to the City. It shall be understood that the obligations of any Landowner under this Agreement arise only to the extent that a Landowner applies to the City for approval of a final subdivision plat or final development plan for that portion of the Property owned by a particular Landowner. No obligations arise in the absence of such application or development.

22. **GOVERNING LAW.** This Agreement and the rights of the parties hereunder shall be governed by and interpreted in accordance with the laws of the State of New Mexico. Notwithstanding the inclusion of the School for the Deaf and the Board of Education as "Landowners" in the recitals of this Agreement, no covenant or agreement contained in this Agreement, whether referring specifically to the Landowners or not, shall be applicable to, binding on or enforceable against the School for the Deaf or the Board of Education, their respective property within the Property, their respective Board members, the State of New Mexico or any of their successors or assigns, unless a City Ordinance containing said covenant or agreement would be enforceable against the State of New Mexico, the School for the Deaf or the Board of Education under New Mexico law. Nothing in this Agreement shall enlarge the authority of the City to regulate the use or development of land now owned by the School for the Deaf or the Board of Education within the Property beyond the authority granted to or residing in the City under the existing laws and constitution of the State of New Mexico.

23. **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.

24. **BINDING EFFECT.** This Agreement shall be binding upon, and inure to the benefit of, the parties and their respective heirs, successors and assigns.

25. **AGREEMENT.** This Agreement states the entire agreement of the parties. The provisions of this Agreement shall be severable and may be modified only in a subsequent amendment duly approved as provided in paragraph 26. This Agreement shall not relieve the owners from complying with present or future City ordinances, resolutions or regulations.

26. **AMENDMENTS.** This Agreement may be amended with the consent of the City and the Landowners, or their then successors and assigns. Any amendments to this Agreement shall be reviewed by the Development Review Committee, thereafter, the Committee shall forward its recommendations to the Governing Body. Each amendment, to be effective, must be in writing, executed in the manner of this Agreement and filed for record with the Clerk of Santa Fe County, New Mexico.

27. **EFFECTIVE DATE.** This Agreement is effective as of the date of recordation of this Agreement in the land records of Santa Fe County, New Mexico.

CITY OF SANTA FE, a New Mexico municipal corporation

By _____
SAM PICK, MAYOR

ATTEST:

_____
FRANCES C. ROMERO, CITY CLERK

APPROVED AS TO FORM:

_____
DIANNE DeLAYO, DEPUTY CITY ATTORNEY

888,260

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 13 day of Dec A.D. 19 91, at 11:50 o'clock A m and was duly recorded in book 122 page 756 - 786 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.
_____ Deputy

LANDOWNERS:

1122769

Tierra Contenta Corporation,
a New Mexico non-profit
corporation

By _____
(name printed) its President
(title)

New Mexico School for the Deaf

By _____
Mitzi Baker Garland, its President
(name printed) (title)

Elisia Partnership, a New Mexico
general partnership

By _____
_____, its general partner
(name printed)

Herrera Associates, a New Mexico
general partnership

By _____
William R. Herrera, its general partner
(name printed)

Santa Fe Board of Education

By _____
Mike Mier, its Asst. Supt
(name printed) (title)

_____
Dr. Joe L. Hernandez

_____
Kenneth Prater

ACKNOWLEDGMENTS

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

This instrument was acknowledged before me on March 7, 1994, by Sam Pick, Mayor of the City of Santa Fe, a New Mexico municipal corporation, for and on behalf of said corporation.

NOTARY PUBLIC STATE OF NEW MEXICO

Notary Public
My commission expires: 9-16-96

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

This instrument was acknowledged before me on April 18, 1994, by Patricio C. Larragoite, _____ of Tierra Contenta Corporation, a New Mexico non-profit corporation, for and on behalf of said corporation.

OFFICIAL SEAL
ELIZABETH M. FRESQUEZ
NOTARY PUBLIC - NEW MEXICO
NOTARY BOND FILED WITH SECRETARY OF STATE
My Commission Expires 4/6/95

Notary Public
My commission expires: 4/6/95

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

This instrument was acknowledged before me on May 11, 1994, by Mitzi Baker-Garland, Gilbert R. Delgado of New Mexico School for the Deaf.

NOTARY PUBLIC STATE OF NEW MEXICO

Notary Public
My commission expires: 11/14/95

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

This instrument was acknowledged before me on August 4, 1994, by Henry Pick, _____ of Elisia Partnership, a New Mexico general partnership, for and on behalf of said partnership.

OFFICIAL SEAL
ELIZABETH M. FRESQUEZ
NOTARY PUBLIC - NEW MEXICO
BOND FILED WITH SECRETARY OF STATE
My Commission Expires 4/6/95

Notary Public
My commission expires: April 6, 1995

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

This instrument was acknowledged before me on April 21, 1994, by William R. Herrera, General Partner of Herrera Associates, a New Mexico general partnership, for and on behalf of said partnership.

NOTARY PUBLIC
STATE OF NEW MEXICO

Notary Public
My commission expires: 9-15-95

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

This instrument was acknowledged before me on October 24, 1994, by Mike Mier, _____ of Santa Fe Board of Education.

OFFICIAL SEAL
Shirley J. Padilla
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 3-3-98

Notary Public
My commission expires: 3-3-98

My Commission Expires: _____

1122772

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

This instrument was acknowledged before me on July 19, 1994, by Dr. Joe L. Hernandez.

OFFICIAL SEAL
ELIZABETH M. FRESQUEZ
NOTARY PUBLIC - NEW MEXICO
NOTARY BOND FILED WITH SECRETARY OF STATE
My Commission Expires 4/6/95

Notary Public
My commission expires: April 6, 1995

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

This instrument was acknowledged before me on May 13, 1994, by Kenneth Prater.

OFFICIAL SEAL
ELIZABETH M. FRESQUEZ
NOTARY PUBLIC - NEW MEXICO
NOTARY BOND FILED WITH SECRETARY OF STATE
My Commission Expires 4/6/95

Notary Public
My commission expires: April 6, 1995

Exhibit 1
Annexation Plat

1122773

Exhibit 2
Master Plan (single Sheet) and Phasing Plan (single sheet)

Exhibit 3
Master Plan for the annexed area and the PRC district
Schedule of Road Improvements

EXHIBIT 1

ANNEXATION PLAT

FOR

TRACTS 1 THRU 9

TIERRA CONTENTA,

WOLGAMOOD SUBDIVISION

AND

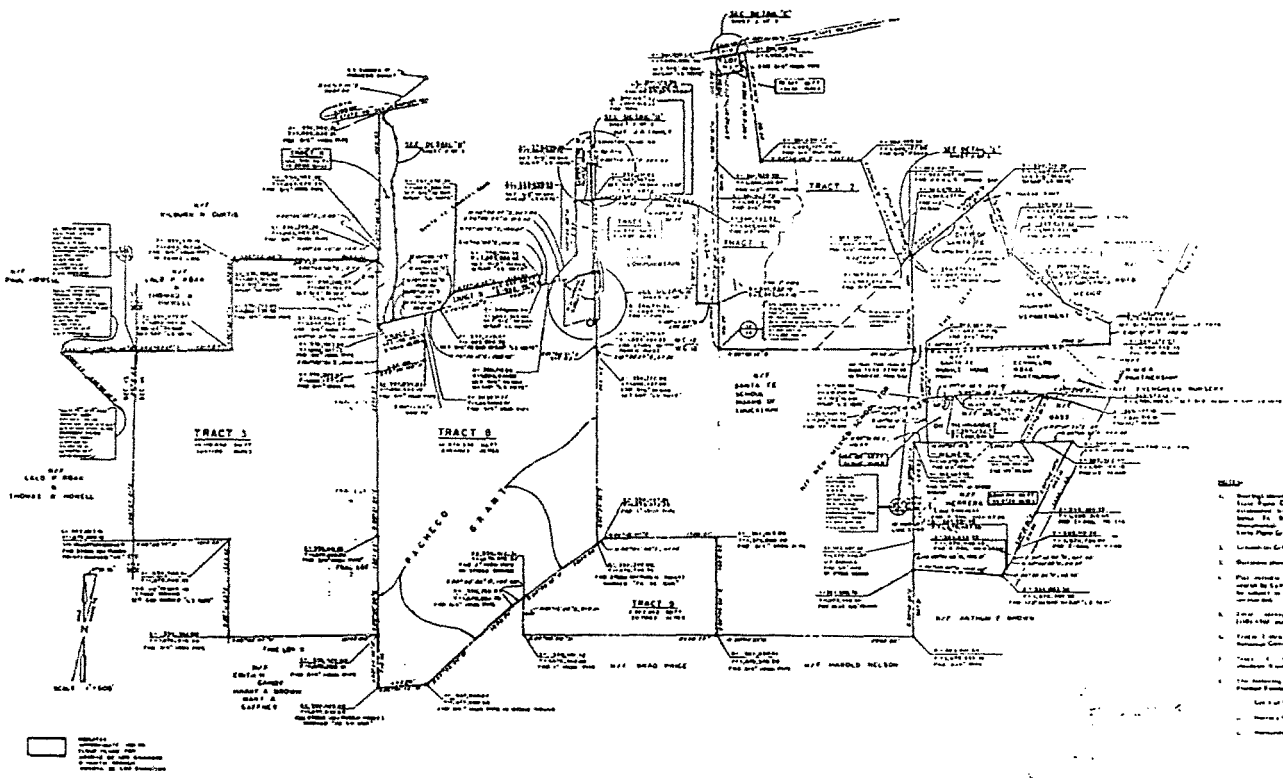
CONTIGUOUS LANDS (EAST)

within

TOWNSHIP 16 NORTH, RANGES 8 & 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN

SANTA FE COUNTY, NEW MEXICO

JUNE 1986



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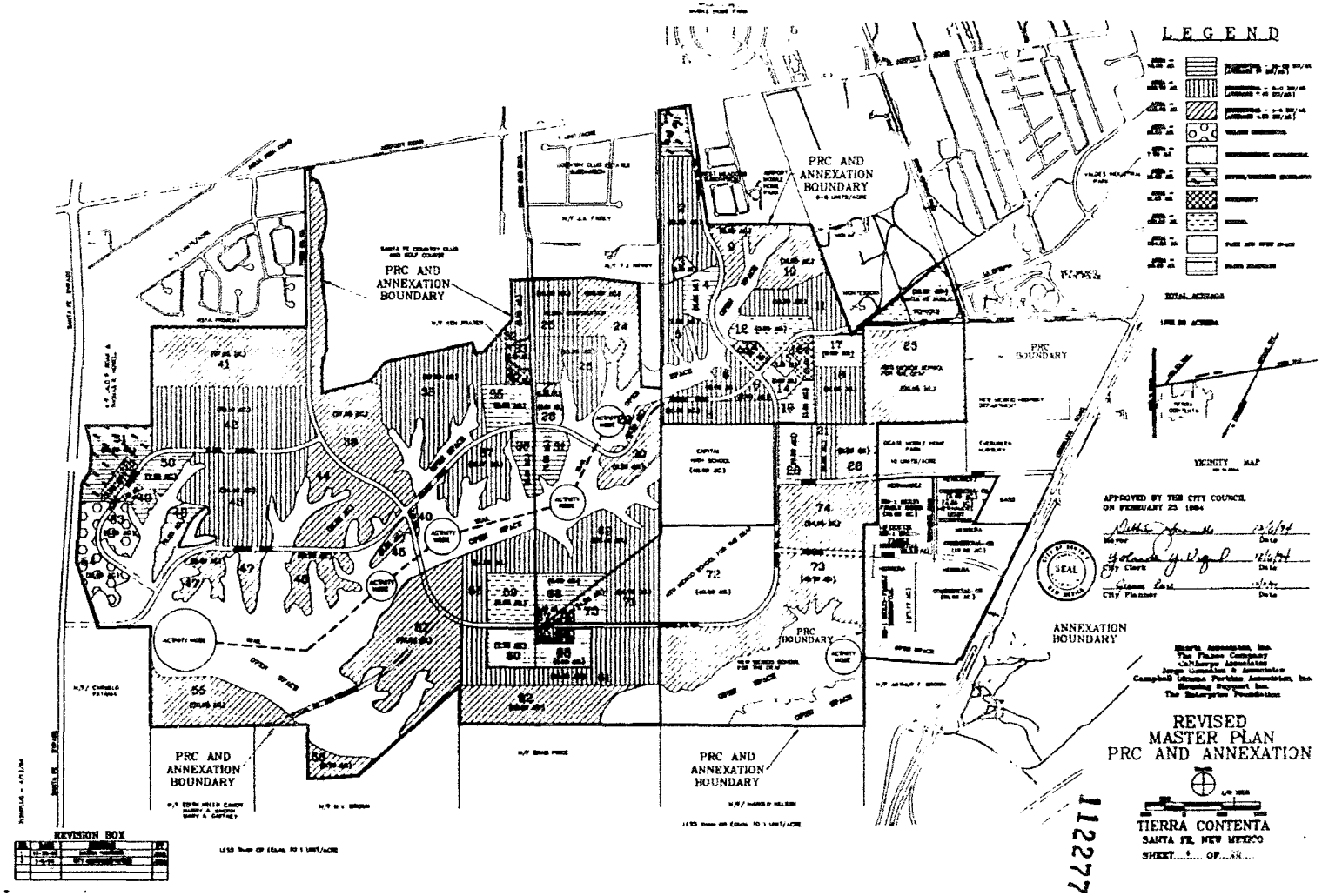
86-15

SHEET 2 OF 20

1122777

EXHIBIT 2


LEGEND
PRC AND ANNEXATION BOUNDARY
PRC AND ANNEXATION BOUNDARY
PRC AND ANNEXATION BOUNDARY
PRC AND ANNEXATION BOUNDARY
PRC BOUNDARY
PRC BOUNDARY
ANNEXATION BOUNDARY
VICINITY MAP
APPROVED BY THE CITY COUNCIL ON FEBRUARY 23 1994
Mayor
City Clerk
City Planner
SEAL
REVISED MASTER PLAN PRC AND ANNEXATION
TIERRA CONTENTA
SANTA FE, NEW MEXICO
SHEET 1 OF 1
REVISION BOX
1122778

PHASE 1 DEVELOPMENT PROGRAM AND TRACT DATA

TRACT	LAND USE	NET ACREAGE	NET DU UNITS	OWNER	
1	Office - Business Incubator	1.9		City	TCC
2	Neighborhood Commercial	11.6	182	City	TCC
3	Park	1.9		City	TCC
4	Residential (10 -20 du/acre)	6.5	131	City	TCC
5	Residential (6.9 du/acre)	4.1	30	City	TCC
6	Residential (6.9 du/acre)	4.1	28	City	TCC
7	Residential (6.9 du/acre)	7.7	46	City	TCC
8	High School Expansion	18.0		City	TCC
9	Residential (6.9 du/acre)	4.0		City	TCC
10	Residential (3.5 du/acre)	11.7	129	City	TCC
11	Residential (6.9 du/acre)	11.7	161	City	TCC
12	Elementary School	10.0		City	TCC
13	Community	1.6		City	TCC
14	Neighborhood Commercial	1.6		City	TCC
15	Park	1.6		City	TCC
16	Amenity	1.6		City	TCC
17	Residential (10 -20 du/acre)	8.1	163	City	TCC
18	Residential (6.9 du/acre)	23.1	159	City	TCC
19	Residential (10 -20 du/acre)	7.0	140	City	TCC
20	Residential (10 -20 du/acre)	7.0	140	SFD	
21	Residential (6.9 du/acre)	9.2	63	SFD	
22	Residential (3.5 du/acre)	18.4	64	SFD	
23	Residential (3.5 du/acre)	39.1	136	SFD	
24	Residential (3.5 du/acre)	40.0	140	Private	
25	Residential (6.9 du/acre)	15.0	103	Private	
26	Residential (6.9 du/acre)	16.0	110	Private	
27	Residential (3.5 du/acre)	6.0	21	Private	
28	Residential (3.5 du/acre)	11.0	41	Private	
29	Residential (6.9 du/acre)	9.7	67	City	TCC
30	Residential (6.9 du/acre)	7.5	52	Water	
31	Community	7.5		City	TCC
PHASE 1 TOTALS		261.8	1801		

PHASE 2 DEVELOPMENT PROGRAM AND TRACT DATA

TRACT	LAND USE	NET ACREAGE	NET DU UNITS	OWNER	
27	Park	1.3		City	TCC
28	Neighborhood Commercial	2.0		City	TCC
31	Residential (10 -20 du/acre)	7.0	126	City	TCC
35	Elementary School	8.0		City	TCC
36	Residential (10 -20 du/acre)	5.0	95	City	TCC
37	Residential (6.9 du/acre)	13.5	93	City	TCC
38	Residential (6.9 du/acre)	37.0		City	TCC
39	Residential (3.5 du/acre)	17.5	61	City	TCC
40	Residential (3.5 du/acre)	1.0	3	City	TCC
41	Residential (3.5 du/acre)	37.6	132	City	TCC
42	Residential (6.9 du/acre)	14.1	96	City	TCC
43	Residential (6.9 du/acre)	34.6	238	City	TCC
44	Residential (3.5 du/acre)	21.0	74	City	TCC
45	Residential (3.5 du/acre)	21.0	74	City	TCC
46	Residential (3.5 du/acre)	10.0	35	City	TCC
47	Residential (3.5 du/acre)	11.5	40	City	TCC
48	Residential (10 -20 du/acre)	5.8	99	City	TCC
49	Park	1.5		City	TCC
50	Residential (10 -20 du/acre)	7.8	134	City	TCC
51	Office - Business Incubator	12.5		City	TCC
52	Community	7.8		City	TCC
53	Village Commercial	5.5		City	TCC
54	Village Commercial	11.3		City	TCC
74	Residential (3.5 du/acre)	24.2	91	SFD	
PHASE 2 TOTALS		336.1	1994		

PHASE 3 DEVELOPMENT PROGRAM AND TRACT DATA

TRACT	LAND USE	NET ACREAGE	NET DU UNITS	OWNER	
55	Residential (3.5 du/acre	22.8	79	City	TCC
56	Residential (3.5 du/acre	5	19	City	TCC
57	Residential (3.5 du/acre	4.1	14	City	TCC
58	Residential (6.9 du/acre	1.6		City	TCC
59	Private School	8.1		City	TCC
60	Residential (10 -20 du/acre	4.1		City	TCC
61	Residential (6.9 du/acre	4.1		City	TCC
62	Residential (3.5 du/acre	7.1		City	TCC
63	Residential (10 -20 du/acre	6.0		City	TCC
64	Community	3.3		City	TCC
65	Park	1.0		City	TCC
66	Neighborhood Commercial	1.1		SFD	
67	Neighborhood Commercial	1.6		Private	
68	Residential (10 -20 du/acre)	6.6	119	Private	
69	Residential (6.9 du/acre)	20.1	138	Private	
70	Residential (10 -20 du/acre)	4.3		SFD	
71	Residential (6.9 du/acre)	13.7	94	SFD	
72	School for the Deaf Campus	15.9		SFD	
73	Residential (3.5 du/acre)	10.7	37	SFD	
PHASE 3 TOTALS		297.1	1001		

CITY OF SANTA FE TCC

	NET DU UNITS	% TOTAL UNITS	ACREAGE
Residential (3.5 du/acre)	1054	19.1	166.6
Residential (6.9 du/acre)	1783	44.3	84.9
Residential (10 -20 du/acre)	647	21.0	69.8
Neighborhood Commercial			11.6
Community			11.6
Office - Business Incubator			19.5
Village Commercial			16.9
Schools			26.7
Park - Open Space			23.4
Major Roads			55.4
CITY OF SANTA FE - TCC TOTAL	3484	100.0	486.0

RIVISTA PARTNERSHIP

	NET DU UNITS	% TOTAL UNITS	ACREAGE
Residential (3.5 du/acre)	140	19.1	11.2
Residential (6.9 du/acre)	348	44.3	48.2
Residential (10 -20 du/acre)	240	31.8	7.6
Neighborhood Commercial			1.6
Park - Open Space			44.3
Major Roads			4.7
RIVISTA PARTNERSHIP TOTAL	748	100.0	90.0

SHARER FAM TRUST

	NET DU UNITS	% TOTAL UNITS	ACREAGE
Residential (3.5 du/acre)	485	33.8	76.7
Residential (6.9 du/acre)	132	17.9	18.3
Residential (10 -20 du/acre)	198	27.0	7.5
Neighborhood Commercial			3.1
Village Commercial			5.4
Park - Open Space			4.1
Major Roads			7.1
SHARER FAM TRUST TOTAL	735	100.0	122.2

WATER

	NET DU UNITS	% TOTAL UNITS	ACREAGE
Residential (6.9 du/acre)			
WATER TOTAL			

SANTA FE PUBLIC SCHOOLS

	NET DU UNITS	% TOTAL UNITS	ACREAGE
SCHOOLS			

SANTA FE PUBLIC SCHOOLS TOTAL

	NET DU UNITS	% TOTAL UNITS	ACREAGE
PRC AREA			
Residential (3.5 du/acre)	1065	31.9	187.7
Residential (6.9 du/acre)	2293	68.8	190.7
Residential (10 -20 du/acre)	1.0	1.3	11.9
Neighborhood Commercial			14.8
Community			11.6
Office - Business Incubator			19.5
Village Commercial			16.9
Schools			26.7
Park - Open Space			23.4
Major Roads			55.4
PRC TOTAL	3334	100.0	1359.1

Park - Open Space acreage per dwelling unit

HERRERA ASSOCIATES

	NET DU UNITS	% TOTAL UNITS	ACREAGE
Multi-Family Residential (MFR)	392	100.0	19.6
Neighborhood Commercial			1.1
Park - Open Space			1.1
Major Roads			2.2

SEE NOTE # 2

HERRERA ASSOCIATES TOTAL

	NET DU UNITS	% TOTAL UNITS	ACREAGE
DR. HERNANDEZ			
Multi-Family Residential (MFR)	200	100.0	10.0
Neighborhood Commercial			1.1
Park - Open Space			1.1
Major Roads			2.2

SEE NOTE # 2

DR. HERNANDEZ TOTAL

	NET DU UNITS	% TOTAL UNITS	ACREAGE
ANNEXATION AREA			
Residential (3.5 du/acre)	1647	29.1	297.7
Residential (6.9 du/acre)	2293	40.5	190.7
Residential (10 -20 du/acre)	1672	29.5	119.3
Neighborhood Commercial			3.1
Community			11.6
Office - Business Incubator			19.5
Village Commercial			16.9
Multi-Family Residential (MFR)			19.6
General Commercial			26.7
Park - Open Space			23.4
Major Roads			55.4
ANNEXATION AREA TOTAL	5612	100.0	783.5

NOTES

1. THE DEVELOPMENT PLAN SHALL COMPLY WITH THE CONDITIONS SHOWN ON THE ANNEXATION AGREEMENT.

2. THE PRELIMINARY DEVELOPMENT PROGRAM SEE ABOVE "SEE ALSO" RESTATED ANNEXATION AGREEMENT ENTITLED "TERRA CONTENTA, MECHANICS' LIENHOLDER AND LIMITATION LAND EQUITY FOR CONVERSION OF DEVELOPMENT

3. ALL THE TRACTS OF ANNEXATION FOR PLAT OF AN ZONING, ... WITHIN OF ANNEXATION AS NOTED HERE. WHERE TRACTS OF ESTABLISHED UNION CONNECT OR ARE SUBMITTED LOT TO FORMAT LATER CONNECTION TO ADJOINING TRACTS SHOWN ON THIS PLAT - WITHIN OR NEXT TO TERRA CONTENTA

4. ON A PHASE BY PHASE BASIS, SUBSEQUENT PLATS SHALL ILLUSTRATE STORM WATER MANAGEMENT SYSTEMS ACCEPTABLE TO THE CITY WHICH INCLUDE FACILITY DESIGN AND MAINTENANCE PROGRAMS.

5. FOR EACH PHASE OF DEVELOPMENT, BUFFERS ACCEPTABLE TO THE PLANNING COMMISSION SHALL BE PROVIDED TO ADJACENT COUNTY RESIDENTIAL USES.

6. PRELIMINARY SUBDIVISION PLATS OR DEVELOPMENT PLANS (IN THE CASE OF MULTI-FAMILY) THE SUBDIVISION OF LANDS (VARY SIZE THAT ARE TO BE DEVELOPED IN THE FUTURE (CITY SHALL CONSIDER SHALL BE CLASSIFIED LANDS) WITHIN THE TERRA CONTENTA TRACT AND THEIR SUBSEQUENT RE-APPROVED AS PRELIMINARY DEVELOPMENT PLANS BY THE CITY PRIOR TO RECORDING A VARIANCE

7. SUBDIVISION PLATS OR PROPOSED FOR A PHASE BY PHASE BASIS FOR IMPROVEMENT PLANS, (SECTION 17.12.030, ORDINANCE NO. OF NATIVE PLANTS) AND ANNEXATION (YEAR - INCLUDING, WHERE APPLICABLE) IN A MANNER WHICH ASSURES ADEQUATE ROADWAYS, AND UTILITIES (WATER) IN A MANNER WHICH ASSURES ADEQUATE ROADWAYS, AND COMMUNITY FACILITIES (OF SITE) FAMILY AND OTHER, WHERE DEPARTMENTS SHALL REVIEW THE SUBDIVISIONS WITH TERRAIN ACCEPTABLE PLANS.

8. TRACK SHALL BE ENTRANCE WAYS OR ROAD HEADS TO PROVIDE CONVENIENT ACCESS TO THE NEIGHBORHOOD AND COMMUNITY PARKS LOCATED WITHIN THE VARIOUS USES

9. ON A PHASE BY PHASE BASIS, THE CITY PARKS DEPARTMENT SHALL REVIEW AND APPROVE PARK AND DEVELOPMENT CRITERIA FOR PARK IMPROVEMENTS

10. ROADS WILL BE CONSTRUCTED CONSISTENT WITH CITY USE OF VARIANCES FROM THE CITY CODE SHALL BE OBTAINED PRIOR TO ANY

11. FOR APPROVED MASTER PLAN SEE SHEET 4 OF 20 SEE ALSO RESTATED ANNEXATION AGREEMENT ENTITLED "TERRA CONTENTA, MECHANICS' LIENHOLDER AND LIMITATIONS LAND EQUITY FOR CONVERSION OF DEVELOPMENT

12. HERRERA PROPERTIES, FOR CONVERSIONS OF APPROVAL SEE CASE ZA1993 32 AND ZA1993 33, APPROVED BY THE CITY COUNCIL ON FEB 23 1994 AND RESTATED AGREEMENT

13. HERNANDEZ PROPERTIES FOR CONVERSIONS OF APPROVAL SEE CASE ZA1993 29 AND ZA1993 31, APPROVED BY THE CITY COUNCIL ON FEB 23 1994 AND RESTATED AGREEMENT

14. FOR THE PHASING PLAN TIME PERIOD SEE THE ANNEXATION AGREEMENT FOR THE FOLLOWING: TIME PERIOD FOR PHASING PLAN, ... AGREEMENTS AND THE "DEADLINE OF LAND TO BE TAXED BY THE CITY OF SANTA FE

15. DEVELOPMENT WITHIN THE 200 YEAR FLOOD PLAIN TO BE APPROVED BY THE CITY COUNCIL ON RECOMMENDATION OF THE CITY ENGINEER

APPROVED BY THE CITY COUNCIL ON FEBRUARY 23 1994

Mayor — Date 10/6/94

City Clerk — Date 10/6/94

City Engineer — Date 10/6/94

1122479

Maurie Associates Inc
The Planning Company
Gallagher Associates
Jorge Gonzales & Associates
Campbell Ubanks Perkins Associates Inc
Housing Support Inc
The Enterprise Foundation

REVISED

DEVELOPMENT PROGRAM

TERRA CONTENTA

SANTA FE NEW MEXICO

SHEET 5 OF 20

1122780

EXHIBIT 3

EXHIBIT 3
SCHEDULE OF IMPROVEMENTS FOR PHASE ONE

PROJECT DESCRIPTION	TYPE*	FUNDING SOURCE
Phase One - Roads		
Academy Road; improve from Tierra Contenta property line to Cerrillos Rd with intersection improvements at South Meadows and Cerrillos; approx. 3,500'	SR	City; Tierra; NMSD Assigns;
Academy Road; improve from Paseo del Sol to Tierra Contenta east property line; approx. 1,700'	OP	Tierra;
Academy Road; improve from Paseo del Sol to TCC west property line; approx. 1,350'	OP	Tierra;
Academy Road from TCC property line to Country Club Road; approx. 2,150'	OP	Elisia;
Country Club Road from Airport Road to Academy Road; 3,900'	SR & OP	Tierra; Elisia;
Phase One - Water		
12" water line along Academy Road from Paseo del Sol to TCC west property line; app. 1,350'	OP	Tierra;
12" water line along Academy Road from TCC property line to Country Club Road; approx 2,150'	OP	Elisia;
Phase One - Sewer		
8" line extending down Country Club Road, from Elisia prop to 36" trunk sewer; 1,700'	SR & OP	Tierra; Elisia;
Phase One - Parks		
Multipurpose play field and park development on elementary school site	OP	Board of Education;

Plaza park development in Village Center	OP	Tierra; 1122782
Neigborhood park development	OP	City;

* SR indicates major infrastructure improvements which are site related but are not physically located on the property.

OP indicates required spine infrastructure improvements which are located on the property.

EXHIBIT 3 (Cont)
SCHEDULE OF IMPROVEMENTS FOR PHASE TWO

PROJECT DESCRIPTION	TYPE*	FUNDING SOURCE
Phase Two - Roads		
Academy Road; from Country Club Rd to Bypass, with an at-grade intersection; 7,200'	OP	Tierra;
Golf Club Road from Airport Rd to Academy Road; 5,200'	OP	Tierra;
Plaza Central road, from Golf Club to Academy; 4,900'	OP	Tierra;
**Ocate Road from Paseo del Sol to Cerrillos Rd; 3,700'	SR & OP	Hernandez; Herrera; NMSD Assigns;
Extension of Academy Rd east of Cerrillos to an intersection with Richards Ave.	OS	City;
South Meadows Rd extension from Airport Road north to Rufina;	OS	City;
Rufina Street Extension	OS	City;
Phase Two - Water		
12" water line along Academy from Country Club to Golf Club	OP	Tierra;
12" water line along Golf Club Road from Airport to Academy	OP	Tierra;
12' water line loop along Plaza Central road, 8,400'	OP	Tierra;
Phase Two - Sewer		
8" line along Academy Road from Country Club to Golf Club	OP	Tierra;
8" line along Golf Club Rd from Airport Rd to Academy; approx 4,800'	OP	Tierra;
8" line along Plaza Central road; approx 3,400'	OP	Tierra;

Phase Two - Parks

Neighborhood park development	OP	City;
Community park development	OP	City;
Plaza park development in Village Center;	OP	Elisia;
Plaza park development in Town Center	OP	Tierra;
Bike Trail and Pedestrian Path System (North and South Branches - to Cerrillos Rd)	SR & OP	Tierra; State of New Mexico; City; Elisia; Herrera; Hernandez; NMSD Assigns;

* SR indicates major infrastructure improvements which are site related but are not physically located on the property.

OP indicates required spine infrastructure improvements which are located on the property.

OS indicates road improvements which are off-site, but are system-side improvements which will carry some of the traffic generated by Tierra Contenta.

** Timing of Ocate Road construction is dependent upon development of the adjoining properties, both of which are not subject to the phasing plan. Consequently, road construction could occur in any of the three phases.

EXHIBIT 3 (Cont)
SCHEDULE OF IMPROVEMENTS FOR PHASE THREE

PROJECT DESCRIPTION	TYPE*	FUNDING SOURCE
Phase Three - Roads		
Paseo del Sol Loop from Ocate Rd to Academy Rd; 7,100'	OP	Tierra; Elisia; NMSD Assigns;
**Herrera Rd from Cerrillos Rd to Paseo del Sol Loop; 3,100'	OP	Herrera; NMSD Assigns;
Phase Three - Water		
**12" water line along Herrera Rd to Paseo del Sol	OP	Herrera; NMSD Assigns;
12" water line along Paseo del Sol Loop, from Ocate to Academy Rd	OP	Tierra; Elisia; NMSD Assigns;
***Water tank construction and line extension from locations east Cerrillos Road to TC property	OS	City; Other owners east of property;
Phase Three - Sewer		
***16" trunk sewer line along south branch of Arroyo Chamiso from Cerrillos to Bypass	SR & OP	City; Herrera; Hernandez; Tierra; Elisia; NMSD Assigns; Other owners south of the property;
***24" trunk sewer line from location east of Cerrillos Rd to TC property line	OS	City; Other owners east of the property;
8" sewer line along Paseo del Sol Loop, from Ocate to Academy	OP	Tierra; Elisia; NMSD Assigns;
Phase Three - Parks		
Multipurpose play field and park development on elementary school site	OP	Board of Education;
Plaza park development		

in Village Center;	OP	Tierra;
Neighborhood park development	OP	City;

* SR indicates major infrastructure improvements which are site related but are not physically located on the property.

OP indicates required spine infrastructure improvements which are located on the property.

OS indicates road improvements which are off-site, but are system-wide improvements which will carry some of the traffic generated by Tierra Contenta.

** Timing of Herrera Road construction and related water system improvements are dependent upon the development of the adjoining property. This property is not subject to the phasing plan. Consequently, these improvements could occur in any of the three phases.

*** Timing of the major water and sewer system improvements may be accelerated due to City sponsored policy initiatives. Consequently, actual improvments could occur in any of the three phases.

From: City of Santa Fe
To: GURULE, GERALDINE A.
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, August 4, 2025 3:54:51 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on: Monday, August 4, 2025 at 3:54pm

- First Name: Samantha
- Last Name: Secular
- Land Use Board: Planning Commission
- Case Number: 2024-9318
- Your Comment: I oppose the building of Zorro Blanco at 7205 Plaza Central in its current iteration for the following reasons:

NARROW STREETS, TRAFFIC INCREASE, LIGHT POLLUTION

- Given the already VERY narrow streets in Tierra Contenta Ridge being unsupportive for such an inevitable and massive traffic increase, this will create many immediate problems that could take years to rectify (if ever), and will completely alter the dynamic of a quiet neighborhood with charming arroyo trails that feel sacred to all those who enjoy them. Not to mention the light pollution of all the floodlights to the starry night sky!

COLOR PALETTE

- The proposed color palette of stark white and bright fuchsia pink against a neighborhood of beautifully-tasteful earth tones with modern touches will look like a “Barbie Minecraft village”, for anyone who knows what those pop-culture references entail (feel free to Google it or ask AI).

BUILDING HEIGHT & LIGHT POLLUTION

- The building height aims to be up to 3-STORIES HIGH amidst a neighborhood of 2-story houses and townhomes. The plans cite that the 3-story sections will be built on "lower elevations" of the lot, but we know that this will not end well. Despite being zoned C-1 "light industrial", an appropriate compromise would be that the apartment only reach 2-stories tall to align with the rest of the neighborhood.

DISINGENOUS PROPOSAL

- With the pitch initially being framed as a way to provide more housing for "families", the project rings disingenuous now that Zydeco66 paid $100,000 to prevent having to offer ANY affordable housing at this property, and the 164-165 total units aim to provide 93 ONE-BEDROOM UNITS, 11 STUDIOS, 58 two-bedroom units, and ONLY 2 three-bedroom units. That leaves us with approximately 63.4% of the apartments being appropriate for 1-2 residents per unit and 36.6% of the apartments being appropriate for "families". Their goal is to attract outside talent. Although this is something I agree with to an extent, it feels inappropriate to do so in the manner presented and in Tierra Contenta. I'd love more info on what projects are coming up down the pipeline to help our *current* housing crisis rather than continuing to drive locals out of town.

The construction of Zorro Blanco feels out of touch with what we want AND need as a community. There has to be a better way to address the Tierra Contenta Master Plan than to construct a large, strikingly white and pink rental "village" that brings even MORE problems to the area before solving any existing ones. Builders like Homewise and Arete Homes have done a fantastic job of constructing subdivisions that maintain the integrity of the area's aesthetics and community. I'd like to see Zydeco66 do the same.

Let's please expand responsibly and considerately.

From: City of Santa Fe
To: GURULE, GERALDINE A.
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, August 4, 2025 4:24:58 PM

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Submitted on: Monday, August 4, 2025 at 4:24pm

- First Name: Susan
- Last Name: Krzymowski
- Land Use Board: Planning Commission
- Case Number: 2024-9318
- Your Comment: Like other members of the Tierra Contenta community, we have great misgivings about the planned apartment complex of "Zorro Blanco" on PLaza Central.

  First, the streets providing access to that site are single lane all directions. Even now the amount of traffic at busy times of day causes congestion. Parking is not available, and even the roundabout at Contenta Ridge does not allow for many vehicles. We have observed large trucks and the school bus having to go up on the curbs to make the turns. A community that would potentially bring in 75 or more vehicles is unacceptable at that location.

  Another interesting thought is that although this land is zoned commercial, and apparently allows for high density, there has been no development. Only single housing on the east side is underway. Other developments that were considered have been cancelled or avoided. This gives the impression that others have determined it is not a good location for such developments.

  The housing structures in this location have all followed a common theme that fits into the Santa Fe model. The homes reflect the Santa Fe history and culture, and the colors are muted and blend in with the landscape. Zorro Blanco has bright white, with shocking pink and electric green highlights. This reflects a total avoidance of the local preferences, and could be described as UGLY. Why the developers think anyone living in Santa Fe would want to occupy that building is a mystery. It would be an eyesore, and raises much of the opposition so many people have expressed concerning this development.

  We hope you will take seriously the opposition expressed by a large number of people to the design and plans, and reconsider how going forward could damage your business.

  Sincerely, Susan K

From: City of Santa Fe
To: GURULE, GERALDINE A.
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, August 4, 2025 4:51:12 PM

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Submitted on: Monday, August 4, 2025 at 4:51pm

- First Name: Karl
- Last Name: Klessig
- Land Use Board: Planning Commission
- Case Number: 2024-9318
- Your Comment: I represent a group that will be developing a commercial business park to attract technology oriented businesses to come to or start up a business. Located on the south side of Santa Fe a major criteria is the need for available housing, particularly across a range of styles and price points. The 7205 Plaza Central is a welcome addition that will definitely help attract businesses, and we urge your approval of their application and plan.