Agenda

2nd Amendment - Regular Meeting of the Planning Commission
September 4, 2025 at 6:00 PM
Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Planning Commission Meeting

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/89910511259

By phone:+1 253 215 8782 US (Tacoma)+1 346 248 7799 US (Houston) +1 669 444 9171 US +1 669 900 6833 US (San Jose) +1 719 359 4580 US +1 253 205 0468 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 +1 309 205 3325 US
Webinar ID: 899 1051 1259
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

b. June 5, 2025

7. Approval of Findings/Conclusions

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

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

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

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

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

   f. **Case #2025-10172. 4161 Walking Rain Road Special Use Permit.**

8. Consent

9. Old Business

10. New Business

   a. **Case #2024 – 9461. 1372 Boylan Lane, 2743 Boylan Circle, and 2745 Boylan Circle, Rezoning**. NM Land Solutions, LLC, Agent, for Larry Boylan, Owner, requests approval for a rezoning of a 5.96-acre lot located from R1 (Residential- one dwelling unit per acre) to C-2 (General Commercial). The property is located within the River and Trails Archaeological Review district and West Santa Fe River Corridor (Nathan Lindquist, Case Manager, njlindquist@santafenm.gov). **(TO BE POSTPONED TO OCTOBER 2, 2025)**

   b. **Case #2025-10781. 195 Brownell-Howland Rd Variance Request.** Palo Santo Designs, Agent, for Seonaidh Davenport and Brian Sharon, Owners and Applicants ("Applicant"), requests a variance from SFCC 14-5.6(D)(1) to erect an addition to the home at 195 Brownell-Howland Road atop existing patios. The home is legal nonconforming in the Escarpment-Ridgetop Overlay, on a 5.079-acre lot, zoned R-1 (Alexa Hempel Case Manager, anhempel@santafenm.gov).

   c. **Case #2024 – 8195. 1625 Paseo de Peralta, Alvord Inn – Development Plan.** Andy Duettra, owner and Applicant, represented by Agent, Wayne Lloyd, requests approval of a development plan for an all-suite hotel at 1625 Paseo de Peralta, approximately 2.01 acres. The property is zoned BCDRED (Business Capital District, Redevelopment) and is within the Historic Downtown Archaeological Review District (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

d. **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 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 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 Mirando, to approve the agenda with postponement of Case #2024-9320 to August 7, 2025.

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 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

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 McGhee moved, seconded by Commissioner Rieland, to table to a later point in the public meeting, Case #2025-10706, to revise the proposed amendments to Section 5.6 of the Midtown Master Plan.

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

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 Rieland moved, seconded by Commissioner Mirando, to untable Case #2025-10706, to discuss staff and applicant changes to the proposed amendments in Section 5.6 of the Midtown Master Plan.

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

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, subject to the conditions of approval and technical corrections presented by Planning and Land Use Department 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

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION
June 5, 2025, AT 6:00 PM

A. ROLL CALL

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

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: Vice Chair Smith moved, seconded by Commissioner Rieland, to approve the agenda as presented.

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

For:
Vice Chair Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Sasha McGhee Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: None

C. Consent of Agenda

D. APPROVAL OF MINUTES:

1. April 3, 2025

MOTION: Commissioner Kapin moved, seconded by Commissioner McGhee, to approve the minutes from Planning Commission meeting on April 3, 2025

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

For:
Vice Chair Peter Smith Yes
Commissioner Sasha McGhee Yes
Commissioner Piper Kapin Yes

Against: None

Not present: None

2. April 17, 2025

MOTION: Vice Chair Smith moved, seconded by Commissioner McGhee, to approve the minutes from Planning Commission meeting on April 17, 2025

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

For:
Vice Chair Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes

Against: None

Not present: None

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. Case #2025-010094. 521 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 TO JULY 17. 2025 PUBLIC HEARING)

F. OLD BUSINESS

G. NEW BUSINES

1. **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 R-21 (residential twenty-one dwelling units per acre). (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

MOTION: Commissioner Kapin moved, seconded Vice Chair Smith, to approve 2024-8027, 635 Alto Street Development Plan, subject to the conditions of approval and technical corrections presented by staff and Leroy Pacheco at Public Works,Traffic Division.

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

For:
Vice Chair Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Sasha McGhee RECUSED
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: None

2.

2. 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 acre) to C-2 (General Commercial). The property is located within the Suburban Archaeological Review District. (Claudia Kath, Case Manager, dcmkath@santafenm.gov).

MOTION: Vice Chair Smith moved, seconded by Commissioner McGhee, to approve, 2025-10276, 3439 Cerrillos Rd Rezoning, subject to conditions of approval and technical corrections.

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

For:
Vice Chair Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Sasha McGhee Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: None

3. **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: Vice Chair Smith moved, seconded by Commissioner Kapin, to approve, 2025-10420, 3730 South Meadows Road Final Subdivision Plat, subject to conditions of approval and technical corrections.

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

For:
Vice Chair Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Sasha McGhee 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

J. ADJOURNMENT

7:56 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 4th DAY OF SEPTEMBER 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 #2025-10189
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 4th DAY OF SEPTEMBER 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 4th DAY OF SEPTEMBER, 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 4TH DAY OF SEPTEMBER 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 4TH DAY OF SEPTEMBER 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
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 #2025-10172
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 4th DAY OF SEPTEMBER 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:

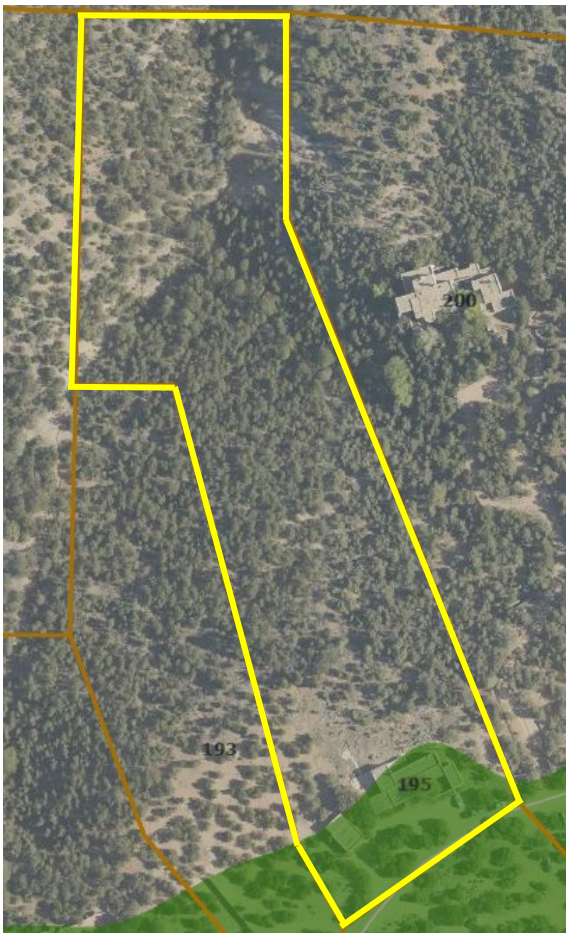
_____ _____

Frank Ruybalid Date:
Assistant City Attorney

CITY OF SANTA FE
PLANNING & LAND USE

Planning and Land Use Department
Planning Commission Staff Report

Case Number	#2025-10781
Hearing Date	September 4, 2025
Agent	Palo Santo Designs, LLC
Applicant	Seonaidh Davenport and Brian Sharon
Request	Variance from 14-5.6(D)(1)
Location	195 Brownell-Howland, Santa Fe, NM 87501
Case Manager	Alexa Hempel
Zoning	R-1 (Residential, 1 unit per acre)
Overlay	*Escarpment-Ridgetop Overlay *Suburban Archaeological Review District *Mountainous and Difficult Terrain District
Proposal	The Applicant requests a variance to build an addition atop existing patios to their legal nonconforming home in the escarpment-ridgetop overlay.



Site Map

Case #2025-10781. 195 Brownell-Howland Rd Variance Request. Palo Santo Designs, Agent, for Seonaidh Davenport and Brian Sharon, Owners and Applicants ("Applicant"), requests a variance from SFCC 14-5.6(D)(1) to erect an addition to the home at 195 Brownell-Howland Road atop existing patios. The home is legal nonconforming in the Escarpment-Ridgetop Overlay, on a 5.079-acre lot, zoned R-1 (Alexa Hempel Case Manager, anhempel@santafenm.gov).

I. RECOMMENDATION:

Staff recommends Planning Commission **APPROVE** Case #2025-10781, "*195 Brownell-Howland Variance Request,*" subject to Conditions of Approval and Technical Corrections outlined in Attachment A of this report.

One motion will be required for this case:

- **APPROVE** or **DENY** Case #2025-10781, *"195 Brownell-Howland Variance Request,"* subject to the Conditions of Approval and Technical Corrections listed in Attachment A *"Conditions of Approval & Technical Corrections."*

II. EXECUTIVE SUMMARY

The subject property is located at 195 Brownell-Howland Rd, near the northern edge of the City limits, northeast of US 84-285 (the "Property"). The Property was subdivided in 2009 through a lot-split, making it the current 5.079 acres. The Property is zoned R-1, with one existing home, detached garage, and garage attached via breezeway, built in 1958. The existing structures are legal nonconformities as they lie almost entirely within the Escarpment-Ridgetop Overlay, which was adopted by Ord No. 2006-55 on September 13, 2006.

The Applicant is requesting to build an addition of a dining room, mud room, and laundry room to the Property on top of the existing flagstone patios on the north side of the home. The Applicant would also like to add two (2) portals to existing patios on the north side of the home to provide more shade. All proposed additions are within previously disturbed areas adjacent to the existing home.

To complete the addition, the Applicant requests a variance to SFCC 14-5.6(D)(1), *"…For all lots subdivided or resubdivided after February 26, 1992, development in the ridgetop subdistrict of the escarpment overlay district, other than driveway access and utilities, is prohibited."*

The previous homeowner applied for and was approved for a variance from the same section of the code, 14-5.6(D)(1), in 2016 in order to build a 300 sq ft addition to the attached garage on the south side of the home. The staff report for this Case, #2016-17, can be found in Attachment D.

An Early Neighborhood Notification (ENN) meeting was not required for this application per SFCC 14-3.1(F)(2)(a)(vii), which states that ENN's are required for, "variances, *except those requesting construction or modification of an individual single-family dwelling* and appurtenant *accessory structures*…" The Applicant has complied with subsection 14-3.1(H) "*Notice Requirements*" for public hearing. This variance is required to go before Planning Commission, not the Board of Adjustment, per 14-5.6(K).

Staff's analysis finds that the Applicant's proposed addition has addressed the necessary findings per SFCC 14-3.16(C) "*Variance Approval Criteria*," and recommends **APPROVAL** of the variance subject to conditions identified in Attachment A "*Conditions of Approval" & "Technical Corrections.*"



Figure 1: Existing footprint of home within ridgetop overlay (green).

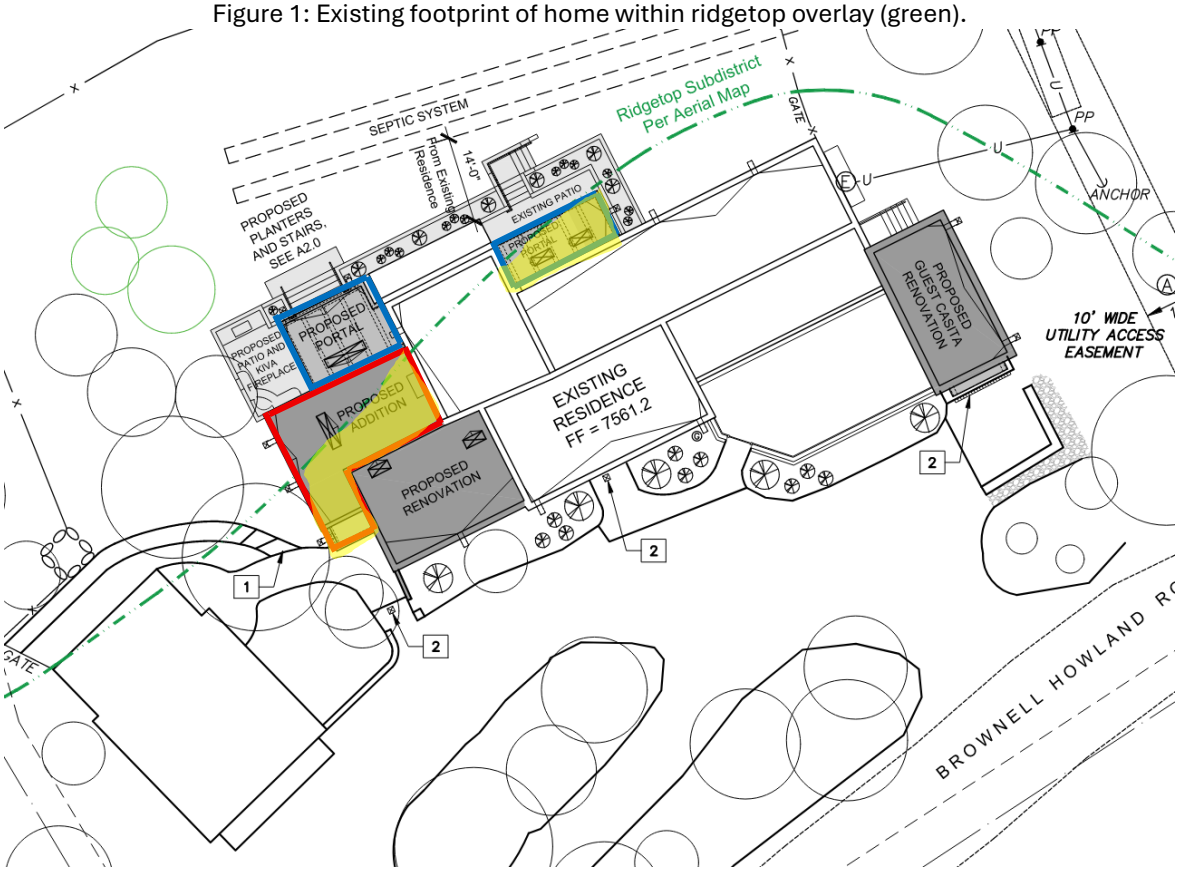


Figure 2: Proposed addition on top of existing patio/walkway outlined in red. Proposed portals on top of existing patio's outlined in blue. Ridgetop line in green. Areas of the addition within the Ridgetop shaded yellow (approx. 440 sq ft)

III. PROJECT ANALYSIS: VARIANCE REQUEST

Escarpment-Ridgetop Overlay

195 Brownell-Howland is located almost entirely within the Escarpment-Ridgetop Overlay, making the existing home a legal nonconformity on a lot created via lot split in 2009. The Applicant is requesting a variance to the following section of the Escarpment-Ridgetop Overlay code, SFCC 14-5.6(D)(1), *"... For all lots subdivided or resubdivided after February 26, 1992, development in the ridgetop subdistrict of the escarpment overlay district, other than driveway access and utilities, is prohibited*."

The intent of the Escarpment Overlay District is (SFCC 14-5.6(A)(3)):

(a) Preservation of the city's aesthetic beauty and natural environment is essential to protect the general welfare of the people of the city, to promote tourism and the economic welfare of the city , and to protect the cultural and historic setting of the city ;

(b) Development is highly visible on or about the ridgetop areas of the foothills for great distances and detracts from the overall beauty of the natural environment and adversely impacts the aesthetics of the mountain and foothill vistas as seen from the city ;

(c) Land within the escarpment overlay district is environmentally sensitive due to the presence of steep slopes, erosion problems, drainage problems and other environmental attributes;

(d) The interest and welfare of the people of the city is to prohibit development on ridgetop areas of the foothills to the extent possible as allowed by law; and

(e) The interest and welfare of the people of the city is to restrict development in the escarpment overlay district to preserve the aesthetic beauty and natural environment of the ridgetop areas of the foothills and to protect the mountain views and scenic vistas from the city to the extent possible.

The proposed additions seek to follow the intent of this section by developing within the existing disturbed areas adjacent to the house. All proposed additions are to be on top of existing flagstone patios so that no additional natural landscapes or slopes are disturbed. Proposed development would not be visible from the City (south) as the changes are to the north side of the home behind both existing walls and an intervening single-family residence built in the Foothills Subdistrict (Figure 3). When viewing the home from the north along Bishops Lodge Rd, which is over 1/3 mile away, the addition is located in a manner that it will be screened behind existing and newly planted trees surrounding the patio (see Figure 4).

The Applicant has requested the additions be located as proposed as they are in the most logical spot given their proposed uses. The mud and laundry room would be nearest to the front of the home (south) for easy access from the driveway and the proposed dining room adjoins the kitchen. Both proposed additions are partially/fully within the ridgetop overlay.

Alternatively, the living room window façade on the south side of the home lies outside of the ridgetop overlay. Though building an addition for all proposed functions to this façade would eliminate the need for a variance, the area is constrained due to the location of the existing septic leach field. The New Mexico Environment Department (NMED) requires that buildings be a minimum of 8 ft from any leach field. Currently, the living room window façade is 14 ft from the leach field, which means that an addition at this location would be limited to 6 feet. This size is not feasible for the proposed uses of the addition. For more information on the septic system, see Attachment C.

Another alternative considered was building the addition as a separate structure north of the existing home, outside of the ridgetop overlay. This is infeasible and impractical as it would be more visible on the hillside, disturb natural landscapes and 30% slopes, and not serve the needs of the homeowners. This design would contradict the intent of 14-5.6(A)(3), pasted above.

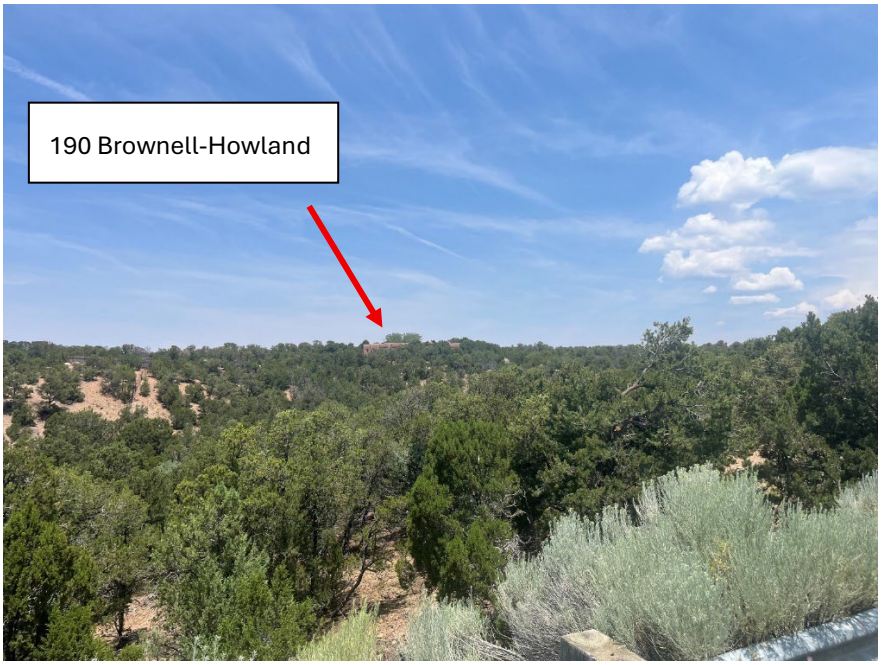


Figure 3: 190 Brownell-Howland as seen from the City (south) along Sierra Del Norte Rd. 195 Brownell-Howland is behind this home and cannot be seen.

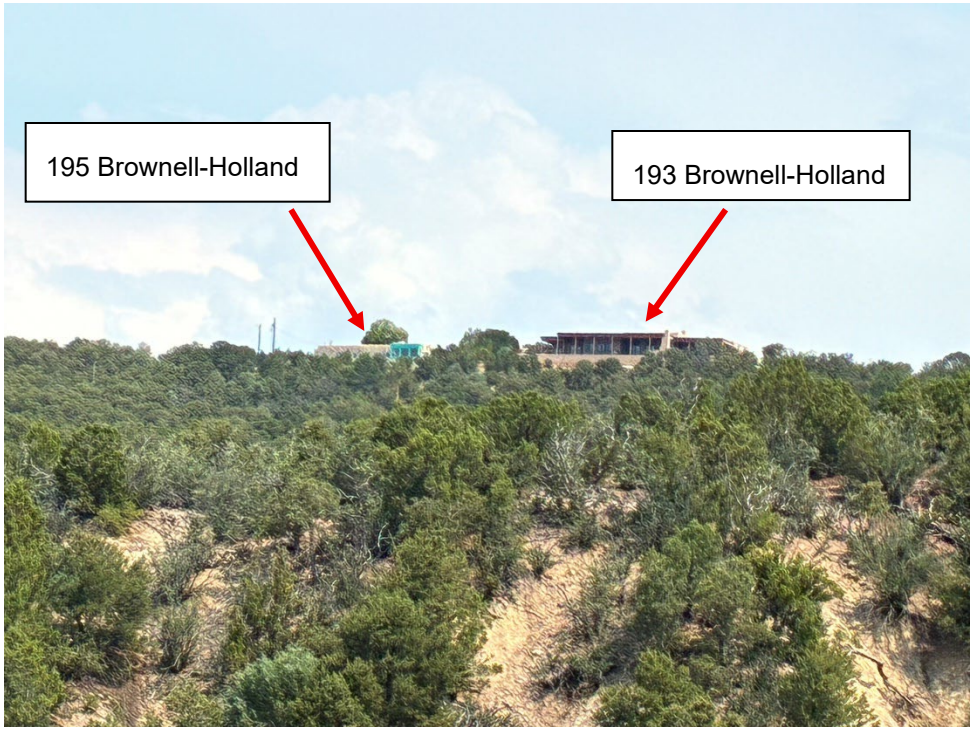


Figure 4: View of 195 Brownell-Howland (left) from Bishops Lodge Road (north). The proposed addition would be right of the turquoise window, behind existing and new screening trees.

Land Use & Architecture

The Property and all surrounding properties are zoned R-1 (Residential, 1 dwelling unit per acre). R-1 allows for accessory dwelling units and private garages in addition to homes, along with other uses (See SFCC Table 14-6.1). The future land use category of the Property shows mostly 1 dwelling unit per acre, with a small section on the northern side 1-3 dwelling units per acre. All properties adjacent to the parcel have existing homes or homes currently under construction within the Escarpment-Ridgetop and Escarpment-Foothills Overlays. The site is also located within the Mountain and Difficult Terrain Overlay, which indicates that over 25% of the lot has an existing slope of over 20%.

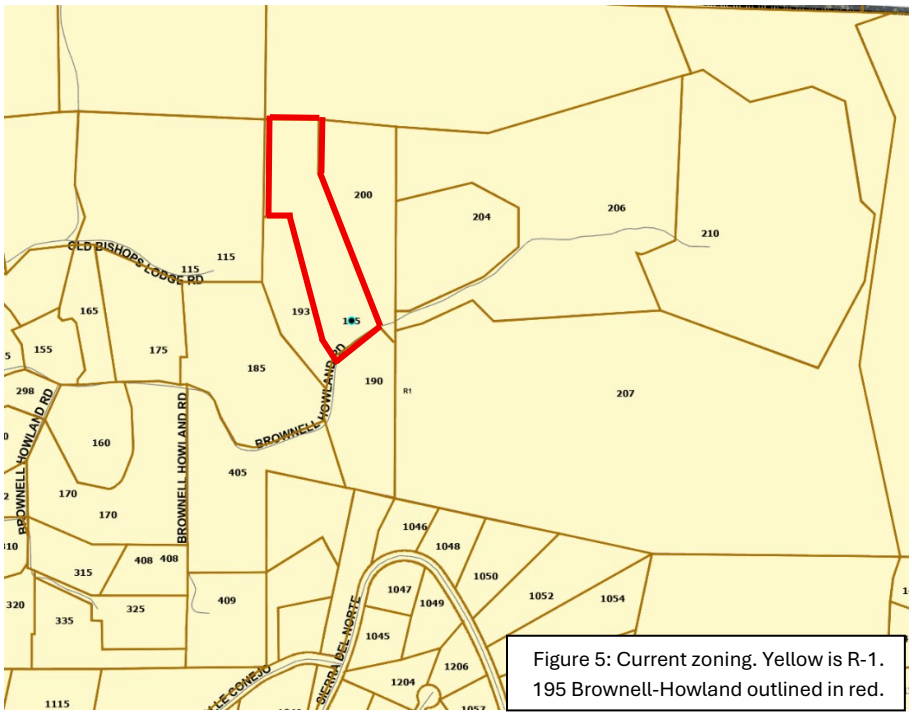


Figure 5: Current zoning. Yellow is R-1. 195 Brownell-Howland outlined in red.

The proposed addition within previously disturbed areas meets all dimensional standards for height, lot coverage, setbacks, and lot size set forth in SFCC 14-7.2 and 14-5.6(F). The addition will match the existing stucco color and roofing materials of the home.

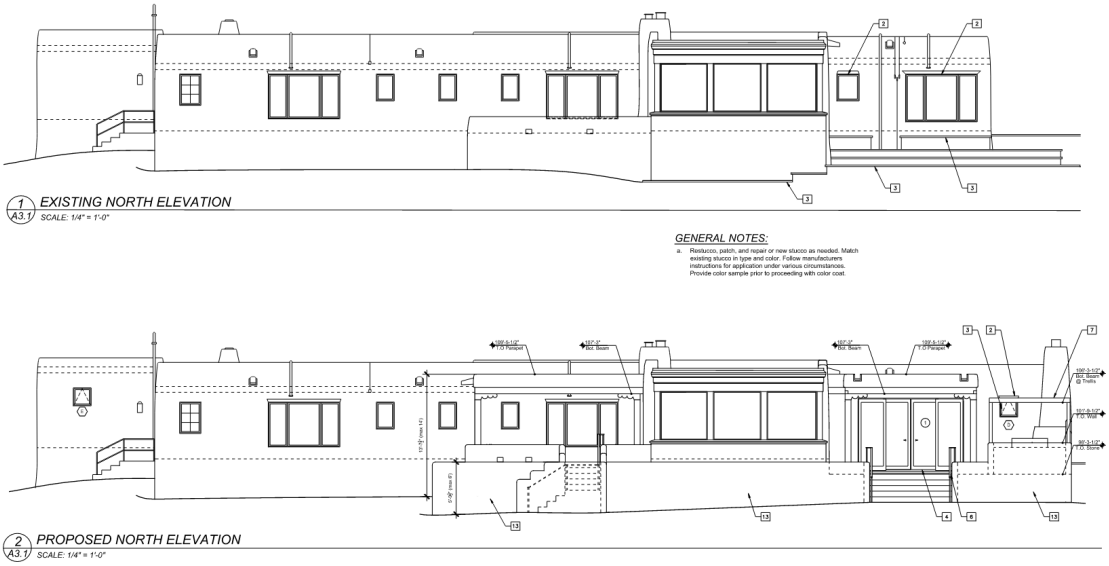


Figure 6: Existing and proposed north elevation. See changes to middle patio and right patio/home.

Presently, the home includes turquoise blue accent colors around the exterior. This color does not comply with SFCC 14-5.6(F)(2), which prohibits the use of bold accent colors, however the homeowner has submitted proof that the color predates the development of the Escarpment Overlay Code (February 26,1992) (Attachment C). The existing blue paint is therefore legal nonconforming and allowed to remain; however, the Applicant may not add to this nonconformity with the proposed additions.



Figure 7: Existing turquoise blue accents.

Terrain Management

The existing home is built entirely on 0-20% slopes near the southern edge of the parcel within the Escarpment-Ridgetop Overlay. Directly north of the house exists a small land area of 0-20% slopes which is currently native vegetation and houses the septic leach field. The rest of the Property, north of this area, is a forested 20-30% and 30% or greater slope. See the topographic survey in Attachment C and the GIS contour lines in Figure 8.

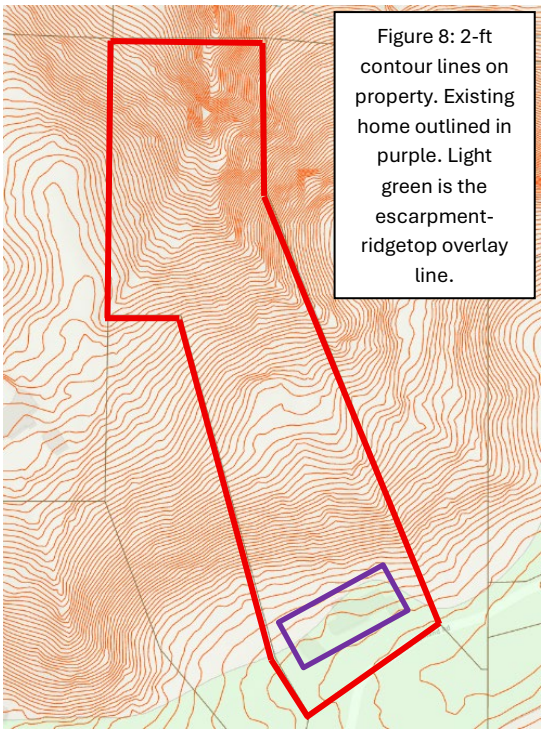


Figure 8: 2-ft contour lines on property. Existing home outlined in purple. Light green is the escarpment-ridgetop overlay line.

To complete the addition as proposed, the Applicant has included the removal of significant trees that abut the existing flagstone patio (see Figure 9). The Applicant had the trees evaluated by Fire Safe Santa Fe (an independent coalition of public and private organizations) and the Very Good Tree Service, who both recommended their removal due to their proximity to the home and current health (See Attachment C). Note that Fire Safe Santa Fe and the Very Good Tree Service do not have the authority to override the code which allows the Land Use Director authority to require the preservation, relocation, or replacement of existing significant trees (SFCC 14-8.4(F)(5)(a)).



Figure 9: Significant trees along existing patio.

The Applicant understands that if the variance is approved, they will need to follow all requirements of the Code as it relates to landscaping (SFCC 14-5.6(G) and 14-8.4), including but not limited to landscape improvements, screening, and replacing significant trees. These details would be submitted through a landscaping plan during the building permitting.

Staff did not require the submittal of grading and drainage or structural plans for the purposes of this variance request. The Applicant would be required to submit these for review during the building permit process.

Suburban Archaeological Review District

The 195 Brownell-Howland parcel is within the Suburban Archaeological Review District: however, the proposed development includes less than 550-linear feet of ground disturbance and therefore does not require archaeological review.

Fire Prevention
Per the City Ordinance on Fire Code (2024-2), if this variance is approved, the Applicant shall comply with section B105.4 of the International Fire Code which requires life safety equipment in lieu of fire flow for additions to existing dwellings exceeding 500 sq ft of roofed area. See the Fire Prevention Conditions of Approval in Attachment A.

IV. VARIANCE APPROVAL CRITERIA

SFCC Section 14-3.16 governs the authority, procedures, and restrictions for variances. The Criteria for approval of variances, applicant responses, and staff responses are detailed below.

In addition to the standard variance approval criteria, since this case is a variance from the Escarpment regulations, it is subject to the Planning Commission's decisions per 14-5.6(K):

1. *Where the planning commission finds that extraordinary hardship may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured; provided that such variation shall not have the effect of nullifying the intent and purpose of these regulations*.
2. *In granting variances or modifications, the planning commission may require such conditions as will, in its judgment, assure substantially the objectives of the standards or requirements so varied or modified*.

Criterion 1:	**Criterion Met:**
To grant a Variance, a land use board shall make the following finding per Subsection 14-3.6(C)(1) as follows: One or more of the following special circumstances applies: (a) unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid; or (b) the parcel is a legal nonconforming lot created prior to the adoption of the regulation from which the variance is sought, or that was created by government action for which no compensation was paid; or (c) there is an inherent conflict in applicable regulations that cannot be resolved by compliance with the more restrictive provision as provided in Section 14-1-7; or (d) the land or structure is nonconforming and has been designated as a landmark, contributing or significant property pursuant to Section 14-5.2 (Historic Districts).	(Yes/No) **YES**
Applicant Response: *The following unusual physical characteristics distinguish this project from others in the vicinity:*	

1. *The house at 195 Brownell Howland is not built on the actual ridgetop and is therefore not visible from the City or from the closest neighborhood (Sierra Del Norte). It is built on the backside of the ridge and is only visible from the north along Bishop's Lodge Road. There is no foothills subdistrict designated below the ridgetop subdistrict on the north side, as that side of the lot is not visible from the primary areas of the City. Note that the proposed Addition will also not be visible from the street (Brownell Howland Rd.) or from anywhere on the City (south) side of the lot.*
2. *The house was built in 1957 prior to the adoption of the Escarpment District and the creation of the Ridgetop Subdistrict. The boundary of the "Ridgetop" zone does not follow the ridge as one would expect. The boundary bulges outward and downhill (across the contours on the backside of the ridge) to include almost the entirety of the home, severely limiting options for any addition.*
3. *This house was designed by John Gaw Meem and built by the current Owners' grandmother. The house is not listed as a historic structure but is clearly a Meem house with many defining architectural features. The Owner's desire to upgrade, to make the home more functional and to prevent the house from falling into disrepair, should be acknowledged.*

Staff Response:

The existing home was constructed prior to the establishment of the Escarpment-Ridgetop Overlay which now overlays the majority of the home. The intent of this overlay is to limit and, in some cases, prohibit development as it detracts from the beauty of the natural environment as seen from the City (SFCC 14-5.6(A)(3)(b)). This home is uniquely positioned on the ridgetop in such a way that it remains hidden from view when looking north from the City by an intervening single-family residence built in the Foothills Subdistrict at 190 Brownell-Howland Rd. There are no designated foothills subdistrict on the north side of the home below the ridgetop.

The proposed addition is to be built on the north side of the home atop existing patios and behind existing walls. This configuration makes it so that the addition will further not be seen when looking from the City (south) and will not disturb natural landscapes by remaining within the existing impervious footprint. When looking towards the home from the north along Bishops Lodge Rd (which is over 1/3 mile away from the Property), the addition would be screened behind existing trees (See Figure 4) and newly planted trees in compliance with 14-5.6(G).

These conditions make it so that there are unique physical circumstances which distinguish this Property from others in the vicinity subject to the same relevant provisions of Chapter 14.

Criterion 2:	**Criterion Met:**
The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.	(Yes/No) **YES**

Applicant Response:

Per the City GIS-provided Escarpment Overlay map (which differs from the certified survey for reasons not known), the boundary of the home is mostly locked within the Ridgetop Subdistrict except for a small area on the north side of the existing Living Room.

It is infeasible to build the Mudroom & Laundry Addition north of the Living Room for the following reasons:

1. *A Mudroom is an informal entry to the house. Any other location than proposed is infeasible because it would not function as a Mudroom.*
2. *The existing septic system is located on the north side of the Living Room. Building any addition here would not be feasible because a structure cannot be built on top of an existing septic system. The NMED and septic installer have determined that this location of the septic is required and that any other location would not be feasible due to limited access for pumping and due to topographic conditions. (Please see attached letter stating that the septic system placement has been reviewed by the NMED and it has been determined that the current location is the only option given the existing parameters of the property.)*
3. *Building on the north side of the Living Room would create additional and unnecessary disturbance and destruction of the natural environment, which is in conflict with the intent of Chapter 14, specifically 14-5.6(A)(1) in that the escarpment district was "…established in order to conserve the value of buildings and land; and encourage the most appropriate use of land; and preserve the natural environment and the distinctive and historic ridgetop and foothills area environment as a visual asset for the benefit of the community and to maintain and encourage the sense of the city as a small community." Thus, building an addition or detached structure on the north side of the Living Room would absolutely be antithetical to the preservation of the natural environment.*
4. *Placing a new structure farther north and downhill to get below the septic and leach field area would require a separate and unique, detached structure – which would thereby disturb more land while not supporting the Owner's desire to expand the current home. Note that the Owners wish to build a new Mud Room and Laundry near the Garage and a Dining Room near the Kitchen. Locating these features in a separate structure down the hill, far from the existing home, would not meet the basic improvements requested by the Owners. Structures farther downhill that contain plumbing would also require an additional septic system at a lower elevation, which would require even more disturbance of undeveloped property. Thus, constructing a separate structure on the north side, below the existing septic system, on presently undisturbed land is also at odds with the Purpose & Intent of the code.*



The image above shows the City GIS aerial image of the property with the Escarpment Districts overlaid. The darker green represents the Ridgetop Subdistrict, and the lighter green represents the Foothills Subdistrict. North is up on the page. The City is to the South. The contours indicate that the actual ridge is between the house and the City. Thus, the house is not visible from downtown or from the closest neighborhood to the south, Sierra Del Norte. One can also see that the north face of the Living Room is outside the Ridgetop Subdistrict using this overlay. The existing septic system lies to the north of the house just outside the Living Room, where the vegetation becomes sparse and plants become smaller.

Staff Response:

Parts of the north side of the existing home are outside of the Ridgetop Overlay, namely the living room window façade. Building the addition attached to this façade of the house would eliminate the need for a variance since it is outside of the Ridgetop, however, it is infeasible due to the location of the existing septic system and leach field. The homeowner recently had this system upgraded and inspected by the State of New Mexico Environment Department (NMED) who stated that the location of the septic field behind the living room façade was the most practical for ease of installation and future maintenance on the system. NMED also noted that the installation of the septic system anywhere else on the Property would have caused 'significant damage to the mountain side, trees, vegetation,' (Attachment C).

If the homeowner were to build the proposed addition to the living room façade, the home would extend past the State of New Mexico 8 ft minimum required distance between a building and septic leach field (NM Admin code Table 302.1) (See architectural drawings in Attachment C). In order to not encroach past this minimum distance, a redesigned version of the addition would need to add 6 ft or less to the existing structure, which is not a feasible amount of space for the needs of the proposed additions.

Another alternative considered was building the addition as a separate structure outside the ridgetop, which would mean on the hillside north of the home. The Applicant has noted that this design would be impractical for the proposed uses of the addition as they are intended to mesh with the current layout of the home and provide increased functionality for the homeowners.

The alternatives of building onto the living room window façade or as a separate structure downhill would be infeasible as doing so would require the disturbance of natural landscapes. This contradicts the intent of the Escarpment Code which states the code was, *""...established in order to conserve the value of buildings and land; and encourage the most appropriate use of land; and preserve the natural environment and the distinctive and historic ridgetop and foothills area environment as a visual asset for the benefit of the community and to maintain and encourage the sense of the city as a small community."* Opposingly, the current design exists entirely atop existing patios and would not require the disturbance of the natural environment.

Criterion 3: The intensity of the development shall not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14.	**Criterion Met:** (Yes/No) **YES**

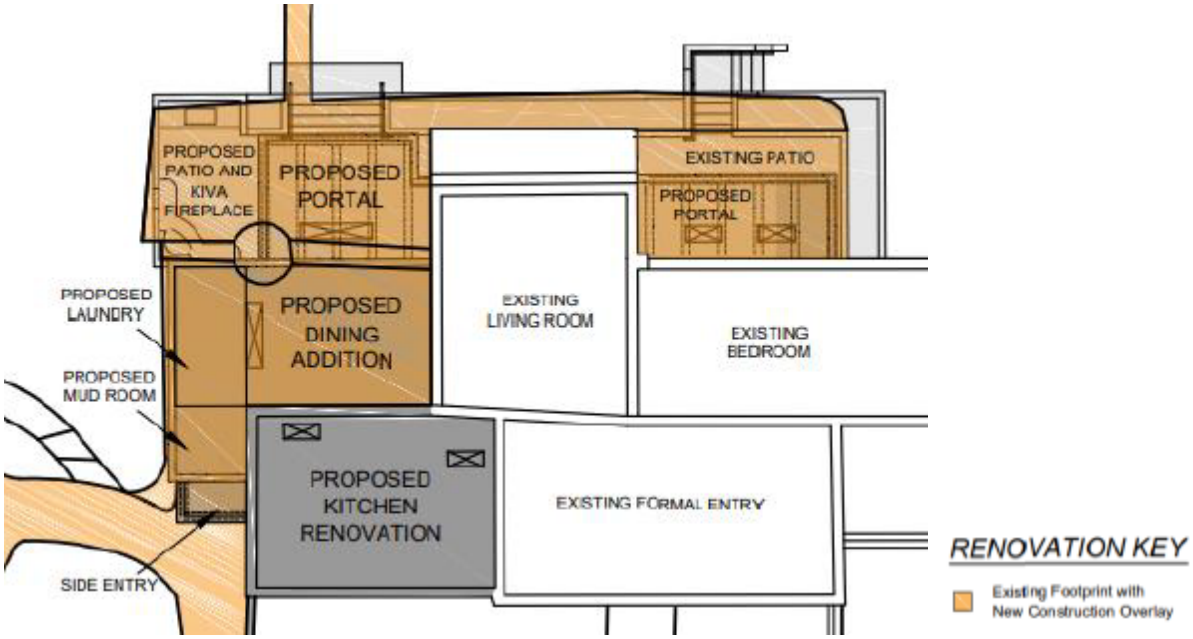
Applicant Response:
The intensity of the proposed development will not exceed that which is allowed on other properties for the following reasons:

1. *The proposed improvements are residential in nature and consistent with the R-1 zoning and surrounding low-density residential context. The project does not introduce any commercial uses, or traffic-generating facilities, or high impact development patterns that would change the intensity of the proposed development. No additional parking is required.*
2. *The proposed Addition does not increase the development density or add detached structures to the currently developed property. The proposed Dining Room & NW Portal Addition would be built on top of an already established flagstone patio (existing structure attached to the ground), and a new small NE Portal would be built upon an already established walled Patio Area on the east side of the existing Living Room.*
3. *The design keeps all new development within the footprint of the existing structures, preventing further development or disturbance of additional land. Also note that other properties in the vicinity have had multiple buildings demolished and rebuilt within the Ridgetop Subdistrict since 2017.*

The image below shows the new house on the newly created lot at 193 Brownell Howland (left) and the Davenport Residence at 195 Brownell Howland (right), with the proposed new construction footprint at 195 Brownell Howland in green and pink. As you can see, the proposed new construction footprint overlaps the existing footprint of the developed area on that lot.



The drawing below enlarges the new construction footprint view of 195 Brownell Holland. Areas of the existing footprint are shown in orange, and the new construction overlap is labeled.



Also note that Section 14-5.6(H) requires compliance with 14-8.2 Terrain Management. 14-8.2(A) Purpose is to "ensure sound and orderly development of the natural terrain; minimize erosion and sedimentation; minimize destruction of the natural landscape" all of which are better met by using these existing developed areas of the site.

Limiting new construction on this lot to areas outside the Ridgetop Subdistrict (as required by Section 14-4.6-D-1, Location of Structures) prevents the Owners from building the Addition they need, and at the same time creates more disturbed land and more visible construction on the hillside. We believe this does not fulfill the intent of the code for the Escarpment Overlay/ Ridgetop Subdistrict. It would, in fact, do the opposite.

Please refer to the Existing & Proposed Building Elevations to see the extent of the construction proposed. The Addition is kept tight to the exterior envelope of the existing structure and almost fully falls within the bounds of the current building elevations. The floor level steps down to keep the maximum parapet height under 14 ft and below the existing parapet levels. The project also meets all of the architectural design standards of the code.

Staff Response:

Chapter 14 of SFCC defines intensity as, "The extent of development per unit of area; or the level of use as determined by the number of employees and customers and degree of impact on surrounding properties such as noise and traffic." The intensity of this development is limited in scope since the proposed addition remains within the bounds of existing disturbed areas and is kept in a tight envelope to the existing structure. This development will not change the intensity of use, as it will remain a single-family residence.

The addition will not affect noise or traffic for the surrounding properties and will not be visible from Brownell-Howland Rd nor the City to the south. From the north along Bishops Lodge Rd, the addition would be screened behind existing significant trees and newly planted trees, as required. All proposed uses of this addition are allowed within the R-1 zoning district.

The existing home at 195 Brownell-Howland currently includes 3,243 sq ft of roofed area. After the proposed addition, the home would have 4,049 sq ft of roofed area, increasing by a total of 806 sq ft. This building footprint remains one of the smallest in the surrounding area, where other homes range from 4,800 to 9,300 sq ft. Therefore, it will not exceed what is allowed on other properties in the vicinity.

Criterion 4:	**Criterion Met:**
The variance is the minimum variance that will make possible the reasonable use of the land or structure. The following factors shall be considered: (a) whether the property has been or could be used without variances for a different category or lesser intensity of use; and (b): consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the general plan**.**	(Yes/No) **YES**

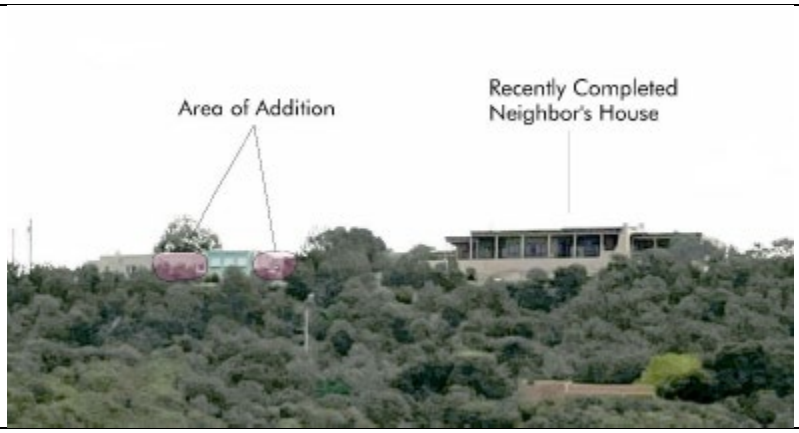
Applicant Response:
The variance requested is strictly limited in scope to what is the minimum required to enable the reasonable and functional use of the existing home. Please note the following:

1. *Through a modest addition and interior remodel, the Owners hope to dramatically improve the functionality of the house. The intent is not to expand the residence excessively, but to update and improve the livability of the home while accommodating the unique constraints imposed on the lot. Although the property has been used previously as a residence, the requested additions would allow the Owners amenities currently enjoyed by neighboring residents.*
2. *Per Chapter 14, approval of this variance would support the harmonious development of Santa Fe and would create conditions favorable to prosperity and general welfare, as well as efficiency and economy in the process of development.*
3. *Per 14-5.6(K) Variances: The denial of this request due to strict compliance with the regulations would result in unnecessary hardship for the Owners. Alternately, approving the request would allow for substantial justice to be served, while also securing that the public interest has been secured through the process. We also believe that such variation as has been requested would not nullify the intent and purposes of these regulations, as the intent and purposes of Chapter 14 have been met.*
4. *This proposal supports the General Plan goals by allowing modest, context-sensitive infill development that preserves scenic and environmental values on Escarpment lands. The proposal also minimizes grading and protects slopes, aligning with the General Plan policies for sustainable, low impact development, resource conservation and protection of scenic and environmental assets.*

Please refer to the next photograph taken from Bishop's Lodge Road (with the house facing north). The Davenport Residence at 195 Brownell Howland Rd. is the building on the left in the photo with the original blue painted facade. The proposed earthtone stucco additions on either side of that blue façade, which do not protrude past the face of the existing blue façade, would blend completely into the existing home and barely be noticed. (The newly constructed house on the right, which we'd expect to also be in the Ridgetop Subdistrict - but is not, is clearly the dominant feature on the hillside.)

Note that any development outside the ridgetop zone (just below the Owners' house) would be very visible and disturb more of the hillside than our proposed addition (right up against the house). The Intent of the code seeks to limit new development on the hillside because, as outlined in 14-5.6(A)(3)(b), "Development is highly visible on or about the ridgetop areas of the foothills for great distances and detracts from the overall beauty of the natural environment and adversely impacts the aesthetics of the mountain and foothill vistas as seen from the city."

Although trees closest to the house will be removed with this proposal, we believe that the older trees between the Kitchen and the detached Garage may not be very healthy, or likely to live much longer. (Please reference the attached letter from an Arborist who inspected the trees.) We also believe the large trees near the house are currently a fire hazard as they extend over the roof of the home. (Please refer to the attached FireWise report that recommends isolating/ reducing the size of the clump of trees between the house and the detached garage.) The Owners would also prefer to plant younger, healthier trees around the property rather than keep all the trees in this area immediately next to the home. The number of new evergreen trees to be planted will equal the number removed in species and will be of the required size (min. 8ft tall) and will be located with City staff to ensure their placement meets screening requirements. Formal landscape & irrigation plans will be included with the building permit application.



Staff Response:
This home was originally built by the current owner's grandmother as a residence in 1958 and the home has been passed down through generations. The previous owner was approved for a variance from the same section of code to build an addition to the attached garage. The current owner would like to improve the functionality of the home by adding laundry utilities, a mud room entrance, a dining area, and portals to existing patios. The use of the Property as a residential home will remain the same with these changes.

Completing the addition in the manner proposed will limit the geographic spread of development and disturbance of natural areas on the Property within the Escarpment-Ridgetop Overlay, falling in line with the purpose and intent of SFCC 14-5.6 and General Plan theme 1.7.5 "*Sustainable Growth.*" Opposingly, erecting the addition outside the ridgetop overlay would disturb natural landscapes, many of which are greater than 30% slopes, and alter views of the hillside from the north.

Criterion 5:	**Criterion Met:**
The variance is not contrary to the public interest;	(Yes/No) **YES**

Applicant Response:
The proposed small addition to this home would not adversely affect the community for the following reasons:

1. *The Additions to the house would be basically unrecognizable without specific & detailed inspection.*
2. *The Owner's investment in the home would be a great improvement to the property, thus conserving the value of the historic structure and supporting neighborhood property values.*
3. *The remodel would meet the purpose and intent of the code (section 14-5.6-A(1) in preserving the city's aesthetic beauty and natural environment, which is essential to protect the general welfare of the people of the City, to promote tourism and the economic welfare of the city, and to protect the cultural and historic setting of the city.*

Based on criteria under 14-3.16, the unique physical constraints of the property, alignment with neighborhood development intensity, the minimal nature of the request, and consistency with public interest and General Plan goals fully justify the approval of this variance.

Staff Response: This project will not adversely affect the public's interest as the proposed additions occur within existing disturbed areas adjacent to the structure and will serve to improve functionality of the home. This variance seeks to do so in a way most minimally impactful to surrounding homes and views from the city.

Criterion 6: There may be additional requirements and supplemental or special findings required by other provisions of Chapter 14.	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *N/A*	
Staff Response: Staff may require the Applicant to submit additional information as needed to obtain building permits. Should the Planning Commission decide to approve this variance request, the Applicant will be subject to the Conditions of Approval and Technical Corrections set forward by Staff's review as well as any additional conditions imposed by the Planning Commission.	

V. EARLY NEIGHBORHOOD NOTIFICATION

The Applicant was not required to conduct an Early Neighborhood Notification (ENN) meeting per SFCC 14-3.1(F)(2)(a)(vii), which states that ENN's are required for, "variances, *except those requesting construction or modification of an individual single-family dwelling* and appurtenant *accessory structures*..."

VI. EXPIRATION

Per SFCC Section 14-3.19(B)(5) *"Approval of... Variances that are not associated with other types of development approval or types of development approvals not listed in this section, shall expire three years after final action approving them unless actual development of the site or off-site improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6)."*

VII. ATTACHMENTS

ATTACHMENT A: Conditions of Approval & Technical Corrections

1. Table of Conditions of Approval
2. Table of Technical Corrections
3. Development Review Team Compiled Comments

ATTACHMENT B: Maps & Photos

1. Aerial View
2. Existing Conditions photos
3. Current Zoning Map
4. Future Land Use Zoning Map

ATTACHMENT C: Applicant Submittals

1. Application
    a. Application Letter
    b. Variance Approval Criteria
    c. Blue Façade Paint Pictures and Affidavits
2. Variance Plan Sheets
    a. Legal Lot of Record
    b. Site Plans

ATTACHMENT D: Case #2016-17 Staff Report

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

Title	**Name**	**Initials**
Department Director	Heather Lamboy	*HLL*
Assistant Department Director	Maggie Moore	*MRM*
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. Table of Conditions of Approval
2. Table of Technical Corrections
3. Development Review Team Compiled Comments

Conditions of Approval & Technical Corrections

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
1	Applicant shall submit colored elevations of proposed addition to ensure compliance of building materials, colors, lengths, and heights per 14-5.6(F)(1)	Current Planning	Prior to Building Permit
2	Applicant shall ensure that any proposed accent colors on the addition comply with 14-5.6(F)(2) which allows accents to be white, off-white, yeso, or similar	Current Planning	Prior to Building Planning Commission (COMPLETED)
3	Applicant shall submit proof that existing turquoise accents on the home were existing before February 26, 1992	Current Planning	Prior to Planning Commission (COMPLETED)
4	City Engineer will support this variance request only if the disturbance to significant trees will be decreased with this proposal versus construction attached to the house but outside of the ridgetop	Technical Review Division, Engineering	-
5	Shall adhere to all requirements within 2021 IFC and adopted appendices and city ordinances	Fire Prevention	Prior to Building Permit
6	Shall make note of City Ordinance 2024-2 pertaining to one-two-family dwellings and additions to existing residential structures	Fire Prevention	Prior to Building Permit

Technical Corrections			
#	**Technical Correction**	**Dept. or Division**	**To be completed:**
1	Site plans shall be corrected to show the correct escarpment-ridgetop line from City GIS on sheets A1.0 and A1.1	Current Planning	Prior to Planning Commission (COMPLETED)

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: July 25, 2025

CASE: #2025-10781

TO: Sandra Odems, Palo Santo Designs, LLC
Seonaidh Davenport & Brian Sharon, Homeowners

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

FROM: Alexa Hempel, Senior Planner

Case #2025-10781. 195 Brownell-Howland Rd Variance Request. Palo Santo Designs, Agent, for Seonaidh Davenport and Brian Sharon, owners, requests a variance from SFCC 14-5.6(D)(1) to erect an addition and casita renovation to the home at 195 Brownell-Howland Road. The home is an existing legal nonconformity on a 5.079-acre lot, zoned R-1 in the Escarpment-Ridgetop Overlay District. (Alexa Hempel Case Manager, anhempel@santafenm.gov).

This application was received on July 2, 2025 and has been reviewed by Planning Division staff (Staff) and the City's applicable Development Review Team (DRT) members. Attached are the initial DRT review comments including Conditions of Approval and Technical Corrections, applicable if Staff recommends approval to the Planning Commission. I would like to highlight and summarize the following key items. Please note; if the variance is approved by Planning Commission, additional review will follow.

A. Initial Planning Division Review Summary

Your variance application has been reviewed by Planning Division staff and the following necessary revisions have been identified:

1. Applicant shall submit colored elevations of proposed additions/changes prior to building permit per SFCC 14-5.6(F)(1) to ensure compliance of building materials, colors, lengths, and heights.
2. Applicant shall ensure that any proposed accent colors on the addition/changes to the home comply with 14-5.6(F)(2) which allows accents to be white, off-white, yeso, or similar.
3. Applicant shall submit proof that existing turquoise accents on the home were existing before February 26, 1992 prior to planning commission.

B. Initial DRT Review Summary

Your variance application has been reviewed by the DRT and the following necessary revisions have been identified:

1. City Engineer will support this variance request only if the disturbance to significant trees will be decreased with this proposal versus construction attached to the house but outside of the ridgetop.
2. Shall adhere to all requirements within 2021 IFC and adopted appendices and city ordinances.
3. Shall make note of City Ordinance 2024-2 pertaining to one-two-family dwellings and additions to existing residential structures.

Prior to Planning Commission, the following of the DRT comments must be satisfied:

1. Applicant shall submit proof that existing turquoise accents on the home were existing before February 26, 1992 prior to planning commission.
2. City Engineer will support this variance request only if the disturbance to significant trees will be decreased with this proposal versus construction attached to the house but outside of the ridgetop.

The full DRT memos are attached for your reference. Once revised submittals to the application are accepted, a public hearing date may be scheduled. Please let me know if you have any questions or concerns.

Thank you,

Alexa Hempel
Senior Planner
Planning and Land Use Department

Attachments:

1. Engineering DRT Memo
2. Fire Prevention 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.

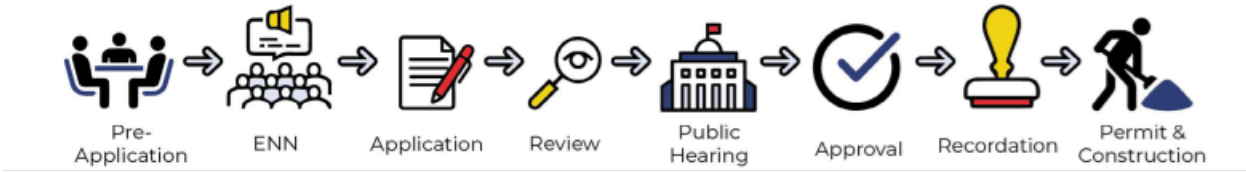


Timing of Conditions of Approval + Technical Corrections

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

Date: 7/22/25

DRT Member: Dee Beingessner

Dept/Div: Engineering

Case No.: 195 Brownell Howland Variance

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. City Engineer will support this variance request only if the disturbance to significant trees will be decreased with this proposal versus construction attached to the house but outside of the ridgetop.		
2.		
3.		
4.		
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. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

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.

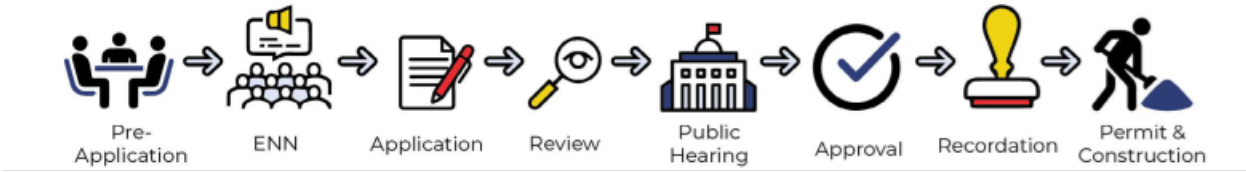


Timing of Conditions of Approval + Technical Corrections

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

Date: 07/24/25

DRT Member: Mark Wrolstad

Dept/Div: Santa Fe Fire Prevention Bureau

Case No.: #2025-10781 – 195 Brownell-Howland

Case Planner: Senior Planner Alexa Hempel

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. Shall adhere to all requirements within 2021 IFC and adopted appendices and city ordinances.		
2. Shall make note of City Ordinance 2024-2 pertaining to one-two-family dwellings and additions to existing residential structures.		
3.		
4.		
5.		
6.		
7.		

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.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

CITY OF SANTA FE, NEW MEXICO

ORDINANCE NO. 2024-2

AN ORDINANCE

AMENDING SECTION 12-2.1 OF SFCC 1987 TO REPLACE THE CITY'S ADOPTION OF THE 2015 EDITION OF THE INTERNATIONAL FIRE CODE WITH THE ADOPTION OF THE 2021 EDITION AND SPECIFY THAT CITY CODE SUPERSEDES THE ADOPTED INTERNATIONAL FIRE CODE WHEN THE CITY'S CODE IS MORE STRINGENT; REPEALING AND REPLACING EXHIBIT A OF CHAPTER 12.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. Section 12-2.1 of SFCC 1987 (being Ord. No. 2020-25, § 1; as amended) is amended to read as follows:

12-2.1 - Adoption of fire code.

A. Pursuant to Section 3-18-11 NMSA 1978, the city may adopt regulations for the prevention of fire.

B. For the purposes of reasonably safeguarding life and property from the hazards of fire and explosion arising from the storage, handling and use of hazardous substances, materials and devices, and from hazardous conditions in the use or occupancy of buildings or premises, the 2021 International Fire Code (IFC) as published by the International Code Council (ICC) is adopted by reference and incorporated as fully as if set out herein except as amended by the governing body. The amendments are set forth in Exhibit A, located at the end of this chapter. The 2021 International Fire Code as amended by the governing body shall be known as "the fire code of the city of Santa Fe."

C. A copy of the fire code of the city of Santa Fe shall be kept on file at the Santa Fe fire prevention bureau, 1751 Cerillos Road, Santa Fe, New Mexico 87504 and shall be, at all reasonable times, available and subject to inspection. A copy of the fire code of the city of Santa Fe shall be available to any individual upon request and payment of a reasonable charge.

D. In the event of conflict between the city's code and the IFC, the code with the higher minimum standard prevails.

Section 2. Exhibit A of Chapter 12 (being Ordinance No. 2020-25 § 2 Exhibit A, as amended) is hereby repealed and replaced to read as follows:

CITY OF SANTA FE

CHAPTER 12

EXHIBIT A

AMENDMENTS TO THE 2021 INTERNATIONAL FIRE CODE

(SUBSECTION 12-2.1 SFCC 1987)

ADOPTED: **DATE (effective DATE)**

AMENDED:

1. Section 101.1 of the 2021 International Fire Code shall read:

101.1 Title. These regulations shall be known as the Fire Code of the City of Santa Fe ("City"), hereinafter referred to as "this code."

2. Section [A] 103.1 of the 2021 International Fire Code shall read:

103.1 Fire code official. In the City's Fire Department, the "fire code official," as referenced in the International Fire Code, shall be hereby known as the Fire Marshal. Any reference in the International Fire Code to "fire code official" shall be the Fire Marshal of the City. In the absence of the Fire Marshal, the "fire code official" shall be the Deputy Fire Marshal, or other Fire Department official identified by the Fire Marshal. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

3. Section 111 of the 2021 International Fire Code shall be titled:

APPEALS

4. Subsection 111.1 of the 2020 International Fire Code is deleted in its entirety and a new Section 111.1 shall read:

111.1 Appeal of Department Decisions. When the fire department disapproves an application or refuses to grant a permit applied for as required by this code or when it is claimed that the provisions of this code do not apply or that the true intent and meaning of this code has been misconstrued or wrongly interpreted, the applicant may appeal the decision of the fire department to the city manager within thirty (30) days of the decision. The applicant may appeal the decision of the city manager to the governing body within ten (10) days of the city manager's decision.

5. Section 111.2 of the 2021 International Fire Code is deleted in its entirety.

6. Section 111.3 of the 2021 International Fire Code is deleted in its entirety.

7. Section 112.4 of the 2021 International Fire Code is deleted in its entirety and a new Section 112.4 shall read:

12.4 Violation penalties. Any person violating any of the provisions of this code or failing to comply with any order made thereunder, building in violation of any detailed statement of specifications or plans submitted and approved, any certificate or permit issued thereunder and from which no appeal has been taken; or failing to comply with an order as affirmed or modified by the governing body or by a court of competent jurisdiction within the time defined herein, shall severally for each noncompliance be subject to the penalties provided by Section 1-3 SFCC 1987. The imposition of a penalty for any violation shall not excuse the violations or permit it to continue. All such persons shall be required to correct or remedy the violations or defects within a reasonable time; and when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.

8. Section 112.4 of the 2021 International Fire Code is deleted in its entirety.

9. Section 113.4 of the 2021 International Fire Code shall read:

113.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine as provided in Section 1-3 SFCC 1987.

10. A new Section 503.7 of the 2021 International Fire Code is hereby ordained to read:

503.7 Driveways for New Construction One- and Two-family dwellings, New Construction Group R-3 and R-4 buildings, and New Construction Townhouses.

503.7.1 Driveways Required. Driveways shall be provided where any portion of an exterior wall of the first story of a building is located more than 150 feet (45720 mm) from a fire apparatus access road.

503.7.1.1 Width. Driveways shall provide a minimum unobstructed width of 14 feet (3658 mm) and a minimum unobstructed height of 13 feet 6 inches (4115 mm).

503.7.1.2 Length. Driveways in excess of 150 feet (45720 mm) in length shall be provided with turnarounds. Driveways in excess of 200 feet (60960 mm) in length and less than 20 feet (6096 mm) in width shall be provided with turnouts in addition to turnarounds.

503.7.1.3 Service Limitations. A driveway shall not serve in excess of five dwelling units.

Exception: Where such driveways meet the requirements for fire apparatus access roads in accordance with Section 503 of the International Fire Code.

503.7.1.4 Turnarounds. Driveway turnarounds shall have inside turning radii of not less than 30 feet (9144 mm) and outside turning radii of not less than 45 feet (13 716 mm). Driveways that connect with a road or roads at more than one point shall be considered as having a turnaround if all changes of direction meet the radii requirements for driveway turnarounds.

503.7.1.5 Turnouts. Driveway turnouts shall be an all-weather road surface not less than

10 feet (3048 mm) wide and 30 feet (9144 mm) long. Driveway turnouts shall be located as required by the code official. The minimum combined width of turnout and driveway is 24 feet (7315 mm).

503.7.1.6 Bridges. Vehicle load limits shall be posted at both entrances to bridges on driveways and private roads. Design loads for bridges shall be capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34050 kg).

503.7.1.7 Driveway access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved driveway with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34050 kg).

11. The following Section 902.1, Definitions, of the 2021 International Fire Code, and in Chapter 2, Definitions, Subsection 202, of the International Fire Code 2021 shall read:

STANDPIPE SYSTEM, CLASSES OF. Standpipe classes are as follows:

Class I system. A system providing 2.5-inch (64 mm) hose connections to supply water for use by fire departments and those trained in handling heavy fire streams.

Class II system. A system providing 1.5-inch (38 mm) hose stations to supply water for use primarily by the building occupants or by the fire department during initial response. 1.5-inch hoses and hose cabinets shall not be provided, unless required by the New Mexico laws applicable to fire protection for class II and class III standpipe systems.

Class III system. A system providing 1.5-inch (38 mm) hose stations to supply water for use by building occupants and 2.5-inch (64 mm) hose connections to supply a larger volume of water for use by fire departments and those trained in handling heavy fire streams. 1.5-inch hoses and hose cabinets shall not be provided, unless required by the New Mexico laws applicable to fire protection for class II and class III standpipe systems.

12. Section 5704.2.9.6.1 of the 2021 International Fire Code shall read:

5704.2.9.6.1 Locations where above-ground tanks are prohibited. Storage of Class I

and II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law in subsection 12-2.4 SFCC 1987.

13. Section 5706.2.4.4 of the 2021 International Fire Code shall read:

5706.2.4.4 Locations where above-ground tanks are prohibited. The storage of Class I and II liquids in above-ground tanks is prohibited within the limits established by law in subsection 12-2.4 SFCC 1987.

14. Appendix B is hereby adopted in its entirety, and section B105 shall read:

SECTION B105

FIRE-FLOW REQUIREMENTS FOR BUILDINGS

B105.1 One- and two-family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum fire-flow and flow duration requirements for one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(1) and B105.1(2).

B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(2) and B105.2.

B105.3 Water supply for buildings equipped with an automatic sprinkler system. For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of:

1. The automatic sprinkler system demand, including hose stream allowance.
2. The required fire flow.

B105.4 Life safety equipment in lieu of fire flow. In lieu of fire flow, the Fire Marshal may approve the use of a fire sprinkler system complying with NFPA 13, NFPA 13R, NFPA

13D, Type VA construction and/or monitored fire alarms system. and/or water storage tanks complying with NFPA 1142 for one- or two- family dwellings, R-3, or R-4.

Exception: Automatic fire sprinkler systems shall not be required for existing one-family or two-family dwellings that do not meet fire flow, that are not already provided with an automatic sprinkler system where an addition to the existing structure's total roofed square feet does not exceed 500 square feet.

15. Appendix D of the 2021 International Fire Code is hereby adopted in its entirety, and section D103.1 shall read:

D103.1 Access Road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 20 feet (6096 mm), exclusive of shoulders (see Figure D103.1).

16. Appendix F of the 2021 International Fire Code is hereby adopted in its entirety.

PASSED, APPROVED, and ADOPTED this 24th day of April, 2024.

Alan Webber (Apr 26, 2024 11:11 MDT)

ALAN WEBBER, MAYOR

ATTEST:

GERALYN CARDENAS (Apr 26, 2024 15:35 MDT)

GERALYN F. CARDENAS, INTERIM CITY CLERK

APPROVED AS TO FORM:

Erin McSherry

Erin McSherry (Apr 25, 2024 16:47 MDT)

ERIN K. McSHERRY, CITY ATTORNEY

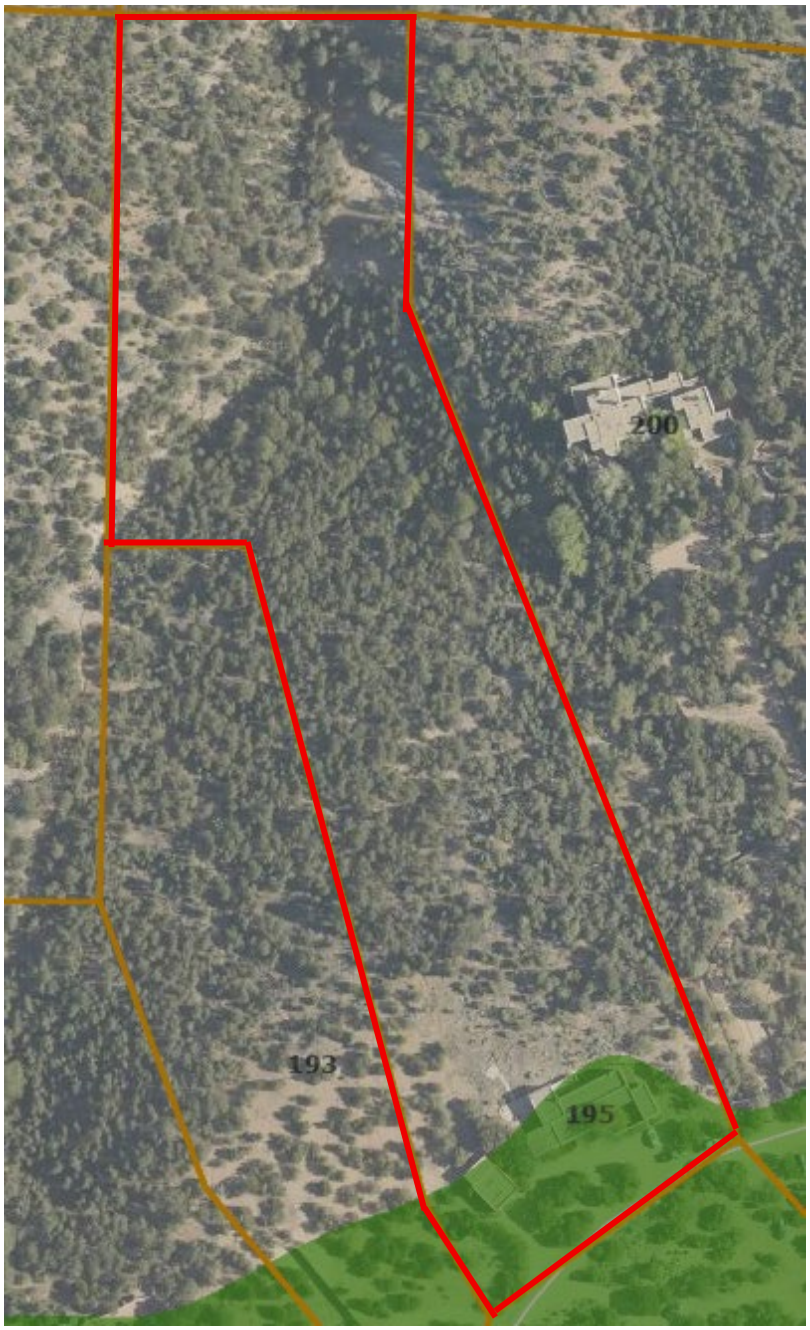
City of Santa Fe, New Mexico

Attachment B
Maps and Photos

1. Aerial View
2. Existing Conditions Photos
3. Current Zoning Map
4. Future Land Use Zoning Map

Aerial Photo

The property is near the northern edge of the City limits, east of US 84-285. It is along a private road and the home can only be seen from one (1) public road north of the property, Bishops Lodge Rd. The existing home is built within the escarpment-ridgetop overlay, shown in green, and the rest of the property is a forested downhill slope going north.



Existing Conditions



Photo of the south side (front) of home. Addition is proposed behind the brown wooden gate on the left of this photo.



Photo of the north side (back) of home. A portal is proposed to be added on top of the existing patio left of the blue window in this photo.

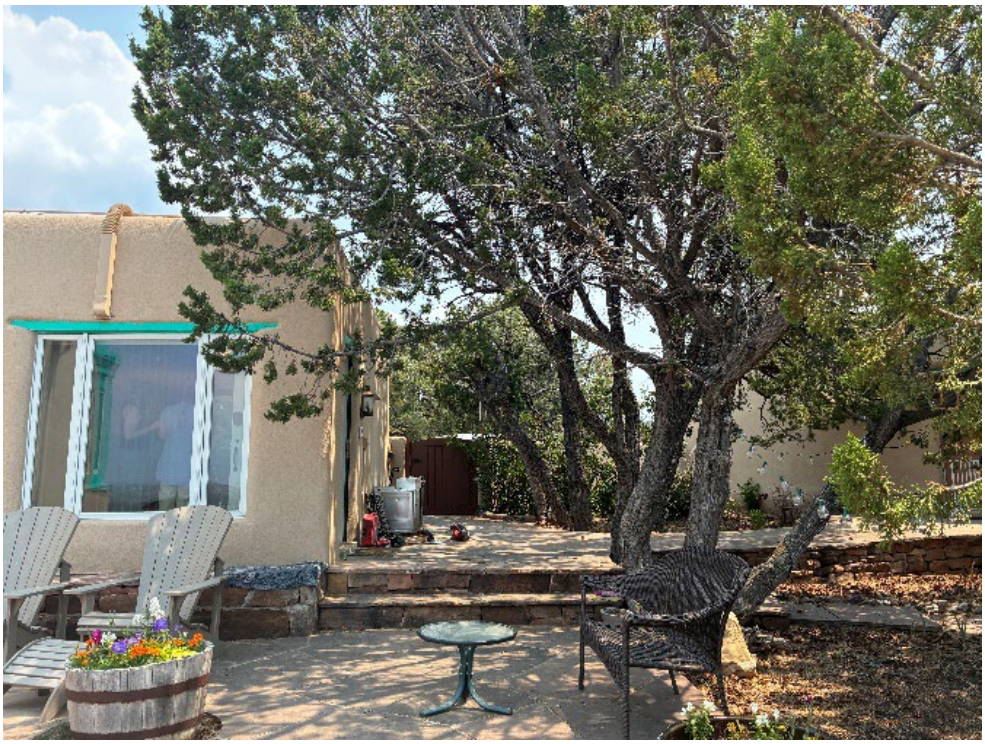
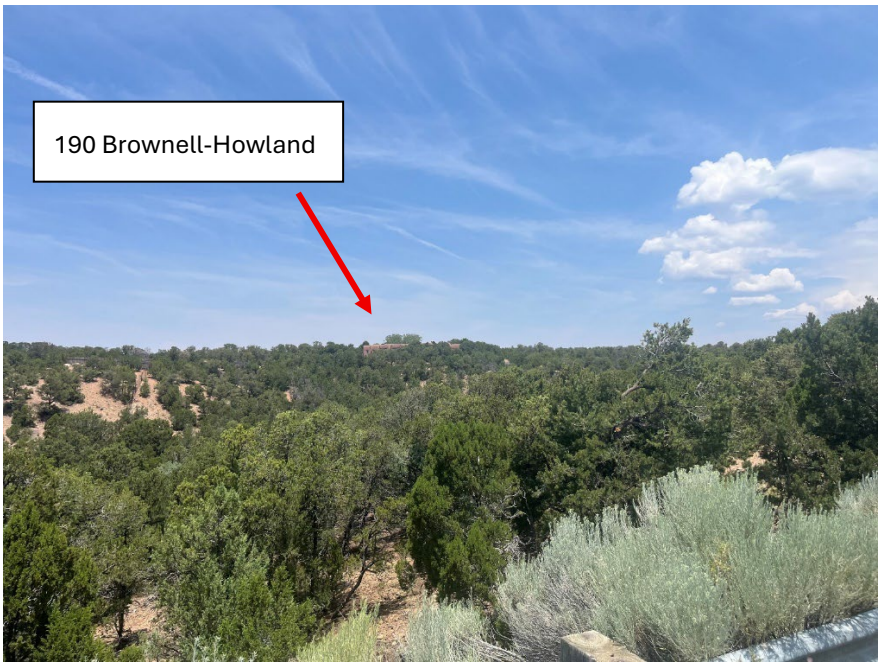


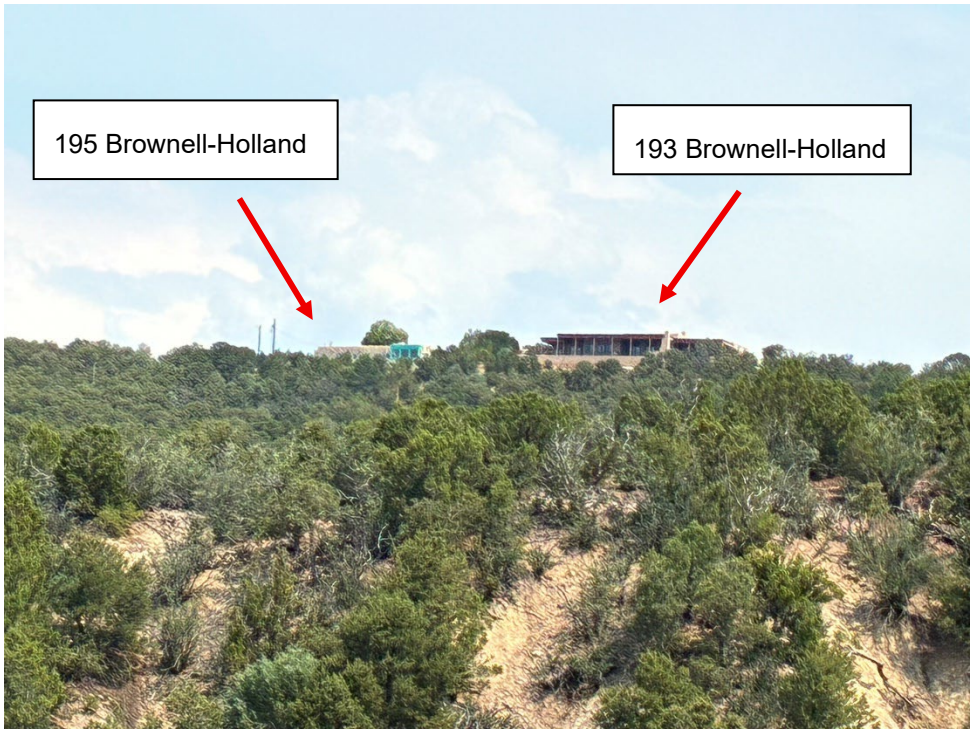
Photo on the patio on the northwest side of the home. The existing patio here will be used to create the addition of the laundry/mud room and dining room.



Zoomed out photo of the patio on the northwest side of the home, where the addition is proposed.



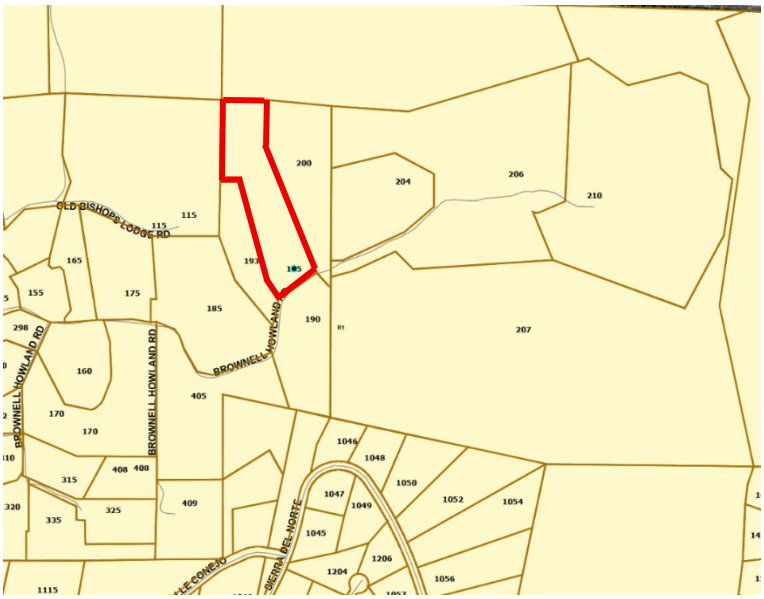
190 Brownell-Howland as seen from the City (south) along Sierra Del Norte Rd. 195 Brownell-Howland is behind this home and cannot be seen.



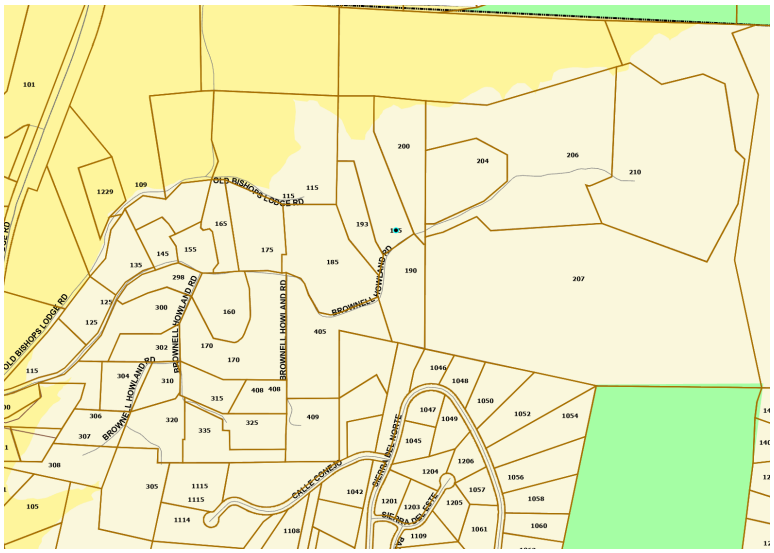
View of 195 Brownell-Howland (left) from Bishops Lodge Road (north). The proposed addition would be right of the turquoise window, behind existing and new screening trees.

Current Zoning Map

195 Brownell-Howland is outlined in red and zoned R-1 (Residential – one dwelling unit per acre). Surrounding uses are also all R-1. The property is not located within any neighborhood associations.



Future Land Use Map



The future land use of this property is intended to be mostly 1 dwelling unit per acre (beige), with a small section of 1-3 dwelling units per acre (light yellow). The light green southeast of the property is intended for open space.

City of Santa Fe, New Mexico

Attachment C
Applicant Submittals

1. Application
   a. Agent Authorization
   b. Application Letter
   c. Variance Approval Criteria
   d. Blue Façade Paint Pictures and Affidavits
2. Variance Plan Sheets
   a. Legal Lot of Record
   b. Site Plans

LAND DEVELOPMENT CODE REFERENCE

VARIANCES (SECTION 14-3.16 SFCC)

Purpose and Applicability:

Variances may be granted to provisions regulating the size, location, and appearance of structures; the location and extent of open space; the extent of grading the width of configuration of public and private roads, driveways, and trails; and to similar standards for development established by Chapter 14. No variance shall be granted to provisions that restricte the type, intensity or principal or accessory uses permitted within a district, including limits on maximum residential density, and no variance shall be granted to any procedural rule.

Approval Criteria:

Subsections 14-3.16(C)(1) through (5) and, if applicable, Subsection 14-3.15(C)(6), are required to grant a variance.

1. One or more of the following special circumstances (a-d) applies:
   a. unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid;
   b. the parcel is a legal nonconforming lot created prior to the adoption of the regulation from which the variance is sought, or that was created by government action for which no compensation was paid;
   c. there is an inherent conflict in applicable regulations that cannot be resolved by compliance with the more-restrictive provision as provided in Section 14-1.7; or
   d. the land or structure is nonconforming and has been designated as a landmark, contributing or significant property pursuant to Section 14-5.2 (Historic Districts).
2. The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.
3. The intensity of development shall not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14.
4. The variance is the minimum variance that will make possible the reasonable use of the land or structure. The following factors shall be considered:
   a. whether the property has been or could be used without variances for a different category or lesser intensity of use;
   b. consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the general plan.
5. The variance is not contrary to the public interest.
6. There may be additional requirements and supplemental or special findings required by other provisions of Chapter 14.

Approval Limited: A variance applies only to the type & extent of development shown on the plans approved at the variance hearing. All other development on the property shall comply with the terms of Chapter 14 or shall require a new or amended variance.

Note: If application is being made for Development in Special Flood Hazard Areas, then justification must be provided with the above approval criteria and the criteria found in Section 14-3.10(E) SFCC 1987.

SUBMITTAL CHECKLIST

Submittal requirements may vary based on the individual application. The City reserves the right to request additional information any time during the review process. Please submit each of the following submittal items as separate PDF files.

- ☑ Application letter (intent, location, acreage)
- ☑ Statement addressing approval criteria
- ☑ Legal lot of record, legal description
- ☐ Proof of compliance with conditions of annexation approval (if applicable)
- ☐ ENN Notes (if applicable)

CITY OF SANTA FE

VARIANCE
PLUD-15

PARCEL INFORMATION

Project Name:	Davenport - Sharon Residence		
Address:	195 Brownell Howland Road		
Property Size:	5.079 acres	Uniform Parcel Code Number:	99303269
Zoning:	R-1/ Escarpment	Proposed Use of Land:	Residential Addition
Does this project have a Final Development Plan approval?	☐ Yes ☑ No	Case Number:	
Pre-application Conference Date:		Early Neighborhood Notice (ENN) Meeting Date:	
Code Section from which the Variance is sought:	14-5.6-D-1		

PROPERTY OWNER INFORMATION

Name (First, Last):	Seonaidh Davenport & Brian Sharon		
Address:	195 Brownell Howland Road (Street Address)	Suite/Unit #	
	Santa Fe (City)	NM (State)	87501 (ZIP Code)
Phone:	206-351-6968	E-mail Address:	seonaidh@gmail.com/ brian.sharon@gmail.com

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

Company Name:	Palo Santo Designs, LLC		
Name (First, Last):	Sandra Odems		
Address:	1300 Rufina Circle (Street Address)	B-3 (Suite/Unit #)	
	Santa Fe (City)	NM (State)	87507 (ZIP Code)
Phone:	505-670-8785	E-mail Address:	sandra@palosantodesigns.com

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:

195 Brownell Howland Road

I/we authorize Palo Santo Designs, LLC to act as my/our agent to execute this application.

Signed: [signature] Date: 6/19/25

Signed: [signature] Date: 6/19/25

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 2001. 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 attachedpro posd is in compliance with the City's zoning and development plan requirements.

Signature: [signature] Date: 6-20-2025

Revised 4/23/2023

SUBMIT APPLICATION

AGENT AUTHORIZATION FORM

PROPERTY LEGAL DESCRIPTION: **Section 8, T. 17N., R. 10E., N.M.P.M.**

PARCEL ID: **99303269**

STREET ADDRESS: **195 BROWNELL HOWLAND ROAD, SANTA FE NM 87501**

Property Owner: **SEONAIDH DAVENPORT**

Property Owner: **BRIAN SHARON**

The undersigned, registered property owners of the above noted property, do hereby authorize

(Contractor/ Agent) **Sandra Odems** , of (Name of Firm) **Palo Santo Designs, LLC**

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standard conditions attached.

PROPERTY OWNER'S ADDRESS (if different from above): **Same as above**

TELEPHONE: **206-351-6968**

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.

Authorized Signature_____ Authorized Signature_____

Date: 7/18/25 Date: 7/18/25

PALO SANTO DESIGNS LLC

Committed to Building a Sustainable World

Planning Division
City of Santa Fe, NM

August 12, 2025

To whom it may concern,

Palo Santo Designs LLC, on behalf of Seonaidh Davenport and Brian Sharon, hereby request a variance to erect an Addition to their home at 195 Brownell Howland Road in Santa Fe. The lot acreage is approximately 5+ acres and is located in an R-1 zoned area in the Escarpment Overlay/ Ridgetop District.

The house was originally built in 1958 for Florence Davenport and was one of the last residential projects designed by John Gaw Meem. Mrs. Davenport's granddaughter and her family of three now live in the house and wish to expand the structure to include a Mud Room, Laundry, Dining Room and two small, covered Portals in a manner which is consistent and respectful of the original John Gaw Meem historical design.

The utility features of the house are an important addition in that the absence of a mud room and laundry room currently make the house dysfunctional. The washer and dryer currently reside in the cramped 1950s kitchen, and there was never a Dining Room. The house was originally designed for a single woman (a widow) living alone. Thus, the addition of these spaces is a very practical and important next step for this family to provide typical amenities consistent with modern living.

Note that adding the utility spaces (mud room & laundry) in the locations proposed – near the garage, driveway and side entry is the only practical option because the specific functions of the proposed additional rooms dictate their location – it is not feasible to place a "mudroom" any place other than near a home entry; a dining room needs to be near (and ideally connected to) the Kitchen; and the laundry room is logically placed right next to the mudroom for washing gear and clothing immediately after hikes, bike rides, dog walks, etc. Connecting the Addition to the north side of the Living Room (outside the Ridgetop Subdistrict) is also infeasible given that the septic system is in that location.

The house also currently has no covered portals on the view side of the house, which limits the usability of these areas due to extreme sun exposure. The addition of the

portals over the existing north-facing patios makes those outdoor areas useable year-round. Note that the proposed Addition overlays existing uncovered patios and does not extend the existing footprint of the structure in any significant way.

Overall, the Owners' plans for the property stem from the following tenets. They have asked that we include these for you in this letter.
Their project goals include:

a. Being respectful of the historic nature of the John Gaw Meem design,
b. Being respectful of the sense of place by not allowing the design to protrude past the current footprint of the structure and become more visible, and
c. Being respectful of the ecological circumstance of the site by undertaking the absolute minimum in destruction of existing vegetation and going farther than simply replacing a removed tree but adding at least ten trees/ shrubs to provide a natural buffer between their house and the neighboring houses.

With this modest modernization, the third and fourth generations of this family can more comfortably occupy the family home, the property value is increased, and the core historic structure is lovingly preserved.

Please see the attached statement addressing the variance approval criteria.

Thank you,

Sandra Odems, Architect/ Agent
Palo Santo Designs, LLC
505-670-8785

PALO SANTO DESIGNS LLC

Committed to Building a Sustainable World

Statement Addressing Approval Criteria for a Land Development Variance, 8/12/25
Davenport – Sharon Residence, 195 Brownell Howland Road Santa Fe, NM 87501

Per City of Santa Fe Ordinance Code Section 14-5.6-A-2-a:
Purpose and Intent:
In order to further the purposes underlying the creation of the Escarpment Overlay District, this section prohibits development in the ridgetop subdistrict of the escarpment overlay district, other than driveway access and utility alignments, for lots created after February 26, 1992, as provided hereinafter:
Per City of Santa Fe Ordinance Code Section 14-5.6-D-1:
Location of Structures; Buildable Site:
For all lots subdivided or re-subdivided after February 26, 1992, development in the ridgetop sub-district of the escarpment overlay district, other than driveway access and utilities, is prohibited.

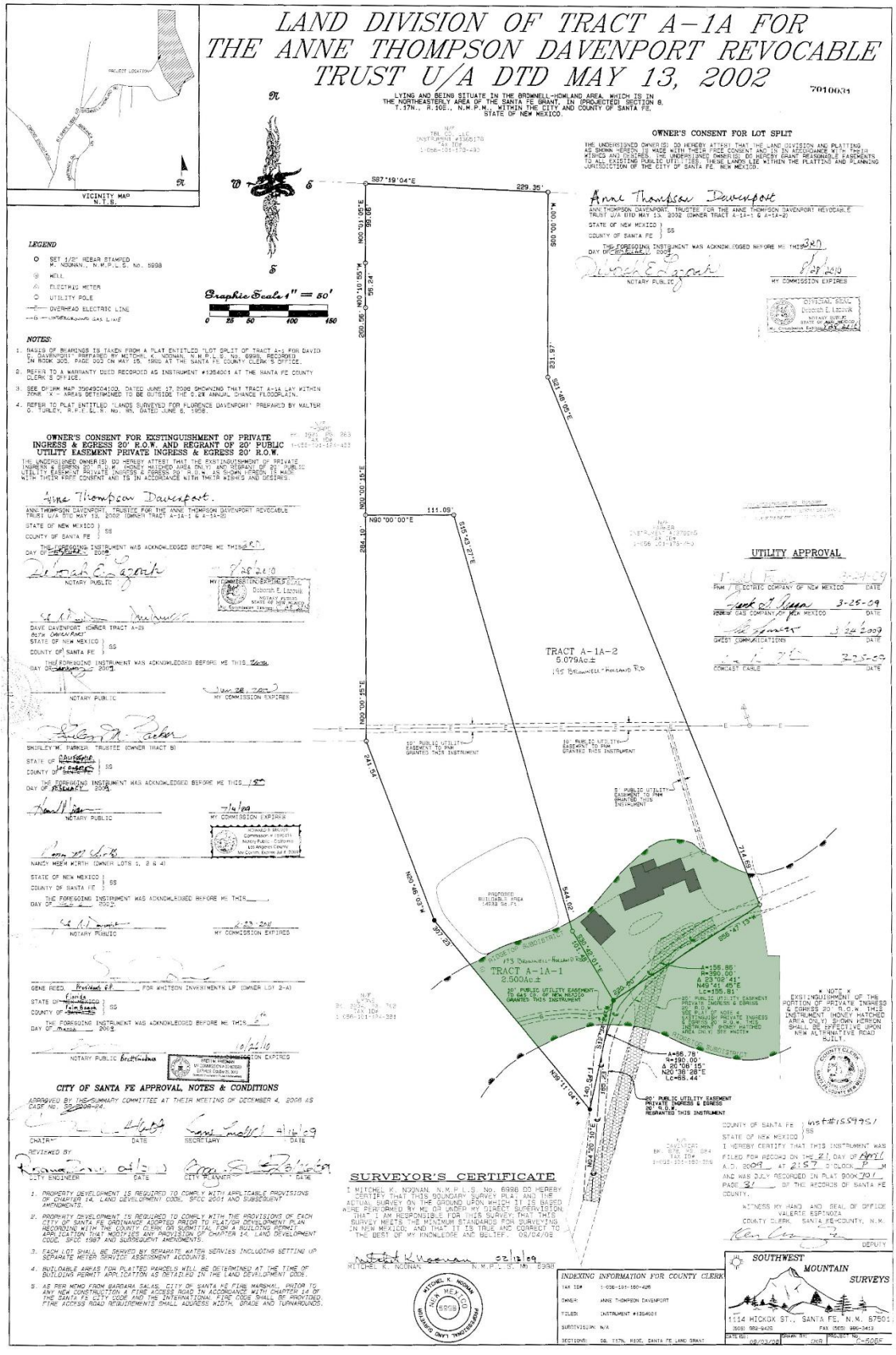
In 2002, the lot at 195 Brownell Howland was split into two lots, with a new buildable area established on the survey for the newly created lot (at 193 Brownell Howland) for new construction. No "buildable area" was designated (or prohibited) on that survey for the original lot with the original house. Please see the attached certified and recorded Land Division Survey of Tract A1-A and the certified topographic study. Below is the view of the house as you enter the driveway.

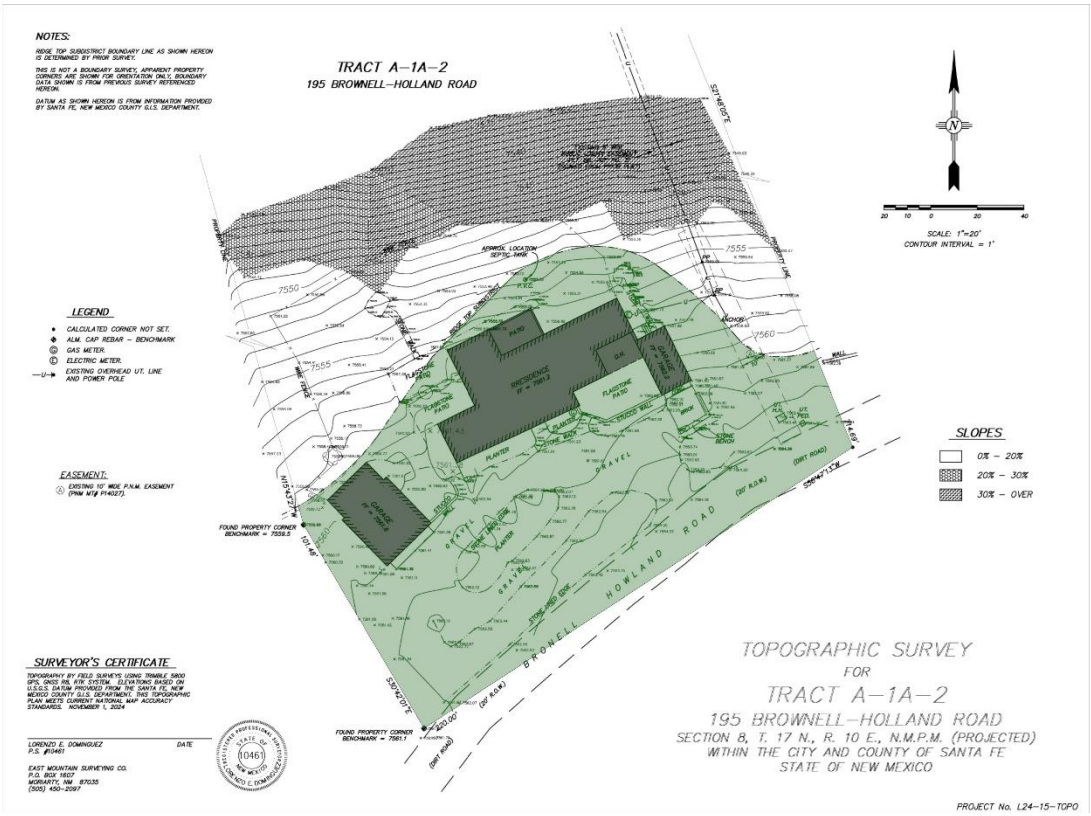






Above are views of the house from the street. The house is thoroughly screened behind the vegetation until you reach the driveway entry.


LAND DIVISION OF TRACT A-1A FOR THE ANNE THOMPSON DAVENPORT REVOCABLE TRUST U/A DTD MAY 13, 2002
7010031
LYING AND BEING SITUATE IN THE BROWNELL-HOWLAND AREA, WHICH IS IN THE NORTHEASTERLY AREA OF THE SANTA FE GRANT, IN (PROJECTED) SECTION 8, T.17N., R.10E., N.M.P.M., WITHIN THE CITY AND COUNTY OF SANTA FE, STATE OF NEW MEXICO.
VICINITY MAP N.T.S.
LEGEND
SET 1/2" REBAR STAMPED M. NOONAN., N.M.P.L.S. No. 9998
WELL
ELECTRIC METER
UTILITY POLE
OVERHEAD ELECTRIC LINE
Graphic Scale 1" = 50'
NOTES:
1. BASIS OF BEARINGS IS TAKEN FROM A PLAT ENTITLED "LOT SPLIT OF TRACT A-1 FOR DAVID E. DAVENPORT" PREPARED BY MITCHEL K. NOONAN, N.M.P.L.S. No. 9998, RECORDED IN BOOK 303, PAGE 002 ON MAY 15, 1992 AT THE SANTA FE COUNTY CLERK'S OFFICE.
2. REFER TO A WARRANTY DEED RECORDED AS INSTRUMENT #1354001 AT THE SANTA FE COUNTY CLERK'S OFFICE.
3. SEE DFIRM MAP 35049C0410D, DATED JUNE 17, 2008 SHOWING THAT TRACT A-1A LAY WITHIN ZONE "X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. REFER TO PLAT ENTITLED "LANDS SURVEYED FOR FLORENCE DAVENPORT" PREPARED BY WALTER G. TURLEY, R.P.E. &L.S. No. 95, DATED JUNE 6, 1958.
OWNER'S CONSENT FOR LOT SPLIT
THE UNDERSIGNED OWNER(S) DO HEREBY ATTEST THAT THE LAND DIVISION AND PLATTING AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES. THE UNDERSIGNED OWNER(S) DO HEREBY GRANT REASONABLE EASEMENTS TO ALL EXISTING PUBLIC UTILITIES. THESE LANDS LIE WITHIN THE PLATTING AND PLANNING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.
Anne Thompson Davenport
ANNE THOMPSON DAVENPORT, TRUSTEE FOR THE ANNE THOMPSON DAVENPORT REVOCABLE TRUST U/A DTD MAY 13, 2002 (OWNER TRACT A-1A-1 & A-1A-2)
STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3RD DAY OF DECEMBER, 2008
NOTARY PUBLIC
8-29-2010 MY COMMISSION EXPIRES
OFFICIAL SEAL Deborah E. Lucero NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 8-29-2010
OWNER'S CONSENT FOR EXSTINGUISHMENT OF PRIVATE INGRESS & EGRESS 20' R.O.W. AND REGRANT OF 20' PUBLIC UTILITY EASEMENT PRIVATE INGRESS & EGRESS 20' R.O.W.
THE UNDERSIGNED OWNER(S) DO HEREBY ATTEST THAT THE EXSTINGUISHMENT OF PRIVATE INGRESS & EGRESS 20' R.O.W. (MONEY HATCHED AREA ONLY) AND REGRANT OF 20' PUBLIC UTILITY EASEMENT PRIVATE INGRESS & EGRESS 20' R.O.W. AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES.
Anne Thompson Davenport
ANNE THOMPSON DAVENPORT, TRUSTEE FOR THE ANNE THOMPSON DAVENPORT REVOCABLE TRUST U/A DTD MAY 13, 2002 (OWNER TRACT A-1A-1 & A-1A-2)
STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5TH DAY OF DECEMBER, 2008
NOTARY PUBLIC
MY COMMISSION EXPIRES
DAVE DAVENPORT (OWNER TRACT A-2)
STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12TH DAY OF JANUARY, 2009
NOTARY PUBLIC
MY COMMISSION EXPIRES
SHIRLEY M. PARKER, TRUSTEE (OWNER TRACT B)
STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15TH DAY OF JANUARY, 2009
NOTARY PUBLIC
7-14-09 MY COMMISSION EXPIRES
NANCY MEEM WIRTH (OWNER LOTS 1, 2 & 4)
STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2009
NOTARY PUBLIC
MY COMMISSION EXPIRES
GENE REED, President GP FOR WHITSON INVESTMENTS LP (OWNER LOT 2-A)
STATE OF Florida } SS
COUNTY OF Palm Beach }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF March 2009
NOTARY PUBLIC Beth Hardman
10/26/10 MY COMMISSION EXPIRES
CITY OF SANTA FE APPROVAL, NOTES & CONDITIONS
APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF DECEMBER 4, 2008 AS CASE NO. 08-2000-MP.
CHAIRMAN DATE
SECRETARY 4/16/09 DATE
REVIEWED BY:
CITY ENGINEER DATE
CITY PLANNER 4/16/09 DATE
1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. EACH LOT SHALL BE SERVED BY SEPARATE WATER SERVICES INCLUDING SETTING UP SEPARATE METER SERVICE ASSESSMENT ACCOUNTS.
4. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.
5. AS PER MEMO FROM BARBARA SALAS, CITY OF SANTA FE FIRE MARSHAL, PRIOR TO ANY NEW CONSTRUCTION A FIRE ACCESS ROAD IN ACCORDANCE WITH CHAPTER 14 OF THE SANTA FE CITY CODE AND THE INTERNATIONAL FIRE CODE SHALL BE PROVIDED. FIRE ACCESS ROAD REQUIREMENTS SHALL ADDRESS WIDTH, GRADE AND TURNAROUNDS.
SURVEYOR'S CERTIFICATE
I MITCHEL K. NOONAN, N.M.P.L.S. No. 9998 DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. 05/04/09
MITCHEL K. NOONAN, N.M.P.L.S. (NM 9998)
NEW MEXICO 9998 PROFESSIONAL LAND SURVEYOR
UTILITY APPROVAL
PNM ELECTRIC COMPANY OF NEW MEXICO DATE
PNM GAS COMPANY OF NEW MEXICO 3-25-09 DATE
QWEST COMMUNICATIONS 3/24/2009 DATE
COMCAST CABLE 3-25-09 DATE
TRACT A-1A-2 5.079Ac±
TRACT A-1A-1 2.500Ac±
#13 BROWNELL-HOWLAND RD
PROPOSED BUILDABLE AREA 14938 SQ FT
10' PUBLIC UTILITY EASEMENT TO PNM GRANTED THIS INSTRUMENT
20' PUBLIC UTILITY EASEMENT TO GAS CO. OF NEW MEXICO GRANTED THIS INSTRUMENT
20' PUBLIC UTILITY EASEMENT PRIVATE INGRESS & EGRESS 20' R.O.W. GRANTED THIS INSTRUMENT (MONEY HATCHED AREA ONLY) SEE SHEET 2
EXISTING PRIVATE INGRESS & EGRESS 20' R.O.W. TO BE EXTINGUISHED UPON NEW ALTERNATIVE ROAD BUILT.
* NOTE * EXSTINGUISHMENT OF THE PORTION OF PRIVATE INGRESS & EGRESS 20' R.O.W. THIS INSTRUMENT (MONEY HATCHED AREA ONLY) SHOWN HEREON SHALL BE EFFECTIVE UPON NEW ALTERNATIVE ROAD BUILT.
20' PUBLIC UTILITY EASEMENT PRIVATE INGRESS & EGRESS 20' R.O.W. REGRANTED THIS INSTRUMENT
COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 21 DAY OF April A.D. 2009 AT 2157 O'CLOCK P M AND WAS DULY RECORDED IN PLAT BOOK 701 PAGE 31 OF THE RECORDS OF SANTA FE COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE VALERIE ESPINOZA COUNTY CLERK, SANTA FE COUNTY, N.M.
DEPUTY
INDEXING INFORMATION FOR COUNTY CLERK
TAX ID# 1-056-191-160-426
OWNER: ANNE THOMPSON DAVENPORT
FILED: INSTRUMENT #1354001
SUBDIVISION: N/A
SECTION: 08, T17N, R10E, SANTA FE LAND GRANT
SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 982-9438 FAX (505) 995-3419
DATE: 05/03/09 DRAWN BY: DWB PROJECT No. 07-5008



Variance Approval Criteria:
1-a. Unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid.

The following unusual physical characteristics distinguish this project from others in the vicinity:

1. ***The house at 195 Brownell Howland is not built on the actual ridgetop and is therefore not visible from the City or from the closest neighborhood (Sierra Del Norte). It is built on the backside of the ridge and is only visible from the north along Bishop's Lodge Road. There is no foothills subdistrict designated below the ridgetop subdistrict on the north side, as that side of the lot is not visible from the primary areas of the City. Note that the proposed Addition will also not be visible from the street (Brownell Howland Rd.) or from anywhere on the City (south) side of the lot.***

2. ***The house was built in 1957 prior to the adoption of the Escarpment District and the creation of the Ridgetop Subdistrict. The boundary of the "Ridgetop" zone does not follow the ridge as one would expect. The boundary bulges outward and downhill***

(across the contours on the backside of the ridge) to include almost the entirety of the home, severely limiting options for any addition.

3. ***This house was designed by John Gaw Meem and built by the current Owners' grandmother. The house is not listed as a historic structure but is clearly a Meem house with many defining architectural features. The Owner's desire to upgrade, to make the home more functional and to prevent the house from falling into disrepair, should be acknowledged.***

2. The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.

Per the City GIS-provided Escarpment Overlay map (which differs from the certified survey for reasons not known), the boundary of the home is mostly locked within the Ridgetop Subdistrict except for a small area on the north side of the existing Living Room.

It is infeasible to build the Mudroom & Laundry Addition north of the Living Room for the following reasons:

1. ***A Mudroom is an informal entry to the house. Any other location than proposed is infeasible because it would not function as a Mudroom.***
2. ***The existing septic system is located on the north side of the Living Room. Building any addition here would not be feasible because a structure cannot be built on top of an existing septic system. The NMED and septic installer have determined that this location of the septic is required and that any other location would not be feasible due to limited access for pumping and due to topographic conditions. (Please see attached letter stating that the septic system placement has been reviewed by the NMED and it has been determined that the current location is the only option given the existing parameters of the property.)***
3. ***Building on the north side of the Living Room would create additional and unnecessary disturbance and destruction of the natural environment, which is in conflict with the intent of Chapter 14, specifically 14-5.6(A)(1) in that the escarpment district was "...established in order to conserve the value of buildings and land; and encourage the most appropriate use of land; and preserve the natural environment and the distinctive and historic ridgetop and foothills area environment as a visual asset for the benefit of the community and to maintain and encourage the sense of the city as a small community." Thus, building an addition or detached structure on the north side of the Living Room would absolutely be antithetical to the preservation of the natural environment.***

4. ***Placing a new structure farther north and downhill to get below the septic and leach field area would require a separate and unique, detached structure – which would thereby disturb more land while not supporting the Owner's desire to expand the current home. Note that the Owners wish to build a new Mud Room and Laundry near the Garage and a Dining Room near the Kitchen. Locating these features in a separate structure down the hill, far from the existing home, would not meet the basic improvements requested by the Owners. Structures farther downhill that contain plumbing would also require an additional septic system at a lower elevation, which would require even more disturbance of undeveloped property. Thus, constructing a separate structure on the north side, below the existing septic system, on presently undisturbed land is also at odds with the Purpose & Intent of the code.***



The image above shows the City GIS aerial image of the property with the Escarpment Districts overlaid. The darker green represents the Ridgetop Subdistrict, and the lighter green represents the Foothills Subdistrict. North is up on the page. The City is to the South. The contours indicate that the actual ridge is between the house and the City. Thus, the house is

not visible from downtown or from the closest neighborhood to the south, Sierra Del Norte. One can also see that the north face of the Living Room is outside the Ridgetop Subdistrict using this overlay. The existing septic system lies to the north of the house just outside the Living Room, where the vegetation becomes sparse and plants become smaller.

3. The intensity of development shall not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14.

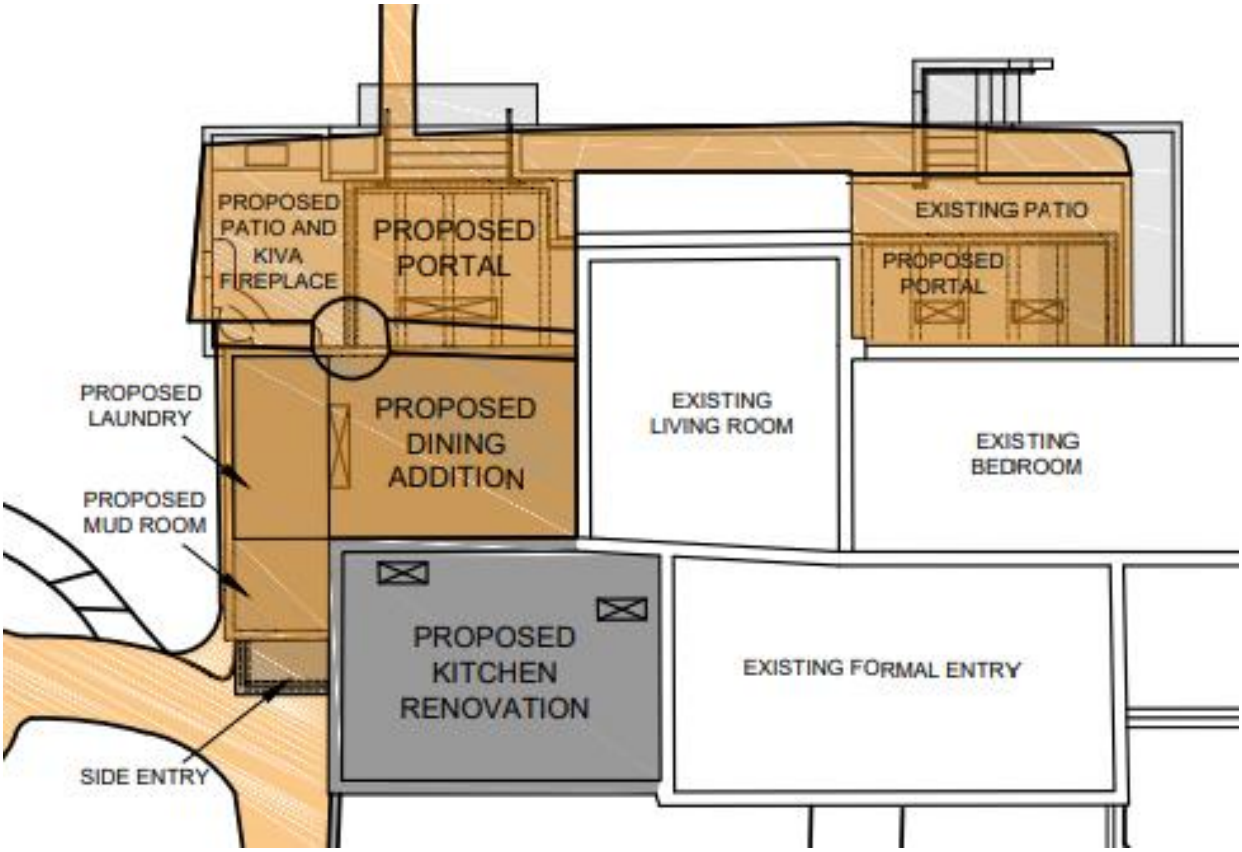
The intensity of the proposed development will not exceed that which is allowed on other properties for the following reasons:.

1. ***The proposed improvements are residential in nature and consistent with the R-1 zoning and surrounding low-density residential context. The project does not introduce any commercial uses, or traffic-generating facilities, or high impact development patterns that would change the intensity of the proposed development. No additional parking is required.***
2. ***The proposed Addition does not increase the development density or add detached structures to the currently developed property. The proposed Dining Room & NW Portal Addition would be built on top of an already established flagstone patio (existing structure attached to the ground), and a new small NE Portal would be built upon an already established walled Patio Area on the east side of the existing Living Room.***
3. ***The design keeps all new development within the footprint of the existing structures, preventing further development or disturbance of additional land. Also note that other properties in the vicinity have had multiple buildings demolished and rebuilt within the Ridgetop Subdistrict since 2017***

The image below shows the new house on the newly created lot at 193 Brownell Howland (left) and the Davenport Residence at 195 Brownell Howland (right), with the proposed new construction footprint at 195 Brownell Howland in green and pink. As you can see, the proposed new construction footprint overlaps the existing footprint of the developed area on that lot.



The drawing below enlarges the new construction footprint view of 195 Brownell Holland. Areas of the existing footprint are shown in orange, and the new construction overlap is labeled.



Also note that Section 14-5.6(H) requires compliance with 14-8.2 Terrain Management. 14-8.2(A) Purpose is to "ensure sound and orderly development of the natural terrain; minimize erosion and sedimentation; minimize destruction of the natural landscape" all of which are better met by using these existing developed areas of the site.

Limiting new construction on this lot to areas outside the Ridgetop Subdistrict (as required by Section 14-4.6-D-1, Location of Structures) prevents the Owners from building the Addition they need, and at the same time creates more disturbed land and more visible construction on the hillside. We believe this does not fulfill the intent of the code for the Escarpment Overlay/ Ridgetop Subdistrict. It would, in fact, do the opposite.

Please refer to the Existing & Proposed Building Elevations to see the extent of the construction proposed. The Addition is kept tight to the exterior envelope of the existing structure and almost fully falls within the bounds of the current building elevations. The floor level steps down to keep the maximum parapet height under 14 ft and below the existing parapet levels. The project also meets all of the architectural design standards of the code.

4-b. The variance is the minimum variance that will make possible the reasonable use of the land or structure. The following factors shall be considered:

a. Whether the property has been or could be used without variances for a different category or lesser intensity of use
b. Consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the General Plan.

The variance requested is strictly limited in scope to what is the minimum required to enable the reasonable and functional use of the existing home. Please note the following:

1. ***Through a modest addition and interior remodel, the Owners hope to dramatically improve the functionality of the house. The intent is not to expand the residence excessively, but to update and improve the livability of the home while accommodating the unique constraints imposed on the lot. Although the property has been used previously as a residence, the requested additions would allow the Owners amenities currently enjoyed by neighboring residents.***

2. ***Per Chapter 14, approval of this variance would support the harmonious development of Santa Fe and would create conditions favorable to prosperity and general welfare, as well as efficiency and economy in the process of development.***

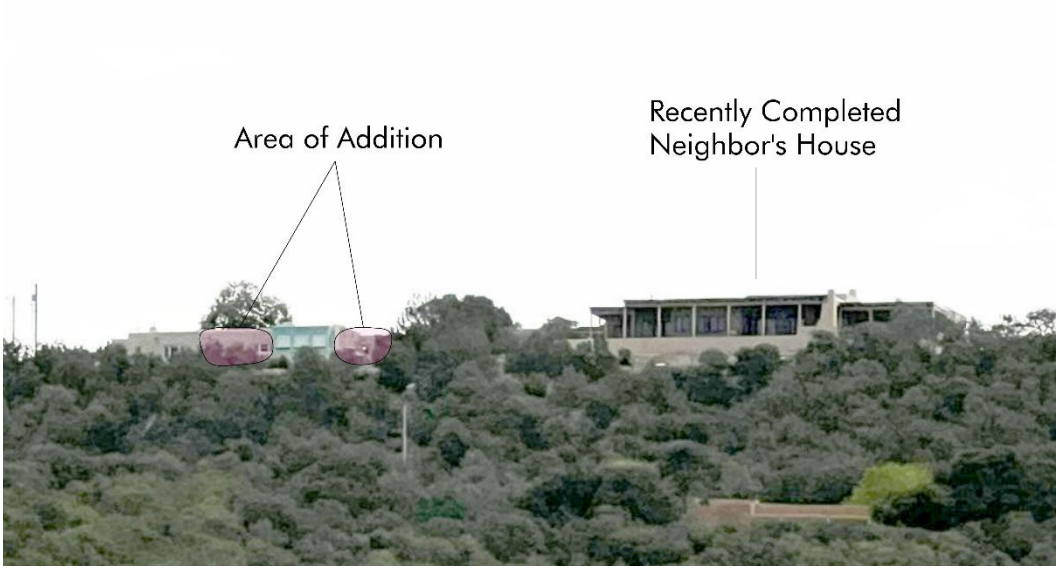
3. ***Per 14-5.6(K) Variances: The denial of this request due to strict compliance with the regulations would result in unnecessary hardship for the Owners. Alternately, approving the request would allow for substantial justice to be served, while also securing that the public interest has been secured through the process. We also believe that such variation as has been requested would not nullify the intent and purposes of these regulations, as the intent and purposes of Chapter 14 have been met.***

4. ***This proposal supports the General Plan goals by allowing modest, context-sensitive infill development that preserves scenic and environmental values on Escarpment lands. The proposal also minimizes grading and protects slopes, aligning with the General Plan policies for sustainable, low impact development, resource conservation and protection of scenic and environmental assets.***

Please refer to the next photograph taken from Bishop's Lodge Road (with the house facing north). The Davenport Residence at 195 Brownell Howland Rd. is the building on the left in the photo with the original blue painted facade. The proposed earthtone stucco additions on either side of that blue façade, which do not protrude past the face of the existing blue façade, would blend completely into the existing home and barely be noticed. (The newly constructed house on the right, which we'd expect to also be in the Ridgetop Subdistrict - but is not, is clearly the dominant feature on the hillside.)

Note that any development outside the ridgetop zone (just below the Owners' house) would be very visible and disturb more of the hillside than our proposed addition (right up against the house). The Intent of the code seeks to limit new development on the hillside because, as outlined in 14-5.6(A)(3)(b), "Development is highly visible on or about the ridgetop areas of the foothills for great distances and detracts from the overall beauty of the natural environment and adversely impacts the aesthetics of the mountain and foothill vistas as seen from the city."

Although trees closest to the house will be removed with this proposal, we believe that the older trees between the Kitchen and the detached Garage may not be very healthy, or likely to live much longer. (Please reference the attached letter from an Arborist who inspected the trees.) We also believe the large trees near the house are currently a fire hazard as they extend over the roof of the home. (Please refer to the attached FireWise report that recommends isolating/ reducing the size of the clump of trees between the house and the detached garage.) The Owners would also prefer to plant younger, healthier trees around the property rather than keep all the trees in this area immediately next to the home. The number of new evergreen trees to be planted will equal the number removed in species and will be of the required size (min. 8ft tall) and will be located with City staff to ensure their placement meets screening requirements. Formal landscape & irrigation plans will be included with the building permit application.



5. The variance is not contrary to the public interest.

The proposed small addition to this home would not adversely affect the community for the following reasons:

1. The Additions to the house would be basically unrecognizable without specific & detailed inspection.

2. The Owner's investment in the home would be a great improvement to the property, thus conserving the value of the historic structure and supporting neighborhood property values.

3. The remodel would meet the purpose and intent of the code (section 14-5.6-A(1) in preserving the city's aesthetic beauty and natural environment, which is essential to protect the general welfare of the people of the City, to promote tourism and the economic welfare of the city, and to protect the cultural and historic setting of the city.

Based on criteria under 14-3.16, the unique physical constraints of the property, alignment with neighborhood development intensity, the minimal nature of the request, and consistency with public interest and General Plan goals fully justify the approval of this variance.

MARK ANGELO LOPEZ, LLC.
1716 SECOND ST.
SANTA FE NEW MEXICO 87507

August 6, 2025

Ms. Sandra Odems, Architect
Palo Santo Designs, LLC.
1300 Rufina Circle, Suite B 3
Santa Fe, New Mexico 87505

Re: Liquid waste system upgrade for 195 Brownell-Holland Santa Fe NM 87501

Dear Ms. Odems:

This letter is to summarize the regulatory required replacement and upgrade to the liquid waste system for 195 Brownell-Holland Santa Fe, New Mexico. The State of New Mexico Liquid Waste Disposal and Treatment Regulations (20.7.3 NMAC) administered by the New Mexico Environment Department (NMED), outlines the minimal requirements for a septic systems design and installation for all dwellings in New Mexico based on the number of bedrooms. The septic system installed at 195 Brownell-Holland now meets the current requirements for a three-bedroom dwelling.

The septic system that was replaced was insufficient for the current two-bedroom dwelling and was insufficient for the proposed three-bedroom dwelling for the following reasons. First, that septic system is believed to be installed approximately 1957. The septic tank was undersized with an approximate 650-gallon capacity and believed to be homemade. That tank did not have an inlet tee, an outlet tee, and did not contain a baffle wall. Upgrading that tank was not possible. A two or three-bedroom dwelling requires a minimal 1,000-gallon septic capacity, inlet and outlet tees with a sanitary filter. The effluent disposal is believed to have gone to a home-made seepage pit that did not meet current design requirements.

A permit search request to NMED did not locate an existing permit for that system. Therefore, NMED conducted an unpermitted septic system inspection on July 15, 2025, and subsequently failed that system. A septic system permit application was submitted to NMED on July, 15, 2025 with the following design requirements. The application proposed a 1,000-gallon approved septic tank, inlet and outlet tees, a sanitary filter, filter handle, risers and lids. The proposed leach field disposal design included thirty-five High Capacity Quick Four chambers with inspection ports bringing the leach field to 756 sq/ft of disposal area (750 sq/ft required).

The selected location of the septic system was most adequate due to the location of the failed liquid waste system that was required to be abandoned, and it was within reasonable distance from the dwelling. In addition, most importantly, the other terrain on the property for possible locations would have made any installation of a system more difficult with significant damage to the mountain side, trees, vegetation, and access for future pumping needs.

The new system was installed that meets all the State regulatory requirements, NMED inspected the installation of the system and the permit to operate was approved on August 4, 2025.

Feel free to contact me if you have any questions or need any additional information.

Mark Lopez

Very Good Tree Service
903 W Alameda St. #324
Santa Fe, NM 87501
(505) 819-3649
Ryan@verygoodtreeservice.com

August 12, 2025

Santa Fe Planning Department

RE: Tree Assessment Report – 195 Brownell Howland Rd., Santa Fe, NM

Dear Planning Department,

At the request of the property owner, Ms. Seonaidh Davenport, I conducted a site visit at 195 Brownell Howland Rd. to assess several trees in close proximity to the residence that may be impacted by construction activities. I was retained to evaluate the trees' current health, assess wildfire risk to the structure, and determine whether removal would be reasonable under the circumstances.

Tree Identification and Condition
The trees in question are:

1. Pinus edulis (piñon pine) – single trunk
2. Juniperus monosperma (one-seed juniper) – double trunk

Both trees have canopies that overhang or are very near the roofline, trunks within 0–1 inch of the raised walkway, and exhibit noticeable canopy thinning.

The Juniperus monosperma is affected by multiple stress factors, including juniper borer (Callidium texanum sp., likely), juniper mistletoe (Phoradendron juniperinum), and sapsucker (Sphyrapicus sp.) damage. These combined issues have resulted in significant canopy thinning. While junipers can persist for some years under such stress, they will ultimately decline and die.

The Pinus edulis is exhibiting advanced signs of piñon blister rust (Cronartium sp.), piñon needle scale (Chionaspis pinifolia), and sapsucker damage. The tree's canopy is significantly thinned, and given its condition, it is at high risk of infestation by the piñon bark beetle (Ips confusus), which readily attacks severely stressed trees.

Wildfire and Safety Considerations
Both trees are too close to the structure to be retained safely under current wildfire defensible space guidelines. Portirio Chavarria, with the Santa Fe County Fire Department, has recommended removal for fire safety, and I concur with this assessment.

Regulatory and Replacement Plan

Under the City of Santa Fe Land Use Code, these are considered “significant trees.” The property owner intends to comply with municipal requirements by replacing these trees with new specimens in a more suitable location. I recommend this course of action. If these trees were healthy and exemplary for their species, I would not support removal; however, given their severe stress and decline, replacement with properly sited, well-watered, and correctly planted trees will have a positive long-term effect on the property.

Please see the attached photographs for reference.

Sincerely,

Ryan Brenteson
Owner, Very Good Tree Service
ISA Board Certified Master Arborist, RM-8121B
Tree Risk Assessment Qualified
Certified Tree Safety Professional
Member, American Society of Consulting Arborists
Member of Santa Fe City Tree Board



Image 1: The 2 trees in question



Image 2: The pinon showing proximity to walk walkway



Image 3: Blister rust on Pinon



Image 4: Juniper borer exit holes on trunk



Image 5: This shows the thinning canopy and mistletoe in the juniper.

Wildfire Hazard Risk Assessment

Forest Stewards Guild: 2019 Galisteo St Suite N-7, Santa Fe, NM 87505

Site Hazard Notes	Structure Hazard Notes
This home is in pinion-juniper woodland, on top of a hill of approximately 15-30% slope to the north (with an otherwise relatively flat property), making the north side of the home the highest priority for mitigation. This home is in a one-way-in, one-way-out subdivision in dense pinion-juniper, which may restricted firefighter access to the neighborhood in the event of a wildfire. Our vegetation-related mitigation recommendations include: 1) Remove pinion/juniper trees and overhanging branches of pinion/juniper trees within 5 feet of the home. Since the home is pumice construction, smaller shrubs and fine fuels such as bark mulch can remain in the 5-foot zone, but keep fuels away from exposed wood (such as doors or posts of the portal) and windows. Within 100 feet of the home (prioritizing the first 30 feet), we recommend reducing continuity of the pinion/juniper canopy by maintaining a mosaic of individual trees and clumps of 2-5 trees with at least 10' of space between the outer canopies of individuals and at least 15' of space between the outer canopies of clumps. In accordance with those aims, I would recommend isolating/reducing the size of the clump of trees between the home and garage. In addition, in the 30 foot zone, remove "ladder fuels" that could carry fire from the ground into the tree canopy, such as tall grasses and chamisa shrubs growing underneath and around trees as well as branches of mature trees hanging within 18-24" of the ground. Create gaps between clumps of remaining chamisas if necessary. (The general guidance is spacing between clumps of shrubs in the 30' zone should be at least 2 1/2 times their height).	Keep the roof clear of debris. Remove the coyote fencing within 5 feet of the house. *I also forgot to ask if you have an external air vents (sometimes on the roof; I did not see any on the walkaround). If so, screen vents with 1/8" metal mesh to prevent embers from entering the home.

If you have any questions, please don't hesitate to reach out to our team.

Maya Hilty
Fireshed Coordinator
Forest Stewards Guild
mhilty@forestguild.org

Carlos Saiz
Fire and Fuels Coordinator
Forest Stewards Guild
carlos@forestguild.org

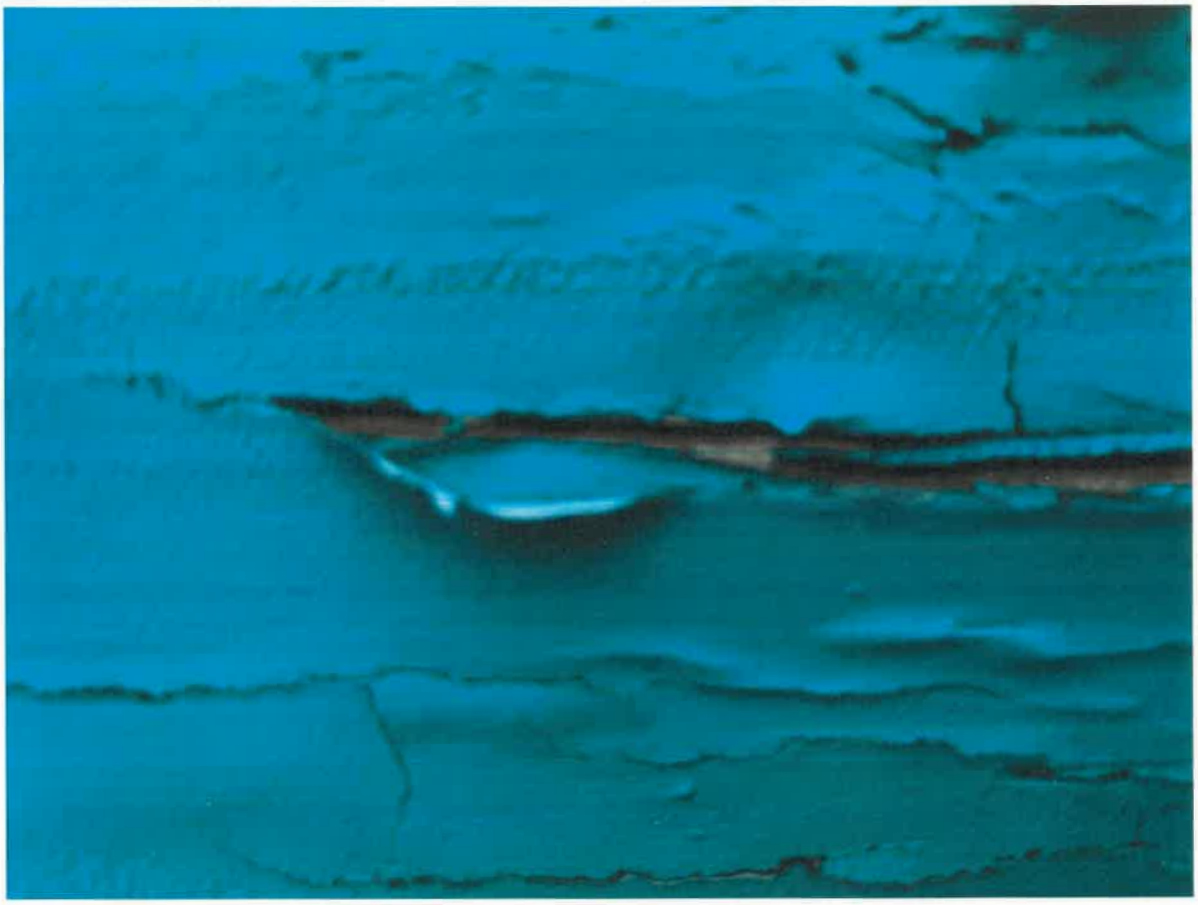
Porfirio Chavarria
Wildland Urban Interface Specialist
City of Santa Fe Fire Department
pnchavarria@santafenm.gov

For more information about this project and other initiatives on the landscape, please visit our website at ***www.santafefireshed.org***

DAVENPORT – SHARON RESIDENCE, 195 BROWNELL HOWLAND ROAD 8-12-25

The following photos show multiple blue/ turquiose paint layers over bare wood.

See attached signed affidavits stating that this color has been in existence on the trim of the home prior to 1992.







AFFIDAVIT

The State of New Mexico)
) S.S.
County of Santa Fe)

I, Seonaidh Davenport, of Santa Fe, New Mexico, MAKE OATH AND SAY THAT:

1. I grew up next door to the house at 195 Brownell-Howland Rd. It was built by my Grandmother in 1957, and was subsequently rented to a couple who were my adoptive grandparents, so I spent a lot of time there as a girl. The house is visible from Bishop's Lodge Road, and as a teen, I worked at the Bishop's Lodge, so I could see the house every day on my drive home from work. For my entire living memory, the North-facing living room windows have had the turquoise color paint..

STATE OF NEW MEXICO
COUNTY OF SANTA FE

SUBSCRIBED AND SWORN TO BEFORE ME, on the 12th day of August, 2025

Signature _____
(Seal)
NOTARY PUBLIC
My Commission expires:
July 24, 2028

STACY LYTLE
Notary Public
State of New Mexico
Comm. # 1129126
My Comm. Exp. Jul 24, 2028

(Signature) Seonaidh Davenport

©2025 Forms.Legal

AFFIDAVIT

The State of New Mexico)
) S.S.
County of Santa Fe)

I, Sonja Thorpe Bohannon, of Santa Fe, New Mexico, MAKE OATH AND SAY THAT:

1. I grew up at Bishop's Lodge and on Old Bishop's Lodge Road, so I have seen the house at 195 Brownell Howland Road my whole life. The paint color of the North-facing Living Room windows of the house at 195 Brownell-Howland Rd have been turquoise for the duration of my living memory, so since at least the late 1970s..

STATE OF NEW MEXICO
COUNTY OF SANTA FE

SUBSCRIBED AND SWORN TO BEFORE ME, on the 11 day of August, 2025

Signature _____
(Seal)
NOTARY PUBLIC
My Commission expires:
5/29/2029

SCOTT HUMMELL
Notary Public
State of New Mexico
Comm. # 2006399
My Comm. Exp. May 29, 2029

Sonja Thorpe Bohannon
(Signature) Sonja Thorpe Bohannon

©2025 Forms.Legal

DAVENPORT - SHARON RESIDENCE
Addition & Remodel

195 Brownell-Howland Road, Santa Fe, NM 87501

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A1.1 - Proposed Site Plan
A1.2 - Preliminary Grading & Drainage Plan
A2.0 - Existing & Demo Floor Plan
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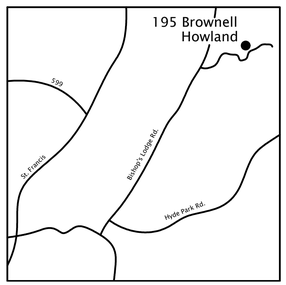
A3.1 - Existing & Proposed Exterior Elevations
A3.2 - Existing & Proposed Exterior Elevations
A3.3 - Existing & Proposed Exterior Elevations

PROJECT LOCATION

195 Brownell-Howland Rd, Santa Fe, NM 87501

Take Bishop's Lodge Road north. Turn Right on Brownell-Howland Road, 195 is on the Left



PROJECT TEAM

OWNERS:
Seonaidh Davenport & Brian Sharon

ARCHITECT/ CONTRACTOR:
Palo Santo Designs LLC
1300 Rufina Circle, Suite 3B
Santa Fe, NM 87507
Contact: Sandra Odems
Phone: (505) 670-8785
Email: sandra@palosantodesigns.com

APPLICABLE CODES

2021 NM Residential Building Code
2021 International Residential Code
2021 NM Energy Conservation & 2021 IECC
2021 NM Plumbing & Mechanical Codes
2021 Uniform Plumbing & Mechanical Codes
2020 NM Electrical Code
2020 National Elect. Code & 2012 Elect. Safety
2015 Internat'l Fire Code & City Amendments
New Mexico Administrative Code
City of Santa Fe Ordinance

ABBREVIATIONS

A.F.F. - ABOVE FINISH FLOOR
A.T.S. - ABOVE TOP OF SLAB
BLDG. - BUILDING
BRNG. HT. - BEARING HEIGHT
C/L - CENTERLINE
CLG. - CEILING
EQ. - EQUAL
EX. - EXISTING
GYP. BD. - GYPSUM BOARD
H.M. - HOLLOW METAL
N.I.C. - NOT IN CONTRACT
N.T.S. - NOT TO SCALE
O.C. - ON CENTER
S.F. - SQUARE FEET
T.O.P. - TOP OF PARAPET
T.O.S. - TOP OF SLAB
U.N.O. - UNLESS NOTED OTHERWISE
V.I.F. - VERIFY IN FIELD

CODE ANALYSIS - CITY OF SANTA FE

OCCUPANCY GROUP: Single Family Residential
CONSTRUCTION TYPE: V-B
GROUND SNOW LOAD: 30 psf
WIND EXPOSURE CATAGORY: C - 105 mph (3 second gust)
SEISMIC SITE CLASS: D
CLIMATE ZONE - 5

ZONING:
R1 - Single Family Res. 1du/ac

TRACT SIZE/ PARCEL NUMBER:
5.079 Acres/ Parcel #99303269

LOT COVERAGE:
40% max allowed/ not exceeded

OVERLAY ZONE/ COMMUNITY DISTRICT:
Escarpment Overlay - Ridgetop Subdistrict on portion of lot

SETBACKS REQUIRED:
Per City of Santa Fe Zoning:
Street/ Front Yard - 7'
Rear Yard - 15'
Side Yard - 5' (not exceeding14ft in height), 10' setback if height is over 14 ft

BUILDING HEIGHTS:
R-1: Max height of structures is 24 ft
Overlay Zone Ridgetop Subdistrict: 14 ft
See referenced Architectural Site Standards

EXISTING GROSS AREA OF THE RESIDENCE:
2,675 sf Main House Heated Area
371 sf Guest Casita Heated Area
196 sf Covered Outdoor
3,242 sf Total Roofed Area

AREA OF THE PROPOSED ADDITION:
415 sf Main House Heated Area
378 sf Covered Outdoor
793 sf Total Roofed Area Added

REMODEL AREA:
499 sf Kitchen/ Bar/ Office/ Laundry
371 sf Guest Casita

TOTAL OVERALL PROJECTED AREA:
3,090 sf Main House Heated Area
371 sf Guest Casita Heated Area
574 sf Covered Outdoor
4,035 sf Total Overall Roofed Area

FIRE PROTECTION/ SPRINKLER SYSTEM:
Confirm sprinkler requirement with Fire Marshall at permit, Coordinate with Owner

EMERGENCY VEHICLE ACCESS (conforming):
Driveway length - less than 150 ft
Driveway width - 20 ft
Turnaround required - No
Driveway slope - does not exceed 10% grade

UTILITIES:
Existing electric & gas utilities on site

WATER SUPPLY AND WASTEWATER DISPOSAL:
Shared Private Well on neighbor's property to the west
New Onsite Waste Water Treatment System
Permit Number: LW-0011910

TERRAIN MANAGEMENT - MINOR DEVELOPMENT:
- Single lot
- Additional area disturbed is less than 5000 sf
- No slopes greater than 20% are disturbed (confirm with slope analysis)
- No more than 3500 sf of new impervious surface (confirm with final plan)
- Utilities shall be placed underground within or adjacent to roads. An easement may be required to run power from the existing pole below grade to the house service panel. Coordinate with PNM.

WATER HARVESTING:
Passive water harvesting for landscape irrigation purposes is required at a minimum. Below grade cisterns may be included for water storage for landscape irrigation purposes. 100% of required storm water detention may be stored in cisterns for Minor Development. Coordinate water harvesting with fire suppression plans.

LANDSCAPE:
Plan required by Escarpment Overlay District requirements, section G. Irrigation Plan to be included with Building Permit Application.

WALLS & FENCES:
14-8.5 sec. A-B:
No retaining wall shall exceed six (6) feet in height. Retaining walls shall be stepped or terraced so that they are separated by a distance equal to the height of the higher wall. No fence shall exceed six (6) feet in height. In addition to the height limits, the combined height of a fence built on a retaining wall shall not exceed the maximum fence height plus four (4) feet as measured above the finished grade on the down-slope side.

ENERGY EFFICIENCY:
Per 2021 IECC, HERS not required for home remodels, renovations and additions.

MECHANICAL VENTILATION:
Per 2021 IECC

THERMAL BYPASS CHECKLIST:
All framing, insulation, and drywall / plaster contracts shall familiarize themselves with the DOE's Thermal Bypass Checklist and follow all mandatory requirements relating to the locations and continuity of air barriers and insulation in the home.

GREEN BUILDING CODE:
Green building code, Chapter 11 & 12 - See checklists included with Building Permit Application.

ESCARPMENT OVERLAY - RIDGETOP SUBDISTRICT:

Pre-application meeting required with City Staff.

Variance required for all development with the Ridgetop Subdistrict.

Public Notice Poster shall not be required, per Planning Staff.

14-5.6(F) - Architectural and Site Standards:

4. The highest point of any structure shall not exceed a maximum height of 14 ft above each and every point of measurement along the structure of the perimeter. This measurement shall be from the undisturbed natural grade of the land at the perimeter, or from the finished highest grade at the perimeter, whichever is more restrictive. The highest point includes the top of parapets, except that chimneys may exceed the maximum height by not more than 3 ft above immediately adjacent roof.

8. Decks greater than three (3) horizontal feet in depth, and more than five (5) feet above grade are prohibited.

9. Exterior lighting shall not directly illuminate the surfaces of structures (excluding entries, garages and portals), or landscaping . The light source of any exterior indirect lighting shall be less than three (3) feet in height (excluding entries, garages and portals).

PLAN SYMBOLS

dwg.# / sht.# DRAWING TITLE / SCALE
NORTH ARROW
A1 WINDOW DESIGNATION
1 DOOR DESIGNATION
17 KEYED NOTE
TOP OF SLAB Elev. SPOT ELEVATION
dwg.# / sht.# SECTION CUT
dwg.# / sht.# INTERIOR ELEVATION

GENERAL NOTES

1. All references to the Building Code or Building Department shall be construed to mean the rules and regulations adopted by the State of New Mexico & the City of Santa Fe.

2. Contractors shall visit the Project Site to become familiar with existing conditions and to verify all elevations, dimensions and conditions of existing building(s) and the site. Discrepancies and/or conflicts between the Contract Documents and the actual field conditions shall be reported to the Architect in writing for correction prior to bidding.

3. Contractors shall be responsible to secure the worksite and render it adequately protected when work is not in progress.

4. Contractors shall perform their work so that there is a minimum of disruption caused to those portions of the building(s) and site where there is no work taking place.

5. All construction refuse and debris shall be removed from the job site not less than once a month and shall be properly disposed of off the property, or contained within a dumpster on site.

6. Work for this project shall be carried out in accordance with State and Local Codes and requirements of any other agency having jurisdiction. In all cases the most restrictive requirements shall apply.

7. Where conflicts occur between the Contract Drawings, Specifications, Field Conditions and/or the Building Code, the most stringent requirements shall apply, in the sole judgment of the Architect.

8. Dimensions have preference over scale.

9. All work shall be executed in accordance with the best accepted trade practices and per manufacturers' recommendations.

10. All Contractors shall coordinate their work with that of other Contractors. No Contractor shall delay or interfere with the work of any other Contractor.

11. All site exits not in the area of the Work shall be kept readily accessible and unobstructed at all times.

12. Contractors shall be responsible for delivery of materials and equipment to the Project Site.

13. Fireblocking shall be installed per the International Residential Building Code.

RENOVATION NOTES:
1. Notify Architect prior to proceeding if discrepancies or conflicts are discovered.

2. Relocate utilities, equipment and devices as necessary to accommodate proposed design changes. Notify Architect prior to proceeding if changes to the proposed plans are required.

3. Existing exposed wires & piping on the interior & exterior shall be re-routed within wall, roof and floor cavities so that they are no longer visible.

VARIANCE REQUEST SUBMITTAL

NOT FOR CONSTRUCTION

REVISIONS:

PALO SANTO DESIGNS LLC
Committed to Building a Sustainable World
www.palosantodesigns.com
505-988-7230

August 12, 2025

DAVENPORT-SHARON ADDITION & REMODEL

195 Brownell-Howland Santa Fe, NM 87501

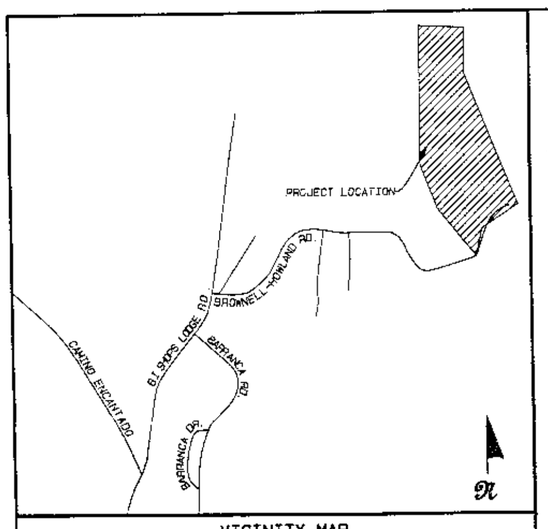
Cover Sheet

CS1.0

LAND DIVISION OF TRACT A-1A FOR THE ANNE THOMPSON DAVENPORT REVOCABLE TRUST U/A DTD MAY 13, 2002

7010031

LYING AND BEING SITUATE IN THE BROWNELL-HOWLAND AREA, WHICH IS IN THE NORTHEASTERLY AREA OF THE SANTA FE GRANT, IN (PROJECTED) SECTION 8, T.17N., R.10E., N.M.P.M., WITHIN THE CITY AND COUNTY OF SANTA FE, STATE OF NEW MEXICO.



VICINITY MAP
N.T.S.

N
W E
S

N/F
TBL CO. LLC
INSTRUMENT #1365176
TAX ID#
1-056-101-178-480

S87°19'04"E 229.35'

N00°01'05"E 99.06'

N00°10'55"W 56.24'

260.56'

N00°00'15"E 284.10'

N90°00'00"E 111.09'

S15°43'27"E

S00°00'00"W 231.97'

S21°48'05"E

N/F
HARPER
BK. 1921, PG. 283
TAX ID#
1-056-101-184-453

N/F
HARNER
INSTRUMENT #1379585
TAX ID#
1-056-101-176-460

TRACT A-1A-2
5.079Ac.±
195 BROWNELL-HOLLAND RD

10' PUBLIC UTILITY EASEMENT TO PNM GRANTED THIS INSTRUMENT

10' PUBLIC UTILITY EASEMENT TO PNM GRANTED THIS INSTRUMENT

5' PUBLIC UTILITY EASEMENT TO PNM GRANTED THIS INSTRUMENT

241.54'

N20°46'03"W 307.23'

PROPOSED BUILDABLE AREA 14933 Sq.Ft.

544.02'

S30°42'01"E 101.48'

714.69'

S56°47'13"W

RIDGETOP SUBDISTRICT

193 BROWNELL-HOLLAND RD

TRACT A-1A-1
2.500Ac.±

10' PUBLIC UTILITY EASEMENT TO GAS CO. OF NEW MEXICO GRANTED THIS INSTRUMENT

220.00'

A=156.86'
R=390.00'
Δ 23°02'41"
N49°41'45"E
Lc=155.81'

20' PUBLIC UTILITY EASEMENT PRIVATE INGRESS & EGRESS 20' R.O.W. SEE PLAT OF NOTE 4 EXSTINGUISH PRIVATE INGRESS & EGRESS 20' R.O.W. THIS INSTRUMENT (HONEY HATCHED AREA ONLY) SEE *NOTE*

S12°34'

RIDGETOP SUBDISTRICT

A=66.78'
R=190.00'
Δ 20°08'15"
N20°38'28"E
Lc=65.44'

N39°11'04"W 140.54'

185.23'

N04°20'10"E

20' PUBLIC UTILITY EASEMENT PRIVATE INGRESS & EGRESS 20' R.O.W. REGRANTED THIS INSTRUMENT

N/F
LYONS
BK. 2834, PG. 762
TAX ID#
1-056-101-184-381

N/F
DAVENPORT
BK. 678, PG. 864
TAX ID#
1-056-101-180-386

LEGEND

- ⊙ SET 1/2" REBAR STAMPED M. NOONAN., N.M.P.L.S. No. 6998
- Ⓦ WELL
- ⚠ ELECTRIC METER
- ○ UTILITY POLE
- —E— OVERHEAD ELECTRIC LINE
- —G— UNDERGROUND GAS LINE

Graphic Scale 1" = 50'

0 25 50 100 150

NOTES:

1. BASIS OF BEARINGS IS TAKEN FROM A PLAT ENTITLED "LOT SPLIT OF TRACT A-1 FOR DAVID C. DAVENPORT" PREPARED BY MITCHEL K. NOONAN, N.M.P.L.S. No. 6998, RECORDED IN BOOK 305, PAGE 003 ON MAY 15, 1995 AT THE SANTA FE COUNTY CLERK'S OFFICE.
2. REFER TO A WARRANTY DEED RECORDED AS INSTRUMENT #1354001 AT THE SANTA FE COUNTY CLERK'S OFFICE.
3. SEE DFIRM MAP 35049C0410D, DATED JUNE 17, 2008 SHOWNING THAT TRACT A-1A LAY WITHIN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. REFER TO PLAT ENTITLED "LANDS SURVEYED FOR FLORENCE DAVENPORT" PREPARED BY WALTER G. TURLEY, R.P.E.&L.S. No. 95, DATED JUNE 6, 1958.

OWNER'S CONSENT FOR LOT SPLIT

THE UNDERSIGNED OWNER(S) DO HEREBY ATTEST THAT THE LAND DIVISION AND PLATTING AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES. THE UNDERSIGNED OWNER(S) DO HEREBY GRANT REASONABLE EASEMENTS TO ALL EXISTING PUBLIC UTILITIES. THESE LANDS LIE WITHIN THE PLATTING AND PLANNING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

Anne Thompson Davenport

ANNE THOMPSON DAVENPORT, TRUSTEE FOR THE ANNE THOMPSON DAVENPORT REVOCABLE TRUST U/A DTD MAY 13, 2002 (OWNER TRACT A-1A-1 & A-1A-2)

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3RD DAY OF FEBRUARY, 2009

Deborah E Lazovik
NOTARY PUBLIC

8/28/2010
MY COMMISSION EXPIRES

OFFICIAL SEAL
Deborah E. Lazovik
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8/28/2010

OWNER'S CONSENT FOR EXSTINGUISHMENT OF PRIVATE INGRESS & EGRESS 20' R.O.W. AND REGRANT OF 20' PUBLIC UTILITY EASEMENT PRIVATE INGRESS & EGRESS 20' R.O.W.

THE UNDERSIGNED OWNER(S) DO HEREBY ATTEST THAT THE EXSTINGUISHMENT OF PRIVATE INGRESS & EGRESS 20' R.O.W. (HONEY HATCHED AREA ONLY) AND REGRANT OF 20' PUBLIC UTILITY EASEMENT PRIVATE INGRESS & EGRESS 20' R.O.W. AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES.

Anne Thompson Davenport.

ANNE THOMPSON DAVENPORT, TRUSTEE FOR THE ANNE THOMPSON DAVENPORT REVOCABLE TRUST U/A DTD MAY 13, 2002 (OWNER TRACT A-1A-1 & A-1A-2)

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3RD DAY OF FEBRUARY, 2009.

Deborah E. Lazovik
NOTARY PUBLIC

8/28/2010
MY COMMISSION EXPIRES

OFFICIAL SEAL
Deborah E. Lazovik
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8/28/2010

DAVE DAVENPORT (OWNER TRACT A-2)
BETH DAVENPORT

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16TH DAY OF JANUARY, 2009.

NOTARY PUBLIC

JUNE 28, 2012
MY COMMISSION EXPIRES

SHIRLEY M. PARKER, TRUSTEE (OWNER TRACT B)

STATE OF ~~NEW MEXICO~~ CALIFORNIA } SS
COUNTY OF ~~SANTA FE~~ LOS ANGELES }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18TH DAY OF FEBRUARY, 2009.

NOTARY PUBLIC

7/4/09
MY COMMISSION EXPIRES

HOWARD R SPANIER
Commission # 1590411
Notary Public - California
Los Angeles County
My Comm. Expires Jul 4, 2009

NANCY MEEM WIRTH (OWNER LOTS 1, 2 & 4)

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS____ DAY OF JULY, 2008.

NOTARY PUBLIC

2-23-2011
MY COMMISSION EXPIRES

GENE REED, President G.P. FOR WHITSON INVESTMENTS LP (OWNER LOT 2-A)

STATE OF ~~NEW MEXICO~~ FLORIDA }
COUNTY OF ~~SANTA FE~~ PALM BEACH } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6TH DAY OF MARCH, 2009.

NOTARY PUBLIC BRETT FRIEDMAN

10/26/10
MY COMMISSION EXPIRES

BRETT M. FRIEDMAN
MY COMMISSION # DD 609569
EXPIRES: October 26, 2010
Bonded Thru Notary Public Underwriters

UTILITY APPROVAL

3-24-09
PNM / ELECTRIC COMPANY OF NEW MEXICO DATE

Frank D Bryan 3-25-09
~~PNM~~ GAS COMPANY OF NEW MEXICO DATE

3/24/2009
QWEST COMMUNICATIONS DATE

3-25-09
COMCAST CABLE DATE

CITY OF SANTA FE APPROVAL, NOTES & CONDITIONS

APPROVED BY THE ~~SUMMARY~~ COMMITTEE AT THEIR MEETING OF DECEMBER 4, 2008 AS CASE No. ~~SP 2008-24~~.

CHAIR DATE 4/6/09

SECRETARY DATE 4/16/09

REVIEWED BY

CITY ENGINEER DATE 4/2/09

CITY PLANNER DATE 3/26/09

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. EACH LOT SHALL BE SERVED BY SEPARATE WATER SERVIES INCLUDING SETTING UP SEPARATE METER SERVICE ASSESSMENT ACCOUNTS.
4. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.
5. AS PER MEMO FROM BARBARA SALAS, CITY OF SANTA FE FIRE MARSHAL, PRIOR TO ANY NEW CONSTRUCTION A FIRE ACCESS ROAD IN ACCORDANCE WITH CHAPTER 14 OF THE SANTA FE CITY CODE AND THE INTERNATIONAL FIRE CODE SHALL BE PROVIDED. FIRE ACCESS ROAD REQUIREMENTS SHALL ADDRESS WIDTH, GRADE AND TURNAROUNDS.

* NOTE *
EXSTINGUISHMENT OF THE PORTION OF PRIVATE INGRESS & EGRESS 20' R.O.W. THIS INSTRUMENT (HONEY HATCHED AREA ONLY) SHOWN HEREON SHALL BE EFFECTIVE UPON NEW ALTERNATIVE ROAD BUILT.

COUNTY CLERK
SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE } inst#1559951
STATE OF NEW MEXICO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 21 DAY OF April A.D. 2009 AT 2:57 O'CLOCK P M AND WAS DULY RECORDED IN PLAT BOOK 701 PAGE 31 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
VALERIE ESPINOZA
COUNTY CLERK, SANTA FE COUNTY, N.M.

DEPUTY

SURVEYOR'S CERTIFICATE

I MITCHEL K. NOONAN, N.M.P.L.S. No. 6998 DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. 09/04/08

02/13/09

MITCHEL K. NOONAN N.M.P.L.S. No. 6998

MITCHEL K. NOONAN NEW MEXICO 6998 PROFESSIONAL LAND SURVEYOR

INDEXING INFORMATION FOR COUNTY CLERK

TAX ID#	1-056-101-160-426
OWNER:	ANNE THOMPSON DAVENPORT
FILED:	INSTRUMENT #1354001
SUBDIVISION:	N/A
SECTIONS:	8, T17N, R10E, SANTA FE LAND GRANT

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 982-9429 FAX (505) 986-3413

DATE (S):	DRAWN BY:	PROJECT No.
09/03/08	DKR	C-505F

NOTES:

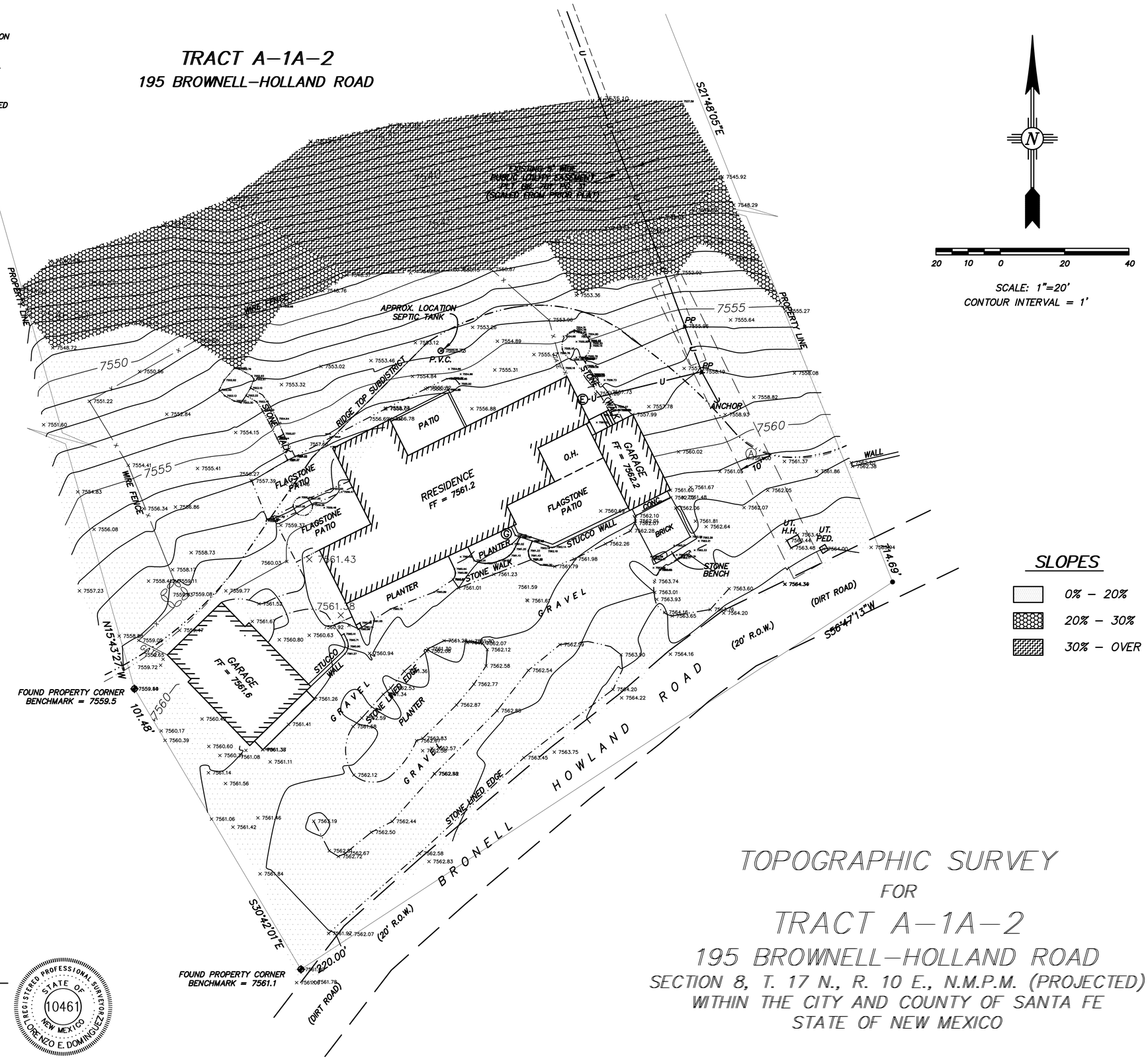
RIDGE TOP SUBDISTRICT BOUNDARY LINE AS SHOWN HEREON IS DETERMINED BY PRIOR SURVEY.

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCED HEREON.

DATUM AS SHOWN HEREON IS FROM INFORMATION PROVIDED BY SANTA FE, NEW MEXICO COUNTY G.I.S. DEPARTMENT.

TRACT A–1A–2

195 BROWNELL–HOLLAND ROAD



SCALE: 1"=20'
CONTOUR INTERVAL = 1'

LEGEND

- ● CALCULATED CORNER NOT SET.
- ✥ ALM. CAP REBAR – BENCHMARK
- Ⓖ GAS METER.
- Ⓔ ELECTRIC METER.
- —U— EXISTING OVERHEAD UT. LINE AND POWER POLE

SLOPES

- 0% – 20%
- 20% – 30%
- 30% – OVER

EASEMENT:

Ⓐ EXISTING 10' WIDE P.N.M. EASEMENT (PNM MT# P14027).

SURVEYOR'S CERTIFICATE

TOPOGRAPHY BY FIELD SURVEYS USING TRIMBLE 5800 GPS, GNSS R8, RTK SYSTEM. ELEVATIONS BASED ON U.S.G.S. DATUM PROVIDED FROM THE SANTA FE, NEW MEXICO COUNTY G.I.S. DEPARTMENT. THIS TOPOGRAPHIC PLAN MEETS CURRENT NATIONAL MAP ACCURACY STANDARDS. NOVEMBER 1, 2024

LORENZO E. DOMINGUEZ DATE
P.S. #10461

EAST MOUNTAIN SURVEYING CO.
P.O. BOX 1607
MORIARTY, NM 87035
(505) 450–2097

REGISTERED PROFESSIONAL SURVEYOR STATE OF NEW MEXICO 10461 LORENZO E. DOMINGUEZ

TOPOGRAPHIC SURVEY

FOR

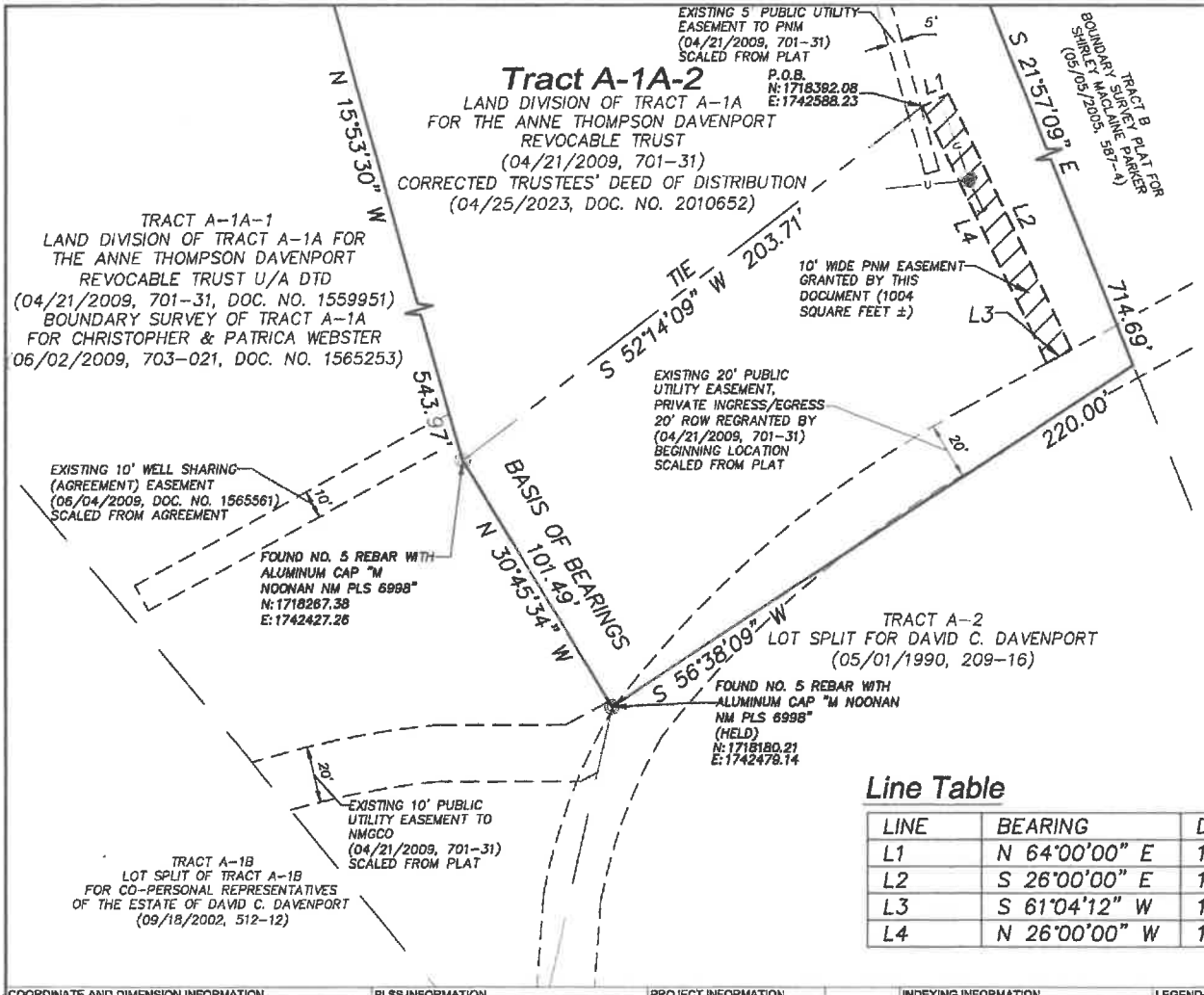
TRACT A–1A–2

195 BROWNELL–HOLLAND ROAD

SECTION 8, T. 17 N., R. 10 E., N.M.P.M. (PROJECTED)
WITHIN THE CITY AND COUNTY OF SANTA FE
STATE OF NEW MEXICO

PROJECT No. L24–15–TOPO

EXHIBIT " A"



Line Table

LINE	BEARING	DISTANCE
L1	N 64°00'00" E	10.00'
L2	S 26°00'00" E	100.13'
L3	S 61°04'12" W	10.02'
L4	N 26°00'00" W	100.64'

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS EXHIBIT FOR EASEMENT SURVEY 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 THIS CLASSIFICATION OF (EASEMENT) SURVEY AS PER THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

05/07/2024

LARRY W. MEDRANO
N.M.P.S. No. 11993

DATE

Acknowledgment

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF May 2024 BY LARRY W. MEDRANO, PRESIDENT, PRECISION SURVEYS, INC.

BY

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-13-2026

State of New Mexico
Notary Public
Nicholas Jackson Pressnall
Commission Number 1139327
Expiration Date 12/13/2026

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROJECT INFORMATION		INDEXING INFORMATION	LEGEND-NOT ALL SYMBOLS MAY BE USED	PNM PROJECT NO.
STATE PLANE ZONE: NM-C	GRID NAD/UNS COORDINATES: GRID	GRID#: 18		LAND GRANT: SANTA FE GRANT				CREWTECH: SP	DATE OF SURVEY: 04/24/2024	PROPERTY OWNER: DAVENPORT, SEONAIDH & BRIAN SMITH SHARON	N 90°00'00" E MEASURED BEARING AND DISTANCES	MT #: P14027
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	UNITS: U.S. SURVEY FEET	ROTATION ANGLE: 0° 00' 00.00"	SECTION: 08	TOWNSHIP: 17 NORTH	RANGE: 10 EAST	MERIDIAN: NMPM	DRAWN BY: MT	CHECKED BY: LM		O FOUND AND USED MONUMENT AS DESIGNATED	PNM APPROVAL
CONTROL USED: TRIMBLE RTX PRECISE POSITIONING SYSTEM			BASE POINT: N = 0 E = 0	CITY: SANTA FE		COUNTY: SANTA FE	STATE: NM	PSI JOB NO.: 2450808A1	SHEET NUMBER: 1 OF 1	SUBDIVISION NAME: LAND DIVISION OF TRACT A-1A FOR THE ANNE THOMPSON DAVENPORT REVOCABLE TRUST	● UTILITY POLE	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0004469400 GROUND TO GRID: 0.9995325966		DISTANCE ANNOTATION: GROUND	BEARING ANNOTATION: GRID	SCALE: 1"=50' 0 50 100 150				NORTH		UPC: 1056101165439000000	⊱ ANCHOR	
											EDGE OF ASPHALT	



1 *EXISTING SITE Aerial Image with Escarpment Overlay*

Not to Scale

VARIANCE REQUEST SUBMITTAL

NOT FOR CONSTRUCTION

REVISIONS:

PALO SANTO DESIGNS LLC
Committed to Building a Sustainable World
www.palosantodesigns.com
505-988-7230

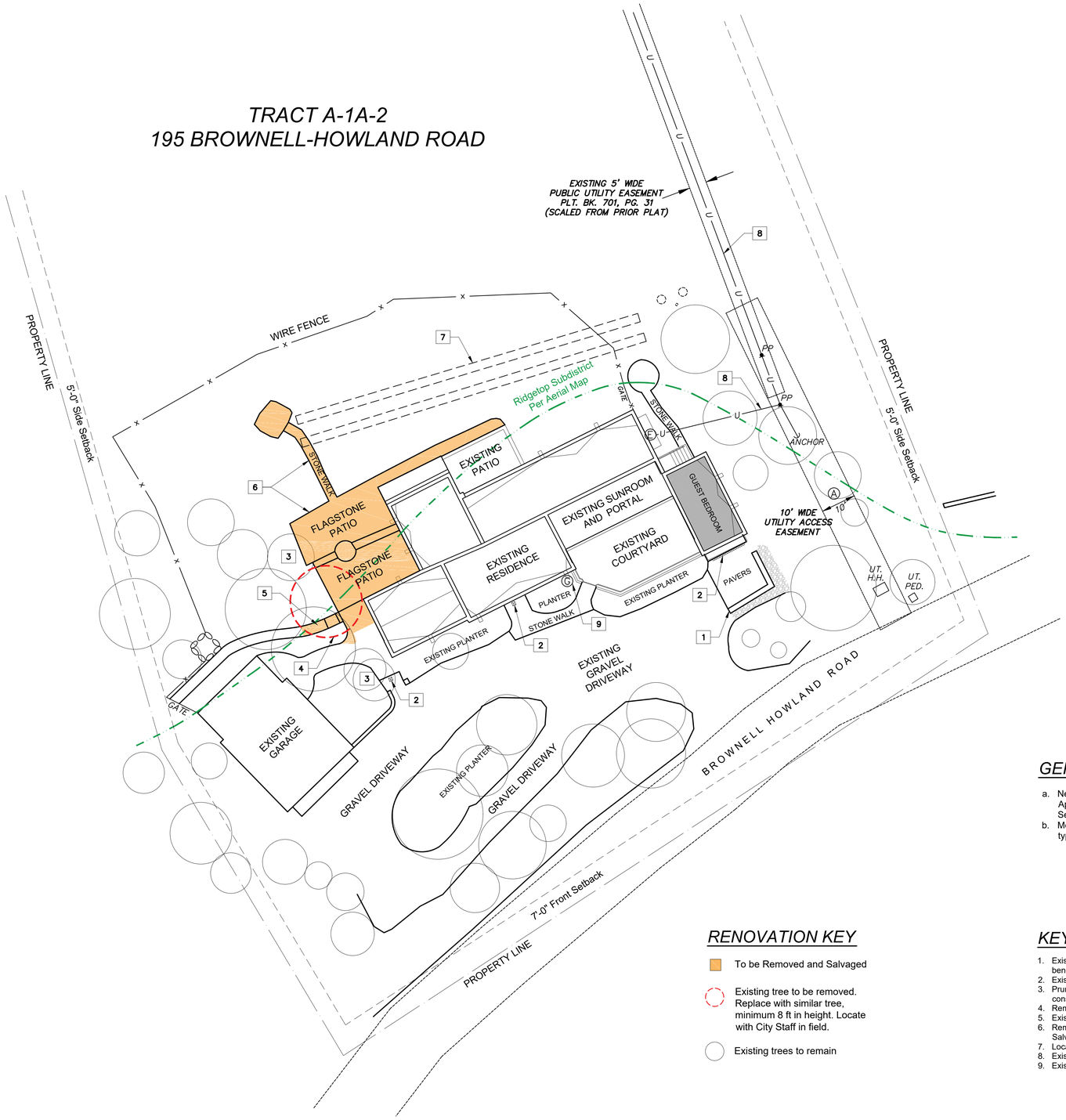
August 12, 2024

DAVENPORT-SHARON ADDITION & REMODEL

195 Brownell-Howland, Santa Fe NM 87501

Aerial Image with Escarpment Overlay

TRACT A-1A-2
195 BROWNELL-HOWLAND ROAD



GENERAL NOTES:

a. New septic system with new tank and new leach field. Approved for 3 bedroom use (includes the Casita). Septic permit # LW-0011910
b. Moss rock border and planters at drive to remain, typical.

RENOVATION KEY

- To be Removed and Salvaged
- Existing tree to be removed. Replace with similar tree, minimum 8 ft in height. Locate with City Staff in field.
- Existing trees to remain

KEYED NOTES:

1. Existing stone bench, pavers, and gravel areas behind bench to remain.
2. Existing drains to remain
3. Prune existing tree only as needed to accommodate new construction.
4. Remove existing tree.
5. Existing stone steps to be relocated.
6. Remove existing flagstone patios and stone walkway. Salvage flagstone to Owner approved location on jobsite.
7. Location of existing leach field and septic system.
8. Existing overhead utility lines to remain.
9. Existing gas meter to remain.

1 / A1.0 *EXISTING SITE PLAN*
SCALE: 1/16" = 1'-0"

NORTH
0 16' 32'

VARIANCE REQUEST SUBMITTAL

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August 12, 2025

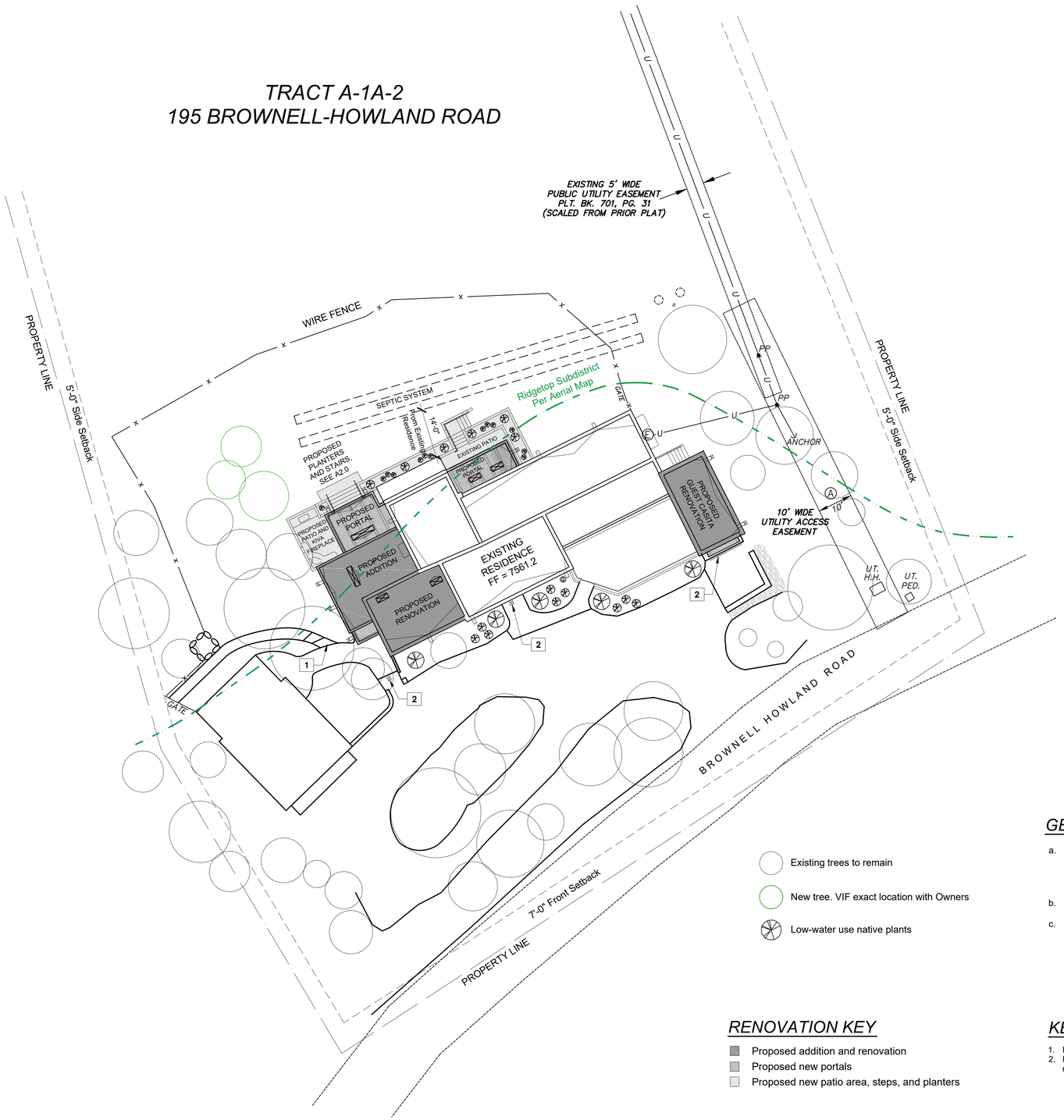
DAVENPORT-SHARON ADDITION & REMODEL

195 Brownell-Howland, Santa Fe NM 87501

Existing & Demo Site Plan

A1.0

TRACT A-1A-2
195 BROWNELL-HOWLAND ROAD



Existing trees to remain

New tree. VIF exact location with Owners

Low-water use native plants

GENERAL NOTES:

a. See Landscape Plan for planting, hardscape, hot tub, cold plunge, and sauna. Coordinate utility requirements for special features with Eclipse Electrical and Owner for service size, connections & disconnects as required by code.
b. Coordinate water harvesting with fire suppression plans for cistern and sprinklers on rooftop.
c. Revegetate all disturbed areas to approximate existing species and density, typical. Provide temporary irrigation to re-establish landscaping.

RENOVATION KEY

Proposed addition and renovation
Proposed new portals
Proposed new patio area, steps, and planters

KEYED NOTES:

1. Relocate stone steps. Verify exact location in field with Owners.
2. Protect existing site drainage inlets and relocate piping as needed to drain to daylight.

NORTH
0 16' 32'

1 / A1.1 *PROPSED SITE PLAN*
SCALE: 1/16" = 1'-0"

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DAVENPORT-SHARON ADDITION & REMODEL

195 Brownell-Howland, Santa Fe NM 87501

Proposed Site & Landscaping Plan

A1.1



GENERAL NOTES:

a. See Fire Suppression drawing for water harvesting and conveyance to cistern to provide water for rooftop sprinkler system. Coordinate with Owner and Fire Suppression Consultant.
b. Detention pond location and size TBD by Civil Engineer.

KEYED NOTES:

1. New 12" x 12" catch basin. Connect to below grade conveyance to cistern. Coordinate with Fire Suppression Consultant for overall water harvesting plan.
2. Existing site surface drainage inlet to remain. Coordinate with new drainage plans.

RENOVATION KEY

- New Wall - Interior 2x6 wood framing or exterior CMU wall. All infill to match existing adjacent wall construction, VIF.
- Existing Wood Frame Wall to Remain
- Existing Adobe or CMU Wall to Remain
- New 8" CMU wall and masonry fireplace

1 / A1.2 *PRELIMINARY GRADING PLAN with existing topographic contours*

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

See Civil for final Grading & Drainage Plan

NORTH

0 8' 16'

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August 12, 2025

DAVENPORT-SHARON ADDITION & REMODEL

195 Brownell-Howland, Santa Fe NM 87501

Preliminary Grading & Drainage Plan

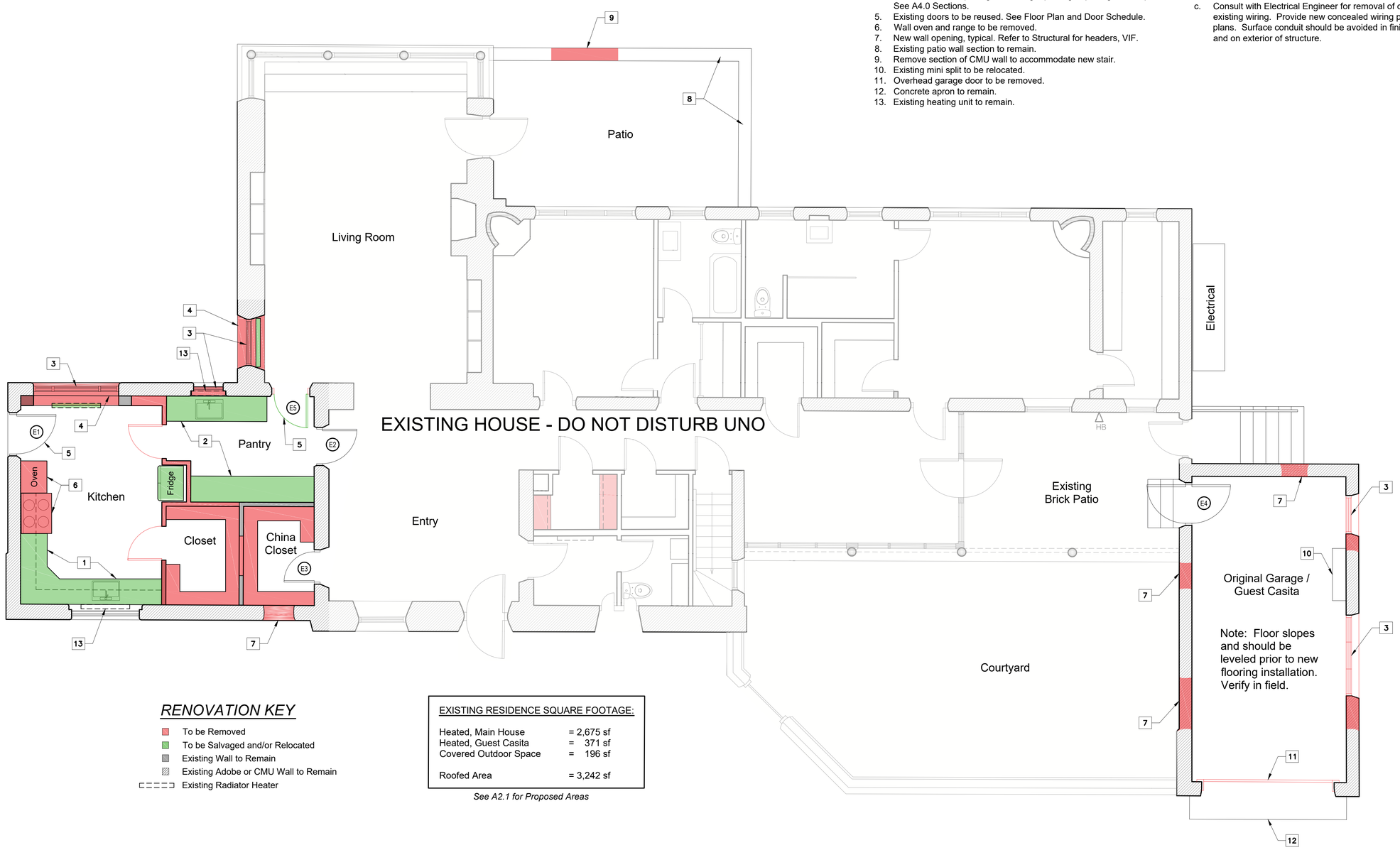
A1.2

KEYED NOTES:

1. Kitchen cabinets and cabinet pulls to be reused in Laundry. Verify in field with Owner.
2. Pantry cabinets to be reused in Garage. Salvage to Owner.
3. Existing window to be removed.
4. Convert window opening to full-height passage opening with steps. See A4.0 Sections.
5. Existing doors to be reused. See Floor Plan and Door Schedule.
6. Wall oven and range to be removed.
7. New wall opening, typical. Refer to Structural for headers, VIF.
8. Existing patio wall section to remain.
9. Remove section of CMU wall to accommodate new stair.
10. Existing mini split to be relocated.
11. Overhead garage door to be removed.
12. Concrete apron to remain.
13. Existing heating unit to remain.

GENERAL NOTES:

a. Salvage all existing appliances to Owner, UNO. VIF
b. Remove existing floor coverings, lighting, plumbing fixtures, and ceiling treatments in all remodel areas (Kitchen, Pantry, Kitchen Closet, China Closet and Guest Casita). Salvage TBD in field with Owner.
c. Consult with Electrical Engineer for removal of conduit and existing wiring. Provide new concealed wiring per proposed plans. Surface conduit should be avoided in finished spaces and on exterior of structure.



RENOVATION KEY

- To be Removed
- To be Salvaged and/or Relocated
- Existing Wall to Remain
- Existing Adobe or CMU Wall to Remain
- Existing Radiator Heater

EXISTING RESIDENCE SQUARE FOOTAGE:

Heated, Main House	= 2,675 sf
Heated, Guest Casita	= 371 sf
Covered Outdoor Space	= 196 sf
Roofed Area	= 3,242 sf

See A2.1 for Proposed Areas

1 / A2.0 *EXISTING AND DEMO FLOOR PLAN*
SCALE: 1/4" = 1'-0"

PLAN NORTH
0 4' 8'

VARIANCE REQUEST SUBMITTAL

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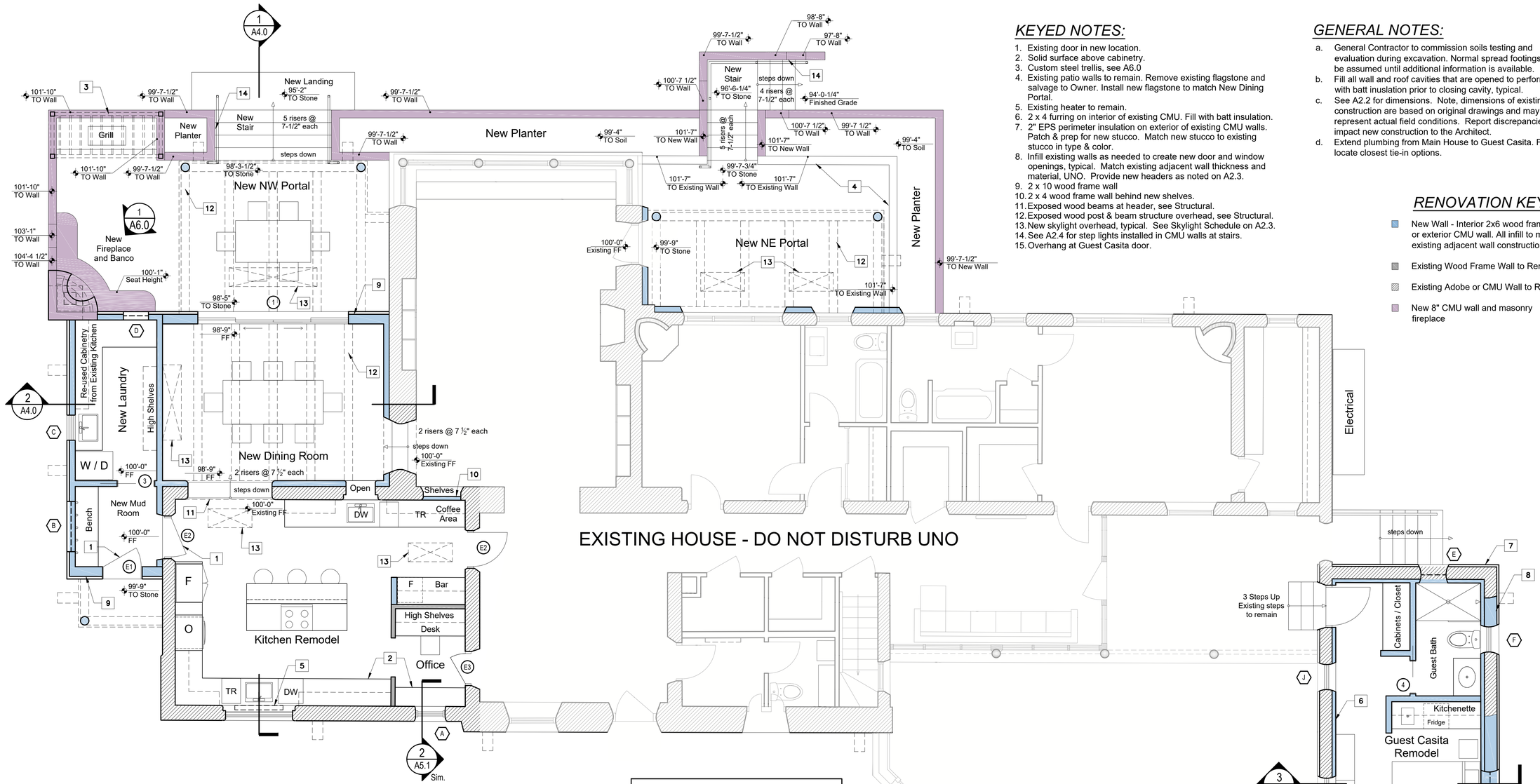
August 12, 2025

DAVENPORT-SHARON ADDITION & REMODEL

195 Brownell-Howland, Santa Fe NM 87501

Existing and Demo Floor Plan

A2.0



KEYED NOTES:

1. Existing door in new location.
2. Solid surface above cabinetry.
3. Custom steel trellis, see A6.0
4. Existing patio walls to remain. Remove existing flagstone and salvage to Owner. Install new flagstone to match New Dining Portal.
5. Existing heater to remain.
6. 2 x 4 furring on interior of existing CMU. Fill with batt insulation.
7. 2" EPS perimeter insulation on exterior of existing CMU walls. Patch & prep for new stucco. Match new stucco to existing stucco in type & color.
8. Infill existing walls as needed to create new door and window openings, typical. Match existing adjacent wall thickness and material, UNO. Provide new headers as noted on A2.3.
9. 2 x 10 wood frame wall
10. 2 x 4 wood frame wall behind new shelves.
11. Exposed wood beams at header, see Structural.
12. Exposed wood post & beam structure overhead, see Structural.
13. New skylight overhead, typical. See Skylight Schedule on A2.3.
14. See A2.4 for step lights installed in CMU walls at stairs.
15. Overhang at Guest Casita door.

GENERAL NOTES:

a. General Contractor to commission soils testing and evaluation during excavation. Normal spread footings may be assumed until additional information is available.
b. Fill all wall and roof cavities that are opened to perform work with batt inuslation prior to closing cavity, typical.
c. See A2.2 for dimensions. Note, dimensions of existing construction are based on original drawings and may not represent actual field conditions. Report discrepancies that impact new construction to the Architect.
d. Extend plumbing from Main House to Guest Casita. Field locate closest tie-in options.

RENOVATION KEY

- New Wall - Interior 2x6 wood framing or exterior CMU wall. All infill to match existing adjacent wall construction, VIF.
- Existing Wood Frame Wall to Remain
- Existing Adobe or CMU Wall to Remain
- New 8" CMU wall and masonry fireplace

EXISTING RESIDENCE SQUARE FOOTAGE:	
Heated, Main House	= 2,675 sf
Heated, Guest Casita	= 371 sf
Covered Outdoor Space	= 196 sf
Roofed Area	= 3,242 sf

NEW PROJECT TOTAL SQUARE FOOTAGE:	
Heated, Main House	= 3,090 sf
Heated, Guest Casita	= 371 sf
Covered Outdoor Space	= 574 sf
Roofed Area	= 4,035 sf

ADDITION SQUARE FOOTAGE:	
Heated, Main House	= 414 sf
Covered Outdoor & Hardscaping	= 997 sf

RENOVATION SQUARE FOOTAGE:	
Heated, Main House Kitchen/ Bar/ Office/ Laundry	= 499 sf
Heated, Guest Casita	= 371 sf

PLAN NORTH

0 4' 8'

1 A2.1 *PROPOSED FLOOR PLAN*

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

Elevation 100'-0" on Floor Plan = Elevation 7561.2' on Site Plan. See Civil for grading and drainage

VARIANCE REQUEST SUBMITTAL

REVISIONS:

NOT FOR CONSTRUCTION

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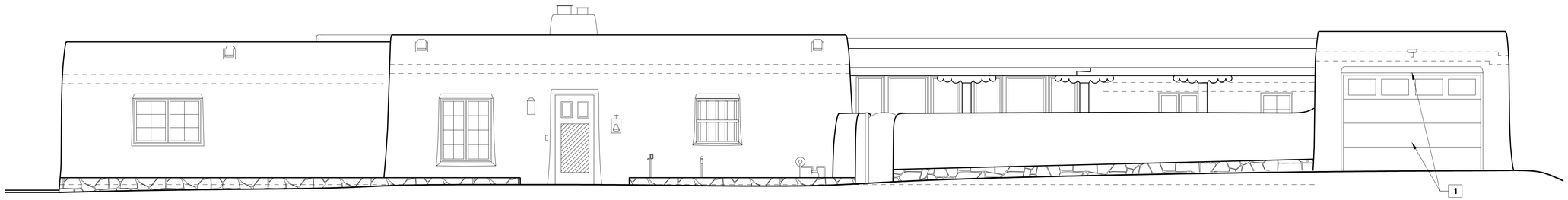
DAVENPORT-SHARON ADDITION & REMODEL

August 12, 2025

195 Brownell-Howland, Santa Fe NM 87501

Proposed Floor Plan

A2.1



1 A3.0 *EXISTING SOUTH ELEVATION*

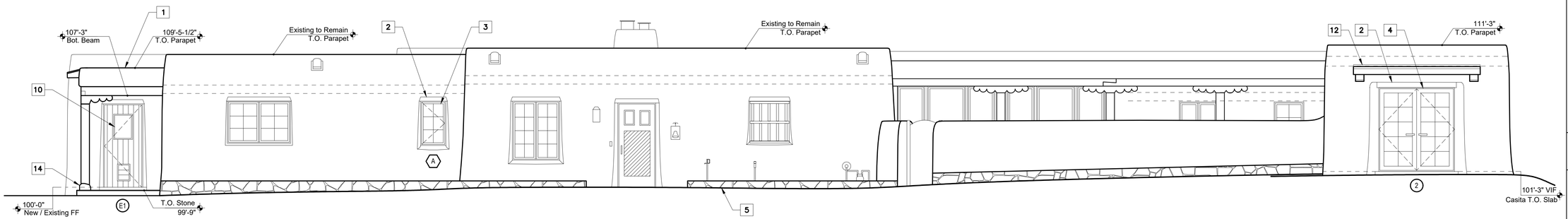
SCALE: 1/4" = 1'-0"

EXISTING KEYED NOTES:

1. Replace existing false header above Garage Door with new exposed wood header above Guest Bedroom french doors. Remove Garage door and salvage to Owners. VIF
2. Window to be removed. Convert to new opening. See A2.1 Proposed Floor Plan.
3. Remove flagstone patios, benches, and steps. Salvage flagstone to Owner.
4. Remove and relocate exterior door. See A2.1 Proposed Floor Plan.
5. Delete canale as needed. See Roof Plan.
6. Review piping and conduit this side of house. Relocate as needed.
7. Remove existing window. Patch and frame for new windows. See A2.1 Proposed Floor Plan.
8. Relocate existing canale.

GENERAL NOTES:

a. Provide new 3-coat stucco patching and re-color coat all remodel areas. Match existing stucco in type and color, typical. Follow manufacturers instructions for application. Provide color sample for approval prior to proceeding with color coat.
b. No change to existing building heights other than thickness to re-stucco, typical.
c. Paint color of all existing exposed wood headers/ lintels shall remain blue. Paint touch-up as needed to match.
d. Paint color for all new exposed wood headers/ lintels, columns, beams and/ or corbels to be white or brown only. No blue paint on new window/door, headers/ lintels or exterior wood structures and/or trim.



2 A3.0 *PROPOSED SOUTH ELEVATION*

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

PROPOSED KEYED NOTES:

1. New portal at new Mud Room Entry.
2. New exposed wood header above new window or door. Paint all new wood headers/ lintels white.
3. New wood and aluminum clad window. Match existing window clad color (white).
4. New wood and aluminum clad glazed door. See Glazed Door and Window Schedule. Match clad color of existing windows (white).
5. Stone borders to remain. Protect as needed during construction.
6. Custom steel handrails. Details TBD.
7. New steel trellis. Details TBD.
8. New mini split outdoor unit. Provide concrete slab below unit.
9. New canale location. Match new canales to existing canales. Paint to match existing canales.
10. Add glass window in existing door. Verify with Owner in the field.
11. Existing concrete slab slopes. VIF and level as needed prior to installing new flooring.
12. New Eyebrow Overhang at Guest Bedroom french doors. Paint all exposed wood columns, beams, and corbels brown to match similar existing wood members at Porch.
13. Waterproof on the back of all new retaining walls, typical.
14. Stone base, typical at all columns

VARIANCE REQUEST SUBMITTAL

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August 12, 2025

DAVENPORT-SHARON ADDITION & REMODEL

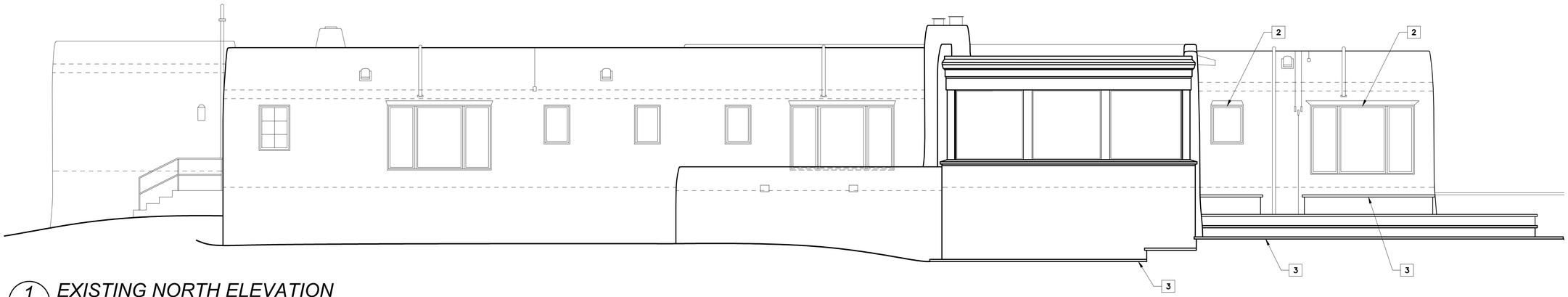
195 Brownell-Howland, Santa Fe NM 87501

Existing and Proposed Elevations

A3.0

EXISTING KEYED NOTES:

1. Replace existing false header above Garage Door with new exposed wood header above Guest Bedroom french doors. Remove Garage door and salvage to Owners. VIF
2. Window to be removed. Convert to new opening. See A2.1 Proposed Floor Plan.
3. Remove flagstone patios, benches, and steps. Salvage flagstone to Owner.
4. Remove and relocate exterior door. See A2.1 Proposed Floor Plan.
5. Delete canale as needed. See Roof Plan.
6. Review piping and conduit this side of house. Relocate as needed.
7. Remove existing window. Patch and frame for new windows. See A2.1 Proposed Floor Plan.
8. Relocate existing canale.

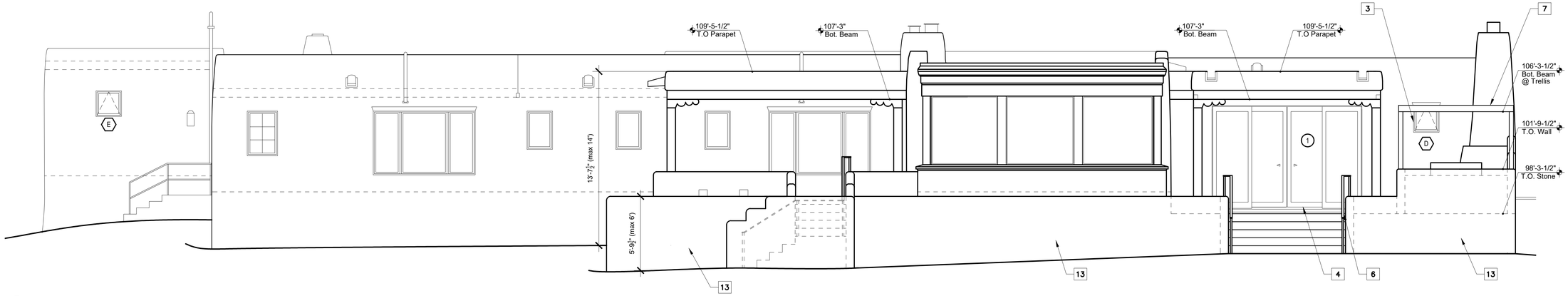


1 A3.1 EXISTING NORTH ELEVATION

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

GENERAL NOTES:

a. Provide new 3-coat stucco patching and re-color coat all remodel areas. Match existing stucco in type and color, typical. Follow manufacturers instructions for application. Provide color sample for approval prior to proceeding with color coat.
b. No change to existing building heights other than thickness to re-stucco, typical.
c. Paint color of all existing exposed wood headers/ lintels shall remain blue. Paint touch-up as needed to match.
d. Paint color for all new exposed wood headers/ lintels, columns, beams and/ or corbels to be white or brown only. No blue paint on new window/door, headers/ lintels or exterior wood structures and/or trim.



2 A3.1 PROPOSED NORTH ELEVATION

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

PROPOSED KEYED NOTES:

1. New portal at new Mud Room Entry.
2. New exposed wood header above new window or door. Paint all new wood headers/ lintels white.
3. New wood and aluminum clad window. Match existing window clad color (white).
4. New wood and aluminum clad glazed door. See Glazed Door and Window Schedule. Match clad color of existing windows (white).
5. Stone borders to remain. Protect as needed during construction.
6. Custom steel handrails. Details TBD.
7. New steel trellis. Details TBD.
8. New mini split outdoor unit. Provide concrete slab below unit.
9. New canale location. Match new canales to existing canales. Paint to match existing canales.
10. Add glass window in existing door. Verify with Owner in the field.
11. Existing concrete slab slopes. VIF and level as needed prior to installing new flooring.
12. New Eyebrow Overhang at Guest Bedroom french doors. Paint all exposed wood columns, beams, and corbels brown to match similar existing wood members at Porch.
13. Waterproof on the back of all new retaining walls, typical.
14. Stone base, typical at all columns

VARIANCE REQUEST SUBMITTAL

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August 12, 2025

DAVENPORT-SHARON ADDITION & REMODEL

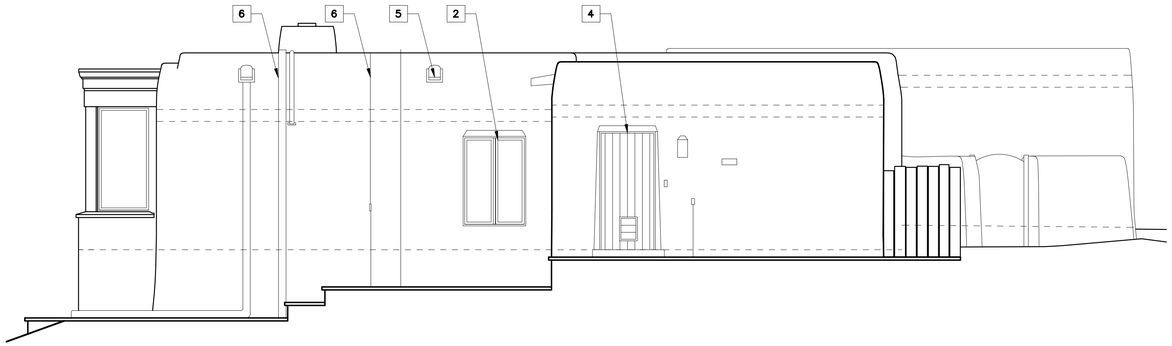
195 Brownell-Howland, Santa Fe NM 87501

Existing and Proposed Elevations

A3.1

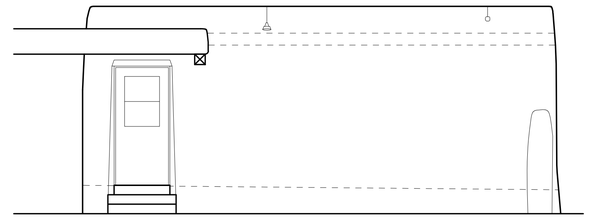
EXISTING KEYED NOTES:

1. Replace existing false header above Garage Door with new exposed wood header above Guest Bedroom french doors. Remove Garage door and salvage to Owners. VIF
2. Window to be removed. Convert to new opening. See A2.1 Proposed Floor Plan.
3. Remove flagstone patios, benches, and steps. Salvage flagstone to Owner.
4. Remove and relocate exterior door. See A2.1 Proposed Floor Plan.
5. Delete canale as needed. See Roof Plan.
6. Review piping and conduit this side of house. Relocate as needed.
7. Remove existing window. Patch and frame for new windows. See A2.1 Proposed Floor Plan.
8. Relocate existing canale.



1 A3.2 EXISTING WEST ELEVATION

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

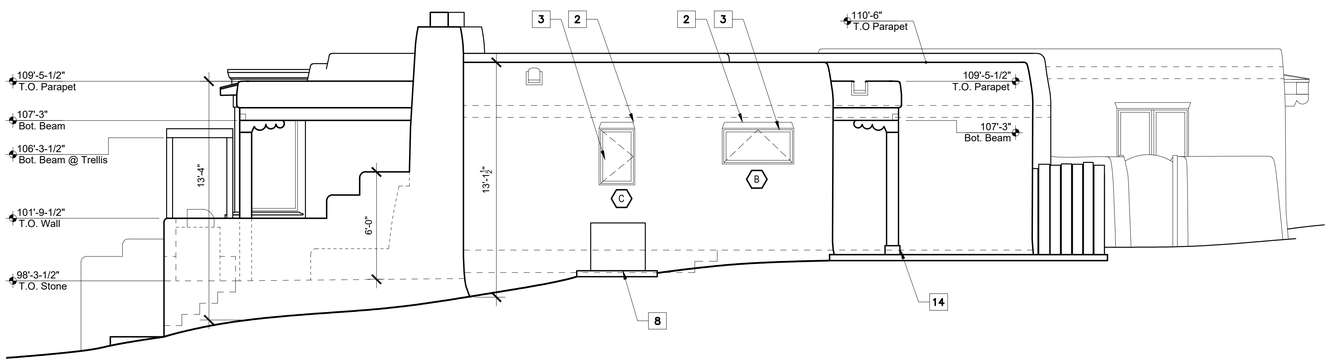


3 A3.2 EXISTING WEST COURTYARD ELEVATION

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

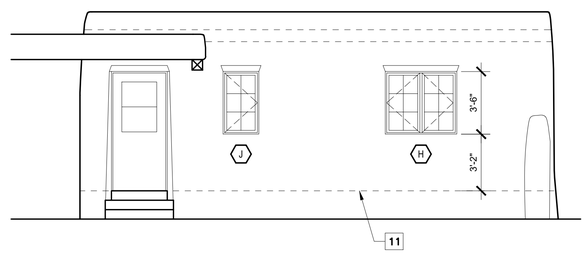
GENERAL NOTES:

a. Provide new 3-coat stucco patching and re-color coat all remodel areas. Match existing stucco in type and color, typical. Follow manufacturers instructions for application. Provide color sample for approval prior to proceeding with color coat.
b. No change to existing building heights other than thickness to re-stucco, typical.
c. Paint color of all existing exposed wood headers/ lintels shall remain blue. Paint touch-up as needed to match.
d. Paint color for all new exposed wood headers/ lintels, columns, beams and/ or corbels to be white or brown only. No blue paint on new window/door, headers/ lintels or exterior wood structures and/or trim.



2 A3.2 PROPOSED WEST ELEVATION

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



4 A3.2 PROPOSED WEST COURTYARD ELEVATION

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

PROPOSED KEYED NOTES:

1. New portal at new Mud Room Entry.
2. New exposed wood header above new window or door. Paint all new wood headers/ lintels white.
3. New wood and aluminum clad window. Match existing window clad color (white).
4. New wood and aluminum clad glazed door. See Glazed Door and Window Schedule. Match clad color of existing windows (white).
5. Stone borders to remain. Protect as needed during construction.
6. Custom steel handrails. Details TBD.
7. New steel trellis. Details TBD.
8. New mini split outdoor unit. Provide concrete slab below unit.
9. New canale location. Match new canales to existing canales. Paint to match existing canales.
10. Add glass window in existing door. Verify with Owner in the field.
11. Existing concrete slab slopes. VIF and level as needed prior to installing new flooring.
12. New Eyebrow Overhang at Guest Bedroom french doors. Paint all exposed wood columns, beams, and corbels brown to match similar existing wood members at Porch.
13. Waterproof on the back of all new retaining walls, typical.
14. Stone base, typical at all columns

VARIANCE REQUEST SUBMITTAL

NOT FOR CONSTRUCTION

REVISIONS:

PALO SANTO DESIGNS LLC
Committed to Building a Sustainable World
www.palosantodesigns.com
505-988-7230

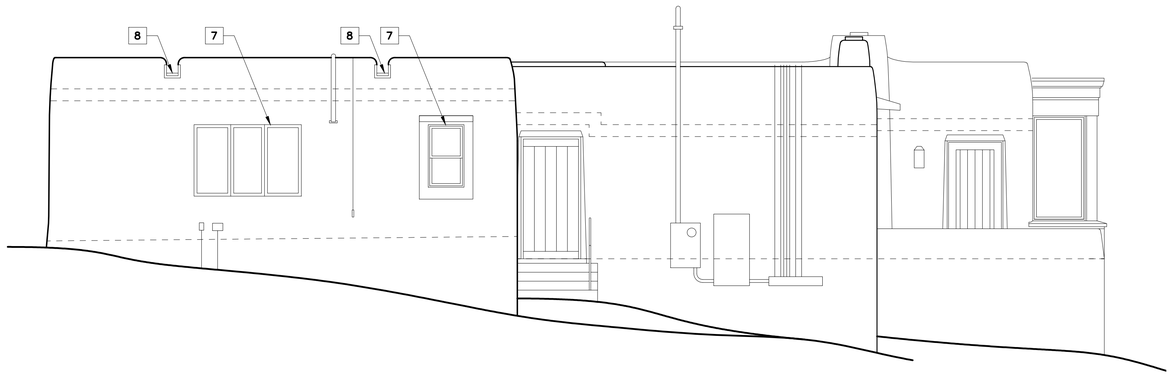
August 12, 2025

DAVENPORT-SHARON ADDITION & REMODEL

195 Brownell-Howland, Santa Fe NM 87501

Existing and Proposed Elevations

A3.2



1 A3.3 *EXISTING EAST ELEVATION*

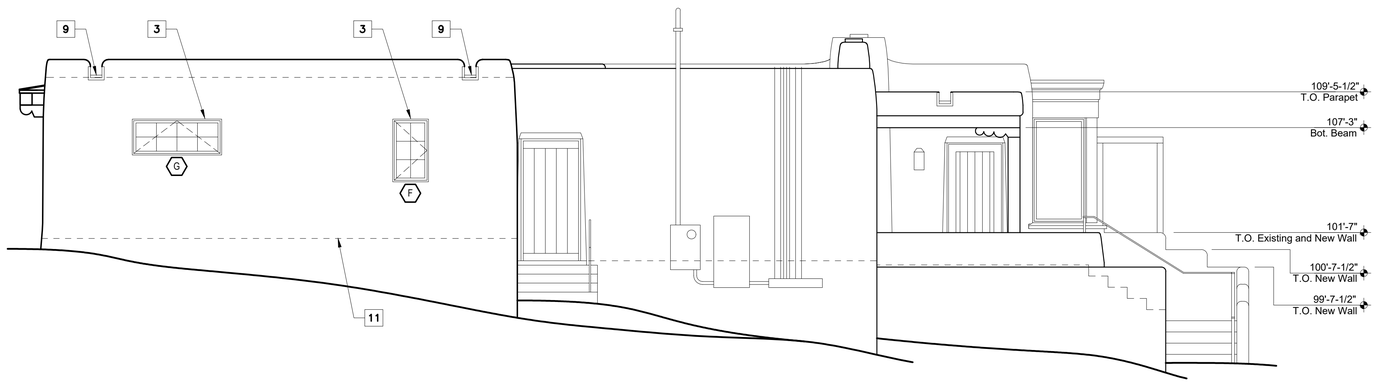
SCALE: 1/4" = 1'-0"

EXISTING KEYED NOTES:

1. Replace existing false header above Garage Door with new exposed wood header above Guest Bedroom french doors. Remove Garage door and salvage to Owners. VIF
2. Window to be removed. Convert to new opening. See A2.1 Proposed Floor Plan.
3. Remove flagstone patios, benches, and steps. Salvage flagstone to Owner.
4. Remove and relocate exterior door. See A2.1 Proposed Floor Plan.
5. Delete canale as needed. See Roof Plan.
6. Review piping and conduit this side of house. Relocate as needed.
7. Remove existing window. Patch and frame for new windows. See A2.1 Proposed Floor Plan.
8. Relocate existing canale.

GENERAL NOTES:

a. Provide new 3-coat stucco patching and re-color coat all remodel areas. Match existing stucco in type and color, typical. Follow manufacturers instructions for application. Provide color sample for approval prior to proceeding with color coat.
b. No change to existing building heights other than thickness to re-stucco, typical.
c. Paint color of all existing exposed wood headers/ lintels shall remain blue. Paint touch-up as needed to match.
d. Paint color for all new exposed wood headers/ lintels, columns, beams and/ or corbels to be white or brown only. No blue paint on new window/door, headers/ lintels or exterior wood structures and/or trim.



2 A3.3 *PROPOSED EAST ELEVATION*

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

PROPOSED KEYED NOTES:

1. New portal at new Mud Room Entry.
2. New exposed wood header above new window or door. Paint all new wood headers/ lintels white.
3. New wood and aluminum clad window. Match existing window clad color (white).
4. New wood and aluminum clad glazed door. See Glazed Door and Window Schedule. Match clad color of existing windows (white).
5. Stone borders to remain. Protect as needed during construction.
6. Custom steel handrails. Details TBD.
7. New steel trellis. Details TBD.
8. New mini split outdoor unit. Provide concrete slab below unit.
9. New canale location. Match new canales to existing canales. Paint to match existing canales.
10. Add glass window in existing door. Verify with Owner in the field.
11. Existing concrete slab slopes. VIF and level as needed prior to installing new flooring.
12. New Eyebrow Overhang at Guest Bedroom french doors. Paint all exposed wood columns, beams, and corbels brown to match similar existing wood members at Porch.
13. Waterproof on the back of all new retaining walls, typical.
14. Stone base, typical at all columns

VARIANCE REQUEST SUBMITTAL

NOT FOR CONSTRUCTION

REVISIONS:

PALO SANTO DESIGNS LLC
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505-988-7230

August 12, 2025

DAVENPORT-SHARON ADDITION & REMODEL

195 Brownell-Howland, Santa Fe NM 87501

Existing and Proposed Elevations

A3.3

City of Santa Fe, New Mexico

Attachment D

Case #2016-17 Staff Report

City of Santa Fe, New Mexico

memo

DATE: March 30, 2016, for the April 7, 2016 Meeting

TO: Planning Commission

VIA: Lisa Martinez, Director, Land Use Department
Greg Smith, AICP, Division Director, Current Planning Division

FROM: Katherine Mortimer, Supervising Planner, Land Use Department

Case #2016-17. 195 Brownell Howland Road Escarpment Variance. Thomas Lechner, agent for Anne Thompson Davenport, request approval of a variance to allow an addition to an attached garage within the Ridgetop Subdistrict of the Escarpment Overlay District. The 5.08 acre property is zoned R-1 (Residential – 1 unit per acre). (Katherine Mortimer, Case Manager)

RECOMMENDATION
If the Commission determines the proposed 300 square-foot addition to the existing residence meets the variance criteria outlined below, the Commission may **APPROVE WITH CONDITIONS**. Appropriate conditions are provided in Exhibit A of this report.

I. BACKGROUND

The applicant requests a variance to Section 14- 5.6(D)(1) "Location of Structures; Buildable Site" which states

> "For all *lots* subdivided or resubdivided on or before February 26, 1992, all *structures* shall be located within the foothills subdistrict unless the only *buildable site* is located within the ridgetop subdistrict. For all *lots* subdivided or resubdivided after February 26, 1992, *development* in the ridgetop subdistrict of the escarpment overlay district, other than driveway access and utilities, is prohibited." [Underlining added for emphasis.]

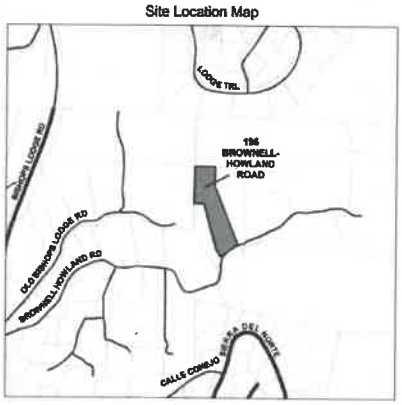
Because this lot was created by a lot split in 2009, no additional development may occur in the Ridgetop unless a variance is approved.

II. EXECUTIVE SUMMARY

Should the Commission approve the requested variance, an application for building permit shall incorporate all conditions of approval and be consistent with the building and features included in the application for variance before construction can proceed. The variance is limited to the building footprint as shown on the plans submitted with this application. The addition shall further comply with all other requirements of the Escarpment Overlay District and Chapter 14.

The applicant proposes a 300 square-foot addition to the east side of the 4,112 square-foot footprint of the existing home to create an attached accessory dwelling unit (guest house). An existing studio (former single-car garage) would also be converted and included in the guest house. The guest house would be used for housing a future guest or for domestic help.

Site Location Map



Almost all of the existing home and all of the proposed addition are within the Ridgetop Subdistrict of the Escarpment Overlay District. None of the lot is within the Foothills Subdistrict. The proposed addition would only be visible from Brownell-Howland Road adjacent to the site and within a short distance up and down the road. An attached or detached guest house located on the north side of the house would reduce or eliminate the encroachment into the escarpment district, but would involve additional grading on a steeper portion of the lot. If located elsewhere on the site the existing studio could not be incorporated.

Escarpment Zoning Subdistricts



195 BROWNWELL-HOLLAND DRIVE

If the Commission determines that special circumstances apply to the lot, the variance may be approved. The proposed location for the addition on the southwest corner of the residence would limit visibility from locations other than the property frontage and would minimize grading and removal of existing trees.

III. ACCESSORY DWELLING UNIT

Accessory dwelling units are permitted in the R-1 zoning district and must comply with the regulations set forth in Section 14-6.3(D)(1) including, but not limited to:

- Meet parking standards as set forth in Section 14-8.6 which requires 2 spaces for the principle dwelling unit and any accessory dwelling unit exceeding 1000 sf or 1 space for accessory dwelling units that are less than

1000 sf;

- shall be limited to one story and shall not exceed fourteen (14) feet to the top of the parapet or to the highest point of the roof if there is no parapet;
- shall be of the same architectural style as the principal dwelling unit;
- shall record a restrictive covenant that requires the current property owner and all future property owners to comply with Subsection 14-6.3(D)(1);
- shall not be subdivided from a principal dwelling unit or sold under separate ownership from a principal dwelling unit unless the accessory dwelling unit meets all applicable requirements for a principal dwelling unit.

The proposed guest house would comply with all of these requirements.

IV. ESCARPMENT OVERLAY ZONING DISTRICT

Land within the Escarpment Overlay district is considered to have significant visual impact to the City. Within the Overlay District, the Ridgetop Subdistrict is considered more visible than the Foothills Subdistrict. In addition to placement restrictions, buildings within the Escarpment Overlay District are subject to height, color, exterior lighting, and landscaping restrictions intended to reduce potential visual impacts as set forth in Section 14-5.6. Should the variance be granted, the proposed addition would be required to comply with the following requirements.

The purpose of the Escarpment Overlay Zoning District per Section 14-5.6(A)(1) is to:

(a) Promote the economic, cultural, and general welfare of the people of the city;
(b) Ensure the harmonious, orderly, and efficient growth and development of the city;
(c) Conserve the value of buildings and land;
(d) Encourage the most appropriate use of land; and
(e) Preserve the natural environment and the distinctive and historic ridgetop and foothills area environment as a visual asset for the benefit of the community and to maintain and encourage the sense of the city as a small community.
(f) Reduce the risk to life and health of residents in the escarpment by reducing wildfire risk; and
(g) Encourage the conservation of water, especially for maintaining landscaping materials.

The intent of the Escarpment Overlay District per Section 14-5.6(A)(3) is:

(a) Preservation of the city's aesthetic beauty and natural environment is essential to protect the general welfare of the people of the city, to

promote tourism and the economic welfare of the city, and to protect the cultural and historic setting of the city;

(b) Development is highly visible on or about the ridgetop areas of the foothills for great distances and detracts from the overall beauty of the natural environment and adversely impacts the aesthetics of the mountain and foothill vistas as seen from the city;

(c) Land within the escarpment overlay district is environmentally sensitive due to the presence of steep slopes, erosion problems, drainage problems and other environmental attributes;

(d) The interest and welfare of the people of the city is to prohibit development on ridgetop areas of the foothills to the extent possible as allowed by law; and

(e) The interest and welfare of the people of the city is to restrict development in the escarpment overlay district to preserve the aesthetic beauty and natural environment of the ridgetop areas of the foothills and to protect the mountain views and scenic vistas from the city to the extent possible.

V. ESCARPMENT-SPECIFIC VARIANCE APPROVAL CRITERIA

The Escarpment Overlay District includes the following two variance criteria, in addition to criteria applicable to all variances to Chapter 14. Those criteria are (14-5.6(K)):

(1) Where the planning commission finds that extraordinary hardship may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured; provided that such variation shall not have the effect of nullifying the intent and purpose of these regulations.

(2) In granting variances or modifications, the planning commission may require such conditions as will, in its judgment, assure substantially the objectives of the standards or requirements so varied or modified.

The intent of the Escarpment Overlay District lists preservation of Santa Fe's aesthetic beauty, mountain views and scenic vistas. Since the project would not be visible except in the immediate vicinity of the property, the proposed addition would not be counter to the protection of those views. Additionally, disturbance of natural vegetation and associated erosion and drainage challenges at the proposed location would be limited to those associated with the 300 sf addition. Other possible siting locations on the site, that would avoid the requested variance, would result in greater disturbance of natural vegetation.

VI. VARIANCE PROCEDURES

The variance process balances reasonable use of the applicant's property against compliance with the letter and intent of adopted regulations. Subsection 14-3.16(C) lists six approval criteria must be met in order to approve a variance request.

Those criteria set up a two-stage review process.

In the first stage of review, the Commission must determine that special circumstances apply to the property that make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14. Special circumstances may include physical characteristics that distinguish the property from others in the vicinity, such as unusual topography. Special circumstances may also include conflicting regulations that prevent development of the property without a variance to one or more of the regulations.

VII. VARIANCE APPROVAL CRITERIA

Criteria in Subsections 14-3.16(C)(1) through (5) are required to grant a variance. The property must be consistent with at least one of the circumstances listed in items 1a through 1d and must meet all of the criteria in items 2 through 5. Staff analysis shows that this application is consistent with item 1a and meets the criteria in items 2 through 5.

(1) One or more of the following special circumstances applies:

(a) unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid;

Applicant Response:

This residence was designed as a low profile structure facing the road by the Architect John Gaw Meem in 1958. This building is smaller than [the] majority of the other surrounding area residences with only 2,655 heated square footage [sic]. By adding another structure on the property outside of the Ridge Top boundary would change the character of the house and site by destroying the surrounding landscape. The proposed addition is in scale with the existing residence stepping down from the adjacent structure. The new addition is screened by existing trees from the road and is located on the North [sic] slope going away from the City.

Staff Analysis:

There are unusual physical characteristics that distinguish the land and structure from others in the vicinity that are subject to the Escarpment Overlay Zone. The Escarpment Overlay Zone was created after the existing house was constructed in 1958. The home was constructed consistent with the regulations in effect at that time. In order to create an accessory dwelling unit (guest house) it would require either adding 300 square feet to the existing structure and remodeling of the existing studio or, to construct a

larger detached accessory dwelling unit outside of the Ridgetop Subdistrict. Construction of a detached structure approximately 20 feet north of the existing house could eliminate the variance requirement. A 650 square-foot addition attached to the existing structure would reduce, but not eliminate, the extent of the variance. Either option would increase disturbance of existing natural vegetation both for its construction and to get access to that location from the road, and would require grading on steeper portions of the site.

(b) the parcel is a legal nonconforming lot created prior to the adoption of the regulation from which the variance is sought, or that was created by government action for which no compensation was paid;

Applicant Response:
195 Brownell Howland is a legal nonconforming lot created in 1958. The owner was not aware of the restriction being placed on the house when the lot was split in 2009. The new parcel that was created did have a building site designated outside of the Ridge Top boundary.

Staff Analysis:
The lot split which created the current lot configuration occurred after the regulations were changed in 2005, however, that lot split did not alter the existing condition of the house being located almost entirely within the Ridgetop Subdistrict. The parcel is not technically legally nonconforming, although development in compliance with escarpment and grading regulations would disturb much of the site.

While location of a separate structure outside of the Escarpment Overlay Zone area would avoid the conflict with the prohibition of constructing within the Ridgetop Subdistrict, it would conflict with the purpose of the Escarpment District to "Preserve the natural environment" by disturbing substantially more natural vegetation that the location proposed. The proposed structure would be located on the east side of the existing house. Due to the existing natural vegetation and topography, neither the existing house nor the proposed addition would be visible from any anywhere other than Brownell-Howland Road in the immediate vicinity of the subject property and therefore would be more consistent with the purpose of the Escarpment Overlay District than the alternative siting options.

(c) there is an inherent conflict in applicable regulations that cannot be resolved by compliance with the more-restrictive provision as provided in Section 14-1.7; or

Applicant Response:
No response provided.

Staff Analysis:
Although there is no inherent conflict in the specific requirements of regulations, the application involves balancing the purpose and intent of the escarpment and terrain management regulations.

(d) the land or structure is nonconforming and has been designated as a landmark, contributing or significant property pursuant to Section 14-5.2 (Historic Districts).

Applicant Response:
No response provided.

Staff Analysis:
This section does not apply to this property as it is not located in an historic district.

(2) The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.

Applicant Response:
By adding another structure with the sufficient size as guest house, a minimum of 650 square foot structure on the property outside of the Ridge Top boundary would also change the character of the site by destroying the surrounding landscape. This would not only disturb the area with construction around the new structure and the existing residence, additional disturbance by having to install a new septic system and utilities. This new construction would impact the existing residence by diminishing the existing vegetation and limiting the views from the existing residence. Additional terrain management constraints will have to be met with a larger project.

Staff Analysis:
Staff concurs that by not taking advantage of the existing studio space and locating the proposed guest house outside of the Escarpment Overlay Zone would result in greater disturbance of natural vegetation. Since the site is not visible from anywhere other than Brownell-Howland Road in the vicinity of the subject property, the proposed location would not be contrary to the purposes and intent of the Escarpment Overlay District and could be viewed as being more consistent with the purpose of the Escarpment Overlay Zone by limiting the impact to the natural environment.

(3) The intensity of development shall not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14.

Applicant Response:
By adding the small addition the intensity of the development is minimal and will have little or no impact on the surrounding properties in the area. All chapter 14 provisions will be met. Stucco colors, details, and window colors will batch the existing residence. The location for the proposed addition limits the amount circulation needed to go from the existing residence to the proposed guest dwelling.

Staff Analysis:
Chapter 14 defines intensity as "The extent of development per unit of area; or the level of use as determined by the number of employees and customers and degree of impact on surrounding properties such as noise and traffic." With regard to the intensity of use, the amount of development on the site, including the house and stable, is, and would continue to be, one of the smallest homes in the surrounding neighborhood. The footprints of the development on other lots in the same subdivision range from 4,800 to 9,300 square feet. The proposed footprint, including the addition, would be 4,412 square feet. This data was taken by analyzing nine homes located partially or completely within the Ridgetop Subdistrict on Circle Drive. The proposed 4,771 square foot footprint would be substantially less than the median footprint size of 5,970 square feet.

Based on this definition, the intensity of development of the home, including the proposed addition, would not exceed developments that are allowed on other similar properties in the vicinity. Noise and traffic will be no different from any other properties in the vicinity. The size of the proposed attached addition and the extent of proposed grading, are generally consistent with the development of other nearby lots. The addition will comply with all other Escarpment Overlay regulations and the rest of Chapter 14.

(4) The variance is the minimum variance that will make possible the reasonable use of the land or structure. The following factors shall be considered:

(a) whether the property has been or could be used without variances for a different category or lesser intensity of use;

Applicant Response:
No response provided.

Staff Analysis:
The proposal to expand an existing single-family structure and convert an existing studio to create an accessory dwelling unit is consistent with this zoning designation. As noted above, the size of the footprint of the home would not exceed the median footprint size in the surrounding area. Therefore, staff believes the addition represents a reasonable use of the

property.

(b) consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the general plan.

Applicant Response:
As noted above we are trying to limit the visual impact and lot disturbances in the Ridge Top designated area. Another dwelling could be constructed on the site without a variance and would be outside of the escarpment area. By getting the variance for the small addition on the side and North slope of the residence we are limiting the visual impact to the adjacent sites.

Staff Analysis:
The purpose and intent of the Escarpment Overlay District is provided in Section III of this report. While the addition would be contrary to the prohibition of building in the Ridgetop Subdistrict of the Escarpment Overlay Zoning District, it would not be contrary to the purpose and intent of the Subdistrict. It would not impact the City's aesthetic beauty nor cultural or historic setting as it could not be seen from any public areas or rights-of-way. For this same reason it would not impact mountain views or scenic vistas from the City. It would have little impact on environmentally sensitive areas or cause erosion nor drainage problems. It would not be contrary to goals of any other Section of Chapter 14.

(5) The variance is not contrary to the public interest.

Applicant Response:
The request for this variance should not be contrary to the public interest. This small 300 square foot addition is not imposing visually or physically to any of the adjacent sites or from the City.

Staff Analysis:
The public interest in relation to Section 14-5.6 "Escarpment Overlay District" includes protecting, maintaining and enhancing the health safety and general welfare of the citizens. It also includes protecting the visual impact of development and the natural environment of Santa Fe. The proposed addition would not be visible except from Brownell-Howland Road in the vicinity of the project site and ensures sound and orderly development while adhering to the Escarpment Overlay Regulations. Staff does not believe that the proposed request for a variance to the Escarpment Overlay District violates the purpose and intent of the regulations as set forth in Section 14-5.6.

VIII. ATTACHMENTS:

EXHIBIT A: Conditions of Approval

EXHIBIT B: City Staff Memoranda

1. Waste Water Division Engineer Memorandum, Stan Holland
2. Fire Department Memorandum, Rey Gonzales
3. Escarpment and Landscape Memorandum, Somie Ahmed
4. Terrain Management Memorandum, RB Zaxus
5. Water Division Memorandum, Dee Beingessner
6. Traffic Engineering Division Memorandum, Sandra Kassens
7. Metropolitan Planning Organization Memorandum, Keith Wilson

EXHIBIT C: Maps and Photos

1. General Plan Land Use Designation Map
2. Zoning Map
3. Aerial Photo

EXHIBIT D: Applicant Submittals

City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, Dist. 1
Renee Villarreal, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Chris Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Mike Harris, Dist. 4

May 12, 2016

Mr. Thomas Lechner
29 Vista de Luna
Santa Fe, NM 87508

Case #2016-17. 195 Brownell Howland Road Escarpment Variance. Thomas Lechner, agent for Anne Thompson Davenport, request approval of a variance to allow an addition to an attached garage within the Ridgetop Subdistrict of the Escarpment Overlay District. The 5.08 acre property is zoned R-1 (Residential – 1 unit per acre).

Dear Mr. Lechner,

The Planning Commission at its regularly scheduled meeting of May 7, 2016 approved your variance request to the Escarpment Regulations Section 14-5/6(D)(1) to construct an accessory dwelling unit within the Ridgetop Subdistrict subject to the following conditions:

1. The subject property is not accessible (within 200 feet) to the City public sewer system. Prior to any new construction on the lot, the owner shall obtain a septic system permit from the State of New Mexico Environment Department.
2. All Fire Department access shall be no greater that a 10% grade throughout.
3. Fire Department Access shall not be less than 20 feet width.
4. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided.
5. Fire Department shall have 150 feet distance to any portion of the building on any new construction.
6. Shall have water supply that meets fire flow requirements as per IFC
7. Must meet all fire pretection requirements set forth by IFC 2009 edition for its classified occupancy.
8. Height of addition being proposed must meet the height requirements of Article 14-5.6(F)(4) "Architectural & Site Standards" in the Ridgetop subdistrict.
9. Building color, exterior lighting & exterior glazing shall comply with Article 14-5.6(F) "Architectural & Site Standards."
10. Chimneys may exceed the max height by not more than 3' above the immediately adjacent roof as per Article 14-5.6 (F)(4) "Architectural & Site Standards."
11. Landscaping shall comply with Article 14-5.6(G) "Landscaping."

The Planning Commission at its regularly scheduled meeting of May 5, 2016 approved the Findings of Fact and Conclusions of Law for this project which is attached. The approval of the Findings of Fact and Conclusions of Law is the final action approving this subdivision plat.

Per Section 14-3.19(B)(5) "Approval of . . . variances that are not associated with other types of development approval . . . shall expire three years after final action approving them unless actual development of the site or off-site improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6) or unless a different expiration date is specified elsewhere in Chapter 14." In addition, per Section 14-3.17(C)(1)(b) there is a 15-day appeal period for variances which is also triggered by approval of the Findings of Fact and Conclusions of Law.

City of Santa Fe
New Mexico

MEMO

Wastewater Management Division
DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: February 29, 2016

To: Kathrine Mortimer, Case Manager

From: Stan Holland, P.E.
Wastewater Management Division

Subject: Case 2016-17 195 Brownell Howland Road Escarpment Variance

---

The subject property is not accessible (within 200 feet) to the City public sewer system. Prior to any new construction on the lot, the owner shall obtain a septic system permit from the State of New Mexico Environment Department.

The Wastewater Division has no other conditions required for the granting of the variance.

City of Santa Fe, New Mexico

memo

DATE: **March 14, 2016**

TO: **KatherineMortimer, Case Manager**

FROM: **Reynaldo Gonzales, Fire Marshal** RDG

SUBJECT: **Case #2016-17-18** 195 Brownell Howland

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) Edition. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

Prior to any new construction or remodel shall comply with the current code adopted by the governing body due to a change of use occupancy.

1. All Fire Department access shall be no greater that a 10% grade throughout.

2. Fire Department Access shall not be less than 20 feet width.

3. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided.

4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.

5. Shall have a water supply that meets fire flow requirements as per IFC.

6. Must meet all fire protection requirements set forth by IFC 2009 edition for its classified occupancy.

CITY OF SANTA FE

Planning and Land Use Department
Planning Commission Staff Report

Case No:	2024-8195
Hearing Date:	September 4, 2025
Applicant:	Andy Duettra, Alvord Investors I LLC
Agent:	Wayne Lloyd
Request:	Development Plan
Location:	1625 Paseo de Peralta
Case Mgr.:	Rebekah Clouser
Zoning:	Business Capital District, Redevelopment
Overlay:	Historic Downtown Archeological Review District
Pre-app Mtg.:	May 9, 2024
ENN Mtg.:	June 27, 2024
Proposal: Development Plan approval for an all-suite hotel for 46 suites on 2.01 acres.	



Case #2024 – 8195. 1625 Paseo de Peralta Development Plan. Andy Duettra, owner and Applicant, represented by Agent, Wayne Lloyd, Lloyd & Associates Architecture, requests approval of a development plan for an all-suite hotel at 1625 Paseo de Peralta, approximately 2.01 acres. The property is zoned BCDRED (Business Capital District, Redevelopment) and is within the Historic Downtown Archaeological Review District.

RECOMMENDATION

The Land Use Department recommends **APPROVAL** with the conditions of approval as outlined in this report.

One motion is required for this case:

1. Approve or deny **Case 2024-8195: 1625 Paseo de Peralta, Development Plan**, subject to the conditions of approval and technical corrections recommended by staff.

I. CONDITIONS OF APPROVAL

The conditions of approval and technical corrections required by the Planning and Land Use Department and the City's Development Review Team (DRT) can be found in Attachment A: *Conditions of Approval and Technical Corrections* and Attachment B: *DRT Memos.*

II. EXECUTIVE SUMMARY

Wayne Lloyd, Lloyd and Associates, LLC, (the "Agent"), for Andy Duettra, Alvord Investors I LLC, (the "Applicant"), requests approval of the development plan (the "Project") at 1625 Paseo de Peralta (the "Property"). The Property is zoned BCD-RED (Business Capital District-Redevelopment) (See Figure 1: "*Aerial Map*") and is located within the Historic Downtown Archaeological Review District (See Figure 2: "*Zoning Map*").

The Applicant completed the general requirements of Santa Fe City Code ("SFCC") Subsections 14-3.1(E) *"Pre-Application Conferences,"* 14-3.1(F) "*Early Neighborhood Notification Procedures,*" and 14-3.1(H) *"Notice Requirements"* to be heard before the Planning Commission.

Staff's analysis finds that the Applicant has satisfied Subsection 14-3.8 *"Development Plans"* (§ 14-3.8(D)(1) "*Approval Criteria and Conditions*") for the Project and recommends APPROVAL subject to the conditions identified in Attachment A: *Conditions of Approval and Technical Corrections.*

III. PROJECT ANALYSIS: DEVELOPMENT PLAN

A. Property information

The Applicant is requesting approval of a development plan for an "all-suites" hotel, in three buildings comprising 46 units at 1625 Paseo de Peralta (formerly 551 Alarid Street). The Project complies with the Project Alvord Master Plan (the "Master Plan") approved by Resolution No. 2018-46 of the Governing Body on June 13, 2018. The Master Plan includes design standards outlining requirements for setbacks, lot coverage, massing, height, parking, wall materials, windows, roof materials, skylights, yard walls/fences, and portals. The Master Plan also identifies a list of permitted uses for the property, including hotels.

The Master Plan was approved with two phases. The first phase is the current Project at 1625 Paseo de Peralta. Phase two is for an abutting tract of land located at1617 Paseo de Peralta, which directly borders the Railyard Master Plan along Camino de le Familia.

Phase two is not part of the scope of this request and therefore is not before the Planning Commission for its consideration as part of this Project at this time. Under code Section 14-3.19(B), approval of a master plan shall expire 5 years after all applicable appeal periods, however, the Master Plan was approved for ten years pursuant to 14.3-19(A)(2).

Figure 1: Aerial Map



Figure 2: Zoning Map



B. Project Zoning

The property is zoned in the Business Capital District Redevelopment Subdistrict (BCD-RED) and is located within the Historic Downtown Archaeological Review District (See Figure 2: "*Zoning Map*"). The proposed hotel use is allowed under the BCD-RED zoning and the Master Plan. The adjacent properties are zoned R8 (Residential 8 units per acre), C1 (Office and related commercial), and BCD-RED, see Table 1: *Adjacent Properties*.

The BCD-RED standards are governed by the subdistrict which is regulated by the Alvord Project Master Plan. The Master Plan included specific height zones requirements for the Property, creating four "height zones" that all development proposals must comply.

The Applicant provided *Master Plan Building Heights* in their application to illustrate compliance with the Master Plan height zones (See Attachment C: Applicant Submittals—Development Plan Drawings). The first height zone is a 25' "no build zone" on the north and western boundaries of the property that align with the adjacent residential uses. The second, third, and fourth height zones are one, two, and three-story height limitations.

Table 1: Adjacent Properties

Direction	Address	Zoning District	Use
West	1701 Paseo de Peralta, 546 Alarid Street	R8	Residential

East	1617 Paseo de Peralta	BCDRED	Commercial
North	529-736 Montez Place	R8	Residential
South	603 Alarid Street, 1626-1618 Paseo de Peralta	R8	Residential
Southwest	1700 Paseo de Peralta	C1	Commercial

Subject to all the conditions of approval and technical corrections, the proposal meets all dimensional standards as shown in Table 2: Dimensional Standards.

Table 2: Dimensional Standards Requirements

Requirement	Master Plan	Proposed
Height	16’ to parapet- 1 story 28’ to parapet- 2 story 36’ to parapet- 3 story	16’ to parapet- 1 story 28’ to parapet- 2 story 36’ to parapet- 3 story
Setbacks	Front: Maximum / Minimum: 0 feet Build to Line Neighborhood Edge: No build zone 25’ from North & West property lines Side: None	Front: 6’ Neighborhood Edge: exceeds 25’ no build zone Side: 0
Open Space	None required	None required
Lot Coverage	None; must meet 25’ no build zone and parking requirements	43.85% lot coverage, meets 25’ no build zone and parking requirements

C. Architectural Design Review

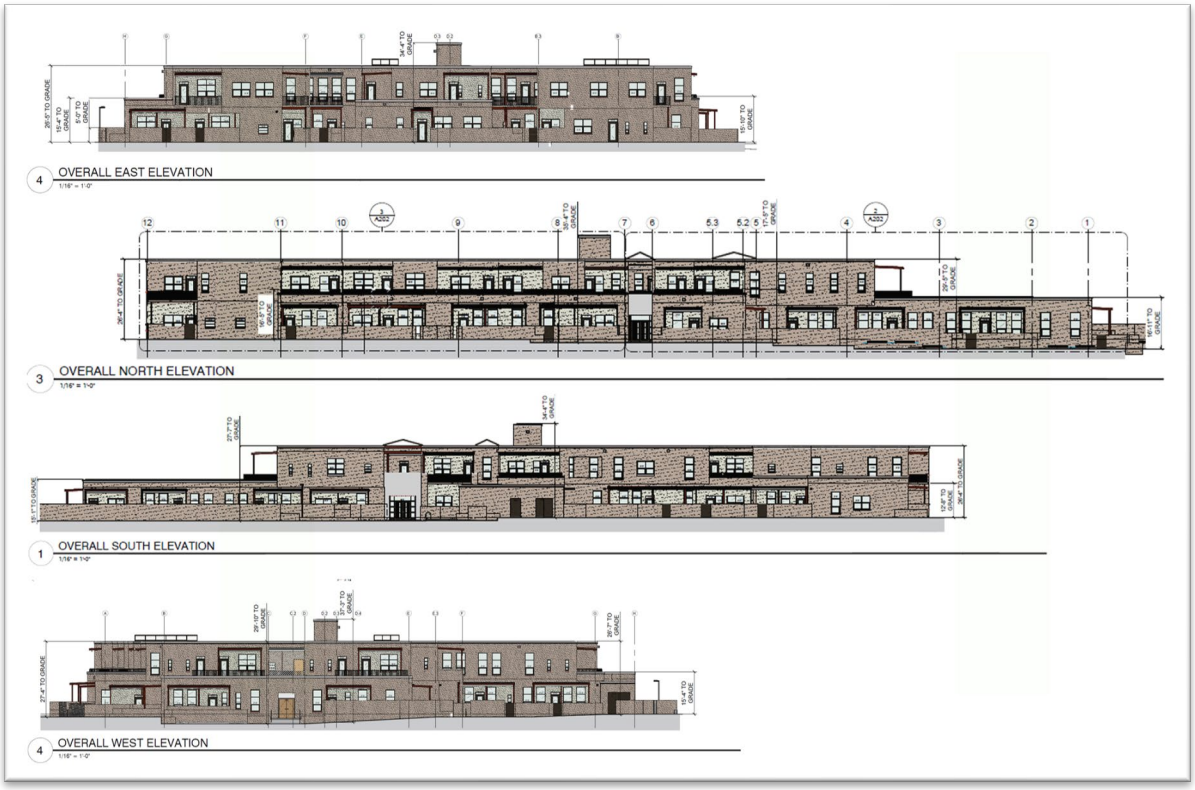
The Project is subject to the architectural standards for the BCD district, which require structures to reach 205 points pursuant to Table 14-8.7-1: Point Requirements by Zoning District. The Applicant submitted an architectural points worksheet that identifies compliance with the required 205 points (See Attachment C: “*Applicant Submittals”*).

The Master Plan includes additional restrictions on building mass, materials, and color. The proposed massing is simple and aligns with the Master Plan. Submitted materials for building, yard walls, and fences are stucco and coyote fencing material. The massing and materials conform with the Master Plan.

All buildings are proposed in the Territorial Santa Fe architectural style, see Figure 3: *Building Elevations.* The Territorial Santa Fe style is compatible with the existing Alvord Elementary School building and the surrounding neighborhood. The proposed predominant stucco color is *Candlelight* by La Habra, with *Moroccan Sand* by La Habra under the portals. The applicant proposes to replicate the existing murals on the building and place them along the perimeter

fencing facing the railyard. For details about the murals, refer to Attachment C: Applicant Submittals—Development Plan Drawings.

Figure 3: Building Elevations



D. Historic Downtown Archeological Review District

The Property lies within the Historic Downtown Archaeological Review District. Chapter 14, SFCC, Article 14-3.13(B)(1) "Historic Downtown Archaeological Review District" states:

> *In this district, an archaeological clearance permit shall be required:*
>
> *(a) Prior to issuance of a building permit for projects with gross lot coverage of two thousand five hundred (2,500) square feet or more involving new construction, parking lots and/or alterations.*

The Project exceeds gross lot coverage of 2,500 square feet and therefore requires archaeological clearance. The City of Santa Fe's Archeological Review committee granted archaeological clearance for the subject parcels on September 1st, 2022 (See Attachment C:" Applicant *Materials*").

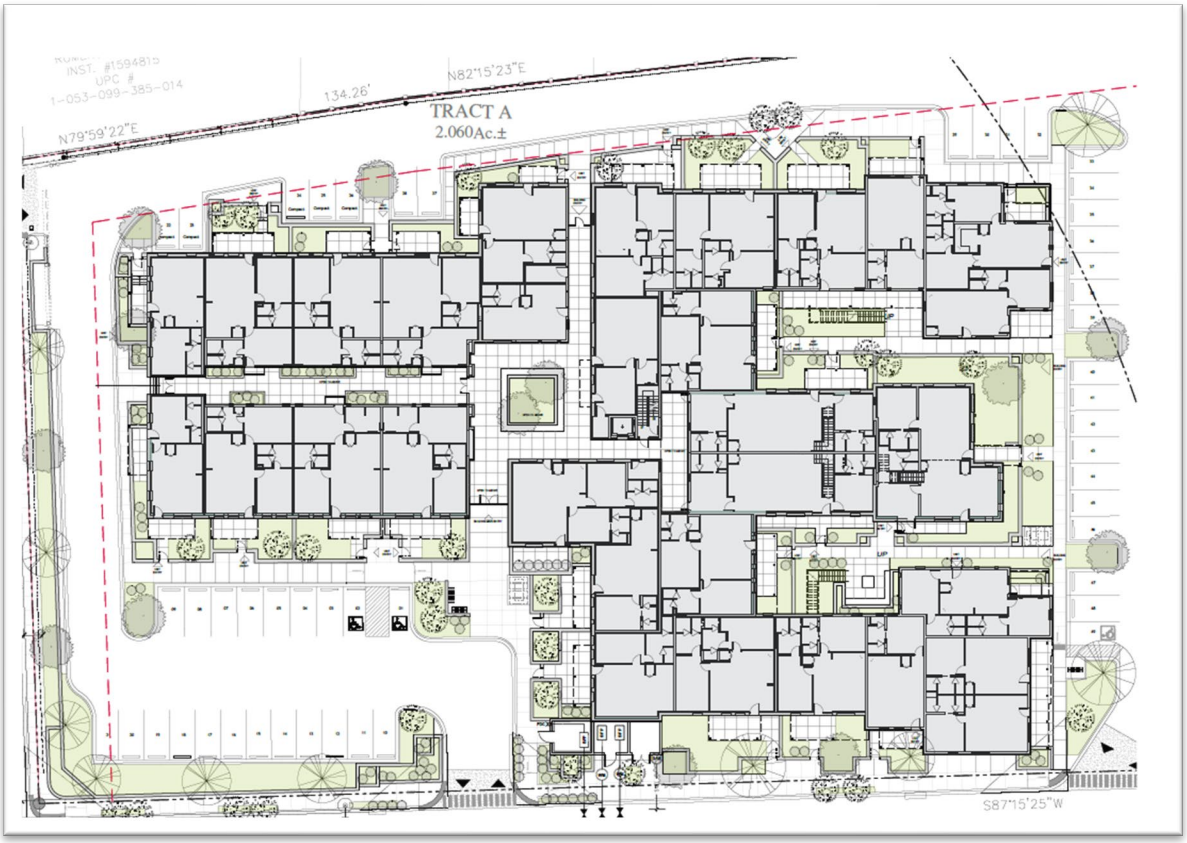
E. Traffic, Access, and Parking

The Project proposes three driveways, as required by the Master Plan. The existing driveway along Alarid Street, approximately 125 feet from the intersection of Alarid and Paseo de Peralta will remain, and the other two driveway access points will be located on Paseo de Peralta, see Figure 4: *Site Plan.* The second existing driveway on Alarid, closest to Paseo de Peralta, will be eliminated, per the Master Plan.

The City Traffic Division reviewed the Project and applicant submittals and had no conditions of approval. Traffic comments can be found in Attachment B "*DRT Memos".*

The Project provides a total of 49 vehicular parking spaces, exceeding the parking requirements of Table 14-8.6-1: *Parking and Loading Requirements*, which require hotels to provide one vehicular parking space per rental unit. Pursuant to Table 14-8.6-4 *Hotel or Motel Off-Street Bicycle Parking* the Project is required to provide three bicycle parking spaces. The Project includes eight spaces, exceeding the code requirement.

Figure 4: Site Plan



F. Fire Prevention and Emergency Access

The Project will include automatic fire suppression systems and will be serviced by two new fire hydrants, located along Alarid Street and Paseo de Peralta.

Fire and Emergency access requirements are satisfied by the proposed driveway, which circumnavigates all three proposed hotel buildings. The driveway has three access points from Paseo de Peralta and Alarid Street. Ingress and egress along Alarid Street are through an emergency access gate.

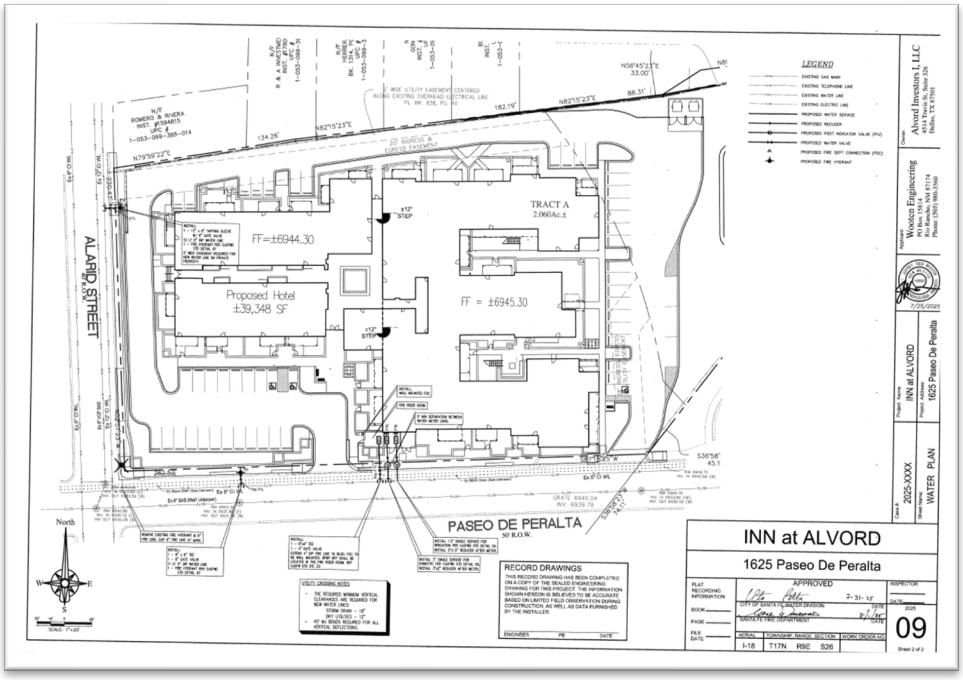
G. Utilities

1. Water Engineering and Resources

The property is currently connected to city water. The applicant plans to upgrade the water utility services by installing two new water meters: a two-inch domestic meter and a 1.5-inch irrigation meter. The Project has received approval for its water plan, as shown in Figure 5: Water Plan.

The development water budget was calculated using an estimation of the average water use per unit and landscaping for Phase 1. Per the water budget, the proposed annual water demand is calculated at 6.31acre feet per year (AFY) and 6.93 AFY after the 9.8% contingency. A detailed water budget for the proposal can be found in Attachment C.

Figure 5: Water Plan



2. Wastewater

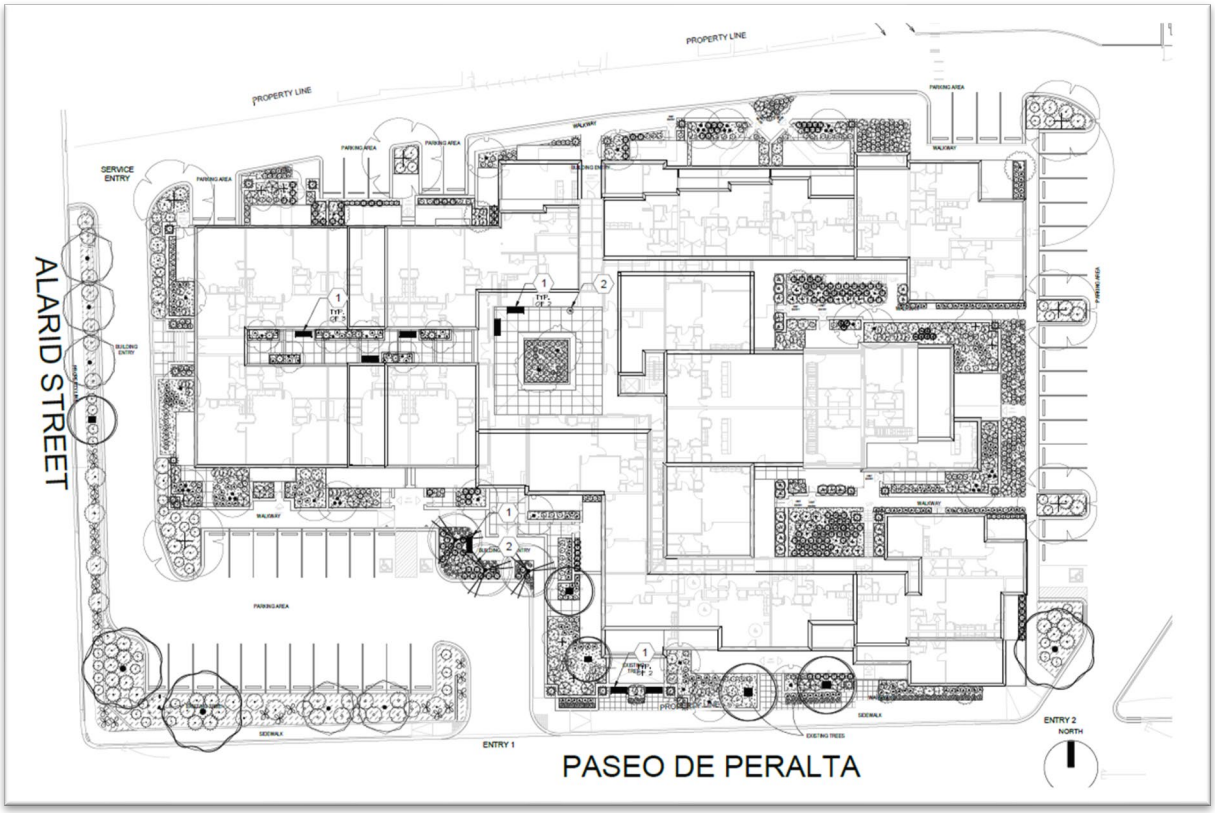
The Project includes a proposal for a six-inch service lateral connection to the existing eight-inch sewer main located along Paseo de Peralta. Comments provided by the Wastewater Division can be found in Attachment B.

H. Technical Review and Terrain Management

The Applicant is proposing landscaping throughout the Project. Along Alarid Street, the neighborhood edge, the Project includes a landscaping buffer of five feet with trees and shrubs between the sidewalk and yard wall. Immediately next to the landscaping is a five-foot-tall coyote fence, see Figure 6: *Landscaping Plan.* The proposed landscaping is in conformance with the requirements in the Master Plan.

However, Staff's review has found that the landscape plan requires technical corrections (see Attachment A "*Conditions of Approval and Technical Corrections"*). The technical corrections must be addressed prior to the recordation of the Project. All terrain management and technical review conditions of approval and technical corrections can be found in Attachment A "*Conditions of Approval and Technical Corrections"* and in Attachment B "*DRT Memos."*

Figure 6: Landscaping Plan



IV. DEVELOPMENT PLAN

Section 14-3.8 governs the purpose, applicability, procedures, and approval criteria for development plans. To approve a development plan, the Planning Commission must make the following findings:

Table 3: Approval Criteria *§14-3.8(D)(1)*

Criterion 1: ***that it is empowered to approve the plan under the section of Chapter 14 described in the application;***	**Criterion Met: (Yes/No) YES**
Applicant's Response: ***"****This application proceeds with the first phase of a Master Plan that was approved under Case #2018-31. The proposed Development Plan is "Phase 1" of the approved Master Plan, and follows all the restrictions of height, uses and Architecture contained in the approved Master Plan."* **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 and subdivision plats. Subsection 14-3.8(B) requires approval of a development plan for projects with a gross floor area of thirty thousand feet or more. The City's Development Review Team has reviewed the application requiring conditions and technical correction prior to a filing. The application complies with City Code subject to conditions of approval and technical corrections. It is therefore Staff's conclusion that Criterion 1 is met.	
Criterion 2: ***that approving the development plan will not adversely affect the public interest;***	**Criterion Met: (Yes/No) YES**

Applicant's Response:

"Because this proposal is following a previously approved master plan, the publics concerns have already been baked into this application. The approved uses, size, and setbacks dictated by the master plan reflect the public at large, and neighbors interests in the proposed development. This project is a long-term stay (or "all suites" hotel). This sort of use will not negatively affect the housing market of the area or the city at large. A long-term stay hotel also puts far less traffic load on the adjacent neighborhood than any other use of the property that could be financially viable for a private developer. Perhaps most importantly for public interest, providing a larger long term stay or "all suite" hotel will lessen the demand for converting single family homes to this use, and in turn, keep more homes in the housing market."

Staff Response:

The Governing Body approved and implemented the General Plan and ordinances to establish standards for health, safety, and welfare that affect land use and development to protect the public interest. Additionally, the Governing Body approved the Master Plan in order to provide a comprehensive plan that must be followed during subsequent development for the master-planned area. The Project complies with the Master Plan for the proposed all-suite hotel. Therefore, the Project meets the goals of the General Plan and is not averse to the public interest. Therefore, Staff finds that Criterion 2 is met.

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) YES**

Applicant's Response:
"The approved development conforms to the approved Master Plan which only allows uses that were seen as compatible with the neighborhood. The master plan provides height and footprint setbacks and yard wall requirements that screen and set back the development from adjacent residential properties. These requirements are significantly beyond the underlaying code requirements for the property (that being BCD-Red). The proposed Architecture is an understated interpretation of Territorial Santa Fe Style that reflects the character of the surrounding residential neighborhood. The Architecture utilizes brick copings on parapets which reflect the neighboring architecture. The design also utilizes terraced massing, locating most openings under portals, in keeping with Territorial Santa Fe Style. The yard-walls incorporate raised planters at a widened sidewalks where the property boarders Paseo de Peralta and Alarid Street, giving a pedestrian friendly boarder to the rest of the neighborhood."

Staff Response:
The Project use is compatible with the neighboring residential uses, buildings, and structures, refer to Table 1: *Adjacent Properties*. The buildings are proposed in Territorial Santa Fe style architecture that matches the existing Alvord Elementary School architectural style. The application complies with the approved Master Plan Staff have reviewed and found the proposed buildings are architectural compatibility with adjacent properties and the BCD-RED.

V. EARLY NEIGHBORHOOD NOTIFICATION

The Applicant conducted an Early Neighborhood Notification (ENN) meeting virtually via Zoom Video Communications on May 9, 2024. The Applicant presented on the project plans and other relevant information. Attendees included the project team and City staff, and members of the public were in attendance. Members of the public made statements of support for the Project. Discussion centered concern for more affordable housing options, safety of Paseo de Peralta for pedestrians, and traffic. Comments made by members of the public are included in Attachment C - ENN Meeting Submittals.

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)."

VII. ATTACHMENTS

A. Conditions of Approval and Technical Corrections
B. Development Review Team (DRT) Comments
    1. Land Use Engineering/Terrain Management – ADA
    2. Land Use Engineering /Terrain Management
    3. Fire Prevention

4. Land Use Engineering /Terrain Management – Landscape/Irrigation Review
5. Public Works/Traffic - Wilson & Company, Inc., Engineers & Architects (City Engineering Consultant)
6. Public Utilities/ Wastewater
7. Public Utilities/ Water
8. Public Utilities/ Water Resources

C. Applicant Materials
1. Development Plan Application
2. Development Plan Approval Criteria
3. Development Plan Letter
4. DRT Review
5. Legal Lot of Record
6. Master Plan Approval
7. Development Plan Drawings
8. Pre-Application Form
9. ENN Meeting Submittal Package and Notes
10. Proof of Mailing and Communication with Neighbors
11. Archaeological Clearance
12. Architectural Points Worksheet
13. Water Plan
14. Development Water Budget

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

Title	**Name**	**Initials**
Department Director	Heather L. Lamboy, AICP	HLL
Assistant Department Director	Maggie Moore	*MRM*
Planning Manager	Daniel A. Esquibel	*DAE*
Senior Planner	Rebekah Clouser	*RC*

Planning Commission

Case 2024-8195: 1625 Paseo de Peralta Development Plan

ATTACHMENT A

Conditions of Approval and Technical Corrections

#	CONDITION OF APPROVAL/ TECHNICAL CORRECTION	DEPARTMENT:	TO BE COMPLETED BY:
1.	Shall comply with the 2021 International Fire Code.	Fire Protection District	Prior to Building Permit
2.	All buildings, structures, and fences/yard walls shall be in 1625 Paseo de Peralta.	Land Use: Zoning	Prior to Recordation
3.	Development plan shall follow staff red line process		Prior to Recordation
4.	City staff respectfully requests ball valves be used as isolation valves	Land Use: Landscaping, Irrigation, & Outdoor Lighting	Prior to Recordation
5.	Provide a ball valve as a manual flush valves at the ends of all irrigation laterals		Prior to Recordation
6.	Ensure warm season lawn has two hundred present irrigation coverage		Prior to Recordation
7.	Fraxinus Cuspidata, Fragrant Ash, is not on the city approved plant list. Please replace fragrant ash trees with another approved tree variety from the City of Santa Fe plant list.		Prior to Recordation
8.	Quercus Gravesii, Chisos Red Oak is not on the city approved plant list. The USDA zone rating is 8 Santa Fe is Zone 6; survival is not plausible. Please replace Chisos Red Oak trees with another approved tree variety from the City of Santa Fe plant list.		Prior to Recordation
9.	Provide the existing tree varieties on the landscape plan.		Prior to Recordation
10	For safety reasons Cottonwoods trees are not allowed in parking lot areas or near pedestrian access ways. Replace Cottonwoods with another tree from the city approved list.		Prior to Recordation
11	Reduce landscape shrub and perennial plant counts in mass planting locations by 25% and note reduction number on the landscape plan. Please review code 14-8.4(E).		Prior to Recordation
12	Irrigation systems shall be zoned by levels of water use. For the most		Prior to Recordation

	efficient water use, plants with similar water use requirements shall be grouped together. Trees and shrubs shall have separate zones. Drought tolerant and very low water use trees 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.		
13	Provide the irrigation controller location on the irrigation sheet LI-101.		Prior to Recordation
14	Location of the irrigation meter is at different locations on the Irrigation Plan (Sheet LI-101) and Water Plan (Sheet 2 of 2).		Prior to Recordation
15	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.		Prior to Recordation
16	Provide a water budget: Irrigation system operation information including recommended monthly and seasonal irrigation schedules and water budgets based on gallons used for landscape plantings for year one and year three shall be included on the irrigation plan. Per 3.18. Design Regulations of Landscape Irrigation Design Standards City of Santa Fe, New Mexico.		Prior to Recordation
17	Provide on the Plant Schedule List the water use needs for each plant as shown in the City of Santa Fe approved plant list.		Prior to Recordation
18	Street trees are deciduous, evergreen trees are not acceptable due to ice buildup on streets due to shading. Revise street trees Requirement notes.		Prior to Recordation

19	Provide retention/detention pond required landscape calculations per code 14-8.4(F)(2)(e).		Prior to Recordation
20	All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. Seed rate shall be 2 lbs. per 1,000 sf.		Prior to Recordation
21	A water level measuring device with zero set at finish grade located at the center of each pond is required.		Prior to Recordation
22	Development Plan C-301: The plan proposes a 6-inch service lateral connection to the existing 8-inch concrete sewer main on Paseo de Peralta. This connection is acceptable provided that your team coordinates with us to schedule the required sewer tap inspection. Please ensure that your contractor connects to the main strictly using a T-fitting.	Public Utilities: Wastewater Management	At time of Permit and Construction
23	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.	Land Use: ADA	At Time of Permit

24	If a new fire service is required, an approved water plan will be required for the new fire service. Water Plan shall be submitted to the City Water Division for review.	Public Utilities: Water Division	Prior to Public Hearing
25	If a new fire service is required, an Agreement to Construct and Dedicate (ACD) will be required for the new fire service.		Prior to Building Permit Approval
26	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 Time of Development
27	Specific technical comments on the new public water infrastructure plans will be provided to the engineer via the water plan review.		Prior to Water Plan Approval
28	Submit an approved Development Water Budget (DWB) in addition provide 9.8% contingency per SFCC 14-8.13(E)(1). DWB must include a Landscape Irrigation Budget and water demand offset for the clubhouse, gym and pool.	Public Utilities/ Water Division: Water Resources	Prio to Final Plan Approval
29	If over the 5 AFY threshold applicant shall obtain water rights through the water rights transfer program per SFCC 14-8.13(E)(2)(a)		Prior to Acquiring Building Permit
30	For an Agreement to Construct and Dedicate Public Improvements (ACD) an approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency Fee.		Prior to an Approved ACD
31	The applicant may choose to develop a detailed alternative development water budget for the development project supported by reliable data that demonstrates that		Prior to final plan approval

	the anticipated annual water use will be less than if based on the Water Division's standard formulas per SFCC 14-8.13(B)(2)(b)		
32	Applicant miscalculated the total development water budget and needs to update based upon the number of rooms within the Alvord Inn.		Prior to final plan approval
33	The total acreage for the pre-developed area is not consistent with the total acreage of the post-developed area. No explanation has been provided for this discrepancy. They should be equal or provide an explanation.	Land Use/ Technical Review: Engineering	Prior to Recordation
34	Provide further clarification for that C values was chosen for each type of surface.		Prior to Recordation
35	The basketball court being removed would change the C value for Tract A, not Tract B. Show total amount of old impervious surfaces vs new impervious surfaces. Provide explanation for the reduction in the C value from 0.9.		Prior to Recordation
36	Although the applicant stated that the drawings were revised to show the storm drain sizes, this information is still not clear on either the storm drain plan or grading plan. There is no legend on the storm drain plan showing a storm drain other than the existing storm drain in the street. The grading plan seems to show inlets in the parking lot and between buildings. If they are inlets with connected storm drain pipes, provide labels and sizes. Also provide details of inlets. Declutter the drawing so that the path of the storm drain can be located on the south side.		Prior to Recordation
37	The Applicant shall demonstrate compliance with each of the	Various departments	Various

	conditions of approval, technical corrections and notes as found in Attachment B: "*City DRT Conditions of Approval, Technical Corrections, and Comments.*"		

September 4, 2025

Planning Commission

ATTACHMENT B

Development Review Team Memos

Case# 2024-8195

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.

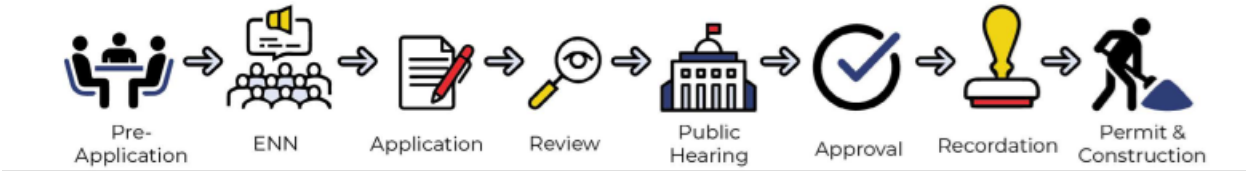


Timing of Conditions of Approval + Technical Corrections

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 *2025 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 6/17/2025

DRT Member: Teddy Padilla

Dept/Div: Land Use/Technical review

Case No.: 2024-8195

Case Planner: Rebekah Clouser, reclouser@santafenm.gov

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. 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.	By Permitting	
2. **Inspector reserves the right to request repair to any sidewalk adjacent to lot if he deems the sidewalk unsafe, loose or broken. Pursuant to Ch 23-3.6 in accordance with ADA standards, as provided in subsection 23-1.7 SFCC 1987.**	By Permiiting	
3.		
4.		
5.		
6.		

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

Form Updated: April 2024

**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)

Date: 9/4/24

DRT Member: Dee Beingessner

Dept/Div: Land Use/ Engineering

Case No.:

Case Planner: Carly Vendiiti

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. Parking, drainage ponding and landscaping are proposed on Tract B for development on Tract A. Tract B will need to include easements for these to occur on a separate property.	Prior to Recordation OK	This is not the case; revised G&D drawings now make this clear. Pond on Tract B only drains stormwater on Tract B. Tract A is drained per new landscape islands and new connections into existing stormline in PDP. See calcs on G&D drawings, velocity and quantity of stormwater in proposed plan is below pre-developed quantities.
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant response**:
1. Sheet C2.03 shows two pre-developed basin tables. It appears the second one should be labelled as post-development basin table.	Prior to approval of development plans and recordation. OK	Corrections 1-3 has been amended see revised drawings.
2. The total acreage for the pre-developed area is not consistent with the total acreage of the post-developed area. No explanation has been provided for this discrepancy. They should be equal or provide an explanation.	This was not addressed	
3. Provide a discussion of drainage calculations to include what C values were used to obtain the final C values for each basin.	This was partially addressed but needs further clarification. What C value was chosen for each type of surface.	
4. The pond appears to be uphill from the developed area. Provide information and plans to show how the water will be directed to the ponding area. Provide discussion and plans for drainage and overflow of pond. Provide elevations of the top and bottom of the pond and pond volume calculation.	OK	See response to condition of approval #1 above. tract A is not drained into new pond, see revised drawings.
5. Need reclamation and landscaping and irrigation plan for Tract B. The C value for tract B went down from 0.45 to 0.4 with no explanation. If the reason it went down is because the basketball court is to be removed, that area will require revegetation or other	The basketball court being removed would change the C value for Tract A, not Tract B. Why did the C value drop from 0.9 to to 0.82 and 0.85. Show total amount of old impervious surfaces vs new impervious surfaces.	See revised drawings; Basketball court is removed and area is to be revegetated.

Form Updated: April 2024

treatment. Please state why the c value is reduced for each basin where it is reduced.		
6. There appears to be some drainage system from the buildings and in the parking lot but no details of pipe sizes or inlet structures have been provided and it does not appear to drain to anything. The labelling of this system does not match anything on the legend. It's labelled as Top and Inv and the Legend only shows a TI designation which does not appear to be used anywhere on the plan.	I could not locate a storm drain on the storm drain plan I did not find sizes on either the grading plan or the "storm drain" plan. There is no legend on the storm drain plan showing any storm drains other than the existing storm drain in the road. The grading plan seems to show drop inlets in the parking lot and maybe between buildings but nothing is labeled or sized.	See revised drawings; drainage system is sized and specified.
7. Show curb cut locations to direct water from parking lot into landscaped areas. Provide curb cut detail. Show flow direction arrows throughout. Show TC and FL elevations in parking area abutting Paseo de Pe driving area abutting Alarid St.	Only the Top elvation and Inv elevation is shown. The drawing is so cluttered that the path of the storm drain could not be located on the south property.	Curb cuts are provided and specified. Revised plan have elevations provided for flow lines and curbs.

**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

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.

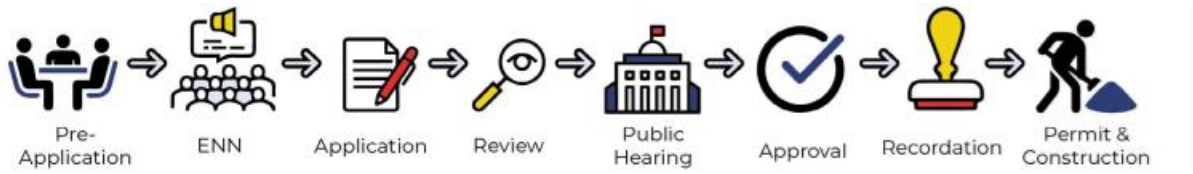


Timing of Conditions of Approval + Technical Corrections

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

Date: July 16, 2025

DRT Member: Geronimo Griego (Fire Marshal)

Dept/Div: Fire Prevention Division

Case No.: 2024-8903_Inn at Alvord School Dev Plan 1625 Paseo de Peralta

Case Planner: Rebekah Clouser, 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:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Shall comply with the International Fire Code 2021	*Prior to Building Permit Approval*	
2.		
3.		
4.		
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. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

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.

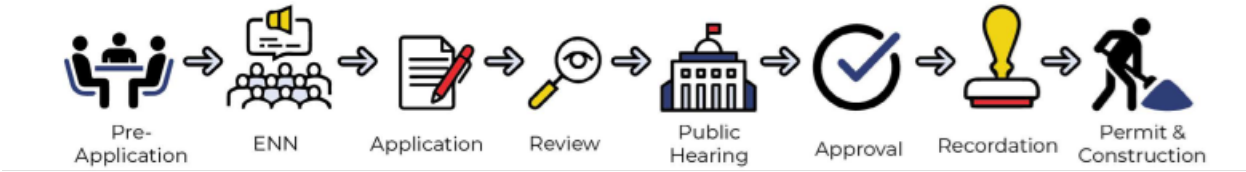


Timing of Conditions of Approval + Technical Corrections

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 *2025 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: June 17,2025

DRT Member: Lawrence Rivera

Dept/Div: Landscape, Irrigation, & Outdoor Lighting

Case No.: 2024-8195 Alvord Inn Development Plan 2nd Review

Case Planner: Rebekah Clouser, reclouser@santafenm.gov

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. City staff respectfully request ball valves be used as isolation valves.	Prior to Recordation	
2. Provide a ball valve as a manual flush valves at The ends of all irrigation laterals.	Prior to Recordation	
3. Ensure warm season lawn has two hundred present irrigation coverage.	Prior to Recordation	
4. Fraxinus Cuspidata, Fragrant Ash, is not on the city approved plant list. Please replace fragrant Ash trees with another approved tree variety from the City of Santa Fe plant list.	Prior to Recordation	
5. Quercus Gravesii, Chisos Red Oak is not on the city approved plant list. The USDA Zone rating is 8 Santa Fe is Zone 6; survival is not plausible. Please replace Chisos Red Oak trees with another approved tree variety from the City of Santa Fe plant list.	Prior to Recordation	
6 Provide the existing tree varieties on the landscape plan.	Prior to Recordation	
7. For safety reasons Cottonwood trees are not allowed in parking lot areas or near pedestrian access ways. Replace Cottonwoods with another tree from the city approved list.	Prior to Recordation	
8. Reduce landscape shrub and perennial plant counts in mass planting locations by 25% and note reduction number on the landscape plan. Please review code 14-8.4(E).	Prior to Recordation	
9. Irrigation systems shall be zoned by levels of	Prior to Recordation	

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.		
10. Provide the irrigation controller location on the irrigation sheet LI-101.	Prior to Recordation	
11. Location of the irrigation meter is at different locations on the Irrigation Plan (Sheet LI-101) and Water Plan (sheet 2 of 2).	Prior to Recordation	
12. Provide a significant tree survey, list species, size,and quantities. Any trees to be removed shall be mark on the plan with a red X.	Prior to Recordation	
13. Provide a water budget: Irrigation system operation information including recommended monthly and seasonal irrigation schedules and water budgets based on gallons used for landscape plantings for year one and year three shall be included on the irrigation plan. Per 3.18. Design Regulations of Landscape Irrigation Design Standards City of Santa Fe, New Mexico.	Prior to Recordation	
14 Provide on the Plant Schedule List the water use needs for each plant as shown in the City of Santa Fe approved plant list.	Prior to Recordation	
15. Street trees are deciduous, evergreen trees are not acceptable due to ice buildup on streets due to shading. Revise street trees Requirement notes.	Prior to Recordation	
16. Provide retention/detention pond required landscape calculations per code 14-8.4(F)(2)(e).	Prior to Recordation	
17. All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. Seed rate shall be 2 lbs. per 1,000 sf.	Prior to Recordation	
18. A water level measuring device with zero set at finish grade located at the center of each pond is required.	Prior to Recordation	
STAFF RESERVES THE RIGHT TO REQUIRE ADDITIONAL SUBMITTALS UPON RECEIVING REVISIONS.		

**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:

Form Updated: April 2024

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Date: September 4, 2024

DRT Member: Leroy N. Pacheco, PE and Philip Gallegos, PE (Wilson & Company)

Dept/Div: Public Works/Traffic

Case No.: Alvord Inn Case 2024-8195

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:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. None	N/A	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. None	N/A	
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.

1625 Paseo De Peralta Inn at Alvord STA Review

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

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

CC Robert.Luna@wilsonco.com

Date Tuesday, September 3rd, 2024 at 9:06 AM

Leroy, I have reviewed the STA for 1625 Paseo De Peralta Inn at Alvord and concur with the STA as submitted by Mike Gomez, PE, PTOE that a TIA is not required for this development. Please let me know if you have any questions or need more information. Thanks, Phil

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

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Santa Fe Engineering Consultants, LLC
SFEC
Civil and Traffic Engineering
Construction Management
Land Development
1599 St Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641

August 16, 2024

Mr. Sheb Mirando
Lloyd & Associates Architects
740 St. Michael's, Dr., Suite 4A
Santa Fe, NM 87505

RE: SITE THRESHOLD ASSESSMENT FOR THE PROPOSED 46 ROOM ALL SUITES HOTEL AT 1625 PASEO DE PERALTA, SANTA FE, NEW MEXICO

Dear Mr. Mirando,

We have prepared a Site Threshold Assessment (STH) for the 46 room all suites hotel at 1625 Paseo De Peralta, Santa Fe, New Mexico. This STH was prepared in accordance with the New Mexico Department of Transportation (NMDOT), State Access Manual (SAMM).

The projected traffic generated by this development was calculated for the AM and PM peak hours of the adjacent road. Trip generation calculations were performed using the Institute of Transportation Engineers (ITE) TripGen Web-Based App. The ITE TripGen Web-Based App is based upon the ITE Trip Generation Handbook, 11th Edition.

Existing traffic data in the area roadway network was obtained from NMDOT MS2 software. The NMDOT STH form, trip generation calculations, and MS2 data are attached.

Based upon the STH and STA Form, a TIA is not required, however a scoping meeting with the City of Santa Fe Public Works department and City Traffic Consultant is required to review the STA/STH form. If you wish for us to setup this meeting let us know.

If you have any other questions or if you need additional information, please don't hesitate to contact me.

Sincerely,

Michael Gomez, PE, PTOE
Santa Fe Engineering Consultants, LLC

Site Threshold Assessment (STH)

A Site Threshold Assessment (STH) is required of all developing or redeveloping properties that directly or indirectly access a state highway.

District No. _____

Project No. _____

Permit Applicant

Date: 08/16/2024

Applicant Name: Sheb Mirando

Business Name: Lloyd & Associates Architects

Business Address: 740 ST. Michael's Dr., Suite 4A

City: Santa Fe State: NM Zip Code: 87505-____

Site Description

Development Type		Site Information (fill in all that apply)			
Residential	___	Building Size (SF)	_____	Dwelling Units	_____
Retail	___	Parcel Size (ac)	_____	Rooms	46
Office	___	Roadway Frontage (ft)	_____	Beds	_____
Industrial	___	Parking Spaces	_____	Students	_____
Institutional	___	Employees	_____	Seats	_____
Lodging	X	Other	_____	Fuel Pumps	_____
Restaurant	___			Courts	_____
Convenience/Gas	___			Storage Units	_____
Other	_____				

The STH examines existing roadway volumes and anticipated site trip generation for the purpose of determining if additional analyses are required. If the site characteristics and the trip generation estimate for a proposed development do not satisfy the requirements for a STA or a TIA as determined by the District Traffic Engineer, the STH should be approved and the traffic study requirement for the proposed development will be complete. If additional analysis is required based on the results of the STH, the District Traffic Engineer should indicate to the applicant the level of analysis that is required.

Existing Roadway Data

Highway No.: FL4807

Highway ADT: 6,193

Number of Lanes (two-way): 2

Site Mile Post: 0.08

Count Year: 2023

Func. Class.: (4) Minor Arterial

Trip Generation

ITE Trip Generation Land Use Category: 311 (All Suites Hotel)

AM Peak Hour Trips	Enter:	0	Exit:	0
PM Peak Hour Trips	Enter:	5	Exit:	5

Exceeds Threshold: **Y** **or** **(N)** → If Yes, is a **STA** or **TIA** Required?

Thresholds

STA: 25 to 99 peak-hour total trips and more than 1,000 vehicles per lane per day on adjacent highway.

TIA: 100 or more peak-hour total trips.

Other Requirement Basis / DTE Comments: _____

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: Sheb Mirando

Business Name: Lloyd & Associates Architects

Business Address: 740 St. Michael's Dr., Suite 4A (Street Address:) Santa Fe (City:) NM (State:) 87505 (Zip Code:)

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

Site Description: Existing school to be remodeled

Site Address: 1625 Paseo De Peralta (Street Address:) Santa Fe (City:) NM (State:) 87501 (Zip Code:)

NMDOT Roadway: FL4807 Milepost: 0.08 Roadway ADT: 6,193

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

All Suites Hotel

Building Size (SF): 51,484 Parcel Size (acre): _____

Trip Generation:

ITE Trip Generation Land Use Category: 311 (All Suites Hotel)

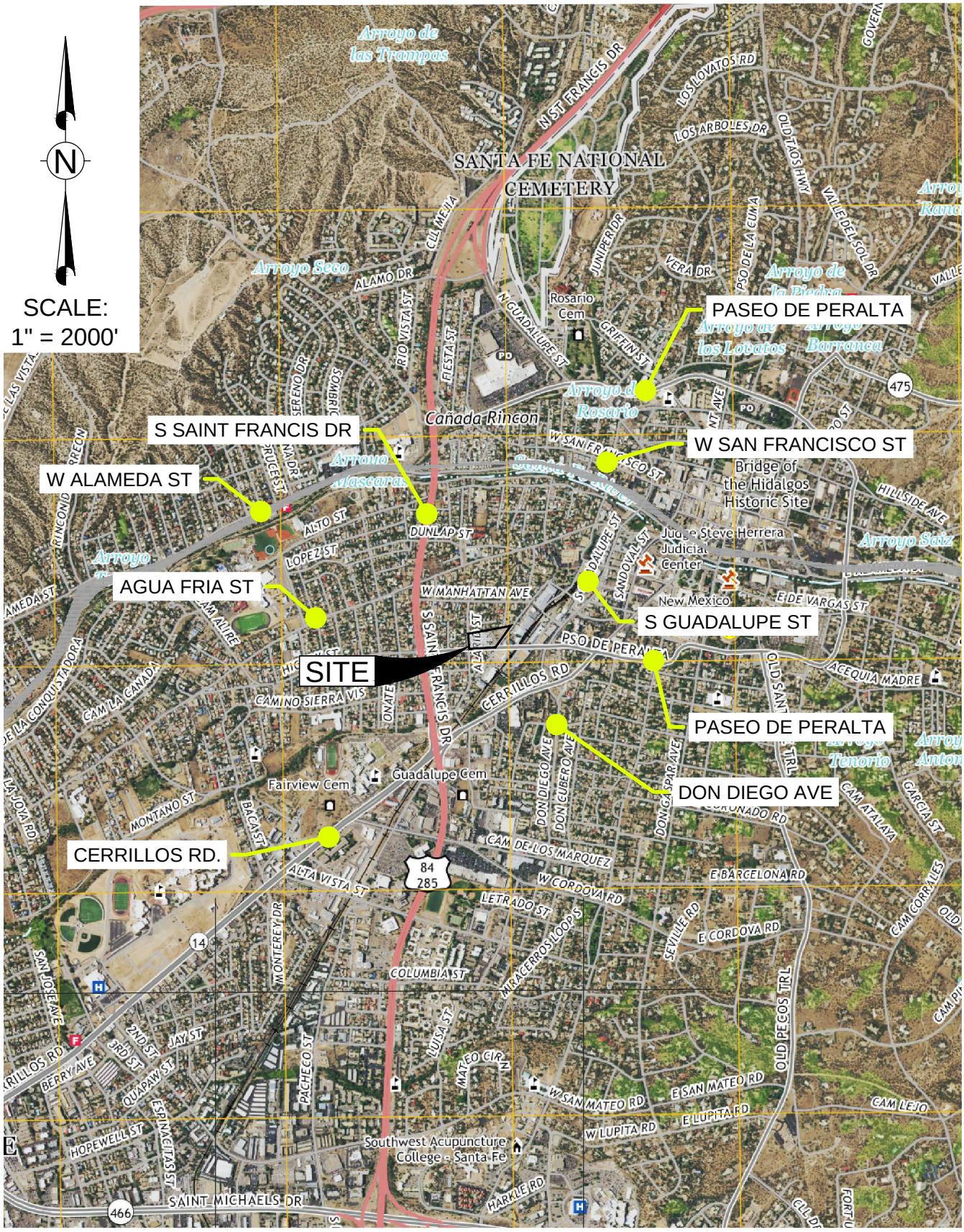
AM Peak Hour Trips Enter: 0 Exit: 0

PM Peak Hour Trips Enter: 5 Exit: 5

Exceeds Threshold for TIA (100 or more peak hour total trips):

Yes [ ]

No [X]



REFERENCE:
USGS Quadrangle Maps Entitled "Agua Fria, NM" Dated 2020, "Turquoise Hill, NM" Dated 2020, "Santa Fe, NM" Dated 2020, and "Seton Village, NM" Dated 2020

LEGEND

DENOTES FUTURE CORRIDOR (APPROXIMATE) - - - - -

DENOTES RECENTLY CONSTRUCTED ROAD ———

VICINITY MAP
FIGURE 1

Traffic Count (TCDS)

Home Locate Locate All Email This Auto-Locate:

List View | All DIRs | Report Center

Record 1 of 1 Goto Record go

Location ID	12148	**MPO ID**	
Type	SPOT	**HPMS ID**	
On NHS	No	**On HPMS**	
LRS ID	FL4807P	**LRS Loc Pt.**	0.082523
SF Group	U4-7	**Route Type**	Two-Way Roadway
AF Group	U4-7	**Route**	FL4807
GF Group	U4-7	**Active**	Yes
Class Dist Grp	U4-7	**Category**	
Seas Clss Grp	Statewide		
WIM Group	FC-NOT-1		
QC Group	Default		
Fnct'l Class	(4) Minor Arterial	**Milepost**	
Located On	PASEO DE PERALTA		
Loc On Alias	PASEO DE PERALTA--SANTA FE, FROM ST. FRANCIS DR., E,N, &W TO NM 475.		

More Detail

STATION DATA

Directions: 2-WAY NEG POS

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2023	6,193[3]		10	57	5,839 (94%)	354 (6%)	Grown from 2022
2022	5,804[3]		10	57	5,450 (94%)	354 (6%)	Grown from 2021
2021	5,679	576	10	57	5,626 (99%)	53 (1%)	
2020	7,579[3]		11	55	7,047 (93%)	532 (7%)	Grown from 2019
2019	9,198[3]		11	55	8,812 (96%)	386 (4%)	Grown from 2018

|<< < > >>| 1-5 of 14

Travel Demand Model

	Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV

VOLUME COUNT

	Date	Int	Total
	Wed 11/3/2021	15	6,146
	Tue 11/2/2021	15	5,948

VOLUME TREND

Year	Annual Growth
2023	7%
2022	2%
2021	-25%
2020	-18%
2019	0%
2018	0%
2017	1%
2015	-1%

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3,081 (23)
S St Francis Dr
Juanita St
Amado St
Romero St
W Manhattan Ave
W Manhattan Ave
Alarid St
Adolfo St
Camino de la Familia
Camino de la Familia
Market St
Rail-Trail
Alcaldesa St
29,757 (23)
Montez Pl
SITE
Santa Fe
Chili Line Ln
Rail-Trail
8,091 (23)
6,182 (23)
6,193 (23)
Paseo De Peralta
Paseo De Peralta
Hickox St
Onate Pl
Alarid St
Callejon
Camino de la Familia
692 (23)
10,499 (23)
Ninita St
Rosita St
Camino Sierra Vista
29,910 (23)
S St Francis Dr
Cerrillos Rd
5,139 (23)
Don Diego Ave
Don Cubero Alley
Mercer St
21,054 (23)
Cerrillos Rd
Gilmore S
Alarid St
6,007 (23)

SA

PROJECT DETAILS

Project Name:	INN AT ALVORD	Type of Project:	
Project No:		City:	
Country:		Built-up Area(Sq.ft):	
Analyst Name:	michael gomez	Clients Name:	
Date:	8/16/2024	ZIP/Postal Code:	
State/Province:		No. of Scenarios:	2
Analysis Region:			

SCENARIO SUMMARY

Scenarios	Name	No. of Land Uses	Phases of Development	No. of Years to Project Traffic	User Group	Estimated New Vehicle Trips		
						Entry	Exit	Total
Scenario - 1	AM PEAK	1	1	0		0	0	0
Scenario - 2	PM PEAK	1	1	0		5	5	10

Scenario - 1

Scenario Name: AM PEAK
User Group:
Dev. phase: 1
No. of Years to Project Traffic : 0
Analyst Note:
Warning:

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method Rate/Equation	Entry Split%	Exit Split%	Total
311 - All Suites Hotel	General Urban/Suburban	Rooms	46	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN)	0	0	0
Data Source: Trip Generation Manual, 11th Ed					T = 0.47(X) - 21.50	53%	47%	

VEHICLE TO PERSON TRIP CONVERSION

BASELINE SITE VEHICLE CHARACTERISTICS:

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
311 - All Suites Hotel	100	100	1	1	53	47

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
	Entry	Exit	Entry	Exit	Entry	Exit
311 - All Suites Hotel	0	0	0	0	0	0
	0		0		0	

NEW VEHICLE TRIPS

Land Use	New Vehicle Trips		
	Entry	Exit	Total
311 - All Suites Hotel	0	0	0

RESULTS

Site Totals	Entry	Exit	Total
Vehicle Trips Before Reduction	0	0	0
External Vehicle Trips	0	0	0
New Vehicle Trips	0	0	0

Scenario - 2

Scenario Name: PM PEAK
User Group:
Dev. phase: 1
No. of Years to Project Traffic : 0
Analyst Note:
Warning:

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
311 - All Suites Hotel	General Urban/Suburban	Rooms	46	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN)	5	5	10
Data Source: Trip Generation Manual, 11th Ed					T = 0.43(X) - 9.93	49%	51%	

VEHICLE TO PERSON TRIP CONVERSION

BASELINE SITE VEHICLE CHARACTERISTICS:

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
311 - All Suites Hotel	100	100	1	1	49	51

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
	Entry	Exit	Entry	Exit	Entry	Exit
311 - All Suites Hotel	5	5	0	0	5	5
	10		0		10	

NEW VEHICLE TRIPS

Land Use	New Vehicle Trips		
	Entry	Exit	Total
311 - All Suites Hotel	5	5	10

RESULTS

Site Totals	Entry	Exit	Total
Vehicle Trips Before Reduction	5	5	10
External Vehicle Trips	5	5	10
New Vehicle Trips	5	5	10

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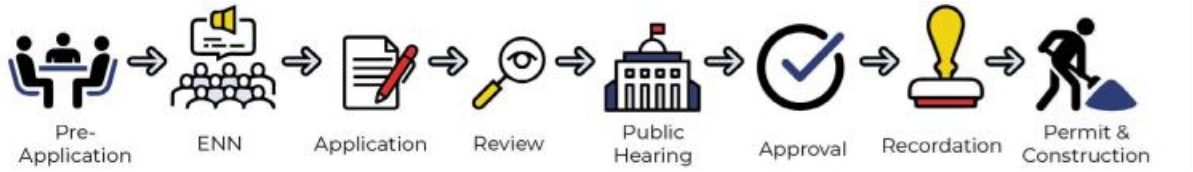
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2025 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 07/22/2025

DRT Member: Sergio Sandoval, PE

Dept/Div: Public Utilities/ Wastewater Management Division

Case No.: 2024-8195

Case Planner: Rebekah Clouser, reclouser@santafenm.gov

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 # 2024-8195

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Attachment F – Development Plan C-301: The plan proposes a 6-inch service lateral connection to the existing 8-inch concrete sewer main on Paseo de Peralta. This connection is acceptable provided that your team coordinates with us to schedule the required sewer tap inspection. Please ensure that your contractor connects to the main strictly using a T-fitting. To initiate the process, please have your team contact me at savalorasandoval@santafenm.gov to obtain and submit the tap application. 2.	Permit and Construction	
3.		
4.		
5.		
6.		
7.		

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. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

Form Updated: April 2024

(see following pages for notes required)

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

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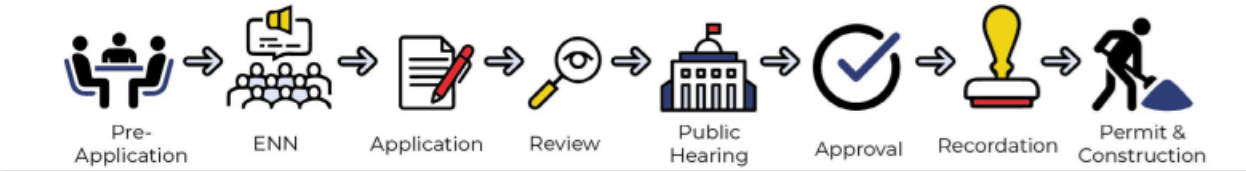
Development Review Process Flow Chart



*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: 8/16/2024

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: 2024-8903

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:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. If a new fire service is required, an approved water plan will be required for the new fire service. Water Plan shall be submitted to the City Water Division for review.	Prior to Public Hearing	
2. If a new fire service is required, an Agreement to Construct and Dedicate (ACD) will be required for the new fire service.	Prior to Building Permit Approval	
3. 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	
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Specific technical comments on the new public water infrastructure plans will be provided to the engineer via the water plan review.	Prior to Water Plan approval	
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. n/a
2.

Explanation of Conditions or Corrections (if needed): n/a

Form Updated: April 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.



Timing of Conditions of Approval + Technical Corrections

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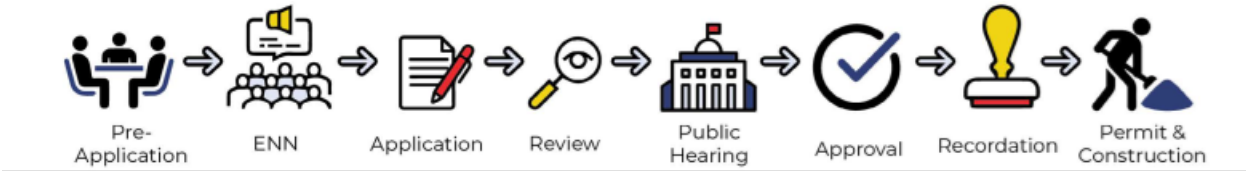
Development Review Process Flow Chart



*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: August 18, 2025

DRT Member: Alan G. Hook

Dept/Div: Public Utilities/Water Division – Water Resources

Case No.: 2024-8903

Case Planner: Rebekah Clouser

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 # 2024-8903

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Submit an approved Development Water Budget (DWB) in addition provide 9.8% contingency per SFCC 14-8.13(E)(1). DWB must include a Landscape Irrigation Budget and water demand offset for the clubhouse, gym and pool.	Prior to final plan approval	
2. If over the 5 AFY threshold applicant shall obtain water rights through the water rights transfer program per SFCC 14-8.13(E)(2)(a)	Prior to acquiring building permit	
3. For an Agreement to Construct and Dedicate Public Improvements (ACD) an approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency Fee.	Prior to an approved ACD	
4. The applicant may choose to develop a detailed alternative development water budget for the development project supported by reliable data that demonstrates that the anticipated annual water use will be less than if based on the Water Division's standard formulas per SFCC 14-8.13(B)(2)(b)	Prior to final plan approval	

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Applicant miscalculated the total development water budget and needs to update based upon the number of rooms within the Alvord Inn	Prior to final plan approval	

**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]

Explanation of Conditions or Corrections (if needed):
(see following pages for notes required)

Form Updated: April 2024

September 4, 2025

Planning Commission

ATTACHMENT C

Applicant Submittals

Case# 2024-8195

(Date stamp)

DEVELOPMENT PLAN APPLICATION

Parcel Information

Project Name: THE ALVORD INN

Address: 1625 PASEO DE PERALTA, SANTA FE, NM 87501

Property Size: 2.05 ACRES

Current Use of Land: VACANT - FORMERLY SCHOOL

Proposed Use of Land: ALL SUITES

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

Are any variances required? YES ☐ NO ☑

Pre-application Conference Date:

Early Neighborhood Notice (ENN) meeting date: JUNE 27, 2024

Zoning: BCD (REDEVELOPMENT)

Property Owner Information

Name: ANDY (First) DUETTRA (Last) (ALVORD INVESTORS I LLC)

Address: 106 E FAITHWAY ST (Street Address) Suite/Unit #

SANTA FE (City) NM (State) 87501 (ZIP Code)

Phone: (505) 603 7644 E-mail Address: aduettra@gmail.com

Applicant/Agent Information (if different from owner)

Company Name: LLOYD & ASSOCIATES ARCHITECTS

Name: WAYNE (First) LLOYD (Last)

Address: 740 SAINT MICHAELS DR., (Street Address) SUITE 4A (Suite/Unit #)

SANTA FE (City) NM (State) 87501 (ZIP Code)

Phone: (505) 470 3338 E-mail Address: wlloyd@lloyd-architects.com

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: 1625 Paseo de Peralta Santa Fe, NM 87501

I/We authorize Lloyd and Associates Architects to act as my/our agent to execute this application.

Signed: Date: August 12, 2024

Signed: Date:

Submittal Checklist (Requirements found in Section 14-3.8 SFCC 1987)

☐ *One (1) 24"x36" plan set and one (1) CD or Flashdrive is required. Please include the following:*

☑	Letter of Application (intent, location, acreage)	☑	Statement addressing approval criteria	☑	Legal Lot of Record, Legal Description	☑	Development Plan (as defined by Section 14-3.8 SFCC 1987)	☑	Landscape, Parking and Lighting Plan, Signage Specifications
☑	Terrain Management Plans (as required by Section 14-8.2 SFCC 1987)	☐	Traffic Impact Analysis ***(if required)***	☐	Proof of Compliance with Conditions of Annexation Approval ***(if applicable)***	☑	Sewer and Water Plan (including profiles and details)	☐	Phasing Plan ***(if applicable)***
☐	Archaeological Clearance ***(if applicable)***	☑	ENN Meeting Notes	☐	Elevations (showing height and Architectural compliance with Subsection 14-8.7)				

Development Plan Submittal Requirements, as defined by Section 14-3.8(C) SFCC 1987:

Applicants for developments that require development plans under this section shall submit plans and other documentation as required by the land use director that show compliance with the applicable provisions of the Santa Fe City Code as provided in Section 14-3.1(C) (Form of Application), including plans that show:

(a) existing conditions on the site and within two hundred (200) feet of the site;
(b) proposed modifications to the site, including the locations of existing and new structures, grading, landscaping, lighting, pedestrian and vehicular circulation, parking and loading facilities;
(c) the types, extent and intensity of land uses that are proposed;
(d) proposed modifications to the infrastructure serving the site, including public and private streets, driveways and traffic control measures and utilities;
(e) documentation of compliance with development standards such as required yards, lot coverage, height of structures and open space;
(f) the phases of development, if applicable;
(g) for residential development, a proposal for provision of affordable housing as required by Section 14-8.11 (Santa Fe Homes Program);
(h) a development water budget as required by Section 14-8.13;
(i) for a development plan or final development plan, sufficient detail to clearly show how each applicable development standard is to be met and identify any variance or waiver required;
(j) for a preliminary development plan, sufficient detail to demonstrate the feasibility of meeting all applicable development standards, including an analysis of the type and extent of variances or waivers required, specific requests for which may be included.

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: Wayne S. Lloyd Date: AUGUST 12, 2024

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

[redacted]

Development Plan Application

LAA Project #2023-18

Date: Original Submittal 08/12/2024

Revised Submittal with approved water plan and DRT Comments

To: Dan Esquibel, Planning Manager

City of Santa Fe Current Planning Division

200 Lincoln Avenue

Santa Fe, NM 87501

RE: Development Plan for The Inn at Alvord, 1625 Paseo de Peralta (formerly 551 Alarid St).

Dear Dan,

On behalf of the owners, Lloyd & Associates (LAA) would like to submit a development plan for 1625 Paseo de Peralta. This property has an approved master plan, which we are following in this application. The master plan was approved as Case # 2018-31 and 2018-03 during the June 13, 2018, Planning Commission meeting. The address at the time of this case was 551 Alarid Street. Included in the aforementioned master plan were zones of height limitations for the site, which the design expressly follows. Additionally, the master plan set forth a list of approved uses, including the proposed use as a hotel.

[redacted]

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[redacted]

I. Introductory Project Information:

A. Basic Property Information

1. This property has two tracts which were divided by the property's previous owner. The tracks are known as Tract A and Tract B
2. . Tract A is addressed 1625 Paseo de Peralta and 2.060 Acres (89,722Sq. Ft.). Tract B is addressed 1617 Paseo de Peralta and is 0.834 Acres (36,336 Sq. Ft.)
3. The Legal Description: Section 26 & 27. T17N, R9E, N.M.F.M.
4. Property Zoning: Zoned as overlay BCD Red (Business Capitol District – Railyard Redevelopment Subdistrict)
5. Additional Overlay Zoning: Historic Downtown Archaeological Review District.
6. Future Land Use Zoning: Community Commercial.

B. Project Description:

1. The site is an existing one-story vacant building that was formally a City of Santa Fe school. The proposed development would renovate the existing building into a long-term stay hotel with two additions to the existing building on the first floor as well as adding a partial second floor. In total the hotel would have 46 guest rooms. Phase 2 is listed in the existing Master Plan on tract B and is not addressed in the request. If phase 2 was to be undertaken a separate development plan application at a later date. Currently the owners have no imminent plans for this second phase of development.

C. Table of Overall Development size:

Building Description	Size	Guest Rooms
Existing Building	30,654	0
Exist. Demolition of New Courtyards	3,580	-
Renovated Existing Building After Demolition	27,074	23
First Floor Addition	6,234	6
Second Floor Addition	18,176	16
Total	51,484	46

[redacted]

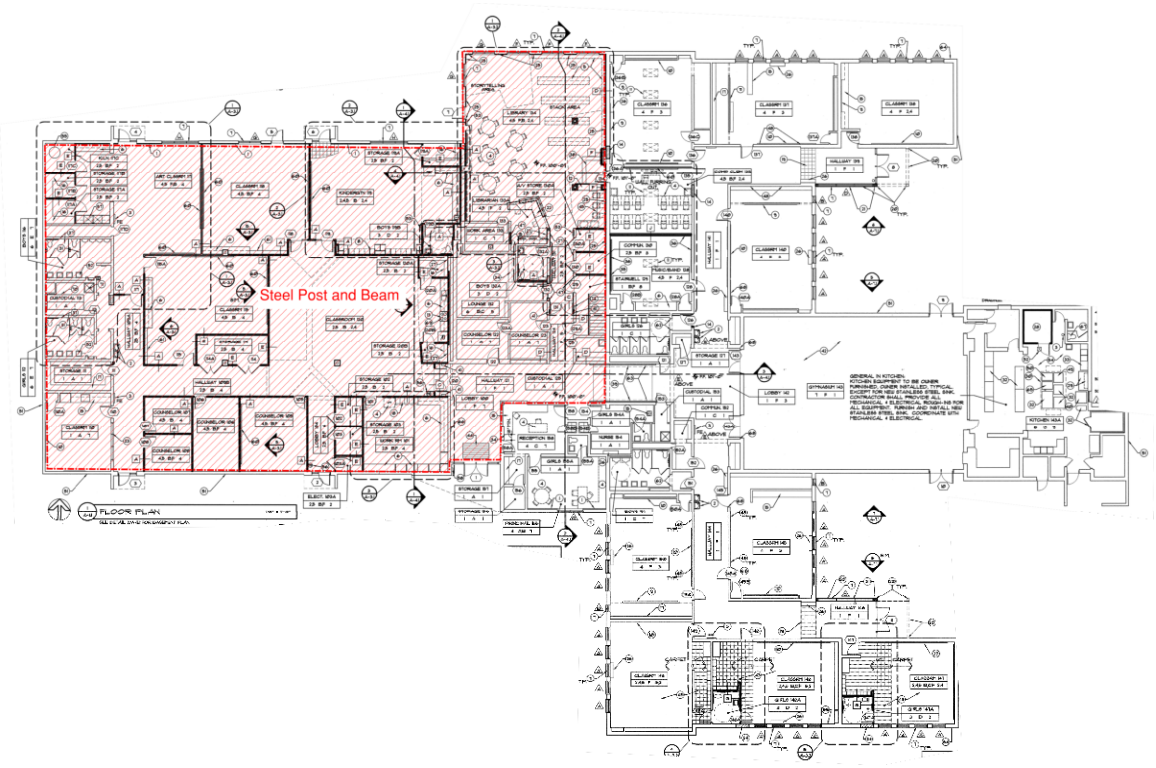
II. Existing Conditions:

A. Property History

1. The existing property was formally a city of Santa Fe public school. The existing building is comprised of several renovations onto the original building. The original building was designed by John Gaw Meem and was constructed in at least two phases spanning from 1945-1949. Several renovations have occurred since the original construction which did not appear in the public record. However, it is documented that in 2004 a significant renovation occurred. This was done by Fanning Bard Tatum.

B. Existing Building Construction

1. The existing building is predominantly composed of 12" thick CMU construction. The portion of the building that received the most renovation in 2004 has a steel post and beam structure



The illustration above shows area steel post and beam structure was added.

[redacted]

III. Detailed Description of Proposed work in Development Plan:

1. The existing building would have two connected courtyards cut into it that have a total size of 3,580 square feet of the existing footprint.
2. The remaining existing footprint of 27,154 square feet of building will be renovated in its entirety and converted to an all-suite hotel.
3. Two additions to the existing first floor are included in the proposal that amount to an added footprint of 6,234 square feet.
4. A series of yard walls are to be added to create enclosed outdoor patios for the guest rooms. The patios amount to 12,207 square feet of area and will be composed of pervious paving and landscaping.
5. Added as well would be an addition of a partial second floor of 6,951 heated square feet. Included in this square footage would be an enclosed stair and elevator needed to access the new second floor.
6. Each added second floor unit will have a roof deck and will be accessible from rooftop corridors that are open to the outside.
7. The site will be modified to fit the new development. Both street frontages will be landscaped to meet the City's requirements.
8. An existing parking lot will be improved along with several smaller sections of parking being added to provide a total of 49 parking spaces.

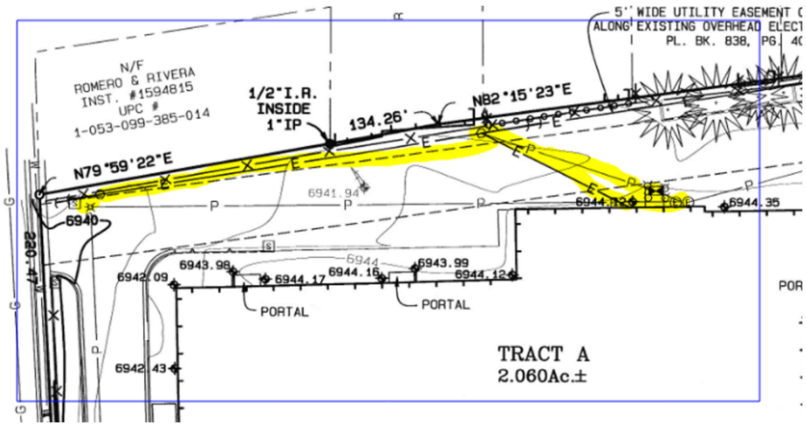
IV. Site Utilities

A. Natural Gas:

1. An existing gas line runs through Paseo de Peralta and branches down Alarid as well. The existing gas yard line onto the site comes off of the line through Paseo de Peralta, with a meter on the south-east corner of the existing building. This yard line and meter will be replaced with a new line and meter in a new location as indicated on the civil drawings.

B. Electrical Service:

1. The existing electrical service comes from an overhead pole to an underground line trenched to a grade mounted transformer and wall mounted panels which supply the building. The civil drawings show a new transformer and service with a meter farther north on Tract B.



Above Image: excerpt of survey highlighted existing electrical service

[redacted]

C. Potable Water Service:

1. Existing main 6” mine line runs through Paseo de Peralta.
2. A 2” yard line comes off this to a hot box which than enters the building.
3. The existing service was a 2” with a 2” meter. The existing service will be replaced with the new detailed below.
4. The Proposed services is seen on the Water Plan Sheet WP-02.

a) A new 4” Drip Fire Line, with a 4” BFP with an adjacent FDC mounted on the wall of the fire riser room.

b) A new 2” single potable service with 3” meter in the sidewalk.

c) This connects to a 3” BFP with a reducer for the line to expand to 3” for the buildings supply.

d) A 1-1/2” service connects to a 2” meter and BFP with a 2” supply for landscaping.

D. Sanitary Sewer:

1. Proposed 4”SAS connecting to existing 6” SAS line in Paseo de Peralta.

E. Stormwater:

1. Existing site of tract A is almost entirely impervious surfaces. The site is drained through the existing curb cuts on to the street and the two existing storm grates and storm lines that run into the storm line running through Paseo de Peralta.

a) Tract B is significantly higher elevation in the existing condition, a yard retaining wall between the two tracts collects a portion of tract B’s stormwater, the remaining flows along asphalt paving to the grate on Tract-A and carries it into Paseo de Peralta.

2. The proposed development drains Tract A through drainage swales and new grating that takes a new drainage line to Paseo de Peralta.
3. In the proposed development plan Tract B has a new pond which manages the stormwater of the Tract B on site.
4. Both Tracts keep more stormwater on site than pre-development levels.

V. Vehicle Access and Easements

A. Vehicle Access

1. The existing condition has a total of three vehicle curb cuts.

a) At the far north- west corner on Alarad Street, this curb cut is renovated to be accessible through the sidewalk and is converted to be a service and emergency only gate that will be provided with a sliding gate that will have controlled access reader as well as a knock box for fire department access. This is per the approved master plan.

b) A curb cut on the south end of the west side of the property will be removed per the approved master plan.

c) The other existing curb cut at the south-east corner of the property is moved slightly to allow for a easier turn into the site from Paseo de Peralta, directly next to the rail yard properties to the west of the site.

d) A new curb cut is proposed to be added approximately midway along Tract A’s south boarding Paseo de Peralta.

[redacted]

VI. Fire Protection

A. Site Access and Building Frontage.

1. The proposed work provides full access on three sides of the development.
2. The north access is limited to 16'-0" as a one-way lane.

B. Fire Sprinklers

1. The buildings will be fully sprinkled with an automated fire suppression system.

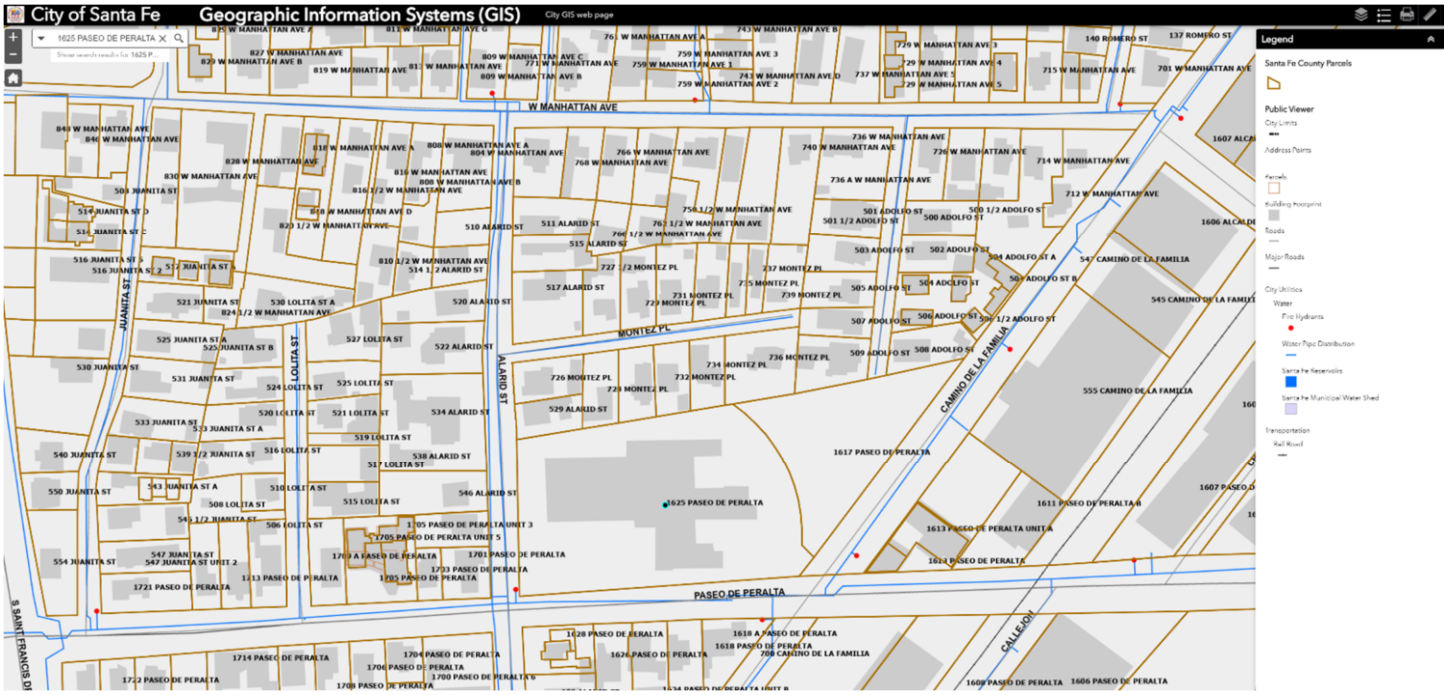
a) *See Water Plan (WP-02). A new 4" line and riser is proposed to support the new sprinkler system.*

C. Emergency Access

1. An emergency-access-only gate will be provided on Alarid Street, at the Northwest corner of the site. This gate shall have a knox box for the Fire Department and giving the site three points of entry for the fire department.

D. Surrounding Hydrants

1. The site has ideal access to fire hydrants, three are on the direct borders of the site. As such the development does not require adding hydrants beyond that needed for its own needs.



Above Image: Hire Hydrant Locations from City of Santa Fe GIS

[redacted]

E. Developments Fire Hydrants

1. Per the water plan (WP-02) the existing Hydrant at the corner of Alarid and Paseo de Peralta is relocated to being directly to the west of the new curb cut at Paseo de Peralta.
2. This location is relatively close to the new FDC connection outside the fire riser room.
3. An added Hydrant is added at the northwest corner of the site, just south of the fire department access gate.

VII. Architecture and Building Design.

A. Construction

1. The new construction shall be construction type V-B construction per IBC 2021. The floor and roof structures shall be steel bar joists and the typical wall construction shall be wood studs.

B. Building Heights

1. The buildings heights shall follow that prescribed in the approved master plan; See sheet DP-04B.

C. Building Systems.

1. HVAC and water heating systems have been designed in a manner that will be energy efficient but also will limit the amount of exterior equipment or need for a mechanical penthouse; thus reducing the height of the building but also limiting the eyesore of exposed mechanical equipment.
2. Buildings shall have centralized VRF split unit heat pumps for heating and cooling.
3. The building shall utilize an existing basement level for localized water heating through a at source water heater that will utilize a series of centralized holding tanks.

D. Exterior Finishes

1. The building is predominantly finished in earth-tone stucco with Brick Banding at parapets.
2. Windows and exterior Doors.
    - *a) The windows are wood metal clad in Dark Bronze Finish.*
    - *b) The panes will have simulated divided lites.*
    - *c) The frames will be mounted 3" in from the finish of the stucco.*
    - *d) Glass show be low-E with grey coating.*
3. Roofing is Tan TPO however roofing is entirely screened by parapet.

[redacted]

VIII. List of Attachments in Application.

A. Development Plan Application Form
B. Application Letter (This letter)
C. Annotated DRT review form with LAA's answers to comments and corrections in blue.
D. Legal Lot of Record.
E. Approved Master Plan
F. Drawings Set:

1. Survey and Legal Lot of Record
2. Development Plan Set included proposed Site plan with architectural improvements including Parking calculations, vehicular & pedestrian circulation, trash dumpster locations and Rendered Elevations
3. Landscape & Irrigation plans with plant selections
4. Terrain Management drawings
5. Lighting Plan, Photo metrics for site and lighting cut sheet.

G. Preapplication meeting form.
H. ENN Meeting submittal package and notes. The meeting was held on June 27th, 2024.
I. Proof of mailing and discussion with neighbors regarding north fence
J. Archaeological Clearance Information
K. Architectural Points Spreadsheet

LAA Project #2023-18
Date: Revised on 08/27/2025
To: Rebekah Clouser, Senior Planner
City of Santa Fe Current Planning Division
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Development Plan Approval Criteria for The Inn at Alvord, 1625 Paseo de Peralta (formerly 551 Alarid St).

14-3.8 - DEVELOPMENT PLANS
(Ord. No. 2014-31 § 1)
Section 14-3.8(D)(1) SFCC 2001
(D)**Approval Criteria and Conditions**
(1) Necessary Findings

To approve a *development* plan, the planning commission must make the following findings:

(a) that it is empowered to approve the plan under the section of Chapter 14 described in the *application* ;
Applicants Response:
This application proceeds with the first phase of a Master Plan that was approved under Case #2018-31. The proposed Development Plan is “Phase 1” of the approved Master Plan, and follows all the restrictions of height, uses and Architecture contained in the approved Master Plan.

(b) that approving the *development* plan will not adversely affect the public interest; and
Applicants Response:
Because this proposal is following a previously approved master plan, the publics concerns have already been baked into this application. The approved uses, size, and setbacks dictated by the master plan reflect the public at large, and neighbors interests in the proposed development. This project is a long-term stay (or “all suites” hotel). This sort of use will not negatively affect the housing market of the area or the city at large. A long-term stay hotel also puts far less traffic load on the adjacent neighborhood than any other use of the property that could be financially viable for a private developer. Perhaps most importantly for public interest, providing a larger long term stay or “all suite” hotel will lessen the demand for converting single family homes to this use, and in turn, keep more homes in the housing market.

(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.
Applicants Response:
The approved development conforms to the approved Master Plan which only allows uses that were seen as compatible with the neighborhood. The master plan provides height and footprint setbacks and yard wall requirements that screen and set back the development from adjacent residential properties. These requirements are significantly beyond the underlaying code requirements for the property (that being BCD-Red). The proposed Architecture is an understated interpretation of Territorial Santa Fe Style that reflects the character of the surrounding residential neighborhood. The Architecture utilizes brick copings on parapets which reflect the neighboring architecture. The design also utilizes terraced massing, locating most openings under portals, in keeping with Territorial Santa Fe Style. The yard-walls incorporate raised planters at a widened sidewalks where the property boarders Paseo de Peralta and Alarid Street, giving a pedestrian friendly boarder to the rest of the neighborhood

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: September 17, 2024

TO: Sheb Mirando, Lloyd & Associates Architects
740 St Michaels Dr Suite 4A,
Santa Fe, NM 87505

VIA: Heather Lamboy, Interim Land Use Director
Maggie Moore, Interim Assistant Land Use Director

FROM: Carly Venditti, Senior Planner

Case #2024 – 8195. 1625 Paseo de Peralta, Alvord Inn – Development Plan. Andy Duettra, owner and "Applicant", represented by "Agent," Sheb Mirando, requests approval of a development plan for an all-suite hotel at 1625 Paseo de Peralta, approximately 2.01 acres. The property is zoned BCDRED (Business Capital District, Redevelopment) and is within the Historic Downtown Archaeological Review District (Carly Venditti, Case Manager, cavenditti@santafenm.gov, 505-955-6656).

The application submittals for **Case #2024 – 8195 Alvord Inn - Development Plan**, were received on August 12th, 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. Zoning requirements for this property were set by Resolution No. 2018-46, Exhibit B. The property is zoned Business Capitol District (BCD), specifically the Redevelopment subdistrict which is governed by a Master Plan or the closest subdistrict requirements in the absence of a Master Plan.
    a. Per the Master Plan affiliated with Resolution No. 2018-46, the 2.9-acre does not have applicable setback or lot coverage standards for the primary structure. However, a 25' no build area from the north and western property lines directly abutting neighboring properties. Revise the development plan to show this 25' no-build area.

   b. The northern yard wall is subject to discussion with individual neighbors, please provide proof of deliberation with adjacent neighbors to the north.
2. The current plan set is not sufficient to determine compliance with architectural design standards review, full color elevations are required to conduct point analysis for the Business Capitol District (BCD). BCD, Business Capitol Districts require 205 points as shown on the attached Architectural Points Checklist sheet. A materials legend should be provided on the elevation drawings. Please also include color samples.
3. The application is incomplete without the required sewer plans, revised plan set must contain full sewer plans and notes.
4. Indicate location of bike racks on plan set, all bike racks must be installed a minimum of 3' from wall.
5. Alter landscaping irrigation plan to include ball valves on irrigation infrastructure and revise plant schedule to include only plants and trees from the City of Santa Fe Plant List.

I. Section 14-3.8 Development Plan Approval Criteria

Respond to applicable approval criteria in Chapter 14-3.8(D) with your secondary resubmission.

II. DRT Comments Pending

   a. Sewer Plan (Awaiting Submittal)
   b. Water Plan (Awaiting Submittal)
   c. Archaeological Clearance Report (Awaiting Submittal)

III. Initial Review Summary: Additional Application Submittals

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

Please review the attached DRT memos. Please revise your application, accordingly, provide the additional submittal items and resubmit for a secondary review by September 30, 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. Traffic DRT Memo
b. Water Resources DRT Memo
c. ADA Technical Review DRT Memo
d. Metropolitan Planning Organization (MPO) DRT Memo
e. Fire Prevention Division DRT Memo
f. Landscape Technical Review DRT Memo
g. Technical Review DRT Memo
h. Zoning Review DRT Memo
i. Architectural Review Point Worksheet

Date: 8/16/2024

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: 2024-8903

Case Planner: Carly Venditti

Revised Applicant Responses by LAA submitted on 05/27/ 2025 in Blue

---

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. If a new fire service is required, an approved water plan will be required for the new fire service. Water Plan shall be submitted to the City Water Division for review.	Prior to Public Hearing	Water plan has been submitted to Water Division and has be amended to meet the reviewers comments
2. If a new fire service is required, an Agreement to Construct and Dedicate (ACD) will be required for the new fire service.	Prior to Building Permit Approval	ACD will be requested after DP is approved.
3. 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	This is shown on Sheet WP-02 and DP-04.
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Specific technical comments on the new public water infrastructure plans will be provided to the engineer via the water plan review.	Prior to Water Plan approval	Water plan has been amended to meet the City Water Divisions comments
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. n/a
2.

Explanation of Conditions or Corrections (if needed): n/a

Form Updated: April 2024

Date: 9/5/2024

DRT Member: Teddy Padilla

Dept/Div Land Use Dept./Technical Review

Case No.: 2024-8195

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:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Must add detail of 2015 NM Accessible Parking Checklist to plan set.		See Sheet DP-05A Details, 1-10 and referenced in plan to DP-04, with keynotes 12 and 19.
2. Must relocate Fire Hydrant out of the sidewalk at corner of PDP and Alarid.		See Sheet DP-04, keynote "21" & WP-02
3. Must remove existing south drive entrance curb and gutter and replace with Barrier curb and gutter.		Shown on DP-04, keynote "10" & C1.01.
4. Must remove and replace sidewalk at existing south drive entrance and replace at or above new barrier curb height, to accommodate ADA.		See Sheet DP-04,
5. Must remove and replace sidewalks at existing north drive entrance and replace to accommodate proposed drive entrance, also ADA. 6. Remove any and all abbreviations of H/c and replace with ADA. 7. Inspector has the right to request any removal of sidewalks in the public right-of-way non-compliant with ADA. 8. Businesses must comply with the provisions of the ADA Standards to the maximum extent feasible.		

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:

Form Updated: April 2024

Development Review Team (DRT)
Comment Form

Date: 9/6/2024

DRT Member: Leah Yngve

Dept/Div: PW/MPO

Case No.: **Case #2024-8195. Inn at Alvord Development Plan, 1625 Paseo de Peralta.**

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. Indicate removal of the school zone pole from Paseo de Peralta sidewalk or expansion of the sidewalk around the pole.	Prior to Public Hearing	See Demolition Site Plan, Sheet DP-07, keynotes "D15".
2. Increase the sidewalk width to 6' on Paseo de Peralta on the plans	Prior to Public Hearing	See Sheet DP-04; keynote "18" & dimension on plan.

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. Bike racks must be installed a minimum of 3' from wall (plan describes a 2' distance)	Prior to Public Hearing	See Sheet DP-04; keynote "16", see details on sheet "DP-05C, details 12 & 13.
2. Bike rack location must be indicated on plan set	Prior to Public Hearing	See Sheet DP-04; keynote "16", two location s are given.
3.	Prior to Public Hearing	

Explanation of Conditions or Corrections (if needed):

1. School Zone Pole

The formerly used school zone light pole is an obstruction on the Paseo de Peralta sidewalk and needs to be removed or have a wider sidewalk built around it.



Form Updated: September 2023

2. Increase sidewalks to 6’

The existing 4’9” sidewalk does not meet city code, pedestrian demand, or the adjacent sidewalk widths. The high pedestrian activity in the adjacent Railyard continues west on Paseo de Peralta to this property. This should be accommodated with a 6’ sidewalk, which is supported by new practice of building 6’ sidewalks by the City of Santa Fe. Additionally, the adjacent sidewalks are at least 6’ from property line to the east.

3. On sheet DP-05A the bike rack detail shows a distance of 2’ from the edge of the bike rack to an unspecified item. The minimum distance to a wall is 3’.

Date: September 09, 2024

DRT Member: Geronimo Griego (Fire Marshal)

Dept/Div: Fire Prevention Division

Case No.: 2024-8903_Inn at Alvord School Dev Plan 1625 Paseo de Peralta

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:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Shall verify with the building has fire sprinkler as per section 903 of the International Fire Code 2021	*Prior to Public Hearing*	Building will be fully sprinkled per IFC 2021, see WP-02 and master utility plan.
2. Shall verify location of additional fire hydrants.	*Prior to Public Hearing*	See WP-02 for IFC and (2) new fire hydrants adjacent to the building. FH locations have been reviewed and approved by water department.
3.		
4.		
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. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

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.

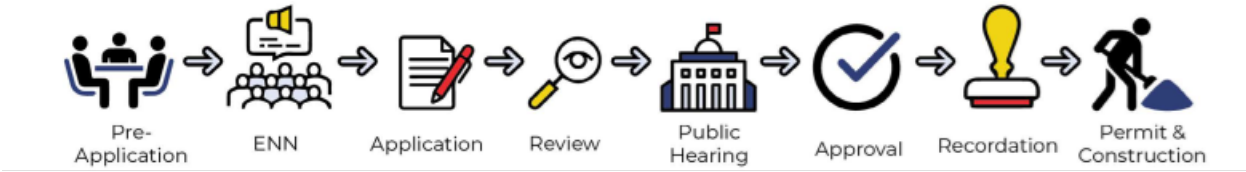


Timing of Conditions of Approval + Technical Corrections

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

Date: September 4, 2024

DRT Member: Lawrence Rivera

Dept/Div: Landscape, Irrigation, & Outdoor Lighting

Case No.: 2024-8195 Alvord Inn Development Plan

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. City staff respectfully requests ball valves be used as isolation valves.	*Prior to Recordation*	
2. Provide a ball valve as a manual flush valves at the ends of all irrigation laterals.	*Prior to Recordation*	
3. Ensure warm season lawn has two hundred present irrigation coverage.	*Prior to Recordation*	
4. Fraxinus Cuspidata, Fragrant Ash, is not on the city approved plant list. Please replace fragrent Ash trees with another approved tree variety from the City of Santa Fe plant list.	*Prior to Recordation*	
5. Quercus Gravesii, Chisos Red Oak is not on the city approved plant list. The use of this tree at this project will be considered an experimental test for this plant.	*Prior to Recordation*	
6 Provide the existing tree varieties on the landscape plan.	*Prior to Recordation*	
7. For safety reasons Cottonwood trees are not allowed in parking lot areas or near pedestrian access ways. Replace Cottonwoods with another tree from the city approved list.	*Prior to Recordation*	
8. Reduce landscape shrub and perennial plant counts in mass planting locations by 25% and note reduction number on the landscape plan.	*Prior to Recordation*	
9. 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	*Prior to Recordation*	

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.		
10. Provide the irrigation controller location on the irrigation sheet LI-101.	*Prior to Recordation*	
STAFF RESERVES THE RIGHT TO REQUIRE ADDITIONAL SUBMITTALS UPON RECEIVING REVISIONS.		

**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)

Date: 9/4/24

DRT Member: Dee Beingessner

Dept/Div: Land Use/ Engineering

Case No.:

Case Planner: Carly Vendiiti

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. Parking, drainage ponding and landscaping are proposed on Tract B for development on Tract A. Tract B will need to include easements for these to occur on a separate property.	Prior to Recordation	This is not the case; revised G&D drawings now make this clear. Pond on Tract B only drains stormwater on Tract B. Tract A is drained per new landscape islands and new connections into existing stormline in PDP. See calcs on G&D drawings, velocity and quantity of stormwater in proposed plan is below pre-developed quantities.
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant response**:
1. Sheet C2.03 shows two pre-developed basin tables. It appears the second one should be labelled as post-development basin table.	Prior to approval of development plans and recordation.	Corrections 1-3 has been amended see revised drawings.
2. The total acreage for the pre-developed area is not consistent with the total acreage of the post-developed area. No explanation has been provided for this discrepancy. They should be equal or provide an explanation.		
3. Provide a discussion of drainage calculations to include what C values were used to obtain the final C values for each basin.		
4. The pond appears to be uphill from the developed area. Provide information and plans to show how the water will be directed to the ponding area. Provide discussion and plans for drainage and overflow of pond. Provide elevations of the top and bottom of the pond and pond volume calculation.		See response to condition of approval #1 above. tract A is not drained into new pond, see revised drawings.
5. Need reclamation and landscaping and irrigation plan for Tract B. The C value for tract B went down from 0.45 to 0.4 with no explanation. If the reason it went down is because the basketball court is to be removed, that area will require revegetation or other		See revised drawings; Basketball court is removed and area is to be revegetated.

treatment. Please state why the c value is reduced for each basin where it is reduced.		
6. There appears to be some drainage system from the buildings and in the parking lot but no details of pipe sizes or inlet structures have been provided and it does not appear to drain to anything. The labelling of this system does not match anything on the legend. It's labelled as Top and Inv and the Legend only shows a TI designation which does not appear to be used anywhere on the plan.		See revised drawings; drainage system is sized and specified.
7. Show curb cut locations to direct water from parking lot into landscaped areas. Provide curb cut detail. Show flow direction arrows throughout. Show TC and FL elevations in parking area abutting Paseo de Peralta and driving area abutting Alarid St.		Curb cuts are provided and specified. Revised plan have elevations provided for flow lines and curbs.

**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

DRT Review Schedule – 9-12+ weeks*

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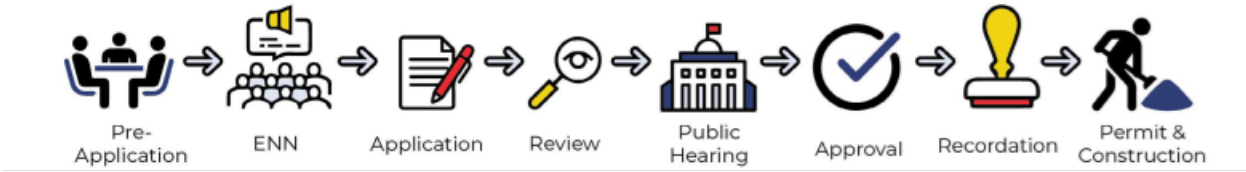
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building 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

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: September 9, 2024

DRT Member: Carly Venditti, Senior Planner

Dept/Div: Current Planning

Case No.: 2024-8195

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:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. The northern yard wall is subject to discussion with individual neighbors, please provide proof of deliberation with adjacent neighbors to the north.		All adjacent neighbors were contacted through registered mail and in person. See provided documentation of out reach and deliberation with adjacent neighbors.
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Call out 25' no build area and dimension along the northern and western sides.		Shown and dimensioned on sheet,DP-04, keynote "5". See Sheet DP-04B as well.
2. Show 5' setback of 5' wall along Alarid Street.		See DP-04, keynote "13".
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. Zoning requirements for this property were set by Resolution No. 2018-46, Exhibit B. The property is zoned Business Capitol District (BCD), specifically the Redevelopment subdistrict which is governed by a Master Plan or the closest subdistrict requirements in the absence of a Master Plan.
    a. Masonry walls are permitted up to 6' with the exception of the 5' wall along Alarid Street which shall be stepped back 5'.

Architectural Point Calculation

Date: 05/21/2025

Property Address: 1625 Paseo de Peralta

Property Business: "The Inn at Alvord" Long term stay Hotel

Property Zoning: BCD-Red

Points Required: 205 Points

Proposed Project:

****Insert a photo of structure here. Copy from maps works well**

Staff Signature: **Date:**

Comments:

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations				***(See Note 1)**
Architectural Design Standards		**SFCC Points[1]**	**Points Assigned**	**Explanation**
WALLS				
Predominant Exterior Surface Material	Stucco, adobe	30	30	over 95% of exterior wall surface is stucco the rest is brick.
	Brick, natural stone, and integrally colored unit masonry	25; 30*		
	Concrete and non-integrally colored unit masonry	20; 30*		
	Metal siding, glass curtainwall systems, glass block, wood siding, and simulated materials	10; 30*		

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations				*(See Note 1)
Architectural Design Standards		**SFCC Points[1]**	**Points Assigned**	**Explanation**
	Mirrored glass curtainwall systems	-10		
Color of Predominant Exterior Surface Material	Earthtones, creams, and pastels of earthtone hues including but not necessarily limited to rose, peach, and terra cotta colors	30	30	Predominant stucco color is La Hambre La Luz
	Pastel colors of non-earthtone hues, whites, grays, and grayish greens	15; 30*		
	High-intensity colors	-10; 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 a horizontal depth of at least six feet shall be exempt from area calculations	10	10	Overall wall surface is mass dominant (approx. 80%).Percentage is higher than this however because most openings are located under portals of more than 6' in depth. Minimal control joins are used as well as massing that is terraced and banded with brick copping. Accent colors are located under Portals that have depths exceeding 6'.

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations				*(See Note 1)
Architectural Design Standards		**SFCC Points[1]**	**Points Assigned**	**Explanation**
	(B) Wall surfaces do not meet the criteria set forth in paragraph (A) above	-10		
ROOFS				See elevations; parapet is provided continuous around building.
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	-10		

TABLE 14-8.7-2: Architectural Design Standards and Points Allocations				*(See Note 1)
Architectural Design Standards		**SFCC Points[1]**	**Points Assigned**	**Explanation**
	exceeds the average height of the supporting walls; non-uniformly sloping roofs; or any combination of flat and non-uniformly sloping roofs			
Predominant Material	(A) All surfaces are concealed from public view	20	20	all roofing other than portal is concealed from public view other than portals which are galv. metal.
	(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	all roofing other than portal is concealed from public view other than portals which are galv. metal.
	(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		

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations				*(See Note 1)
Architectural Design Standards		**SFCC Points[1]**	**Points Assigned**	**Explanation**
	(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	minimum of three setbacks at every facade that is 20 or more % of facade length.
	(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	20	20	Openings have simulated divided lites and are recessed 3" from exterior finish.

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations				*(See Note 1)
Architectural Design Standards		**SFCC Points[1]**	**Points Assigned**	**Explanation**
	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			
	(B) More than 50 percent of doors, windows and glazed surfaces do not meet the requirements set forth in paragraph (A) above	0; 20*		
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	all walls have more than 50% of area as openings are located under portals of at least 6'.
	(B) Wall surfaces do not meet the requirements as set forth in paragraph (A) above	0; 20*		
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		
	(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	20	20	

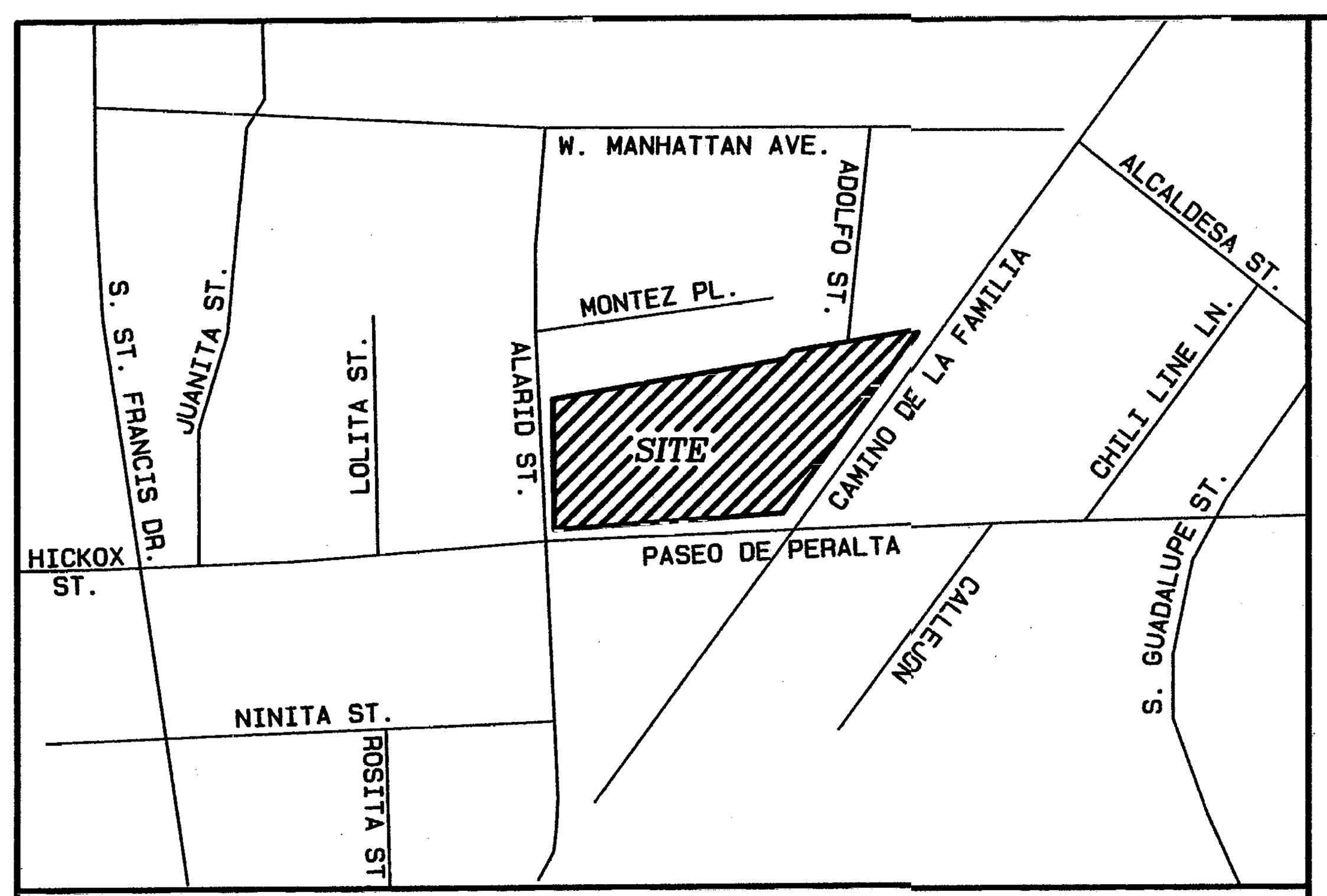
TABLE 14-8.7-2: Architectural Design Standards and Point Allocations				*(See Note 1)
Architectural Design Standards		**SFCC Points[1]**	**Points Assigned**	**Explanation**
	mullion at inside and outside building corners			
Glazing	(A) All glazing is clear or tinted neutral gray	10	10	Grey tinted, Low_E
	(B) Any use of colored glazing	0; 10*		
	(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	most equipment is screened behind yardwalls or screenwalls on roof however some smaller HVAC equipment at center of roof masses is painted to match stucco
	(C) All building mounted equipment set forth in paragraph (A) above is not screened and/or painted to match visually adjacent surfaces	-10		
NOTES: 1. Point values denoted by an asterisk (*) apply within the Midtown LINC Overlay District.				Total Points Allocated 230

TABLE 14-8.7-1: Point Requirements by Zoning District	
Zoning District	**Points Required**
C-1, C-2, C-4, BCD, PRRC, SC, HZ, MU	205
RR, R-1 - R-6, R-7, R-8, R-9, R-10 — R-29, RC-5, RC-8, PRC, RAC, AC	180
I-1, I-2, BIP	155

***Additional photos of structure to prove points are allocated correctly can be added here:

LOT SPLIT SURVEY OF 551 ALARID STREET INTO TRACT A & TRACT B

LYING AND BEING SITUATED PROJECTED SECTION 26 & 27, T.17N., R.09E., N.M.P.M., IN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO



VICINITY MAP
N.T.S.

OWNER'S CONSENT

THE UNDERSIGNED OWNER(S) DO HEREBY ATTEST THAT THE LOT SPLIT AND PLATTING AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES. THE UNDERSIGNED OWNER(S) DO HEREBY GRANT EASEMENTS FOR ALL EXISTING UTILITIES SERVING THIS PARCEL AND 20' WIDE ACCESS, EMERGENCY TURNAROUND & UTILITY EASEMENT. THESE LANDS LIE WITHIN THE PLATTING AND PLANNING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

STEVEN J. CARRILLO, PRESIDENT OF THE BOARD OF EDUCATION SANTA FE PUBLIC SCHOOLS

STATE OF NEW MEXICO) SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF August, 2018.

NOTARY PUBLIC — 8/17/19 MY COMMISSION EXPIRES

OFFICIAL SEAL
Dina C. Gutierrez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8/17/19

SUMMARY COMMITTEE APPROVAL, CASE# 2018-42
APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF JULY 5, 2018.

SUMMARY COMMITTEE CHAIRMAN — DATE 08/20/18
SUMMARY COMMITTEE SECRETARY — DATE 8/20/18

CITY OF SANTA FE APPROVAL

Interim LAND USE CITY ENGINEER — PE, CFM — DATE 8/20/18
LAND USE CITY PLANNER — DATE 8/20/18

COUNTY ACKNOWLEDGEMENT

SANTA FE COUNTY TREASURER — DATE 8.17.2018

CITY OF SANTA FE NOTES & CONDITIONS

a) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

b) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

c) BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

d) EACH LOT SHALL BE SERVICED WITH SEPARATE SEWER AND WATER SERVICES.

e) NO FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED ACROSS OR WITHIN THE UTILITY EASEMENTS.

f) WASTEWATER UEC FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.

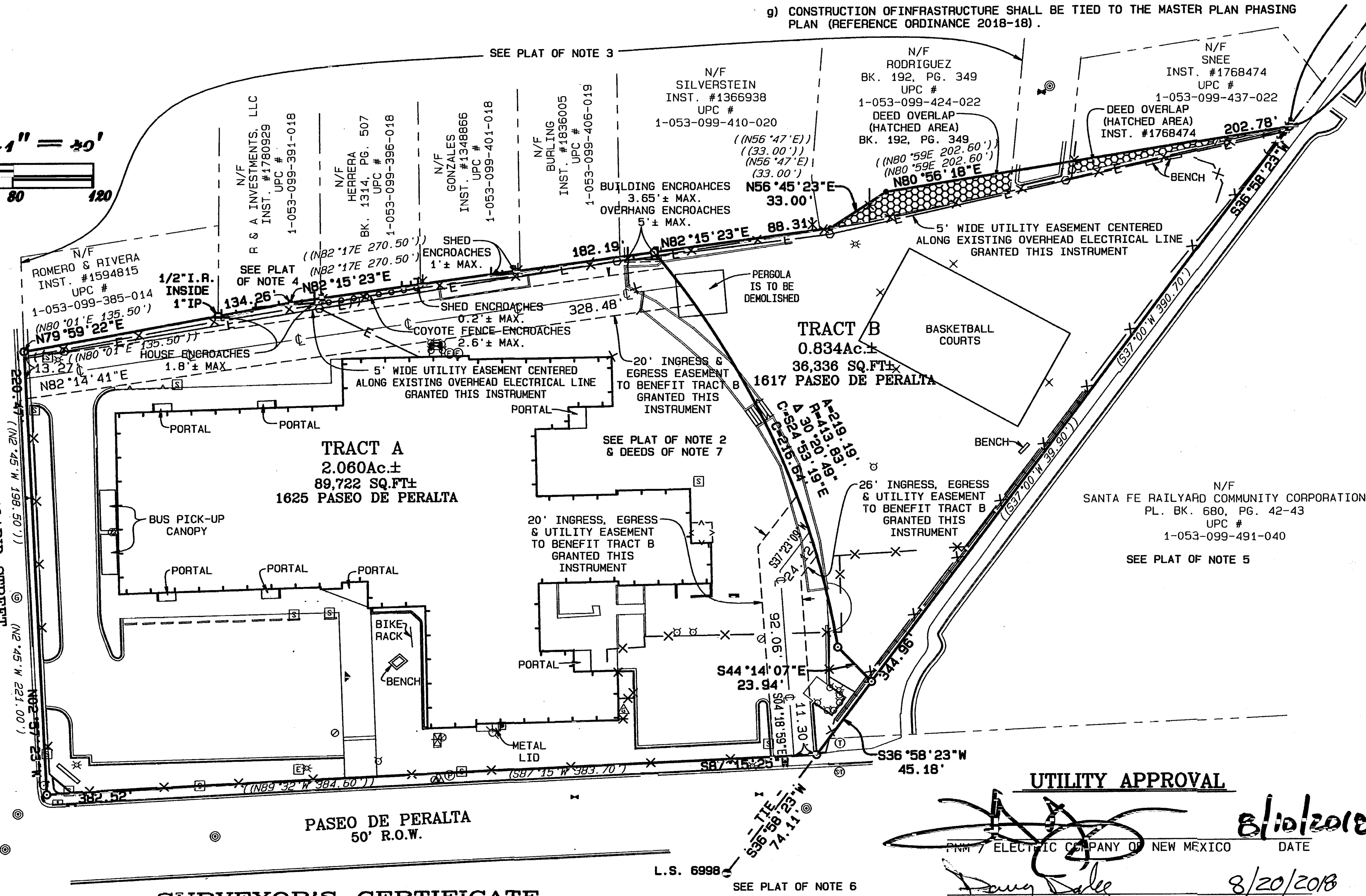
g) CONSTRUCTION OFINFRASTRUCTURE SHALL BE TIED TO THE MASTER PLAN PHASING PLAN (REFERENCE ORDINANCE 2018-18).

LEGEND

- FOUND MONUMENT AS NOTED
- SET CHISELED "X" IN CONCRETE, UNLESS NOTED OTHERWISE
- CALCULATED POINT, NOT SET
- LIGHT POLE
- TELEPHONE MANHOLE
- PARKING PAY STATION
- GAS METER
- CLEANOUT
- SIGN
- UNDERGROUND ELECTRICAL BOX
- ELECTRICAL PANEL
- STORM SEWER MANHOLE
- ELECTRIC TRANSFORMER
- WATER METER
- SANITARY SEWER MANHOLE
- BASKETBALL GOAL POST
- UTILITY POLE
- ANCHOR WIRE/POST
- POLE BOLLARD
- DROP INLET
- WATER VALVE
- FLAG POLE
- IRRIGATION CONTROL VALVE
- SPIGOT
- UTILITY HOT BOX
- FIRE HYDRANT
- UNDERGROUND TRAFFIC SIGNAL BOX
- RAILING
- RAILROAD TIES
- OVERHEAD ELECTRICAL LINE
- COYOTE FENCE
- CHAINLINK FENCE
- WOOD FENCE
- IRON RAILING

N W E S

Graphic Scale 1" = 40'
0 20 40 80 120



NOTES:

1. BASIS OF BEARING IS TAKEN FROM AUTONOMOUS GPS OBSERVATIONS OF ASTRONOMIC NORTH ON DECEMBER 20, 2017.
2. REFER TO PLAT ENTITLED "PLAT OF STERN'S SECOND ADDITION" PREPARED BY JAS C. HARVEY, N.M.P.S. No. 58, RECORDED IN BOOK 1, PAGE 88 AT THE SANTA FE COUNTY CLERK'S OFFICE. SEE DATA IN PARENTHESIS ( ).
3. REFER TO PLAT ENTITLED "PLAT SHOWING SURVEY OF PROPERTY FOR MONTES ADDITION" PREPARED BY SAMUEL P. DAVALOS, N.M.P.S. No. 564, RECORDED IN BOOK 3, PAGE 366 AT THE SANTA FE COUNTY CLERK'S OFFICE.
4. REFER TO PLAT ENTITLED "PLAT OF BOUNDARY SURVEY FOR SUSANNE M. WALKFORD" PREPARED BY PHILIP B. WIEGEL, N.M.P.S. No. 9758, RECORDED IN BOOK 765, PAGE 10 AT THE SANTA FE COUNTY CLERK'S OFFICE.
5. REFER TO PLAT ENTITLED "ALTA/ACSM SURVEY OF PARCELS M-1 THRU M-10 AND PARCEL G FOR THE RAILYARD COMPANY, LLC, AMBIT ORIGINATOR I, LLC, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY" PREPARED BY MITCHEL K. NOONAN, N.M.P.L.S. No. 6998, RECORDED IN BOOK 680, PAGES 42-43 AT THE SANTA FE COUNTY CLERK' OFFICE.
6. REFER TO PLAT ENTITLED "LOT LINE ADJUSTMENT SURVEY FOR ERIC C. GENT & ELISE SMITH GENT REVOCABLE TRUST U/A DATED JUNE 4, 1993, CITY OF SANTA FE & THE SANTA FE RAILYARD COMMUNITY CORPORATION" PREPARED BY MITCHEL K. NOONAN, N.M.P.L.S. No. 6998, RECORDED IN BOOK 795, PAGE 21 AT THE SANTA FE COUNTY CLERK'S OFFICE.
7. REFER TO QUIT CLAIM DEED, NATHAN B. STERN TO BOARD OF EDUCATION OF THE CITY OF SANTA FE, DATED DECEMBER 4, 1931 AND QUIT CLAIM DEED, FILOMENA WHEELON TO BOARD OF EDUCATION OF THE CITY OF SANTA FE, DATED DECEMBER 18, 1931. (BOTH UNRECORDED) METES AND BOUNDS DESCRIPTION DOES NOT FULLY DESCRIBE ALL BLOCK 1 & 2 OF STERN'S SECOND ADDITION AS LISTED IN SAID DEEDS. SEE DATA IN DOUBLE PARENTHESIS ( ).
8. THIS LAND LIES WITHIN ZONE "X". AREAS OF MINIMAL FLOODING IN ACCORDANCE WITH THE FEDERAL INSURANCE ADMINISTRATION SPECIAL FLOOD HAZARD AREA MAP/F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE SANTA FE COMMUNITY PANEL No.35049C0412E, DATED DECEMBER 4, 2012.
9. REFER TO PLAT ENTITLED "PLAT AND PLANS OF WEST MANHATTAN COMPOUND CONDOMINIUM" PREPARED BY ROBERT K. RIECKEN, N.M.P.L.S. No. 17321, DATED MAY 14, 2009 AND HAVING PROJECT No. C-2009A. (UNRECORDED)

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 reasonably 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 facilities reasonable necessary to provide electrical service.
3. Centurylink for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Cable TV for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

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 purposes 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. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) 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 rights which may have been granted by prior plat, replat or other document and which are not specifically described and shown on this plat.

1866543

COUNTY OF SANTA FE) SS
STATE OF NEW MEXICO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 20 DAY OF Aug., A.D. 20 18, AT 1:54 O'CLOCK P M AND WAS DULY RECORDED IN PLAT BOOK 838, PAGE 040, OF THE RECORDS OF SANTA FE COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, N.M.
DEPUTY

COUNTY CLERK — GERALDINE SALAZAR — SANTA FE COUNTY NEW MEXICO — CRESCIT EUNDO

SURVEYOR'S CERTIFICATE

I MITCHEL K. NOONAN, N.M.P.L.S. No. 6998 DO HEREBY CERTIFY TO THE BOARD OF EDUCATION OF THE CITY OF SANTA FE THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. 12/20/17

MITCHEL K. NOONAN — 08/09/18 — N.M.P.L.S. No. 6998

MITCHEL K. NOONAN — NEW MEXICO — 6998 — PROFESSIONAL LAND SURVEYOR

UTILITY APPROVAL

PNM / ELECTRIC COMPANY OF NEW MEXICO — DATE 8/10/2018
~~QWEST COMMUNICATIONS, INC.~~ CENTURY LINK — DATE 8/20/2018
NEW MEXICO GAS COMPANY — DATE 8-10-18
COMCAST CABLE — DATE 8-10-2018

INDEXING INFORMATION FOR COUNTY CLERK

UPC 1-053-098-410-525	
OWNER:	BOARD OF EDUCATION OF THE CITY OF SANTA FE
FILED:	NOT RECORDED
SUBDIVISION:	
SECTIONS:	SECTION 26&27, T. 17 N., R. 09 E., N.M.P.M.

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 982-9429 FAX (505) 986-3413

DATE (S):	DRAWN BY:	PROJECT No.
4/8/18	DKR	C-2786

City of Santa Fe, New Mexico

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

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Peter N. Ives, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Mike Harris, District 4
JoAnne Vigil Coppler, District 4

June 7, 2018

Jeffrey J. Seres, AIA
Studio Southwest Architects Inc.
PO Box 9308
Santa Fe, NM 87504

RE: **Case #2018-31. 551 Alarid Street General Plan Amendment.** Jeffery Seres of Studio Southwest Architects, Agent for The Santa Fe Public Schools, Owner, requests a General Plan Amendment from Public Institutional to Community Commercial. The property is located at 551 Alarid Street and consists of approximately 2.90 acres.

RE: **Case #2018-03. 551 Alarid Street Rezoning.** Jeffery Seres of Studio Southwest Architects, Agent, representative for The Santa Fe Public Schools, Owner, requests rezoning from R-8 (Residential- eight dwelling units per acre) to BCD-RED (Business Capitol District- Redevelopment Subdistrict) and Master Plan approval. The property is located at 551 Alarid Street and is approximately 2.90 acres

Dear Mr. Seres:

The Governing Body at its regularly scheduled meeting of June 13, 2018 approved the above referenced cases. Attached please find Resolution 2018-46 and Ordinance 2018-18.

> *14-3.17(C)(4) "Date of Final Action"*
> *For final actions of a land use board or the governing body, the date that body adopts a written decision containing findings of fact and conclusions of law; provided that if such body has not adopted findings of fact and conclusions of law within thirty-one days of the date the vote deciding the matter was taken, then the date of final action shall be deemed to be such 31st day.*

Please contact the City Clerk for a copy of the Findings of Fact and Conclusions of Law.

If you have any questions, please call me at 505-955-6587.

Daniel A. Esquibel
Land Use Planner Senior

Exhibit A- Resolution 2018-46
Exhibit B- Ordinance 2018-18

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2018-46

A RESOLUTION

AMENDING THE GENERAL PLAN FUTURE LAND USE MAP DESIGNATION FROM INSTITUTIONAL TO COMMUNITY COMMERCIAL FOR PROPERTY COMPRISING AN AREA OF APPROXIMATELY 2.9± ACRES LOCATED AT 551 ALARID STREET REZONING, (551 ALARID STREET GENERAL PLAN AMENDMENT, CASE NO. 2018-31,).

WHEREAS, the agent for the owners of that certain parcel of land comprising 2.9± acres located at 551 Alarid Street within T17N, R9E, Section 23 N.M.P.M., Santa Fe County New Mexico (the "Property") has submitted an application to amend the General Plan Future Land Use Map classification of the Property from Institutional to Community Commercial; and

WHEREAS, the Planning Commission at their April 5, 2018 meeting voted to recommend to the Governing Body a change from Institutional to Community Commercial; and

WHEREAS, pursuant to Section 3-19-9 NMSA 1978, the General Plan may be amended, extended or supplemented; and

WHEREAS, the Governing Body has held a public hearing on the proposed amendment, reviewed the staff report and the recommendation of the Planning Commission and the evidence

obtained at the public hearing, and has determined that the proposed amendment to the General Plan, as recommended by the Planning Commission, meets the approval criteria set forth in Section 14-3.2(D) SFCC 1987; and

WHEREAS, reclassification of the subject property would be consistent with the General Plan Themes and Policies for Land Use (General Plan, Chapter 3); and

WHEREAS, the city desires to provide for more coordinated, adjusted and harmonious development in the area of Paseo De Peralta and Alarid Streets, that would not have adverse impacts upon the surrounding neighborhood.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SANTA FE that the General Plan Future Land Use Map designation for property described is amended to change the designation from Institutional to Community Commercial as shown in Exhibit A attached hereto.

PASSED, APPROVED, and ADOPTED this 13th day of June, 2018.

ALAN WEBBER, MAYOR

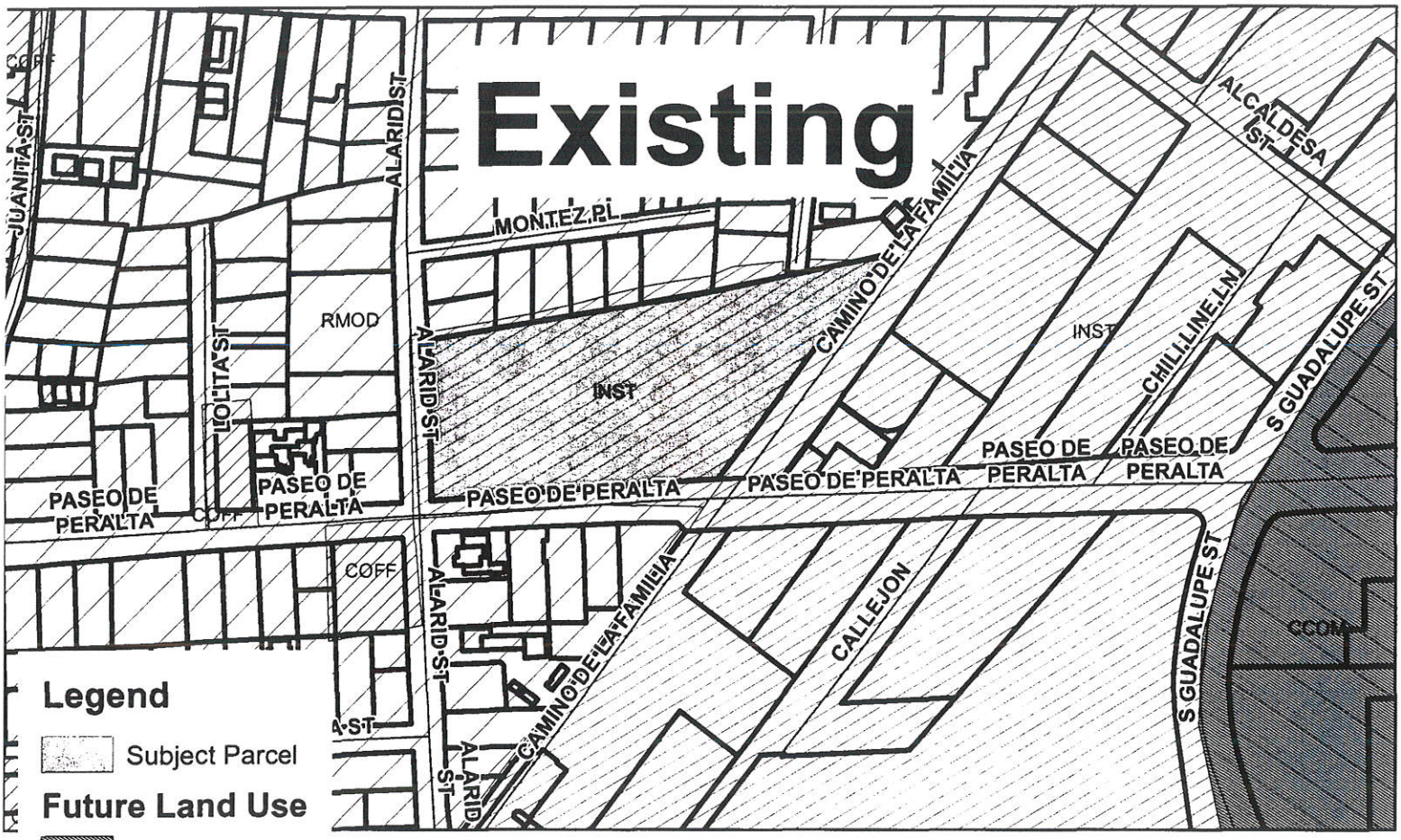
ATTEST:

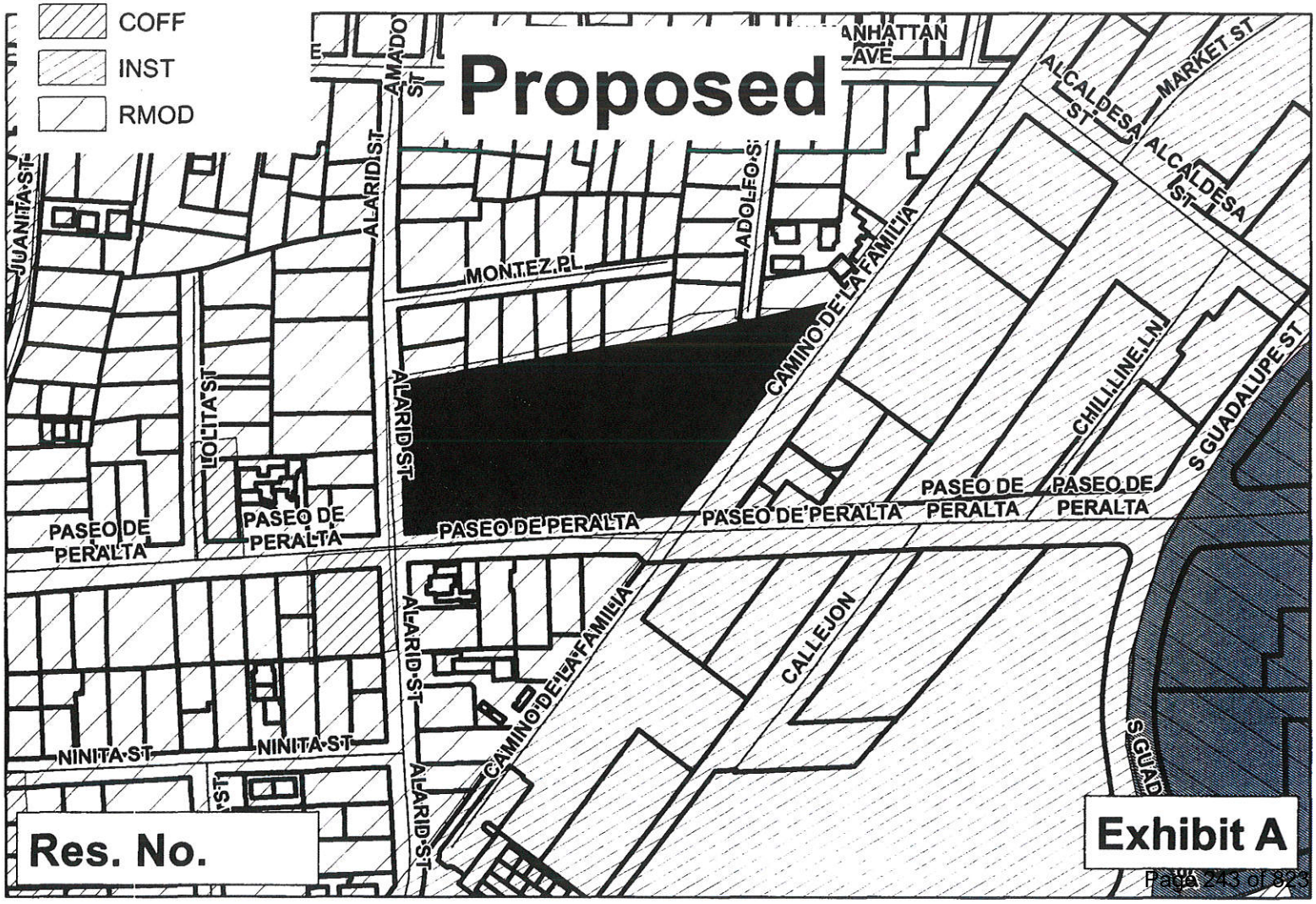
YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:

GENO ZAMORA, INTERIM CITY ATTORNEY

Legislation/Resolutions 2018/2018-46 GP Amend 551 Alarid


Existing
JUANITA ST
ALARID ST
MONTEZ PL
RMOD
LOLITA ST
INST
CAMINO DE LA FAMILIA
ALCALDESA ST
CHILILINE LN
S GUADALUPE ST
PASEO DE PERALTA
COFF
CALLEJON
CCOM
Legend
Subject Parcel
Future Land Use
CCOM
COFF
INST
RMOD


Proposed
MANHATTAN AVE
ADOLFO ST
MONTEZ PL
ALARID ST
JUANITA ST
LOLITA ST
CAMINO DE LA FAMILIA
ALCALDESA ST
MARKET ST
CHILILINE LN
S GUADALUPE ST
PASEO DE PERALTA
CALLEJON
NINITA ST
Res. No.
Exhibit A

CITY OF SANTA FE, NEW MEXICO

ORDINANCE NO. 2018-18

AN ORDINANCE

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE; CHANGING THE CLASSIFICATION FROM R-8 (RESIDENTIAL, 8 DWELLING UNITS PER ACRE) TO BCD-RED (BUSINESS CAPITOL DISTRICT-RAILYARD REDEVELOPMENT DISTRICT); AND PROVIDING AN EFFECTIVE DATE WITH RESPECT TO A CERTAIN PARCEL OF LAND COMPRISING 2.9± ACRES WITHIN T17N, R9E, SECTIONS 23 AND 26 N.M.P.M., SANTA FE COUNTY, NEW MEXICO, LOCATED AT 551 ALARID STREET., (CASE NO. 2018-03, 551 ALARID STREET REZONING).

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. The following real property (the "Property") located within the municipal boundaries of the city of Santa Fe, which has been restricted and classified as R-8 (Residential, 8 dwelling units per acre) is hereby restricted to and reclassified to BCD-RED (Business Capitol District – Railyard Redevelopment Subdistrict):

The parcel of land comprising 2.9± acres generally located at 551 Alarid Street more fully described in the Survey entitled *"Boundary Survey of 551 Alarid Street, for the Board of Education of the City of Santa Fe"* in EXHIBIT A attached hereto and incorporated by reference, located in T17N, R9E, Sections 23 and 26 N.M.P.M., Santa Fe County, New Mexico,

Section 2. The official zoning map of the City of Santa Fe adopted by Ordinance No. 2001-27 is amended to conform to the change in zoning classification for the Property set forth in

Section 1 of this Ordinance.

Section 3. A master plan for the Property is hereby approved (Exhibit B, attached).

Section 4. This Ordinance shall be published one time by title and general summary and shall become effective five days after publication.

PASSED, APPROVED, and ADOPTED this 13th day of June, 2018.

ALAN WEBBER, MAYOR

ATTEST:

YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:

GENO ZAMORA, INTERIM CITY ATTORNEY

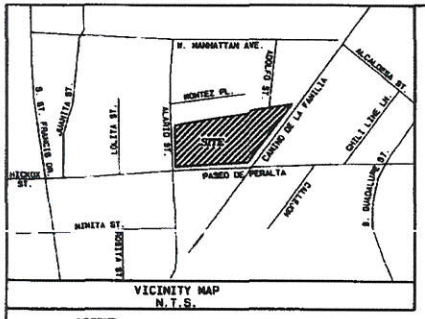
BOUNDARY SURVEY OF 551 ALARID STREET, FOR THE BOARD OF EDUCATION OF THE CITY OF SANTA FE

834032

LYING AND BEING SITUATED PROJECTED SECTION 26 & 27, T.17N., R.09E., N.M.P.M., IN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO

EXHIBIT A

BILL No. _____



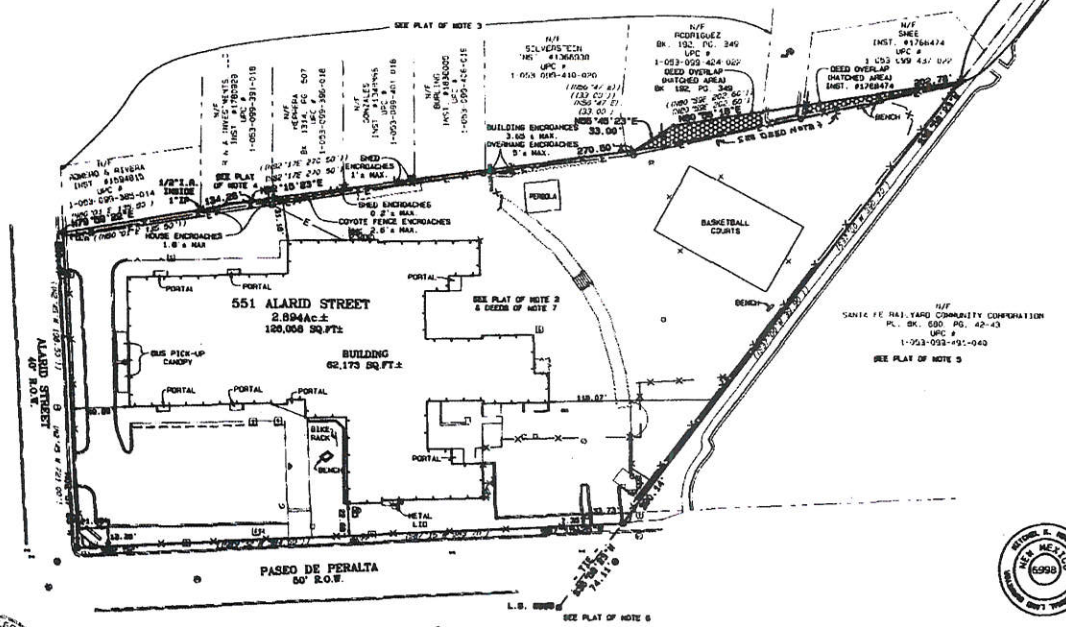
VICINITY MAP
N.T.S.

PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF HAS APPROVED ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

LEGEND

- FOUND MONUMENT AS NOTED
- SET CHISELED "X" IN CONCRETE, UNLESS NOTED OTHERWISE
- CALCULATED POINT, NOT SET
- LIGHT POLE
- TELEPHONE MANHOLE
- PARKING PAY STATION
- GAS METER
- CLEANOUT
- SIGN
- UNDERGROUND ELECTRICAL BOX
- ELECTRICAL PANEL
- STORM SEWER MANHOLE
- ELECTRIC TRANSFORMER
- WATER METER
- SANITARY SEWER MANHOLE
- BASKETBALL GOAL POST
- UTILITY POLE
- ANCHOR WIRE/POST
- POLE BOLLARD
- DROP INLET
- WATER VALVE
- FLAG POLE
- IRRIGATION CONTROL VALVE
- SPIGOT
- UTILITY HOT BOX
- FIRE HYDRANT
- UNDERGROUND TRAFFIC SIGNAL BOX
- RAILING
- RAILROAD TIES
- OVERHEAD ELECTRICAL LINE
- COYOTE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- IRON RAILING





NOTES:

1. BASIS OF BEARING IS TAKEN FROM AUTONOMOUS GPS OBSERVATIONS OF ASTRONOMIC NORTH ON DECEMBER 20, 2017.
2. REFER TO PLAT ENTITLED "PLAT OF STERN'S SECOND ADDITION" PREPARED BY JAS C. HARVEY, N.M.P.S. No. 59, RECORDED IN BOOK 1, PAGE 88 AT THE SANTA FE COUNTY CLERK'S OFFICE. SEE DATA IN PARENTHESIS ( ).
3. REFER TO PLAT ENTITLED " PLAT SHOWING SURVEY OF PROPERTY FOR MONTES ADDITION" PREPARED BY SAMUEL P. DAYALOS, N.M.P.S. No. 364, RECORDED IN BOOK 3, PAGE 306 AT THE SANTA FE COUNTY CLERK'S OFFICE.
4. REFER TO PLAT ENTITLED "PLAT OF BOUNDARY SURVEY FOR SUSANNE M. WALKEFORD" PREPARED BY PHILIP B. WIEGEL, N.M.P.S. No. 9758, RECORDED IN BOOK 785, PAGE 10 AT THE SANTA FE COUNTY CLERK'S OFFICE.
5. REFER TO PLAT ENTITLED "ALTA/ACSM SURVEY OF PARCELS M-1 THRU M-10 AND PARCEL G FOR THE RAILYARD COMPANY, LLC, AMBIT ORIGINATOR I, LLC, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY" PREPARED BY MITCHEL K. MOONAN, N.M.P.L.S. No. 6998, RECORDED IN BOOK 680, PAGES 42-43 AT THE SANTA FE COUNTY CLERK' OFFICE.
6. REFER TO PLAT ENTITLED "LOT LINE ADJUSTMENT SURVEY FOR ERIC C. GENT & ELISE SMITH GENT REVOCABLE TRUST U/A DATED JUNE 4, 1993, CITY OF SANTA FE & THE SANTA FE RAILYARD COMMUNITY CORPORATION" PREPARED BY MITCHEL K. MOONAN, N.M.P.L.S. No. 6998, RECORDED IN BOOK 795, PAGE 21 AT THE SANTA FE COUNTY CLERK'S OFFICE.
7. REFER TO QUIT CLAIM DEED, NATHAN B. STERN TO BOARD OF EDUCATION OF THE CITY OF SANTA FE, DATED DECEMBER 4, 1931 AND QUIT CLAIM DEED, FILOMENA WHEELON TO BOARD OF EDUCATION OF THE CITY OF SANTA FE, DATED DECEMBER 18, 1931, (BOTH UNRECORDED) METES AND BOUNDS DESCRIPTION DOES NOT FULLY DESCRIBE ALL BLOCK 1 & 2 OF STERN'S SECOND ADDITION AS LISTED IN SAID DEEDS. SEE DATA IN DOUBLE PARENTHESIS ( ).
8. THIS LAND LIES WITHIN ZONE "X", AREAS OF MINIMAL FLOODING IN ACCORDANCE WITH THE FEDERAL INSURANCE ADMINISTRATION SPECIAL FLOOD HAZARD AREA MAP/F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE SANTA FE COMMUNITY PANEL No.35049C0432E, DATED DECEMBER 4, 2012.
9. REFER TO PLAT ENTITLED "PLAT AND PLANS OF WEST MANHATTAN COMPOUND CONDOMINIUM" PREPARED BY ROBERT K. RIECKEN, N.M.P.L.S. No. 17321, DATED MAY 14, 2009 AND HAVING PROJECT No. C-2009A. (UNRECORDED)

SURVEYOR'S CERTIFICATE

I MITCHEL K. MOONAN, N.M.P.L.S. No. 6998 DO HEREBY CERTIFY TO THE BOARD OF EDUCATION OF THE CITY OF SANTA FE THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS. 12/20/17

MITCHEL K. MOONAN — 05/22/18
N.M.P.L.S. No. 6998

COUNTY OF SANTA FE
STATE OF NEW MEXICO } ss
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 28 DAY OF May A.D. 20 18 AT 10:20 O'CLOCK A M AND WAS DULY RECORDED IN PLAT BOOK 894 PAGE 92 OF THE RECORDS OF SANTA FE COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, N.M.
Deputy

INDEXING INFORMATION FOR COUNTY CLERK

UPC 1-053-009-410-020
OWNER: BOARD OF EDUCATION OF THE CITY OF SANTA FE
FILED: NOT RECORDED
SUBDIVISION:
SECTIONS: SECTION 26&27, T. 17 N., R. 09 E., N.M.P.M.

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 983-9429 FAX (505) 989-3413
DATE 12/20/17 DRAWN BY: DGB PROJECT No. C-2786

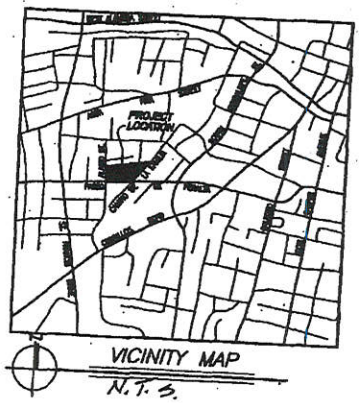
EXHIBIT B

ALVORD PROJECT

551 ALARID STREET
SANTA FE, NM

LIST OF DRAWINGS

AS-101	SITE PLAN
MP-1	SITE PLAN MASTER PLAN
MP-2	MASTER PLAN HEIGHT ZONES
MP-3	PHASING PLAN



CITY OF SANTA FE APPROVAL

REVIEWED AND APPROVED BY THE CITY OF SANTA FE GOVERNING BODY OF THE CITY OF SANTA GE AT IT'S MEETING ON _____, AS CASE NUMBER 2018-03.

_____ _____ _____
ALAN WEBBER, MAYOR DATE

ATTEST:

_____ _____ _____
CITY CLERK YOLANDA Y. VIGIL DATE

_____ _____ _____
CITY ENGINEER DATE

_____ _____ _____
CITY PLANNER DATE

STUDIO SW ARCHITECTS
STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd, NW, Albuquerque, NM 87104
505.843.9639 fax 505.843.9683
Web Site: www.studioswarch.com
E-Mail: mail@studioswarch.com
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CONSULTANTS

PROJECT ALVORD

551 ALARID STREET,
SANTA FE, NM

MARK	DATE	DESCRIPTION

ISSUE:	CONCEPT PLAN
PROJECT NO:	1721
CAD DWG FILE:	
DRAWN BY:	MM
CHECKED BY:	JS
DATE:	6/13/2018

SHEET TITLE

COVER SHEET
CASE # 2018-13

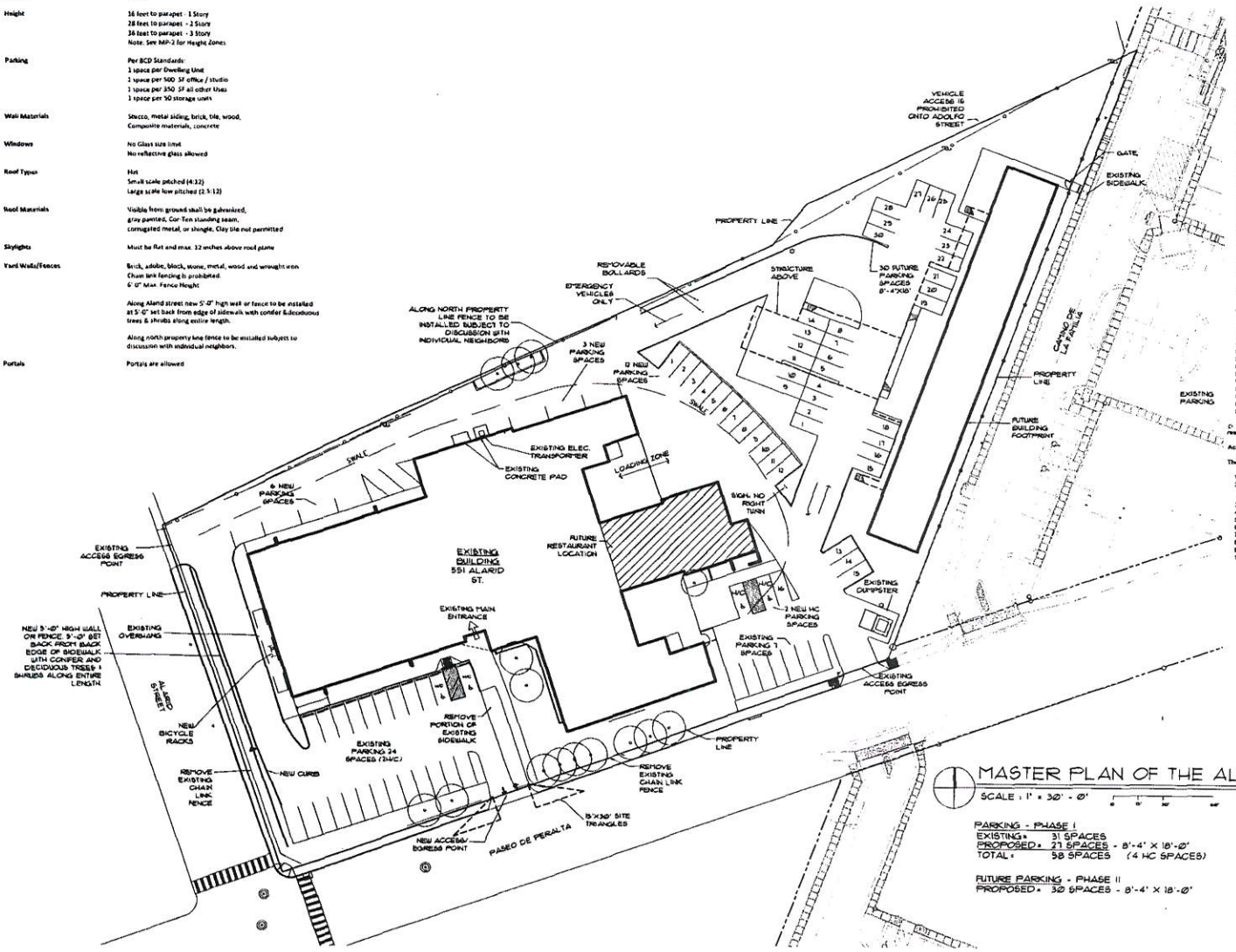
COVER

5/7/2018 3:39 PM
P:\1721 Alvord\10-Drawings\ACAD\COVER SHEET ALVORD.dwg
SMITTERN

EXHIBIT B-2
BILL NO. 2018-_____

Project Alvord - Master Plan / Design Standards

Allowable Land Use	BCD - See list below for permitted uses
Side Setbacks	None
Front Setbacks	Maximum / Minimum: 0 Feet Build to Line
Neighborhood Edge	No build zone 25 feet from north & west property lines adjacent to neighborhood
Minimum Open Space	None Required
Lot Coverage	None; meet 25 foot no build neighborhood zone & Parking Requirements
Massing	Simple
Height	16 feet to parapet - 1 Story 28 feet to parapet - 2 Story 36 feet to parapet - 3 Story Note: See MP-2 for Height Zones
Parking	Per BCD Standards: 1 space per Dwelling Unit 1 space per 500 SF office / studio 1 space per 250 SF all other Uses 1 space per 50 storage units
Wall Materials	Stucco, metal siding, brick, tile, wood, Composite materials, concrete
Windows	No Glass size limit No reflective glass allowed
Roof Types	Flat Small scale pitched (4:12) Large scale low pitched (2.5:12)
Roof Materials	Visible from ground shall be galvanized, gray painted, Cor-Ten standing seam, corrugated metal, or shingle, Clay tile not permitted
Skylights	Must be flat and max. 12 inches above roof plane
Yard Walls/Fences	Brick, adobe, block, stone, metal, wood and wrought iron Chain link fencing is prohibited 6'-0" Max. Fence Height Along Alarid street new 5'-0" high wall or fence to be installed at 5'-0" set back from edge of sidewalk with conifer &deciduous trees & shrubs along entire length. Along north property line fence to be installed subject to discussion with individual neighbors.
Portals	Portals are allowed



MASTER PLAN OF THE ALVORD SCHOOL SITE

SCALE : 1" = 30' - 0"

PARKING - PHASE I
EXISTING= 31 SPACES
PROPOSED = 21 SPACES - 8'-4" X 18'-0"
TOTAL = 58 SPACES (4 HC SPACES)

FUTURE PARKING - PHASE II
PROPOSED = 30 SPACES - 8'-4" X 18'-0"

BCD Business-Capitol District

Master Plan Permitted Uses

1. Adult day care
2. Antique stores
3. Art supply stores
4. Arts & crafts schools
5. Arts & crafts studios, galleries & shops; gift shops for the sale of arts & crafts
6. Barber shops & beauty salons
7. Bed & breakfast
8. Bookshops
9. Clubs & lodges (private) □
10. Colleges & universities (nonresidential)
11. Colleges & universities (residential)
12. Continuing care community
13. Dance studios
14. Daycare; preschool for infants & children (6 or fewer)
15. Daycare, preschool, for infants or children (more than 6)
16. Dwelling, multiple-family
17. Dwelling, single-family
18. Exercise, spas or gym facilities
19. Flea markets
20. Florist shops
21. Foster homes licensed by the State
22. Funeral homes or mortuaries
23. Furniture stores
24. Hotels, motels, residential suite hotels
25. Laboratories; research, experimental & testing
26. Light assembly & manufacturing
27. Medical & dental offices & clinics
28. Museums
29. Neighborhood & community centers (including youth & senior centers)
30. Nursing, extended care, convalescent, recovery care facilities
31. Office equipment sales & service; retail sale of office equipment
32. Offices; business & professional, excluding medical, dental & financial services
33. Outdoor Flea Market (Limited to east side of site - former playground area)
34. Parking lots & garages (commercial) (Limited to east side of site - former playground area)
35. Personal care facilities for the elderly
36. Personal service establishments including cleaning & laundry, appliance repair & similar services
37. Pharmacies or apothecary shops
38. Photographers studios
39. Police stations
40. Police substations
41. Public parks, playgrounds & playfields
42. Religious Assembly (all)
43. Religious educational & charitable institutions (no schools or assembly uses) □
44. Rental; short term
45. Restaurant with bar, cocktail lounge or nightclub comprising more than 25% of total serving area (Located on the east side of existing building only)◇
46. Restaurant; fast service, take out, no drive-through or drive-up (Located on the east side of existing building only - former playground area)
47. Restaurant; full service with or without incidental alcohol service (Located on the east side of existing building only - former playground area)
48. Retail & service uses intended to serve the primary uses & do not exceed 5,000 square feet
49. Retail establishments not listed elsewhere
50. Schools; elementary & secondary (public & private) □
51. Sign shops
52. Storage areas - individual within a completely enclosed building
53. Tailoring & dressmaking shops
54. Theaters; nonprofit, for production of live shows
55. Time share vacation projects
56. Veterinary establishments, pet grooming
57. Vocational & trade schools (light industrial) ○
58. Vocational & trade schools (non-industrial)

◇ Requires a Special Use Permit if located within 200 feet of residentially zoned property.

Accessory Uses

The following accessory uses are permitted in BCD districts:

1. Accessory dwelling units
2. Accessory structures, permanent, temporary or portable, not constructed of solid building materials; covers; accessory structures exceeding 30 inches from the ground
3. Barbecue pits, swimming pools (private)
4. Children play areas & equipment
5. Daycare for infants & children (private)
6. Garages (private)
7. Greenhouses (non-commercial)
8. Home occupations
9. Incidental & subordinate uses & structures
10. Residential use ancillary to an approved use

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CONSULTANTS

Architect Engineer

STATE OF NEW MEXICO
ROBERT GERARD HEISER
No. 2370
REGISTERED ARCHITECT

PROJECT ALVORD

551 ALARID STREET,
SANTA FE, NM

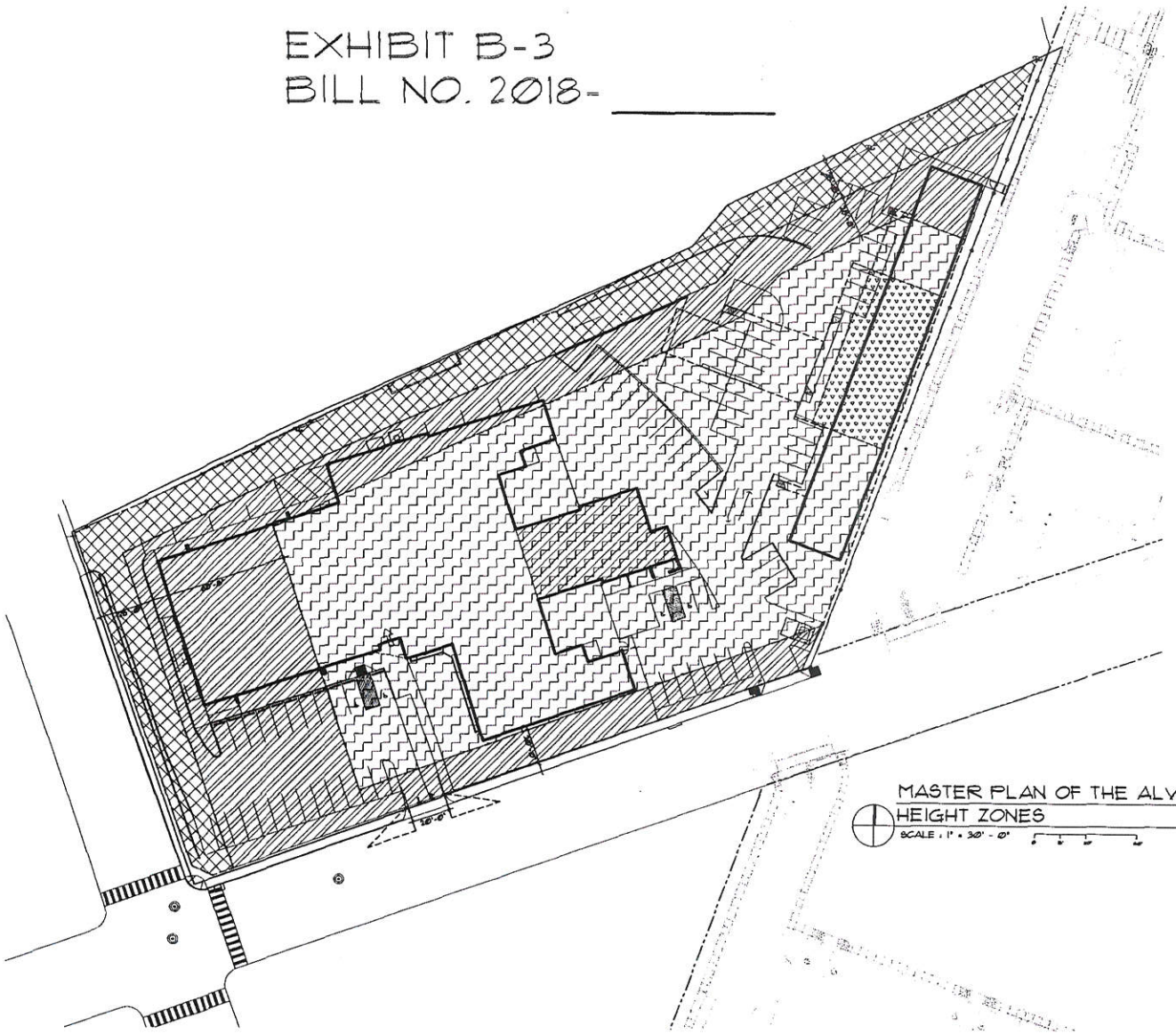
MARK	DATE	DESCRIPTION
ISSUE:		CONCEPT PLAN
PROJECT NO:		1721
CAD DWG FILE:		AS101.DWG
DRAWN BY:		MM
CHECKED BY:		JS
DATE:		6/13/2018

SHEET TITLE

SITE PLAN
MASTER PLAN
CASE # 2018-03
551 ALVARID ST
REZONING

MP-1

EXHIBIT B-3
BILL NO. 2018-_____



MASTER PLAN OF THE ALVORD SCHOOL SITE
HEIGHT ZONES
SCALE : 1" = 30'-0"

HEIGHT ZONES
- NO BUILD ZONE - 25'-0" WIDE
- 1 STORY BUILD ZONE - 16'-0" HIGH
- 2 STORY BUILD ZONE - 28'-0" HIGH
- 3 STORY BUILD ZONE - 36'-0" HIGH

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E-Mail: mail@studioswarch.com

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CONSULTANTS

Architect Engineer

STATE OF NEW MEXICO
ROBERT GERARD HEISER
No. 2370
REGISTERED ARCHITECT

PROJECT ALVORD

551 ALARID STREET,
SANTA FE, NM

MARK	DATE	DESCRIPTION

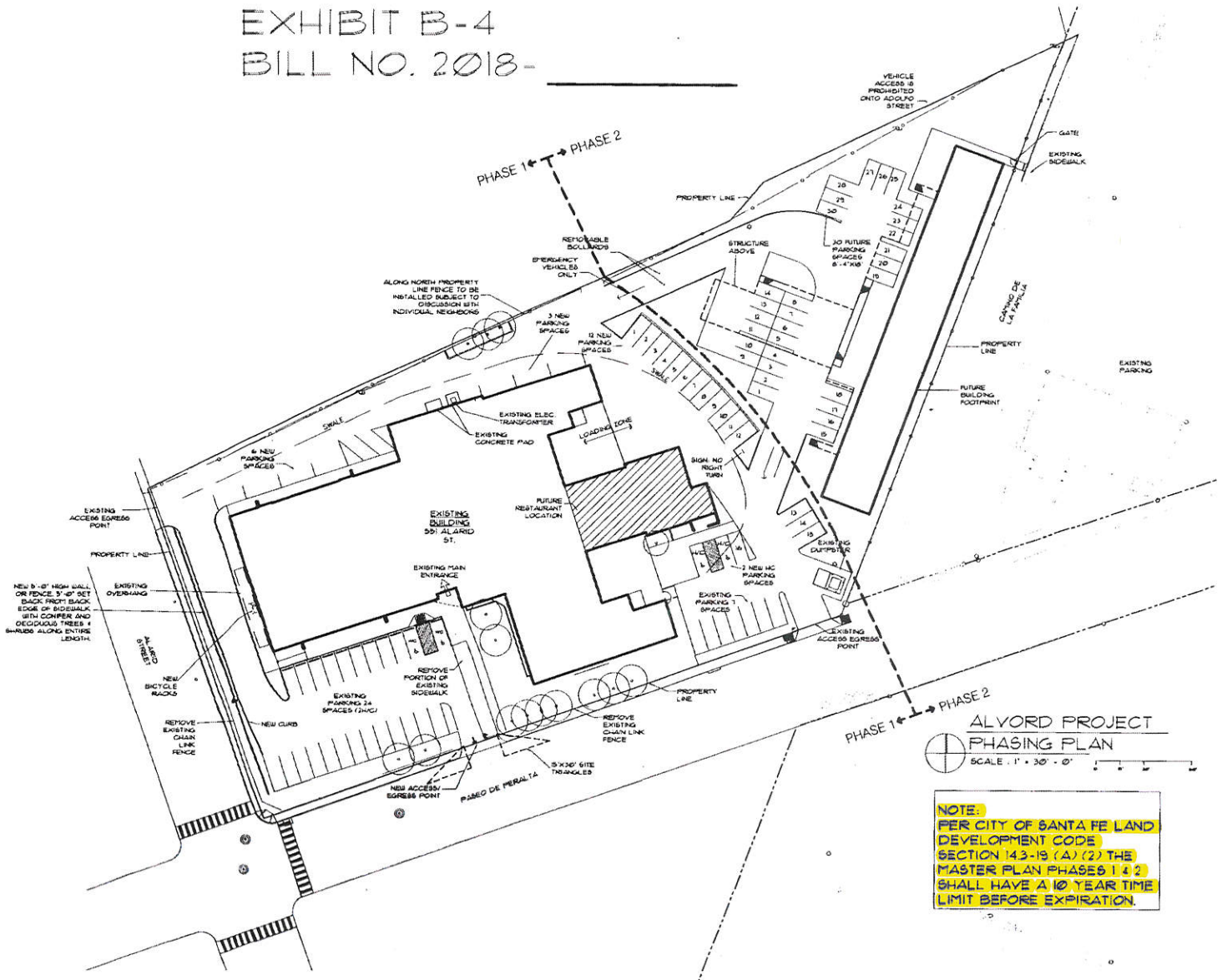
ISSUE:	CONCEPT PLAN
PROJECT NO:	1721
CAD DWG FILE:	AS101.DWG
DRAWN BY:	MM
CHECKED BY:	JS
DATE:	6/13/2018

SHEET TITLE

MASTER PLAN
HEIGHT ZONES
CASE # 2018-03
551 ALARID ST
REZONING

MP-2

EXHIBIT B-4
BILL NO. 2018-_____



ALVORD PROJECT
PHASING PLAN
SCALE : 1" = 30' - 0"

NOTE:
PER CITY OF SANTA FE LAND DEVELOPMENT CODE SECTION 14.3-19 (A) (2) THE MASTER PLAN PHASES 1 & 2 SHALL HAVE A 10 YEAR TIME LIMIT BEFORE EXPIRATION.

STUDIO SW ARCHITECTS

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©

CONSULTANTS

Architect Engineer

STATE OF NEW MEXICO
ROBERT GERARD HEIGER
No. 2370
REGISTERED ARCHITECT

PROJECT ALVORD

551 ALARID STREET,
SANTA FE, NM

MARK	DATE	DESCRIPTION

ISSUE:	CONCEPT PLAN
PROJECT NO:	1721
CAD DWG FILE:	AS101.DWG
DRAWN BY:	MM
CHECKED BY:	JS
DATE:	6/13/2018

SHEET TITLE

PHASING PLAN
CASE # 2018-03
551 ALARID ST
REZONING

MP-3

DEVELOPMENTAL PLAN SUBMITTAL

INN AT ALVORD

1625 PASEO DE PERALTA, SANTA FE,
NM 87501

AERIAL IMAGE





3D RENDERING

SOUTH VIEW FACADE FROM PASEO DE PERALTA STREET

ZONING MAP



Sheet List Table

Sheet Number	Sheet Title
DEVELOPMENT PLAN	
DP-01	GENERAL PROJECT INFORMATION
DP-02	LEGAL LOT OF RECORD
DP-03	TOGRAPHIC SURVEY
DP-04	DEVELOPMENT PLAN
DP-04A	MURAL WALL ELEVATIONS
DP-04B	MASTER PLAN BUILDING HEIGHTS
DP-04C	ENLARGED SITE PLAN
DP-04D	STREETSCAPE SECTIONS
DP-05A	SITE DETAILS (ACCESSIBILITY)
DP-05B	SITE DETAILS
DP-05C	SITE DETAILS
DP-06A	EXISTING SITE CONDITIONS
DP-06B	EXISTING SITE CONDITIONS
DP-07	DEMOLITION SITE PLAN
DP-08	OVER ALL FIRST FLOOR PLAN
DP-09	OVER-ALL SECOND FLOOR PLAN
DP-10	EXTERIOR ELEVATIONS (HEIGHTS)
DP-11	EXTERIOR ELEVATIONS (HEIGHTS)
DP-12	EXTERIOR ELEVATIONS (MATERIALS)
EL-001	SITE LIGHTING PLAN
EL-002	CUT SHEETS
LANDSCAPE	
LP-101	LANDSCAPE PLANTING PLAN
LP-501	LANDSCAPE PLANTING DETAILS
LI-101	IRRIGATION PLAN
LI-501	IRRIGATION DETAILS
LI-502	IRRIGATION DETAILS

CIVIL	
C1.01	SITE PLAN
C1.02	GENERAL NOTES
C1.03	SITE DETAILS
C1.04	DEMOLITION PLAN
C2.01	GRADING PLAN
C2.02	STORM DRAIN PLAN
C2.03	PRE-DEVELOPMENT DRAINAGE MGMT PLAN
C2.04	POST-DEVELOPMENT DRAINAGE MGMT PLAN
C2.05	GRADING NOTES
C2.06 (1)	GRADING BMP'S
C2.06 (2)	GRADING BMP'S (CONTINUED)
C3.01	UTILITY PLAN
C3.02	UTILITY NOTES AND DETAILS
C3.03	UTILITY NOTES AND DETAILS
C3.04	UTILITY NOTES AND DETAILS
C3.05	UTILITY NOTES AND DETAILS
WATER PLAN	
2025-09 (1)	WATER PLAN (SHEET 1)
2025-09 (2)	WATER PLAN (SHEET 2)
ELECTRICAL	
EL-001	SITE LIGHTING PLAN
EL-002	CUT SHEETS

DESIGN TEAM

ARCHITECT

LLOYD & ASSOCIATES ARCHITECTS
740 SAINT MICHAELS DRIVE, SUITE 4A
SANTA FE, NM 87505
505-988-9789 TEL
CONTACT: WAYNE LLOYD
WAYNE@LLOYD-ARCHITECTS.COM

CIVIL

WOOTEN ENGINEERING
PO BOX 15814
RIO RANCHO, NM 87174
CONTACT: JEFF WOOTEN
JEFFWOOTEN.PE@GMAIL.COM
505-980-3560

LANDSCAPE

SITES SOUTH WEST
915 NW GASOLINE ALLEY, SUITE 210D
BEND, OR 97703
CONTACT: WENDI FOX
OFFICE : 505.822.8200
DESK : 541.550.7080
SITES-SW.COM

ENGINEERS SEAL

DATE

REVISIONS

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

CASE # 2024-__

CITY USE ONLY

Lloyd & Associates
ARCHITECTS
740 ST. Michael's Dr., Suite 4A
Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE,
NM 87501
DEVELOPMENT PLAN SUBMITTAL

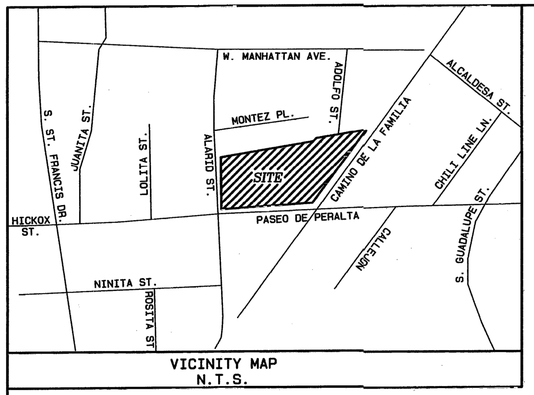
GENERAL PROJECT INFORMATION

DATE:	SCALE:	SHEET:
06-24-2025		DP-01

DATE: 12/28/2023 10:31:07 AM
FILE: X:\2023-18 Alvord School-Residential\CAD\04_ARCHITECTURAL_SHEET\DP\2023-18_DP-01.dwg

LOT SPLIT SURVEY OF 551 ALARID STREET INTO TRACT A & TRACT B

LYING AND BEING SITUATED PROJECTED SECTION 26 & 27, T.17N., R.09E., N.M.P.M., IN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO



VICINITY MAP
N.T.S.

OWNER'S CONSENT

THE UNDERSIGNED OWNER(S) DO HEREBY ATTEST THAT THE LOT SPLIT AND PLATTING AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES. THE UNDERSIGNED OWNER(S) DO HEREBY GRANT EASEMENTS FOR ALL EXISTING UTILITIES SERVING THIS PARCEL AND 20' WIDE ACCESS, EMERGENCY TURNAROUND & UTILITY EASEMENT. THESE LANDS LIE WITHIN THE PLATTING AND PLANNING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

STEVEN M. CARRILLO, PRESIDENT OF THE BOARD OF EDUCATION SANTA FE PUBLIC SCHOOLS

STATE OF NEW MEXICO)
) SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF August, 2018.

NOTARY PUBLIC — 8/17/19 MY COMMISSION EXPIRES

OFFICIAL SEAL
Dina C. Gutierrez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8/17/19

SUMMARY COMMITTEE APPROVAL, CASE# 2018-42 APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF JULY 5, 2018.

SUMMARY COMMITTEE CHAIRMAN — 08/20/18 DATE
SUMMARY COMMITTEE SECRETARY — 8/20/18 DATE

CITY OF SANTA FE NOTES & CONDITIONS

a) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

b) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

c) BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

d) EACH LOT SHALL BE SERVICED WITH SEPARATE SEWER AND WATER SERVICES.

e) NO FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED ACROSS OR WITHIN THE UTILITY EASEMENTS.

f) WASTEWATER UEC FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.

g) CONSTRUCTION OFINFRASTRUCTURE SHALL BE TIED TO THE MASTER PLAN PHASING PLAN (REFERENCE ORDINANCE 2018-18).

CITY OF SANTA FE APPROVAL

LAND USE CITY ENGINEER — 8/20/18 DATE
LAND USE CITY PLANNER — 8/20/18 DATE

COUNTY ACKNOWLEDGEMENT

SANTA FE COUNTY TREASURER — 8.17.2018 DATE

LEGEND

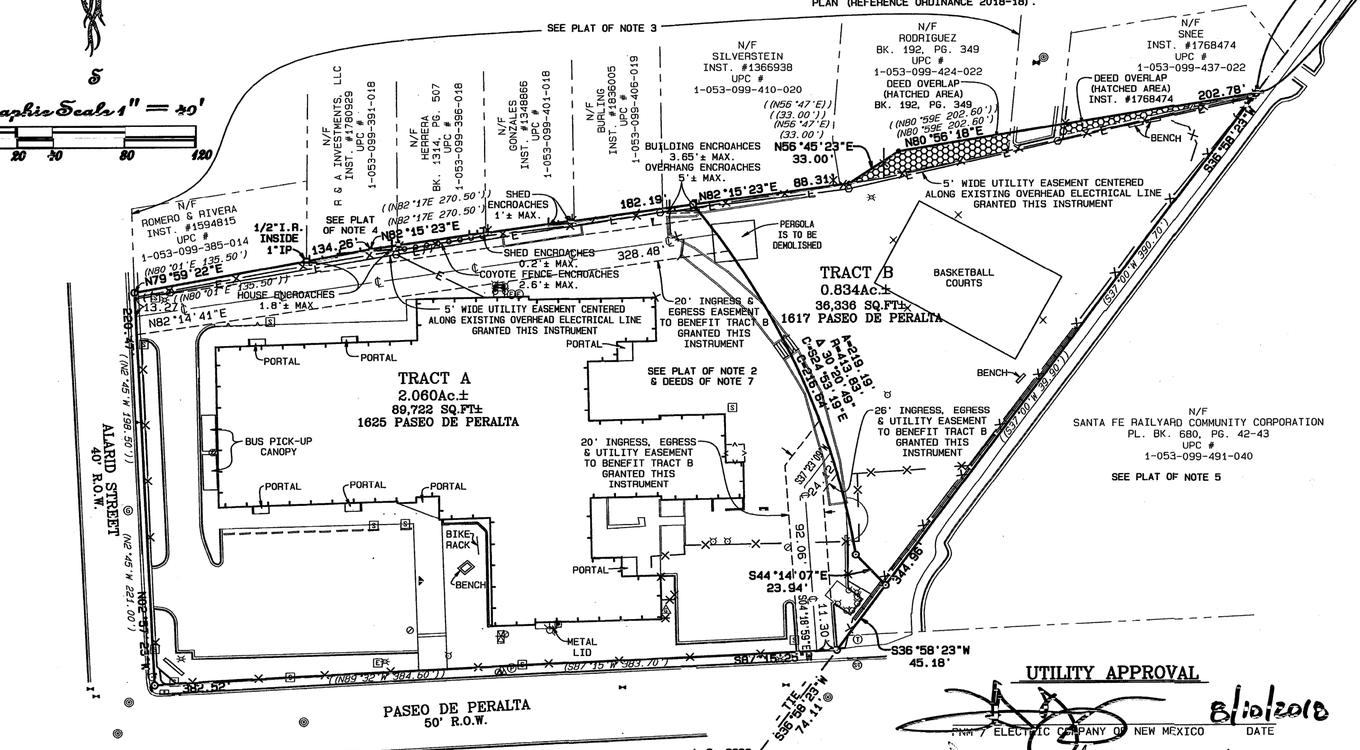
- FOUND MONUMENT AS NOTED
- SET CHISELED "X" IN CONCRETE, UNLESS NOTED OTHERWISE
- CALCULATED POINT, NOT SET
- LIGHT POLE
- TELEPHONE MANHOLE
- PARKING PAY STATION
- GAS METER
- CLEANOUT
- SIGN
- UNDERGROUND ELECTRICAL BOX
- ELECTRICAL PANEL
- STORM SEWER MANHOLE
- ELECTRIC TRANSFORMER
- WATER METER
- SANITARY SEWER MANHOLE
- BASKETBALL GOAL POST
- UTILITY POLE
- ANCHOR WIRE/POST
- POLE BOLLARD
- DROP INLET
- WATER VALVE
- FLAG POLE
- IRRIGATION CONTROL VALVE
- SPIGOT
- UTILITY HOT BOX
- FIRE HYDRANT
- UNDERGROUND TRAFFIC SIGNAL BOX
- RAILING
- RAILROAD TIES
- OVERHEAD ELECTRICAL LINE
- COYOTE FENCE
- CHAINLINK FENCE
- WOOD FENCE
- IRON RAILING

N

W E

S

Graphic Scale 1" = 40'
0 20 40 80 120



NOTES:

1. BASIS OF BEARING IS TAKEN FROM AUTONOMOUS GPS OBSERVATIONS OF ASTRONOMIC NORTH ON DECEMBER 20, 2017.
2. REFER TO PLAT ENTITLED "PLAT OF STERN'S SECOND ADDITION" PREPARED BY JAS C. HARVEY, N.M.P.S. No. 58, RECORDED IN BOOK 1, PAGE 88 AT THE SANTA FE COUNTY CLERK'S OFFICE. SEE DATA IN PARENTHESIS ( ).
3. REFER TO PLAT ENTITLED "PLAT SHOWING SURVEY OF PROPERTY FOR MONTES ADDITION" PREPARED BY SAMUEL P. DAVALOS, N.M.P.S. No. 564, RECORDED IN BOOK 3, PAGE 366 AT THE SANTA FE COUNTY CLERK'S OFFICE.
4. REFER TO PLAT ENTITLED "PLAT OF BOUNDARY SURVEY FOR SUSANNE M. WALKFORD" PREPARED BY PHILIP B. WIEGEL, N.M.P.S. No. 9758, RECORDED IN BOOK 765, PAGE 10 AT THE SANTA FE COUNTY CLERK'S OFFICE.
5. REFER TO PLAT ENTITLED "ALTA/ACSM SURVEY OF PARCELS M-1 THRU M-10 AND PARCEL G FOR THE RAILYARD COMPANY, LLC, AMBIT ORIGINATOR I, LLC, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY" PREPARED BY MITCHEL K. NOONAN, N.M.P.L.S. No. 6998, RECORDED IN BOOK 680, PAGES 42-43 AT THE SANTA FE COUNTY CLERK' OFFICE.
6. REFER TO PLAT ENTITLED "LOT LINE ADJUSTMENT SURVEY FOR ERIC C. GENT & ELISE SMITH GENT REVOCABLE TRUST U/A DATED JUNE 4, 1993, CITY OF SANTA FE & THE SANTA FE RAILYARD COMMUNITY CORPORATION" PREPARED BY MITCHEL K. NOONAN, N.M.P.L.S. No. 6998, RECORDED IN BOOK 795, PAGE 21 AT THE SANTA FE COUNTY CLERK'S OFFICE.
7. REFER TO QUIT CLAIM DEED, NATHAN B. STERN TO BOARD OF EDUCATION OF THE CITY OF SANTA FE, DATED DECEMBER 4, 1931 AND QUIT CLAIM DEED, FILOMENA WHEELON TO BOARD OF EDUCATION OF THE CITY OF SANTA FE, DATED DECEMBER 18, 1931. (BOTH UNRECORDED) METES AND BOUNDS DESCRIPTION DOES NOT FULLY DESCRIBE ALL BLOCK 1 & 2 OF STERN'S SECOND ADDITION AS LISTED IN SAID DEEDS. SEE DATA IN DOUBLE PARENTHESIS ( ).
8. THIS LAND LIES WITHIN ZONE "X". AREAS OF MINIMAL FLOODING IN ACCORDANCE WITH THE FEDERAL INSURANCE ADMINISTRATION SPECIAL FLOOD HAZARD AREA MAP/F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE SANTA FE COMMUNITY PANEL No.35049C0412E, DATED DECEMBER 4, 2012.
9. REFER TO PLAT ENTITLED "PLAT AND PLANS OF WEST MANHATTAN COMPOUND CONDOMINIUM" PREPARED BY ROBERT K. RIECKEN, N.M.P.L.S. No. 17321, DATED MAY 14, 2009 AND HAVING PROJECT No. C-2009A. (UNRECORDED)

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 reasonably 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 facilities reasonable necessary to provide electrical service.
3. Centurylink for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Cable TV for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

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 purposes 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. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) 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 rights which may have been granted by prior plat, replat or other document and which are not specifically described and shown on this plat.

1865543

COUNTY OF SANTA FE)
) SS
STATE OF NEW MEXICO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 20 DAY OF Aug. A.D. 20 18, AT 1:54 O'CLOCK PM AND WAS DULY RECORDED IN PLAT BOOK 838 PAGE 040, OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, N.M.

DEPUTY

COUNTY CLERK
GERALDINE SALAZAR
SANTA FE COUNTY, NEW MEXICO

SURVEYOR'S CERTIFICATE

I MITCHEL K. NOONAN, N.M.P.L.S. No. 6998 DO HEREBY CERTIFY TO THE BOARD OF EDUCATION OF THE CITY OF SANTA FE THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. 12/20/17

MITCHEL K. NOONAN — 08/09/18 N.M.P.L.S. No. 6998

MITCHEL K. NOONAN NEW MEXICO 6998 PROFESSIONAL LAND SURVEYOR

UTILITY APPROVAL

PNM / ELECTRIC COMPANY OF NEW MEXICO — 8/10/2018 DATE
QWEST CORPORATION D/B/A CENTURY LINK — 8/20/2018 DATE
NEW MEXICO GAS COMPANY — 8-10-18 DATE
COMCAST CABLE — 8-10-2018 DATE

INDEXING INFORMATION FOR COUNTY CLERK

UPC 1-053-098-410-525
OWNER: BOARD OF EDUCATION OF THE CITY OF SANTA FE
FILED: NOT RECORDED
SUBDIVISION:
SECTIONS: SECTION 26&27, T. 17 N., R. 09 E., N.M.P.M

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 982-9429 FAX (505) 986-3413

DATE (S): 4/6/18 | DRAWN BY: DKR | PROJECT No. C-2786

TOPOGRAPHIC SURVEY TRACT A & TRACT B

LYING AND BEING SITUATED PROJECTED SECTION 26 & 27, T.17N., R.09E., N.M.P.M.,
IN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO

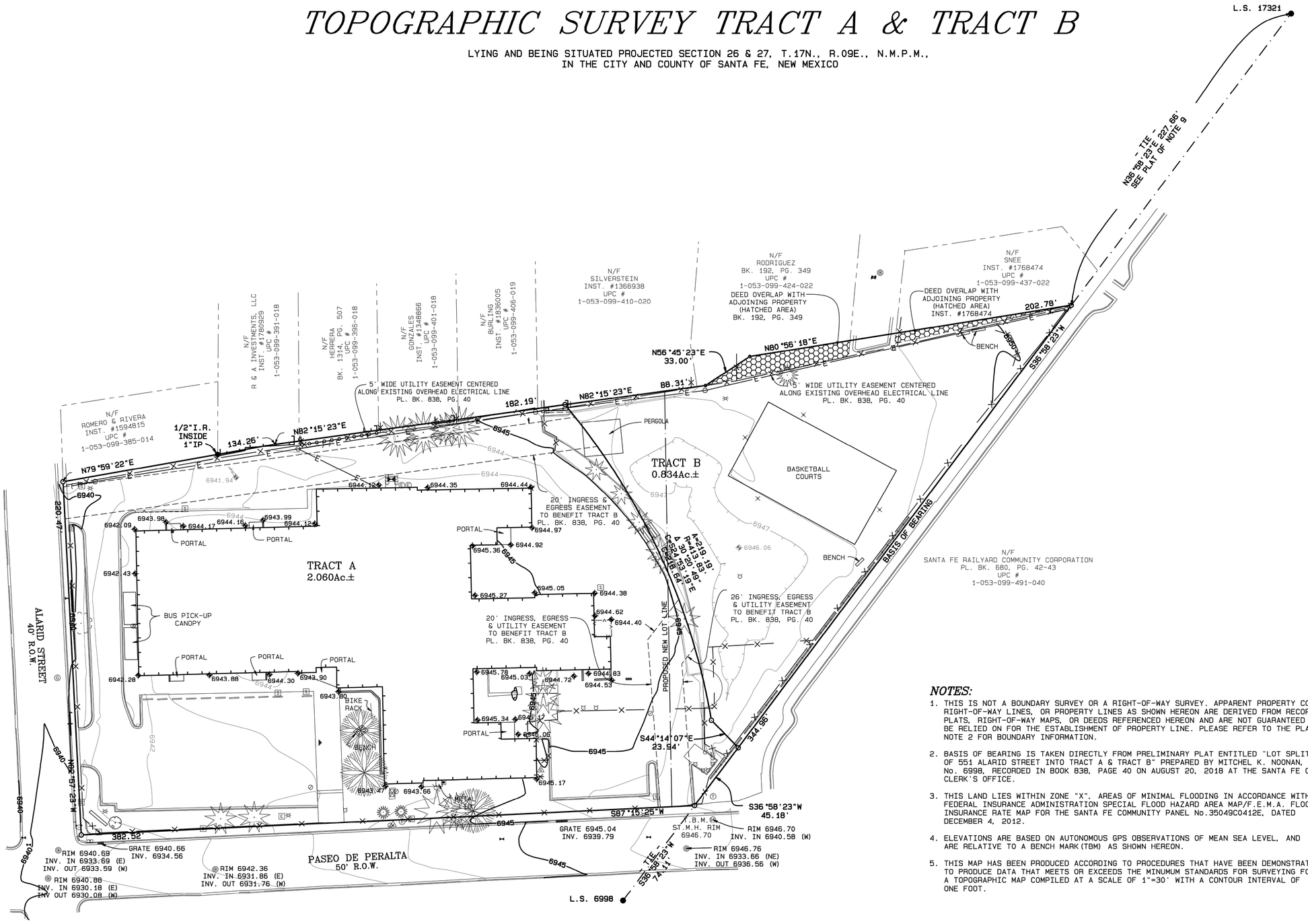
N

W E

S

Graphic Scale 1" = 30'

0 15 30 60 90



LEGEND

- FOUND MONUMENT AS NOTED
- SET CHISELED "X" IN CONCRETE, UNLESS NOTED OTHERWISE
- CALCULATED POINT, NOT SET
- LIGHT POLE
- TELEPHONE MANHOLE
- PARKING PAY STATION
- GAS METER
- CLEANOUT
- SIGN
- UNDERGROUND ELECTRICAL BOX
- ELECTRICAL PANEL
- STORM SEWER MANHOLE
- ELECTRIC TRANSFORMER
- WATER METER
- SANITARY SEWER MANHOLE
- BASKETBALL GOAL POST
- UTILITY POLE
- ANCHOR WIRE/POST
- POLE BOLLARD
- DROP INLET
- WATER VALVE
- FLAG POLE
- IRRIGATION CONTROL VALVE
- SPIGOT
- UTILITY HOT BOX
- FIRE HYDRANT
- UNDERGROUND TRAFFIC SIGNAL BOX
- RAILING
- RAILROAD TIES
- OVERHEAD ELECTRICAL LINE
- COYOTE FENCE
- CHAINLINK FENCE
- WOOD FENCE
- IRON RAILING

- APPROX. DRIPLINE OF TREE (UNKNOWN)
- APPROX. DRIPLINE OF POPLAR TREE
- APPROX. DRIPLINE OF COTTONWOOD TREE
- APPROX. DRIPLINE OF PINE TREE
- APPROX. DRIPLINE OF ELM TREE

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN HEREON 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 LINE. PLEASE REFER TO THE PLAT IN NOTE 2 FOR BOUNDARY INFORMATION.
2. BASIS OF BEARING IS TAKEN DIRECTLY FROM PRELIMINARY PLAT ENTITLED "LOT SPLIT SURVEY OF 551 ALARID STREET INTO TRACT A & TRACT B" PREPARED BY MITCHEL K. NOONAN, N.M.P.L.S. No. 6998, RECORDED IN BOOK 838, PAGE 40 ON AUGUST 20, 2018 AT THE SANTA FE COUNTY CLERK'S OFFICE.
3. THIS LAND LIES WITHIN ZONE "X", AREAS OF MINIMAL FLOODING IN ACCORDANCE WITH THE FEDERAL INSURANCE ADMINISTRATION SPECIAL FLOOD HAZARD AREA MAP/F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE SANTA FE COMMUNITY PANEL No.35049C0412E, DATED DECEMBER 4, 2012.
4. ELEVATIONS ARE BASED ON AUTONOMOUS GPS OBSERVATIONS OF MEAN SEA LEVEL, AND ARE RELATIVE TO A BENCH MARK(TBM) AS SHOWN HEREON.
5. THIS MAP HAS BEEN PRODUCED ACCORDING TO PROCEDURES THAT HAVE BEEN DEMONSTRATED TO PRODUCE DATA THAT MEETS OR EXCEEDS THE MINUMUM STANDARDS FOR SURVEYING FOR A TOPOGRAPHIC MAP COMPILED AT A SCALE OF 1"=30' WITH A CONTOUR INTERVAL OF ONE FOOT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE TOPOGRAPHY AS SHOWN HEREON IS AN ACCURATE REPRESENTATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON MARCH 8, 2019 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF NEW MEXICO AND NATIONAL MAP ACCURACY STANDARDS.

MITCHEL K. NOONAN N.M.P.L.S. No. 6998

MITCHEL K. NOONAN NEW MEXICO 6998 PROFESSIONAL LAND SURVEYOR

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 982-9429 FAX (505) 986-3413

DATE (S):	DRAWN BY:	PROJECT No.
3/8/19	DKA	C-2786T

SITE PLAN KEYNOTES:

1. EXISTING PUBLIC SIDEWALK
2. EXISTING TREE TO REMAIN
3. EXISTING PLANTING TO REMAIN
4. EXISTING PNM ELECTRICAL POSTS
5. 25'-0" 'NO BUILD' SETBACK DELINEATED IN MASTER PLAN MP-2; SEE SHEET DP-04B.
6. NEW UNIT PATIOS UNDER PORTAL ABOVE
7. NEW HARDSCAPE PATIO, SEE LANDSCAPE PLAN
8. NEW SOFTSCAPE AREA, SEE LANDSCAPE PLAN
9. NEW CONCRETE CURB AND GUTTER, NEW CIVIL DWGS.
10. NEW CONCRETE APRON WITH CONTROL JOINTS (SEE DETAIL 5 / DP-05C)
11. NEW ASPHALT PARKING & DRIVEWAY
12. NEW DESIGNATED ACCESSIBLE PARKING SPACE (SEE DETAILS ON DP-05A)
13. NEW YARDWALL (SEE DETAIL 13 / DP-05B)
14. NEW PEDESTRIAN CROSSWALK
15. NEW ENCLOSED DUMPSTER (SEE DETAIL 1 / DP-05B)
16. NEW BIKE RACK (SEE DETAIL 12 & 13 / DP-05C)
17. NEW DRAINAGE POND (SEE CIVIL DRAWINGS)
18. NEW CONCRETE SIDEWALK, INTEGRALLY COLORED CONCRETE (SEE DETAIL 1 & 2 ON SHEET DP-05C)
19. ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING STRIP; SEE DETAIL 9 OF SHEET DP-05A
20. COYOTE FENCE WITH STUCCO-FINISHED CMU PIER, SEE DETAIL 3 & 7 OF SHEET DP-05B
21. NEW FIRE HYDRANT WITH NEW 5' DIA. SERVICE EASEMENT SHALL BE RECORDED; SEE WATER PLAN AT SHEET WP-2
22. AUTOMATED SLIDE GATE AT SERVICE ENTRANCE ON ALARID STREET. PROVIDE KNOX ACCESS (KEY SWITCH) ON PEDESTAL FOR FIRE DEPARTMENT
23. NEW SERVICE EASEMENT SHALL BE RECORDED TO INCREASE SIDEWALK WIDTH
24. (3) SEPARATE NEW WATER LINES WITH ACCOCIATED BFP & METER FOR BUILDING AND LANDSCAPING AND FIRE LINE, SEE SHEET WP-02
25. NEW FDC CONNECTION, SEE SHEET WP-02
26. PLANTING ISLAND STRIP ALONG PASEO DE PERALTA
27. NEW GAS SERVICE LINE AND METER; SEE MASTER UTILITY PLAN
28. PLANTING ISLAND STRIP ALONG PASEO DE PERALTA
29. CLEAR VIEW TRIANGLE PROVIDED WITH NO OBSTRUCTIONS BETWEEN 3'-6'.



CITY OF SANTA FE DEVELOPMENT NOTES

CALCULATIONS:
PROPOSED BUILDING AREA: 39348 SF
EXISTING BUILDING AREA: 30983 SF
TOTAL LOT AREA: 2.894 ACRES

LOT COVERAGE: 31.21% (PROPOSED) / 24.58 % (EXISTING)

OPEN SPACE: 68.79 % (PROPOSED / 75.42 % (EXISTING)

OWNER'S PRINTED NAME _____ OWNERS SIGNATURE AND DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED TO ME THIS __ _DAY OF _____, 2024

NOTARY PUBLIC _____ MY COMMISSION EXPIRES:_____

COUNTY OF SANTA FE
STATE OF NEW MEXICO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS _____ DAY OF_____, A.D., 20_____ AT_____O'CLOCK AND WAS DULY RECORDED IN BOOK_____ON PAGE_____ OF THE RECORDS OF SANTA FE COUNTY, AS INSTRUMENT NO._____

WITNESS MY HAND AND SEAL\OF OFFICE:
KATHARINE E. CLARK
COUNTY CLERK, SANTA FE COUNTY

REVIEWED BY THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DEPT.

_____ Date _____
CITY PLANNER

_____ Date _____
CITY ENGINEER

PROPERTY INFORMATION

PROPERTY OWNER: ALVORD INVESTORS I LLC
ADDRESS: 1625 PASEO DE PERALTA ST., SANTA FE, NM 87501
UPC: 1053098402522000000 & 1053099432008000000
PARCEL NUMBER: 99309566 & 99309567
ZONING: BCD (BUSINESS-CAPITOL DISTRICT)
ZONING SUBDISTRICT: BCD-RED (BUSINESS-CAPITOL DISTRICT RE-DEVELOPMENT)
ARCHAEOLOGICAL REVIEW DISTRICT: HISTORIC DOWNTOWN ARCHAEOLOGICAL REVIEW DISTRICT

RANGE: R 09 E
TOWNSHIP: T 17 N
SECTION: 26 & 27

LOT SIZE: 2.894 ACRES (TOTAL)

GENERAL NOTES

A. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F) (5), "PLANT MATERIAL STANDARDS", WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.

B. METES AND BOUNDS DESCRIPTIONS OF LOTS, ROADWAYS, DRAINAGE, UTILITY, AND ACCESS RIGHT-OF-WAYS AND/OR EASEMENTS ARE DESCRIBED ON THE SUBDIVISION PLAT AS AREA LOT AREAS, ALL AS INCLUDED HEREIN.

C. ALL BUILDING UNITS 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.

D. BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.

E. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE PLANNING AND LAND USE DEPARTMENT BEFORE CONSTRUCTION.

F. DUMPSTER ON ADJACENT TRACT B PENDING EASEMENT AND LEASE AGREEMENT

CHAPTER 14 SANTA FE CODE OF ORDINANCES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA A FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT/AND OR DEVELOPMENT PLAN 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.
3. BUILDING AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.
4. STORM WATER AGREEMENT: PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER 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 BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS (2) IN THE EVENT OF DRAINAGE IMPROVEMENT MAINTENANCE DEFICIENCY AFTER (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) 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.
5. FINAL REVISIONS TO THE DEVELOPMENT PLAN REQUIRED BY ORDINANCES, CODES, AND DESIGN WILL BE SUBMITTED AND APPROVED ADMINISTRATIVELY BY THE CITY OF SANTA FE PLANNING DEPARTMENT.

PARKING REQUIREMENTS:

- PER TABLE 14-8.6-1 PARKING AND LOADING REQUIREMENTS, UNDER PUBLIC ACCOMMODATION; HOTEL AND MOTELS ARE REQUIRED TO HAVE ONE SPACE PER RENTAL UNIT.

46 UNITS = 46 REQUIRED SPACES, 49 PARKING SPACES PROVIDED.

- PER TABLE 14-8.6-4: HOTEL OR MOTEL OFF-STREET BICYCLE PARKING

1 SPACE PER 15 ROOMS = 4 SPACES REQUIRED FOR 46 UNITS, 6 PROVIDED IN PROJECT

NORTH

REVISIONS	DATE	ENGINEERS SEAL

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

CITY USE ONLY

CASE # 2024-__

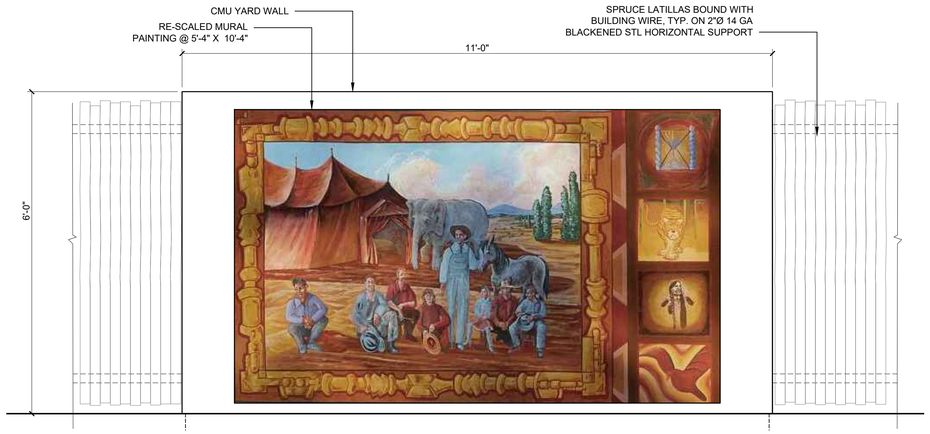
Lloyd & Associates
ARCHITECTS
740 ST. Michael's Dr., Suite 4A
Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

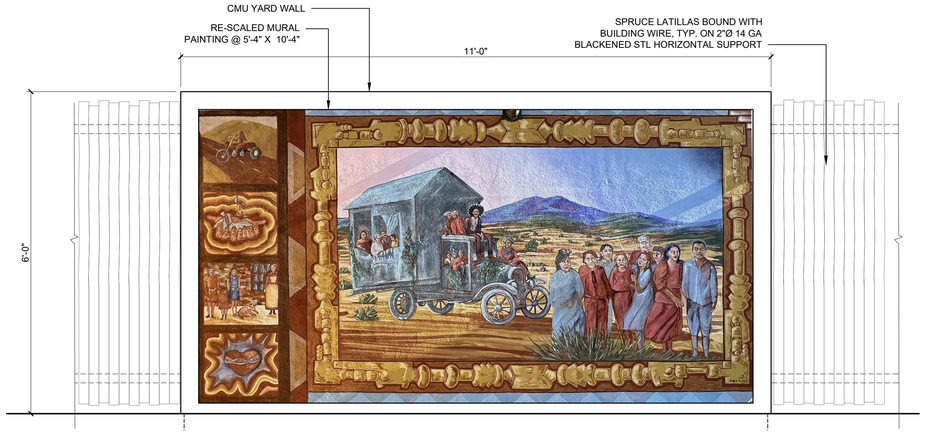
DEVELOPMENT PLAN

DATE:	SCALE:	SHEET:
06-24-2025	1" = 30'	DP-04

DATE: 12/28/2023 10:31:07 AM
FILE: X:\2023-18 Alvord School-Residential\CAD\04_ARCHITECTURAL_SHEET\DP\2023-18_DP-04.dwg



1 MURAL-1 ELEVATION
3/4" = 1'-0"



3 MURAL-3 ELEVATION
3/4" = 1'-0"



2 MURAL-2 ELEVATION
3/4" = 1'-0"

ENGINEERS SEAL

DATE

REVISIONS

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

CITY USE ONLY

CASE # 2024-__

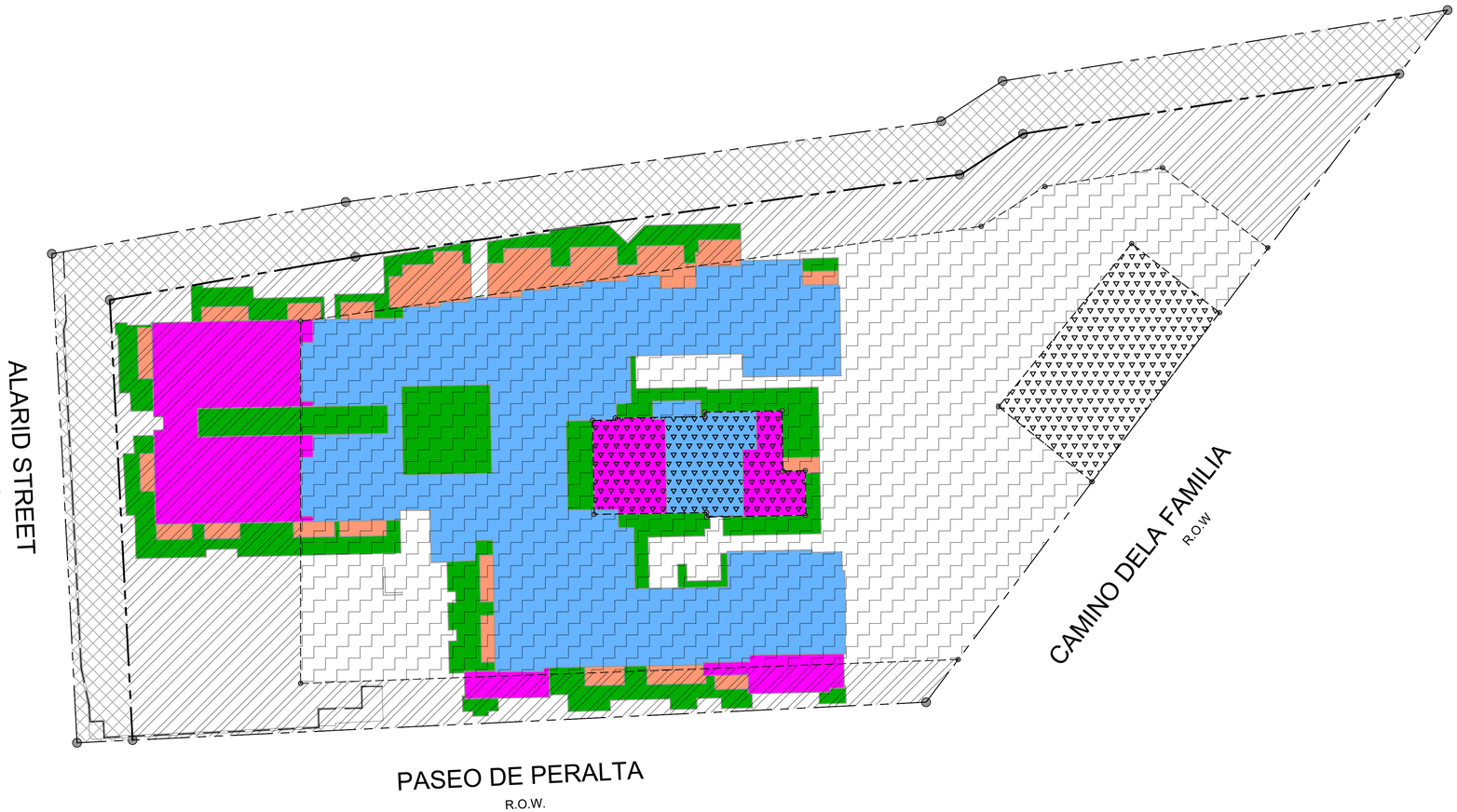
Lloyd & Associates
A R C H I T E C T S
740 ST. Michael's Dr., Suite 4A
Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE,
NM 87501
DEVELOPMENT PLAN SUBMITTAL

MURAL WALL ELEVATIONS

DATE:	SCALE:	SHEET:
06-24-2025	3/4" = 1'-0"	DP-04A

DATE: 12/28/2023 10:31:07 AM
FILE: X:\2023-18 Alvord School-Residential\CAD\04_ARCHITECTURAL_SHEET\DP\DP-04A_2023-18.dwg



PROPOSED BUILDING HEIGHT LEGEND:

- 1 STORY 16'-0" HIGH
- 2 STORY 28'-0" HIGH
- OUTSIDE SPACE WITH RAISED PLANTERS AND YARDWALLS OF VARYING HEIGHTS (MAX HT= 8'-0")
- OUTSIDE SPACE WITH PORTALS (MAX HT= 12'-0")

MASTER PLAN BUILDING HEIGHT ZONE LEGEND:

- NO BUILD ZONE - 25'- 0" WIDE
- 1 STORY BUILD ZONE - 16' - 0" HIGH
- 2 STORY BUILD ZONE - 28' - 0" HIGH
- 3 STORY BUILD ZONE - 36' - 0" HIGH

1 MASTER PLAN OF THE ALVORD SCHOOL SITE HEIGHT ZONES
1" = 30'

REVISIONS	DATE	ENGINEERS SEAL

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

CASE # 2024-__

CITY USE ONLY

Lloyd & Associates
ARCHITECTS
740 ST. Michael's Dr., Suite 4A
Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

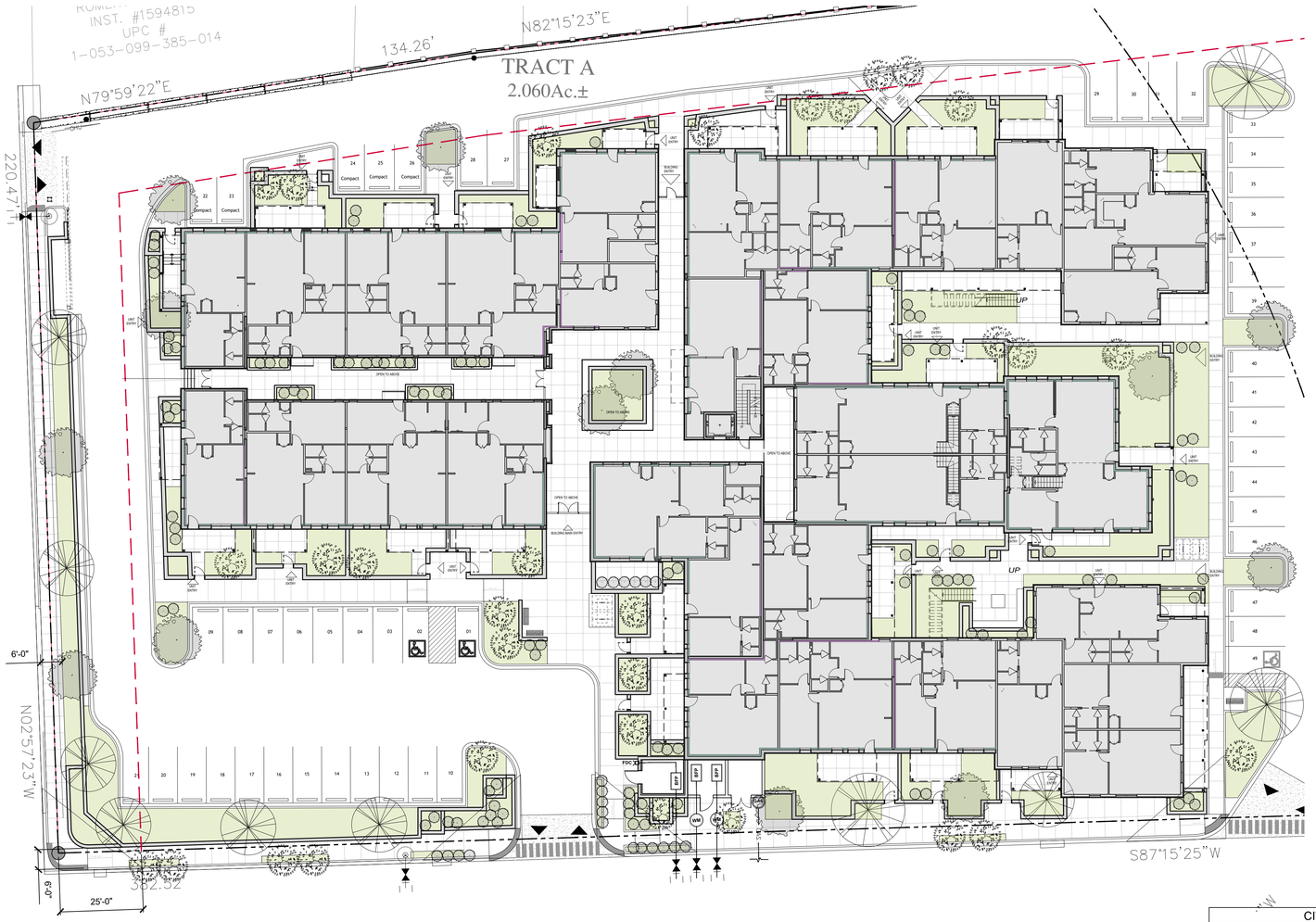
MASTER PLAN BUILDING HEIGHTS

DATE:	SCALE:	SHEET:
06-24-2025	1" = 30'	DP-04B

DATE: 12/28/2023 10:31:07 AM
FILE: X:\2023-18 Alvord School-Residential\CAD\04_ARCHITECTURAL_SHEET\DP\DP-04B_2023-18 DP.dwg

SITE PLAN KEYNOTES:

1. EXISTING PUBLIC SIDEWALK
2. EXISTING TREE TO REMAIN
3. EXISTING PLANTING TO REMAIN
4. EXISTING PNM ELECTRICAL POSTS
5. 25'-0" 'NO BUILD' SETBACK DELINEATED IN MASTER PLAN MP-2; SEE SHEET DP-04B.
6. NEW UNIT PATIOS UNDER PORTAL ABOVE
7. NEW HARDSCAPE PATIO, SEE LANDSCAPE PLAN
8. NEW SOFTSCAPE AREA, SEE LANDSCAPE PLAN
9. NEW CONCRETE CURB AND GUTTER, NEW CIVIL DWGS.
10. NEW CONCRETE APRON WITH CONTROL JOINTS (SEE DETAIL 5 / DP-05C)
11. NEW ASPHALT PARKING & DRIVEWAY
12. NEW DESIGNATED ACCESSIBLE PARKING SPACE (SEE DETAILS ON DP-05A)
13. NEW YARDWALL (SEE DETAIL 13 / DP-05B)
14. NEW PEDESTRIAN CROSSWALK
15. NEW ENCLOSED DUMPSTER (SEE DETAIL 1 / DP-05B)
16. NEW BIKE RACK (SEE DETAIL 12 & 13 / DP-05C)
17. NEW DRAINAGE POND (SEE CIVIL DRAWINGS)
18. NEW CONCRETE SIDEWALK, INTEGRALLY COLORED CONCRETE (SEE DETAIL 1 & 2 ON SHEET DP-05C)
19. ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING STRIP; SEE DETAIL 9 OF SHEET DP-05A
20. COYOTE FENCE WITH STUCCO-FINISHED CMU PIER, SEE DETAIL 3 & 7 OF SHEET DP-05B
21. NEW FIRE HYDRANT WITH NEW 5' DIA. SERVICE EASEMENT SHALL BE RECORDED; SEE WATER PLAN AT SHEET WP-2
22. AUTOMATED SLIDE GATE AT SERVICE ENTRANCE ON ALARID STREET. PROVIDE KNOX ACCESS (KEY SWITCH) ON PEDESTAL FOR FIRE DEPARTMENT
23. NEW SERVICE EASEMENT SHALL BE RECORDED TO INCREASE SIDEWALK WIDTH
24. (3) SEPARATE NEW WATER LINES WITH ACCOCIATED BFP & METER FOR BUILDING AND LANDSCAPING AND FIRE LINE, SEE SHEET WP-02
25. NEW FDC CONNECTION, SEE SHEET WP-02
26. PLANTING ISLAND STRIP ALONG PASEO DE PERALTA
27. NEW GAS SERVICE LINE AND METER; SEE MASTER UTILITY PLAN
28. PLANTING ISLAND STRIP ALONG PASEO DE PERALTA
29. CLEAR VIEW TRIANGLE PROVIDED WITH NO OBSTRUCTIONS BETWEEN 3'-6'.



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

CASE # 2024-__

CITY USE ONLY

Lloyd & Associates
ARCHITECTS
740 ST. Michael's Dr., Suite 4A
Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

ENLARGED SITE PLAN

DATE:	SCALE:	SHEET:
06-24-2025	1" = 30'	DP-04C

REVISIONS	DATE	ENGINEERS SEAL

DATE: 12/28/2023 10:31:07 AM
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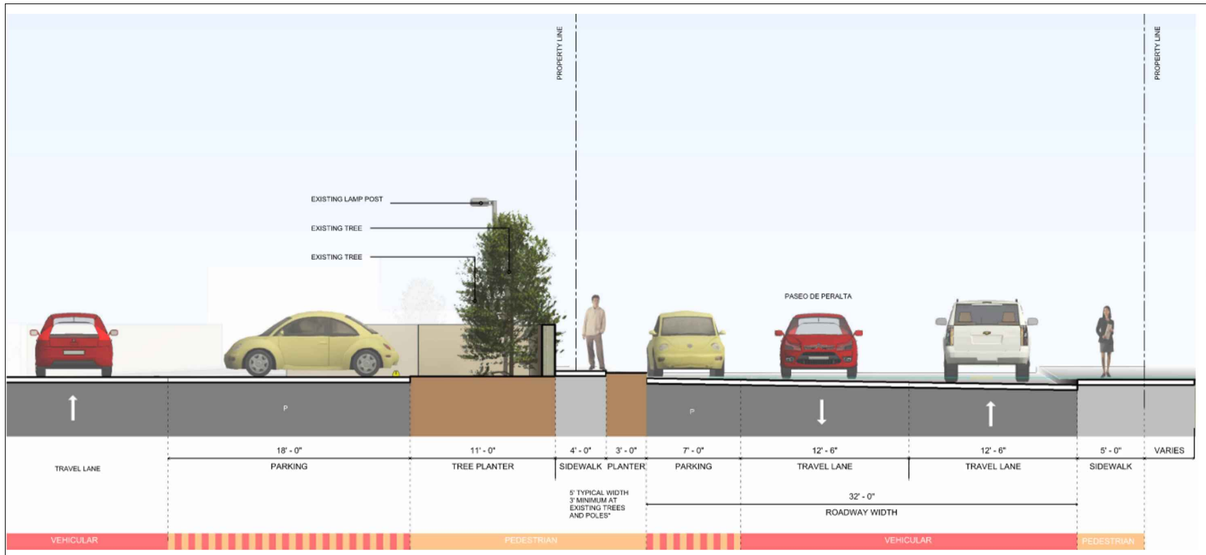

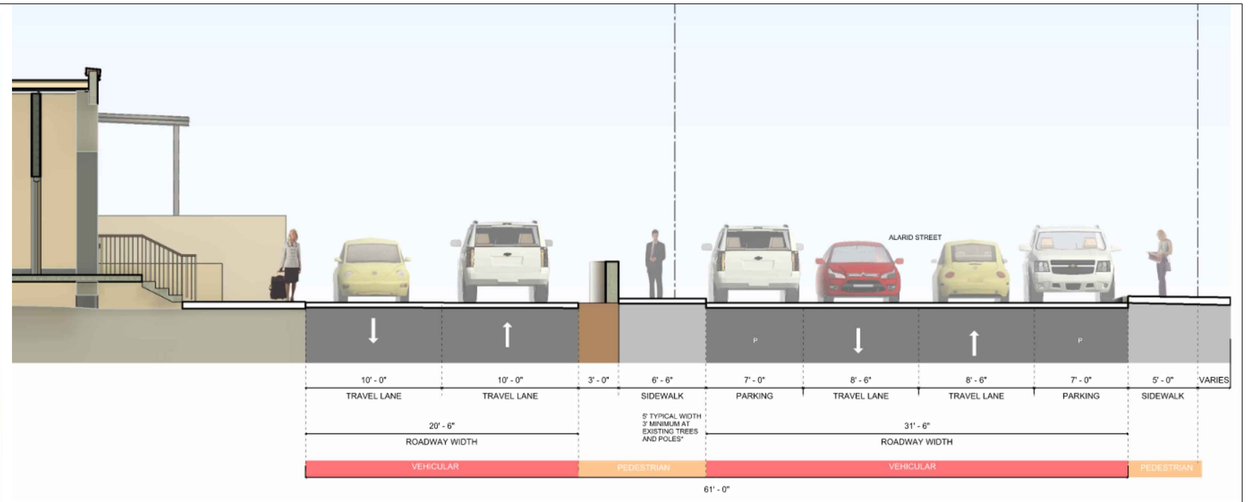



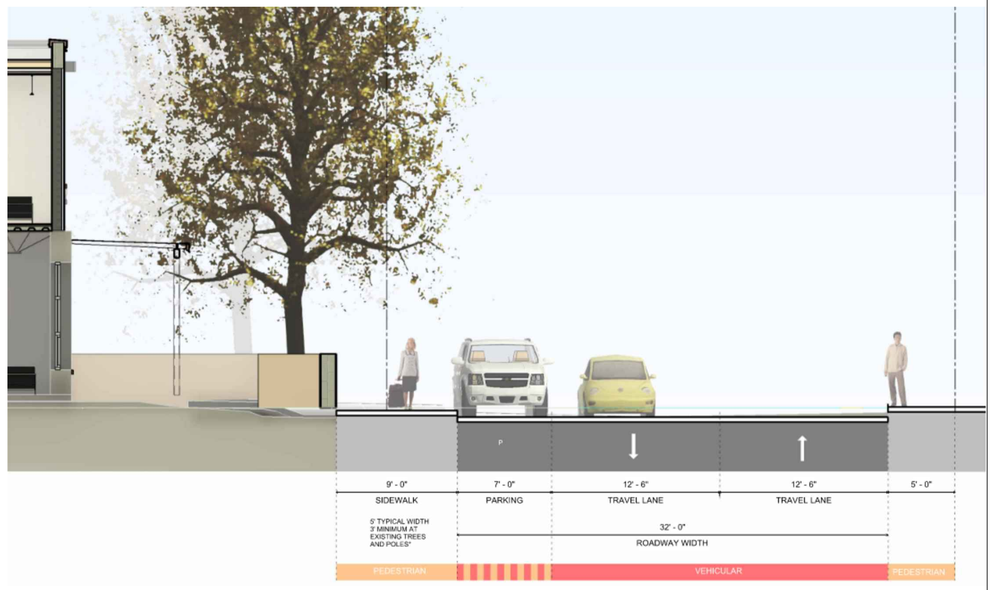

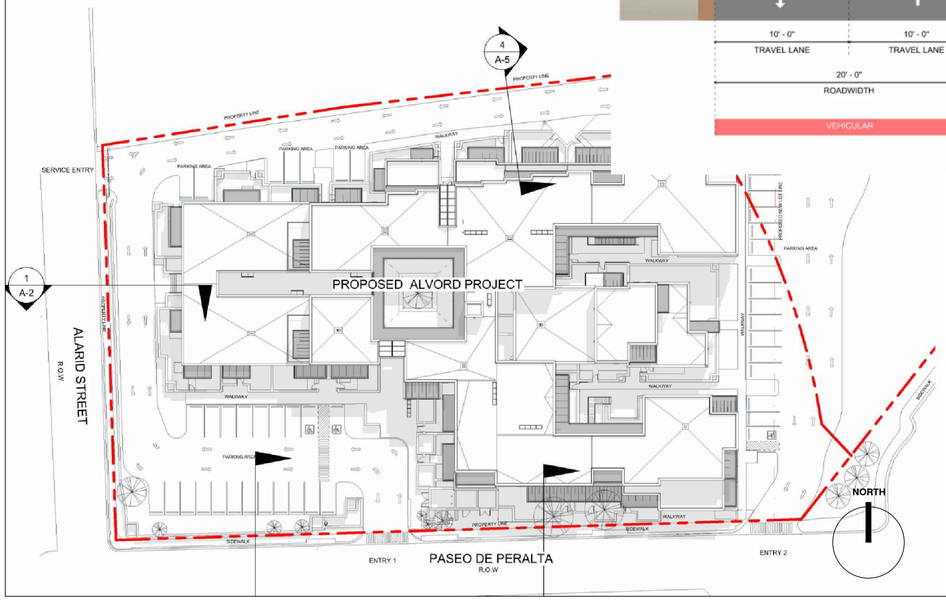

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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ENGINEERS SEAL

DATE

REVISIONS

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

STREETSCAPE SECTIONS

DATE:	SCALE:	SHEET:
06-24-2025	NOT TO SCALE	DP-04D

DATE: 12/28/2023 10:31:07 AM
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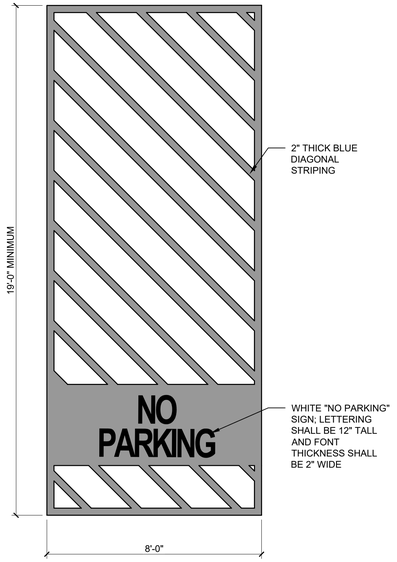
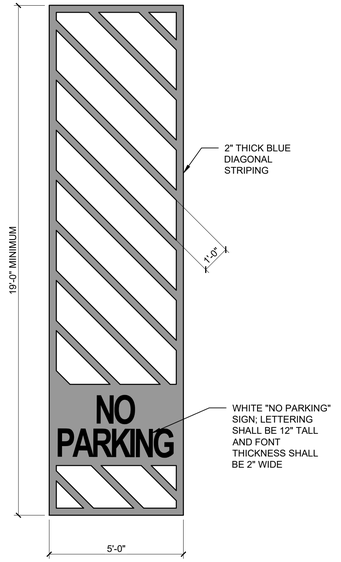


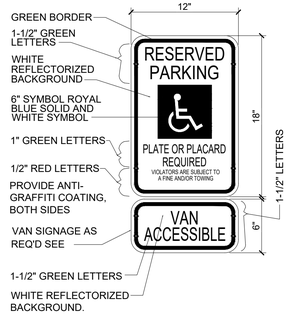
2 ADA VAN ACCESS AISLE

3/8" = 1'-0"



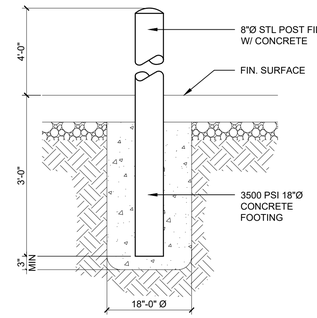
3 TYP. ADA ACCESS AISLE

3/8" = 1'-0"



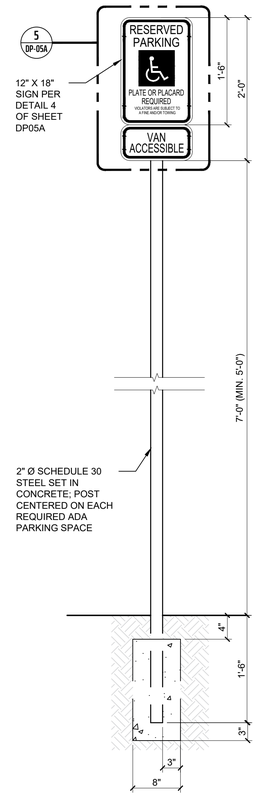
5 ADA RESERVED PARKING SIGN

1 1/2" = 1'-0"



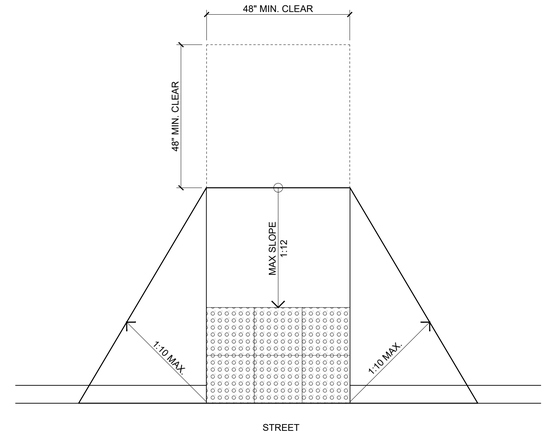
4 TYPICAL BOLLARD DETAIL

3/4" = 1'-0"



7 TYPICAL ADA SIGN ELEVATION

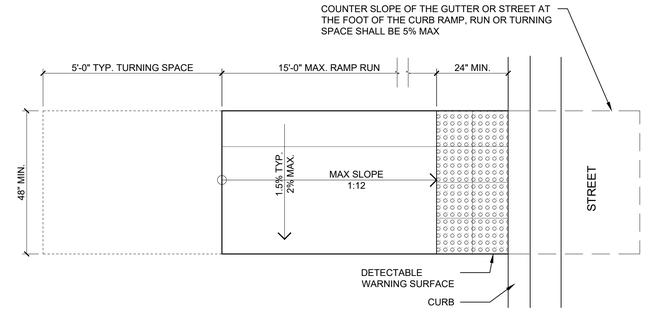
1" = 1'-0"



TYPICAL CURB ACCESS RAMP TYPE B

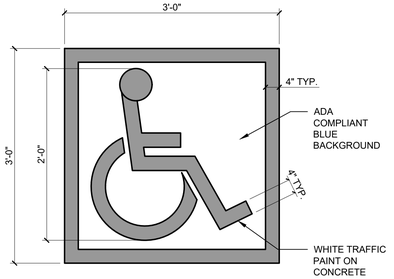
10 TYPICAL ACCESS RAMP TYPE B

1/2" = 1'-0"



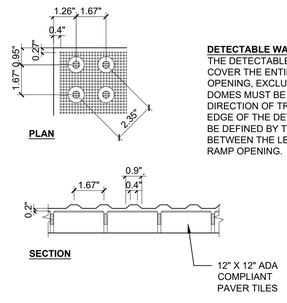
9 TYPICAL ACCESS RAMP TYPE A

1/2" = 1'-0"



6 ADA PARKING SYMBOL

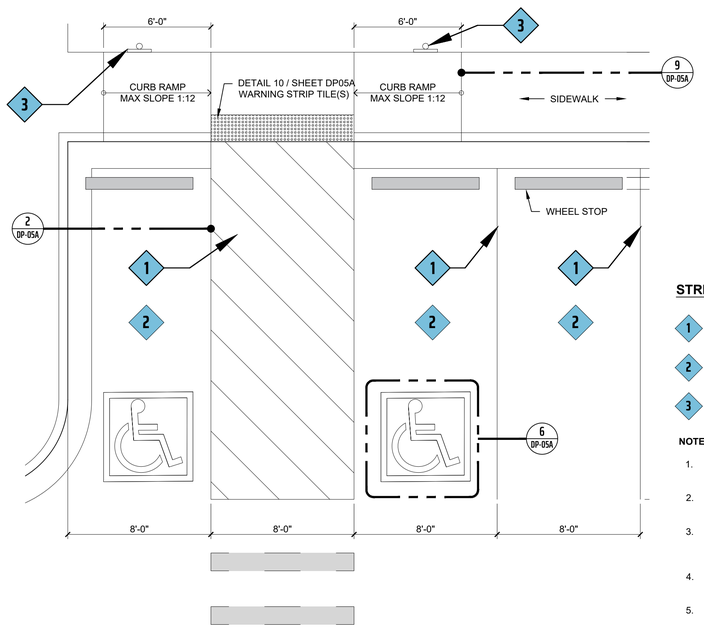
1" = 1'-0"



DETECTABLE WARNING NOTES:
THE DETECTABLE WARNING STRIP MUST COVER THE ENTIRE WIDTH OF THE RAMP OPENING, EXCLUDING THE WINGS. ALL DOMES MUST BE ALIGNED IN THE DIRECTION OF TRAVEL. THE LEADING EDGE OF THE DETECTABLE WARNING MAY BE DEFINED BY THE CHORD DRAWN BETWEEN THE LEADING EDGES OF THE RAMP OPENING.

8 TRUNCATED DOME DETAIL (WARNING STRIP)

3" = 1'-0"



1 TYPICAL ADA PARKING SPACE DIMENSIONS

1/4" = 1'-0"

STRIPING KEY

1. RETROREFLECTORIZED PAINTED PAVEMENT MARKING STRIPE - 4" SOLID BLUE (PAINT) (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS)
2. HOT THERMO PRE FORMED ADA ACCESSIBLE PAVEMENT MARKING
3. PANEL "ADA ACCESSIBLE" OR "ADA VAN ACCESSIBLE" SIGN

NOTES:

1. FOR HIGH-BUILT PAINT, USE TWO COATS AND FOR REGULAR PAINT USE THREE COATS.
2. UNLESS OTHERWISE NOTED, ALL SIGNING AND STRIPPING SHALL CONFIRM TO CURRENT MUTCD SPECIFICATIONS.
3. ALL ADA ACCESSIBLE SIGNING AND STRIPPING SHALL CONFORM TO NEW MEXICO GOVERNOR'S COMMISSION ON DISABILITY, LATEST EDITION.
4. ALL SIGN FACE SHEETING SHALL CONFORM TO NMDOT SIGNING AND STRIPPING MANUAL, SECTION 2.1.9, 2.1.10 AND 2.1.11
5. ALL PANEL SIGNS, NEW OR REUSED, TO BE INSTALLED WITH PROPER BREAK WAY BASE AND TO BE MINIMUM 7' HIGH FROM BOTTOM OF LOWEST SIGN.

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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LANDSCAPE		
SUBDIVISION ENGINEER		
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INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

SITE DETAILS (ACCESSIBILITY)

DATE:	SCALE:	SHEET:
06-24-2025		DP-05A

ENGINEERS SEAL
DATE
REVISIONS

DATE: 12/28/2023 10:31:07 AM
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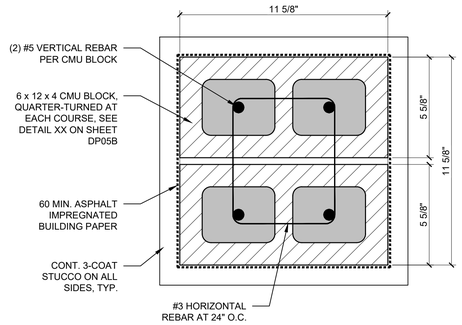
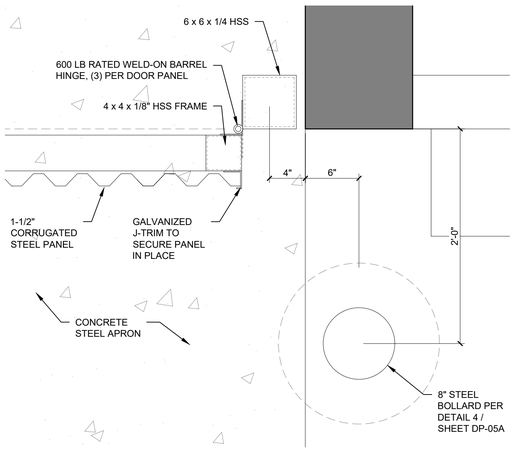
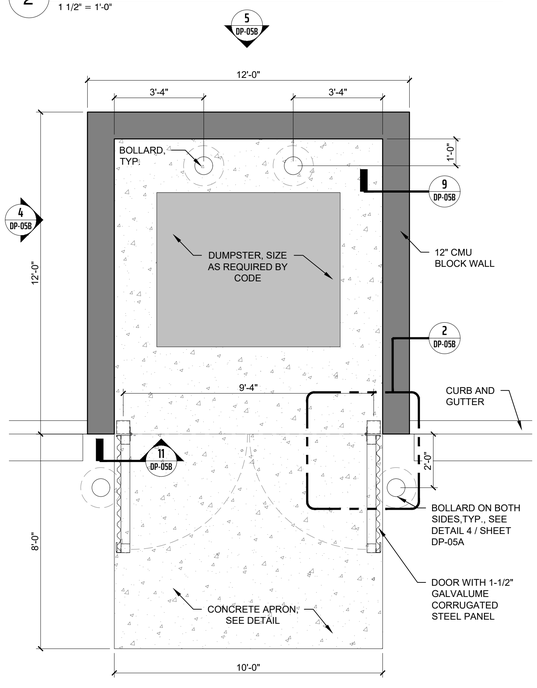


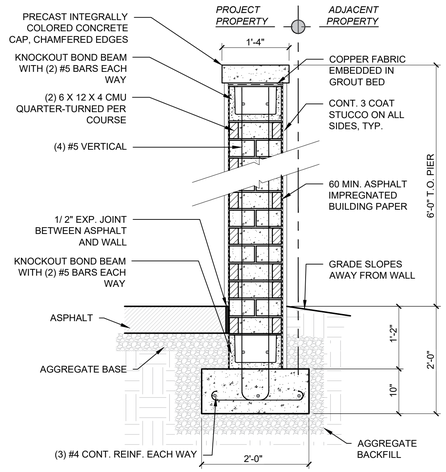
3 ENLARGED PLAN DETAIL OF COYOTE FENCE PIER
3" = 1'-0"



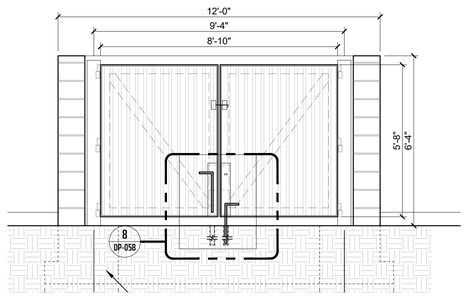
2 GATE PANEL CORNER DETAIL
1 1/2" = 1'-0"



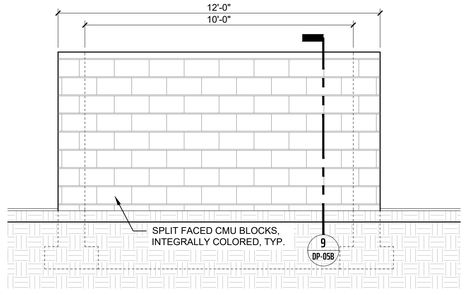
1 ENLARGED PLAN OF DUMPSTER
3/8" = 1'-0"



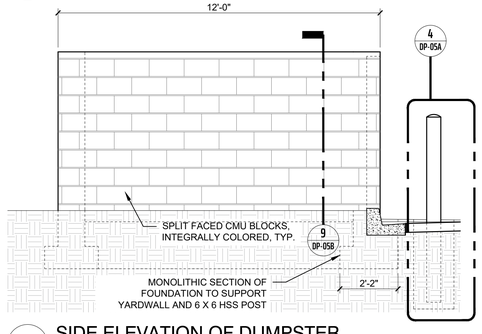
7 TYP. STUCCO-FINISHED CMU PIER WALL
3/4" = 1'-0"



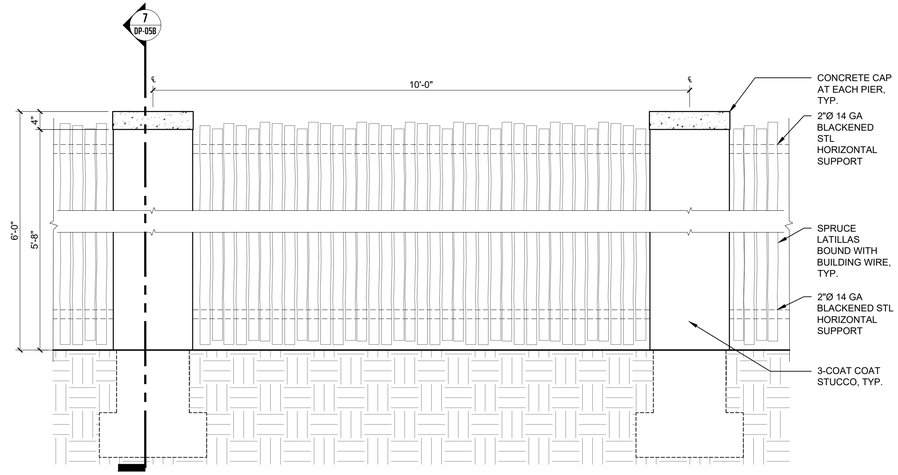
6 FRONT ELEVATION OF DUMPSTER
3/8" = 1'-0"



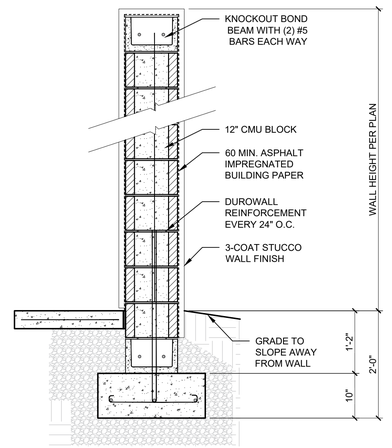
5 REAR ELEVATION OF DUMPSTER
3/8" = 1'-0"



4 SIDE ELEVATION OF DUMPSTER
3/8" = 1'-0"

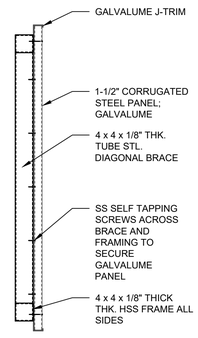


10 TYP. COYOTE FENCE AND STUCCO PIER ELEVATION
3/4" = 1'-0"

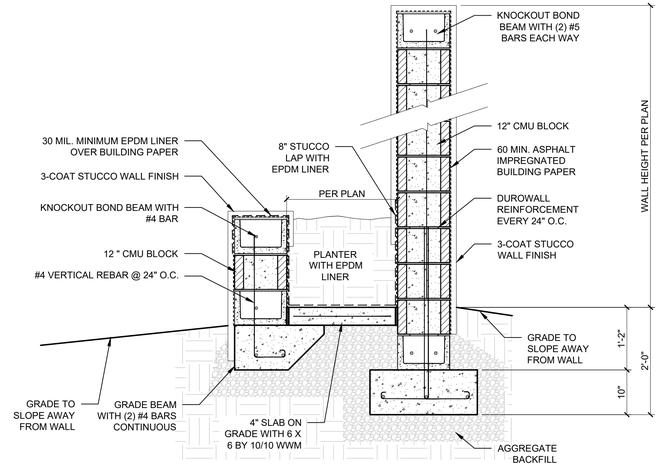


13 TYP. CMU YARDWALL
3/4" = 1'-0"

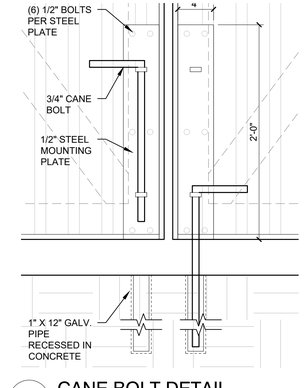
9 TYP. CMU WALL FOR DUMPSTER
3/4" = 1'-0"



11 DUMPSTER GATE DETAIL
3/4" = 1'-0"



12 TYPICAL CMU YARDWALL PLANTER DETAIL
3/4" = 1'-0"



8 CANE BOLT DETAIL
1 1/2" = 1'-0"

ENGINEERS SEAL

REVISIONS	DATE

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

SITE DETAILS

DATE:	SCALE:	SHEET:
06-24-2025	VARIES	DP-05B

DATE: 12/28/2023 10:31:07 AM
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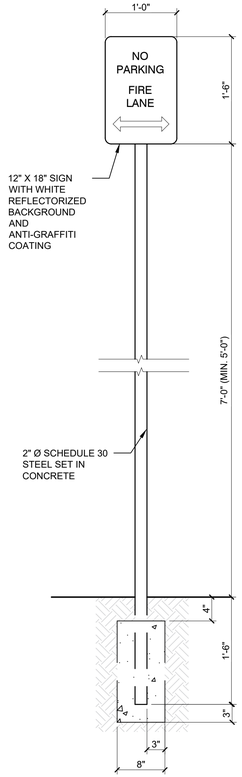
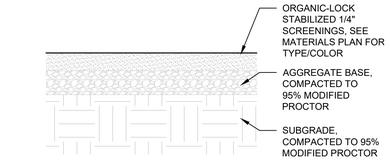
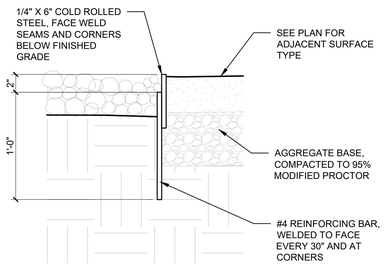


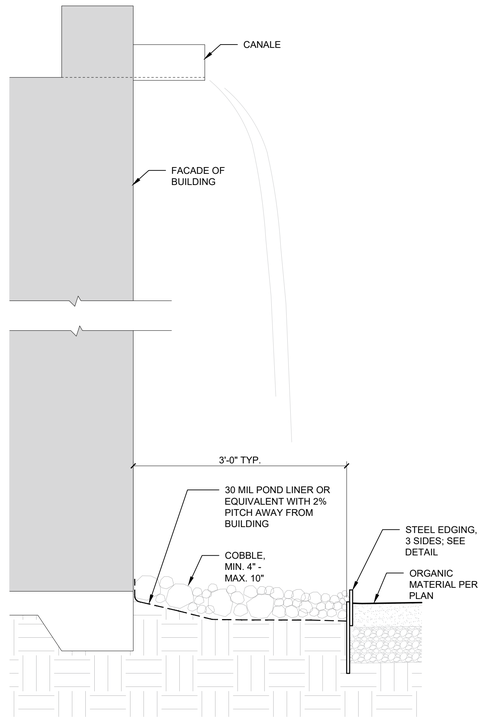
3 TYP. FIRE LANE SIGNAGE
1" = 1'-0"



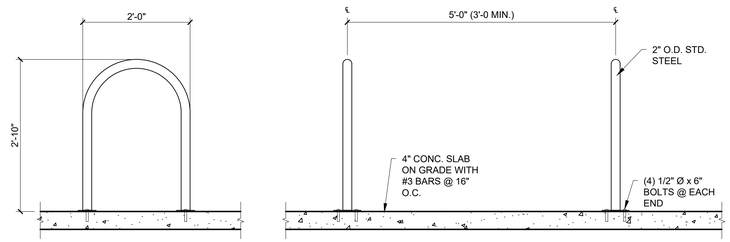
8 TYP. STABILIZED CRUSHER FINES DETAIL
1" = 1'-0"



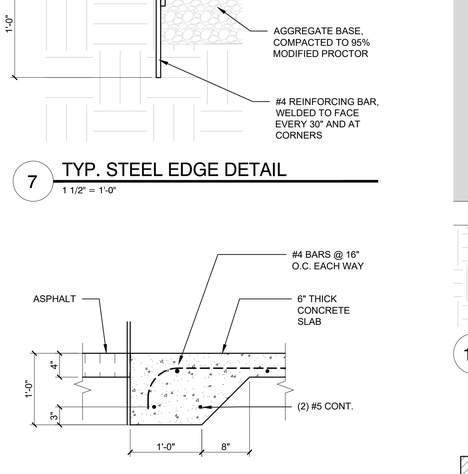
7 TYP. STEEL EDGE DETAIL
1 1/2" = 1'-0"



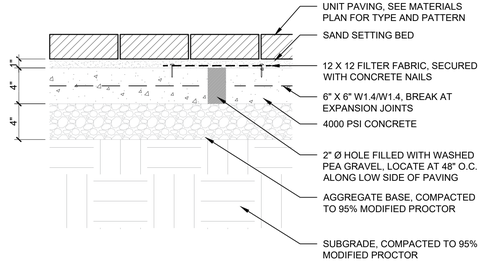
11 TYP. COBBLE SPLASH PAD
1" = 1'-0"



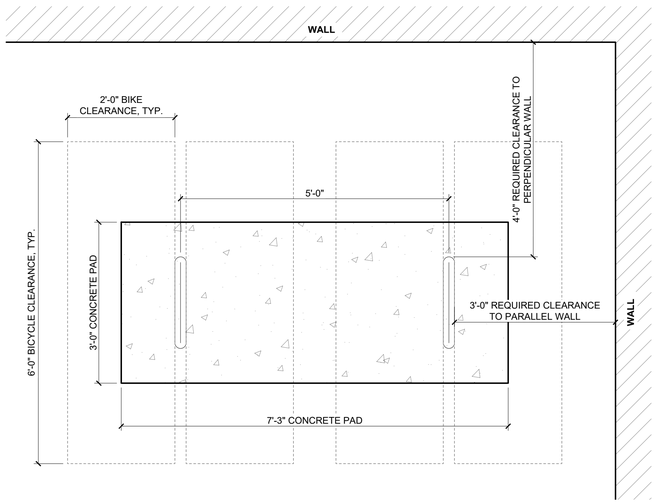
13 TYPICAL BIKE RACK ELEVATION
3/4" = 1'-0"



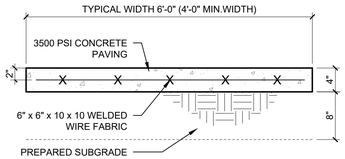
6 TYP. DUMPSTER APRON DETAIL
1" = 1'-0"



10 TYP. PAVERS ON CONCRETE
1 1/2" = 1'-0"



12 ENLARGED PLAN - TYPICAL BIKE RACK
3/4" = 1'-0"

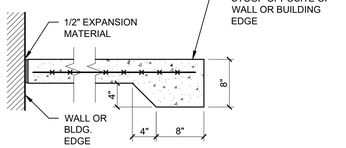


NOTE:

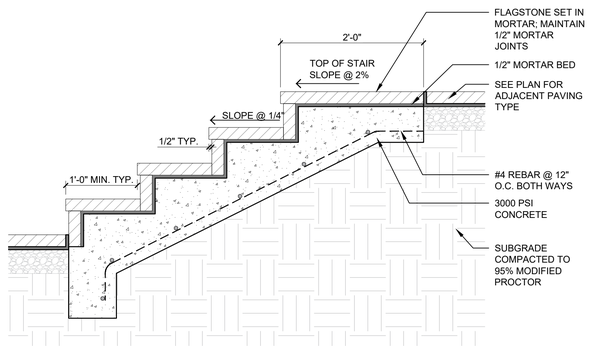
PROVIDE TRANSVERSE CONTRACTION JOINTS AT INTERVALS NOT EXCEEDING 6'-0" ON CENTER. PROVIDE CENTERLINE CONTRACTION JOINTS IN SIDEWALKS WIDER THAN 8'-0". SPACING OF CENTERLINE CONTRACTION JOINTS SHALL NOT EXCEED 6'-0".

PROVIDE EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 30'-0" ON CENTER.

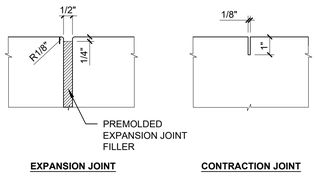
1 TYP. SIDEWALK DETAIL
1" = 1'-0"



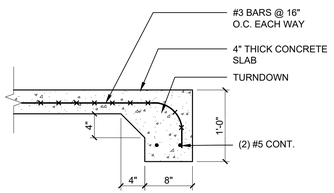
4 TYP. CONCRETE STOOP DETAIL
1" = 1'-0"



9 TYP. STONE PAVER STEPS
1" = 1'-0"



2 SIDEWALK JOINT DETAILS
3" = 1'-0"



5 TYP. DRIVEWAY APRON DETAIL
1" = 1'-0"

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INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

SITE DETAILS

DATE:	SCALE:	SHEET:
06-24-2025	VARIES	DP-05C

REVISIONS	DATE	ENGINEERS SEAL

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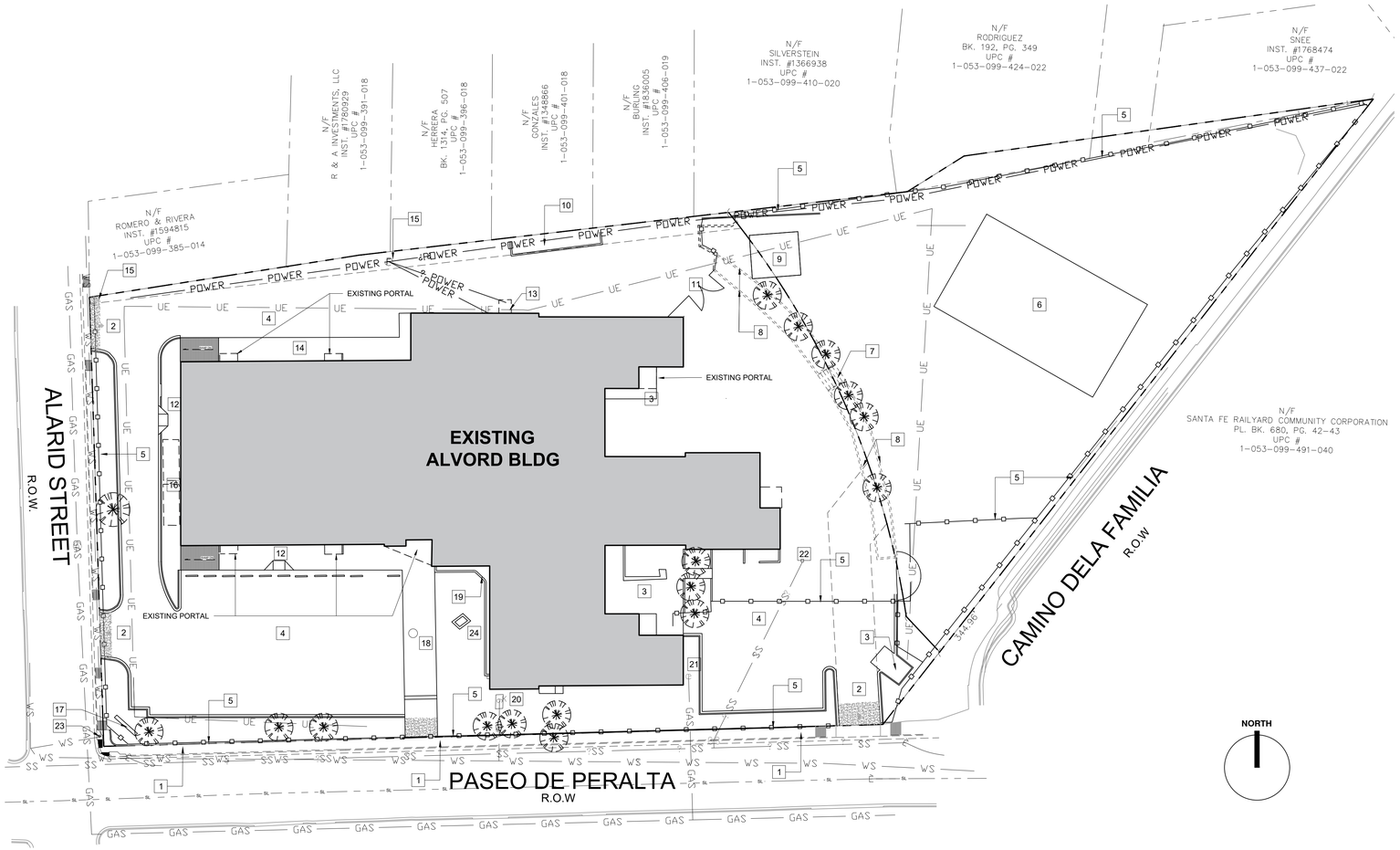

1 EXISTING SITE CONDITIONS

1/32" = 1'-0"

EXISTING 3D AERIAL IMAGES OF SITE:



NORTH SIDE VIEW



SOUTH SIDE VIEW



EAST SIDE VIEW



WEST SIDE VIEW

GENERAL NOTES:

A. ALL DIMENSIONS AND EXISTING CONDITIONS TO BE VERIFIED IN FIELD BY CONTRACTOR.
B. ALL UTILITY LINES SHALL BE LOCATED ON CIVIL DRAWINGS AND SHALL BE FIELD VERIFIED BY CONTRACTOR

NEW SITE PLAN ADDITION KEYNOTES:

1. EXISTING CONCRETE SIDEWALK
2. EXISTING VEHICLE DRIVE & CURVE CUT
3. EXISTING CONCRETE PAD / SLAB
4. EXISTING PARKING AREA
5. EXISTING CHAIN-LINK FENCE
6. EXISTING BASKETBALL COURT
7. EXISTING RAILROAD TIE STEP
8. EXISTING RAILROAD TIE RECTANGULAR WALL
9. EXISTING PRE-ENGINEERED METAL BUILDING PAVILLION
10. EXISTING PLANTER BED
11. EXISTING CHAIN-LINK FENCE GATE
12. EXISTING ADA DROP-CURVE RAMP
13. EXISTING CONCRETE PAD W/ TRANSFORMER AND ELECTRICAL GEAR & PANELS
14. EXISTING RAISED CONCRETE PLATFORM
15. EXISTING ELECTRICAL POWER POLE
16. EXISTING BUS STOP STEEL STRUCTURE
17. EXISTING MONUMENT SIGN
18. EXISTING FLAG POLE
19. EXISTING 20" HIGH YARD WALL
20. EXISTING WATER SERVICE HOT BOX
21. EXISTING GAS METER
22. EXISTING STORM GRATE
23. EXISTING FIRE HYDRANT
23. EXISTING BENCH

UTILITY LEGEND:

- UE — UE — UNDERGROUND ELECTRICAL POWER LINE
- WS — WS — WATER LINE
- GAS — GAS — GAS LINE
- SS — SS — STORM DRAIN LINE
- SL — SL — SEWER LINE
- POWER — ELECTRICAL OVERHEAD LINE
- CHAIN-LINKED FENCE

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EXISTING SITE CONDITIONS

DATE:	SCALE:	SHEET:
06-24-2025	1/32" = 1'-0"	DP-06A

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FILE: X:\2023-18 Alvord School-Residential\CAD\04_ARCHITECTURAL_SHEETS\DP\DP-06 EXISTING SITE CONDITIONS.dwg



A SOUTH VIEW FACADE AT FRONT PARKING AREA



B SOUTH VIEW FACADE FROM PASEO DE PERALTA



C EAST VIEW FACADE AT SIDE PARKING



D EAST VIEW FACADE AT DRIVEWAY



E NORTH-EAST VIEW FACADE AT CHAIN-LINK GATE



F NORTH VIEW FACADE AT CHAIN LINK GATE DRIVEWAY



G NORTH VIEW FACADE AT PARKING AREA (NORTH)



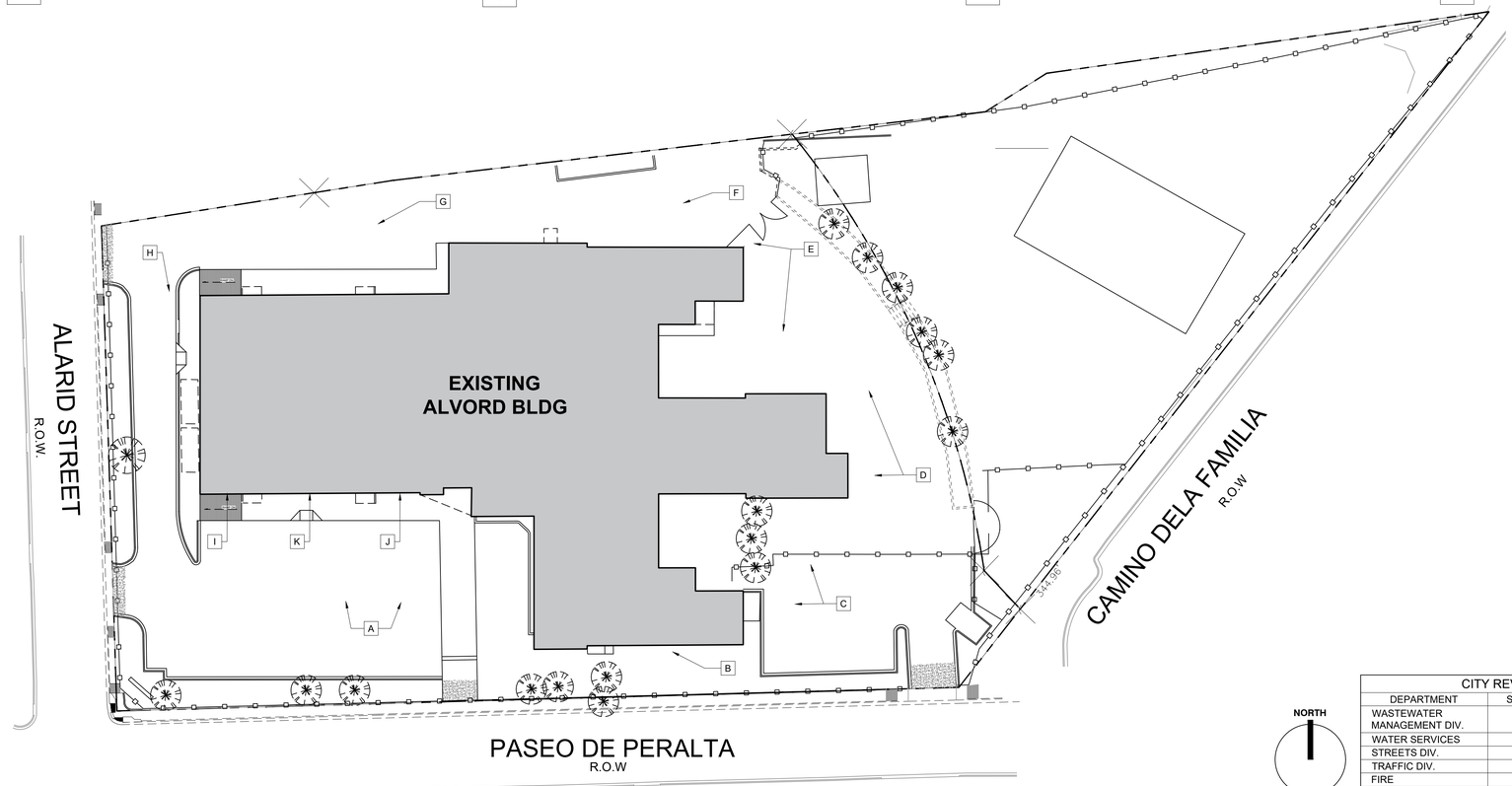
H NORTH WEST VIEW FACADE AT CORNER LEFT GATE



I MURAL WALL 1 AT SOUTH / FRONT PARKING AREA



J MURAL WALL 2 AT SOUTH / FRONT PARKING AREA



1 KEY PLAN

1/32" = 1'-0"



K MURAL WALL 3 AT SOUTH / FRONT PARKING AREA

NORTH

CASE # 2024-__

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1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

EXISTING SITE CONDITIONS

DATE:	SCALE:	SHEET:
06-24-2025	1/32" = 1'-0"	DP-06B

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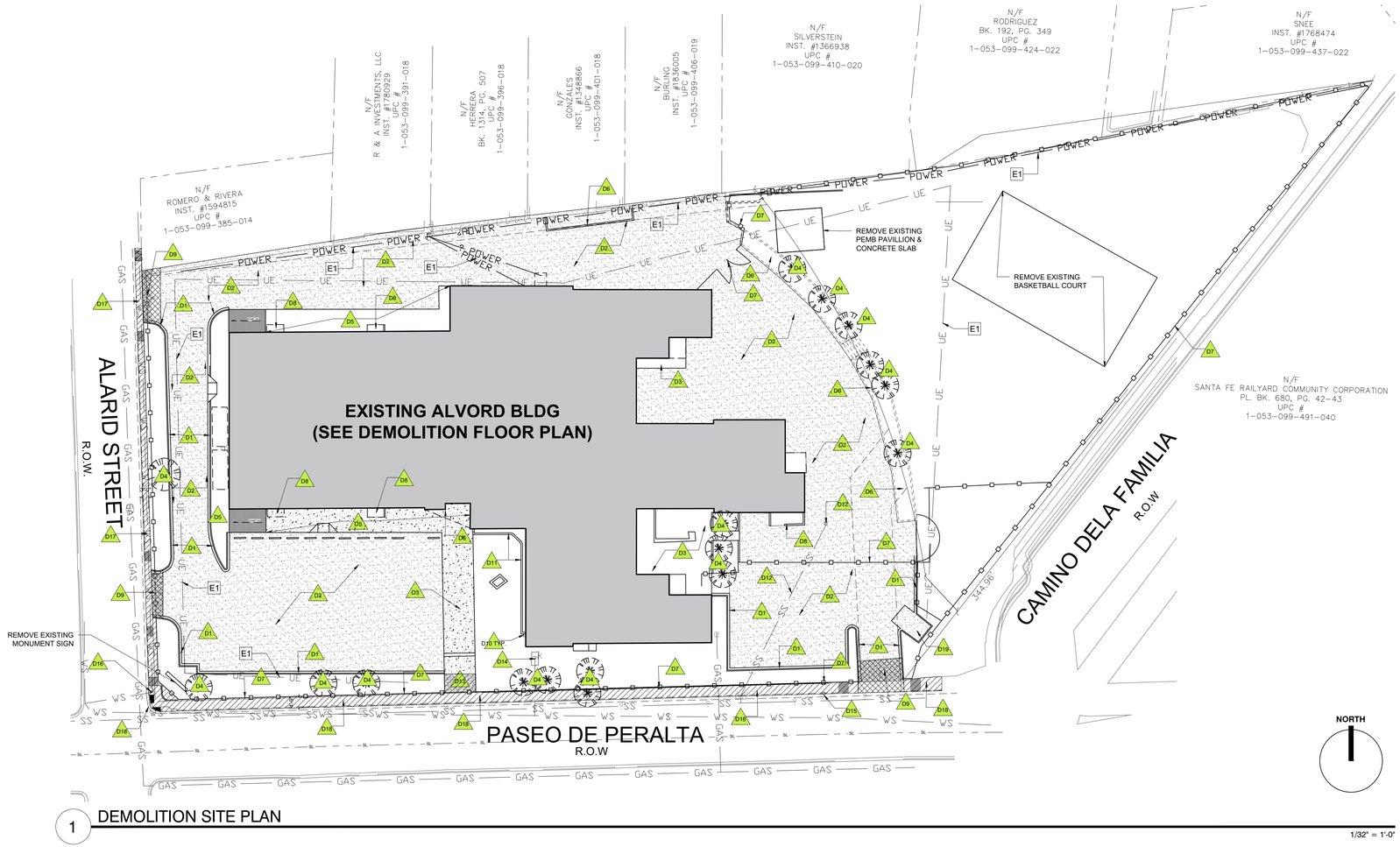

1 DEMOLITION SITE PLAN

1/32" = 1'-0"

NORTH

KEYED NOTES EXISTING TO REMAIN:

E1 PROTECT EXISTING UTILITIES TO REMAIN, SEE CIVIL DWGS; TYP.

DEMOLITION KEYNOTE:

D1 REMOVE EXISTING CURB AND GUTTER

D2 REMOVE EXISTING ASPHALT PAVING; GROUND PREPARATION FOR NEW PAVING OR LANDSCAPE CONSTRUCTION.

D3 REMOVE EXISTING CONCRETE SLAB; PREP OF NEW PAVING

D4 REMOVE EXISTING PLANTING COMPLETE; SEE LANDSCAPE DWG

D5 REMOVE EXISTING RAISED CONCRETE PLATFORM / SIDEWALK AND RAMP

D6 REMOVE RAILROAD TIE RETAINING WALL AND LANDSCAPE RAISED PLANTERS

D7 MAINTAIN EXISTING CHAIN LINK FENCE AND/OR GATE AS CONSTRUCTION FENCE; REMOVE WHEN PROJECT RECEIVE CO.

D8 REMOVE EXISTING PORTAL WALL AND SUPPORTS

D9 REMOVE EXISTING CONCRETE APRON

D10 REMOVE ALL SURFACE MOUNTED ELECTRICAL FIXTURES AND CONDUIT; TYP.

D11 REMOVE EXISTING PORTAL- 20" HIGH YARD WALL

D12 REMOVE EXISTING STORM GRATE AND PORTION OF EXISTING STORM LINE; SEE UTILITY PLAN (SHEET C3.01 UTILITY PLAN)

D13 REMOVE EXISTING CONCRETE AND CURB GUTTER TO FACILITATE NEW CURB CUT AND CONCRETE APRON (SEE DEVELOPMENT PLAN SHEET DP-03)

D14 REMOVE EXISTING HOT BOX; TYP. (SEE C3.01 UTILITY PLAN)

D15 REMOVE EXISTING SCHOOL ZONE SIGNAL POLE ASSOCIATED FOUNDATION COMPLETE

D16 RELOCATE EXISTING FIRE HYDRANT PER F.M. REQ. (SEE UTILITY PLAN & WP-2)

D17 REMOVE EXISTING 3'-0" WIDE SIDEWALK & CURB AND PREP FOR NEW

D18 REMOVE EXISTING SIDEWALK AND CURB & GUTTER

D19 REMOVE EXISTING DUMPSTER FENCE.

ENGINEERS SEAL

DATE

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DEMOLITION SITE PLAN

DATE:	SCALE:	SHEET:
06-24-2025	1/32" = 1'-0"	DP-07

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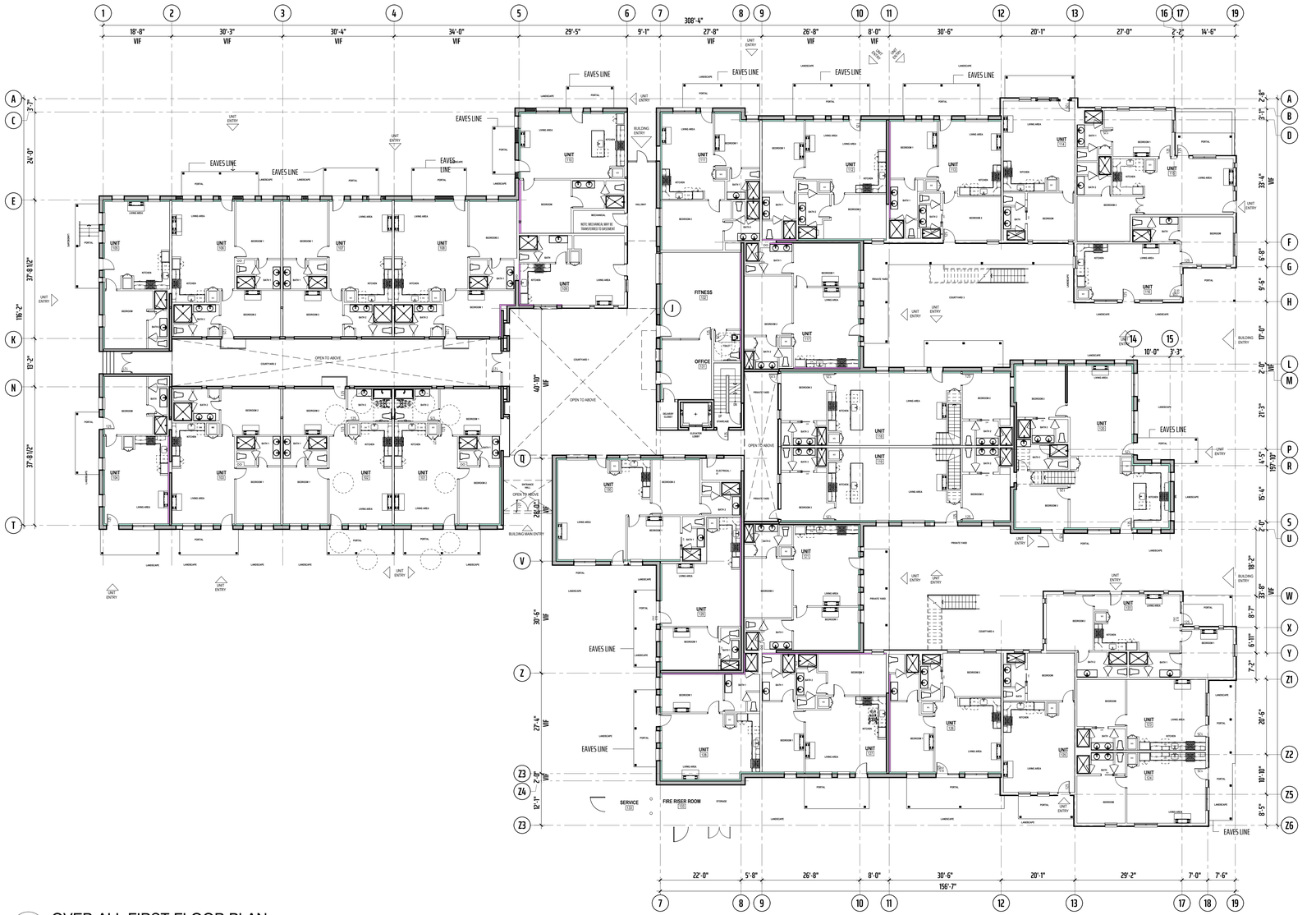

1 OVER-ALL FIRST FLOOR PLAN

1/16" = 1'-0"

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DEVELOPMENT PLAN SUBMITTAL

OVER ALL FIRST FLOOR PLAN

DATE:	SCALE:	SHEET:
06-24-2025	1/16" = 1'-0"	DP-08

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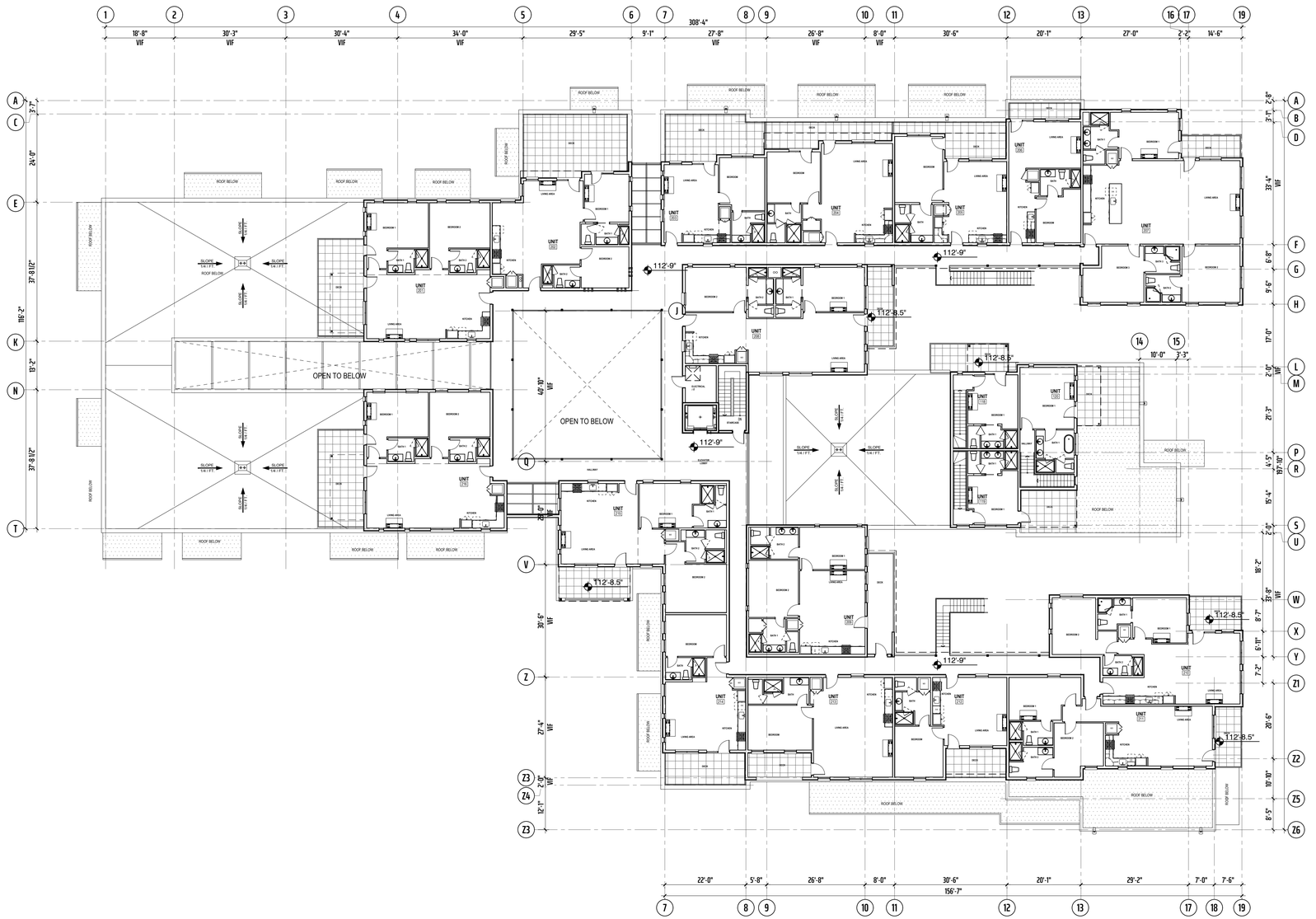

1 OVER-ALL SECOND FLOOR PLAN

1/16" = 1'-0"

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1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

OVER-ALL SECOND FLOOR PLAN

DATE:	SCALE:	SHEET:
06-24-2025	1/16" = 1'-0"	DP-09

ENGINEERS SEAL

DATE

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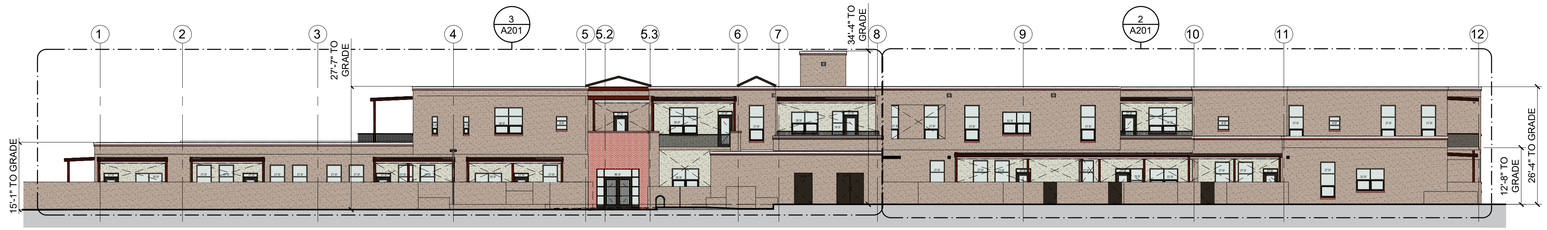
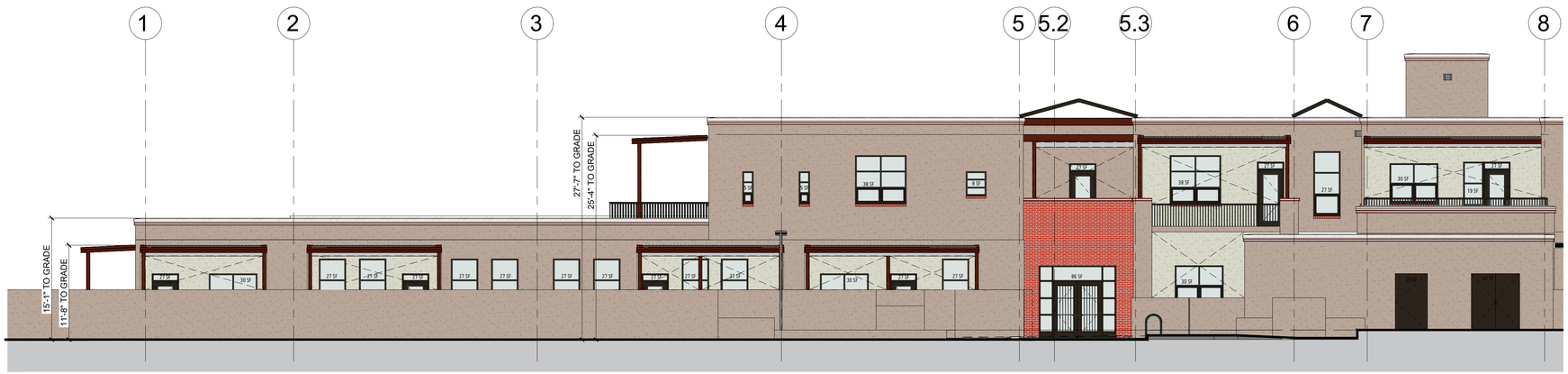


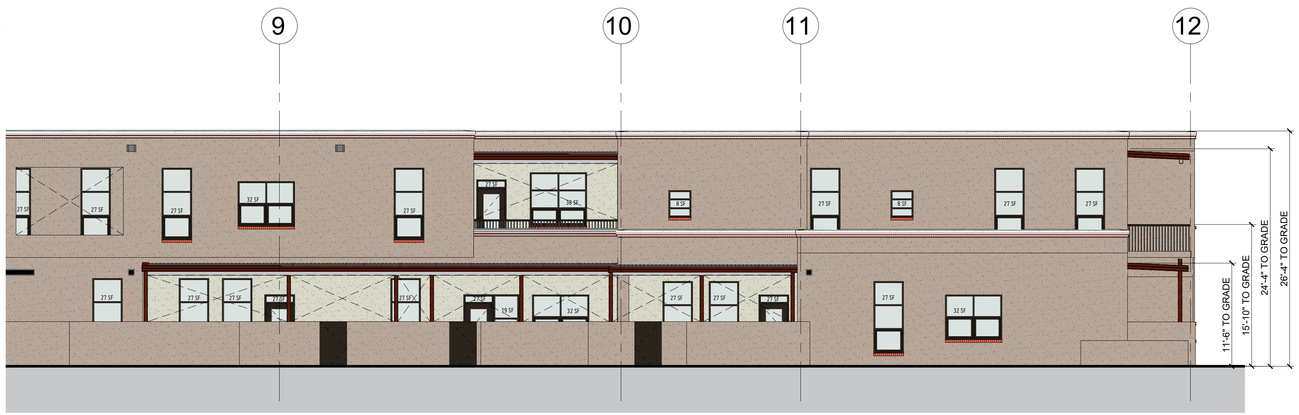
1 OVERALL SOUTH ELEVATION

1/16" = 1'-0"



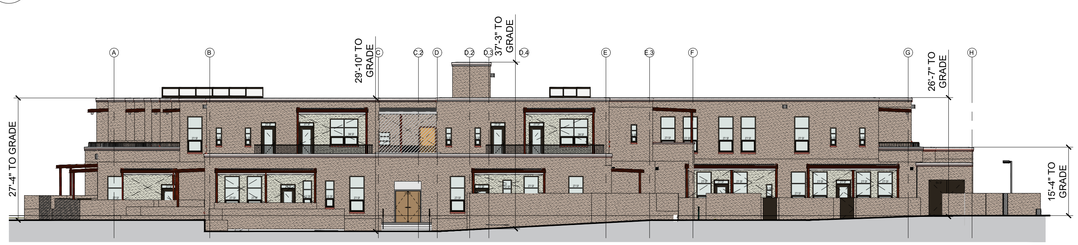
2 PARTIAL SOUTH ELEVATION A

1/8" = 1'-0"



3 PARTIAL SOUTH ELEVATION B

1/8" = 1'-0"



4 OVERALL WEST ELEVATION

1/16" = 1'-0"

CASE # 2024-__

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1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

EXTERIOR ELEVATIONS (HEIGHTS)

DATE:	SCALE:	SHEET:
06-24-2025	VARIES	DP-10

REVISIONS	DATE	ENGINEERS SEAL

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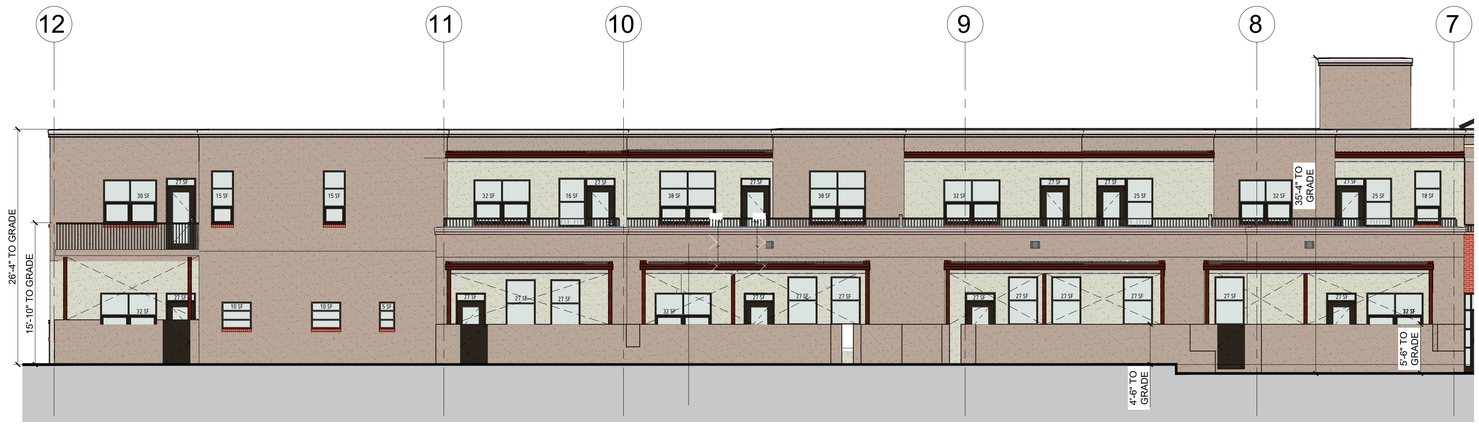
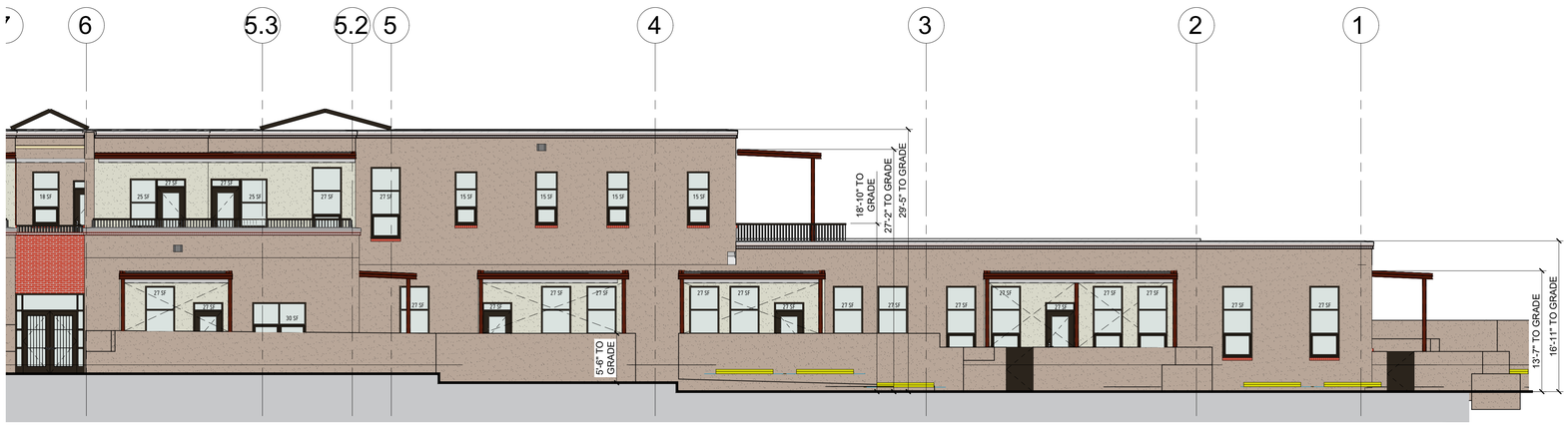
1 OVERALL NORTH ELEVATION

1/16" = 1'-0"



2 PARTIAL NORTH ELEVATION A

1/8" = 1'-0"



3 PARTIAL NORTH ELEVATION B

1/8" = 1'-0"



4 OVERALL EAST ELEVATION

1/16" = 1'-0"

CASE # 2024-__

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1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

EXTERIOR ELEVATIONS (HEIGHTS)

DATE:	SCALE:	SHEET:
06-24-2025	VARIES	DP-11

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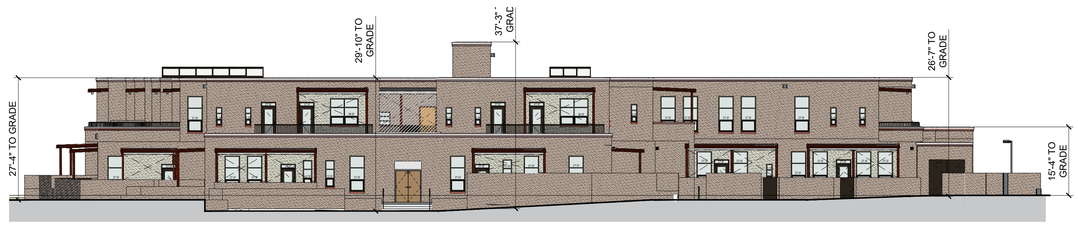
1 OVERALL SOUTH ELEVATION
1/16" = 1'-0"



2 OVERALL WEST ELEVATION
1/16" = 1'-0"



3 OVERALL NORTH ELEVATION
1/16" = 1'-0"



4 OVERALL EAST ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL CALCULATIONS

ELEVATIONS		STUCCO FINISHED WALLS			BRICK WALLS	GLASS AREA (WINDOWS & DOORS)	GLASS AREA UNDER PORTAL (WINDOWS & DOORS, SEE NOTE 1)	DOOR, GATE (SEE NOTE 2)	TOTAL AREA OF ELEVATION
		COLOR 1	COLOR 2	TOTAL STUCCO AREA					
SOUTH ELEVATION	SF	4853 SF	709 SF	5562 SF	144 SF	460 SF	887 SF	156 SF	7209 SF
	PERCENTAGE	87% OF TOTAL STUCCO	13% OF TOTAL STUCCO	77%	2%	7%	12%	2%	100%
WEST ELEVATION	SF	3644 SF	390 SF	4034 SF	0 SF	398 SF	510 SF	119 SF	5,061 SF
	PERCENTAGE	90% OF TOTAL STUCCO	10% OF TOTAL STUCCO	80%	0%	8%	10%	2%	100%
NORTH ELEVATION	SF	4472 SF	991 SF	5463 SF	51 SF	715 SF	771 SF	70 SF	7070 SF
	PERCENTAGE	82% OF TOTAL STUCCO	18% OF TOTAL STUCCO	77%	1%	10%	11%	1%	100%
EAST ELEVATION	SF	3295 SF	389 SF	3684 SF	0 SF	528 SF	619 SF	0 SF	4831 SF
	PERCENTAGE	89% OF TOTAL STUCCO	11% OF TOTAL STUCCO	76%	0%	11%	13%	0%	100%
TOTAL	SF	16,264 SF	2479 SF	18,743 SF	165 SF	2101 SF	2787 SF	345 SF	24,171 SF
	PERCENTAGE	87% OF TOTAL STUCCO	13% OF TOTAL STUCCO	78%	1%	8%	12%	1%	100%

NOTES:

1. SQUARE FOOTAGE OF WINDOWS AND DOORS UNDER A PORTAL ROOF (DEPTH THAT IS MORE THAN 6'-0") ARE NOT INCLUDED IN THE GLASS AREA CONSIDERED IN POINT SYSTEM. COLUMN GRAYED OUT.
2. SOLID DOORS WILL BE PAINTED TO MATCH ADJACENT STUCCO COLOR FOR LOW VISIBILITY TO PUBLIC

.\.\.\.\35 - Entitlement\04 - Development Plan\05_Corrected Submittal\Stucco image.png

.\.\.\.\35 - Entitlement\04 - Development Plan\05_Corrected Submittal\metal images.png

EXTERIOR MATERIALS LISTED:

1. STUCCO: La Habra Stucco (colors listed):
   a. *Candlelight*
   b. *Moroccan Sand*
2. RED BRICK
3. PORTAL STRUCTURE : Rusted Steel
4. WINDOWS FRAME AND EXPOSED STEEL ELEMENTS: Dark Bronze

ENGINEERS SEAL

DATE

REVISIONS

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INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

EXTERIOR ELEVATIONS (MATERIALS)

DATE:	SCALE:	SHEET:
06-24-2025	1/16" - 1'-0"	DP-12

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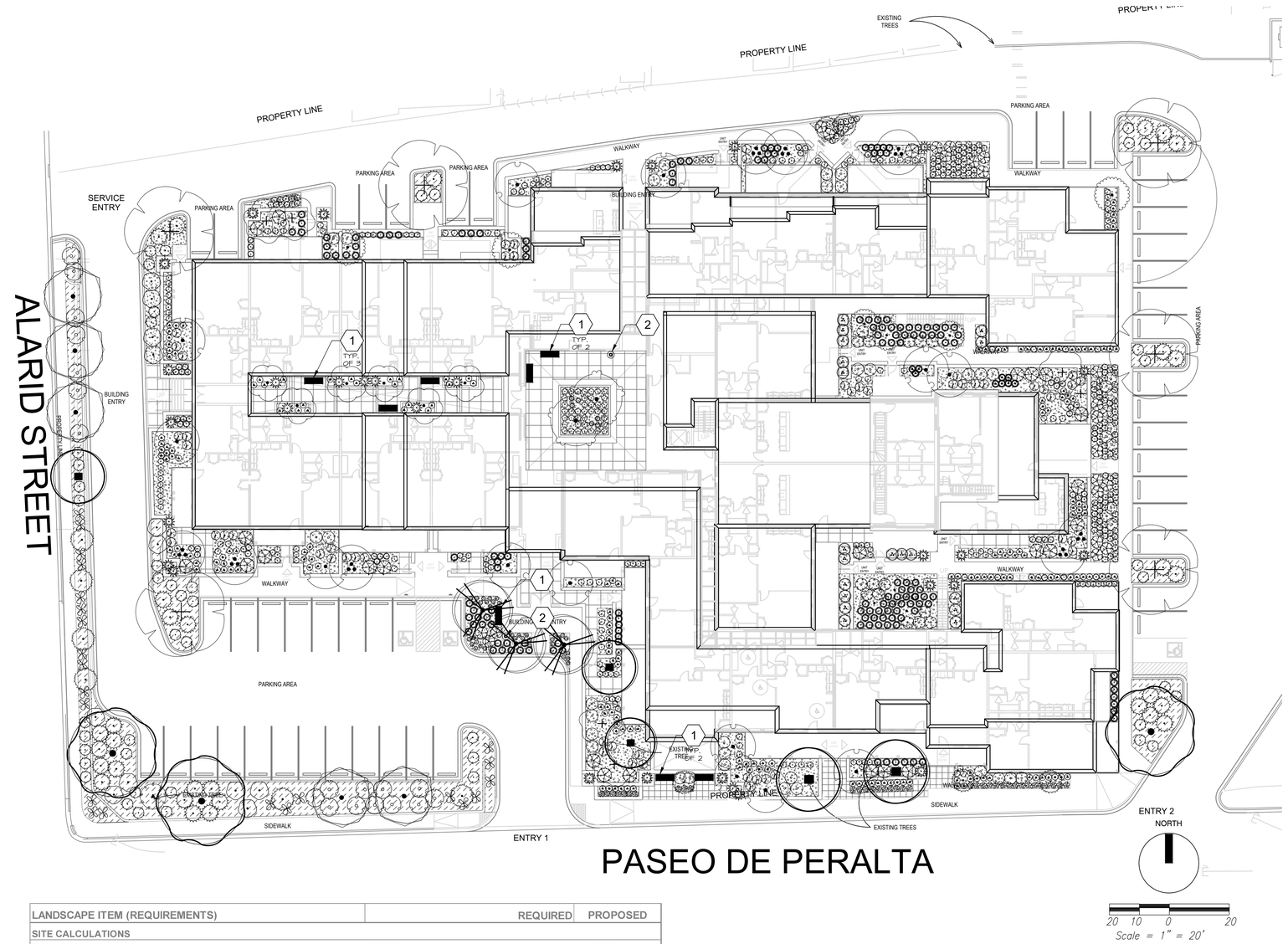

PASEO DE PERALTA

LANDSCAPE ITEM (REQUIREMENTS)		REQUIRED	PROPOSED
SITE CALCULATIONS			
Total Lot Area (sf)	126,063		2.53 (acres)
Gross Covered Area (sf)	39,348		0.4 (acres)
Net Site Area (sf)	86,715		2.18 (acres)
OPEN SPACE			
Lot Coverage Maximum of 60% (sf)	V x 0.6	75,638	0
Total Open Space Minimum 25% of Total Lot Area (sf)	V x 0.25	31,516	0
OPEN SPACE - TREES			
Minimum of one (1) tree per five hundred (500) sf of required open space	Trees (31,516 sf/500 sf)	64	72
All required deciduous trees shall be two (2) inch caliper minimum	Requirement Met	64	64
Minimum 25% Evergreen	74 x 0.25%	12	12
All required Evergreen Trees shall be a minimum of six (6) feet in height	Requirement Met	12	12
OPEN SPACE - SHRUBS			
Minimum of two (2) shrubs per five hundred (500) sf of required open space	Shrubs (31,516sf/500 sf) x 2	127	1,080
Total Required Shrubs/5 Gal	Requirement Met	127	348
Minimum 25% Evergreen	(117) x 0.25%	32	23
STREET TREE REQUIREMENT			
Minmum of one (1) tree per 30 lf	Trees (600 lf frontage/30 lf)	20	23
50% of new street trees shall be Evergreen	(11 x 0.5) Requirement Met	10	10
All required Evergreen Trees shall be a minimum of six (6) feet in height	Requirement Met	10	10
Total Shrubs in R.O.W.		0	0
Shrubs Evergreen in R.O.W.		0	0
PARKING LOT LANDSCAPE REQUIREMENTS			
Minimum of 10 sf of Landscape Area per Parking Space	49 Spaces x 10 sf = 490 sf	490	2900
One Tree per 90 sf of Landscape Area	490 sf/90 sf	6	11

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
5	DUMOR 160-60 BENCH 160 WITH CAST IRON LEGS AND STEEL SEAT. 72IN. LENGTH. CENTER ARMREST OPTION AND 96IN. LENGTH OPTION AVAILABLE, UPON REQUEST. FRAME: GREY TEXTURED GLOSS
6	DUMOR 286-32-SH 32GAL STEEL RECEPTACLE WITH SHIELD. SIDE DOOR EMPTYING. 10IN. OPENING. RECEPTACLE: GREY TEXTURED GLOSS

SYMBOL	DESCRIPTION
	6" DEPTH 3/8" CRUSHER FINES IN LANDSCAPE. COLOR: BUILDOLOGY BROWN OR APPROVED EQUAL AVAILABLE FROM BUILDOLOGY.
	3/4" ANGULAR CRUSHED GRAVEL OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC. COLOR: SOUTHWEST BROWN OR EQUAL. AVAILABLE AT TORO ROCK PRODUCTS.
	3"-8" COBBLESTONE OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC. 8" COLOR: MESILLA VALLEY COBBLE. AVAILABLE FROM TORO ROCK PRODUCTS.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	AN	ACER GRANDIDENTATUM 'JFS-NUMEX 3' / MESA GLOW® BIGTOOTH MAPLE
	CER OCC	CERCIS OCCIDENTALIS / WESTERN REDBUD
	CRA AMB	CRATAEGUS AMBIGUA / RUSSIAN HAWTHORN
	FOR NEM	FORESTIERA NEOMEXICANA / NEW MEXICO PRIVET
	FC	FRAXINUS CUSPIDATA / FRAGRANT ASH
	MAL IND	MALUS X 'INDIAN MAGIC' / INDIAN MAGIC CRABAPPLE
	MAL SPI	MALUS X 'PINK SPIRES' / PINK SPIRES CRABAPPLE
	MAL RAD	MALUS X 'RADIANT' / RADIANT CRABAPPLE
	PIN CPG	PINUS HELDREICHII 'COMPACT GEM' / COMPACT GEM BOSNIAN PINE
	POP WIS	POPULUS DELTOIDES WISLIZENI / RIO GRANDE COTTONWOOD
	QUE GR2	QUERCUS GRAVESII / CHISOS RED OAK
	ULM CAR	ULMUS X 'FRONTIER' / FRONTIER ELM

SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	AGA NAM	AGAVE PARRYI NEOMEXICANA / NEW MEXICO AGAVE
	BN	BUDDLEJA DAVIDII 'NANHO BLUE' / NANHO BLUE BUTTERFLY BUSH
	CAL INV	CALLIRHOE INVOLUCRATA / PURPLE POPPYMALLOW
	CRB	CENTRANTHUS RUBER / RED VALERIAN
	CER PLU	CERATOSTIGMA PLUMBAGINOIDES / DWARF PLUMBAGO
	CM	CHAMAEBATIARIA MILLEFOLIUM / FERNBUSH
	CI	CORNUS SERICEA 'ISANTI' / ISANTI RED TWIG DOGWOOD
	ERI LAR	ERICAMERIA LARICIFOLIA 'AGUIRRE' / AGUIRRE TURPENTINE BUSH
	ERI JAM	ERIOGONUM JAMESII / JAMES' BUCKWHEAT
	GR	GERANIUM X 'ROZANNE' / ROZANNE CRANESBILL
	HS	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
	HB	HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS® RED YUCCA
	JA	JUNIPERUS SABINA 'ARCADIA' / ARCADIA JUNIPER
	MM	MAHONIA REPENS 'MONRAS' / DARKSTAR® CREEPING OREGON GRAPE
	MUH RIG	MUHLENBERGIA RIGENS / DEER GRASS
	PG	POTENTILLA FRUTICOSA 'GOLDFINGER' / GOLDFINGER BUSH CINQUEFOIL
	RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
	RF	ROSA X 'NOA97400A' / FLOWER CARPET® AMBER ROSE
	RIX	ROSA X 'RADSUN' / CAREFREE SUNSHINE SHRUB ROSE
	RGO	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER
	SM	SALVIA NEMOROSA 'MAY NIGHT' / MAY NIGHT MEADOW SAGE
	YUC FIL	YUCCA FILAMENTOSA / ADAM'S NEEDLE

EXISTING TREE SYMBOL	TYPE/SPECIMEN
	EXISTING EVERGREEN TREE
	EXISTING DECIDUOUS TREE

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Date: 7/2024
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LANDSCAPE PLANTING PLAN
Job Number: 2023-18
Sheet No.
LP-101

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PLANT SCHEDULE

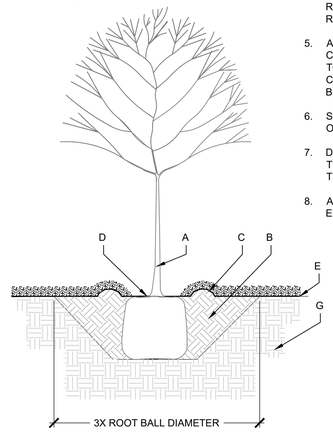
SYMBOL	CODE	BOTANICAL / COMMON NAME	HT.XSPREAD	CALIPER	QTY
TREES					
	AN	ACER GRANDIDENTATUM 'JFS-NUMEX 3' / MESA GLOW® BIGTOOTH MAPLE	25' X 20'	2" CAL.	2
	CER OCC	CERCIS OCCIDENTALIS / WESTERN REDBUD	12' X 12'	2" CAL.	6
	CRA AMB	CRATAEGUS AMBIGUA / RUSSIAN HAWTHORN	20' X 15'	2" CAL.	13
	FOR NEM	FORESTIERA NEOMEXICANA / NEW MEXICO PRIVET	12' X 8'	2" CAL.	6
	FC	FRAXINUS CUSPIDATA / FRAGRANT ASH	20' X 20'	2" CAL.	5
	MAL IND	MALUS X 'INDIAN MAGIC' / INDIAN MAGIC CRABAPPLE	15'X15'	2" CAL.	8
	MAL SPI	MALUS X 'PINK SPIRES' / PINK SPIRES CRABAPPLE	15'X12'	2" CAL.	5
	MAL RAD	MALUS X 'RADIANT' / RADIANT CRABAPPLE	20' X 15'	2" CAL.	6
	PIN CPG	PINUS HELDREICHII 'COMPACT GEM' / COMPACT GEM BOSNIAN PINE	12' X 8'	2" CAL.	9
	POP WIS	POPULUS DELTOIDES WISLIZENI / RIO GRANDE COTTONWOOD	50'X40'	2" CAL.	3
	QUE GR2	QUERCUS GRAVESII / CHISOS RED OAK	20'X20'	2" CAL.	3
	ULM CAR	ULMUS X 'FRONTIER' / FRONTIER ELM	40' X 30'	2" CAL.	6

SYMBOL	CODE	BOTANICAL / COMMON NAME	HT.XSPREAD	SIZE	QTY
SHRUBS					
	AGA NAM	AGAVE PARRYI NEOMEXICANA / NEW MEXICO AGAVE	2' X 2'	5 GAL	6
	BN	BUDDLEJA DAVIDII 'NANHO BLUE' / NANHO BLUE BUTTERFLY BUSH	4' X 5'	5 GAL	24
	CAL INV	CALLIRHOE INVOLUCRATA / PURPLE POPPYMALLOW	2' X 1'	4" POT	36
	CRB	CENTRANTHUS RUBER / RED VALERIAN	2' X 3'	1 GAL.	52
	CER PLU	CERATOSTIGMA PLUMBAGINOIDES / DWARF PLUMBAGO	1' X 2'	4" POT	40
	CM	CHAMAEBATIARIA MILLEFOLIUM / FERNBUSH	4' X 5'	5 GAL.	12
	CI	CORNUS SERICEA 'ISANTI' / ISANTI RED TWIG DOGWOOD	4' X 4'	5 GAL	19
	ERI LAR	ERICAMERIA LARICIFOLIA 'AGUIRRE' / AGUIRRE TURPENTINE BUSH	3' X 3'	1 GAL.	46
	ERI JAM	ERIOGONUM JAMESII / JAMES' BUCKWHEAT	1' X 2'	1 GAL.	35
	GR	GERANIUM X 'ROZANNE' / ROZANNE CRANESBILL	2' X 2'	1 GAL.	93
	HS	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	3' X 2'	5 GAL	160
	HB	HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS® RED YUCCA	4' X 4'	5 GAL.	23
	JA	JUNIPERUS SABINA 'ARCADIA' / ARCADIA JUNIPER	2' X 5'	5 GAL	31
	MM	MAHONIA REPENS 'MONRAS' / DARKSTAR® CREEPING OREGON GRAPE	2' X 3'	1 GAL.	148
	MUH RIG	MUHLENBERGIA RIGENS / DEER GRASS	2' X 2'	1 GAL.	200
	PG	POTENTILLA FRUTICOSA 'GOLDFINGER' / GOLDFINGER BUSH CINQUEFOIL	2' X 3'	1 GAL.	22
	RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	3' X 5'	5 GAL.	18
	RF	ROSA X 'NOA97400A' / FLOWER CARPET® AMBER ROSE	2' X 5'	5 GAL.	15
	RIX	ROSA X 'RADSUN' / CAREFREE SUNSHINE SHRUB ROSE	4' X 4'	5 GAL	40
	RGO	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER	2' X 2'	1 GAL.	56
	SM	SALVIA NEMOROSA 'MAY NIGHT' / MAY NIGHT MEADOW SAGE	2' X 3'	1 GAL.	56
	YUC FIL	YUCCA FILAMENTOSA / ADAM'S NEEDLE	3' X 3'	5 GAL.	31

EXISTING TREE SYMBOL	TYPE/SPECIMEN
	EXISTING EVERGREEN TREE
	EXISTING DECIDUOUS TREE

CONSTRUCTION NOTES:

A. TREE.
B. BACKFILL WITH EXISTING SOIL.
C. 4" DEPTH OF MULCH PER PLANS.
D. 4" SPACE BETWEEN MULCH AND TREE.
E. FINISH GRADE.
F. SLOPE ON SIDES OF PLANTING HOLE.
G. UNDISTURBED SOIL.



GENERAL NOTES:

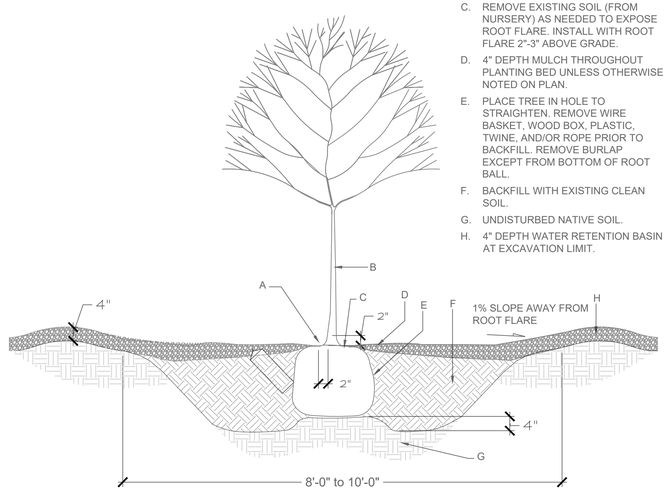
1. KEEP SOIL BELOW ROOT BALL UNDISTURBED TO PREVENT TREE FROM SETTLING.
2. REMOVE ANY EXCESS SOIL FROM TOP OF ROOT BALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE LEVEL TO FINISH GRADE (OR 1"-2" HIGHER IN SLOWLY DRAINING SOIL).
3. TAMP SOIL FIRMLY AROUND BASE OF ROOT BALL WITH FOOT PRESSURE.
4. PRIOR TO BACKFILLING, REMOVE BURLAP, ROPE, TWINE, AND WIRE FROM ENTIRE ROOT BALL AND FROM PLANTING HOLE.
5. AT TIME OF PLANTING, ONLY PRUNE CO-DOMINANT LEADERS (DOES NOT APPLY TO MULTI-TRUNK SPECIMENS), CROSSOVER LIMBS, AND DEAD OR BROKEN BRANCHES.
6. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
7. DO NOT PLACE MULCH IN CONTACT WITH TREE, KEEP AT LEAST 4" AWAY FROM TRUNK.
8. AFTER PLANTING, THOROUGHLY WATER TO ELIMINATE AIR POCKETS.

A TREE PLANTING, BALL & BURLAP

NOT TO SCALE

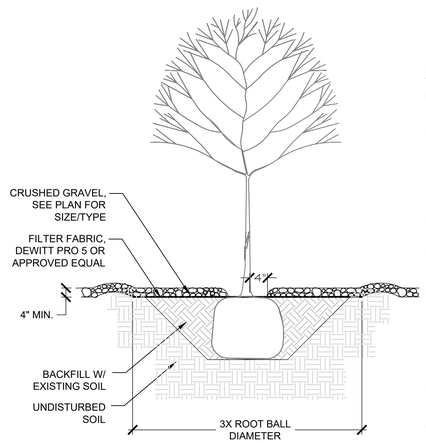
CONSTRUCTION NOTES:

A. MULCH SHALL BE HELD BACK 2" FROM TREE TRUNK.
B. TREE LOCATION AND SPECIES AS PER PLAN.
C. REMOVE EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE 2"-3" ABOVE GRADE.
D. 4" DEPTH MULCH THROUGHOUT PLANTING BED UNLESS OTHERWISE NOTED ON PLAN.
E. PLACE TREE IN HOLE TO STRAIGHTEN. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
F. BACKFILL WITH EXISTING CLEAN SOIL.
G. UNDISTURBED NATIVE SOIL.
H. 4" DEPTH WATER RETENTION BASIN AT EXCAVATION LIMIT.



B ISOLATED TREE PLANTING

NOT TO SCALE

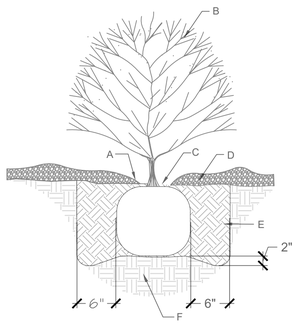


GENERAL NOTES:

1. KEEP SOIL BELOW ROOT BALL UNDISTURBED TO PREVENT TREE FROM SETTLING.
2. REMOVE ANY EXCESS SOIL FROM TOP OF ROOT BALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE LEVEL TO FINISH GRADE (OR 1"-2" HIGHER IN SLOWLY DRAINING SOIL).
3. REMOVE CONTAINER AND CUT ANY ROOTS THAT ARE CIRCLING THE CONTAINER.
4. TAMP SOIL FIRMLY AROUND BASE OF ROOT BALL WITH FOOT PRESSURE.
5. AT TIME OF PLANTING, ONLY PRUNE CO-DOMINANT LEADERS (DOES NOT APPLY TO MULTI-TRUNK SPECIMENS), CROSSOVER LIMBS, AND DEAD OR BROKEN BRANCHES.
6. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
7. DO NOT PLACE MULCH IN CONTACT WITH TREE, KEEP AT LEAST 4" AWAY FROM TRUNK.
8. AFTER PLANTING, THOROUGHLY WATER TO ELIMINATE AIR POCKETS.

C TREE PLANTING IN GRAVEL

NOT TO SCALE



CONSTRUCTION NOTES:

A. MULCH SHALL BE FEATHERED TO A 2" DEPTH ON TOP OF ROOT BALL AND SHALL BE HELD BACK 2" FROM SHRUB STEM(S).
B. SHRUB LOCATION AND SPECIES AS PER PLAN
C. PLANT WITH TOP OF ROOT BALL FLUSH WITH SUB-GRADE (BOTTOM OF MULCH).
D. 4" DEPTH MULCH THROUGHOUT SHRUB BED UNLESS OTHERWISE NOTED.
E. BACKFILL WITH EXISTING SOIL.
F. UNDISTURBED NATIVE SOIL.

D ISOLATED SHRUB PLANTING

NOT TO SCALE

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Sheet Title:
LANDSCAPE PLANTING DETAILS

Job Number: 2023-18
Sheet No.
LP- 501

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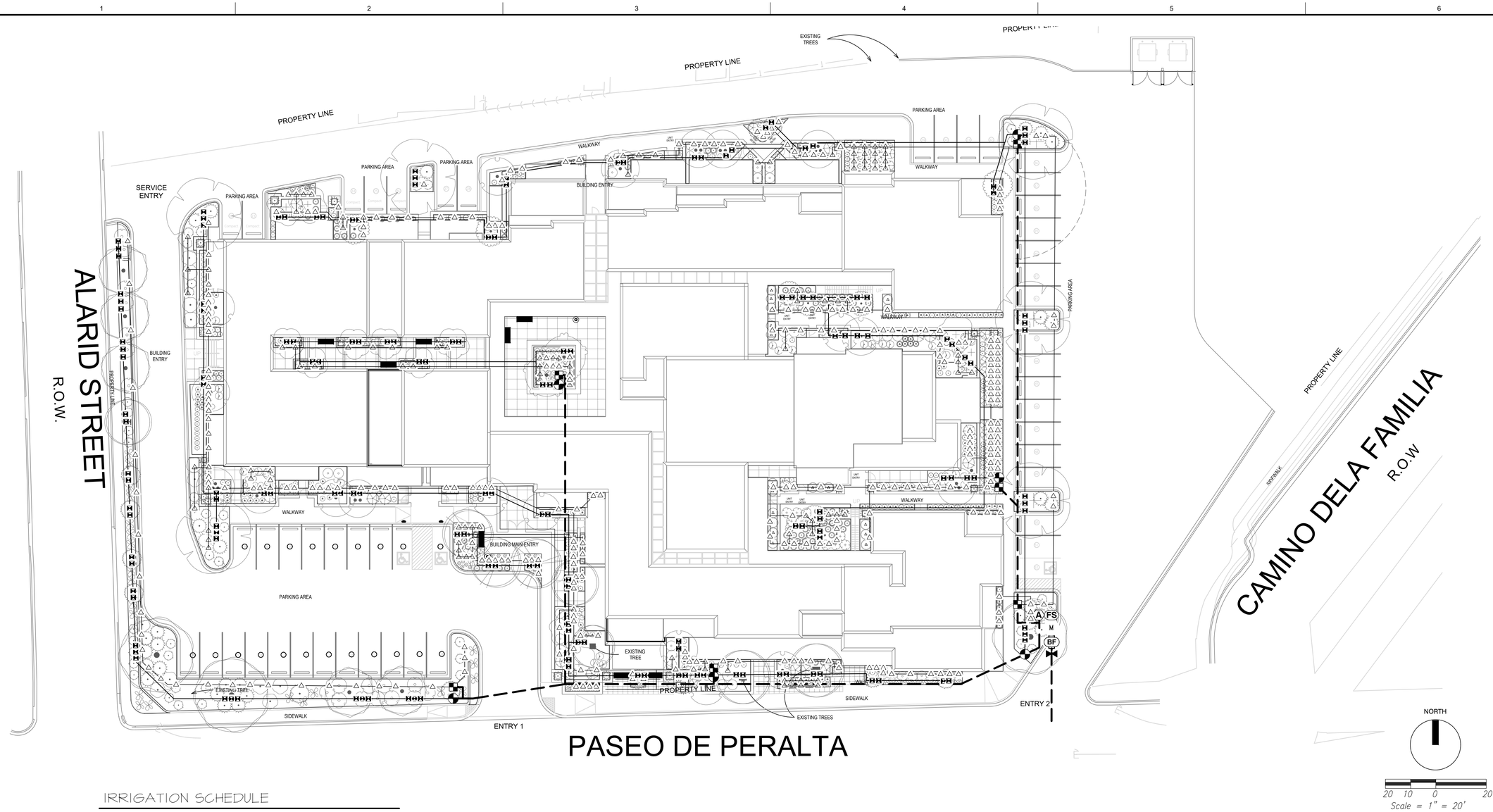

PASEO DE PERALTA

NORTH

20 10 0 20

Scale = 1" = 20'

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
1401 1402 1404 1408	BUBBLER ASSEMBLY 1401 RAIN BIRD 1400 SERIES FULL CIRCLE BUBBLER, 1/2" FIPT. PROVIDE THREE (3) 0.50 GPM BUBBLER PER TREE. INSTALL PER DETAIL E/LI-502

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP CONTROL KIT RAIN BIRD XCZ-100-PRB-COM. WIDE FLOW KIT. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.36PM TO 206PM. INSTALL PER DETAIL F/LI-502
0.5 1.0 2.0	SHRUB DRIP - RAINBIRD EMT-6XERI PROVIDE AND INSTALL MULTI OUTLET EMISSION DEVICE AND XERI-BUG EMITTERS XB-20, 2.0 GPH EMITTER. PROVIDE (2) PER PLANT. PROVIDE DRAIN CHECK VALVE. SEE DETAIL G/LI-502.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	VALVE ASSEMBLY RAINBIRD PGA-PRS-D- GLOBE. 1", 1-1/2", 2" PER PLAN ELECTRIC REMOTE CONTROL VALVE, GLOBE. INSTALL PER DETAIL B/LI-502
	ISOLATION VALVE ASSEMBLY SPEARS OR EQUAL SCH. 80 PVC BALL VALVE WITH UNIONS. SIZE TO MAIN LINE. SEE DETAIL C/LI-502.
M	BRASS MASTER VALVE ASSEMBLY 2" RAIN BIRD EFB-CP. CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. INSTALL PER DETAIL D/LI-502

A	AIR RELEIF VALVE ASSEMBLY CRISPIN UNIVERSAL AIR RELIEF VALVE, SIZE 1". FIELD LOCATE AT HIGH POINT OF MAINLINE. SEE DETAIL F/LI-501.
BF	FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY IN HOT BOX MODEL #HB2, W/ HEAT TAPE. MFR. HUBBELL POWER SYSTEMS. ELECTRICAL CONNECTIONS REQUIRED BY GENERAL CONTRACTOR. INSTALL PER DETAIL G/LI-501. AND MFR. SPECS.
FS	FLOW SENSOR RAIN BIRD FS-100-B 1" FLOW SENSOR. BRASS MODEL. SUGGESTED OPERATING RANGE OF 2 GPM TO 40 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE. INSTALL PER MANUFACTURERS SPECIFICATION IN VALVE BOX WITH DRAINAGE
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
	IRRIGATION MAINLINE: PVC SCHEDULE 40

Valve Callout

Valve Number

#" #• Valve Flow / Valve Size

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Job Number: 2023-18
Sheet No.: LI-101

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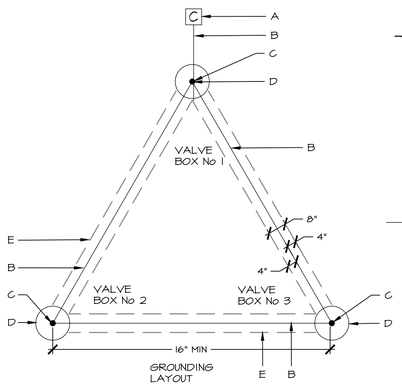
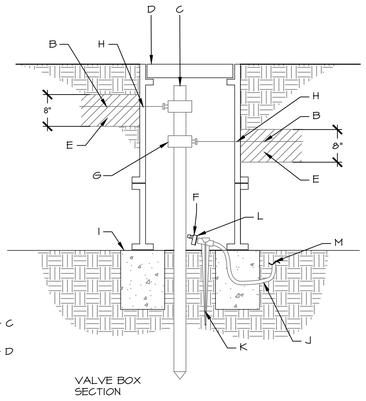


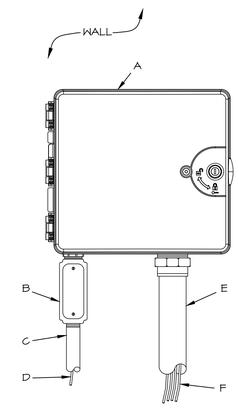


CONSTRUCTION NOTES:

A. IRRIGATION CONTROLLER, SEE IRRIGATION LEGEND.
B. #10 AWG WIRE FROM IRRIGATION CONTROLLER TO GROUND ROD CLAMP. WIRE SHALL BE INSTALLED STRAIGHT AND TAUT.
C. 8' LENGTH GROUND ROD, QUANTITY AS REQUIRED TO ACHIEVE MAX 10 OHMS RESISTANCE (MIN 3 RODS AT EACH CONTROLLER). PLACE RODS A MINIMUM OF 16' FROM ONE ANOTHER AND A MIN. 12' FROM CONTROLLER. (OPTION: REPLACE GROUNDING RODS W/ 1 EA. 1/8" X 12" X 18" COPPER, BURIED @ 12" DEPTH. SOLDER #6 BARE COPPER WIRE TO PLATE).
D. 7" DIAMETER x 9" DEEP CARSON 700 SERIES VALVE BOX WITH COVER. COLOR TO MATCH ADJACENT MATERIAL (TURF-GREEN, MULCH-TAN) OR PURPLE IF RECLAIMED WATER SYSTEM.
E. 8" DEPTH COMPACTED (90% MODIFIED PROCTOR DENSITY MIN.) PLANTING SOIL MIXTURE (4" DEPTH ABOVE AND 4" DEPTH BELOW GROUND WIRE).
F. DRIP EMITTER. (ONE 5 GPH DRIP EMITTER AT EACH GROUNDING ROD)
G. GROUND ROD CLAMP
H. DRILL A SMALL OPENING IN VALVE BOX TO MAINTAIN WIRE TAUTNESS.
I. 8"x8"x16" SOLID CMU BLOCK, 2 PER BOX.
J. 1/4-INCH VINYL DISTRIBUTION TUBING; RAIN BIRD DT-025
K. 1/4-INCH TUBING STAKE; RAIN BIRD TS-025
L. DIFFUSER BUG CAP; RAIN BIRD DBC-025
M. TO MULTI OUTLET EMISSION DEVICE SEE DETAIL B/14-24

A GROUNDING DETAIL WITH DRIP EMITTER

NOT TO SCALE



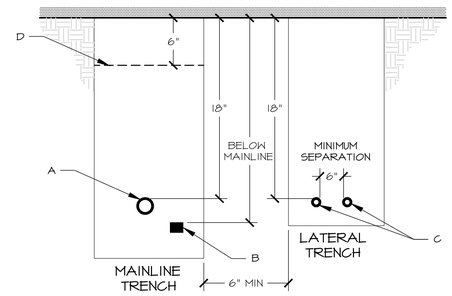
NOTES:
1. ESP-LXME CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
3. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
4. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

CONSTRUCTION NOTES:

A. IRRIGATION CONTROLLER, RAIN BIRD ESP-LXME CONTROLLER IN PLASTIC CABINET WITH WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
B. JUNCTION BOX
C. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
D. POWER SUPPLY WIRE
E. 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
F. WIRES TO REMOTE CONTROL VALVES

B CONTROLLER - WALL MOUNT

NOT TO SCALE



CONSTRUCTION NOTES:

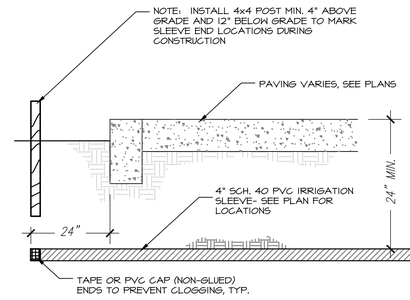
A. MAINLINE PIPING- SEE PLAN FOR SIZE AND TYPE.
B. 24V DIRECT BURY ELECTRICAL WIRES, MIN 24" DEPTH OF BURY (WIRES CARRYING MORE THAN 30 VOLTS).
C. LATERAL PIPING- SEE PLAN FOR SIZE AND TYPE.
D. WARNING TAPE- 3" WIDE "IRRIGATION".

GENERAL NOTES:

1. BACKFILLL MAINLINE AND LATERAL LINE TRENCHES WITH CLEAN FILL, NO ROCKS LARGER THAN 1" DIAMETER.

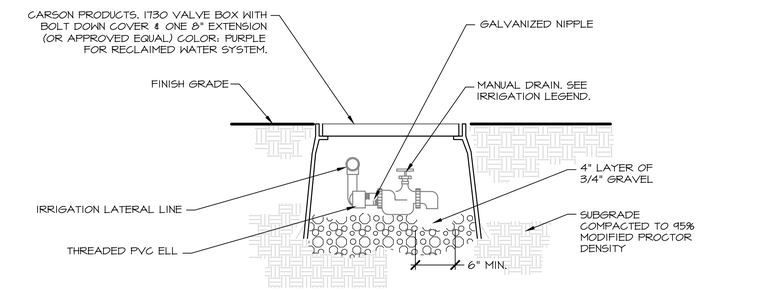
C PIPE & WIRE DEPTH OF BURY

NOT TO SCALE



D IRRIGATION SLEEVING

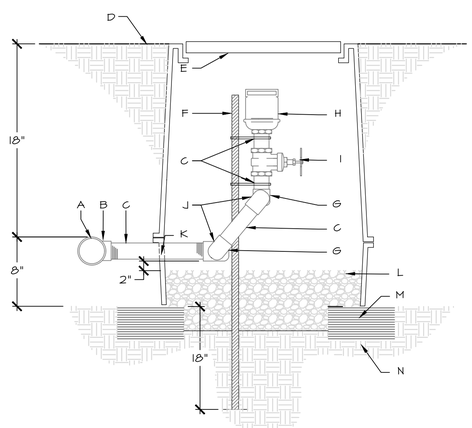
NOT TO SCALE



CARSON PRODUCTS, 1730 VALVE BOX WITH BOLT DOWN COVER & ONE 8" EXTENSION (OR APPROVED EQUAL) COLOR: PURPLE FOR RECLAIMED WATER SYSTEM.

E MANUAL DRAIN

NOT TO SCALE



CONSTRUCTION NOTES:

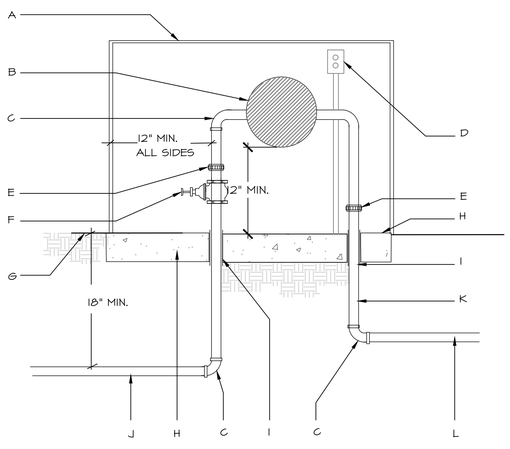
A. IRRIGATION MAINLINE.
B. IRRIGATION MAINLINE TEE.
C. SCH 80 PVC NIPPLE.
D. FINISH GRADE (FLUSH WITH VALVE BOX IN TURF, 1/2" BELOW TOP OF VALVE BOX IN MULCH).
E. CARSON, OR APPROVED EQUAL, 1730-18 VALVE BOX WITH 1730-3B BOLT DOWN COVER AND ONE 8" EXTENSION. COLOR: PURPLE FOR RECLAIMED WATER SYSTEM.
F. TEE POST (MINIMUM 18" DEPTH INTO GRADE), SECURED TO IRRIGATION COMPONENTS WITH MINIMUM 17 GA. GALVANIZED WIRE.
G. SCH 40 PVC ELL.
H. AIR RELEASE VALVE (SEE IRRIGATION LEGEND).
I. BRASS GATE VALVE.
J. SCH 40 PVC ST. ELL.
K. CUT NOTCH IN VALVE BOX EXTENSION FOR NIPPLE. EDGE OF NOTCH SHALL BE MAXIMUM 1/2" FROM EDGE OF PIPE.
L. 3/4" TO 1" DIAMETER CRUSHED GRAVEL, 6" DEPTH. GRAVEL SHALL BE WASHED FREE OF DIRT AND FINES.
M. 8"X8"X16" SOLID CMU BLOCK (FOUR PER VALVE BOX).
N. SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

GENERAL NOTES:

1. INSTALL AN 8"X8"X16" SOLID CMU BLOCK AT EACH CORNER OF VALVE BOX.
2. AIR RELIEF VALVE SHALL BE INSTALLED DOWNSTREAM OF THE MASTERVALVE AT HIGHPOINT OF MAINLINE AND AT HIGH POINT OF LATERAL LINES FOR ALL DRIP ZONES.

F AIR RELEASE VALVE

NOT TO SCALE



A. HOT BOX ENCLOSURE (SEE IRRIGATION LEGEND). INSULATE (R-25 MIN.) FROM FREEZING MUST COMPLY WITH ASSE 1060 CLASS 1.
B. REDUCED PRESSURE ASSEMBLY BACKFLOW PREVENTER (SEE IRRIGATION LEGEND).
C. TYPE K HARD DRAWN COPPER FITTINGS.
D. ELECTRICAL OUTLET FOR HEAT SOURCE. LOCATE HIGHER THAN DRAIN VENT OF THE RP.
E. UNION, 4" ABOVE GRADE, MIN.
F. BRASS BALL VALVE.
G. FINISH GRADE.
H. 4000 PSI CONCRETE PAD, 4" DEPTH, SLOPED 1% TO DRAIN.
I. PIPE SHALL BE SLEEVED THROUGH CONCRETE PAD WITH SCH 40 PVC.
J. SERVICE LINE.
K. TYPE K COPPER PIPING.
L. MAIN LINE.

NOTE: ALL ASSEMBLIES SHOULD BE ACCESSIBLE FOR PERIODIC TESTING AND MAINTENANCE AS ESTABLISHED BY LOCAL CODES. SUGGESTED 16" MINIMUM CLEARANCE FROM TESTCOCK SIDE OF ASSEMBLY AND 12" MINIMUM CLEARANCE FROM VALVE BODY.

INSULATE (R-25 MIN.) FROM FREEZING MUST COMPLY WITH ASSE 1060-CLASS 1. PROVIDE 2" CLEARANCE BETWEEN VALVE BOXES AND PVC OR COPPER PIPING.

G REDUCED FLOW BACKFLOW PREVENTER

NOT TO SCALE

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INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501

Current Status:
PERMIT SET

REVISIONS

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Drawn by: WF
Checked by: RO
Date: 7/2024

Sheet Title:
IRRIGATION DETAILS

Job Number: 2023-18

Sheet No.
LI- 501

PLOT DATE: 8/12/2024 4:34:42 PM
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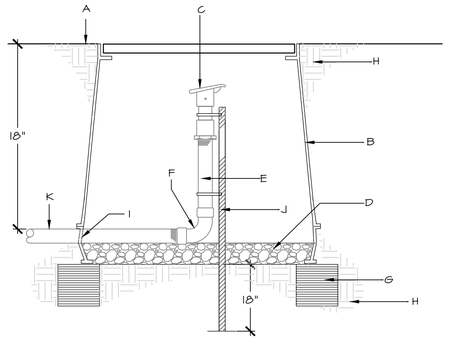


CONSTRUCTION NOTES:

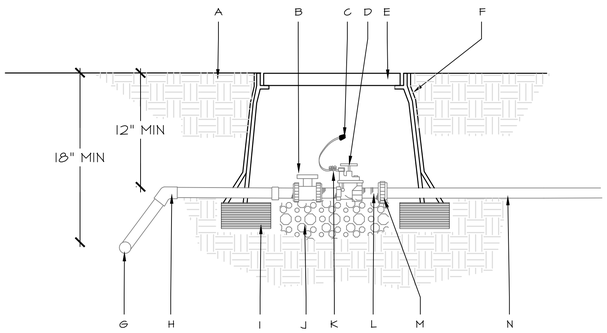
A. FINISH GRADE (FLUSH WITH VALVE BOX IN TURF, 1/2" BELOW TOP OF VALVE BOX IN MULCH).
B. APPLIED ENGINEERING OR APPROVED EQUAL 1730-18 VALVE BOX WITH 1730-3B BOLT DOWN COVER AND ONE 8" EXTENSION. COLOR TO MATCH ADJACENT MATERIAL (TURF-GREEN, MULCH-TAN) OR PURPLE IF RECLAIMED WATER SYSTEM.
C. RAINBIRD 33 DRC QUICK COUPLER VALVE.(OR APPROVED EQUAL).
D. 3/4" TO 1" DIAMETER CRUSHED GRAVEL, 6" DEPTH. GRAVEL SHALL BE WASHED FREE OF DIRT AND FINES.
E. 12" SCH 80 PVC RISER.
F. SCHEDULE 40 PVC ELL SXT.
G. 8" X 8" X 16" SOLID CMU BLOCK
H. SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
I. CUT NOTCH IN VALVE BOX EXTENSION FOR NIPPLE. EDGE OF NOTCH SHALL BE MAXIMUM 1/2" FROM EDGE OF PIPE.
J. TEE POST (MINIMUM 18' DEPTH INTO GRADE), SECURED TO IRRIGATION COMPONENTS WITH MINIMUM 17 GA. GALVANIZED WIRE.
K. IRRIGATION MAINLINE.

GENERAL NOTES:

1. INSTALL AN 8" X 8" X 16" SOLID CMU BLOCK AT EACH CORNER OF THE VALVE BOX.
2. INSTALL 1" DIAMETER WASHED ROCK TO THE BOTTOM OF THE INCOMING MAINLINE PIPE.
3. INSTALL A BALL VALVE IMMEDIATELY UPSTREAM OF THE QUICK COUPLER VALVE.

A QUICK COUPLING ASSEMBLY

NOT TO SCALE

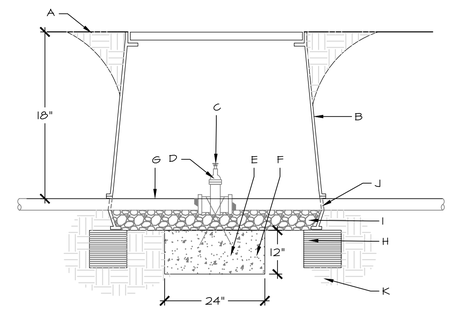


CONSTRUCTION NOTES

A. FINISH GRADE.
B. BALL VALVE- SEE IRRIGATION LEGEND.
C. DRY SPLICE CONNECTOR OR EQUAL.
D. ELECTRIC VALVE -SEE IRRIGATION LEGEND.
E. CARSON INDUSTRY 1419 (ABS) 18" VALVE BOX W/ BOLT DOWN COVER (ABS) AND ONE 8" EXTENSION. COLOR TO MATCH ADJACENT MATERIAL (TURF-GREEN, MULCH-TAN) OR PURPLE IF RECLAIMED WATER SYSTEM.
F. PROVIDE DEWITT PRO 5 WEED CLOTH ALONG SIDES AND BASE OF VALVE BOX INSTALLATION. TAPE TO ALL INLET AND OUTLET PIPE.
G. PVC MAINLINE-SEE IRRIGATION LEGEND.
H. SCH 80 - 45 DEGREE FITTING.
I. 8"X8"X16" SOLID CMU BLOCK AT EACH CORNER OF THE VALVE BOX.
J. 8" DEPTH, 3/8" DIAMETER PEA GRAVEL.
K. 24" WIRE EXPANSION COIL, EXTEND WIRE 12" ABOVE VALVE BOX FOR SERVICE.
L. SCHEDULE 80 PVC CLOSE NIPPLE.
M. SCH 80 PVC UNION.
N. LATERAL LINE.

B IRRIGATION CONTROL VALVE

NOT TO SCALE



CONSTRUCTION NOTES:

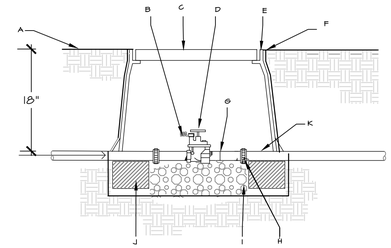
A. FINISH GRADE (FLUSH WITH VALVE BOX TURF, 1/2" BELOW TOP OF VALVE BOX IN MULCH).
B. APPLIED ENGINEERING OR APPROVED EQUAL 1730-18 VALVE BOX WITH 1730-3B BOLT DOWN COVER AND ONE 8" EXTENSION. COLOR TO MATCH ADJACENT MATERIAL (TURF-GREEN, MULCH-TAN) OR PURPLE IF RECLAIMED WATER SYSTEM.
C. 2" OPERATING NUT.
D. PEGLER"O"RING GASKET VALVE 708 A (LINE SIZE).
E. NO. 4 REBAR.
F. THRUST BLOCK-4000 PSI CONCRETE PLACED AGAINST UNDISTURBED SOIL.
G. IRRIGATION MAINLINE.
H. 8" X 8" X 16" SOLID CMU BLOCK.
I. 3/4" TO 1" DIAMETER CRUSHED GRAVEL, 6" DEPTH. GRAVEL SHALL BE WASHED FREE OF DIRT AND FINES.
J. CUT NOTCH IN VALVE BOX EXTENSION FOR NIPPLE. EDGE OF NOTCH SHALL BE MAXIMUM 1/2" FROM EDGE OF PIPE.
K. SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

GENERAL NOTES:

1. INSTALL AN 8"X8"X16" SOLID CMU BLOCK AT EACH END OF THE VALVE BOX.

C ISOLATION VALVE

NOT TO SCALE



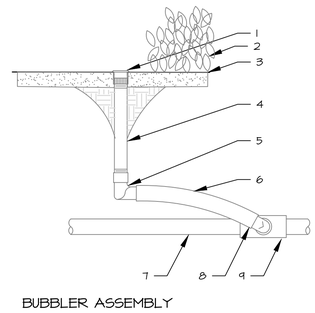
A. FINISH GRADE. (TOP OF FINISH MATERIAL)
B. WIRE EXPANSION COIL. EXTEND WIRE 12" ABOVE VALVE BOX FOR SERVICE.
C. CARSON BOLT DOWN (ABS) BOX COVER, COLOR: PURPLE FOR RECLAIMED WATER SYSTEM.
D. ELECTRIC MASTER VALVE WITH PRS-D REGULATING MODULE (SEE IRRIGATION LEGEND).
E. CARSON PRODUCTS INC, 1419-18 (ABS) VALVE BOX WITH 8" EXTENSIONS AS NECESSARY, COLOR TO MATCH MULCH.
F. DEWITT PRO 5 WEED CLOTH ALONG SIDES AND BASE OF VALVE BOX INSTALLATION. TAPE TO ALL INLET AND OUTLET PIPE.
G. SCHEDULE 80 PVC NIPPLE.
H. SCH 80 PVC UNION
I. 8" DEPTH, 3/8" DIAMETER PEA GRAVEL.
J. 8" X 8" X 16" SOLID CMU BLOCK.
K. SERVICE LINE.

D IRRIGATION MASTER VALVE

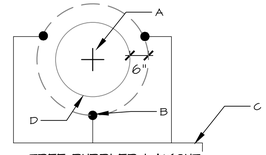
NOT TO SCALE

CONSTRUCTION NOTES FOR BUBBLER ASSEMBLY:

1. PRESSURE COMPENSATING FULL CIRCLE BUBBLER, RAIN BIRD 1400. INSTALL FLUSH WITH TOP OF MULCH
2. PLANT MATERIAL.
3. FINISH GRADE/TOP OF MULCH.
4. UV RADIATION RESISTANT ½" SCH 80 NIPPLE. LENGTH AS REQUIRED.
5. ½" FEMALE NPT x 0.490" BARB ELBOW: RAIN BIRD MODEL: 5BFE-050.
6. SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100.
7. PVC LATERAL PIPE.
8. ½" MALE NPT x .490" BARB ELBOW: RAIN BIRD MODEL 5BE-050.
9. PVC SCH 40 TEE OR ELL.



BUBBLER ASSEMBLY



TREE BUBBLER LAYOUT

CONSTRUCTION NOTES FOR BUBBLER LAYOUT:

A. CENTER OF SHRUB/TREE.
B. BUBBLER (SEE IRRIGATION LEGEND) INSTALLED AT GRADE, TYP. (CENTERED). TREES= 0.50 GPM BUBBLER: THREE (3) PER TREE.
C. 3/4" LATERAL.
D. EDGE OF ROOTBALL.

GENERAL NOTE:

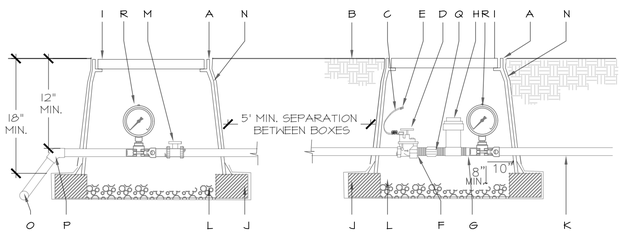
1. BUBBLER SHALL BE INSTALLED UPHILL OF THE SHRUB/TREE.

E IRRIGATION BUBBLER @ TREE

NOT TO SCALE

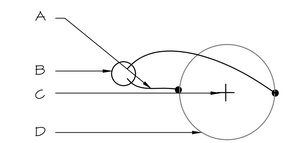
A. BOX, COLOR TO MATCH FINISH MATERIAL.
B. FINISH GRADE
C. 24" WIRE LOOP
D. AUTOMATIC VALVE- SEE IRRIGATION LEGEND.
E. DRY SPLICE CONNECTOR OR EQUAL
F. SCH 80 NIPPLE
G. SCH 80 COUPLING
H. BASKET FILTER; FILTER SHALL BE INSTALLED TO PROVIDE ACCESS FOR MAINTENANCE AND REPLACEMENT OF FILTER SEE IRRIGATION LEGEND.
I. LOCKING VALVE BOX COVER, COLOR TO MATCH FINISH MATERIAL.
J. 8" X 8" X 16" CMU SOLID CONCRETE BLOCK, REFER TO BLOCK PLACEMENT DETAIL.
K. LATERAL LINE
L. 4" LAYER OF 3/8" PEA GRAVEL
M. BALL VALVE, SEE IRRIGATION LEGEND
N. PROVIDE WEED CLOTH ALONG SIDES AND BASE OF VALVE BOX, TAPE TO ALL INLET & OUTLET PIPE.
O. MAIN LINE
P. SCH 80 45 DEGREE FITTING
Q. INLINE PRESSURE REGULATOR, SEE IRRIGATION LEGEND
R. HORIZONTAL HYGIENIC PRESSURE GAUGE. NOTE: PROVIDE 1 PRESSURE GAUGE ON MAIN LINE UPSTREAM OF BALL VALVE AND ANOTHER DOWNSTREAM OF PRESSURE REGULATOR. (SET HORIZONTAL TO BE LEGIBLE)

NOTE: PROVIDE 1 PRESSURE GAUGE ON MAIN LINE UPSTREAM OF BALL VALVE AND ANOTHER DOWNSTREAM OF KIT'S PRESSURE REGULATOR. PROVIDE 5' SEPARATION BETWEEN BOXES. IF SPACE IS NOT AVAILABLE, PROVIDE A MIN. 5' SEPARATION AT CENTER LINES OF BOXES. SET GAUGES HORIZONTAL TO BE READABLE.



F DRIP VALVE WITH FILTER KIT FOR DRIP ZONES

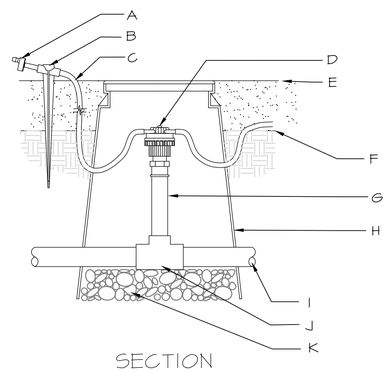
NOT TO SCALE



PLAN (SHRUB)

INSTALL (2) EMITTERS PER SHRUB, SPACE EVENLY AROUND ROOTBALL. SEE IRRIGATION LEGEND FOR OUTLET EMITTER SIZE.

A. EMITTER AND TUBING
B. MULTI OUTLET EMITTER DEVICE, INSTALL OUTSIDE OF ROOTBALL
C. CENTER OF SHRUB
D. SHRUB ROOTBALL



SECTION

CONSTRUCTION NOTES:

A. SINGLE-OUTLET EMITTER: SEE IRRIGATION LEGEND.
B. 1/4-INCH TUBING STAKE: RAIN BIRD TS-025
C. 1/4-INCH VINYL DISTRIBUTION TUBING: RAIN BIRD DT-025
D. 6-OUTLET DISTRIBUTION MANIFOLD: RAIN BIRD EMT-6XERI.
E. TOP OF MULCH
F. FINISH GRADE
G. PVC RISER
H. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB-6X
I. PVC SCH 40 LATERAL PIPE
J. PVC SCH 40 TEE OR ELL
K. 3-INCH MIN. DEPTH OF ¾" INCH WASHED GRAVEL

G 6 OUTLET DRIP MANIFOLD AND EMITTERS

NOT TO SCALE

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INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501

Current Status: PERMIT SET

REVISIONS

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Drawn by: WF
Checked by: RO
Date: 7/2024
Sheet Title: IRRIGATION DETAILS
Job Number: 2023-18
Sheet No. LI- 502

PLOT DATE: 8/12/2024 4:34:47 PM
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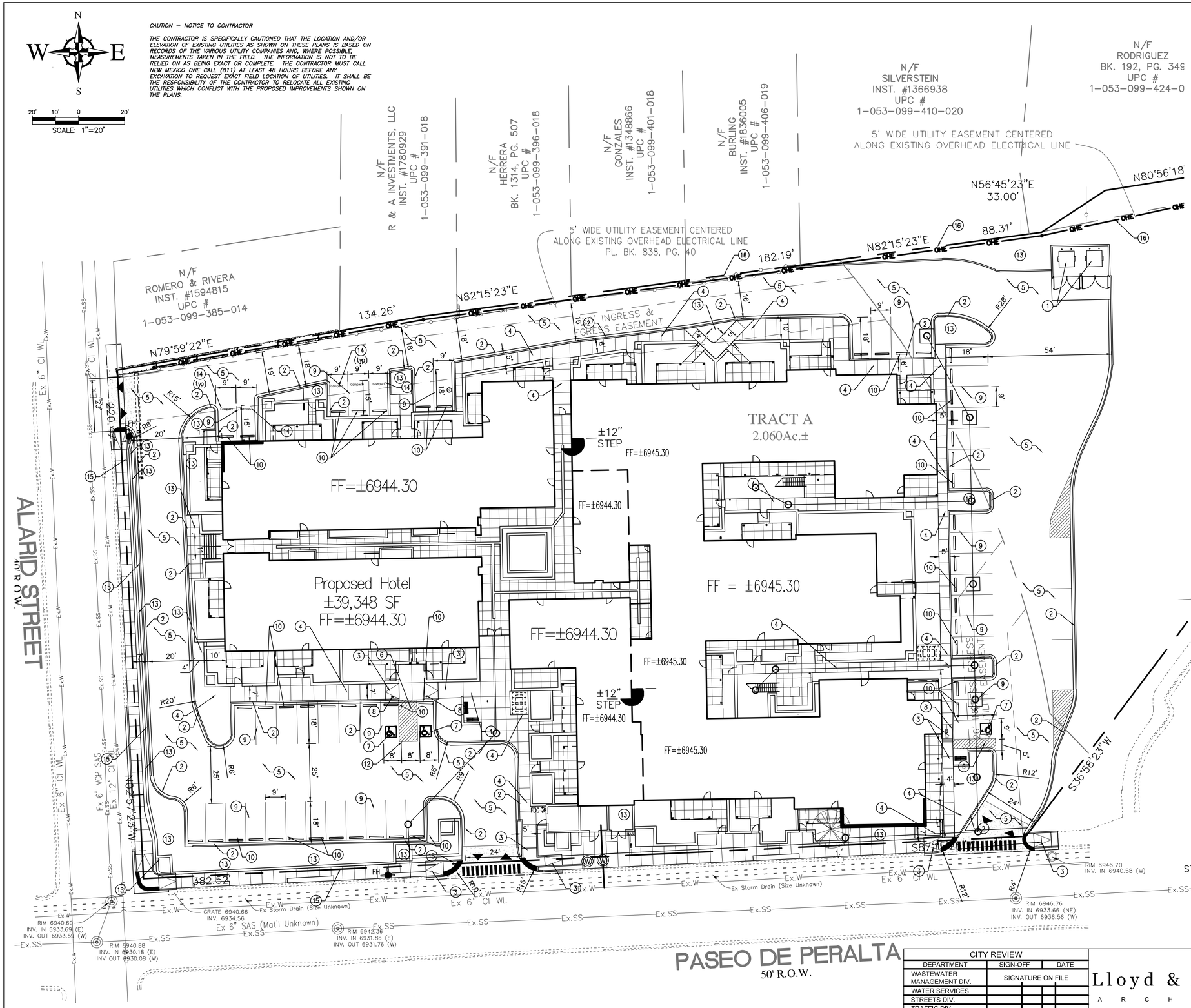
20' 10' 0 20'
SCALE: 1"=20'

CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



VICINITY MAP
NTS

LEGAL DESCRIPTION:
Tract A and Tract B Lying and being Situated Projected Section 26 & 27,
City of Santa Fe, Santa Fe County, New Mexico, 2.894 Acres

KEYED NOTES

1. PROPOSED DUMPSTER ENCLOSURE LOCATION. REF. ARCHITECTURAL PLANS FOR DETAILS.
2. INSTALL 6" CONCRETE CURB/GUTTER TYPE 'B' PER NMDOT STD DWG 609-01-1/1.
3. INSTALL PARALLEL CURB RAMP PER NMDOT STANDARD DWG 608-001-3. TOOLED JOINTS IN RAMPS SHALL BE 1/4" MAXIMUM DEPTH AND 1/2" MAXIMUM WIDTH PER ANSI 117.1 FOR FREEZE/THAW CYCLES.
4. INSTALL CONCRETE SIDEWALK PER NMDOT STD DWG 609-01-1/1. WIDTH PER PLAN.
5. ASPHALT PAVEMENT, SEE PAVING DETAILS ON DETAIL SHEET. FOR MAIN DRIVES, USE HEAVY DUTY PAVEMENT. FOR PARKING SPACES, USE STANDARD DUTY ASPHALT PAVEMENT. REF. GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS. ALL PAVEMENT, AGGREGATE BASE COURSE, AND SUBGRADE SHALL MEET NMDOT SPECIFICATIONS.
6. INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). TWO COATS MINIMUM.
7. PAINTED WHEELCHAIR SYMBOL (BLUE) TO MEET ADA STANDARDS. TWO COATS MINIMUM. PAINT VAN SPACES AS INDICATED.
8. INSTALL H/C SIGNAGE PER DETAIL ON DETAIL SHEET. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
9. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING MINIMUM TWO COATS.
10. INSTALL PRE-CAST WHEEL STOP PER DETAIL ON SHEET C1.03.
11. INSTALL BIKE RACK.
12. PAINT WORDS 'NO PARKING' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. TWO COATS MINIMUM.
13. LANDSCAPE AREA. REF LANDSCAPE PLANS FOR DETAILS.
14. PAINT WORDS 'COMPACT' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. TWO COATS MAXIMUM.
15. INSTALL NEW GARDEN WALL. REF. ARCHITECTURAL PLANS FOR DETAILS.
16. INSTALL NEW RETAINING WALL. REF. ARCHITECTURAL PLANS FOR DETAILS.

ENGINEERS SEAL
JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER
5/27/2025

DATE

REVISIONS

N
W E
S

Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

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

CASE # 2024-___

Lloyd & Associates
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Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

Site Plan

DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C1.01

CITY OF SANTA FE PUBLIC INFRASTRUCTURE GENERAL CONSTRUCTION NOTES

1. All construction shall conform to the requirements of City of Santa Fe Standard Drawings and Specifications as applicable.
2. Utility construction shall conform to applicable sections of the APWA's "New Mexico Standard Specifications for Public Works Construction, 2006 edition including latest published amendments.
3. Infrastructure construction shall conform to applicable sections of the New Mexico Department of Transportation's "Standard Specifications for Highway and Bridge Construction, 2019 Edition (SSHBC).
4. The order of precedence shall be, listed in order of highest precedence, the project specifications, plans, City of Santa Fe Standard Drawings, SSHBC, and APWA.
5. In the case of conflicts between plans and specifications resolution shall be by using the more restrictive requirement as determined by the project engineer and approved by the City.
6. The project plans shall be approved for construction by the City prior to any construction activity and scheduling a pre-construction meeting.
7. The construction Project Engineer shall be a New Mexico licensed Professional Engineer in the appropriate category for the type of work represented by the project plans. The Project Engineer shall arrange for a pre-construction meeting prior to the start of construction or mobilization of equipment on-site and after receipt of the financial guaranty. At the pre-construction meeting, the Project Engineer shall submit a letter providing the name(s) of specific individuals who will be performing what type of inspections and respective telephone contact number(s); this includes preparation of the record drawings. The pre-construction meeting shall be scheduled a minimum of 10 calendar days in advance of the meeting date.
8. Attendance at the pre-construction meeting is mandatory.
9. The Contractor shall provide a list of contact personnel responsible for site construction including position, telephone numbers, and at least one emergency telephone number active on a 24 hour basis.
10. If an EPA Notice of Intent (NOI) is applicable, a copy of the mailed permit application shall be presented at the pre-construction meeting along with a written statement giving the mailing date.
11. The Contractor shall be responsible for maintaining the integrity of all underground utilities during the course of work regardless of any location shown on the plans or other field evidence, or lack thereof. Notification to New Mexico One Call at 1-800-321-2537 for utility locates a minimum of 48 hours in advance of any excavation is required. Maintenance of utility locates shall be continued throughout the project life.
12. The Owner shall be responsible for all changes in construction deemed necessary for any reason and shall have appropriate plans and/or specifications, including applicable design criteria, prepared by a New Mexico Professional Engineer and submitted to the City for approval. Upon approval, said changes may be incorporated into the project.
13. Final Record Drawings, reflecting substantial changes to the original design drawings, shall be submitted by the Contractor's Surveyor for approval to the Engineer.Said plans shall be approved by applicable City Divisions prior to final acceptance of project work for maintenance responsibility and the beginning of the warranty period. Under no circumstances will partial acceptance and/or warranty commencement begin for any component of project scope be provided.
14. All Contractor work activity shall be confined to the construction limits of the project. There shall be no encroachment onto adjacent properties, either construction or marshaling yard(s) unless legal easements(s)/agreement(s) is/are executed and approved by the Engineering Supervisor.
15. Grading shall be completed under the authority of a Building Permit, the application of which shall show the type of work as "Other" with the notation of Grading, Landscaping, and infrastructure shown thereon. Call 505-955-6945 for permit information.
16. All cut and fill slopes, including setback requirements, shall conform to the requirements of:
    a. Santa Fe City Code's Article 14-8 (Development and Design Standards);
    b. Chapter 33 of the Uniform Building Code, 1997 edition unless otherwise noted on the approved construction plans; and
    c. In the case of conflict between these two specifications, City Code shall prevail.
17. The Contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
18. Material quality testing shall be completed by the Contractor, through a recognized testing laboratory. The laboratory shall be under the auspices of a New Mexico Professional Engineer.
19. All material quality test reports shall be provided directly to the City Planning Department, attention Permits and Development Review Division at P.O. Box 909, Santa Fe, New Mexico 87504-0909 within seven (7) calendar days after laboratory material testing is complete unless otherwise directed during the pre-construction meeting. Field test reports shall be provided directly to the P&DR staff at the time of field testing. In the case of P&DR staff absence, the reports shall be Fax'ed to 505-955-6829. In each case, all test reports and other communication shall carry the applicable P&DR Case and Building Permit project numbers which will be provided at the pre-construction meeting if not noted on the approved project plans.
20. Compaction testing of soil and similar materials, including optimum moisture-density relationships, shall be performed in accordance with the referenced specifications and/or plans. Unless specified in individual project plans, the frequency of compaction testing shall be one (1) test per 1.5 vertical feet of fill or backfill of similar material; within two (2) horizontal feet of structures; for each 500 linear feet of trench backfill or each days compactive effort, whichever results in the greatest quantity of tests; or for each 500 cubic yards of fill of similar material; or as directed by the Engineer.
21. Portland cement concrete (Pcc) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer. The design shall be provided to P&DR staff for approval a minimum of 14 calendar days prior to scheduling the initial casting operation or, alternatively, the project plans shall define a specific mix having a prior approval by P&DR. Each mix shall have the following minimum properties:
    a. Compressive strength of 4,000 psi in 28 calendar days
    b. Seven (7.0) bags of cementitious material per cubic yard of concrete
    c. Twenty (20.0) percent or less of flyash material substitution for cement
    d. Maximum aggregate size of ¾"
    e. Air entrainment content ranging between 4.0 and 7.0 percent at the point of concrete delivery into forms
22. Concrete sample set shall consist of a minimum of three (3) cylinders. One sample set shall be obtained for each 500 linear feet cast, 50 cast cubic yards, or one (1) set per calendar day, whichever is greatest; or as directed by the Engineer. Cylinders shall be tested at 7, 28, and 56 day intervals; the 56 day interval need not be tested if any previous test result exceeds the design value. A cold weather concrete plan shall be submitted to P&DR staff for approval prior to pouring concrete during cold weather, applicable to all public and / or bondable concrete items.
23. Traffic control devices, as per approved plan, shall be installed, maintained, and removed by the Contractor. Said devices shall conform to the latest published edition of the Manual of Uniform Traffic Control Devices and to written directions from the City Traffic Engineer who may be reached at 505-955-6619.
24. Site erosion and/or sediment control, as per approved plan, shall be installed, maintained, and removed by the Contractor. The Contractor's attention is directed to the SSHBC's Section 603 for other requirements relating to dust abatement and similar issues.
25. Utility lines must be bored under all existing street Pcc street appurtenances. A minimum of 12" separation must be maintained between utility lines. Any curb, gutter, or other damage must be repaired before final inspection will be given.
26. Each City utility division shall provide a letter of completed installation, not necessarily accepted for warranty, at the Contractor's request. Said letters shall be provided to the P&DR staff and received written staff acceptance prior to scheduling either TV inspection of SAS ; and Storm Sewer lines or placement of roadway pavement material.
27. ASTM, ASHTO, or independent laboratory certificates of material compliance are to be provided to P&DR staff prior to bringing applicable material on site.
28. Aggregate base course material shall conform to the SSHBC's Section 303 using Gradation I.
29. Hot Mix Asphalt (HMA) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer conforming to SSHBC's Section 423 using Aggregated Classification(s) called for in the project plans. The design shall be provided to P&DR staff for approval a minimum of 14 calendar days prior to scheduling the initial paving operation or, alternatively, the project plans shall define a specific mix having a prior approval by P&DR.
30. Compaction testing of subgrade, aggregate base course, and each lift of HMA material shall be completed for every 100 linear feet of roadway length excepting for HMA material in which case provide one (1) test for every 100 linear feet of laydown machine pass; or as directed by the Engineer.
31. HMA material quality test samples (wet) shall be obtained and tested for every 500 tons or fraction thereof or one (1) sample per day.
32. Utility appurtenance such as telephone pedestals, electrical transformers, gas, and cable TV pedestals shall be placed outside the public right-of-way and within utility easements. The Owner is responsible for relocating mis-placed utility structures prior to requesting a pre-final inspection. Water meter boxes and fire hydrants may be placed between the sidewalk and curb. Water valve and meter boxes are not to be placed within maintenance areas of semi-improved (gravel or equal) roads.
33. Construction debris and/or excess material shall be stored in an on-site area and appropriately contained. Said debris shall not be a nuisance to the surrounding neighborhood. Disposal of debris shall be either within the city limits under separate grading permit or at a designated NMED approved disposal site. The Contractor shall provide written notice as to proposed debris disposal site location(s). All debris and/or excess material shall be removed from the site prior to scheduling a pre-final inspection with P&DR staff.
34. Interim terrain and stormwater management inspections shall be arranged for at the following events:
    a. Completion of temporary erosion control best management installations and prior to any earthwork (clearing, grubbing, etc.)
    b. Final stormwater management features are constructed
    c. Final site restoration measures are completed
    d. Further construction or issuance of any permit(s) shall not occur until written approval by P&DR staff for each of the above inspections has been obtained. Inspections shall be scheduled by calling 505-955-6646.
35. The Contractor shall make written request for a pre-final inspection of terrain management and infrastructure works a minimum of 14 calendar days in advance with P&DR staff. At this inspection, applicable city division staff will review the final work product. Any deficiencies will be noted in a "punchlist" and provided to the Contractor for correction. When all punchlist items are completed the Contractor shall file a written statement to that effect and a final inspection will be held by P&DR staff. Upon acceptance, an acceptance letter will be provided wherein all work will be accepted for maintenance by the City and the commencement of the warranty period initiated.
36. All surveys to be performed under the supervision of a Professional Land Surveyor, licensed in the State of New Mexico.

ADDITIONAL CONSTRUCTION NOTES

1. The contractors surveyor shall coordinate with Dawson Surveys, Inc. The contractors surveyor shall verify proposed grades. Invert elevations, Flow lines, Alignments, Property lines, Right of Way, Setbacks, and topography Prior to construction. Any deviations shall be reported to the engineer.
2. The contractor shall maintain existing fencing, or build new fencing to insure that the site is secure at all times.
3. It is solely the contractors responsibility to meet OSHA requirements and to maintain a safe working condition.
4. Santa Fe Engineering Consultants, Inc. waives any and all responsibility and is not liable for problems which arise from failure to follow these plans, Specifications and the design intent they convey or for problems which arise from failure to obtain and/or follow SFEC guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts.
5. Television inspection to be provided by private contractor, not the City.
6. Pot holing, construction water, T.V. inspections, flushing and cleaning of sanitary sewer lines or storm sewers are incidental to the work and no separate payment will be made.
7. The existing utility locations shown on these plans have been compiled from multiple sources, including utility locates, and field surveys. It is the contractor's responsibility to verify and pothole any potential utility conflicts. The contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
8. All grading shall comply with the specifications presented in the geotechnical report or NMDOT specifications whichever are more stringent.

ENGINEERS SEAL
JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER
5/27/2025
DATE
REVISIONS

N
W E
S

Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

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

CASE # 2024-

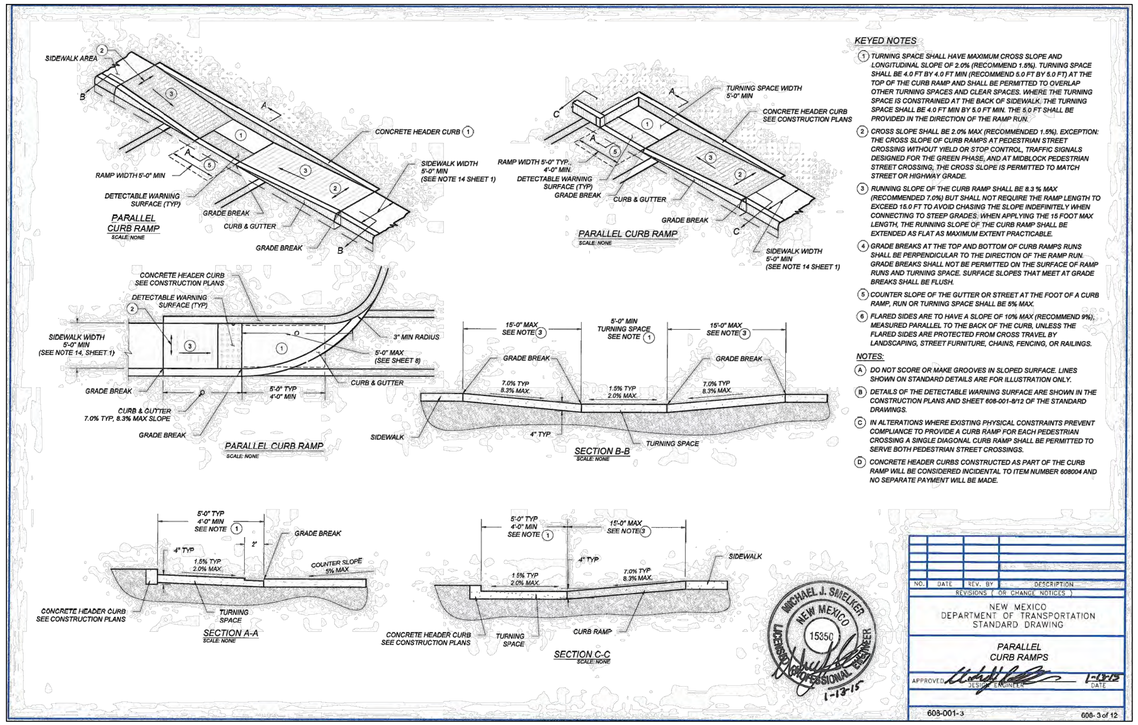
CITY USE ONLY

Lloyd & Associates
ARCHITECTS
740 ST. Michael's Dr., Suite 4A
Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

General Notes

DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C1.02



KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

- (A) DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
- (B) DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-9/12 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

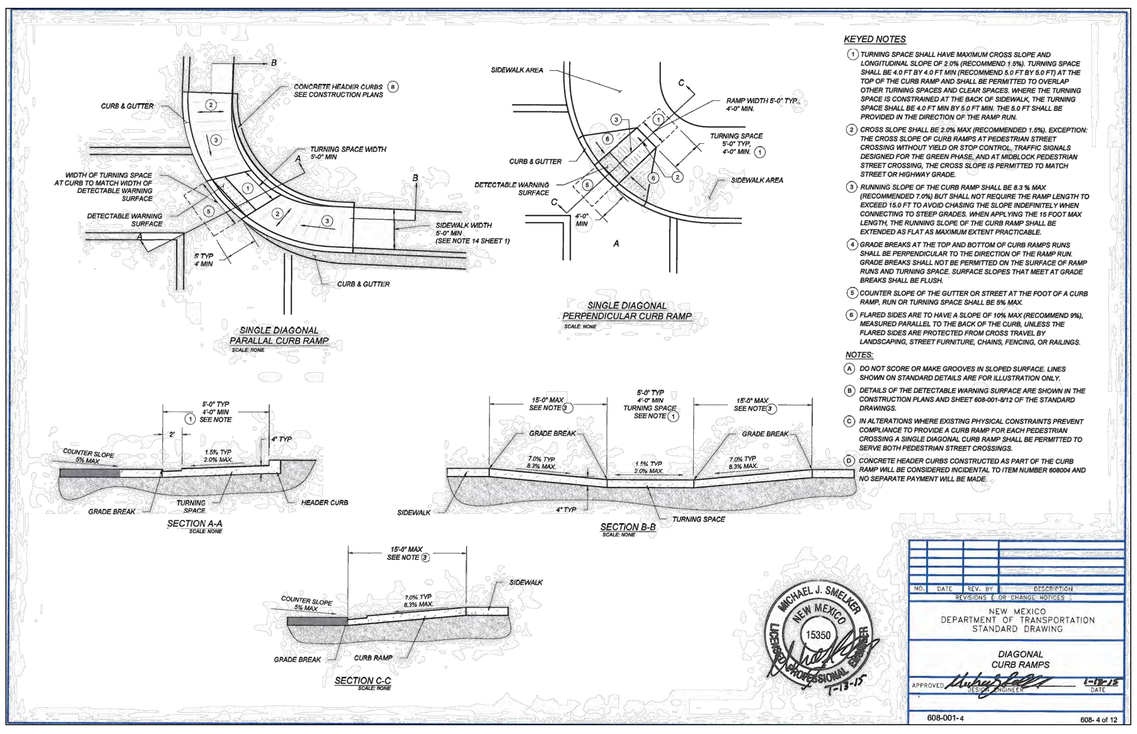
PARALLEL
CURB RAMPS

APPROVED: DESIGN ENGINEER — DATE: 1-13-15

603-001-3

608- 3 of 12

MICHAEL J. SMELKER — NEW MEXICO — 15350 — LICENSED PROFESSIONAL ENGINEER — 1-13-15



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NO.	DATE	REV. BY	DESCRIPTION
REVISIONS / OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

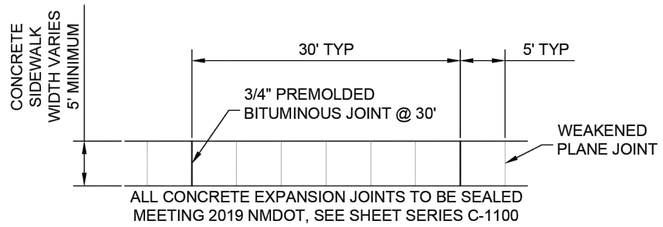
DIAGONAL
CURB RAMPS

APPROVED: DESIGN ENGINEER — DATE: 1-13-15

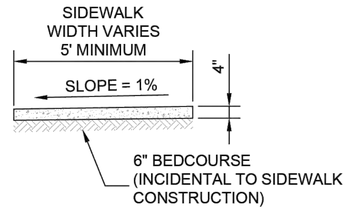
608-001-4

608- 4 of 12

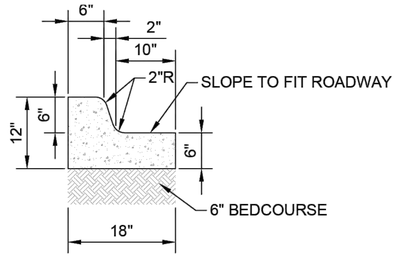
MICHAEL J. SMELKER — NEW MEXICO — 15350 — LICENSED PROFESSIONAL ENGINEER — 1-13-15



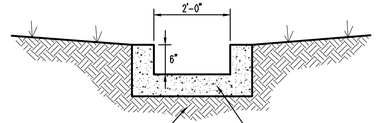
TYPICAL SIDEWALK PLAN



TYPICAL SIDEWALK SECTION



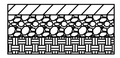
18" CURB AND GUTTER



2' Concrete Flume Detail

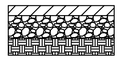
NTS

AUTOMOBILE PARKING AREA PAVEMENT (PARKING SPACES ONLY)



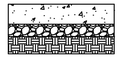
3" ASPHALTIC CONCRETE
6" AGGREGATE BASE COURSE
MIN. 8" COMPACTED SUBGRADE

INTERNAL DRIVEWAYS AND HEAVY DUTY PAVEMENT



4" ASPHALTIC CONCRETE (2 LIFTS)
6" AGGREGATE BASE COURSE
MIN. 8" COMPACTED SUBGRADE

TRASH ENCLOSURE CONCRETE PAD



6" PORTLAND CEMENT CONCRETE (4,000 PSI MIN)
4" AGGREGATE BASE COURSE
MIN. 8" COMPACTED SUBGRADE

NOTE: REFERENCE GEOTECHNICAL REPORT BY GEO-TEST DATED 5/19/2016 FOR ADDITIONAL DETAILS AND SPECIFICATIONS OF PAVEMENT. ASPHALT PAVEMENT, AGGREGATE BASE COURSE, AND SUBGRADE SHALL BE INSTALLED PER NMDOT SPECIFICATIONS.

Pavement Sections

ENGINEERS SEAL

JEFFREY TODD WOOTEN — NEW MEXICO — 16892 — PROFESSIONAL ENGINEER

5/27/2025

DATE

REVISIONS

Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

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

CASE # 2024-

CITY USE ONLY

Lloyd & Associates
ARCHITECTS
740 ST. Michael's Dr., Suite 4A
Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

Site Details

DATE:	SCALE:	SHEET:
5/27/2025		C1.03

N
W E
S

30' 15' 0 30'
SCALE: 1"=30'

CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

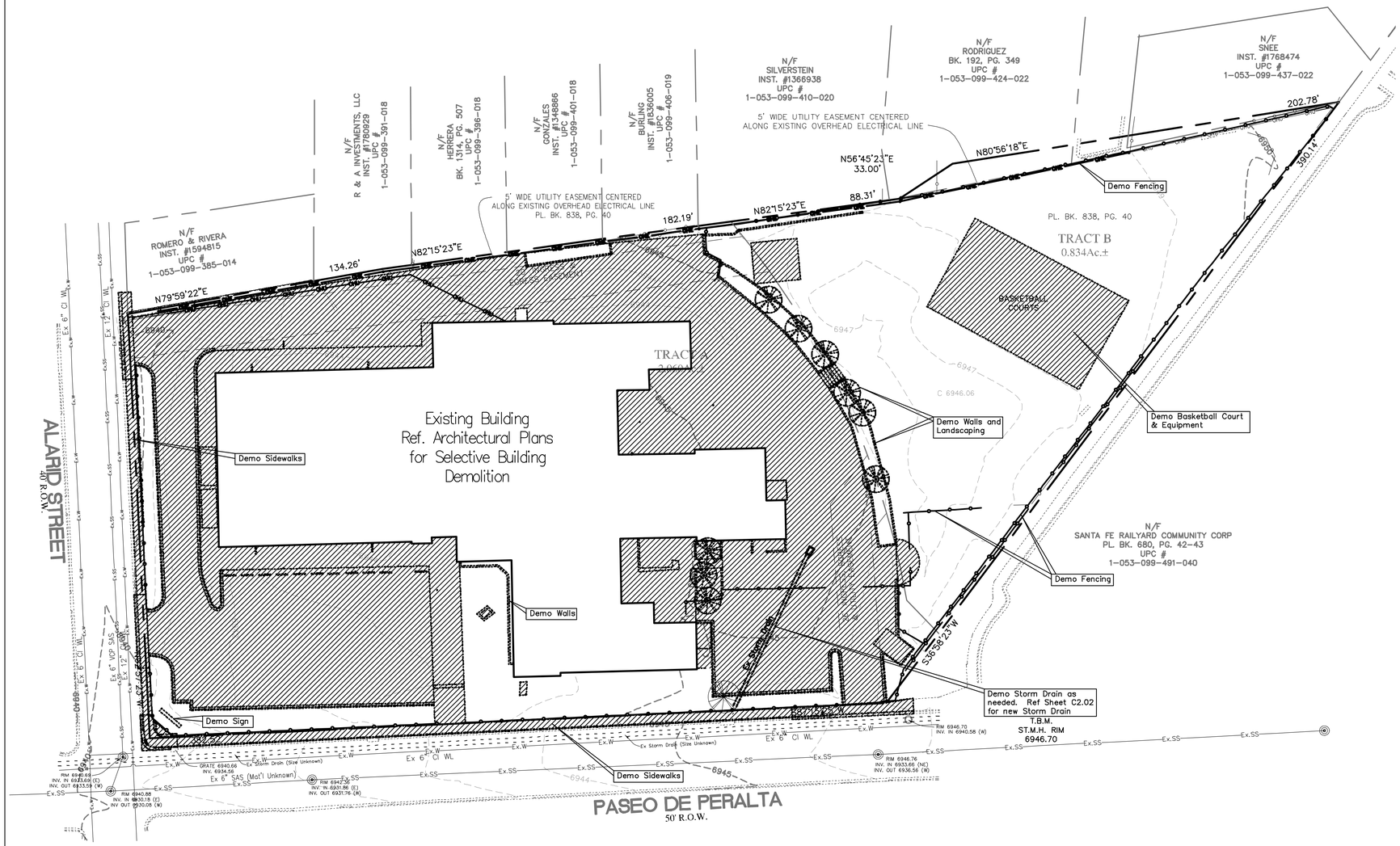


VICINITY MAP
NTS

LEGAL DESCRIPTION:
Tract A and Tract B Lying and being Situated Projected Section 26 & 27.
City of Santa Fe, Santa Fe County, New Mexico, 2.894 Acres

LEGEND

REMOVE EXISTING PAVEMENT, CURBS, BUILDINGS, BASKETBALL COURT/EQUIPMENT, FOUNDATIONS, ETC.



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ENGINEERS SEAL

JEFFREY TODD WOOTEN
NEW MEXICO
16892
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5/27/2025

DATE

REVISIONS

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

CASE # 2024-

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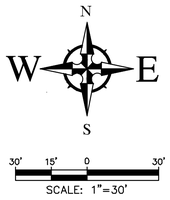
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

Demolition Plan

DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C1.04



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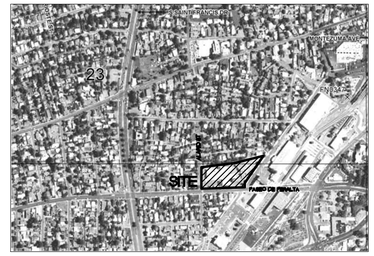
LEGEND

- FLOW ARROW
- 27.8 — PROPOSED TOP OF GRADE/PVMT ELEVATIONS
- FL27.8 — PROPOSED FLOW LINE/GUTTER ELEVATIONS
- TC27.8 — PROPOSED TOP OF CURB ELEVATIONS
- TI27.8 — PROPOSED TOP OF INLET ELEVATIONS
- TW27.8 — PROPOSED TOP OF WALL ELEVATIONS
- FGH27.8 — FINISHED GRADE AT TOP OF WALL
- FGL27.8 — FINISHED GRADE AT BOTTOM OF WALL
- — 515 — EXISTING CONTOUR
- 515 — PROPOSED CONTOUR
- EXISTING STORM DRAIN
- FLOW LINE
- RIDGE LINE



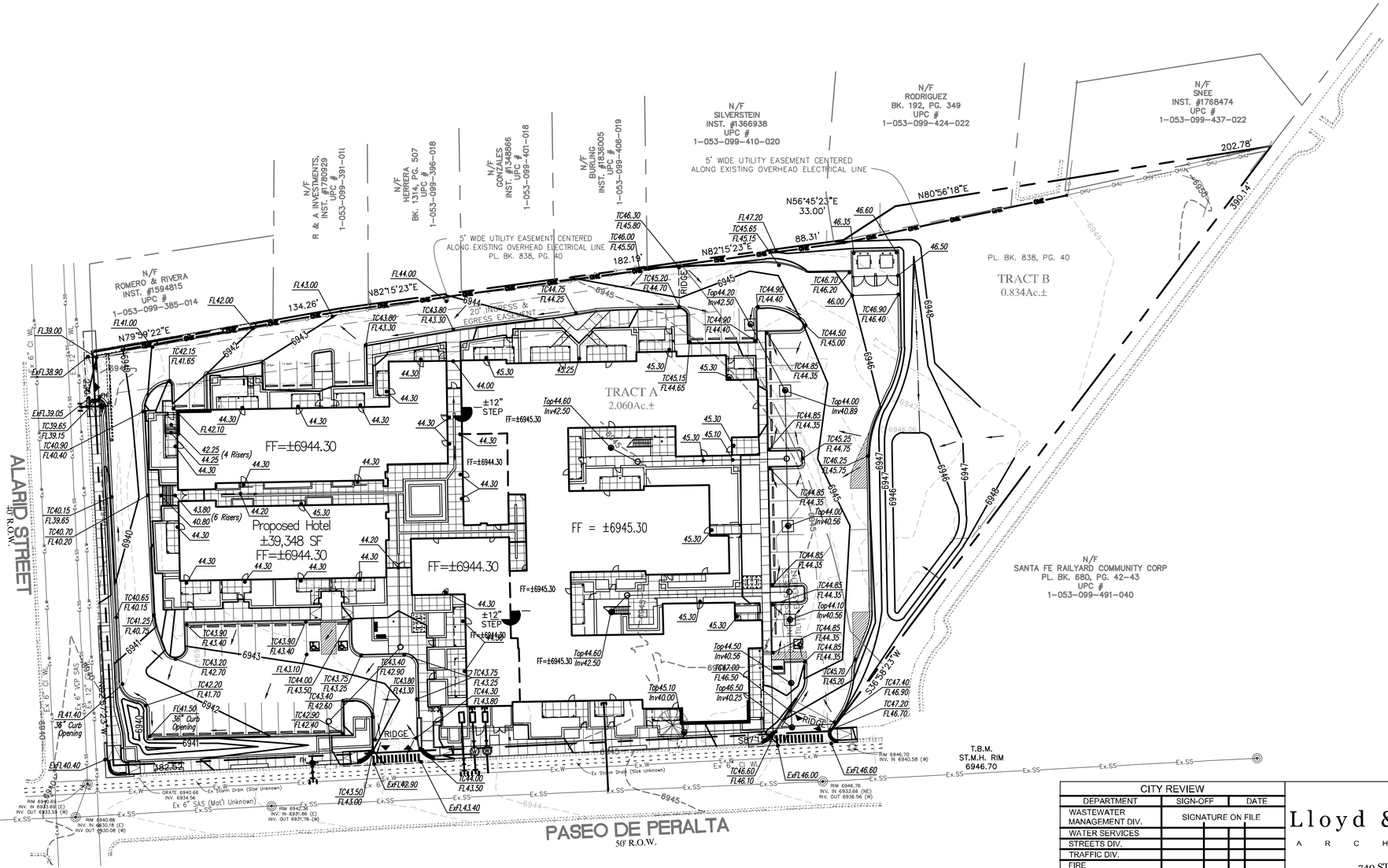
VICINITY MAP
NTS

LEGAL DESCRIPTION:
Tract A and Tract B Lying and being Situated Projected Section 26 & 27.
City of Santa Fe, Santa Fe County, New Mexico, 2.894 Acres



FIRM MAP 35049C0412E

Per FIRM Map 35049C0412E, dated December 4, 2012, the site is not located in the Floodplain X and not determined to be inside the 0.2% chance Annual Floodplain.'



GRADING NOTES

1. *EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.*
2. *THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.*
3. *ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF SANTA FE (CoSF) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).*
4. *EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE. STORMWATER QUALITY PONDS ARE SLOPED AT 2:1 WITH SLOPES TREATED WITH COBBLE RIP-RAP AS NOTED.*
5. *IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.*
6. *THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.*
7. *A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.*
8. *PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.*
9. *ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.*
10. *VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.*
11. *THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.*

ENGINEER'S SEAL
JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER
5/27/2025

DATE

REVISIONS

N
W E
S
Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

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

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Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

Grading Plan

DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C2.01

N

W E

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20' 10' 0 20'

SCALE: 1"=20'

CAUTION – NOTICE TO CONTRACTOR

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N/F
R & A INVESTMENTS, LLC
INST. #1780929
UPC #
1-053-099-391-018

N/F
HERRERA
BK. 1314, PG. 507
UPC #
1-053-099-396-018

N/F
GONZALES
INST. #1348866
UPC #
1-053-099-401-018

N/F
BURLING
INST. #1836005
UPC # 1-053-099-406-019

N/F
SILVERSTEIN
INST. #1366938
UPC #
1-053-099-410-020

RODRIGUEZ
BK. 192, PG. 349
UPC #
1-053-099-424-022

5' WIDE UTILITY EASEMENT CENTERED
ALONG EXISTING OVERHEAD ELECTRICAL LINE

5' WIDE UTILITY EASEMENT CENTERED
ALONG EXISTING OVERHEAD ELECTRICAL LINE
PL. BK. 838, PG. 40

N/F
ROMERO & RIVERA
INST. #1594815
UPC #
1-053-099-385-014

N56°45'23"E
33.00'

N80°56'18"E

88.31'

N82°15'23"E

182.19'

N82°15'23"E

134.26'

N79°59'22"E

382.52'

S36°58'23"W

S87°15'

PL. BK. 838, PG

TRACT B
0.834Ac.±

TRACT A
2.060Ac.±

20' INGRESS & EGRESS EASEMENT

RIDGE

FF=±6944.30

FF=±6944.30

FF=±6945.30

±12" STEP
FF=±6945.30

FF=±6944.30

±12" STEP
FF=±6944.30

FF=±6945.30

FF = ±6945.30

Proposed Hotel
±39,348 SF
FF=±6944.30

ALARID STREET
40' R.O.W.

PASEO DE PERALTA
50' R.O.W.

Ex 6" CI WL

Ex 12" CI WL

Ex 6" VCP SAS

Ex 12" CI WL

Ex 6" SAS (Mat'l Unknown)

Ex Storm Drain (Size Unknown)

GRATE 6940.66
INV. 6934.56

RIM 6940.69
INV. IN 6933.69 (E)
INV. OUT 6933.59 (W)

RIM 6940.88
INV. IN 6930.18 (E)
INV OUT 6930.08 (W)

RIM 6942.06
INV. IN 6931.86 (E)
INV. OUT 6931.76 (W)

RIM 6946.70
INV. IN 6940.58 (W)

RIM 6946.76
INV. IN 6933.66 (NE)
INV. OUT 6936.56 (W)

FH

FDC

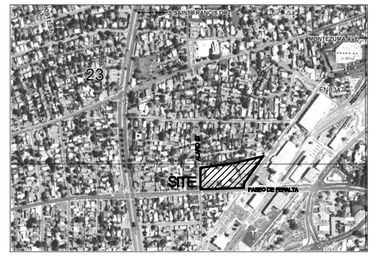
6940 6941 6942 6943 6944 6945 6946 6947 6948 6946.06



VICINITY MAP
NTS

LEGAL DESCRIPTION:

Tract A and Tract B Lying and being Situated Projected Section 26 & 27,
City of Santa Fe, Santa Fe County, New Mexico, 2.894 Acres



FIRM MAP 35049C0412E

Per FIRM Map 35049C0412E, dated December 4, 2012, the site is not located in the Floodplain X and not determined to be inside the 0.2% chance Annual Floodplain.

LEGEND

←	FLOW ARROW
27.8	PROPOSED TOP OF GRADE/PVMT ELEVATIONS
FL27.8	PROPOSED FLOW LINE/GUTTER ELEVATIONS
TC27.8	PROPOSED TOP OF CURB ELEVATIONS
TI27.8	PROPOSED TOP OF INLET ELEVATIONS
TW27.8	PROPOSED TOP OF WALL ELEVATIONS
FGH27.8	FINISHED GRADE AT TOP OF WALL
FGL27.8	FINISHED GRADE AT BOTTOM OF WALL
515	EXISTING CONTOUR
515	PROPOSED CONTOUR
	EXISTING STORM DRAIN
	FLOW LINE
	RIDGE LINE

ENGINEERS SEAL
JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER
5/27/2025

DATE

REVISIONS

Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

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

CASE # 2024-

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Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE,
NM 87501
DEVELOPMENT PLAN SUBMITTAL

Storm Drain Plan

DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C2.02

N
W E
S

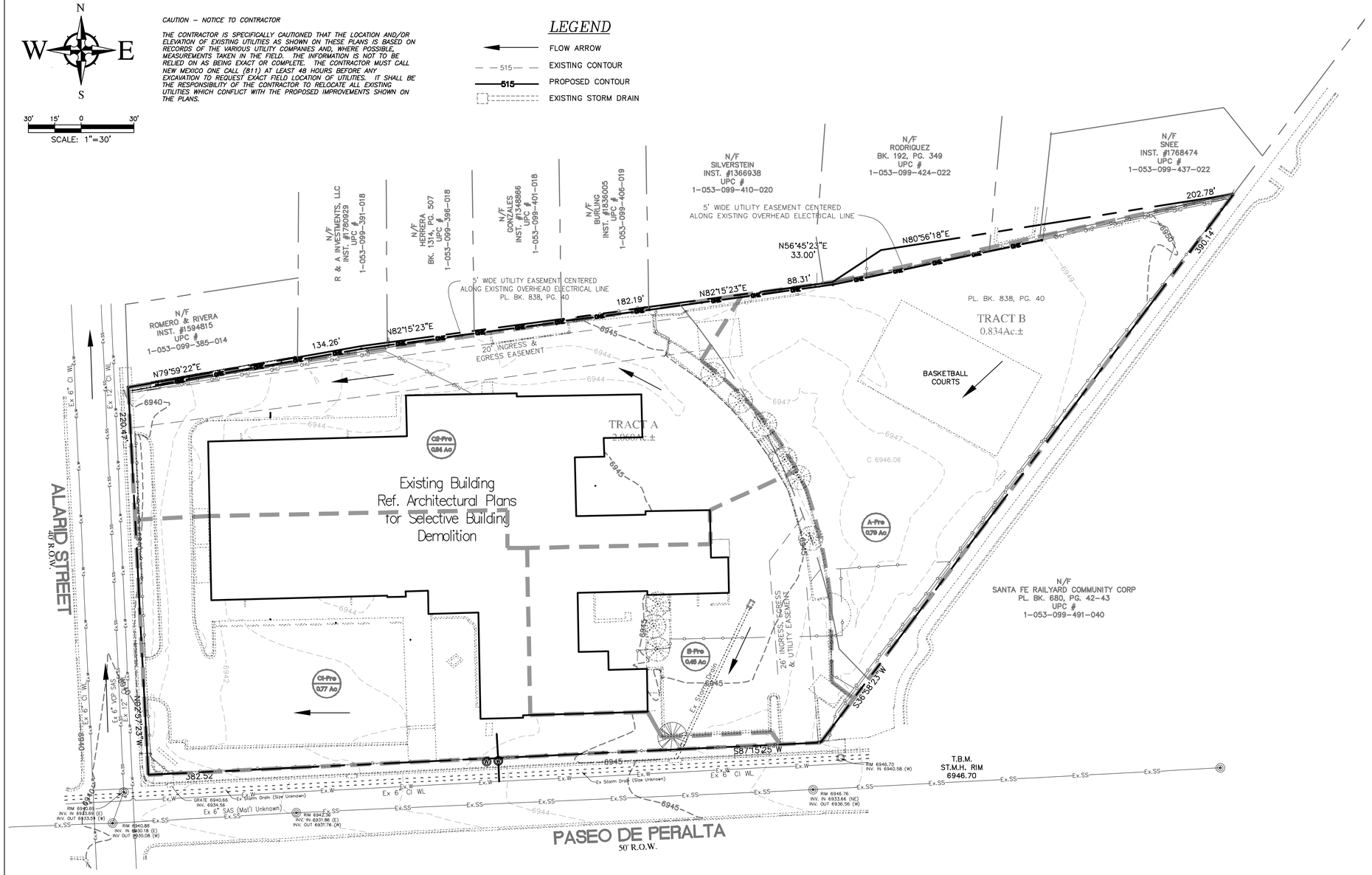
30' 15' 0 30'
SCALE: 1"=30'

CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LEGEND

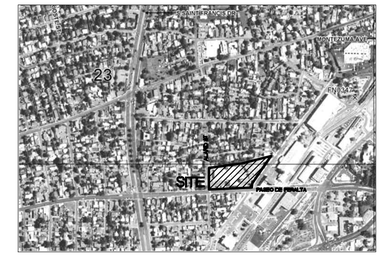
- FLOW ARROW
- 515 EXISTING CONTOUR
- 515 PROPOSED CONTOUR
- EXISTING STORM DRAIN





VICINITY MAP
NTS

LEGAL DESCRIPTION:
Tract A and Tract B Lying and being Situated Projected Section 26 & 27.
City of Santa Fe, Santa Fe County, New Mexico, 2.894 Acres



FIRM MAP 35049C0412E

Per FIRM Map 35049C0412E, dated December 4, 2012, the site is not located in the Floodplain X and not determined to be inside the 0.2% chance Annual Floodplain.'

PRE-DEVELOPED BASIN CALCULATIONS (From Sheet C202)								
Designation	Area (SF)	Area (Ac)	C	Tc (min)	I100 (in/hr)	Q100 (cfs)	P-6hr (in)	V-6hr (cf)
A-Pre	34,514	0.79	0.45	10.00	5.78	2.05	2.59	3,352
B-Pre	19,712	0.45	0.90	10.00	5.78	2.34	2.59	3,829
C1-Pre	33,372	0.77	0.90	10.00	5.78	4.00	2.59	6,482
C2-Pre	36,417	0.84	0.80	10.00	5.78	3.88	2.59	6,288
TOTAL	124,015	2.85				12.27		19,951

Q = C*I*A (Area in Acres)
V-6hr = (A*C*P-6hr)/12 (Area in SF)
Precipitation data obtained from NOAA Atlas 14, Volume 1, Version 5; Santa Fe NM Station

ENGINEERS SEAL
JEFFREY TODD WOOTEN NEW MEXICO 16892 PROFESSIONAL ENGINEER
5/27/2025
DATE
REVISIONS

N
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S

Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

Pre-Development Drainage Management Plan

DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C2.03

N
W E
S

30' 15' 0 30'
SCALE: 1"=30'

CAUTION – NOTICE TO CONTRACTOR

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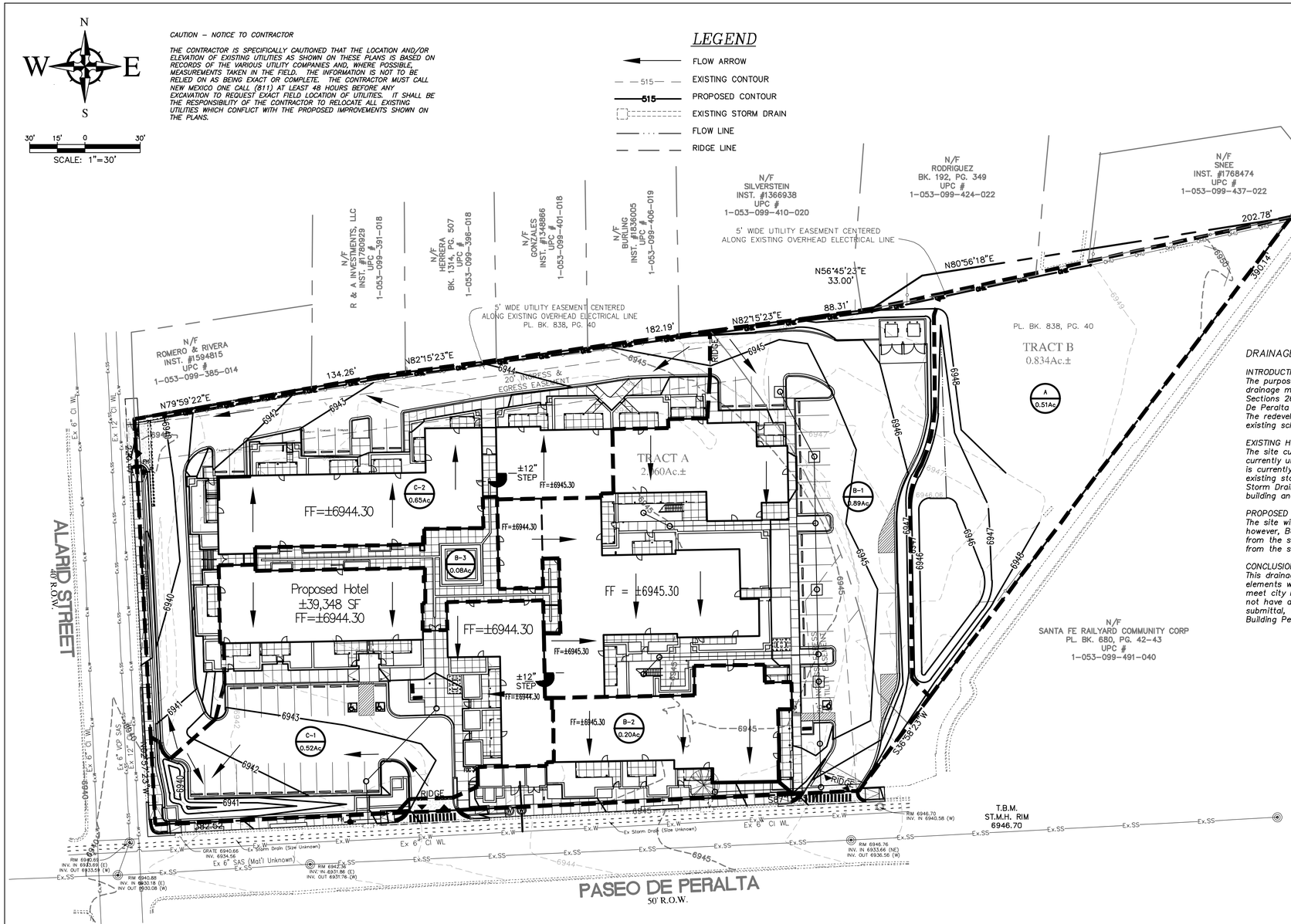
LEGEND

- FLOW ARROW
- 515 EXISTING CONTOUR
- 515 PROPOSED CONTOUR
- EXISTING STORM DRAIN
- FLOW LINE
- RIDGE LINE



DRAINAGE MANAGEMENT PLAN

INTRODUCTION
The purpose of this submittal is to provide a final grading plan and drainage management plan for the development of Tracts A and B, Sections 26 and 27, City of Santa Fe. The site is located at 1625 Paseo De Peralta in Santa Fe, NM. The site contains approximately 2.85 acres. The redevelopment of the site includes conversion and expansion of the existing school into a hotel.

EXISTING HYDROLOGIC CONDITIONS
The site currently contains multiple basins A, B, and C. Basin A is currently undeveloped and sheet flows west directly into Basin B. Basin B is currently developed with building and parking lot and drains into an existing storm drain system that discharges into the Paseo De Peralta Storm Drain. Basins C–1 and C–2 are also currently developed with building and parking lot and surface drains to Alarid and then north.

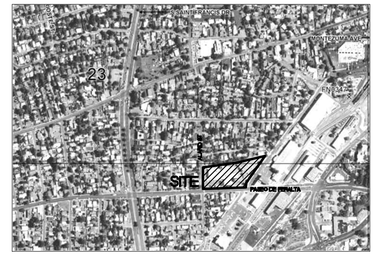
PROPOSED HYDROLOGIC CONDITIONS
The site will generally continue to drain per the pre–developed conditions; however, Basin A will be captures in a retention pond with zero discharge from the site. Per the Calculations tables this sheet, the total discharge from the site will be reduced.

CONCLUSION
This drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm and meet city requirements. The proposed improvements for the site should not have any negative impacts to facilities downstream. With this submittal, we are requesting approval of the Site Development Plan and Building Permit.



VICINITY MAP
NTS

LEGAL DESCRIPTION:
Tract A and Tract B Lying and being Situated Projected Section 26 & 27.
City of Santa Fe, Santa Fe County, New Mexico, 2.894 Acres



FIRM MAP 35049C0412E
Per FIRM Map 35049C0412E, dated December 4, 2012, the site is not located in the Floodplain.

PRE–DEVELOPED BASIN CALCULATIONS (From Sheet C202)

Designation	Area (SF)	Area (Ac)	C	Tc (min)	I100 (in/hr)	Q100 (cfs)	P–6hr (in)	V–6hr (cf)	Discharge from Site (cf)	Comments
A–Pre	34,514	0.79	0.45	10.00	5.78	2.05	2.59	3,352	3,352	To Basin B–Pre
B–Pre	19,712	0.45	0.90	10.00	5.78	2.34	2.59	3,829	3,829	To Paseo De Peralta Storm Drain
C1–Pre	33,372	0.77	0.80	10.00	5.78	3.56	2.59	5,762	5,762	Surface discharge to Alarid – then North
C2–Pre	36,417	0.84	0.90	10.00	5.78	4.37	2.59	7,074	7,074	Surface discharge to Alarid – then North
TOTAL		2.85				12.32		20,017	20,017	

Q = C*I*A (Area in Acres)
V–6hr = (A*C*P–6hr)/12 (Area in SF)
Precipitation data obtained from NOAA Atlas 14, Volume 1, Version 5; Santa Fe NM Station

POST–DEVELOPED BASIN CALCULATIONS

Designation	Area (SF)	Area (Ac)	C	Tc (min)	I100 (in/hr)	Q100 (cfs)	P–6hr (in)	V–6hr (cf)	Discharge from Site (cf)	Comments
A	22,304	0.51	0.40	10	5.78	0.00*	2.59	1,926	0	*Retained Onsite
B–1	38,795	0.89	0.82	10	5.78	4.22	2.59	6,866	6,866	To Paseo De Peralta Storm Drain
B–2	8,900	0.20	0.85	10	5.78	0.98	2.59	1,632	1,632	Surface Drain to Paseo De Peralta
B–3	3,624	0.08	0.84	10	5.78	0.39	2.59	657	657	To Paseo De Peralta Storm Drain
C–1	22,718	0.52	0.84	10	5.78	2.52	2.59	4,119	4,119–491.5=3,627.5	To SWQ Pond – Overflows to C–2
C–2	28,203	0.65	0.85	10	5.78	3.19	2.59	5,113	5,113	Surface discharge to Alarid – then North
TOTAL		2.85				11.30		20,313	17,895.5	

Q = C*I*A (Area in Acres)
V–6hr = (A*C*P–6hr)/12 (Area in SF)
Precipitation data obtained from NOAA Atlas 14, Volume 1, Version 5; Santa Fe NM Station

WEIGHTED C CALCULATIONS

Basin	Total Area (Ac)	Total (SF)	Perv Area (SF) (C=0.40)	Imp Area (SF) (C=0.90)	Imp Area (%)	Weighted C
A	0.51	22304	22304	0	0.00%	0.40
B-1	0.89	38795	5852	32943	84.92%	0.82
B-2	0.20	8900	948	7952	89.35%	0.85
B-3	0.08	3624	489	3155	87.06%	0.84
C-1	0.52	22718	2880	19838	87.32%	0.84
C-2	0.65	28203	2745	25458	90.27%	0.85

Retention Pond A Volume Calculations

Elevation (ft)	Area (sq.ft)	Volume (cu-ft)	Volume Sum (cu-ft)
6946.0	2282	0.0	0.0
6947.0	4598	3440.0	3440.0
			(0.08 acre-ft)

Retention Pond A Volume Calculations

Elevation (ft)	Area (sq.ft)	Volume (cu-ft)	Volume Sum (cu-ft)
6946.0	84	0.0	0.0
6941.0	441	262.5	262.5
6941.4	704	229.0	491.5
			(0.01 acre-ft)

ENGINEERS SEAL
JEFFREY TODD WOOTEN NEW MEXICO 16892 PROFESSIONAL ENGINEER
5/27/2025
DATE
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CITY REVIEW		
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CASE # 2024-

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INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

Post-Development Drainage Management Plan

DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C2.04

GRADING NOTES

1. THE LIMITS OF CONSTRUCTION AND LOCATIONS OF THE CONTRACTORS STAGING AREAS SHALL BE IDENTIFIED BY THE CONTRACTOR AND APPROVED BY THE OWNER. THE LIMITS OF CONSTRUCTION SHALL BE CLEARLY DELINEATED AND SHALL BE THE MINIMUM REQUIRED TO MAINTAIN ALL WORKERS IN A SAFE CONDITION, TO PROVIDE ACCESS, AND TO MEET O.S.H.A. REGULATIONS.
2. CONTRACTOR IS REQUIRED TO PROVIDE DUST AND EROSION CONTROL PROTECTION.
3. GRADING SETBACKS TO EXTERIOR PROPERTY LINES ARE AS FOLLOWS:
   TOP OF VERTICAL SLOPE = ONE FIFTH THE VERTICAL HEIGHT OF CUT WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 15 FEET.
   TOE OF FILL SLOPE = ONE HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 15 FEET.
4. THE SURVEYOR SHALL VERIFY SETBACKS, TIE IN ELEVATIONS, AND TOPOGRAPHY WHEN STAKING PROJECT.
5. UNSUITABLE MATERIAL FROM SITE GRADING AND REMOVAL OPERATIONS, SHALL BE DISPOSED OF AT AN APPROVED LANDFILL.
6. ALL DISTURBED AREAS SHALL BE REVEGETATED AND COORDINATED WITH THE LANDSCAPING PLAN.
7. ALL FILL MATERIAL SHALL MEET THE REQUIREMENTS OF THE N.M.D.O.T. OR SITE SPECIFIC GEOTECHNICAL SPECIFICATIONS. THE FILL SHALL BE COMPACTED AS PER N.M.D.O.T. SPECIFICATIONS.
8. PROPERTY DEVELOPMENT MUST COMPLY WITH SECTION 14-8.12 (RELOCATION OF GUNNISON'S PRAIRIE DOGS.)
9. PONDS SHALL BE LINED WITH FILTER FABRIC AND SLOPES SHALL BE LINED WITH 3"-5" COBBLE OR AS SHOWN ON THE APPROVED LANDSCAPE PLAN.
10. ALL EXTERIOR CONCRETE SIDEWALK ELEVATIONS AT DOOR OPENINGS SHALL BE ½" LOWER THAN THE FLOOR SLAB ELEVATION.
11. THE MAXIMUM CROSS SLOPE OF WALKING SURFACES SHALL NOT EXCEED 2%.

CITY OF SANTA FE DRAINAGE NOTES

1. SUBJECT TO THE APPROVAL OF CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF. STORM DRAINAGE AND EROSION/SEDIMENT CONTROL IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION WITH THE CONSTRUCTION OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR INDIVIDUAL BUILDINGS.

2. MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE PROPERTY'S MANAGEMENT COMPANY. 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 HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT. STORMWATER DRAINAGE FACILITIES AND EASEMENTS SHALL BE CLEARED AND MAINTAINED TO REMOVE SEDIMENT BUILD UP, TRASH, AND OTHER DEBRIS THAT CONTRIBUTE TO CLOGGING AND POLLUTION LOADING AND SHALL BE MANAGED IN ACCORDANCE WITH SFCC 13-2. SEASONAL INSPECTION SPRING, FALL, AND AFTER SIGNIFICANT STORM EVENTS IS RECOMMENDED.

DUST CONTROL:

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

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

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

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

Some BMPs shall include:

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

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

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

CITY OF SANTA FE REQUIREMENTS

1. THE CITY OF SANTA FE TERRAIN MANAGEMENT REGULATIONS REQUIRE THAT PEAK DISCHARGE AFTER DEVELOPMENT MUST NOT EXCEED PEAK DISCHARGE BEFORE DEVELOPMENT. CITY CODE ALLOWS PASSIVE WATER HARVESTING TECHNIQUES, SWALES, BERMS, CHECK DAMS, VEGETATED GROUND COVER, PERMEABLE PAVEMENTS, TREE WELLS, DRY WELLS, CISTERNS, AND OTHER TECHNIQUES APPROPRIATE FOR RETAINING AND INFILTRATING WATER ON SITE. EXCESS RUNOFF FROM NEW IMPERVIOUS AREAS (ROOFS, SIDEWALKS, PATIOS, ETC.) WILL BE MITIGATED BY TEMPORARY DETENTION IN LANDSCAPED PONDING AREAS AND SWALES

2. AT THE TIME OF PERMITTING, ALL REQUIREMENTS OF SFCC 14-8.2 TERRAIN AND STORMWATER MANAGEMENT MUST BE MET.

ENGINEERS SEAL

JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER

5/27/2025

DATE

REVISIONS

Wooten Engineering
PO Box 15814
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CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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CASE # 2024-

Lloyd & Associates
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Santa Fe, NM 87505
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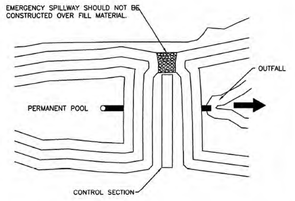
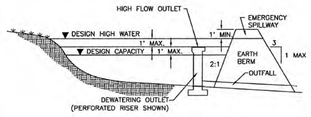
INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

Grading Notes

DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C2.05

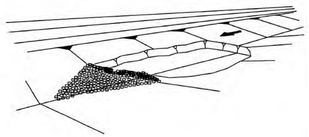


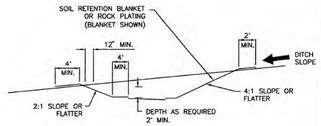
PLAN VIEW



CROSS SECTION

SEDIMENT BASIN



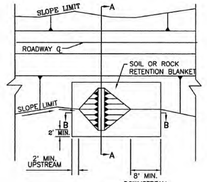


SEDIMENT BASIN, EXCAVATED

NOTES: SEDIMENT TRAP

1. TEMPORARY SEDIMENT TRAPS MAY BE CONSTRUCTED BY EXCAVATION ALONE OR BY EXCAVATION IN COMBINATION WITH AN EMBANKMENT.
2. TEMPORARY SEDIMENT TRAPS ARE OFTEN USED IN CONJUNCTION WITH A DIVERSION DIKE OR SWELL.
3. THE DRAINAGE AREA FOR THE SEDIMENT TRAP SHOULD NOT EXCEED 5 DISTURBED ACRES.
4. THE TRAP MUST BE ACCESSIBLE FOR EASE OF REGULAR MAINTENANCE, WHICH IS CRITICAL TO ITS PROPER FUNCTIONING.
5. SEDIMENT TRAPS ARE TEMPORARY MEASURES AND SHOULD NOT REMAIN IN PLACE LONGER THAN 18 TO 24 MONTHS.
6. THE EMBANKMENT MAY NOT EXCEED 5 FT. IN HEIGHT.
7. THE RECOMMENDED MINIMUM WIDTH AT THE TOP OF THE EMBANKMENT IS BETWEEN 2 FT. AND 5 FT.

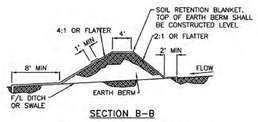
SEDIMENT TRAP



PLAN



SECTION A–A



SECTION B–B

EARTH DIKE (BERM)

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

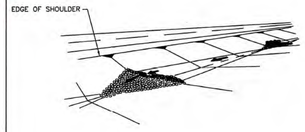
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

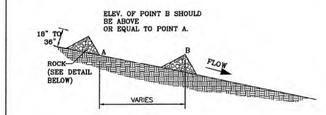
T.E.S.C.M. SEDIMENT BASIN, SEDIMENT TRAP & EARTH DIKE

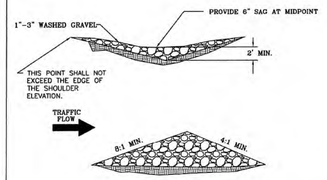
APPROVED Raymunda Van Hoven 11/27/07
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

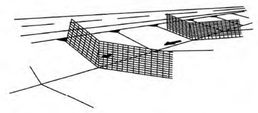
603-01-5/7 SHEET 5 OF 7

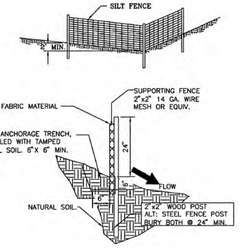






TYPE II
STONE DAM





TYPE I SILT FENCE

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

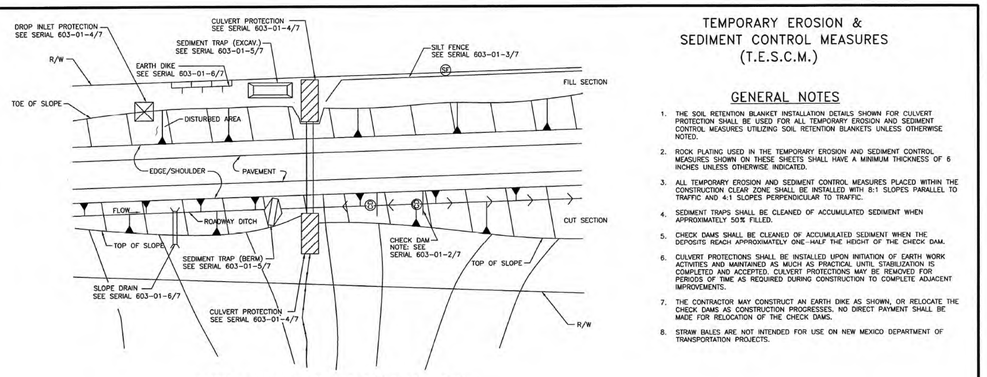
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES CHECK DAMS

APPROVED Raymunda Van Hoven 11/27/07
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

603-01-2/7 SHEET 2 OF 7



TYPICAL USAGE OF SELECTED EROSION AND SEDIMENT CONTROL MEASURES

STANDARD SYMBOLS FOR EROSION AND SEDIMENT CONTROL MEASURES

SILT FENCE	PIPE SLOPE DRAIN	SEDIMENT TRAP, BERM	
STRAW BALE	DROP INLET PROTECTION	SEDIMENT TRAP, EXCAVATED	
EARTH DIKE	CULVERT PROTECTION	SEDIMENT BASIN	SB
DIVERSION CHANNEL (SWALE)	CHECK DAM	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 11/27/07
DESIGN ENGINEER — DATE

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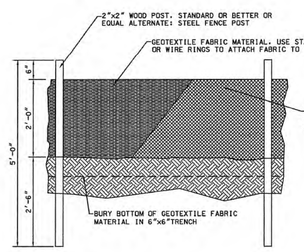
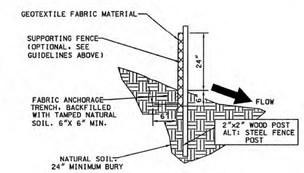
603-01-1/7 SERIAL 1 OF 7

TYPE II
STRAW BALE OPTION



TYPE I
SILT FENCE



NOTES: SILT FENCE AND CHECK DAM

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

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

   POSTS FOR 10 FT. MAXIMUM POST SPACING SHALL BE 4 INCH SQUARE NOMINAL SIZE OR HEAVIER WOOD POSTS. OR STEEL POSTS AS SPECIFIED ABOVE.
3. SUPPORTING FENCE SHALL BE WIRE MESH (14 GA. MIN.. 1 INCH MAX. MESH OPENINGS). SNOW FENCE. PLASTIC FENCE OR APPROVED.
4. SUPPORTING FENCE SHALL BE FASTENED SECURELY TO POSTS WITH STAPLES OR WIRE TIES. GEOTEXTILE FABRIC SHALL BE FASTENED SECURELY TO SUPPORTING FENCE WITH WIRE TIES SPACED AT 2 FT. CENTERS ALONG THE TOP AND MID-SECTION. WHEN A SUPPORTING FENCE IS NOT USED, GEOTEXTILE FABRIC SHALL BE SECURELY FASTENED TO POSTS WITH STAPLES OR WIRE TIES.
5. WHEN SILT FENCE IS USED FOR CHECK DAMS INSTALLED IN DITCHES, A SUPPORTING FENCE SHALL BE PROVIDED, WITH MAXIMUM POST SPACING OF 10 FT.
6. STANDARD "T" OR "U" SECTION STEEL POSTS SHALL NOT BE USED WITHIN THE CONSTRUCTION CLEAR ZONE RECOVERY AREA.
7. STRAW BALES ARE NOT INTENDED FOR USE ON NEW MEXICO DEPARTMENT OF TRANSPORTATION PROJECTS.

NO.	DATE	REV. BY	DESCRIPTION

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NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES SILT FENCE

APPROVED Raymunda Van Hoven 11/27/07
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-3/7

ENGINEERS SEAL — JEFFREY TODD WOOTEN, NEW MEXICO, 16892, LICENSED PROFESSIONAL ENGINEER — 5/27/2025

DATE

REVISIONS

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CASE # 2024-

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

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Lloyd & Associates
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Santa Fe, NM 87505
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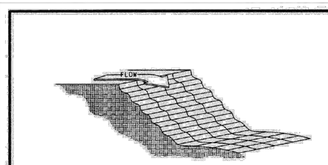
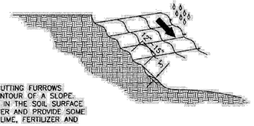
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

Grading BMPs

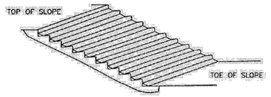
DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C2.06

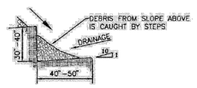




GROOVING IS CUTTING FURROWS ALONG THE CONTOUR OF A SLOPE. IRREGULARITIES IN THE SOIL SURFACE CATCH RAINWATER AND PROVIDE SOME RETENTION OF LIME, FERTILIZER AND SEED.

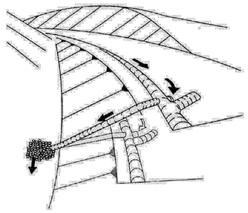
GROOVING SLOPES

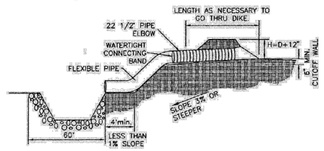


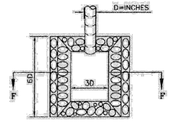


STAIR STEPPING CUT SLOPE

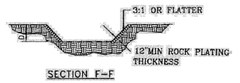
SURFACE ROUGHENING







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)			

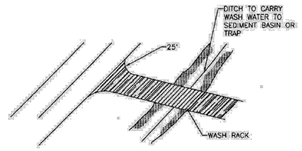
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

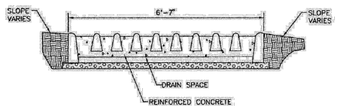
TEMPORARY EROSION & SEDIMENT CONTROL MEASURES PIPE SLOPE DRAIN & SURFACE ROUGHENING

APPROVED Raymundo Van Hoven 11/20/07
DESIGN ENGINEER DATE

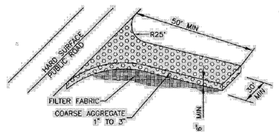
DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-6/7 SHEET 6 OF 7

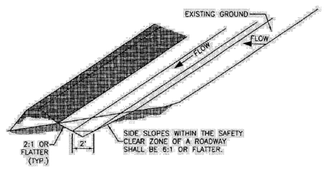




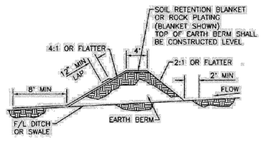
WASH RACK



OFFSITE TRACKING PREVENTION



TYPICAL SWALE CONFIGURATION



FILTER FABRIC DIVERSION DIKE

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 Raymundo Van Hoven 11/20/07
DESIGN ENGINEER DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-7/7 SHEET 7 OF 7

DIVERSION DIKE

CASE # 2024-

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TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

ENGINEERS SEAL
JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER
5/27/2025

DATE

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Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

Grading BMPs

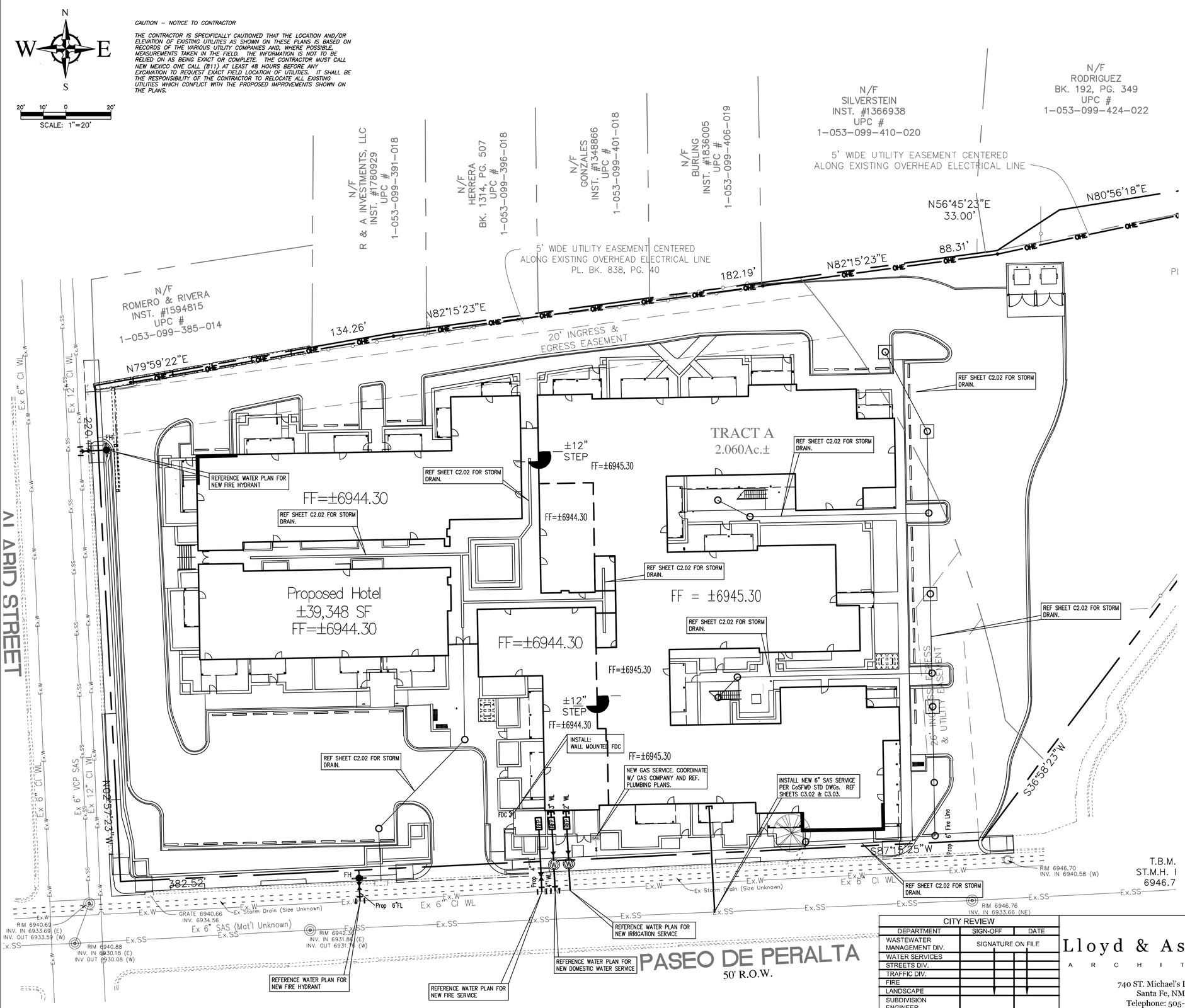
DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C2.06

N
W E
S

20' 10' 0 20'
SCALE: 1"=20'

CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.





VICINITY MAP
NTS

LEGAL DESCRIPTION:
Tract A and Tract B Lying and being Situated Projected Section 26 & 27.
City of Santa Fe, Santa Fe County, New Mexico, 2.894 Acres

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.

2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.

3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, LATEST EDITION.

4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.

5. ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.

6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING UTILITIES AND ALL NECESSARY FITTINGS TO WITHIN 5' OF BUILDING.

7. ALL VALVES SHALL BE ANCHORED PER CITY OF SANTA FE STANDARDS.

8. FIRE LINES (IF REQUIRED) SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.

10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

T.B.M.
ST.M.H. I
6946.7

ENGINEERS SEAL
JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER
5/26/2025
DATE
REVISIONS

N
W E
S

Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

CASE # 2024-

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

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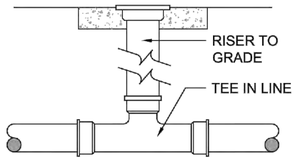
INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

Utility Plan

DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C3.01

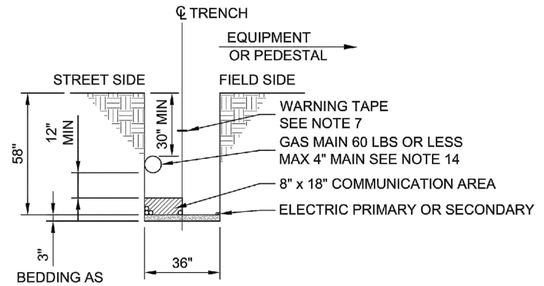
CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION GENERAL NOTES

1. PRIOR TO THE WASTEWATER MANAGEMENT DIVISION APPROVAL OF THE PLAN SET, A LETTER WILL BE REQUIRED FROM THE PROJECT ENGINEER INDICATING THEY ARE PROVIDING THE INSPECTION AND RECORD DRAWING SERVICES FOR THE PROJECT.
2. THE CONTRACTOR MUST OBTAIN ALL SEWER HOOKUP PERMITS FROM THE CITY'S BUILDING PERMITS SECTION (SEWER LINES) PRIOR TO COMMENCING ANY SEWER LINE CONSTRUCTION. A COPY OF THE PERMIT MUST BE KEPT AT THE CONSTRUCTION SITE.
3. ALL MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD MANHOLE DETAIL SHEET" SHOWN ON THE CITY STANDARD DRAWINGS.
4. A COPY OF THE APPROVED PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES DURING WORKING HOURS.
5. ALL MODIFICATIONS TO THE SANITARY SEWER PLANS MUST BE REVIEWED AND APPROVED BY THE CITY'S WASTEWATER MANAGEMENT DIVISION PRIOR TO CONSTRUCTION.
6. ADDITIONAL GENERAL NOTES ARE CONTAINED IN THE STANDARD CITY DETAIL SHEETS FOR SANITARY SEWER CONSTRUCTION.
7. ALL PUBLIC GRAVITY SEWER LINES SHALL BE A MINIMUM 8 INCH DIAMETER WITH A MINIMUM CLASS C BEDDING (2006 NEW MEXICO AMERICAN PUBLIC WORKS ASSOCIATION).
8. ALL 4 INCH AND 6 INCH DIAMETER GRAVITY SEWER PIPE SHALL BE PRIVATE. NO PRIVATE SEWER SYSTEM SHALL USE LARGER THAN A 6 INCH DIAMETER PIPE. NO PUBLIC GRAVITY SEWER LINE TO BE ACCEPTED BY THE CITY OF SANTA FE FOR PERMANENT MAINTENANCE SHALL BE LESS THAN 8 INCHES DIAMETER.
9. NO CONCRETE ENCASEMENT OF NEW OR EXISTING PUBLIC SEWER PIPE WILL BE ALLOWED UNLESS APPROVED BY THE CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION.
10. CORE DRILLING IS REQUIRED FOR ALL NEW CONNECTIONS TO AN EXISTING MANHOLE.
11. NO PUBLIC SEWER MAIN LINE OR MANHOLE WILL BE ALLOWED UNDER OR WITHIN A STORM WATER DETENTION/RETENTION POND.
12. PRIOR TO PAVING OVER ANY SANITARY SEWER LINES, SUBMIT T.V.TAPES AND LOGS, PRESSURE TESTS, AND THE ENGINEER'S CERTIFICATION TO THE CITY'S WASTEWATER MANAGEMENT DIVISION. AFTER THE WASTEWATER MANAGEMENT DIVISION REVIEWS THE ABOVE LISTED INFORMATION, A PRELIMINARY MANHOLE INSPECTION WILL BE CONDUCTED. WHEN ALL THE ITEMS LISTED ABOVE ARE COMPLETED TO MEET THE STANDARDS OF THE WASTEWATER MANAGEMENT DIVISION, A LETTER APPROVING PAVING WILL BE ISSUED IN RELATION TO THE SANITARY SEWER. NOTE: A FINAL MANHOLE INSPECTION WILL BE CONDUCTED AFTER THE FINAL PAVING IS COMPLETED AND MANHOLE COLLARS ARE RAISED TO GRADE.
13. ALL SEWER MANHOLES WITH SEWER LINES 12 INCHES IN DIAMETER AND LARGER ARE REQUIRED TO HAVE APPROVED VENTED AND LOCKING MANHOLE COVERS.
14. LOCATE WIRES SHALL BE INSTALLED FOR ALL SANITARY SEWERS (GRAVITY/FORCE MAINS). THE LOCATE WIRE MUST BE VISIBLE IN THE MANHOLE OR ACCESS STRUCTURE. THIS WILL BE VERIFIED DURING THE PRELIMINARY MANHOLE INSPECTION PRIOR TO PAVING. THE LOCATE WIRE IS TO BE A CONTINUOUS, 12 GAUGE, SOLID STRAND INSULATED COPPER WIRE. THE WWMD MAY REQUIRE A WIRE CONTINUITY TEST PRIOR TO PAVING.
15. OFF-ROAD PUBLIC SEWER ACCESS WILL BE PROVIDED FOR ALL PUBLIC SEWER LINES AND MANHOLES. ACCESS ROADS ARE TO BE A MINIMUM 12 FEET WIDE WITH A DRIVING SURFACE OF 6 INCHES OF COMPACTED BASE COURSE. NO ACCESS ROAD SHALL HAVE A GRADE GREATER THAN 15%. MANHOLES ARE TO BE ALIGNED WITH THE CENTER LINE OF THE ACCESS ROAD. SEWER EASEMENTS ARE TO BE A MINIMUM OF 20 FEET IN WIDTH.
16. OFF ROAD SANITARY SEWER - CALL THE WASTEWATER MANAGEMENT DIVISION AT 955-4651 FOR A FIELD REVIEW OF THE GRADING OF ALL OFF ROAD SANITARY SEWER TO ENSURE THAT THE CITY'S MAINTENANCE VEHICLES CAN ACCESS ALL MANHOLES. THE GRADES MAY BE REQUIRED TO BE ADJUSTED BASED UPON THIS INSPECTION. ADDITIONAL BANK PROTECTION MAY BE REQUIRED BASED UPON A FINAL INSPECTION BY THE WASTEWATER MANAGEMENT DIVISION AND THE PROJECT ENGINEER.
17. FOR RECORD DRAWINGS, TIE MANHOLE TO A CITY OF SANTA FE SURVEY MONUMENT AS PART OF THE FINAL RECORD DRAWINGS. SHOW CORRECTED AS-BUILT BEARING AND DISTANCES, SLOPES, RIM AND INVERT ELEVATIONS AND SEWER SERVICES ALONG THE HORIZONTAL ALIGNMENT OF THE SANITARY SEWER. FOR RECORDS DRAWINGS, A SEPARATE SUMMARY TABLE ADDED TO THE EXISTING PLAN SHEETS OR AS AN ADDITIONAL SHEET SHALL BE REQUIRED. THE SUMMARY SHEET SHALL LIST DATA FOR THE SEWER LINE SEGMENTS BETWEEN MANHOLES SHOWING THE UPSTREAM AND DOWNSTREAM MANHOLE WITH THE DESIGN SEGMENT LENGTHS, SLOPES AND BEARINGS AND THE AS-BUILT SEGMENT LENGTHS, SLOPES AND BEARINGS. THE SUMMARY SHEET SHALL INDICATE THE TOTAL NUMBER OF NEW PUBLIC MANHOLES CONSTRUCTED, THE TOTAL NUMBER OF CONNECTIONS TO EXISTING PUBLIC MANHOLES, THE TIE TO A CITY CONTROL MONUMENT AND THE TOTAL LENGTH OF AS-BUILT PUBLIC SEWER LINE CONSTRUCTED BY SIZE.
18. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING AND LOCATING THE SEWER SYSTEM UNTIL CITY ACCEPTANCE FOR MAINTENANCE. DAMAGES RESULTING FROM A STOPPAGE IN ANY GRAVITY AND/OR PRESSURE SEWER SYSTEM WILL BE THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER UNTIL A FINAL ACCEPTANCE LETTER FOR PERMANENT MAINTENANCE HAS BEEN ISSUED BY THE WASTEWATER MANAGEMENT DIVISION.
19. WATER METERS WILL NOT BE PLACED UNTIL A FINAL ACCEPTANCE LETTER HAS BEEN ISSUED BY THE WASTEWATER DIVISION FOR ALL ON-SITE SANITARY SEWER NEEDED IN ORDER FOR THE PROJECT TO CONNECT TO THE SANITARY SEWER SYSTEM.
20. 20 FOOT WIDE ACCESS GATES SHALL BE PROVIDED AT ALL FENCES, WALLS OR OTHER OBSTRUCTIONS THAT CROSS A PUBLIC SEWER LINE. ACCESS GATES TO BE LOCATED WITHIN THE SANITARY SEWER EASEMENT.
21. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR LOCATING EACH SEWER SERVICE AT THE TIME EACH LOT IS READY TO CONNECT TO THE SEWER. IT IS SUGGESTED THAT THE OWNER/ DEVELOPER RETAIN A COPY OF THE TELEVISION INSPECTION VIDEO ALONG WITH THE VIDEO LOGS. EACH SERVICE SHALL BE CLEARLY MARKED FOR EACH LOT AT POINT OF CONNECTION. ALL CALLS RECEIVED BY THIS DIVISION REGARDING THE LOCATION OF SERVICE WILL BE FORWARDED TO THE OWNER/DEVELOPER.
22. THE CONTRACTOR SHALL CALL THE WASTEWATER MANAGEMENT DIVISION (DOUGLAS FLORES AT TELEPHONE # 955-4613) FOR A FINAL MANHOLE INSPECTION. THIS INSPECTION WILL BE ISOLATED TO THE MANHOLES. THE CITY'S PLUMBING AND MECHANICAL INSPECTORS WILL CONDUCT ALL OTHER NECESSARY PLUMBING INSPECTIONS. NOTE: THE CITY'S PLUMBING AND MECHANICAL INSPECTORS WILL INSPECT THE INDIVIDUAL SEWER SERVICE TAPS AND LATERALS, WHICH CONNECT TO THE PUBLIC SANITARY SEWER.
23. THE EXISTING SANITARY SEWER LINE MUST BE T.V. TAPED PRIOR TO A NEW SERVICE CONNECTION BEING PLACED AS WELL AS TAPED AFTER THE SERVICES HAVE BEEN COMPLETED. THIS IS TO ENSURE THAT THE EXISTING SANITARY SEWER LINE IS NOT DAMAGED AND THE NEW SERVICE IS INSTALLED CORRECTLY.
24. ALL COSTS ASSOCIATED WITH THE OPERATION, MAINTENANCE AND REPLACEMENT OF GRINDER PUMPS FOR INDIVIDUAL LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER AND/OR OWNERS ASSOCIATION. FOR GRINDER PUMPS THAT CONNECT TO A PRESSURE SEWER MAIN, THE GRINDER PUMP WILL BE A MODEL MANUFACTURED BY ENVIRONMENT-ONE OR A TYPE APPROVED BY THE CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION. FOR GRINDER PUMPS THAT CONNECT TO A GRAVITY MAIN, THE GRINDER PUMP SHALL BE OF A TYPE APPROVED BY THE CITY OF SANTA FE PLUMBING CODE.
25. A MINIMUM 12 INCHES OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN THE SEWER LINE AND ANY STORM DRAIN PIPING.
26. ALL PRESSURE SEWER SYSTEMS SHALL BE AIR OR HYDROSTATICALLY PRESSURE TESTED @ 120 PSI FOR 2 HOURS MINIMUM. THE TEST IS TO BE WITNESSED AND CERTIFIED BY THE PROJECT ENGINEER. PRIOR TO BEING PUT INTO SERVICE AND ACCEPTANCE BY THE CITY OF SANTA FE, ALL PRESSURE SEWER SYSTEM MAIN LINES WILL BE FILLED WITH WATER.
27. NO PUBLIC PRESSURE SEWER SYSTEM PIPING MAY BE INSTALLED IN A COMMON TRENCH WITH OTHER UTILITIES.
28. SEWER BACKFLOW CHECK VALVES WILL BE REQUIRED FOR ALL SEWER SERVICE LATERAL CONNECTIONS TO SEWER MAINS 12 INCHES OR GREATER IN DIAMETER. THE SEWER SERVICE CONNECTION MUST BE MADE AT AN EXISTING OR NEW MANHOLE. SEWER SERVICE CONNECTIONS TO SEWER MAINS WITH PIPE SIZE DIAMETER OF 12 INCHES AND GREATER WILL NOT BE MADE WITHOUT APPROVAL FROM THE WASTEWATER MANAGEMENT DIVISION.
29. SEWER BACKWATER CHECK VALVES SHALL BE REQUIRED ON PRIVATE SEWER SERVICE LATERALS PER THE CITY OF SANTA FE PLUMBING CODE.
30. ALL PVC SEWER PIPES SHALL BE SDR 26 PVC PIPE.
31. ALL AS-BUILT SEWER LINE AND MANHOLE DATA SHALL BE OBTAINED AND CERTIFIED BY A LICENSED SURVEYOR OR ENGINEER. AS-BUILT DATA SUPPLIED BY OTHER THAN A LICENSED SURVEYOR OR ENGINEER SHALL NOT BE VALID FOR FINAL AS-BUILTS.
32. ALL EXISTING AND NEW PUBLIC MANHOLES WITHIN A PROJECT SHALL HAVE ACCESS FOR CITY SEWER MAINTENANCE EQUIPMENT. ALL ACCESS IS SUBJECT TO FIELD VERIFICATION AND MODIFICATION AS REQUIRED BY THE WASTEWATER DIVISION PRIOR TO FINAL PROJECT CLOSE OUT WITH THE CITY OF SANTA FE.
33. ALL SEWER LINE CROSSINGS OF RIVERS, STREAMS, ARROYOS, DRAINAGE CHANNELS, ETC. SHALL REQUIRE A BASIS OF DESIGN ANALYSIS PREPARED BY A LICENSED ENGINEER.
34. AN APPROVED BACKFLOW VALVE AND ISOLATION VALVE ARE REQUIRED ON ALL LOW PRESSURE SEWER SERVICE LINES AS PER THE CITY OF SANTA FE STANDARD SEWER SPECIFICATIONS.
35. TERMINAL FLUSHING CONNECTIONS AND IN-LINE FLUSHING CONNECTIONS ARE REQUIRED ON ALL LOW PRESSURE SEWER SYSTEMS. THE MAXIMUM SPACING BETWEEN IN-LINE FLUSHING CONNECTIONS SHALL BE 500 FEET. DISTANCES GREATER THE 500 FEET BETWEEN LOW PRESSURE SEWER IN-LINE FLUSHING CONNECTIONS SHALL BE APPROVED BY THE WASTEWATER DIVISION.
36. ALL SANITARY SEWER MANHOLES FIFTEEN (15) FEET IN DEPTH OR GREATER SHALL BE SIX (6) FOOT DIAMETER.
37. PVC SEWER PIPE SHALL BE RUN CONTINUOUS THROUGH MANHOLES WHEN PIPE OF APPROXIMATE EQUAL SLOPES ARE ENTERING AND LEAVING THE MANHOLES.
38. ALL NEW CONNECTIONS TO AN EXISTING SANITARY SEWER MANHOLE SHALL INCLUDE THE REHABILITATION REQUIRED TO MEET CITY OF SANTA FE WASTEWATER DIVISION STANDARD CONSTRUCTION DETAILS.



NOTES:
IPSP REQUIRED AT ALL SANITARY SEWER SERVICE CONNECTIONS TO BUILDING
LOCATE SAMPLINE POINT OUT OF TRAFFIC BEHIND CURB

INDUSTRIAL PRE-TREATMENT SAMPLING PORT



TYPICAL JOINT TRENCH DETAIL

JOINT TRENCH NOTES:

1. Compaction in city or state right-of-ways shall meet or exceed minimum specified requirements.
2. Shading and bedding materials to be type IV. Class 1 for direct buried cable and Type IV, Class 2 for cable in conduit. Type III material is suitable for either type of installation. Refer to DS-10-12.4 for fill material requirements.
3. If trench-run material meets back fill material type requirements, 3" bedding may be omitted provided the trench bottom is smooth, flat and without surface irregularities.
4. Maximum change in the trench bottom elevation shall not exceed 2" over a 10' length.
5. Spoil pile shall be placed on the field side a minimum of 2" from the trench edge.
6. Latest OSHA trench safety requirements shall be strictly observed.
7. Warning tape shall be placed a minimum of 12" above gas line.
8. When bringing cables to pedestals, 12" separation must be maintained from the gas line.
9. PNM owned or maintained street lights may be installed in trench, next to electric cable.
10. Private area lighting or private streetlight circuits must maintain 12" separation from all other joint occupants..
11. Gas service must be 12" away from where it will pass equipment or pedestals.
12. All parties agree that 12" separation between electric and communication may not be met when transitioning up to transformers and or pedestals.
13. Typical subdivision where property line is 9' from back of curb and 10' Public Utility Easements (PUE).
14. Depth of gas measured from final grade.

REFERENCES

1. NESC rule 352, 353, 354

WASTEWATER NOTES:

WASTEWATER UEC CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.

SANITARY SEWER NOTE:

NO FENCES, WALLS, OR OTHER STRUCTURES SHALL BE CONSTRUCTED WITHIN OR ACROSS SANITARY SEWER EASEMENTS

STREET LIGHTING NOTE:

PROPOSED LUMINARIES SHALL BE METERED AND SHALL MEET THE LATEST CITY OF SANTA FE LIGHTING STANDARDS AT TIME OF BUILDING PERMIT. THE DESIGN AND FIXTURE TYPES SHALL BE REVIEWED AND APPROVED BY THE CITY OF SANTA FE TRAFFIC ENGINEERING DIVISION.

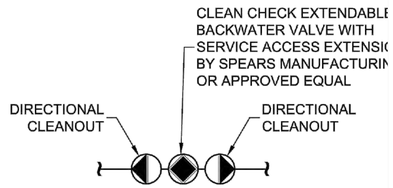
DESIGN NOTES:

GAS SERVICES AND METERS TO BE DESIGNED BY NEW MEXICO GAS COMPANY.

WATER SERVICES TO BE DESIGNED BY SANGRE DE CRISTO WATER COMPANY.

ELECTRIC TRANSFORMERS AND SERVICES TO BE DESIGNED BY PUBLIC SERVICE COMPANY OF NEW MEXICO.

CABLE TELEVISION SERVICE TO BE DESIGNED BY COMCAST.



NOTE:
BACKWATER VALVES ARE NOT NEEDED WHEN FINISHED FLOOR IS GREATER THAN ONE (1) FOOT HIGHER THAN THE UPSTREAM MANHOLE FOR ALL UNITS.

CLEANOUT ASSEMBLY WITH BACKWATER VALVE DETAIL

SCALE: N.T.S.

Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

ENGINEERS SEAL — JEFFREY TODD WOOTEN — NEW MEXICO — 16892 — PROFESSIONAL ENGINEER — 5/27/2025

DATE

REVISIONS

CITY REVIEW

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

CITY USE ONLY

CASE # 2024-

Lloyd & Associates
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DEVELOPMENT PLAN SUBMITTAL

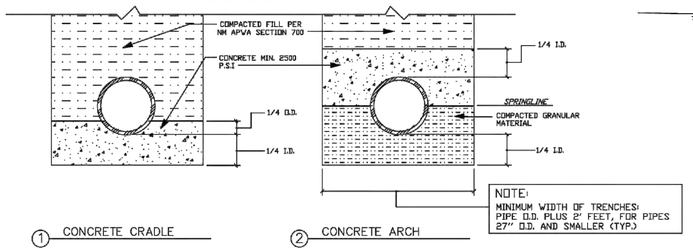
Utility Notes and Details

DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C3.02

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

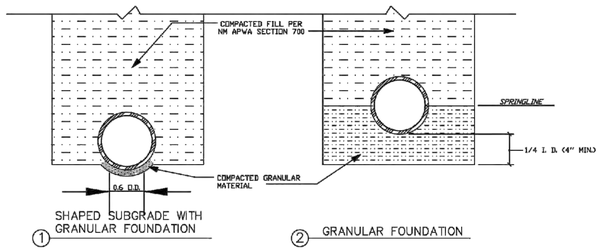
NOT TO SCALE

CLASS "A"



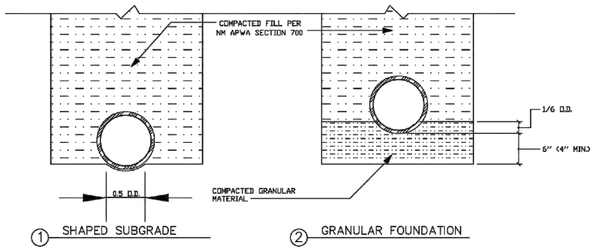
① CONCRETE CRADLE ② CONCRETE ARCH

CLASS "B"

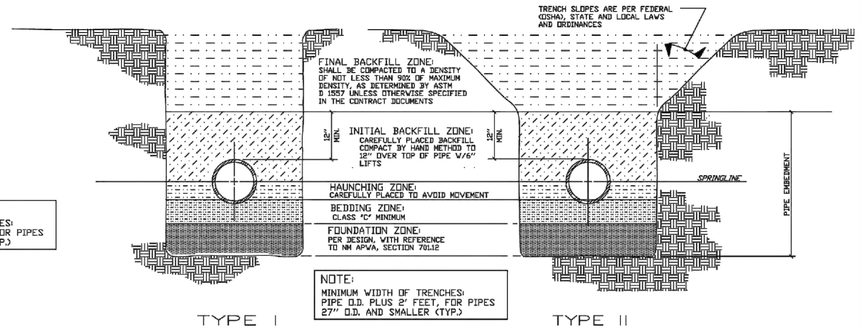


① SHAPED SUBGRADE WITH GRANULAR FOUNDATION ② GRANULAR FOUNDATION

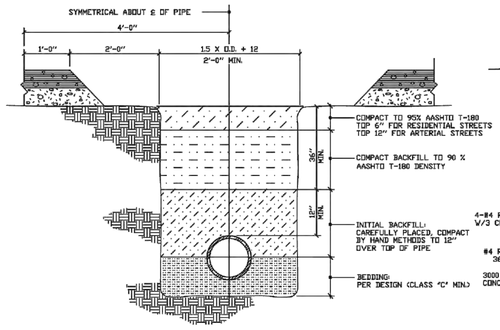
CLASS "C"



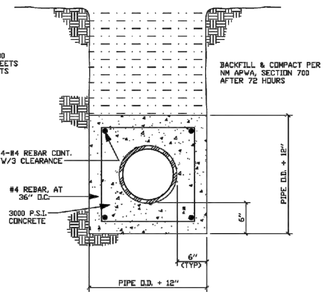
① SHAPED SUBGRADE ② GRANULAR FOUNDATION



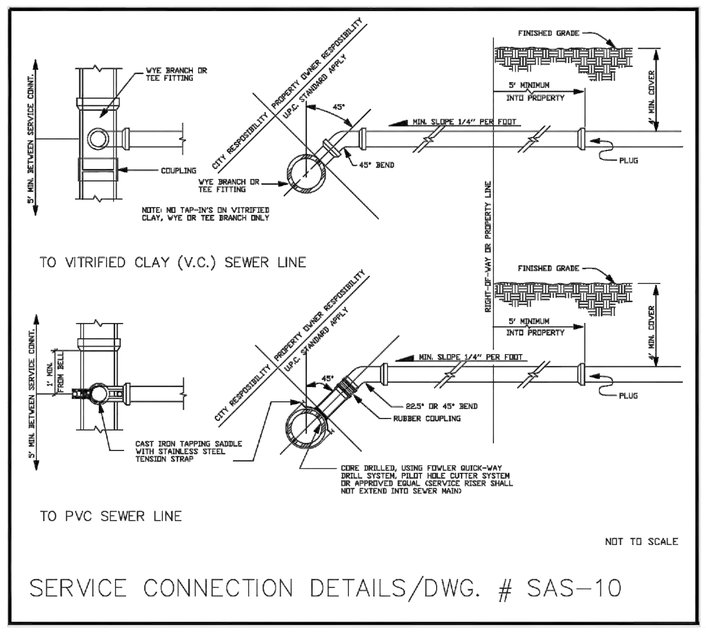
TYPE I TYPE II



PAVED AREAS



CONCRETE ENCASEMENT



SERVICE CONNECTION DETAILS/DWG. # SAS-10

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

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

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

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

CR-4 SUBSTITUTIONS OR CHANGES:
ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY APPROVED REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS OR CHANGES MUST BE SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. WHERE APPROPRIATE, SUBMITTAL MUST INCLUDE FABRICATION DRAWINGS, WORKING DRAWINGS AND MATERIAL SPECIFICATIONS OR TEST DATA TO JUSTIFY SUBSTITUTIONS OR CHANGES. DESIGN ENGINEER SHALL AUTHORIZE ANY DRAWINGS FOR SUBSTITUTIONS AND CHANGES AND SUBMIT THEM TO THE CITY WATER QUALITY DIVISION FOR APPROVAL. UNAUTHORIZED SUBMITTALS WILL BE REJECTED.

CR-5 MANUFACTURER'S CERTIFICATES:
WHEN CERTIFICATES OF COMPLIANCE AND TEST REPORTS ARE REQUIRED FOR MATERIALS, DOCUMENTS SHALL BE SUBMITTED TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE AT THE TIME OF MATERIALS DELIVERY TO THE JOBSITE.

CR-6 CONTRACTOR REQUIREMENTS:
CONTRACTOR PERFORMING WORK ON PUBLIC SEWER LINES SHALL BE A LICENSED UTILITY CONTRACTOR.

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 900, NM APWA; PIPE SHALL BE PLACED AND BEDDED IN A FROST FREE TRENCH; GASKET SHALL BE FULLY SEATED AND NOT SLIPPED; PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. IF PIPE TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF NM APWA STANDARDS, SECTION 700, OR AS DEFINED ON THE CONSTRUCTION PLANS, THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT.) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 9'(FT.) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE: ON UNDISTURBED FROST FREE SUBGRADE
2. PRECAST UNIT: ON PEA GRAVEL WITH COMPLETE EVEN BEARING
B. PRECAST BARREL:
1. JOINTS: FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL
2. MANHOLE ADAPTOR: INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE BASES: SHALL ACHIEVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

I-3 EXCAVATION AND BACKFILL:
AS PER SECTION 700, NM APWA; SATURATION BY FLOODING OR JETTING METHODS IS NOT PERMITTED WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS. MECHANICAL OR VIBRATORY COMPACTORS SHALL NOT BE USED ON THE BEDDING AND 12"(IN.) OF INITIAL BACKFILL. COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 125, NM APWA FOR EXTRA STRENGTH VCP.
B. PLASTIC (PVC): REFER TO SECTION 121, NM APWA, AS MODIFIED BY THE CITY.
1. 4" THRU 15" (inch) DIAMETER, ASTM D-3034 OR ASTM F-789 PIPE. MINIMUM PS-46 STRENGTH. SDR-35 OR EQUAL
2. LARGER THAN 15" (IN.) DIAMETER: ASTM F 679 VOL. 08.04.
C. HDPE PIPE PER ASTM D-1248 CLASS III WHEN APPROVED BY WATER QUALITY DIVISION ENGINEER.
D. PVC RESTRAINED JOINTS: SERIES 1350 OR SERIES 1390 FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOCKING COUPLINGS WITH NYLON SPLINE, MARKETED AS "YELLOWMINE" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR AC/PVC ADAPTER COUPLINGS.
F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SCH. 40 DWV.
G. SERVICE CONNECTIONS:
1. VCP PIPE: FACTORY TEE FITTINGS; SECTION 125 NM APWA.
2. PVC PIPE: CAST IRON BODIES TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS; FOWLER "QUICKWAY",GENECO, HERSEY "PIONEER", OR APPROVED EQUAL.
H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 701.3.5 NM APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 VOL. 04.05. BASES MAY BE FIELD PLACED CONCRETE OR PRECAST CONCRETE PER ASTM C 478 VOL. 04.05 (CERTIFICATES REQUIRED). CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARREL AT PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
C. MANHOLE STEPS: REFER TO SECTION 920.4.7 NM APWA POLYPROPYLENE ENCASED GRADE 60 STEEL BY M.A. INC. OR APPROVED EQUAL; 14"(IN.) WIDE, 16"(IN.) MAXIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING: SHALL CONFORM TO SECTION 160, 161 & 162, NM, APWA CLASS 30B. (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 165 POUNDS
3. MINIMUM COMBINED WEIGHT: 385 POUNDS +/- 5%
4. BEARING SURFACES: SHALL BE MATCHED FOR A FIRM NON ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH: 7/8"(IN.)
5. COATING: NONE
6. COVER LETTERINGS: SANTA FE, N.M. SANITARY SEWER
7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTINGS TOLERANCE: +/- 1/16"(IN.) PER FOOT OF OVERALL DIMENSION. OUT OF ROUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED IN THE FIELD.

CM-3 CONCRETE ENCASEMENT:
A. REQUIREMENTS:
1. WHEN THE PIPE COVER IS 36" (IN.) OR LESS.
2. WHEN VITRIFIED CLAY CROSSES AN ARROYO.
3. WHEN A WATER LINE PASSES BELOW OR LESS THAN 18" (IN.) ABOVE THE EXISTING SEWER LINE.
4. WHEN A PARALLEL WATER LINE IS LESS THAN 10'(FT.) HORIZONTALLY AND LESS THAN 2'(FT.) ABOVE THE SEWER LINE.
5. THE SEWER LINE SHALL BE ENCASED IN CONCRETE 6"(IN.) THICK AS DETAILED, AND EXTEND AT LEAST 10'(FT.) ON EACH SIDE OF THE WATER LINE.

FIELD QUALITY CONTROL

FQC-1 TESTING AND INSPECTION:
A. SUPERVISION: CONDUCTED BY DESIGN ENGINEER.
B. CERTIFICATION: DESIGN ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED IN ACCORDANCE TO PLANS & SPECIFICATIONS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE STATEMENT WITH STAMP AND SIGNATURE.
C. EQUIPMENT AND ASSISTANCE: PROVIDED BY CONTRACTOR.

FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN;
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

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

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

ENGINEERS SEAL
JEFFREY TODD WOOTEN NEW MEXICO 16892 PROFESSIONAL ENGINEER
5/27/2025
DATE
REVISIONS

CASE # 2024-

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

Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

Lloyd & Associates
ARCHITECTS
740 ST. Michael's Dr., Suite 4A
Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

Utility Notes and Details

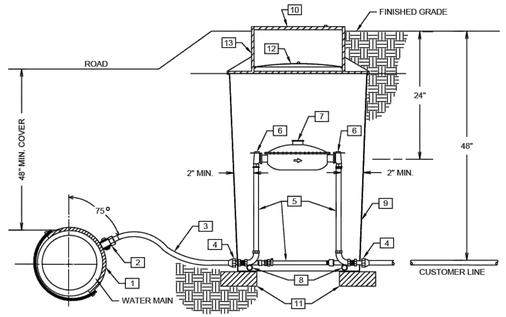
DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C3.03

GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY THE SANGRE DE CRISTO WATER (SDCW) FIVE (5) DAYS PRIOR TO COMMENCEMENT OF WORK.
2. CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE SDCW 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 SDCW.
6. CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING UTILIZING THE APPROPRIATE RIGHT-OF-WAY MAPS, SIGNED PLATS AND SDCW DRAWINGS.
7. MATERIAL SUBMITTALS SHALL BE APPROVED BY SDCW 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. A MINIMUM OF 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 AFTER FIRST COURSE OF ASPHALT AND BEFORE FINAL COURSE OF ASPHALT.
13. FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE SDCW FIELD REPRESENTATIVE AT THE TIME THE NOTICE TO PROCEED (NTP) IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE ROAD. PRIOR TO INSTALLING NUMBERS, FIRE HYDRANTS SHALL BE PAINTED.
14. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING SHALL BE USED ONLY FOR SPECIAL CONDITIONS (E.G. CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) AS SPECIFICALLY APPROVED BY SDCW.
15. ANY FIELD CHANGES TO THESE PLANS REQUIRE APPROVAL OF BOTH THE DESIGN ENGINEER AND SDCW.
16. WORK ON SDCW FACILITIES SHALL NOT BEGIN UNTIL SDCW HAS ISSUED A NTP TO THE APPROVED UTILITY CONTRACTOR.

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

GENERAL NOTES — 01



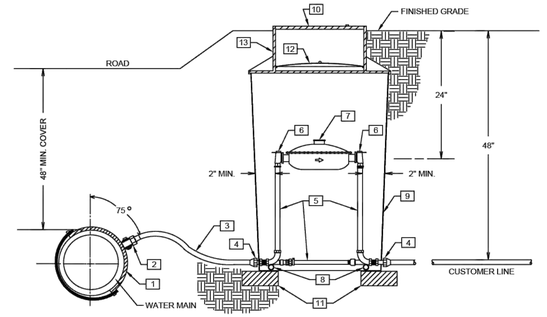
NOTE: SEE SERVICE LOCATION DETAIL FOR PLACEMENT DIMENSIONS AND DIRECTIONS.

ITEM

1. 1-1/2" SERVICE SADDLE
2. 1-1/2" CORORATION STOP (A.W.W.A. TAPERED THREAD)
3. 1-1/2" COPPER TUBING (TYPE " K ")
4. 1-1/2" ADAPTER COUPLING
5. 1-1/2" PREFABRICATED METER SETTER (NO BY-PASS)
6. 1-1/2" BALL ANGLE VALVE (2 TOTAL)
7. 1-1/2" SEALED REGISTER WATER METER - 13" FLANGE-TO-FLANGE SPACING (METER FURNISHED & INSTALLED BY SDCW)
8. 1" GALVANIZED PIPE 24" LONG
9. 36" DIA. X 36" METER BOX
10. 20" DIA. POLYMER LID
11. BLOCKS - USE AS DIRECTED BY SDCW
12. INNER METAL FROST LID
13. 36" DIA. X 20" DIA. MONITOR COVER

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

1-1/2" SINGLE SERVICE — 04



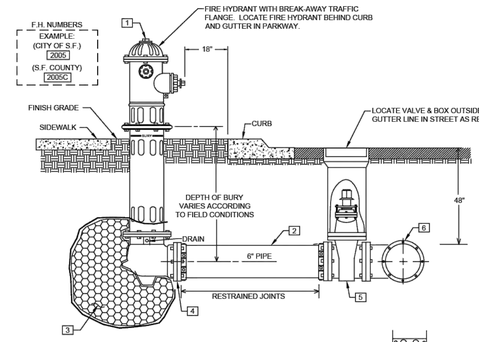
NOTE: SEE SERVICE LOCATION DETAIL FOR PLACEMENT DIMENSIONS AND DIRECTIONS.

ITEM

1. 2" SERVICE SADDLE
2. 2" CORORATION STOP (A.W.W.A. TAPERED THREAD)
3. 2" COPPER TUBING (TYPE " K ")
4. 2" ADAPTER COUPLING
5. 2" PREFABRICATED METER SETTER (NO BY-PASS)
6. 2" BALL ANGLE VALVE (2 TOTAL)
7. 2" SEALED REGISTER WATER METER - 17" FLANGE-TO-FLANGE SPACING (METER FURNISHED & INSTALLED BY SDCW)
8. 1" GALVANIZED PIPE 24" LONG
9. 36" DIA. X 36" METER BOX
10. 20" DIA. POLYMER LID
11. BLOCKS - USE AS DIRECTED BY SDCW
12. INNER METAL FROST LID
13. 36" DIA. X 20" DIA. MONITOR COVER

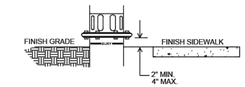
SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

2" SINGLE SERVICE — 05



KEYED NOTES:

1. FIRE HYDRANT
2. 6" PIPE
3. 1/2 CUBIC YARD 3/8" GRAVEL DRAIN W/ 10 MIL. PLASTIC SHEET
4. 6" MJ RETAINER AND 6" HARNESS (IF REQUIRED)
5. 6" MJ x FL GATE VALVE & BOX
6. TEE: MJ RUN W/ 6" FLANGE OUTLET



FIRE HYDRANT DETAIL

CONSTRUCTION NOTES:

A - FIRE HYDRANT SHALL NOT BE INSTALLED NEAR ANY STRUCTURES AND SHALL HAVE A MINIMUM 36" CLEAR SPACE IN ALL DIRECTIONS.

B - LOCATE HYDRANT 18" BEHIND BACK OF CURB UNLESS OTHERWISE SHOWN ON PLANS OR SPECIFICALLY DIRECTED BY S.D.C.W. HYDRANT TO BE SET PLUMB AND AT PROPER ELEVATION (ELEVATION PROVIDED BY DEVELOPER) HYDRANTS INSTALLED AS PART OF A NEW DEVELOPMENT/EXTENSION SHALL BE A STANDARD 5' BURY HYDRANT AND SHALL BE SET TO FINISHED GRADE WITHOUT THE USE OF HYDRANT EXTENSIONS (IF AN ADJUSTMENT IS REQUIRED, RE-LAY THE WATER MAIN AND FIRE HYDRANT LEG OR INSTALL RESTRAINED OFFSET AS DIRECTED BY SDCW)

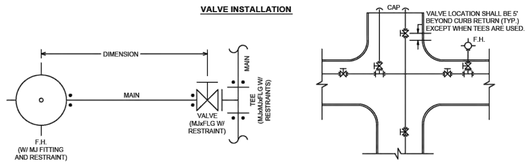
C - WEEP HOLE MUST HAVE 1/4" PLUG REMOVED AND BE FREE DRAINING INTO GRAVEL DRAIN. USE FULLY RESTRAINED JOINTS FROM THE FIRE HYDRANT TO THE FLANGED CONNECTION ON VALVE.

D - FIRE HYDRANT SHALL BE PAINTED AND REFLECTIVE NUMBERS INSTALLED AFTER INSTALLATION.

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

FIRE HYDRANT — 07

VALVE INSTALLATION



VALVES

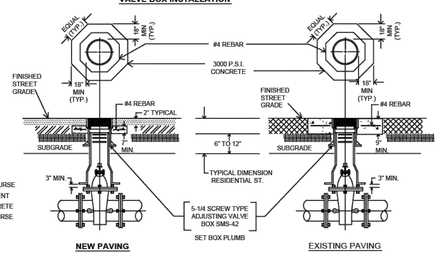
1.) VALVES SHALL BE LOCATED AT ROAD INTERSECTIONS WITH THE INTENT OF ISOLATING THE WATER DISTRIBUTION SYSTEM, AS APPROVED BY SDCW.

2.) INLINE VALVES SHALL TYPICALLY BE INSTALLED FIVE (5) FEET BEYOND THE CURB RETURN, AS SHOWN IN THE DETAIL, AND CONSIST OF MECHANICAL JOINT FITTINGS WITH RESTRAINTS EXCEPT WHEN USING TEES, WHICH SHALL HAVE MECHANICAL JOINT x FLANGE FITTING.

3.) VALVES ON FIRE HYDRANT LEGS SHALL HAVE MECHANICAL JOINT x FLANGE FITTINGS AND SHALL CONNECT TO FIRE HYDRANT TEE WITH THE FLANGE FITTING AND THE MECHANICAL JOINT FITTING SHALL HAVE A RESTRAINT, AS SHOWN IN THE DETAIL.

4.) VALVES ON TEES SHALL HAVE VALVES AND TEES WITH MECHANICAL JOINT x FLANGE FITTINGS. THE MECHANICAL JOINT FITTING SHALL HAVE A RESTRAINT, AS SHOWN IN THE DETAIL.

VALVE BOX INSTALLATION



NEW PAVING VALVE BOXES SHALL BE INSTALLED AND RAISED TO GRADE IN THE FOLLOWING MANNER FOR NEW PAVING:

1.) VALVE BOX SHALL BE INSTALLED OVER VALVE DURING MAIN INSTALLATION. TOP OF VALVE BOX SHALL BE LEFT BELOW THE TOP OF SUBGRADE UNTIL VALVE IS READY TO BE RAISED TO FINAL GRADE.

2.) WHEN THE VALVE BOX IS READY TO BE RAISED, AN OCTAGON SHAPE SHALL BE CUT-OUT AROUND THE VALVE BOX FROM THE FIRST PAVING LIFT (AS SHOWN IN THE DETAILS). THE VALVE BOX SHALL BE RAISED TO THE FINISHED STREET GRADE. THE SOIL AROUND THE VALVE BOX SHALL BE THOROUGHLY COMPACTED IN ACCORDANCE WITH CITY STANDARDS; THE CONCRETE COLLAR (CONSISTING OF 3,000 PSI CONCRETE AND #4 REBAR) SHALL BE POURED FLUSH WITH THE TOP OF THE FIRST PAVING COURSE (INCLUDING HAND RODDING CONCRETE TO REMOVE VOIDS); AND THE VALVE BOX SHALL BE PROTECTED FROM VEHICULAR TRAFFIC FOR 24 HOURS.

EXISTING PAVING INSTALL VALVE BOXES PER "NEW PAVING" (SEE ABOVE) WITH THE CONCRETE COLLAR POURED FLUSH WITH THE FINISHED GRADE OF THE EXISTING PAVING WITH A SMOOTH TROWELED FINISH. NOTE: IF EXCAVATION OVER 42" SQUARE IS REQUIRED TO ADJUST VALVE BOX TO GRADE, "NEW PAVING" CONCRETE COLLAR PROCEDURE SHALL BE FOLLOWED AS WELL AS ANY NECESSARY PAVING SHALL BE COMPLETED.

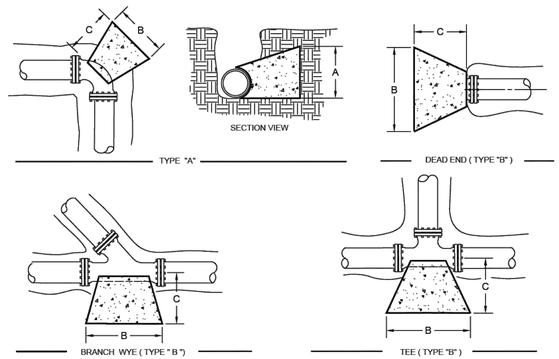
UNPAVED AREAS IN DIRT OR GRAVEL STREETS, TOP OF VALVE BOX AND CONCRETE COLLAR SHALL BE LEFT 6" BELOW THE STREET GRADE. IN OTHER UNPAVED AREAS, VALVE BOX AND CONCRETE COLLAR SHALL BE LEFT 2" ABOVE FINISHED GRADE OR AS DIRECTED BY SDCW.

PROTECTION OF VALVE BOXES VALVE BOXES SHALL BE PROTECTED FROM DAMAGE, LOSS AND SHALL NOT BE FILLED WITH DIRT AND DEBRIS. VALVES MUST BE ACCESSIBLE DURING CONSTRUCTION WITH MINIMUM EXCAVATION. VALVES IDENTIFIED BY SDCW AS KEY SHUT OFF VLAVES SHALL REMAIN AT GRADE DURING ALL PHASES OF CONSTRUCTION.

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

VALVE & VALVE BOX INSTALLATION — 08

USE MECHANICALLY RESTRAINED FITTINGS & PIPE JOINTS FOR THRUST RESTRAINT UNLESS CONCRETE BLOCKING IS SPECIFICALLY CALLED FOR BY SDCW.



THRUST BLOCK SIZING TABLE

PIPE DIAMETER	TYPE "A" BENDS												TYPE"B" FITTINGS		
	11-1/4°			22-1/2°			45°			90°					
	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C
4"	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
6"	12	12	12	12	12	12	12	18	12	18	24	12	12	24	12
8"	12	12	12	12	18	12	18	24	12	24	30	18	18	30	12
10"	12	12	12	12	24	12	20	30	12	24	42	18	24	36	18
12"	12	18	12	18	24	12	24	36	18	32	48	24	24	42	18
14"	12	24	12	18	36	18	30	42	24	36	60	24	30	48	24
16"	18	24	24	24	36	24	30	40	24	42	66	24	36	54	24
18"	18	30	24	24	40	24	36	54	24	48	72	24	42	60	24
20"	20	30	24	30	42	24	42	60	24	54	80	24	42	76	24
24"	24	36	24	36	54	24	48	72	24	66	96	30	54	80	30

1. TABLE BASED ON 200 P.S.I. (130 P.S.I. WORKING PRESSURE) AND 3000 LB/FT^2 ALLOWABLE SOIL BEARING PRESSURE.
2. USE TEE OUTLET DIAMETER TO DETERMINE THRUST BLOCK SIZING. USE BRANCH DIAMETER ON WYE TO DETERMINE THRUST BLOCK SIZING.
3. THE "C" DIMENSION LISTED IS A MINIMUM DIMENSION. CONCRETE BLOCKING MUST BE POURED TO THE UNDISTURBED SOIL OF THE TRENCH WALL.

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

CONCRETE THRUST BLOCKING — 13

ENGINEERS SEAL
JEFFREY TODD WOOTEN — NEW MEXICO — 16892 — LICENSED PROFESSIONAL ENGINEER
5/27/2025

DATE

REVISIONS

Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

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

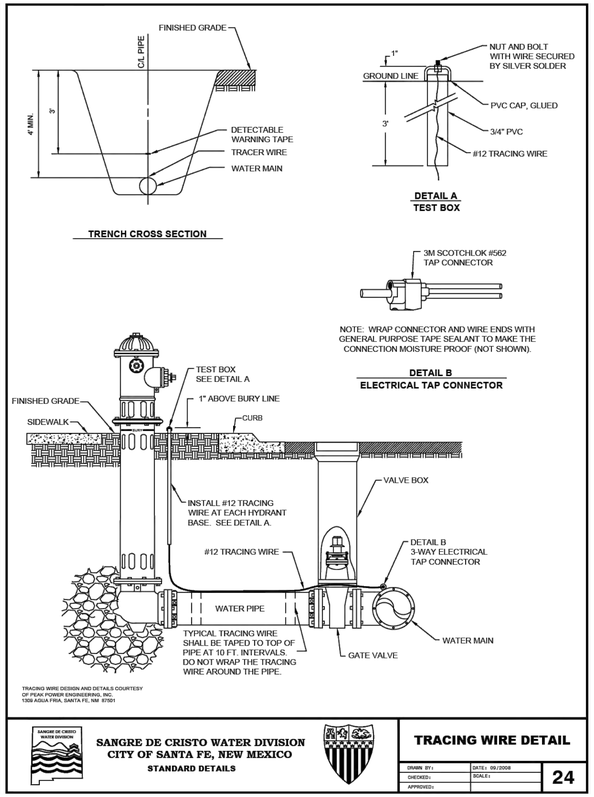
CASE # 2024-

Lloyd & Associates
ARCHITECTS
740 ST. Michael's Dr., Suite 4A
Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

Utility Notes and Details

DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C3.04



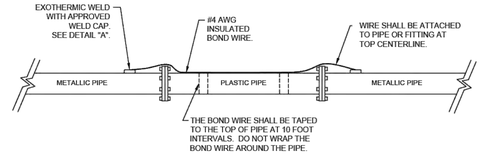
TRACING WIRE DESIGN AND DETAILS COURTESY OF PEAK POWER ENGINEERING, INC. 1309 AGUA FRIA, SANTA FE, NM 87501

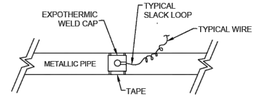
SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

TRACING WIRE DETAIL

DRAWN BY:	DATE: 09/2008
CHECKED:	SCALE:
APPROVED:	

24





DETAIL "A"

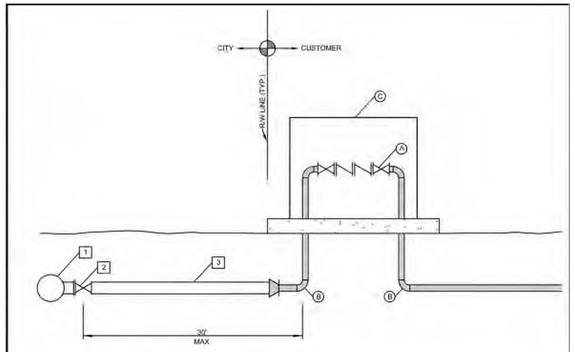
DRAWING COURTESY OF PEAK POWER ENGINEERING, INC.
1309 AGUA FRIA, SANTA FE, NM 87501

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

BONDING JUMPER DETAIL

DRAWN BY:	DATE: 09/2008
CHECKED:	SCALE:
APPROVED:	

25



ITEM

1. TEE OR TAPPING SLEEVE WITH FLG. OUTLET (4" MIN.)
2. GATE VALVE FLG. x MJ (4" MIN.)
3. RESTRAINED DIP-PW (4" MIN.)
A. REDUCED PRESSURE ZONE BACKFLOW PREVENTER W/DETECTOR ASSEMBLY
B. CUSTOMER PIPING (REDUCER/TAPPED CAP FOR PIPING LESS THAN 4")
C. HEATED ENCLOSURE

CITY OF SANTA FE WATER DIVISION
SANTA FE, NEW MEXICO
STANDARD DETAILS

TYPICAL FIRE SERVICE

DRAWN BY:	DATE: 01/2019
CHECKED:	SCALE: 1/2"

32

ENGINEERS SEAL

JEFFREY TODD WOOTEN — NEW MEXICO — 16892 — LICENSED PROFESSIONAL ENGINEER

5/27/2025

DATE

REVISIONS

N
W E
S

Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

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

CITY USE ONLY

CASE # 2024-

Lloyd & Associates
ARCHITECTS

740 ST. Michael's Dr., Suite 4A
Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

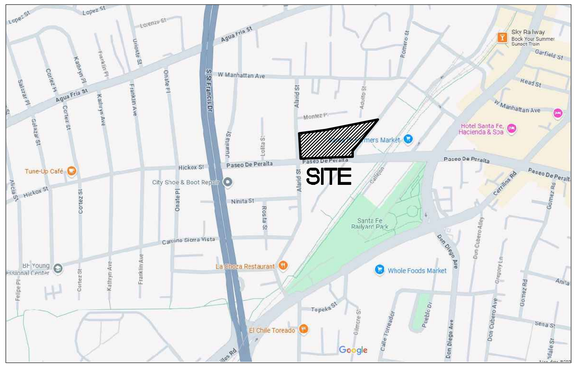
Utility Notes and Details

DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C3.05

WATER PLAN

INN at ALVORD

1625 PASEO de PERALTA



VICINITY MAP
NTS

LEGAL DESCRIPTION:
Tract A and Tract B Lying and being Situated Projected Section 26 & 27.
City of Santa Fe, Santa Fe County, New Mexico, 2.894 Acres

Fire Service Line Backflow Prevention

The Following guidelines shall be followed for backflow prevention on Fire Service Lines.

1. The owner or their plumbing / fire protection contractor is responsible for providing backflow prevention on the fire service line. Currently, the City of Santa Fe requires reduce pressure backflow preventors (RPBP) with detector check on fire service lines.
2. RPBP'S must be located in an above ground housing or in a mechanical room where adequate drainage and freeze protecttion is available. The RPBP shall be located as to minimize the unprotected length of the fire service line. The RPBP will be located within 30 feet of the fire service tap to the main.
3. The RPBP shall include an integral metered bypass detector assembly. The backflow preventor and the metered bypass shall be designed and furnished as a unit and approved by the FCCCHR-USC as a unit and meet City of Santa Fe standards.
4. The owner shall provide City of Santa Fe Water Co with the proposed location of the RPBP and the make and model number of the proposed RPBP along with the manufactureers' drawings and data for review and approval prior to construction. The RPBP shall be installed in accordance with the manufacturer's requirements (horizontal position unless alternate positions are allowed by the the manufacturer and have been approved by FCCCHR-USC).
5. A remote meter installation shall be furnished by the owner in accordance with City of Santa Fe Water Co standard detail "Remote Reading Unit" and the "Remoter Meter Installation Customer Agreement" terms and conditions.

General Notes

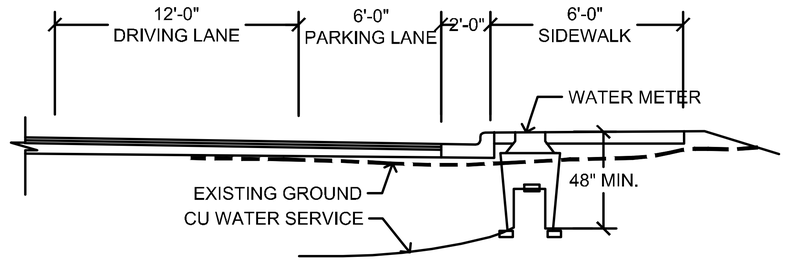
1. Contractor shall notify the City of Santa Fe Water Division (CdSFWD) five (5) days prior to commencement of work.
2. Construction shall be done in accordance with the CoSFWD construction standards and specifications.
3. All easements shall be dedicated, cleared, graded and staked prior to water line 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 CoSFWDprior 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. Four (4) feet cover to top of pipe shall be maintained on all water mains and services.
11. Contractor shall submit as-built construction packet within five (5) days of completion of construction including: valve ties, as-built drawings (including, but not limited to: fitting-to-fitting measurements, service-to-service measurements, center of main to center of service measurements, length of main installed, fittings installed, etc) and potability results.
12. All valve boxes shall be brought up to grade of the final paving material so that the concrete is exposed.
13. Fire hydrants shall be numbered using reflective numerals. The reflective numerals shall be obtained by the contractor for the CoSFWD field representative at the time the Notice To Proceed (NTP) is issued. Numbers shall be legible from the road. Prior to installing numbers, fire hydrants shall be painted.
14. A mechanical restraint system shall be utilized on fittings and piping for thrust restraint. Concrete thrust blocking shall be used only for special conditions (e.g. Caps where main will be extended in the future) as specificaly approved by CoSFWD.
15. Any field changes to the plans require approval of both the design engineer and CoSFWD.
16. Work on CoSFWD facilities shall not begin until CoSFWD has issued an NTP to the approved utility contractor.
17. Any and all easements for City-owned infrastructure shall be obtained / verified and recorded by developer before project commencement. Contractor shall verify the easement is in place before installing any infrastructure.

DOMESTIC & IRRIGATION WATER SERVICE TABLE

SERVICE ADDRESS	STREET NAME	METER SIZE & TYPE (DS OR IR)	SERVICE SIZE
1625	PASEO DE PERALTA	3" (DS)	4" (DS)
1625	PASEO DE PERALTA	2" (IS)	2" (IS)

FIRE SERVICE DESIGN TABLE

SERVICE SIZE	REQ'D FLOW* GPM	RESIDUAL PRESSURE* PSI	BUILDING(S) SERVED
6 Inch	350	20	INN at ALVORD



PIPE ROADWAY SECTION

RECORD DRAWINGS
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

RECORD MAPPING

	INITIALS	DATE
AS BUILT	____	___/___/___
VALVE MAPS	____	___/___/___
GIS (MAPPING)	____	___/___/___
Inspector Approved	____	___/___/___

A FIRE SERVICE IS DEDICATED FOR AUTOMATIC FIRE SPRINKLER SYSTEMS. ALL FIRE SERVICES MUST BE EQUIPPED WITH A REDUCED PRESSURE BACKFLOW PREVENTER (RPBP). THE BACKFLOW PREVENTER MUST BE LOCATED WITHIN 30 FEET 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 PERMINUTE.
*RESIDUAL PRESSURE IN POUNDS PER SQUARE INCH AT THE LISTED FIRE FLOW AT POINT OF CONNECTION TO MAIN.

Owner: Alvord Investors I, LLC
4514 Travis St, Suite 326
Dallas, TX 87501

Applicant: Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

JEFFREY TODD WOOTEN — NEW MEXICO — 16892 — PROFESSIONAL ENGINEER
5/22/2025

Project Name: INN at ALVORD
Project Address: 1625 Paseo De Peralta
Case #: 2025-XXXX
Sheet Name: WATER PLAN

INN at ALVORD

1625 Paseo De Peralta

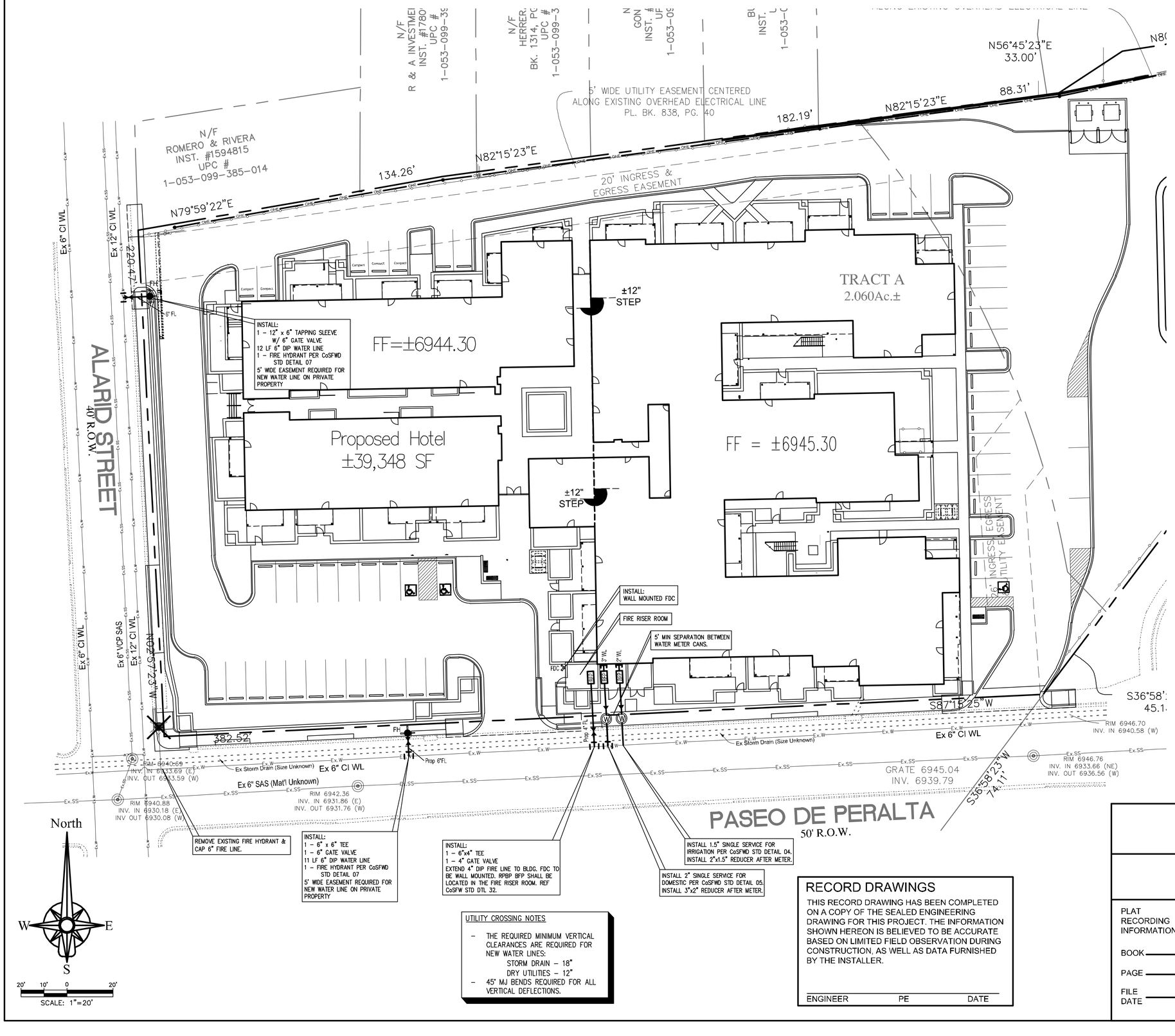
PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE ____
DATE ____

APPROVED
CITY OF SANTA FE WATER DIVISION DATE
SANTA FE FIRE DEPARTMENT DATE

INSPECTOR
DATE ____

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
I-18	T17N R9E S26	

2025
09
Sheet 1 of 2



LEGEND

- EXISTING GAS MAIN
- EXISTING TELEPHONE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- PROPOSED WATER SERVICE
- PROPOSED REDUCER
- PROPOSED POST INDICATOR VALVE (PIV)
- PROPOSED WATER VALVE
- PROPOSED FIRE DEPT CONNECTION (FDC)
- PROPOSED FIRE HYDRANT

UTILITY CROSSING NOTES

- THE REQUIRED MINIMUM VERTICAL CLEARANCES ARE REQUIRED FOR NEW WATER LINES:
  STORM DRAIN – 18"
  DRY UTILITIES – 12"
- 45° MJ BENDS REQUIRED FOR ALL VERTICAL DEFLECTIONS.

RECORD DRAWINGS

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ENGINEER PE DATE

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4514 Travis St, Suite 326
Dallas, TX 87501

Applicant: Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER
5/27/2025

Project Name: INN at ALVORD
Project Address: 1625 Paseo De Peralta
Case #: 2025-XXXX
Sheet Name: WATER PLAN

INN at ALVORD

1625 Paseo De Peralta

PLAT RECORDING INFORMATION
BOOK
PAGE
FILE
DATE

APPROVED
CITY OF SANTA FE WATER DIVISION DATE
SANTA FE FIRE DEPARTMENT DATE

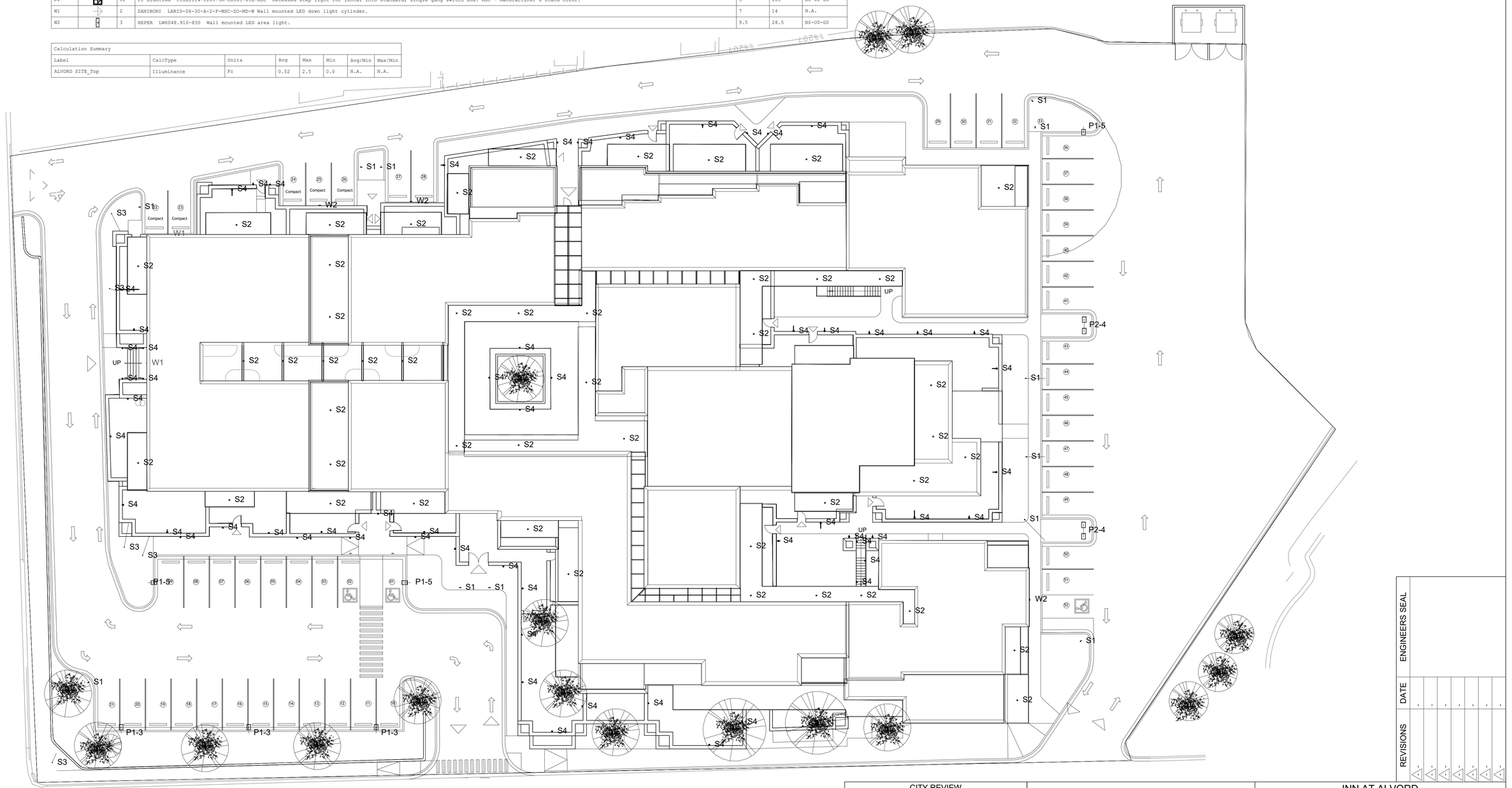
INSPECTOR
DATE
2025

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
I-18	T17N R9E S26	

09
Sheet 2 of 2

Luminaire Schedule						
Tag	Symbol	Qty	Description	Luminaire Watts	Total Watts	BUG Rating
P1-3		3	US ARCHITECTURAL DS6D-PLED-III-W-20LED-525mA-30K-UNV-1-MSC-HSPLED Single, full cut-off, Dark Sky compliant LED area light at 16ft above finished grade on shepard's crook arm with house side spill light shield. MSC - Manufacturer's Standard Color.	35.5	106.5	B1-U0-G2
P1-5		3	US ARCHITECTURAL DS6D-PLED-VSQ-W-20LED-525mA-30K-UNV-1-MSC Single, full cut-off, Dark Sky compliant LED area light at 16ft above finished grade on shepard's crook arm. MSC - Manufacturer's Standard Color.	35.5	106.5	B3-U0-G1
P2-4		2	US ARCHITECTURAL DS6D-PLED-IV-20LED-350mA-30K-UNV-1-MSCMHSPLED Double, full cut-off, Dark Sky compliant LED area light at 16ft above finished grade on shepard's crook arm with house side spill light shield. MSC - Manufacturer's Standard Color.	23.6	94.4	B0-U0-G1
S1		12	HEPER LB604.575-US-SLFB-350-830 Full cut-off lighted bollard mounted at grade. Overall height 32in. Dimmed to 3%. Manufacturer's Standard Color.	10	120	B0-U0-G1
S2		48	KREON UP40-C-ST-WH-30-FL-90-ST-D2 Surface mounted wet-rated low output down light. White finish.	2	96	N.A.
S3		5	KREON WA80-01-30-30-80-BK-GP-CA Grade mounted low output directional flood.	8	40	N.A.
S4		61	FC LIGHTING FCSL1014-120V-3K-CR185-05L-MSC Recessed step light for isntal into standard, single gang switch box. MSC - Manufacturer's Stand Color.	3	183	B0-U0-G0
W1		2	ZANIBONI LARID-06-30-A-2-F-MSC-ZO-MD-W Wall mounted LED down light cylinder.	7	14	N.A.
W2		3	HEPER LW6048.910-830 Wall mounted LED area light.	9.5	28.5	B0-U0-G0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALVORD SITE_Top	Illuminance	Fc	0.52	2.5	0.0	N.A.	N.A.



1 SITE LIGHTING STUDY

1/16" = 1'-0"

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

CASE # 2024-__

Lloyd & Associates
ARCHITECTS
740 ST. Michael's Dr., Suite 4A
Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

SITE LIGHTING PLAN

DATE:	SCALE:	SHEET:
06-24-2025	1/16" = 1'-0"	EL-001

ENGINEERS SEAL

DATE

REVISIONS

DATE: 12/28/2023 10:31:07 AM
FILE: X:\2023-18 Alvord School-Residential\CAD\04_ARCHITECTURAL_SHEET\DP\2023-18_EL-001.dwg

All TYPE P series pole lights

AREA & ROADWAY LIGHTING

PROJECT NAME: Alvoord / Cathedral Inn School, Santa Fe

PROJECT TYPE: Hospitality

DEZINER SERIES 6

Small Neoclassical, Domed Bell Luminaire

Features
The NEW Deziner Series is a flexible, configurable pedestrian scale decorative pendant luminaire with an 6.7" diameter upper housing of 0.125" thick formed aluminum with a large assortment of spun aluminum shades and ornamental options. Each lower housing is comprised of a 0.080" thick spun aluminum reflector with an integrated LED module seat, thermal management for long LED life and a thermally isolated solid state power supply chamber. TruLevel™ ball coupling.

P.LED™ Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a coppier thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded #12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. All optics are U0, Zero Uplight and are Dark Sky compliant. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters
High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance at Lf3 at 100,000 hours (TM-21 calculated at 6x Test Time) for all LED options.

True Amber LED's TIA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V (UNV), 50/60Hz or 347V & 480V, 50,60Hz. 0- 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

Finish
Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.



DS6A
Angled



DS6C
Concave/Ribed



DS6D
Deep Bell



DS6S
Skirted



DS6T
Tiered

The smallest models within the Deziner Series, offer 5 customizable styles available with optional Ambience™ Low Luminance Lens and unlit Bands.

U.L. Listed for Wet Location

2023062

U.S. Pole Company Inc | An Employee Owned Company | 660 West Avenue O, Palmdale, CA 93551 | Phone (661) 233-0300 www.uspltg.com

MADE IN THE USA

SUN VALLEY ALUMINUM & U.S. ARCHITECTURAL ALUMINUM

TYPE S1

DRAGO Forward

LB6048.575-US

IK08 IP65

heper USA



180 mm
7 3/32"
133 mm
5 15/64"
50 mm
1 31/32"
H
200 mm
7 27/32"
600 mm
38 1/2"



[SLFB]
Special linear, Forward throw - 65x70°

Configurations

Light distribution	[SLFB] 65x70°
Delivered lumens flux	721 - 1988 lm
Rated input power	10 - 20 W
Color temperature	2200 K CRI 80, 2700 K CRI 80, 3000 K CRI 80, 4000 K CRI 80
BUG rating	B1-U0-G1, B0-U0-G0
Lifetime L90 (hour)	>42, 000
Lifetime L80 (hour)	>42, 000

Options

Control	On/Off, 0-10V
Product colors	
Height	0.8', 2.6',

Extras

Consult the factory	Emergency kit, Motion sensor
Luminaire body options	Double powder coating

Technical information

Listings and Ratings	DarkSky Friendly, Product is NRTL listed suitable for wet locations in US and Canada in accordance with UL1598. Luminaire performance tests have been conducted in accordance with IES LM-79-08 standards.
Mounting	Surface mountable
Housing	Corrosion resistant, extruded, marine grade aluminum housing
Finishing	Chromate conversion pretreatment followed by electrostatic powder coating
Fasteners	Stainless steel (AISI 304 / EN 1.4301 grade)
Gasket	Liquid silicone
Lens / Reflector	High reflectance aluminium coating, multifaceted micro reflector
Glass / Diffusor	Tempered safety glass
Impact protection	IK08
Ingress protection	IP65
Input voltage	120-277V 50/60Hz
Insulation class	Class I
Weight	7.76 lbs (0.8'), 9.9 lbs (2.6')
LED module	High power LEDs on metal-core PCB
Driver	Integral LED driver
Driver surge protection	3/3 kV
Power factor	> 0.90
Through wiring	Single power cord entry
Operating temperature	-40...50°C
Power cord	20" of outdoor use rated flexible power cord
Notes	3000K CCT or warmer must be selected to be

HEPER USA LLC - Wisconsin HQ
1433 N Water Street Suite 400
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United States
+1 312 910 9740
infoUS@hepergroup.com

HEPER USA LLC - Chicago Office
448 N LaSalle Dr 9th Floor Chicago,
IL - 60654
United States
infoUS@hepergroup.com

We reserve the right to change specifications without prior written notice. Edition: 13.03.2024. For current version visit heperlighting.com. All flux (±%7 tolerance) and power values (±%10 tolerance) are derived following appropriate IES, CIE, and applicable standards.

TYPE S2

inti

kreon





KU_____- _____- _____- _____- (FX)/(DR)- 90 - _____ _____- _____-

kreon inti	light configuration	louver finish[1]	directional beam angle (leave blank for FX)	CCT[2]	CRI	dome finish	dimming[3]	backbox option
INT 80mm with flange **INTIL** 80mm trimless/ flangeless install in plastered ceiling **INTSH** 80mm with trimless/ flangeless install with shadow gap in plastered ceiling	**FX**[4] Fixed (dome only) 823lm delivered **DR**[4] Directional (dome w/ adjustable spot) 576lm + 100/250lm delivered	**WH** white **BL** black	**SP** (100m delivered) Spot 20° **DL** (250m delivered) Dark Light 33° **WDL** (250lm delivered) Wide dark Light 56° **Directional LED** (leave blank for FX) **27** 2700K **30** 3000K	**Fixed Dome** **27** 2700K **30** 3000K **WD** warm dim (1800k-3000k) **Directional LED** (leave blank for FX) **27** 2700K **30** 3000k	**90** CR90+	**D1** glossy[5] **D3** matte	**D1** triac phase Dimming (1%) (120Vac only) **D2** 0-10V Dimming (1%) **D3-ECO** lutron ecosystem dimming (1%) **ONF** on-off	**NIC120** Non-IC Backbox (120V) **NIC277** Non-IC Backbox (277V) **IC120** IC Backbox (120V) **IC277** IC Backbox (277V) **AIC120** Airtight, IC Rated (120V) **AIC277** Airtight, IC Rated (277V) **CP120** Chicago Plenum, IC Rated (120V) **CP277** Chicago Plenum, IC Rated (277V)

Ordering Example: KUINT-DR-BL-DL-2730-90-D3-D1-NIC120

1. for directional versions adjustable spot finish matches louver
2. 2730 dimming for fixed versions only. 2700 dome with 3000 trim,no warm dim can be combined with directional (static CCT) configuration
3. dimming for directional versions are not independent between the dome and spot.
4. IP54 for fixed versions only
5. IP65 for directional versions
6. glossy finish incorporates unique finish to the dome mimicking the appearance of glass.

kreon inc.
USA & Canada
INTI_US_SPEC_SHEET_V1.1_02/26/2024

20 Murray Hill Parkway, Suite 180
East Rutherford, NJ 07073

(201) 298-4448
quotes@kreon.com

www.kreon.com

wabi – external spotlight

kreon

date: _____ customer:_____

project: _____

type: S3 _____ qty:_____


wabi


wabi ballard

wabi is a versatile external spotlight designed to provide architectural accent lighting to buildings. an LED light source is contained within the fully directional and lockable light head that can be fixed to walls or attached to the optional ground post. wabi can also be accessorised with an optional glare prevention cylinder to improve light control.

kreon wabi comes as a screwbased spotlight or as a ballard.

the luminaire head can be rotated 360° and tilted up to 90°. the inclination of the luminaire is lockable and can easily be set by using the marks indicated on the fixture.

with the use of the optional installation accessories, this compact spotlight is suitable for installation on a wide range of outdoor surfaces, like concrete, gravel and soil.

construction

luminaire
surface-mounted fixture for wall or floor applications. optional ballard in two sizes.

gear
internal or external

finish
black (RAL 9004)

mounting options
wall mount and floor mounting for concrete, wood and other surfaces available

electrical characteristics

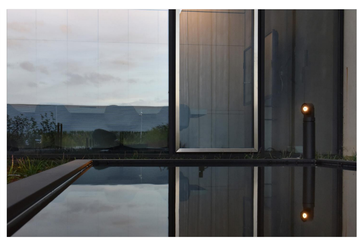
classifications
IP65 outdoor rated

LED specification
4W LED chip, CRI 80, 387 lumens delivered, 2700 and 3000K CCT available

LED life
usable life of the LED chip at 50,000 hours at L70

gear
standard on/off dimming 0-10 Volt available on request.





V#4 2/2018

FC OUTDOOR LIGHTING

Date:
Type: S4
Fixture:
Project:
Approved:

FCSL1000 Series

FCSL1000 Series ADA certified, direct AC, die-cast step light for installation in standard, single-gang j-box for interior or exterior applications. ELV dimming included.

120V ONLY

ADA


FCSL1011 FCSL1012 FCSL1013 FCSL1014 FCSL1015

SPECIFICATIONS	
PHYSICAL	
dimensions	Fixture 3.1" W x 4.9" H x depth from surface: FCSL1011 - .9" D, FCSL1012 or FCSL1013 - .6" D, FCSL1014 or FCSL1015 - .3" D
weight	0.4 lbs
housing	Marine grade, corrosion resistant, heavy walled, die-cast aluminum
lens	White glass lens
mounting	Mounts directly to single-gang J-Box with minimum inside dimension, 4"H X 2"W X 1.75"D, Mount Vertical (std) or in Horizontal Position (HP)
ingress protection	IP65 : dry, damp or wet locations with neoprene gasket
faceplate finish	Available in Black, Bronze, Graphite Grey, Silver, White and Custom Colors. Six stage chemical iron phosphate conversion pre-treatment. Polyester powder coat finish, 18 µm Min., 5,000 hour salt spray test (ASTM B117) compliant with Florida / AAMA 2604 specification.
PERFORMANCE	
color temperature	2700K, 3000K, 3500K, 4000K
lumen output	models: FCSL1011 - 35 lm, FCSL1012 - 10 lm, FCSL1013 - 15 lm, FCSL1014 - 50 lm, FCSL1015 - 76 lm
lumen maintenance	L70 >70,000 hours
color consistency	3 SDCM / 85 CRI
operating temperature	-13°F to 104°F (-25°C to 40°C)
warranty	5-Year limited warranty
ELECTRICAL	
input voltage	120 VAC only
power supply	Integral Class II, electronic high-power factor > 94% @ 120V
standards	ETL / cETL
power consumption	3W (10–76 lm)
dimming	ELV dimming, 10% minimum (included)

Due to continuous development and improvements, specifications are subject to change without notice.
Product use certifies agreement to FC Lighting, Inc. terms and conditions.

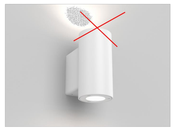
© FC Lighting, Inc. 3609 Swenson Ave • St. Charles, IL • 60174 | fclighting.com | 800.900.1730

US Commercial Lighting Manufacturer Since 1982

JC-DM-040324

ZANIBONI LIGHTING

Lara 1 D



- Direct
- Round
- Fixed
- 1" Inner Aperture

Project:
Type: W1
Contact:

ORDERING INFO

W1 LAR1D __ __ __ __ __ __ __ __ __

MODEL	Wattage	Kelvin	CRI	Beam	Lens	Color	Driver	Installation	I.P. Rating
LAR1D: Lara 1 D	**06** : 06W (3W x2) **14** : 14W (7W x2)	**27** : 2700° **30** : 3000° **35** : 3500° **40** : 4000° **AM** : Amber **RGW** : RGBW **TD** : Tunable White 2700K to 6500K (Daylight) **TH** : Tunable White 1800K to 4000K (Hospitality)	**A** : 80 **B** : 95	**6** : 60° **3** : 36° **2** : 24° **1** : 10°(WD, TH, TD, and RGBW not possible with 10°)	**F** : Frosted **P** : Prismatic **C** : Clear	**WS** : Matte White **BK** : Matte Black **CC** : Custom Color **BP** : Black Pearl **SN** : Satin Nickle **BZ** : Bronze	**00** : No Driver **Z0** :0-10V Dimmable to 1% **E0** : ELV Dimmable **L0** : Lutron™ (Lutron EcoSystem) **N0** : Non-Dimmable **D0** : DALI **X0** : DMX **V0** : Low Voltage CC2CV (Price does not include power supply)	**00** : No Housings (Option when product is installed in Low Voltage - Class 2) **R0** : Retro-Fit Enclosure **RL** : Retro-Fit for Lutron™ **M0** : Jbox Cover	**W** : Wet IP 65

Notes:
Drivers are designed with universal input voltage compatibility, accommodating a range from 120V to 277V.

SPECIFICATIONS

LED Source
Tool-free field-replaced LED module. Propriety high performance aluminum extruded heatsink, anodized black for maximum LED life. 2 SDCM Binning for all static colors.

Beams
Computer-optimized reflector design, high reflected finish aluminum for 24°, 36° and 60°. For 10° beam angle option a Total Internal Reflection technology is used.

Body
We use CNC machining to precision-machine 6063 aluminum bodies to tight tolerances. Then, we powder coat them in our in-house facility for a durable, long-lasting finish. This process ensures that our bodies meet our high standards of quality and performance.

Fixture Retention
Wall sconce to be mounted to standard single gang junction box, with hardware supplied by others. Please refer to the proper installation instructions if a different condition for mounting is presented.

Life
L80(10K): 55,000+ hrs at 80% of initial lumens.

Label
ETL listed for US Canada. CE labeled. CCC label available on request.

Warranty
5 years limited warranty.
https://zanibonilighting.com/terms-and-conditions.html

Zanboni lighting - Ph +1(727)213-0410 - Fx +1(727)683 - 9720 - zanibonilighting.com - 101 N Garden Ave Suite 230, Clearwater - FL 33755
The manufacturer reserves the right to change or modify the design, dimensions, and photometric information at any time without notice. The manufacturer accepts no liability for consequential damage which is occasioned to the user based on the data provided.

Rev 2024-08-08
page 1

TYPE W2

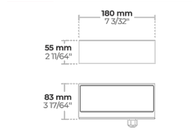
DOGO 8 LED

LW6048.910-US

IK08 IP65

heper USA






[T3]
Type III - 144x57°

Configurations

Light distribution	[T3] 144x57°
Delivered lumens flux	709 lm
Rated input power	9.5 W
Color temperature	2700 K CRI 80, 3000 K CRI 80, 4000 K CRI 80
Lifetime L90 (hour)	>102, 000
Lifetime L80 (hour)	>102, 000

Options

Control	On/Off, 0-10V
Product colors	

Extras

Mounting options	Extra surface mounting adaptor for a flat wall
Luminaire body options	Double powder coating

Technical information

Mounting	Surface or wall mountable
Housing	Corrosion resistant, marine grade aluminum housing
Finishing	Chromate conversion pretreatment followed by electrostatic powder coating
Fasteners	Stainless steel (AISI 304 / EN 1.4301 grade)
Gasket	Silicone
Lens / Reflector	PMMA lens with high optical efficiency
Glass / Diffusor	Tempered safety glass
Impact protection	IK08
Ingress protection	IP65
Input voltage	120-277V 50/60Hz
Insulation class	Class I
Weight	2.5 lbs
Driver	Integral LED driver
Through wiring	Single power cord entry
Operating temperature	-40...50°C
Power cord	8" of flexible power cord
Packing box dimensions	4 21/64"*7 7/8"*2 3/4"

HEPER USA LLC - Wisconsin HQ
1433 N Water Street Suite 400
Milwaukee, WI - 53202
United States
+1 312 910 9740
infoUS@hepergroup.com

HEPER USA LLC - Chicago Office
448 N LaSalle Dr 9th Floor Chicago,
IL - 60654
United States
infoUS@hepergroup.com

We reserve the right to change specifications without prior written notice. Edition: 05.03.2024. For current version visit heperlighting.com. All flux (±%7 tolerance) and power values (±%10 tolerance) are derived following appropriate IES, CIE, and applicable standards.

ENGINEERS SEAL

DATE

REVISIONS

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

CASE # 2024-__

CITY USE ONLY

Lloyd & Associates
ARCHITECTS
740 ST. Michael's Dr., Suite 4A
Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

CUT SHEETS

DATE: 06-24-2025 | SCALE: | SHEET: EL-002

DATE: 12/28/2023 10:31:07 AM
FILE: X:\2023-18 Alvord School-Residential\CAD\04_ARCHITECTURAL_SHEET\DP\2023-18_EL-002 CUT.dwg

PRE APPLICATION MEETING REQUEST FORM

Request for Staff Attendance

Project Information

Project Name: The Alvord Inn

Address: 1625 Paseo de Peralta Santa Fe NM Parcel Size: 2.05 Acres

Zoning: BCD-RED Future Land Use: Community Commercial Overlay: Cerrillos Road

Type(s) of Application/Approval Sought: Rezoning Rezoning

Project Description: A Development Plan proposing repurposing the abandoned Alvord school building into an all suite hotel with amendment to approved master plan.

Property Owner Information

Name: ALVORD INVESTORS I LLC

Address: 4514 TRAVIS ST STE 326 DALLAS , TX 87501

Phone: (505)603-7644 E-mail Address: aduettra@gmail.com

Applicant/Agent Information (if different from owner):

Name: Lloyd & Associates Architects

Address: 740 Saint Michael's Dr, Suite 4A

Phone: 505-795-5167 E-mail Address: Sheb @lloyd-architects.com

Agent Authorization (if applicable):

I am/We are the owner(s) and record title holder(s) of the property located at: 1625 Paseo de Peralta

I/We authorize Lloyd & Associates Architects to act as my/our agent to execute this application.

Signed: Date: 4/11/24

Signed: Date:

☐ ***All submittals are due electronically as PDF files.***

☐	Recorded Plat (Legal Lot of Record)	☐	Proposed Site Plan	☐	Detailed Project Description

Pre Application General Provisions 14-3.1(E)

The pre-application conference is required at least 15 days before certain applications are filed. The conference is an opportunity to review the proposal for conformity with the general plan, utility accessibility, road and street system capacity, terrain management and suitability for the proposed project in relation to city codes, regulations and ordinances.

The city does not assume any responsibility for a lack of understanding of these regulations by the applicant. Advice to the applicant shall not be construed to result in the city, its officers, agents or employees becoming responsible for damages to the applicant as a result of the applicant's reliance on information given by them. Advice to the applicant does not limit the discretion of any land use board or the governing body in making conditions of approval for the proposed development not anticipated at the time of the pre-application conference.

PRE APPLICATION MEETING REQUEST FORM

Pre Application General Provisions 14-3.1(E) Continued

Annexations and Rezonings: The purpose of the pre-application conference is to review the proposal for conformity with the general plan, availability of community facilities and utilities, proposed utilities and street improvements, required park and open space improvements and other requirements as may be dictated by city ordinance.

Subdivisions: The applicant must submit a sketch plan and supplementary data sufficient to determine the feasibility of the proposal. The applicant should employ a competent land planner, professional engineer or professional land surveyor to assist in the development of the proposed subdivision. All documents must be submitted as PDFs when the request for a pre-application conference is made.

The land use director, the public works department and other city department as appropriate shall advise the applicant as to the appropriateness of the subdivision proposal in relation to the general plan, utility accessibility, road and street system capacity, terrain management, and suitability of the proposed subdivision in relation to present city codes, regulations and ordinances.

Residential Developments: Those developments that are subject to the Santa Fe Homes Program set forth in Section 26-1 SFCC1987 are required to have a pre-application conference.

Other Development: The Land Use Director may determine that a pre-application conference is necessary for other applications to land use boards due to the scope or complexity of the proposed project; and the Land Use Director may waive or modify the pre-application conference procedures based on a determination that the purposes of the conference have been achieved by other means or that the limited scope or simplicity of the project does not warrant a formal pre-application conference.

Staff Use Only

Meeting Approved: Yes NA

DRT staff members required:

EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information

Project Name: The Inn at Alvord

Address: 1625 Paseo de Peralta Parcel Size: 2.05 Acres

Zoning: BCD-RED Future Land Use: Community Commercial

Preapplication Conference Date: 05/09/2024

Detailed Project Description: A development Plan proposing adaptive reuse of the abandoned Alvord school building into a all suite hotel
In addition to renovating the existing building an addition will be added working within the approved master plan for the property

Property Owner Information

Name: ALVORD INVESTORS I LLC

Address: 4514 TRAVIS ST STE 326 DALLAS , TX 87501

Phone: (505)603-7644 E-mail Address: aduettra@gmail.com

Applicant/Agent Information (if different from owner):

Name: Lloyd & Associates Architects

Address: 740 Saint Michael's Dr, Suite 4A

Phone: 505-795-5167 E-mail Address: Sheb @lloyd-architects.com

Agent Authorization (if applicable):

I am/We are the owner(s) and record title holder(s) of the property located at: 1625 Paseo de Peralta

I/We authorize Lloyd & Associates Architects to act as my/our agent to execute this application.

Signed: Wayne S. Lloyd Date: 5-17-24

Signed: Date:

Proposed ENN Meeting Dates:

Provide 2 options:	*Preferred Option*	*Alternative*
DATE:	06/10/2024	06/13/2024
TIME:	5:00PM	5:00PM
LOCATION:	Zoom meeting	

ENN GUIDELINES

Applicant Information

Project Name: Development Plan for the Inn at Alvord

Name: Mirando (Last) Sheb (First) (M.I.)

Address: 740 Saint Michael's Dr, Suite 4A (Street Address) (Suite/Unit #)

Santa Fe (City) NM (State) 87505 (ZIP Code)

Phone: (505) 795-5167 E-mail Address: Sheb @lloyd-architects.com

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 2001, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about the criteria, consult the Land Development Code.

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS ***For example: number of stories, average setbacks, mass and scale, landscaping, lighting, access to public places, open spaces and trails.***

This project would re-purpose and where possible, restore a vacant building into a vibrant and attractive property. The developer intends to work closely with the neighborhood to complete a design that is compatible with the surrounding area. The proposed building would follow the design of the existing building while bringing a softened residential feel to current building. The parking is spread around the entire lot to limit any islands of cars and asphalt. The proposed design follows the approved master plan which limits the height of the building to 26' feet, significantly lower than would be allowed by the underlying zoning. The second floor sets back significantly from from the buildings residential neighbors, so that the visual impact on surrounding properties is limited.

(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT ***For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.***

The current site is covered in asphalt and was a fire and safety hazard to the neighborhood while it was vacant. The new design would bring significantly more landscaping to the site and reduce the amount of asphalt so that water is able to be passively collected for the new landscaping.

(c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN ***For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.***

No archaeological sites exist on the property. Included in our development plan application will be an archaeological survey showing this. Several culturally important murals exist on the property. The owner would like to work further with the city and neighborhood to find the best method of preservation and restoration of the murals that is sensitive to the community, as well as the neighborhood.

(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN ***For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.***

The terraced massing of the proposed building is in keeping with Santa Fe Style. The proposed design follows follows the Territorial Style of the existing building but in a form much more compatible with a residential neighborhood.

(e) EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES ***For example: increased access to public transportation, alternate transportation modes, traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.***

Two vehicle access points are planned on Paseo de Peralta to ease traffic impact. A separate utilityaccess is on located on Alarid street. The owners wish to provide an expanded sidewalk down Paseo de Peralta, which will help manage pedestrian traffic from the rail-yard at peak times. This would be an all suite hotel (intended for long term stay) This use has much less traffic than a standard hotel or other residential uses.

(f) IMPACT ON THE ECONOMIC BASE OF SANTA FE ***For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.***

This project with have positive impact on local business. All suite hotels create a great deal of business to their immediate and adjacent neighborhoods.

(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS ***For example: creation, retention, or improvement of affordable housing; how the project contributes to serving different ages, incomes, and family sizes; the creation or retention of affordable business space.***

An all suite hotel is rather far from Affordable Housing. That said, this is an infill project at a vacant school built on what is now rather valuable land. Because of this any housing built at market rate in this area would undoubtedly increase the median housing cost in santa fe. A hotel would be the only allowable residential use on this property that would be a net neutral to the housing market.

(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES ***For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.***

This project does not require new services. All the utility services existing already on site.

(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS ***For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.***

This project will utilize porous paving to allow for water drainage for a significant section of the new paving. As well as utilizing landscaping that is drought tolerant.

(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS ***For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.***

All of the rooms in this project have walk up access from the side walk. Yard-walls will be added per the master plan, to screen the sidewalk at Alarid Street. The sidewalk on Paseo de Peralta will be expanded in width to create a more gracious access to the railyard area adjacent to the property.

(k) EFFECT ON SANTA FE'S URBAN FORM ***For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's effect on intra-city travel and between employment and residential centers.***

This project epitomizes compact urban form as it is discussed in the City General Plan. This is because the project is a residential in-fill project that is adaptive re-use of an existing property.

(l) ADDITIONAL COMMENTS (optional)

Santa Fe Public Schools

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

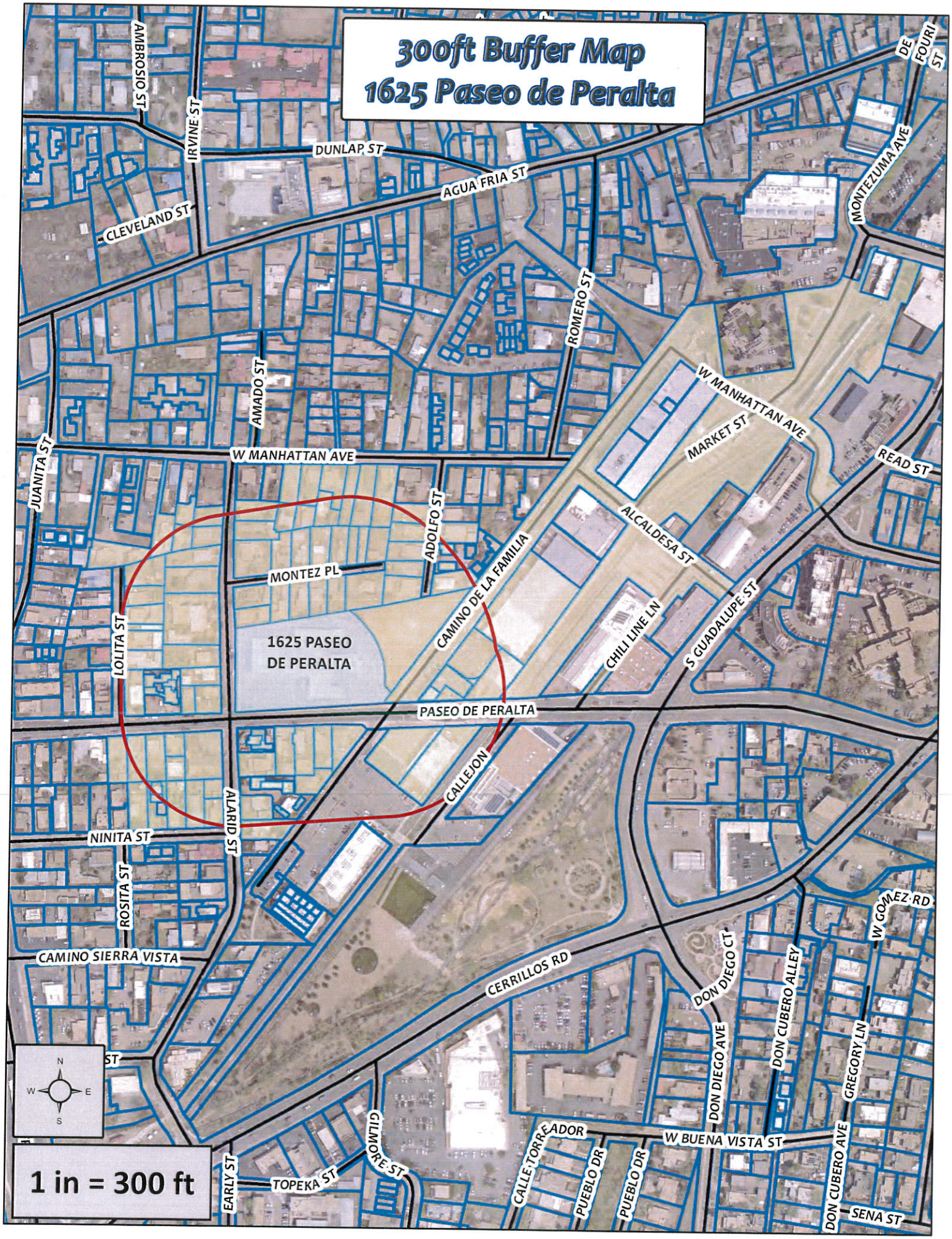
1. Project Name: The Inn at Alvord
2. Location of Property: 1625 Pasco de Peralta, Santa Fe, NM 87501
3. Owner/Agent Name: Lloyd and Associates Architects
   Mailing Address: 740 St. Michaels Drive, Suite 4A, Santa Fe, NM 87505
   Phone & Fax: Wayne Lloyd (505-470-3338), Sheb Mirando (505-795-5167)
4. Unit Matrix

PROJECT EFFECT ON STUDENT POPULATION		
Unit Type	Unit Quantity	Average Price
Single Family (detached) Single Family (attached) Townhome/ Apartment Multi-Family Commercial	NO AFFECT	

5. Elementary School Zone for Proposed Development: Aspen
6. Middle School Zone for Proposed Development: Aspen
7. High School Zone for Proposed Development: Santa Fe
8. Build out Rates (Year/s; #/yr): ANTICIPATED CONSTRUCT START IS LATE 2024 OR EARLY 2025

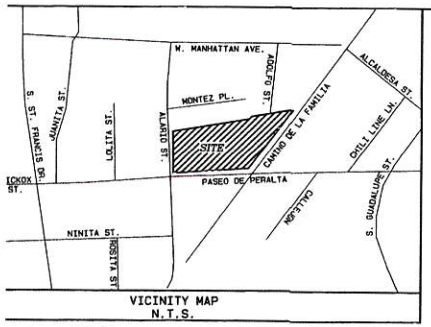
Educational Services Center
610 Alta Vista
Santa Fe, NM 87505
Telephone (505) 467-2000
www.sfps.info

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


300ft Buffer Map
1625 Paseo de Peralta
AMBROSIO ST
IRVINE ST
DUNLAP ST
AGUA FRIA ST
CLEVELAND ST
DE FOURI ST
MONTEZUMA AVE
ROMERO ST
AMADO ST
W MANHATTAN AVE
MARKET ST
READ ST
JUANITA ST
ADOLFO ST
ALCALDESA ST
MONTEZ PL
CAMINO DE LA FAMILIA
LOLITA ST
1625 PASEO DE PERALTA
CHILI LINE LN
S GUADALUPE ST
PASEO DE PERALTA
CALLEJON
ALARID ST
NINITA ST
ROSITA ST
W GOMEZ RD
CAMINO SIERRA VISTA
CERRILLOS RD
DON DIEGO CT
DON CUBERO ALLEY
DON DIEGO AVE
GREGORY LN
N
W
E
S
1 in = 300 ft
EARLY ST
TOPEKA ST
GILMORE ST
CALLE TORREADOR
W BUENA VISTA ST
PUEBLO DR
PUEBLO DR
DON CUBERO AVE
SENA ST

LOT SPLIT SURVEY OF 551 ALARID STREET INTO TRACT A & TRACT B

LYING AND BEING SITUATED PROJECTED SECTION 26 & 27, T.17N., R.09E., N.M.P.M., IN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO



VICINITY MAP
N.T.S.

OWNER'S CONSENT

THE UNDERSIGNED OWNER(S) DO HEREBY ATTEST THAT THE LOT SPLIT AND PLATTING AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES. THE UNDERSIGNED OWNER(S) DO HEREBY GRANT EASEMENTS FOR ALL EXISTING UTILITIES SERVING THIS PARCEL AND 20' WIDE ACCESS, EMERGENCY TURNAROUND & UTILITY EASEMENT, THESE LANDS LIE WITHIN THE PLATTING AND PLANNING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

STEVEN A. CARRILLO, PRESIDENT OF THE BOARD OF EDUCATION SANTA FE PUBLIC SCHOOLS

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF August 2018.

NOTARY PUBLIC

8/17/19
MY COMMISSION EXPIRES

OFFICIAL SEAL
Dina C. Gutierrez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 8/17/19

SUMMARY COMMITTEE APPROVAL, CASE# 2018-42 APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF JULY 5, 2018.

SUMMARY COMMITTEE CHAIRMAN — DATE 8/20/18

SUMMARY COMMITTEE SECRETARY — DATE 8/20/18

CITY OF SANTA FE APPROVAL

Interim LAND USE CITY ENGINEER — DATE 8/20/18

LAND USE CITY PLANNER — DATE 8/20/18

COUNTY ACKNOWLEDGEMENT

SANTA FE COUNTY TREASURER — DATE 8-17-2018

CITY OF SANTA FE NOTES & CONDITIONS

a) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

b) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

c) BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

d) EACH LOT SHALL BE SERVICED WITH SEPARATE SEWER AND WATER SERVICES.

e) NO FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED ACROSS OR WITHIN THE UTILITY EASEMENTS.

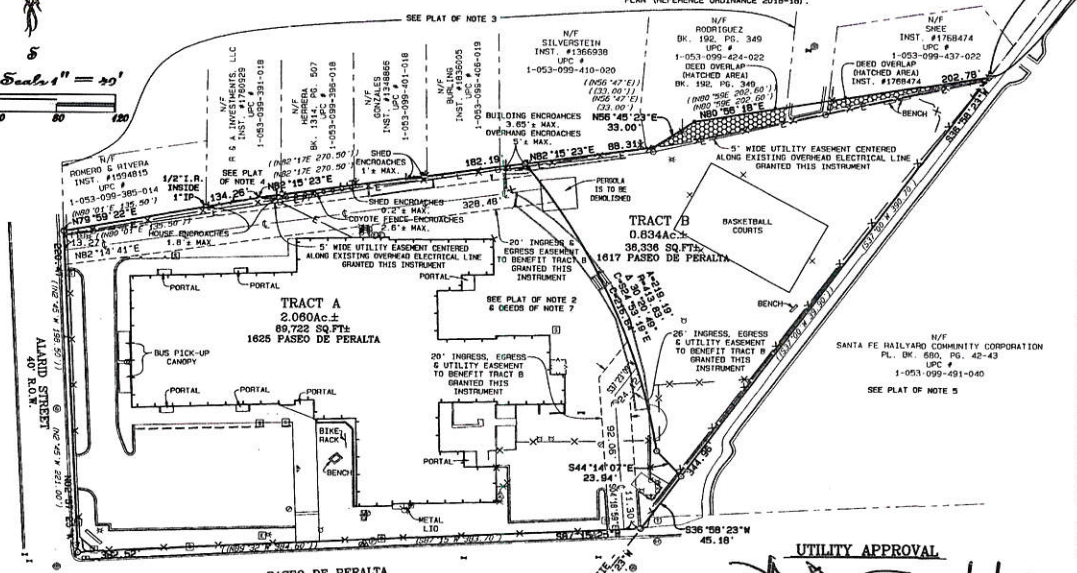
f) WASTEWATER UEC FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.

g) CONSTRUCTION OF INFRASTRUCTURE SHALL BE TIED TO THE MASTER PLAN PHASING PLAN (REFERENCE ORDINANCE 2018-10).

LEGEND

- FOUND MONUMENT AS NOTED
- SET CHISELED "X" IN CONCRETE, UNLESS NOTED OTHERWISE
- CALCULATED POINT, NOT SET
- LIGHT POLE
- TELEPHONE MANHOLE
- PARKING PAY STATION
- GAS METER
- CLEANOUT
- SIGN
- UNDERGROUND ELECTRICAL BOX
- ELECTRICAL PANEL
- STORM SEWER MANHOLE
- ELECTRIC TRANSFORMER
- WATER METER
- SANITARY SEWER MANHOLE
- BASKETBALL GOAL POST
- UTILITY POLE
- ANCHOR WIRE/POST
- DROP INLET
- WATER VALVE
- FLAG POLE
- IRRIGATION CONTROL VALVE
- SPIGOT
- UTILITY HOT BOX
- FIRE HYDRANT
- UNDERGROUND TRAFFIC SIGNAL BOX
- RAILING
- RAILROAD TIES
- E — OVERHEAD ELECTRICAL LINE
- COYOTE FENCE
- X — CHAINLINK FENCE
- WOOD FENCE
- IRON RAILING

Graphic Scale 1" = 40'
0 20 40 80 120



NOTES:

1. BASIS OF BEARING IS TAKEN FROM AUTONOMOUS GPS OBSERVATIONS OF ASTRONOMIC NORTH ON DECEMBER 20, 2017.
2. REFER TO PLAT ENTITLED "PLAT OF STERN'S SECOND ADDITION" PREPARED BY JAS C. HARVEY, N.M.P.S. No. 58, RECORDED IN BOOK 1, PAGE 88 AT THE SANTA FE COUNTY CLERK'S OFFICE. SEE DATA IN PARENTHESIS ( ).
3. REFER TO PLAT ENTITLED "PLAT SHOWING SURVEY OF PROPERTY FOR MONTES ADDITION" PREPARED BY SAMUEL P. DAVALOS, N.M.P.S. No. 564, RECORDED IN BOOK 3, PAGE 366 AT THE SANTA FE COUNTY CLERK'S OFFICE.
4. REFER TO PLAT ENTITLED "PLAT OF BOUNDARY SURVEY FOR SUSANNE M. WALKFORD" PREPARED BY PHILIP B. WIEGEL, N.M.P.S. No. 9758, RECORDED IN BOOK 765, PAGE 10 AT THE SANTA FE COUNTY CLERK'S OFFICE.
5. REFER TO PLAT ENTITLED "ALTA/ACSM SURVEY OF PARCELS M-1 THRU M-10 AND PARCEL G FOR THE RAILYARD COMPANY, LLC, AMBIT ORIGINATOR I, LLC, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY" PREPARED BY MITCHEL K. NOONAN, N.M.P.L.S. No. 6998, RECORDED IN BOOK 680, PAGES 42-43 AT THE SANTA FE COUNTY CLERK' OFFICE.
6. REFER TO PLAT ENTITLED "LOT LINE ADJUSTMENT SURVEY FOR ERIC C. GENT & ELISE SMITH GENT REVOCABLE TRUST U/A DATED JUNE 4, 1993, CITY OF SANTA FE & THE SANTA FE RAILYARD COMMUNITY CORPORATION" PREPARED BY MITCHEL K. NOONAN, N.M.P.L.S. No. 6998, RECORDED IN BOOK 795, PAGE 21 AT THE SANTA FE COUNTY CLERK'S OFFICE.
7. REFER TO QUIT CLAIM DEED, NATHAN B. STERN TO BOARD OF EDUCATION OF THE CITY OF SANTA FE, DATED DECEMBER 4, 1931 AND QUIT CLAIM DEED, FILOMENA WHEELON TO BOARD OF EDUCATION OF THE CITY OF SANTA FE, DATED DECEMBER 16, 1931. (BOTH UNRECORDED) METES AND BOUNDS DESCRIPTION DOES NOT FULLY DESCRIBE ALL BLOCK 1 & 2 OF STERN'S SECOND ADDITION AS LISTED IN SAID DEEDS. SEE DATA IN DOUBLE PARENTHESIS ( ).
8. THIS LAND LIES WITHIN ZONE "X", AREAS OF MINIMAL FLOODING IN ACCORDANCE WITH THE FEDERAL INSURANCE ADMINISTRATION SPECIAL FLOOD HAZARD AREA MAP/F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE SANTA FE COMMUNITY PANEL No.350400412E, DATED DECEMBER 4, 2012.
9. REFER TO PLAT ENTITLED "PLAT AND PLANS OF WEST MANHATTAN COMPOUND CONDOMINIUM" PREPARED BY ROBERT K. RIECKEN, N.M.P.L.S. No. 17321, DATED MAY 14, 2009 AND HAVING PROJECT No. C-2009A. (UNRECORDED)

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 reasonably 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 facilities reasonable necessary to provide electrical service.
3. Centurylink for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Cable TV for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

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 purposes 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. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) 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 rights which may have been granted by prior plat, replat or other document and which are not specifically described and shown on this plat.

UTILITY APPROVAL

PUBLIC SERVICE COMPANY OF NEW MEXICO — DATE 8/10/2018

CENTURY LINK — DATE 8/20/2018

NEW MEXICO GAS COMPANY — DATE 8-10-18

COMCAST CABLE — DATE 8-10-2018

SURVEYOR'S CERTIFICATE

I MITCHEL K. NOONAN, N.M.P.L.S. No. 6998 DO HEREBY CERTIFY TO THE BOARD OF EDUCATION OF THE CITY OF SANTA FE THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. 12/20/17

MITCHEL K. NOONAN — 08/09/18 — N.M.P.L.S. No. 6998

MITCHEL K. NOONAN NEW MEXICO 6998 PROFESSIONAL LAND SURVEYOR

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 20 DAY OF Aug. A.D. 20 18 AT 1:54 O'CLOCK PM AND WAS DULY RECORDED IN PLAT BOOK 838 PAGE 040 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, N.M.

DEPUTY

COUNTY CLERK GERALDINE SALAZAR SANTA FE COUNTY NEW MEXICO

186543

INDEXING INFORMATION FOR COUNTY CLERK

UPC 1-053-098-410-525
OWNER: BOARD OF EDUCATION OF THE CITY OF SANTA FE
FILED: NOT RECORDED
SUBDIVISION:
SECTIONS: SECTION 26&27, T. 17 N., R. 09 E., N.M.P.M.

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 982-9429 FAX (505) 986-3413

DATE (S): 4/8/18 — DRAWN BY: DKR — PROJECT NO. C-2786

Owner Name	Situs address
RAILYARD PERFORMANCE CENTER	
SANTA FE RAILYARD COMMUNITY CO	0 GUADALUPE ST
SANTA FE RAILYARD COMMUNITY CO	1611 PASEO DE PERALTA
SANTA FE RAILYARD COMMUNITY CO	1611 PASEO DE PERALTA
SANTA FE RAILYARD COMMUNITY CO	1613 PASEO DE PERALTA
SANTA FE RAILYARD COMMUNITY CO	1613 PASEO DE PERALTA UNIT A
TRURO PARTNERS LLC	1613 PASEO DE PERALTA UNIT B
ZONA DEL SOL	1614 PASEO DE PERALTA
SANTA FE RAILYARD COMMUNITY CO C/O Exec Dir Teen Center	1614 PASEO DE PERALTA
SANTA FE RAILYARD COMMUNITY CO	1616 PASEO DE PERALTA
ALVORD INVESTORS I LLC	1617 PASEO DE PERALTA
SALAZ, PEDRO JR & ROSIE SALAS	1618 PASEO DE PERALTA
HOOVER, CONNIE E REVOCABLE LIVING TRUST	1622 PASEO DE PERALTA
SMITH, RYAN & SUZANNA PRATT	1624 PASEO DE PERALTA
NEWMAN, DEANNE KREIS TRUSTEE C/O Deanne Kreis Newman Lvg Trst	1626 PASEO DE PERALTA
VALENTIN B SUAZO JR REVOCABLE TRUST C/O Anna Wright	1700 PASEO DE PERALTA
MUNIZ, RAYMOND	1701 PASEO DE PERALTA
HILGENDORF, ROBERT N & LUCY	1703 PASEO DE PERALTA
O'BRIANT, WILLIAM C	1704 1/2 PASEO DE PERALTA
GUHL, MELORIE D & BOBBY GALLEGOS	1704 PASEO DE PERALTA
HOMEWISE INC	1705 PASEO DE PERALTA UNIT 1
HOMEWISE INC	1705 PASEO DE PERALTA UNIT 2
HOMEWISE INC	1705 PASEO DE PERALTA UNIT 3
ROSS, LINDA	1705 PASEO DE PERALTA UNIT 4
ROSS, LINDA	1705 PASEO DE PERALTA UNIT 5
1708 PASEO LLC	1708 PASEO DE PERALTA
ORTIGIA, LLC	1709 PASEO DE PERALTA
RIVERA, RICHARD EDWARD REV LIVING TRUST	501 ADOLFO ST
MONTOYA, CHARLES W	502 ADOLFO ST
DAVIS, MILES B & SUSAN M	503 ADOLFO ST
DAVIS, MILES B & SUSAN M	504 ADOLFO ST

BLAZOSKY, ALLISON E & NICHOLAS J	505 ADOLFO ST
RAMSEY, WILLIAM & SUZANNE M	506 ADOLFO ST
SILVERSTEIN, ALLEN D	507 ADOLFO ST
SNEE, LILLIAN PATRICIA (TRUSTEE)	508 ADOLFO ST
RODRIGUEZ, DALIO J JR & WIFE	509 ADOLFO ST
ETRE, STEPHEN A & KATHERINE D ARMIJO-ETRE	510 1/2 ALARID ST
ROYBAL, ROBERT L & DIANE C HARRIS-	511 ALARID ST
ELLIS, KIRK & SHEILA (TRUSTEES)	514 1/2 ALARID ST
CORBET, LINDA B	514 ALARID ST
SCHARHAG, DONALD R & GEORGE A	515 ALARID ST
DURR, MARGARET P	515 LOLITA ST
HIGBIE, WILLIAM N & ERICA S	517 ALARID ST
ERICKSEN, JOHN	517 LOLITA ST
VIGIL, ROBERT B JR & JUANITA M	519 LOLITA ST
GONZALES, LUIS A & THERESA M	520 ALARID ST
BALINK, D'ARTAGNAN	521 LOLITA ST
GONZALES, LUIS A & THERESA M	522 ALARID ST
ROBERTS, DOUGLAS	525 LOLITA ST
BARELA, ANTONIO	527 LOLITA ST
ROMERO, CARMELA R & MANUEL C RIVERA	529 ALARID ST
BRENNAN, KATHLEEN MARIA	530 A & B LOLITA ST
MINARD, BERNARD F & ROSEMARY S TRUSTEES	534 ALARID ST
RODRIGUEZ, MARCELLA JEAN	538 ALARID ST
BONCHER, WILLIAM L & AMY R GITNICK	546 ALARID ST
SANTA FE RAILYARD COMMUNITY CORPORATION	555 CAMINO DE LA FAMILIA
NEWSTAR PROPERTIES, LTD	603 ALARID ST UNIT 1
NEWSTAR PROPERTIES LTD	603 ALARID ST UNIT 2
NEWSTAR PROPERTIES LTD	603 ALARID ST UNIT 3
SALAZAR, DAVID J & GERALDINE	607 ALARID ST
GAIL M ODOM REVOCABLE TRUST	611 ALARID ST UNIT A
DURAN, PAUL	611 ALARID ST UNIT B
PECK, GARRETT C	611 ALARID ST UNIT C
SMITH, SHARON P	611 ALARID ST UNIT D

SMITH, SHARON P	611 ALARID ST UNIT E
PEARCE, STACY L	617 ALARID ST
TAYLOR, JAMES L & MARGARET A	618 1/2 ALARID ST
NARVAIZ, ADOLFO	618 ALARID ST
GENT, ERIC C & ELISE SMITH (TRUSTEES)	621 ALARID ST
SANTA FE RAILYARD COMMUNITY CO	700 CAMINO DE LA FAMILIA
MEGIAS, ANNA LLOBET	726 MONTEZ PL
MONTEZ, REYMOND ROBERT	727 MONTEZ PL
COOEY, NANCY DALE & BRADY MCGOVERN MCCARTNEY	728 MONTEZ PL
CLEAVER, ZOILA	729 MONTEZ PL
HERRERA, IRENE	730 MONTEZ PL
MATTHEWS, ALEXANDER M	731 MONTEZ PL
GONZALES, LORENZO T & ANTONIO M	732 MONTEZ PL
WRIGHT, DANAYA & KENDAL BROAD-WRIGHT	733 MONTEZ PL
BURLING, ANTHONY E	734 MONTEZ PL
SANCHEZ, CHRISTOPHER J	735 MONTEZ PL
SILVERSTEIN, ALLEN D	736 MONTEZ PL
KEPP, JANE TRUST	737 MONTEZ PL
THE ERNEST R. MAESTAS & MARY K REVOCABLE TRUST	739 MONTEZ PL
GONZALES, MICHAEL R	740 W MANHATTAN AVE
GARCIA, VENCESLAO B & MARY A	742 W MANHATTAN AVE
ROMERO, PHILLIP E & JOSEPHINE	742 W MANHATTAN AVE
OTT, TIMOTHY M	750 1/2 W MANHATTAN AVE
BINNS, ANDREW N & SUSAN CARSWELL	750 W MANHATTAN AVE
HICKEY, ERIK J & RANIER WOOD	762 1/2 W MANHATTAN AVE
THE LOURDES S ROMERO REVOCABLE TRUST	762 W MANHATTAN AVE
MCQUITHY, CHARLES JR	764 HICKOX ST
FOSTER, JOSEPHINE L	766 1/2 W MANHATTAN AVE
MARTINEZ, LOREN D & LORRAINE A	766 W MANHATTAN AVE
NARVAIZ, ALDOLPH	807 NINITA ST
BARRETT, BRENT	808 W MANHATTAN AVE
AREY, MARK B & LYN	810 1/2 W MANHATTAN AVE
LAW, LISA	811 NINITA ST

TAYLOR, W H & TONYA PATRICK	815 B NINITA ST
LITT, MARVA C/O Sean Bezark	815 C NINITA ST
BELIAN, RICHARD D & OTHERS	819 NINITA ST

Mailing address	City	State	Zip
621 ALARID ST	SANTA FE	NM	87505
255 EAST DEVARGAS ST	SANTA FE	NM	87501
332 READ ST	SANTA FE	NM	87501
332 READ ST	SANTA FE	NM	87501
1613 PASEO DE PERALTA UNIT A	SANTA FE	NM	87501-3740
1613 PASEO DE PERALTA UNIT A	SANTA FE	NM	87501-3740
1613 PASEO DE PERALTA UNIT B	SANTA FE	NM	87501-3740
301 GRIFFIN ST	SANTA FE	NM	87501-1822
1614 PASEO DE PERALTA	SANTA FE	NM	87501
332 READ ST	SANTA FE	NM	87501
4514 TRAVIS ST STE 326	DALLAS	TX	75205-4186
1413 CAMINO SIERRA VISTA	SANTA FE	NM	87505-1164
2600 PRIMAVERA CT	SANTA FE	NM	87505-5584
1624 PASEO DE PERALTA	SANTA FE	NM	87501-3724
1626 PASEO DE PERALTA	SANTA FE	NM	87501
PO BOX 36371	ALBUQUERQUE	NM	87176-6371
100 SARAH LN NW	ALBUQUERQUE	NM	87114
310 MCKENZIE ST	SANTA FE	NM	87501-1883
1704 1/2 PASEO DE PERALTA	SANTA FE	NM	87501-3726
1704 PASEO DE PERALTA	SANTA FE	NM	87501-3726
1301 SILER RD BLDG D	SANTA FE	NM	87507-3540
1301 SILER RD BLDG D	SANTA FE	NM	87507-3540
1301 SILER RD BLDG D	SANTA FE	NM	87507-3540
1705 PASEO DE PERALTA	SANTA FE	NM	87501
1705 PASEO DE PERALTA	SANTA FE	NM	87501
223 N GUADALUPE ST PMB 715	SANTA FE	NM	87501-1868
14 PICACHO PK	SANTA FE	NM	87506-8289
501 ADOLPHO ST	SANTA FE	NM	87501
12 CERRADO LOOP	SANTA FE	NM	87508
406 S ISEMINGER ST	PHILADELPHIA	PA	19147
406 S ISEMINGER ST	PHILADELPHIA	PA	19147

7919 GRANITE RIDGE LN	HOUSTON	TX	77095-4207
1 SHORECLIFF	ALISO VIEJO	CA	92656
736 1/2 MONTEZ PL	SANTA FE	NM	87501
1602 PASEO DE LA CONQUISTADORA	SANTA FE	NM	87501-2337
509 ADOLFO ST	SANTA FE	NM	87501
64 CALLE SINSONTE	SANTA FE	NM	87501
57 COUGAR CANYON RD	SANTA FE	NM	87508-1490
22 GENERAL SAGE	SANTA FE	NM	87505-6395
514 ALARID ST	SANTA FE	NM	87501
PO BOX 116	SANTA FE	NM	87504
2096 FIFTH ST	SANTA FE	NM	87505
517 ALARID ST	SANTA FE	NM	87501-3733
517 LOLITA ST	SANTA FE	NM	87501-3748
130 FIESTA ST	SANTA FE	NM	87501
522 ALARID ST	SANTA FE	NM	87501
832 OLD SANTA FE TRL	SANTA FE	NM	87505
522 ALARID ST	SANTA FE	NM	87501
302 LOMITA ST	SANTA FE	NM	87505
527 LOLITA ST	SANTA FE	NM	87501-3748
529 ALARID ST	SANTA FE	NM	87501
PO BOX 3104	ALBUQUERQUE	NM	87190
534 ALARID ST	SANTA FE	NM	87501
1654-A CERRO GORDO RD	SANTA FE	NM	87501
546 ALARID ST	SANTA FE	NM	87501
1606 PASEO DE PERALTA	SANTA FE	NM	87501
1202 W BITTERS RD BLDG 9	SAN ANTONIO	TX	78216-7852
PO BOX 780607	SAN ANTONIO	TX	78278
PO BOX 780607	SAN ANTONIO	TX	78278
PO BOX 2003	SANTA FE	NM	87504
611 ALARID ST UNIT A	SANTA FE	NM	87505-3035
14 RELAMPAGO RD	SANTA FE	NM	87508-1541
611 ALARID ST UNIT C	SANTA FE	NM	87505-3035
611 ALARID ST UNIT E	SANTA FE	NM	87505-3035

611 ALARID ST UNIT E	SANTA FE	NM	87505-3035
164 VALLEY DR	SANTA FE	NM	87501-1164
5714 ANDOVER DR	AMARILLO	TX	79109-7426
12108 SUMMER NE	ALBUQUERQUE	NM	87112
621 S ALARID ST	SANTA FE	NM	87505
332 READ ST	SANTA FE	NM	87501
30 TESUQUE ST	LOS ALAMOS	NM	87544-2638
727 MONTEZ PL	SANTA FE	NM	87501-3752
728 MONTEZ PL	SANTA FE	NM	87501
314 W GOMEZ RD	SANTA FE	NM	87505-8818
730 MONTEZ PL	SANTA FE	NM	87501
731 MONTEZ ST	SANTA FE	NM	87501-3752
732 MONTEZ ST	SANTA FE	NM	87505
PO BOX 676	MCINTOSH	FL	32664
734 MONTEZ ST	SANTA FE	NM	87501-3752
735 MONTEZ PL	SANTA FE	NM	87501
736 1/2 MONTEZ PL	SANTA FE	NM	87501
737 MONTEZ PL	SANTA FE	NM	87501-3752
PO BOX 424	ESPANOLA	NM	87532
PO BOX 23495	SANTA FE	NM	87502
3237 LOURAINE CR	SANTA FE	NM	87505
4121 MILES LANE	SANTA FE	NM	87501
PO BOX 35981	ALBUQUERQUE	NM	87176-5981
750 W MANHATTAN AVE	SANTA FE	NM	87501-3777
762 1/2 W MANHATTAN AVE	SANTA FE	NM	87501-3760
762 W MANHATTAN	SANTA FE	NM	87501
2417 AMETHYST DR	SANTA CLARA	CA	95051
766 1/2 W MANHATTAN AVE	SANTA FE	NM	87501
766 W MANHATTAN AVE	SANTA FE	NM	87501
12108 SUMMER AVE NE	ALBUQUERQUE	NM	87112
808 B W MANHATTAN AVE	SANTA FE	NM	87501
810 1/2 W MANHATTAN AVE	SANTA FE	NM	87501-3706
811 NINITA ST	SANTA FE	NM	87505

2801 S LEO AMMONS RD	FAYETTEVILLE	AR	72701-0733
824 DOWNING ST	NORTHBROOK	IL	60062-3021
PO BOX 361	TESUQUE	NM	87574-0361

Wednesday, May 15, 2024

City of Santa Fe

Land Use Department

200 Lincoln Ave., 1st Floor,

Santa Fe, NM 87501

To Maggie Moore,

On behalf of the ownership, I hereby authorize Lloyd & Associates Architects to act as our applicant agent for the Early Neighborhood Notification (ENN) and the development plan submittal for the adaptive reuse of the vacant Alvord School building at 1625 Paseo de Peralta. Our development plan will follow the approved Master Plan at the same address. The Master Plan was approved by the planning commission as cases #2018-03 and #2018-31.

Sincerely,



Andy Duettra

Pre-Application Meeting Request

LAA Project #2023-18

Date: 4/11/2024

Project: The Inn at Alvord, 1625 Paseo de Peralta (formerly 551 Alarid St).

Regarding: Development Plan and Modification to Approved Master Plan

To City of Santa Fe Planning Staff,

On behalf of the owners, Lloyd & Associates (LAA) would like to schedule a pre-application meeting for a development request at 1625 Paseo de Peralta. The owner will be submitting a development plan as well as a modification to the approved master plan for the property. The master plan was approved as Case # 2018-31 and 2018-03 during the June 13, 2018 Planning Commission meeting. The address at the time of this case was 551 Alarid Street. Included in the aforementioned master plan were zones of height limitations for the site, which the design expressly follows. Additionally, the master plan set forth a list of approved uses, including the proposed use as a hotel.

Proposed Development Plan:

The site is an existing one-story vacant building that was formally a City of Santa Fe school. The proposed development would renovate the existing building into a hotel with two additions to the existing building on the first floor as well as adding a partial second floor. This work is proposed to occur in two phases, known as Phase 1 and Phase 2. Below is a detailed description of each phase. In total the hotel would have 49 guest rooms once both phases are complete. Phase 3 is not part of the proposed development plan and is comprised of the work known as "Phase 2" in the existing Master Plan.

Phase 1: (This phase to go directly to permit but shall be shown in the development plan).

1- The existing building would have two connected courtyards cut into it that have a total size of 3,580 square feet of the existing footprint.
2- The remaining existing footprint of 27,154 square feet of building will be renovated in its entirety and converted to an all-suite hotel.
3- One addition to the existing first floor are included in the proposal that amount to an added footprint of 2,945 heated square feet.
4- A series of yard walls are to be added to create enclosed outdoor patios for the guest rooms. The patios amount to 12,207 square feet of area and will be composed of pervious paving and landscaping.
5- Added as well would be an addition of a partial second floor of 6,951 heated square feet. Included in this square footage would be an enclosed stair and elevator needed to access the new second floor.
6- Each added second floor unit will have a roof deck and will be accessible from rooftop corridors that are open to the outside.
7- Phase 1 would add 9,605 heated square feet to the property, when considering the additions on the first floor and second floor together.
8- The site will be modified to fit the new development, including the work planned in Phase 2. Both street frontages will be landscaped to meet the City's requirements.
9- An existing parking lot will be improved along with several smaller sections of parking being added to provide a total of 52 parking spaces.

10- The total units in Phase 1 would be 36 guest rooms, 30 on the first floor, 6 on the second floor.

Phase 2: (This phase dependent on Development Plan Approval).

11- This phase is entirely comprised of an addition to complete the second floor, adding 12,830 heated square feet with associated open-air corridors, exposed stair wells, and roof decks. This addition would comprise 13 additional guest rooms.

Proposed Modifications to Approved Master Plan:

1- On Sheet MP-3 of the Master Plan documents a future restaurant location is shown, but the owner would like to remove this.
2- The Loading Zone also shown on sheet MP-3 is also not in the owner's plans for the site and should be removed.
3- Sub-divide Phase 1 as established in the master plan into phase 1 and 2.
4- Include work in Phase 1 and 2 of the Development Plan.
5- Phase 2 shall be amended as shown in revised drawings and be renamed Phase 3

PLEASE NOTE:
New Date & Virtual Link from previous mailing

EARLY NEIGHBORHOOD NOTIFICATION (ENN) MEETING

June 12, 2024

Dear Neighbor:

Lloyd & Associates Architects, as the agent for the Owners of Alvord Partners, are requesting an adaptive reuse of the vacant Alvord School building at 1625 Paseo de Peralta to create an all-suite Inn. After the ENN is completed we will prepare a Development Plan Submittal to review be reviewed by the Planning Commission.

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:

Time:	**5:30 p.m.**
Date:	**June 27th, 2024**
Virtual:	**https://santafe.primegov.com/public/portal**

This is a virtual meeting only, per-City of Santa Fe Policy. 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.

Attached please find a vicinity map and proposed site plan. If you have any questions or comments, please contact: Sheb Mirando, 505.795.5167, sheb@lloyd-architects.com, or Wayne Lloyd, 505.470.338, wlloyd@lloyd-architects.com.

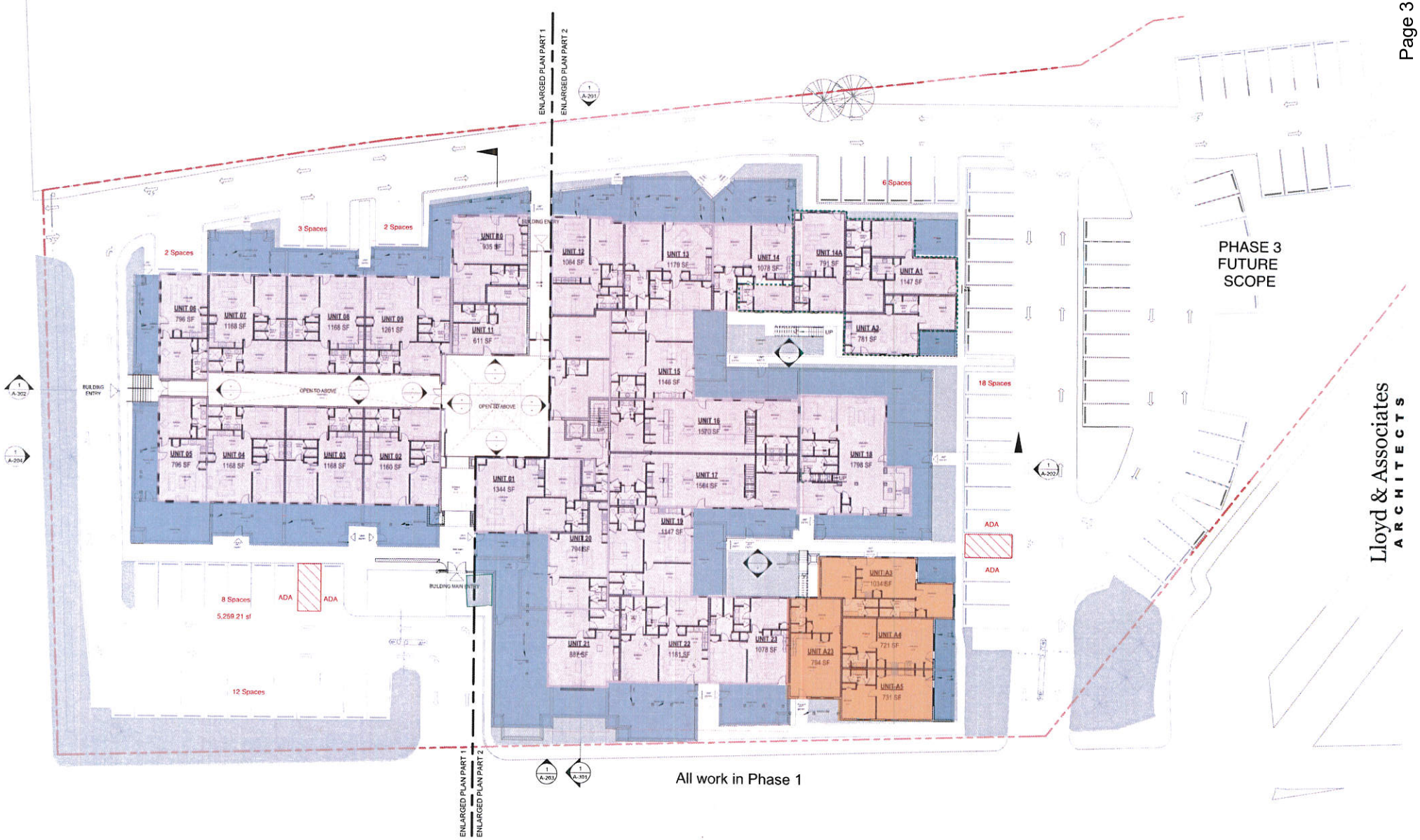
This meeting is a re-scheduling for the ENN that was noticed and planned for June 10th, 2024. Unfortunately, because of technical issues the meeting was not able to commence. LAA sincerely apologies for any inconvenience caused by this. As an office we have taken steps with our IT Consultant to ensure this does not happen again.

Best regards,

Wayne S. Lloyd, AIA
President

Attachments:
Vicinity Map
Site Plan

AIA
740 St. Michaels Dr. Suite 4A • Santa Fe, NM 87505 • 505.988.9789
www.lloyd-architects.com



Lloyd & Associates
ARCHITECTS

SITE PLAN

Lloyd & Associates Architects
740 Saint Michael's Drive, Suite 4A
Santa Fe, NM 87505
505.988.9789 • www.lloyd-architects.com

INN AT ALVORD
1625 Paseo de Peralta, Santa Fe,
NM 87501

VICINITY MAP

PROJECT: *The Inn at Alvord,* **ADDRESS:** 1625 Paseo de Peralta, *Santa Fe, NM 87501*



EARLY NEIGHBORHOOD NOTIFICATION MEETING

Project: INN AT ALVORD

Date: June 27 2024

Time Start: 5:30 PM

LAA & Client:

1. Andy Duettra
2. Sheb (Zoom Host & Presenter)
3. Wayne – joined through call
4. Khea

City of Santa Fe:

1. Carly Venditti
2. Dan Esquibel
3. Maggie Moore

ENN Attendees + Notes:

1. Rosemary (534 Alarid St)
    - In favor of this project
2. Connie Hoover
3. Daniel Cleavinger & Melissa Benedict
    - Thinks this is an excellent use of the existing building.
    - Thinks this is a great project.
    - In favor of this project
4. Debbie Parker – across this building
    - Concerned about traffic impact
    - Concerned that this would be condominium the future
    - Concerned that the 2nd floor can look into their property
5. Diane (diane.senior@gmail.com)
6. EA – Ellen Ackerman (Manhattan Street, corner of Alarid)
    - Wants this to be affordable housing
7. Erica Higbie
8. Evan Chandler (evan@sfreporter.com)
9. Fletcher Catron
10. Frank Katz
11. Johnny G. - iPhone
    - Block away, derelict rental / rundown housing
    - Wants cultural preservation in this town
    - Doesn't feel like we need more hotels in Santa Fe
    - Feels like we can't take preserve the mural
12. Hilario Romero

13. Joanne Werger
    - Wants to make Paseo de Peralta safer, safer for pedestrians
    - Proposes a 4-way stop on paseo de Peralta
14. Joe Simmons
    - Lends their support to the project
15. John Eddy
16. Kathleen Brennan (kmbrennanstudio@gmail.com)
17. Kendal Broad
18. Joseph
19. Hunter Redman
20. Pat Feghali
21. Pelican Lee
22. R Hoover
23. Rosemary
24. Rick's iPhone
25. Susan Davis
26. Zoila's iPhone
27. Nicoletta Monroe - 505-310-7779
    - Feels like we need affordable housing
    - Feels like we have plenty of luxury inns
    - Work-force housing? Feels like we need more?
28. Amy Tsay (Manhattan)
    - Wants to know about what Phase 3 is.
29. James
30. Special Boy (Alarid Street)
    - Feels like we need affordable housing
31. Robert Hilgendorf (1703 Paseo)
    - Thinks that this would bring people through railyard, which is great.
    - Generally supports the project
32. Don and Diane (diane.senior@gmail.com)

LAA

Lloyd & Associates
ARCHITECTS

PROPOSAL ON SHARED FENCING WITH NORTHERN NEIGHBORS OF PROPERTY

February 19, 2025

Dear Neighbor:

We are writing to you on behalf of the property owners of the Alvord School located at 1625 Paseo de Peralta in Santa Fe.

As we move forward with refining our proposed design to the City of Santa Fe Planning Commission on the planned developments for 1625 and 1617 Paseo de Peralta, we would like to address the matter of the visible partition between the Alvord property and its neighbors that are directly adjacent to its northern property line. We believe that a unified design of a fence would provide a better effect in distinguishing the separation between the associated properties.

Attached is a sketch of the proposed shared fence that would run along the north property line of the Alvord project.

Please provide us with your feedback on the design by the end of February. You can reach out to us by email or phone as listed below:

Email: wlloyd@lloyd-architects.com
Phone: (505) 470-3338

Thank you,

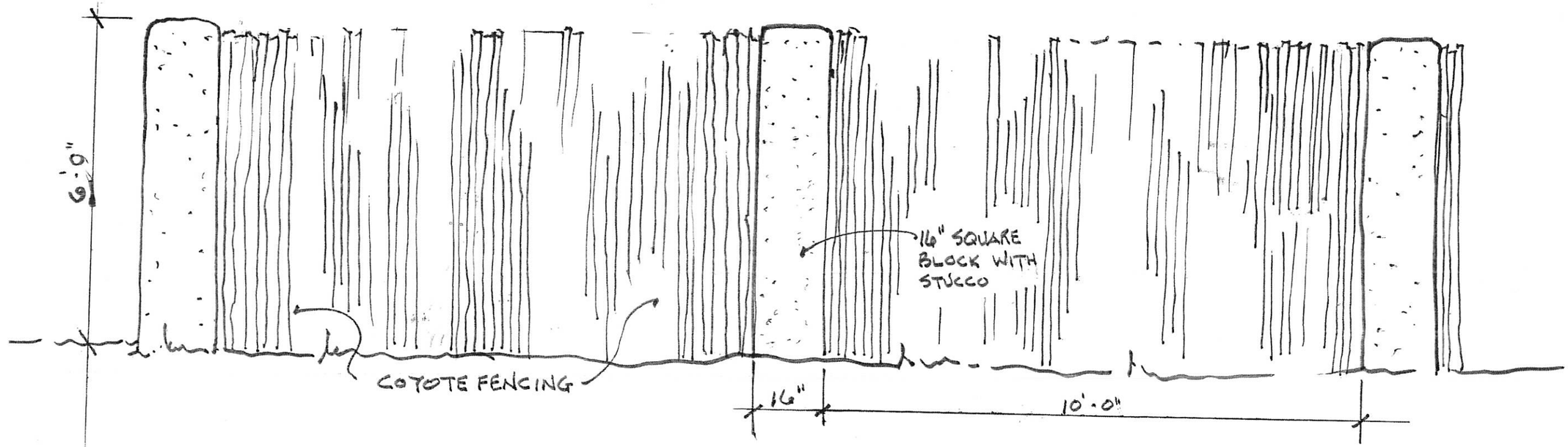
Wayne S. Lloyd

Wayne S. Lloyd, AIA
President

Attachments:
Sketch of proposed fence

AIA

740 St. Michaels Dr. Suite 4A • Santa Fe, NM 87505 • 505.988.9789
www.lloyd-architects.com



ALVORD - PROPOSED NORTH FENCE

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

2.6.25

ALVORD SCHOOL NEIGHBORHOOD MAILING LIST - RECORD

ACTIVE

RAILYARD PERFORMANCE CENTER
621 ALARID ST
SANTA FE NM 87505

SANTA FE RAILYARD COMMUNITY CO
332 READ ST
SANTA FE NM 87501

SANTA FE RAILYARD COMMUNITY CO 1
1613 PASEO DE PERALTA UNIT A
SANTA FE NM 87501-3740

SANTA FE RAILYARD COMMUNITY CORPORATION
1606 PASEO DE PERALTA
SANTA FE NM 87501

TRURO PARTNERS LLC1613
1613 PASEO DE PERALTA UNIT B
SANTA FE NM 87501-3740

ZONA DEL SOL
301 GRIFFIN ST
SANTA FE NM 87501-1822

ALVORD INVESTORS I LLC
4514 TRAVIS ST STE 326
DALLAS TX 75205-4186

RETURNED BY USPS

SANTA FE RAILYARD COMMUNITY CO
255 EAST DEVARGAS ST
SANTA FE NM 87501

SANTA FE RAILYARD COMMUNITY CO
C/O Exec Dir Teen Center
1614 PASEO DE PERALTA
SANTA FE NM 87501

SALAZ, PEDRO JR & ROSIE SALAS
1413 CAMINO SIERRA VISTA
SANTA FE NM 87505-1164

HOOVER, CONNIE E REVOCABLE LIVING TRUST
2600 PRIMAVERA CT
SANTA FE NM 87505-5584

SMITH, RYAN & SUZANNA PRATT
1624 PASEO DE PERALTA
SANTA FE NM 87501-3724

NEWMAN, DEANNE KREIS TRUSTEE
C/O Deanne Kreis Newman Lvg Trust
1626 PASEO DE PERALTA
SANTA FE NM 87501

VALENTIN B SUAZO JR REVOCABLE TRUST
C/O Anna Wright
PO BOX 36371
ALBUQUERQUE NM 87176-6371

MUNIZ, RAYMOND
100 SARAH LN NW
ALBUQUERQUE NM 87114

HILGENDORF, ROBERT N & LUCY
310 MCKENZIE ST
SANTA FE NM 87501-1883

O'BRIANT, WILLIAM C
1704 1/2 PASEO DE PERALTA
SANTA FE NM 87501-3726

GUHL, MELORIE D & BOBBY GALLEGOS
1704 PASEO DE PERALTA
SANTA FE NM 87501-3726

HOMEWISE INC
1301 SILER RD BLDG D
SANTA FE NM 87507-3540

ROSS, LINDA
1705 PASEO DE PERALTA
SANTA FE NM 87501

1708 PASEO LLC
223 N GUADALUPE ST PMB 715
SANTA FE NM 87501-1868

ORTIGIA, LLC
14 PICACHO PK
SANTA FE NM 87506-8289

RIVERA, RICHARD EDWARD REV LIVING TRUST
501 ADOLPHO ST
SANTA FE NM 87501

MONTOYA, CHARLES W
12 CERRADO LOOP
SANTA FE NM 87508

DAVIS, MILES B & SUSAN M
406 S ISEMINGER ST
PHILADELPHIAPA 19147

BLAZOSKY, ALLISON E & NICHOLAS J
7919 GRANITE RIDGE LN
HOUSTON TX 77095-4207

RAMSEY, WILLIAM & SUZANNE M
1 SHORECLIFF
ALISO VIEJO CA 92656

SILVERSTEIN, ALLEN D507
736 1/2 MONTEZ PL
SANTA FE NM 87501

SNEE, LILLIAN PATRICIA (TRUSTEE)
1602 PASEO DE LA CONQUISTADORA
SANTA FE NM 87501-2337

RODRIGUEZ, DALIO J JR & WIFE
509 ADOLFO ST
SANTA FE NM 87501

ROMERO, WILLARD RAYMOND
508 ADOLFO ST
SANTA FE NM 87501

ETRE, STEPHEN A & KATHERINE D ARMIJO-ETRE
64 CALLE SINSONTE
SANTA FE NM 87501

ROYBAL, ROBERT L & DIANE C HARRIS
57 COUGAR CANYON RD
SANTA FE NM 87508-1490

ELLIS, KIRK & SHEILA (TRUSTEES)
22 GENERAL SAGE
SANTA FE NM 87505-6395

CORBET, LINDA B
514 ALARID ST
SANTA FE NM 87501

SCHARHAG, DONALD R & GEORGE A
PO BOX 116
SANTA FE NM 87504

DURR, MARGARET P
2096 FIFTH ST
SANTA FE NM 87505

HIGBIE, WILLIAM N & ERICA S
517 ALARID ST
SANTA FE NM 87501-3733

ERICKSEN, JOHN
517 LOLITA ST
SANTA FE NM 87501-3748

VIGIL, ROBERT B JR & JUANITA M
130 FIESTA ST
SANTA FE NM 87501

GONZALES, LUIS A & THERESA M
522 ALARID ST
SANTA FE NM 87501

BALINK, D'ARTAGNAN
832 OLD SANTA FE TRL
SANTA FE NM 87505

GONZALES, LUIS A & THERESA M
522 ALARID ST
SANTA FE NM 87501

ROBERTS, DOUGLAS
302 LOMITA ST
SANTA FE NM 87505

BARELA, ANTONIO
527 LOLITA ST
SANTA FE NM 87501-3748

ROMERO, CARMELA R & MANUEL C RIVERA
529 ALARID ST
SANTA FE NM 87501

BRENNAN, KATHLEEN MARIA
PO BOX 3104
ALBUQUERQUE NM 87190

MINARD, BERNARD F & ROSEMARY S TRUSTEES
534 ALARID ST
SANTA FE NM 87501

RODRIGUEZ, MARCELLA JEAN
1654-A CERRO GORDO RD
SANTA FE NM 87501

BONCHER, WILLIAM L & AMY R GITNICK
546 ALARID ST
SANTA FE NM 87501

NEWSTAR PROPERTIES, LTD
1202 W BITTERS RD BLDG 9
SAN ANTONIO TX 78216-7852

NEWSTAR PROPERTIES LTD
PO BOX 780607
SAN ANTONIO TX 78278

SALAZAR, DAVID J & GERALDINE
PO BOX 2003
SANTA FE NM 87504

GAIL M ODOM REVOCABLE TRUST
611 ALARID ST
UNIT A
SANTA FE NM 87505-3035

DURAN, PAUL
14 RELAMPAGO RD
SANTA FE NM 87508-1541

PECK, GARRETT C
611 ALARID ST
UNIT C
SANTA FE NM 87505-3035

SMITH, SHARON P
611 ALARID ST UNIT E
SANTA FE NM 87505-3035

PEARCE, STACY L
164 VALLEY DR
SANTA FE NM 87501-1164

TAYLOR, JAMES L & MARGARET A
5714 ANDOVER DR
AMARILLO TX 79109-7426

GENT, ERIC C & ELISE SMITH (TRUSTEES)
621 S ALARID ST
SANTA FE NM 87505

MEGIAS, ANNA LLOBET
30 TESUQUE ST
LOS ALAMOS NM 87544-2638

MONTEZ, REYMOND ROBERT
727 MONTEZ PL
SANTA FE NM 87501-3752

COOEY, NANCY DALE & BRADY
MCGOVERN MCCARTNEY
728 MONTEZ PL
SANTA FE NM 87501

CLEAVER, ZOILA
314 W GOMEZ RD
SANTA FE NM 87505-8818

HERRERA, IRENE
730 MONTEZ PL
SANTA FE NM 87501

MATTHEWS, ALEXANDER M
731 MONTEZ ST
SANTA FE NM 87501-3752

GONZALES, LORENZO T & ANTONIO M
732 MONTEZ ST
SANTA FE NM 87505

WRIGHT, DANAYA & KENDAL BROAD-WRIGHT
PO BOX 676
MCINTOSH FL 32664

BURLING, ANTHONY
734 MONTEZ ST
SANTA FE NM 87501-3752

SANCHEZ, CHRISTOPHER J
735 MONTEZ PL
SANTA FE NM 87501

SILVERSTEIN, ALLEN D
736 1/2 MONTEZ PL
SANTA FE NM 87501

KEPP, JANE TRUST
737 MONTEZ PL
SANTA FE NM 87501-3752

THE ERNEST R. MAESTAS & MARY K REVOCABLE TRUST
PO BOX 424
ESPANOLA NM 87532

GONZALES, MICHAEL R
PO BOX 23495
SANTA FE NM 87502

GARCIA, VENCESLAO B & MARY A
3237 LOURAINE CR
SANTA FE NM 87505

ROMERO, PHILLIP E & JOSEPHINE
4121 MILES LANE
SANTA FE NM 87501

OTT, TIMOTHY M
PO BOX 35981
ALBUQUERQUE NM 87176-5981

BINNS, ANDREW N & SUSAN CARSWELL
750 W MANHATTAN AVE
SANTA FE NM 87501-3777

HICKEY, ERIK J & RANIER WOOD
762 1/2 W MANHATTAN AVE
SANTA FE NM 87501-3760

THE LOURDES S ROMERO REVOCABLE TRUST
762 W MANHATTAN AVENUE
SANTA FE NM 87501

MCQUITHY, CHARLES JR
2417 AMETHYST DR
SANTA CLARA CA 95051

FOSTER, JOSEPHINE L
766 1/2 W MANHATTAN AVE
SANTA FE NM 87501

MARTINEZ, LOREN D & LORRAINE A
766 W MANHATTAN AVE
SANTA FE NM 87501

NARVAIZ, ALDOLPH ***
12108 SUMMER AVE NE
ALBUQUERQUE NM 87112

BARRETT, BRENT
808 B W MANHATTAN AVE
SANTA FE NM 87501

AREY, MARK B & LYN
810 1/2 W MANHATTAN AVE
SANTA FE NM 87501-3706

LAW, LISA
811 NINITA ST
SANTA FE NM 87505

TAYLOR, W H & TONYA PATRICK
2801 S LEO AMMONS RD
FAYETTEVILLE AR 72701-0733

LITT, MARVA C/O Sean Bezark
824 DOWNING ST
NORTHBROOK IL 60062-3021

BELIAN, RICHARD D & OTHERS
PO BOX 361
TESUQUE NM 87574-0361

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

September 30th, 2022

Ron Winters

109 Calle Paula

Santa Fe, NM 87505

NOTICE OF ARC ACTION

Project Location: 1617 and 1625 Paseo de Peralta

Case Number: 2022-005096-ARC

Dear Mr. Winters,

At their hearing on September 1st, 2022, the City of Santa Fe Archaeological Review Committee (ARC) voted to approve as submitted the archaeological survey and testing report that was conducted prior to the forthcoming development at 1617 and 1625 Paseo de Peralta. If you have questions or concerns, please do not hesitate to contact the Historic Preservation Division Manager, Carly Piccarello, at cpiccarello@santafenm.gov.

Sincerely,

Carly M. Piccarello

Historic Preservation Division Manager

Land Use Department, City of Santa Fe

ARCHITECTURAL DESIGN STANDARDS AND POINT ALLOCATIONS: TABLE 14-8.7-2

Project: The Inn at Alvord

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations (See Note 1)			
ARCHITECTURAL DESIGN STANDARD CATEGORIES AND FACTORS[1]		**Possible Points[2]**	**Points In Project**
WALLS			
Predominant Exterior Surface Material	Stucco, adobe	30	30
	Brick, natural stone, and integrally colored unit masonry	25; 30*	
	Concrete and non-integrally colored unit masonry	20; 30*	
	Metal siding, glass curtainwall systems, glass block, wood siding, and simulated materials	10; 30*	
	Mirrored glass curtainwall systems	-10	
Color of Predominant Exterior Surface Material	Earthtones, creams, and pastels of earthtone hues including but not necessarily limited to rose, peach, and terra cotta colors	30	30
	Pastel colors of non-earthtone hues, whites, grays, and grayish greens	15; 30*	
	High-intensity colors	-10; 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 a horizontal depth of at least six feet shall be exempt from area calculations	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	
	(A) All surfaces are concealed from public view	20	20

Predominant Material	(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	
ARCHITECTURAL DESIGN STANDARD CATEGORIES AND FACTORS[1]		**Points[2]**	
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 portals 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; 20*	
Area	(A) All wall surfaces which are not located under portals 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; 20*	

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	
	(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	20
Glazing	(A) All glazing is clear or tinted neutral gray	10	10
	(B) Any use of colored glazing	0; 10*	
	(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	
ZONE: [BCD]	**TOTAL POINTS REQUIRED FOR ZONE = [205]**	**TOTAL POINTS ASSIGNED =**	**230**

NOTES:

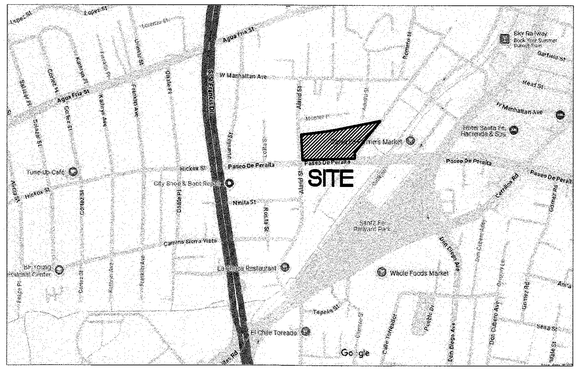
1. Enter one point score for each factor.
2. Point values denoted by an asterisk (*) apply within the Midtown LINC Overlay District.

Property Zoning Designation	Required Points
C-1, C-2, C-4, **BCD**, PRRC, SC, HZ, MU	205
RR, R-1 - R-6, R-7, R-8, R-9, R-10 — R-29, RC-5, RC-8, PRC, RAC, AC	180
I-1, I-2, BIP	155

WATER PLAN

INN at ALVORD

1625 PASEO de PERALTA



VICINITY MAP
NTS

LEGAL DESCRIPTION:

Tract A and Tract B Lying and being Situated Projected Section 26 & 27.
City of Santa Fe, Santa Fe County, New Mexico, 2.894 Acres

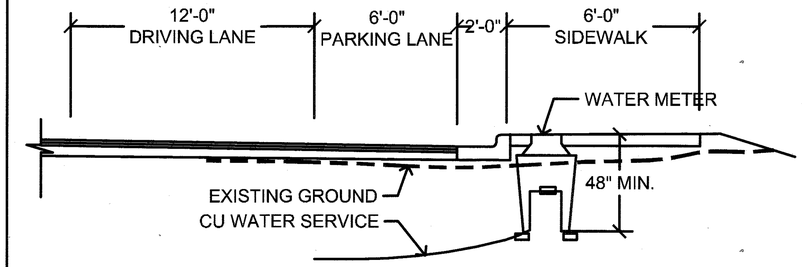
Fire Service Line Backflow Prevention

The Following guidelines shall be followed for backflow prevention on Fire Service Lines.

1. The owner or their plumbing / fire protection contractor is responsible for providing backflow prevention on the fire service line. Currently, the City of Santa Fe requires reduce pressure backflow preventors (RPBP) with detector check on fire service lines.
2. RPBP'S must be located in an above ground housing or in a mechanical room where adequate drainage and freeze protecttion is available. The RPBP shall be located as to minimize the unprotected length of the fire service line. The RPBP will be located within 30 feet of the fire service tap to the main.
3. The RPBP shall include an integral metered bypass detector assembly. The backflow preventor and the metered bypass shall be designed and furnished as a unit and approved by the FCCCHR-USC as a unit and meet City of Santa Fe standards.
4. The owner shall provide City of Santa Fe Water Division (CoSFWD) with the proposed location of the RPBP and the make and model number of the proposed RPBP along with the manufactureers' drawings and data for review and approval prior to construction. The RPBP shall be installed in accordance with the manufacturer's requirements (horizontal position unless alternate positions are allowed by the the manufacturer and have been approved by FCCCHR-USC).
5. A remote meter installation shall be furnished by the owner in accordance with City of City of Santa Fe Water Division (CoSFWD) standard detail "Remote Reading Unit" and the "Remoter Meter Installation Customer Agreement" terms and conditions.

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 CoSFWDprior 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. Four (4) feet cover to top of pipe shall be maintained on all water mains and services.
11. Contractor shall submit as-built construction packet within five (5) days of completion of construction including: valve ties, as-built drawings (including, but not limited to: fitting-to-fitting measurements, service-to-service measurements, center of main to center of service measurements, length of main installed, fittings installed, etc) and potability results.
12. All valve boxes shall be brought up to grade of the final paving material so that the concrete is exposed.
13. Fire hydrants shall be numbered using reflective numerals. The reflective numerals shall be obtained by the contractor for the CoSFWD field representative at the time the Notice To Proceed (NTP) is issued. Numbers shall be legible from the road. Prior to installing numbers, fire hydrants shall be painted.
14. A mechanical restraint system shall be utilized on fittings and piping for thrust restraint. Concrete thrust blocking shall be used only for special conditions (e.g. Caps where main will be extended in the future) as specificaly approved by CoSFWD.
15. Any field changes to the plans require approval of both the design engineer and CoSFWD.
16. Work on CoSFWD facilities shall not begin until CoSFWD has issued an NTP to the approved utility contractor.
17. Any and all easements for City-owned infrastructure shall be obtained / verified and recorded by developer before project commencement. Contractor shall verify the easement is in place before installing any infrastructure.



PIPE ROADWAY SECTION

DOMESTIC & IRRIGATION WATER SERVICE TABLE

SERVICE ADDRESS	STREET NAME	METER SIZE & TYPE (DS OR IR)	SERVICE SIZE
1625	PASEO DE PERALTA	2" (DS)	2" (DS)
1625	PASEO DE PERALTA	1.5" (IR)	1.5" (IR)

FIRE SERVICE DESIGN TABLE

SERVICE SIZE	REQ'D FLOW* GPM	RESIDUAL PRESSURE* PSI	BUILDING(S) SERVED
4 Inch	350	20	INN at ALVORD

RECORD DRAWINGS

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

RECORD MAPPING

	INITIALS	DATE
AS BUILT	____	___/___/___
VALVE MAPS	____	___/___/___
GIS (MAPPING)	____	___/___/___
Inspector Approved	____	___/___/___

A FIRE SERVICE IS DEDICATED FOR AUTOMATIC FIRE SPRINKLER SYSTEMS. ALL FIRE SERVICES MUST BE EQUIPPED WITH A REDUCED PRESSURE BACKFLOW PREVENTER (RPBP). THE BACKFLOW PREVENTER MUST BE LOCATED WITHIN 30 FEET 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 PERMINUTE.
*RESIDUAL PRESSURE IN POUNDS PER SQUARE INCH AT THE LISTED FIRE FLOW AT POINT OF CONNECTION TO MAIN.

Owner: Alvord Investors I, LLC
4514 Travis St, Suite 326
Dallas, TX 87501

Applicant: Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

JEFFREY TODD WOOTEN NEW MEXICO 16892 PROFESSIONAL ENGINEER
7/25/2025

Project Name: INN at ALVORD
Project Address: 1625 Paseo De Peralta
Case #: 2025-XXXX
Sheet Name: WATER PLAN

INN at ALVORD

1625 Paseo De Peralta

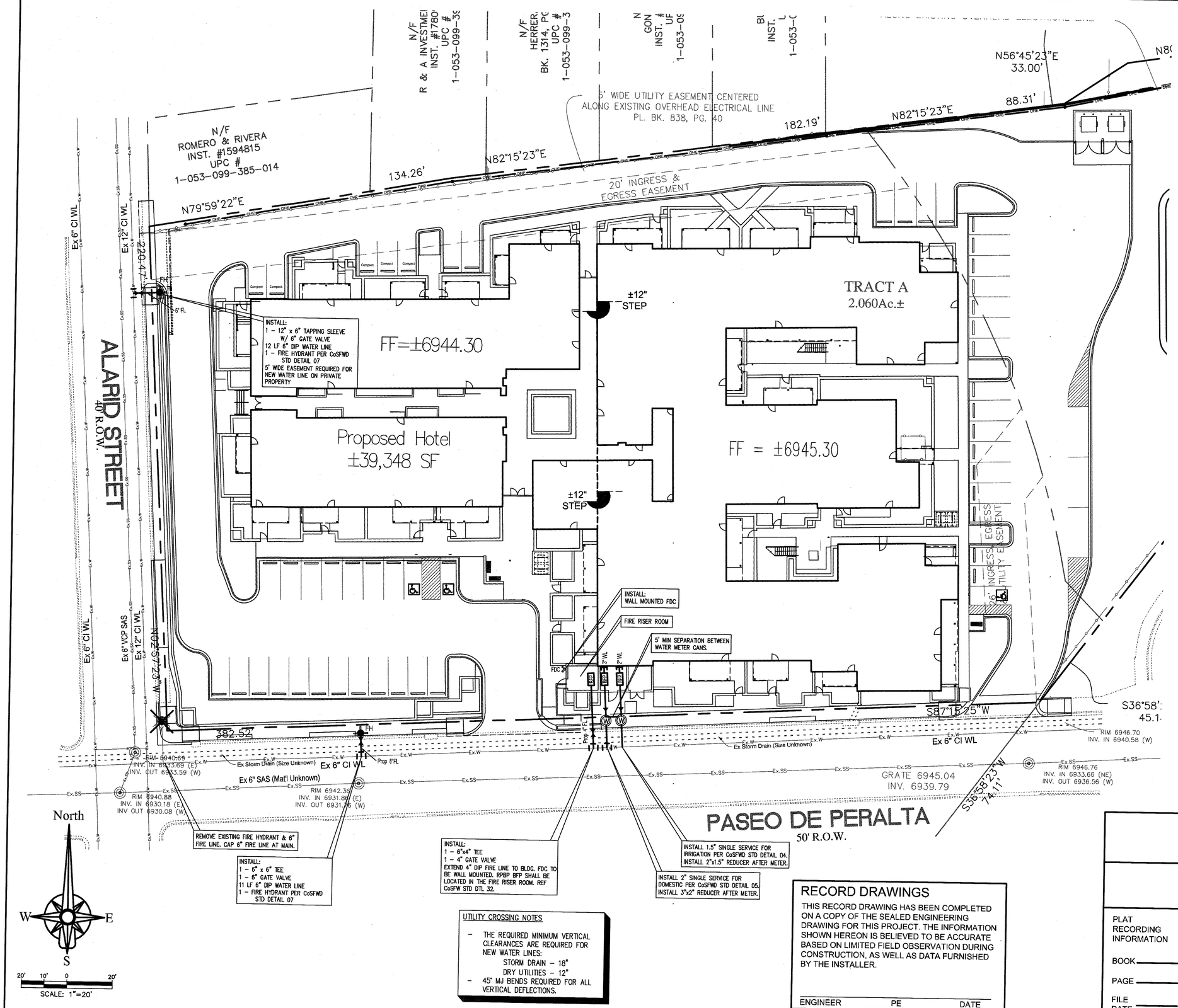
PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE ____
DATE

APPROVED
CITY OF SANTA FE WATER DIVISION DATE 7-31-25
SANTA FE FIRE DEPARTMENT DATE 8/1/25

INSPECTOR
DATE ____

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
I-18	T17N R9E S26	

2025
09
Sheet 1 of 2



LEGEND

- EXISTING GAS MAIN
- EXISTING TELEPHONE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- PROPOSED WATER SERVICE
- PROPOSED REDUCER
- PROPOSED POST INDICATOR VALVE (PIV)
- PROPOSED WATER VALVE
- PROPOSED FIRE DEPT CONNECTION (FDC)
- PROPOSED FIRE HYDRANT

UTILITY CROSSING NOTES

- THE REQUIRED MINIMUM VERTICAL CLEARANCES ARE REQUIRED FOR NEW WATER LINES:
  STORM DRAIN – 18"
  DRY UTILITIES – 12"
- 45° MJ BENDS REQUIRED FOR ALL VERTICAL DEFLECTIONS.

RECORD DRAWINGS

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

Owner: Alvord Investors I, LLC
4514 Travis St, Suite 326
Dallas, TX 87501

Applicant: Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

JEFFREY TODD WOOTEN 16892 NEW MEXICO PROFESSIONAL ENGINEER
7/25/2025

Project Name: INN at ALVORD
Project Address: 1625 Paseo De Peralta
Case #: 2025-XXXX
Sheet Name: WATER PLAN

INN at ALVORD

1625 Paseo De Peralta

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I-18	T17N R9E S26	

2025
09
Sheet 2 of 2

Project Memorandum
DESIGN WATER BUDGET

Number of Dwelling Units 46
Guests Per Dwelling 1.5

Column	A	B	C	D	E	F	G	H	I
Row	TABLE-1.0 WATER USE PROJECTION								
1	**WATER USE**	**# OF FIXT**	**WSFU**	**WSFU Subtotal**	**GPM**	**Rate Per Day**	**Daily GPM**	**GPY**	**AFY**
2	TOILETS @ 1.26 GALLON PER FLUSH (5 Flushes Per Day)	79	2	158	1.26	5.0	9.45	3,449	0.01058
3	SHOWER @ 10 MINUTES/DAY @ 1.5 GPM	76	2	152	1.50	10.0	22.5	8,213	0.02520
4	LAVATORIES (Bathroom) 5min/Day @ 2.2GP	116	1	116	2.20	5.0	16.5	6,023	0.01848
5	KITCHEN SINK 8min/Day @2.0GPM	45	2	90	2.00	8.0	24	8,760	0.02688
6	DISHWASHER .3 Load/Day @ 13 GPM	45	1.5	67.5	13.00	0.3	5.85	2,135	0.00655
7	TUB	1	4	4	20.00	1.0	30	10,950	0.03360
8	CLOSTHS WASHING .3 Load/Day @ 20 GPM	45	3	135	20.00	0.3	9	3,285	0.01008
9	NET INDOOR DAILY TOTAL	407	-	722.5	-	-	117.3	42,815	0.13137
10	LANDSCAPING IRRIGATION (3 YEAR AVERAGE)							87,696	0.26909
11	SUBTOTAL WATER BUDGET (INDOOR + LANDSCAPING)							130,511	0.40046
12	9.8% Contingency per SFCC 14-8.13(E)(1)							12,790	0.03925
13	TOTAL WATER DEMAND OFFSET							143,301	0.43971

LLOYD & ASSOCIATES
A R C H I T E C T S

Project Memorandum
DESIGN WATER BUDGET

Year 1 Irrigation Water Budget

LANDSCAPING IRRIGATION BUDGET	QTY.	SIZE	Rate per Hr	Water Period in Hrs	Times Per Week	Gal. Per Week	Gal. Per Month	
TREES DECIDUOUS	72	2"	45	0.5	2	3,240	12,960	
TREES EVERGREEN	12	2"	30	0.5	2	360	1,440	
SHUBS	348	5	1	0.5	5	348	1,392	
GROUND COVER/ PERENNIALS	1080	1	0.4	0.5	5	432	1,728	
						Total Monthy Demand	17,520	
							Total Year 1 GPY	105,120
							Total Year 1 AFY	0.32255

Year 2 Irrigation Water Budget

LANDSCAPING IRRIGATION BUDGET	QTY.	SIZE	Rate per Hr	Water Period in Hrs	Times Per Week	Gal. Per Week	Gal. Per Month	
TREES DECIDUOUS	72	2"	35	0.5	2	2,520	10,080	
TREES EVERGREEN	12	2"	25	0.5	2	300	1,200	
SHUBS	348	5	0.6	0.5	5	209	835	
GROUND COVER/ PERENNIALS	1080	1	0.3	0.5	5	324	1,296	
						Total Monthy Demand	13,411	
							Total Year 2 GPY	80,467
							Total Year 2 AFY	0.24691

Year 3 Irrigation Water Budget

LANDSCAPING IRRIGATION BUDGET	QTY.	SIZE	Rate per Hr	Water Period in Hrs	Times Per Week	Gal. Per Week	Gal. Per Month	
TREES DECIDUOUS	72	2"	35	0.5	2	2,520	10,080	
TREES EVERGREEN	12	2"	25	0.5	2	300	1,200	
SHUBS	348	5	0.4	0.5	5	139	557	
GROUND COVER/ PERENNIALS	1080	1	0.25	0.5	5	270	1,080	
						Total Monthy Demand	12,917	
							Total Year 3 GPY	77,501
							Total Year 3 AFY	0.23781

Year 3 Irrigation Water Budget

	3 Year Average GPY	87,696
	3 Year Average AFY	0.26909

Irrigation Notes:

6-Month Irrigation Season

LAA
Santa Fe, NM87501. Tel 505.988.9789 www.lloyd-architects.com

Project Memorandum
DESIGN WATER BUDGET

Number of Dwelling Units 46
Guests Per Dwelling 1.5

Column	A	B	C	D	E	F	G	H	I
Row	TABLE-1.0 WATER USE PROJECTION								
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13	TOTAL WATER DEMAND OFFSET							143,301	0.43971

Project Memorandum

DESIGN WATER BUDGET

Column A

Row **Year 1 Irrigation Water Budget**

	B	C	D	E	F	G	H	I
1	LANDSCAPING IRRIGATION BUDGET	QTY.	SIZE	Rate per Hr	Water Period in Hrs	Times Per Week	Gal. Per Week	Gal. Per Month
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5	GROUND COVER/ PERENNIALS	1080	1	0.4	0.5	5	432	1,728
6						Total Monthy Demand		17,520
7							Total Year 1 GPY	105,120
8							Total Year 1 AFY	0.32255

9 **Year 2 Irrigation Water Budget**

	B	C	D	E	F	G	H	I
10	LANDSCAPING IRRIGATION BUDGET	QTY.	SIZE	Rate per Hr	Water Period in Hrs	Times Per Week	Gal. Per Week	Gal. Per Month
11	TREES DECIDUOUS	72	2"	35	0.5	2	2,520	10,080
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15						Total Monthy Demand		13,411
16							Total Year 2 GPY	80,467
17							Total Year 2 AFY	0.24691

18 **Year 3 Irrigation Water Budget**

	B	C	D	E	F	G	H	I
19	LANDSCAPING IRRIGATION BUDGET	QTY.	SIZE	Rate per Hr	Water Period in Hrs	Times Per Week	Gal. Per Week	Gal. Per Month
20	TREES DECIDUOUS	72	2"	35	0.5	2	2,520	10,080
21	TREES EVERGREEN	12	2"	25	0.5	2	300	1,200
22	SHUBS	348	5	0.4	0.5	5	139	557
23	GROUND COVER/ PERENNIALS	1080	1	0.25	0.5	5	270	1,080
24						Total Monthy Demand		12,917
25							Total Year 3 GPY	77,501
26							Total Year 3 AFY	0.23781

27 **3 YEAR IRRIGATION AVERAGE**

3 Year Average GPY	87,696
3 Year Average AFY	0.26909

Irrigation Notes:

6-Month Irrigation Season

CITY OF SANTA FE

NOTICE AFFIDAVIT
PLUD-03

PROJECT INFORMATION

Project Name:	The Inn at Alvord
Project Location:	1625 Paseo de Peralta
Case Number(s)	2024-8195
Early Neighborhood Notice (ENN) Meeting Date:	6/27/2024
Public Hearing Date:	09/04/ 2025

NOTICE AFFIDAVIT

I hereby certify that the attached notice was mailed to property owners, tenants, and registered neighborhood associations within 300 feet of the proposed project site. Notices were mailed on 8/20/2025 (Date)

I hereby certify that the attached notice was sent via email to registered neighborhood associations within 300 feet of the proposed project site. Notices were emailed on 8/20/2025 (Date)

I hereby certify that the subject property was posted with a sign provided by the City on 8/20/2025 (Date)

The sign was placed in a prominent position in public view, according to instructions provided by Land Use Department staff.

Applicant printed name: Wayne Lloyd

Applicant Signature: Wayne S. Lloyd

NOTARIZATION

The foregoing instrument was acknowledged before me this 20th day of August, 20 25, by Wayne Lloyd

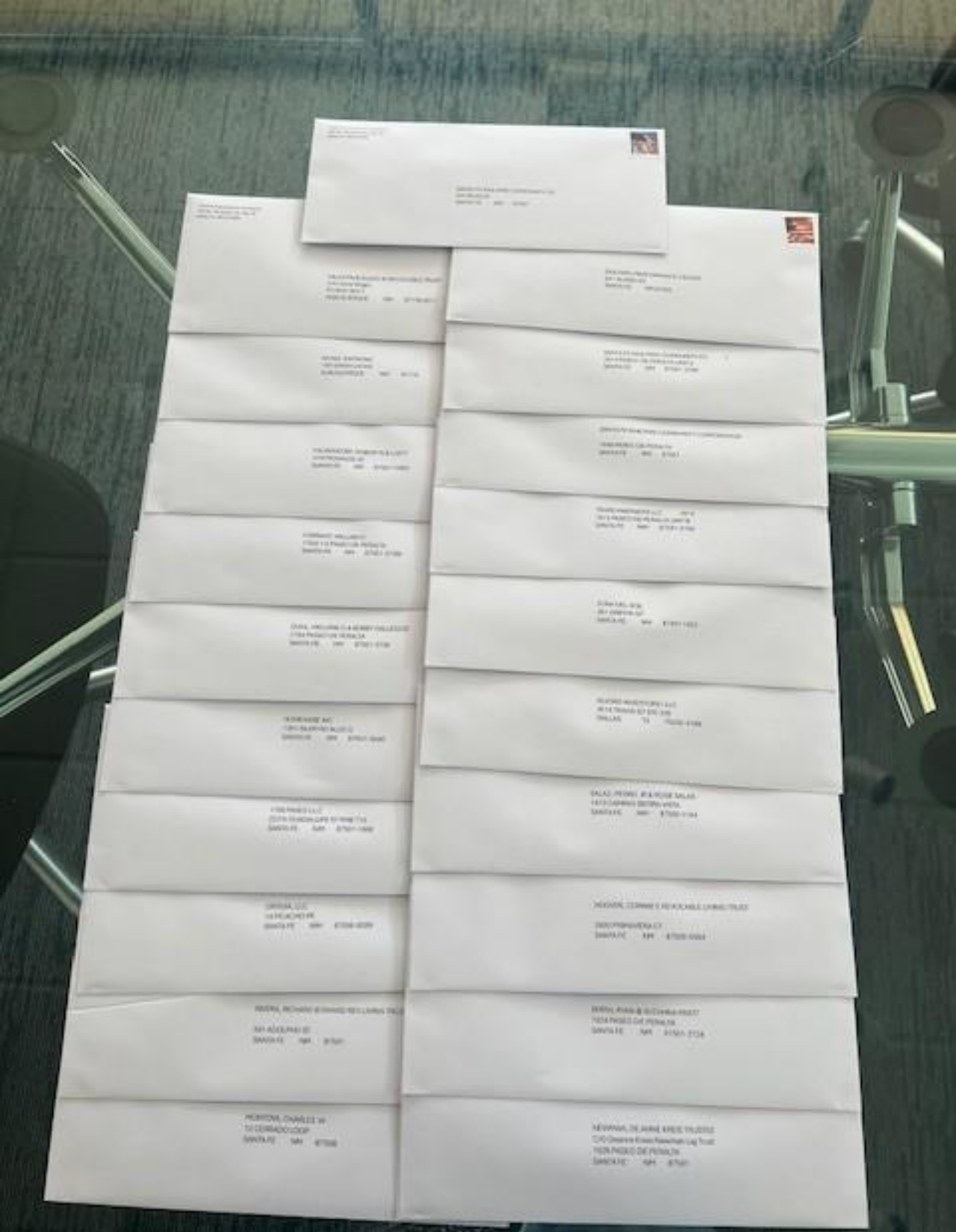
CARRIE TAYLOR
Notary Public - State of New Mexico
Commission # 1075347
My Comm. Expires MARCH 23, 2027

Carrie Taylor
Notary Public

My Commission Expires: March 23, 2027







City of Santa Fe, New Mexico

PUBLIC MEETING NOTICE

Development Plan for an all-suite hotel at 1625 Paseo de Peralta, approximately 2.01 acres. The property is zoned BCDRED (Business Capital District, Redevelopment) and is within the Historic Downtown Archaeological Review District

Type of Project

1625 PASEO DE PERALTA

Project Location

Planning Commission — Type of Meeting

6:00 PM — Time

9/4/2025 — Date

City Council Chambers, City Hall (200 Lincoln Ave.) or Virtual (https://santafenm.portal.civicclerk.com) — Meeting Location

Andy Duettra, owner & Applicant, represented by Agent, Wayne Lloyd — Applicant/Agent

For information call Rebekah Clouser, reclouser@santafenm.gov — Phone #

Refer to Case 2024-8195

Required to be posted and visible from a public street from 8/20/2025 — Date **to** 9/4/2025 — Date

PLI022.cdr-1002

City of Santa Fe, New Mexico

PUBLIC MEETING NOTICE

Development Plan for an all-suite hotel at 1625 Paseo de Peralta, approximately 2.01 acres. The property is zoned BCDRED (Business Capital District, Redevelopment) and is within the Historic Downtown Archaeological Review District

Type of Project

1625 PASEO DE PERALTA

Project Location

Planning Commission — Type of Meeting

6:00 PM — Time

9/4/2025 — Date

City Council Chambers, City Hall (200 Lincoln Ave.) or Virtual (https://santafenm.portal.civicclerk.com) — Meeting Location

Andy Duettra, owner & Applicant, represented by Agent, Wayne Lloyd — Applicant/Agent

For information call Rebekah Clouser, reclouser@santafenm.gov — Phone #

Refer to Case 2024-8195

Required to be posted and visible from a public street from 8/20/2025 — Date **to** 9/4/2025 — Date

PLU022.cdr-10/02


City of Santa Fe, New Mexico
PUBLIC MEETING NOTICE
Development Plan for an all-suite hotel at 1625 Paseo de Peralta, approximately 2.01 acres. The property is zoned BCDRED (Business Capital District, Redevelopment) and is within the Historic Downtown Archaeological Review District.
Type of Project
1625 PASEO DE PERALTA
Project Location
Planning Commission
Type of Meeting
6:00 PM
Time
9/4/2025
Date
City Council Chambers (200 Lincoln Ave.) or Virtual (https://santaferm.portal.civicclerk.com)
Meeting Location
Andy Duettra, owner & applicant, represented by agent, Wayne Lloyd
Applicant/Agent
For information call Rebekah Clouser, reclouser@santaferm.gov
Phone #
Refer to Case 2024-8195
Required to be posted and visible from a public street from 8/20/25 to 9/4/2025
Date
Date
PLU022.cdr-10/02

City of Santa Fe, New Mexico

PUBLIC MEETING NOTICE

Development Plan for an all-suite hotel at 1625 Paseo de Peralta, approximately 2.01 acres. The property is zoned BCDRED (Business Capital District, Redevelopment) and is within the Historic Downtown Archaeological Review District.

1625 PASEO DE PERALTA
Type of Project
Project Location

Planning Commission — 6:00 PM — 9/4/2025
Type of Meeting — Time — Date

City Council Chambers (200 Lincoln Ave.) or Virtual (https://santafenm.portal.civicclerk.com)
Meeting Location

Andy Duettra, owner & applicant, represented by agent, Wayne Lloyd
Applicant/Agent

For information call Rebekah Clouser, reclouser@santafenm.gov
Phone #

Refer to Case 2024-8195

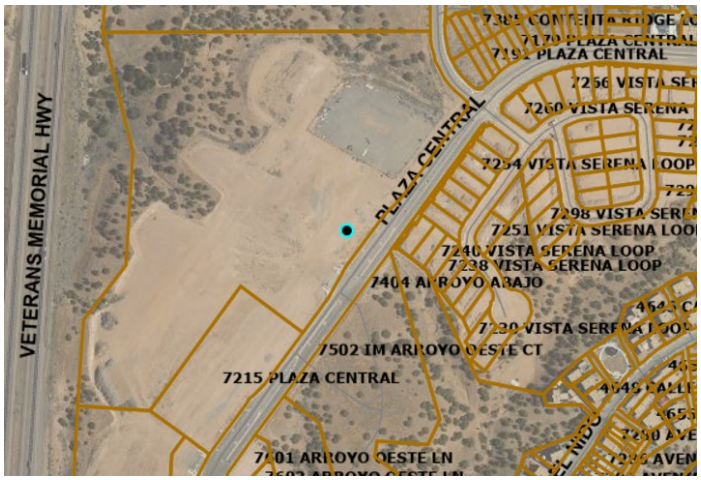
Required to be posted and visible from a public street from 8/20/25 (Date) **to** 9/4/2025 (Date)

PLU022.cdr-10/02

CITY OF SANTA FE
PLANNING & LAND USE

Planning and Land Use Department
Planning Commission Staff Report
AMENDED for Planning Commission Meeting 9/4/25

Case Number	#2024-9320
Hearing Date	September 4, 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 located at 7205 Plaza Central. The property consists of a 7.9-acre lot as the result of a future lot line adjustment, zoned C-1 (Office and Related Commercial). (Alexa Hempel Case Manager, anhempel@santafenm.gov).

I. RECOMMENDATION:

Staff recommends the Planning Commission **APPROVE** Case #2024-9320, "*7205 Plaza Central Development Plan,*" subject to the Conditions of Approval and Technical Corrections outlined in Attachment A of this report.

One motion will be required for this case:

- **APPROVE** or **DENY** Case #2024-9320, "*7205 Plaza Central Development Plan,*" subject to the Conditions of Approval and Technical Corrections outlined in Attachment A of Staff's report.

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 along the western side of Plaza Central.

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 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 (Ordinance 1985-58) as 1,479.6 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 B, and must comply with applicable requirements within the Tierra Contenta Master Plan as well as the City of Santa Fe Code of Ordinances.

This property is currently 14.24-acres but is planned to be reduced to 7.9-acres through an administrative lot line adjustment, Case #2024-9319. The Applicant's development plans currently show the development on 6.9-acres, however, this size would make the development exceed the density allowed in C-1 zoning, 21 dwelling units per acre. The Applicant has a Condition of Approval in Attachment A to amend the lot size and all relevant calculations prior to recordation and they have acknowledged this requirement via a notarized letter found in Attachment C.

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 addressed the necessary findings per Subsection 14-3.8(D) "*Approval Criteria and Conditions*" and recommends **APPROVAL** subject to conditions identified in in Attachment A "*Conditions of Approval" & "Technical Corrections.*"

III. PROJECT ANALYSIS: DEVELOPMENT PLAN

Project Description

The proposed development ("Project") includes seventeen (17) 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, pool, gym and a coffee shop. Open space is proposed throughout the site as internal courtyards, and 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 streetscape, landscaping, and drainage improvements.

Project Zoning

The Property is zoned C-1, Office and Related Commercial. Multi-family dwelling unit developments and restaurants, including fast service and takeout, 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 (See lot size adjustment letter in Attachment C). Setback standards in a C-1 zoned district have been met by this project. The proposed development plan meets all minimum dimensional criteria 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 Sq ft Commercial: 20% of Lot = 18,958 Sq ft Total Required = 60,208 Sq ft	64,000 Sq ft

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

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 Planned Residential Community (PRC) to the east, which houses much of Tierra Contenta. North of the property is an R-7 (Residential, 7 dwellings per acre) district with existing 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 and related light industrial uses.

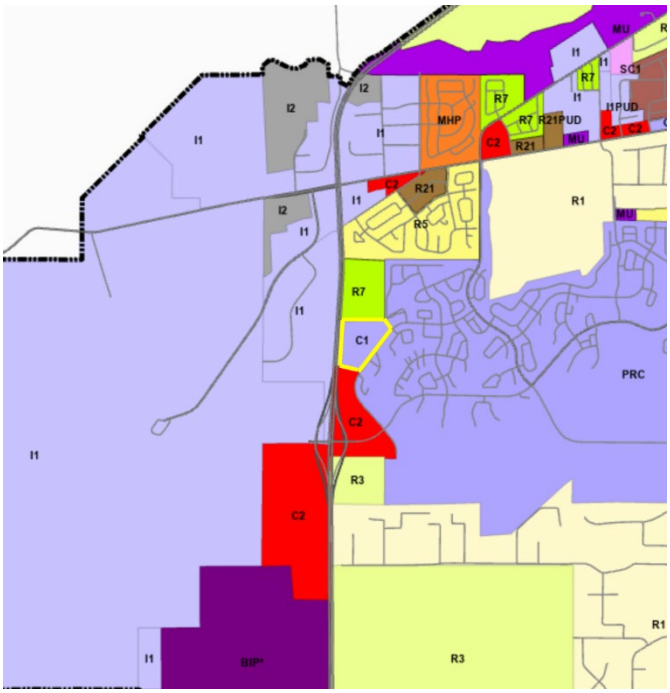


Figure 1: Surrounding zoning. 7205 Plaza Central is outlined in yellow.

General Plan Future Land Use

The future land use zoning map proposes Office Use for 7205 Plaza Central. 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 and Continuance of Original August 7, 2025 Hearing

Certain architectural elements of the Project that led staff to recommend denial at the time of the August 7, 2025 hearing have since been remedied. The Project is composed of seventeen (17) buildings with heights between 18 and 34 feet. Balconies, garages, and internal courtyards are featured throughout and will limit large massing. All buildings have a textured, stucco finish and flat roof design.

The Applicant originally proposed that the exterior stucco be painted a high-intensity colonial white with accent colors of green, gray, pink, and yellow. The Tierra Contenta Architectural Review Committee approved this proposed design, acknowledging that it deviated from the design guidelines for Phase 2C, while still meeting the intent of those guidelines. However, development plans within Tierra Contenta must go through additional City review to meet the requirements of SFCC Ch.14, which may only be interpreted by the Land Use Director after consultation with the City Attorney (SFCC 14-1.10).

SFCC 14-1.7(B) states that in the event conflicts arise between Chapter 14 and any other ordinance, resolution, or regulation, the more restrictive limitation or requirement shall prevail. In this case, Chapter 14 imposed more restrictive requirements. Staff determined that the proposed high-intensity colors did not meet the following, and therefore recommended denial for the August 7, 2025 hearing:

- Minimum 205 architectural points required for C-1 zoning;
- Development Plan Approval Criteria #3, which calls for adaptability and compatibility to properties in the vicinity; and
- Findings and Purpose of the Architectural Design Review (SFCC 14-8.7(A)), which calls for architecture outside the historic districts to maintain a degree of compatibility with architecture inside the historic districts.

Due to technological issues that led to a lack of quorum, the August 7, 2025 Planning Commission meeting was rescheduled to September 4, 2025. During that time, the Applicant changed the predominant color of the exterior stucco from colonial white to zona rosa – a terracotta color (See Figure 2). The Applicant also omitted the use of accent colors and submitted revised architectural drawings to reflect the exterior color changes (Attachment C).

The new design exceeds the 205 architectural points required for C-1 zoning and is compatible with the surrounding neighborhood as well as the architecture found within the City's historic districts. Staff are now recommending approval as the application meets the required architectural points, development plan approval criteria #3, and the purpose of the architectural review guidelines.



Figure 2: Drawing of the new proposed exterior of one building type on the property. See full plan sets in Attachment C.

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 depicts details of site access, traffic flow, and parking.

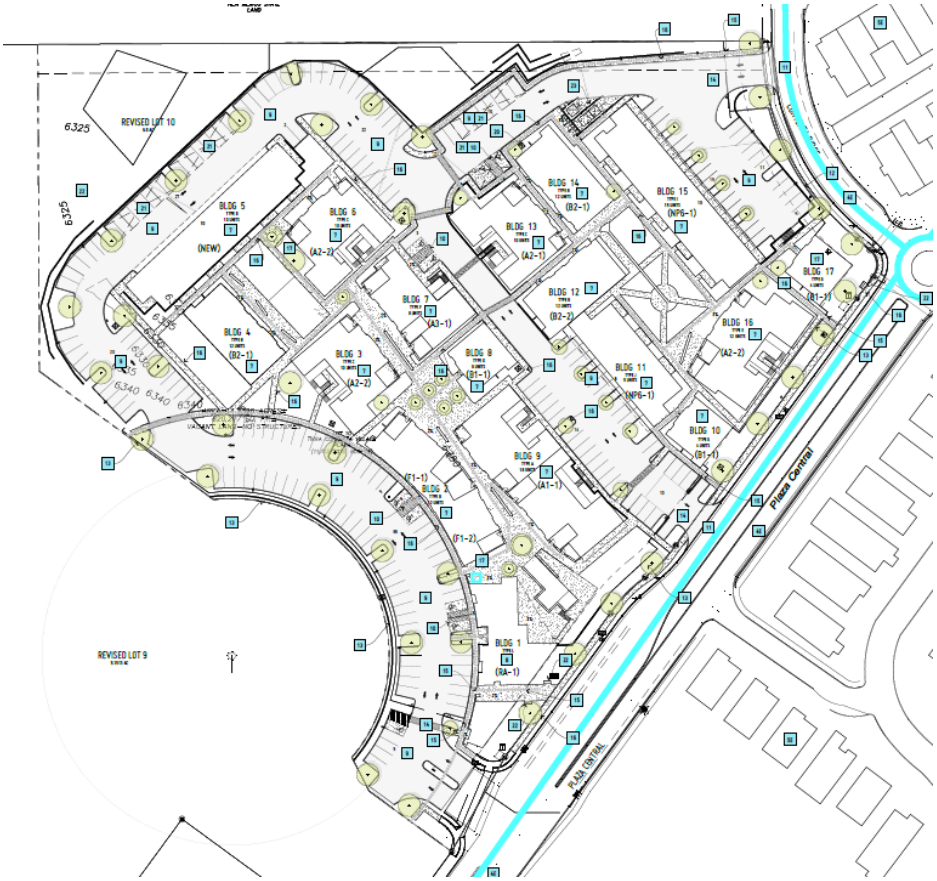


Figure 3: Zorro Blanco Pedestrian, Bicycle, Vehicular Plan

A Traffic Impact Analysis (TIA) (included in Attachment C, page 40) 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 which will operate at LOS 'B'. LOS 'A' is defined as free-flowing traffic conditions with minimal delays. LOS 'B' is defined as traffic conditions where drivers experience stable flow with only slight delays.

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 Attachment A.

Both the City of Santa Fe City 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. 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. These triangles are defined by 5 feet along the project driveway and 15 feet along street frontages. 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. Plaza Central is equipped with dedicated bike lanes for cyclists and a set-back sidewalk on the east side of the road. Contenta Ridge has existing sidewalks on both sides of the street. Zorro Blanco will enhance the existing pedestrian infrastructure by adding a 5 ft wide sidewalk along the western side of Plaza Central and one (1) concrete crosswalk across each street. The development will also include 12 inverted U bike racks, as required.

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 placed 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.

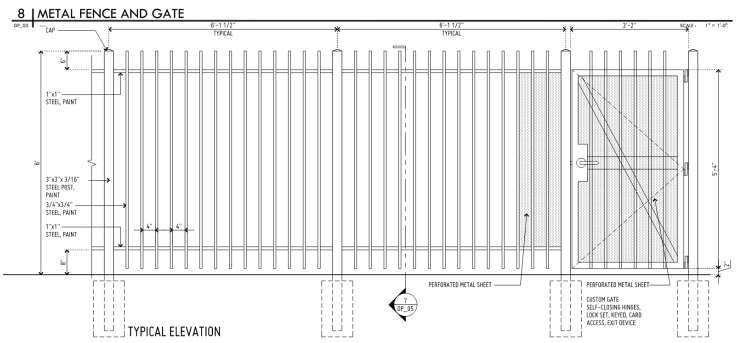


Figure 4: Fencing design for perimeter of property

Parking

The development plan includes 245 parking spaces, exceeding the 238 required. 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 Attachment A.

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.

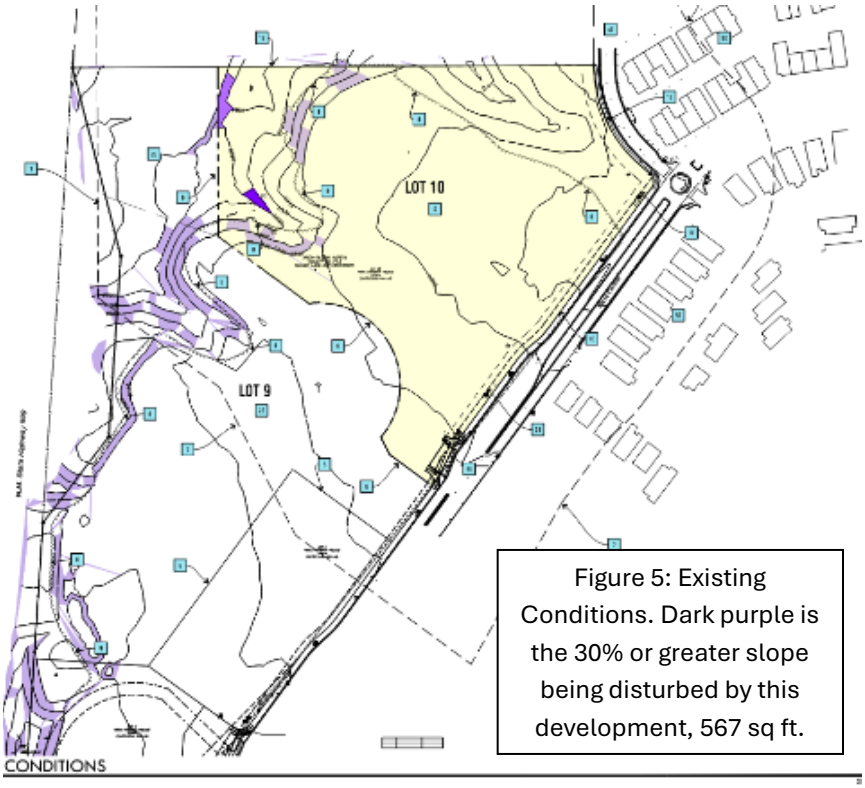


Figure 5: Existing Conditions. Dark purple is the 30% or greater slope being disturbed by this development, 567 sq ft.

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, as allowed without the need for variance. The areas of 30% or greater slopes can be found on the existing conditions sheet of the development plan (see Attachment C).

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 Attachment A.

Open Space, Lighting, and Signage

SFCC 14-7.5(D) sets the Open Space standards for development. 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 increased with the added acre to meet the zoning density standards. A minimum of 50% of the common open space provided shall be usable for active and passive recreation per 14-7.5(B)(2). The applicant has a Condition of Approval to clearly demonstrate this on the development plans.

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 14-8.9.

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

Utilities

The Applicant has an approved site water plan by the City of Santa Fe Water Utility Division with Conditions of Approval (Attachment A). The Project 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 Attachment A.

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 Applicant has submitted a preliminary water budget shown in Table 2 with additional details for the landscape irrigation shown in the development plans in Attachment C. 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. The Applicant has a Condition of Approval to work with the Water Resources Division to obtain an approved water budget prior to recordation of the plans.

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 include fire alarm systems and sprinklers. The site access road is 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 Attachment A.

Archaeology

The 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 C.

Affordable Housing

The Applicant's development plans at time of submittal detailed 165 units on 6.9-acres. The proposed density depicted in the development plans assumed the inclusion of a 15% density bonus available for projects complying with the Santa Fe Homes Program (SFHP) via a fee-in-lieu application (SFCC 14-8.11). Given that this property is located within Tierra Contenta, which was annexed into the City before 2005 with affordability requirements, the SFHP and associated density bonus were incorrectly applied by the Applicant. Staff determined the Applicant is not subject to the SFHP per SFCC 14-8.11(D)(3)(a), which states:

> *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 Applicant provided a notarized letter adding 1-acre to the property to meet the 21 dwelling units per acre density based upon the City's legal determination that the SFHP did not apply to their project (Attachment C).

This property, being under the umbrella of the Tierra Contenta Annexation Agreement ("Agreement"), is therefore subject to the Affordable Housing provisions found in Section 7 (Attachment D). This requires approximately 40% of the 3,700 lots or units planned for Tierra Contenta to be developed for affordable housing. The Agreement does not provide Tierra Contenta an option for a fee-in-lieu or the ability to grant density bonuses.

As of 2021, when the last construction of residential properties was built/platted in Tierra Contenta, 41% of 3,193 built/platted units were affordable. Phase 3 of Tierra Contenta will add over 1,000 units at 40% affordability.

The Applicant's Attorney has stated that they do not have a written agreement obligating the requirement for affordable housing. According to the Applicant's Attorney, when the Applicant purchased the property at 7205 Plaza Central, Tierra Contenta Corporation did not impose any affordable housing requirements on the property. It should be noted that the Tierra Contenta Master Plan does identify the area of 7205 Plaza Central intended for office/business incubator use (See Tierra Contenta May 15 letter in Attachment C). However, a C-1 zoned District allows multi-family use at 21-dwelling units per acre.

Given that Tierra Contenta did not impose affordability requirements onto this property, the Applicant requests to opt-in to the SFHP by paying a fee-in-lieu to the City and receive the 15% density bonus incentive. Staff, in consultation with and the City Attorney's Office, were unable to identify a legal mechanism in SFCC 14-8.11 or 26-1.8 that allows for such an action. Therefore, the only way the Applicant could opt-into the SFHP would be through a Text Amendment to Ch. 14 (SFCC 14-3.3).

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 (Attachment C).

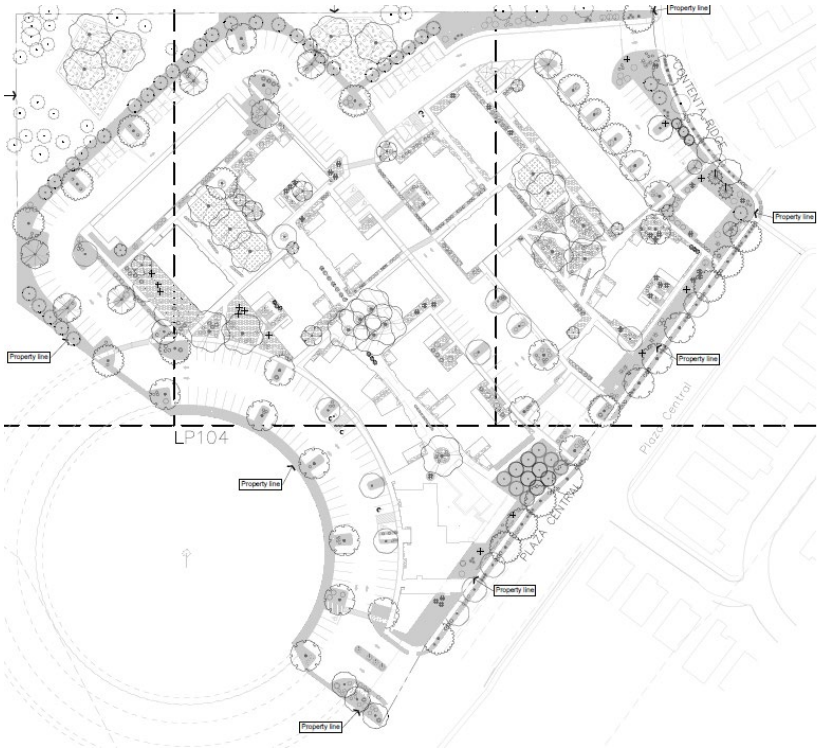


Figure 6: Overall Planting Plan

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

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. Prior to approving a Development Plan, the Planning Commission must make certain findings based off the approval criteria, or impose Conditions of Approval to ensure compliance with Chapter 14 and other applicable rules and regulations. 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) **YES**
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 development plan application in accordance with these ordinances and has found that the development plan will not adversely affect the public interest as detailed in Staff's report.	

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) **YES**

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:

<u>C.2.c, Facades:</u> 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:

The proposed multi-unit residential development on the western side of Tierra Contenta intends to serve as a transitional use between adjacent single-family homes and townhomes to the east and the vacant parcel to the south which is zoned C-2 (General Commercial Use). The plan includes a neighborhood café as well as pedestrian and bicycle infrastructure, designed to integrate the Property with the existing community. The proposed architecture meets the architectural points required in SFCC 14-8.7(1), blends in color and design with neighboring properties, and complies with Tierra Contenta's Design Standards for Phase 2C. The design of the apartments includes many small buildings as opposed to a few large buildings to reduce large massing and better adapt to the surrounding properties. The design also includes features like porches and patios to further break up large massing.

V. EARLY NEIGHBORHOOD NOTIFICATION

The Applicant conducted two (2) Early Neighborhood Notification (ENN) meetings one on August 20th, 2024 and another on 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 and zoning considerations while committing to further outreach and updates. Meeting notes from the Early Neighborhood Notification meetings can be found in Attachment C.

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 SFCC 14-3.19(B)(6)."

VII. ATTACHMENTS

ATTACHMENT A: Conditions of Approval & Technical Corrections

1. Table of Conditions of Approval
2. Table of Technical Corrections
3. Development Review Team Compiled Comments

ATTACHMENT B: 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 C: 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 Architectural Changes
4. Affordable Housing Correspondance
5. Letter Acknowledging Lot Size Adjustment

ATTACHMENT D: Tierra Contenta Annexation Agreement

1. Restated Annexation Agreement
2. Tierra Contenta Revised Annexation Agreement and Master Plan 1993 Sheets

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

Title	Name	Initials
Department Director	Heather Lamboy	*HLL*
Assistant Department Director	Maggie Moore	*MRM*
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. Table of Conditions of Approval
2. Table of Technical Corrections
3. Development Review Team Compiled Comments

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 **(COMPLTED)**
4	Elevation drawings must show the percentage of accent colors on each exterior wall.	Current Planning	Prior to Recordation **(COMPLTED)**
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	Water Utility Division	At the time of development

Conditions of Approval			
#	**Condition of Approval:**	**Dept. or Division:**	**To be completed:**
	on any new irrigation service.		
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.	ADA	Prior to Recordation

Conditions of Approval			
#	**Condition of Approval:**	**Dept. or Division:**	**To be completed:**
	Provide detectable warning surfaces at curb ramps 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
34	Provide a Radius and Deflection Table for each of the various curvilinear sewer lines used.	Wastewater	Prior to Recordation
35	No Santa Fe logo sewer lids are allowed. All sewer lids if needed shall be labeled Private Sewer.	Wastewater	Prior to Recordation
36	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
37	You have several 8-inch sewer lines that will serve groups of buildings. There is no information regarding	Wastewater	Prior to

Conditions of Approval			
#	**Condition of Approval:**	**Dept. or Division:**	**To be completed:**
	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.		Recordation
38	Add a note on the development plans stating that the primary use of the garages will be for parking and that the conversion of garages to storage only is prohibited.	Current Planning	Recordation
39	Clearly demonstrate on plans that 50% of common open space provided is usable for active or passive recreation or pedestrian ways that include interior sidewalks and patios (14-7.5(B)(2)).	Current Planning	Recordation
40	Obtain an approved water budget.	Water Resources	Recordation

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)**
9	Developer shall work with CoSFW Engineering to appropriately size and locate master meters.	Water Utility Division	Prior to Water Plan Approval

Technical Corrections			
#	**Technical Correction:**	**Dept. or Division:**	**To be completed:**
			(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
21	Photometrics do not meet code requirements. See Article 14-8.9 and revise for compliance.	Landscaping	Prior to Recordation

Technical Corrections			
#	**Technical Correction:**	**Dept. or Division:**	**To be completed:**
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

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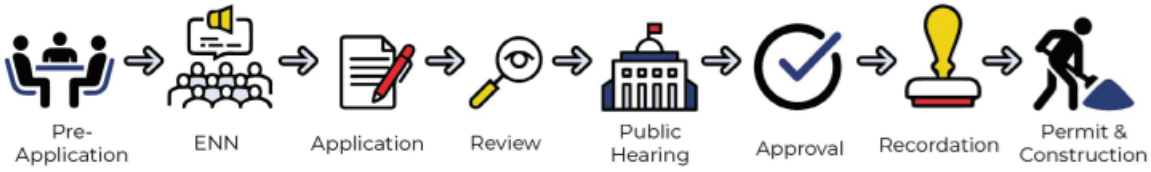
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

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.

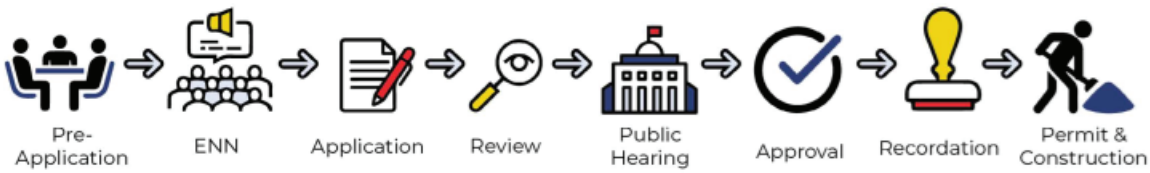


Timing of Conditions of Approval + Technical Corrections

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

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.

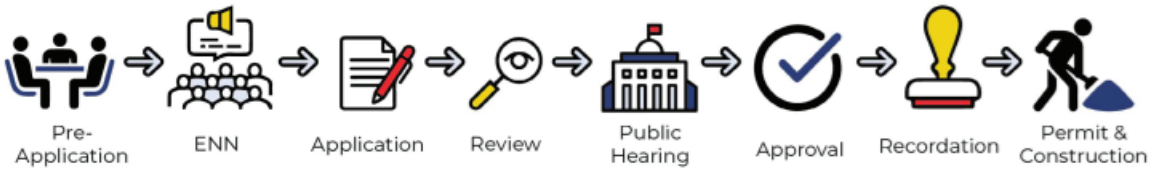


Timing of Conditions of Approval + Technical Corrections

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:

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

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.



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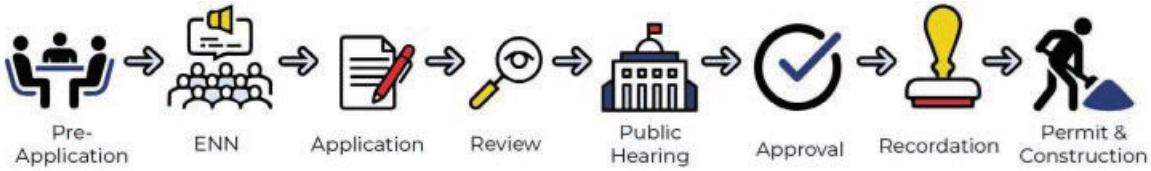
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of Construction* – these conditions/technical corrections can be addressed during the construction and inspection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



Timing of Conditions of Approval + Technical Corrections

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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.
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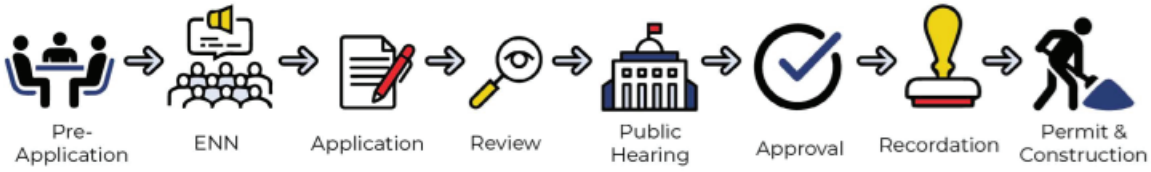
Development Review Process Flow Chart



*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.

Confidential/Proprietary Note: The information in this email is confidential and may be legally privileged. Access to this email by anyone other than the intended addressee is unauthorized. If you are not the intended recipient of this message, any review, disclosure, copying, distribution, retention, or any action taken or omitted to be taken in reliance on it is prohibited and may be unlawful. If you are not the intended recipient, please reply to or forward a copy of this message to the sender and delete the message, any attachments, and any copies thereof from your system. Thank you.

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.



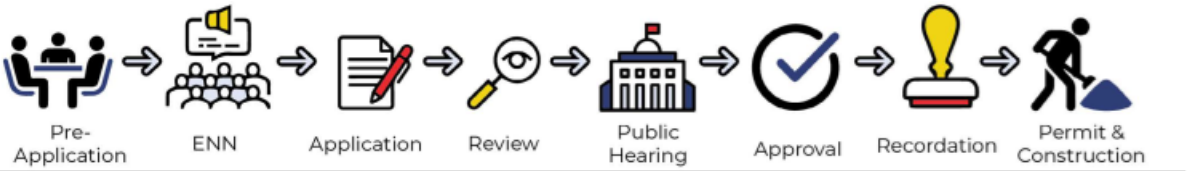
Timing of Conditions of Approval + Technical Corrections

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.

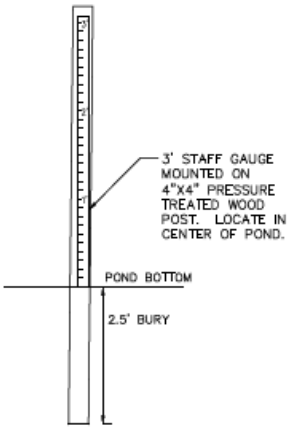
ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

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*

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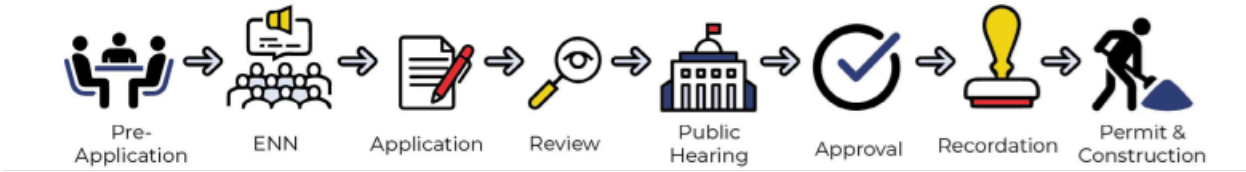
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

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

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

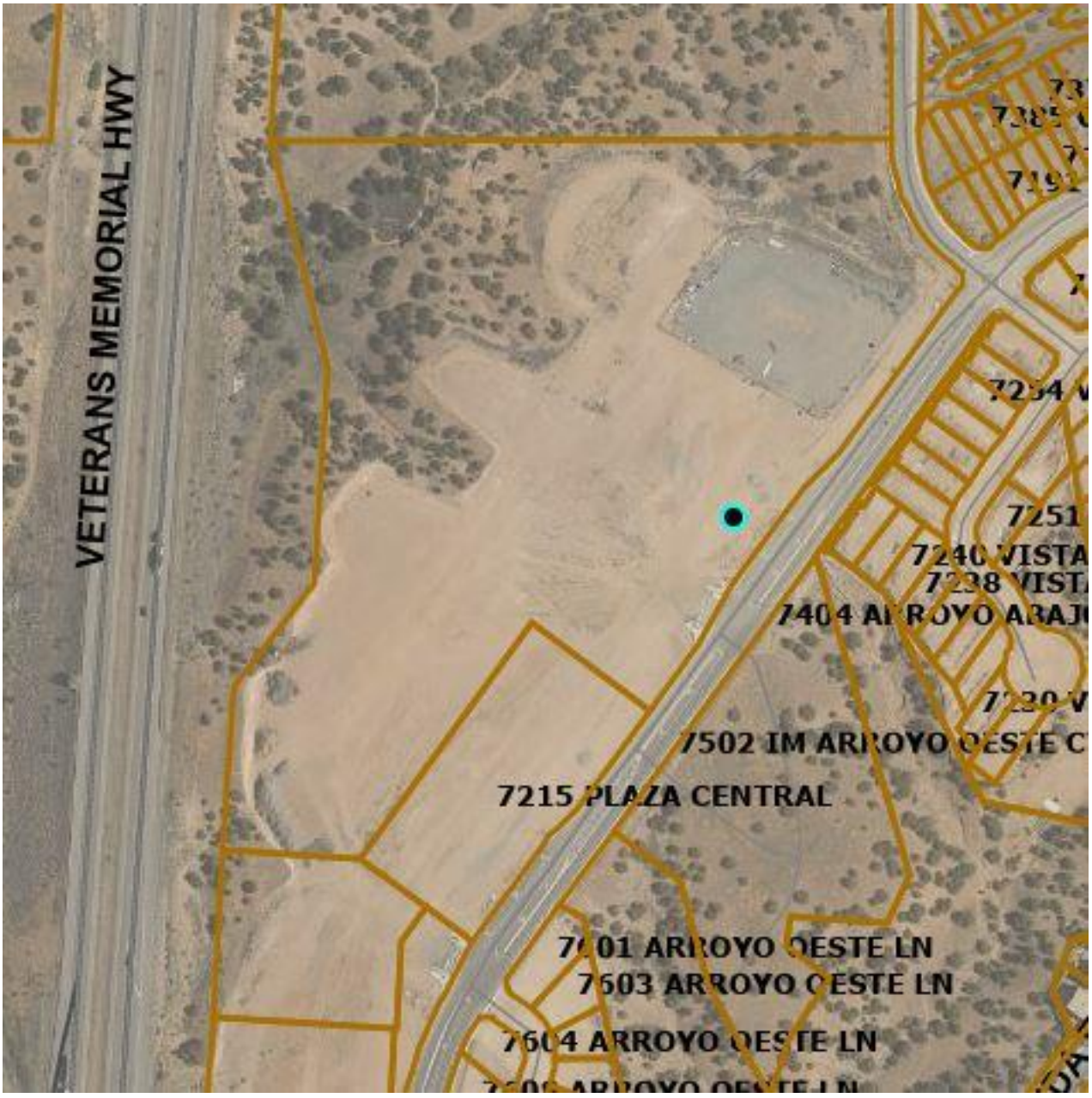
Attachment B

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.



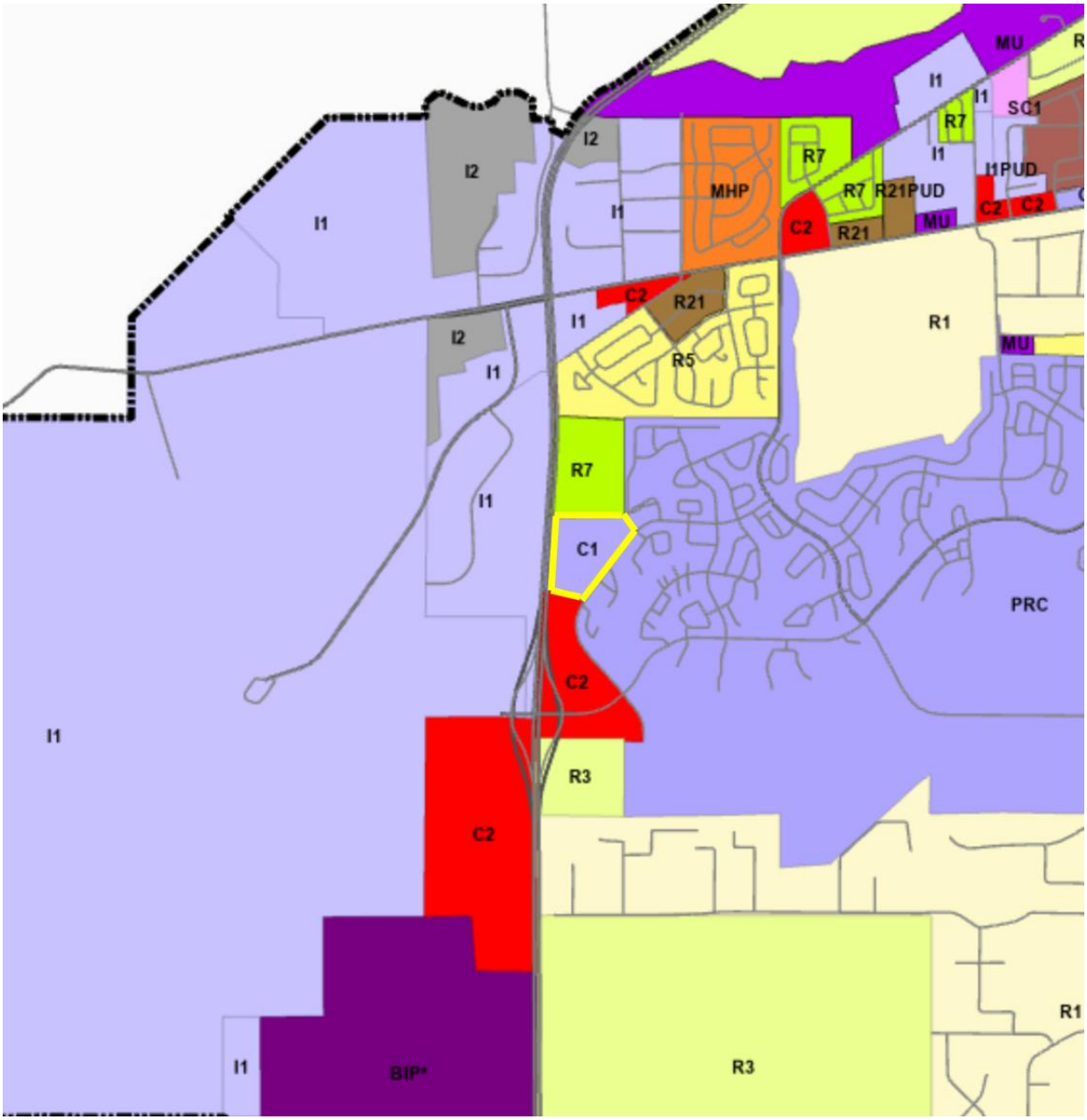
Photo taken standing on the eastern edge of the property near Plaza Central, looking west at the proposed development site.



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

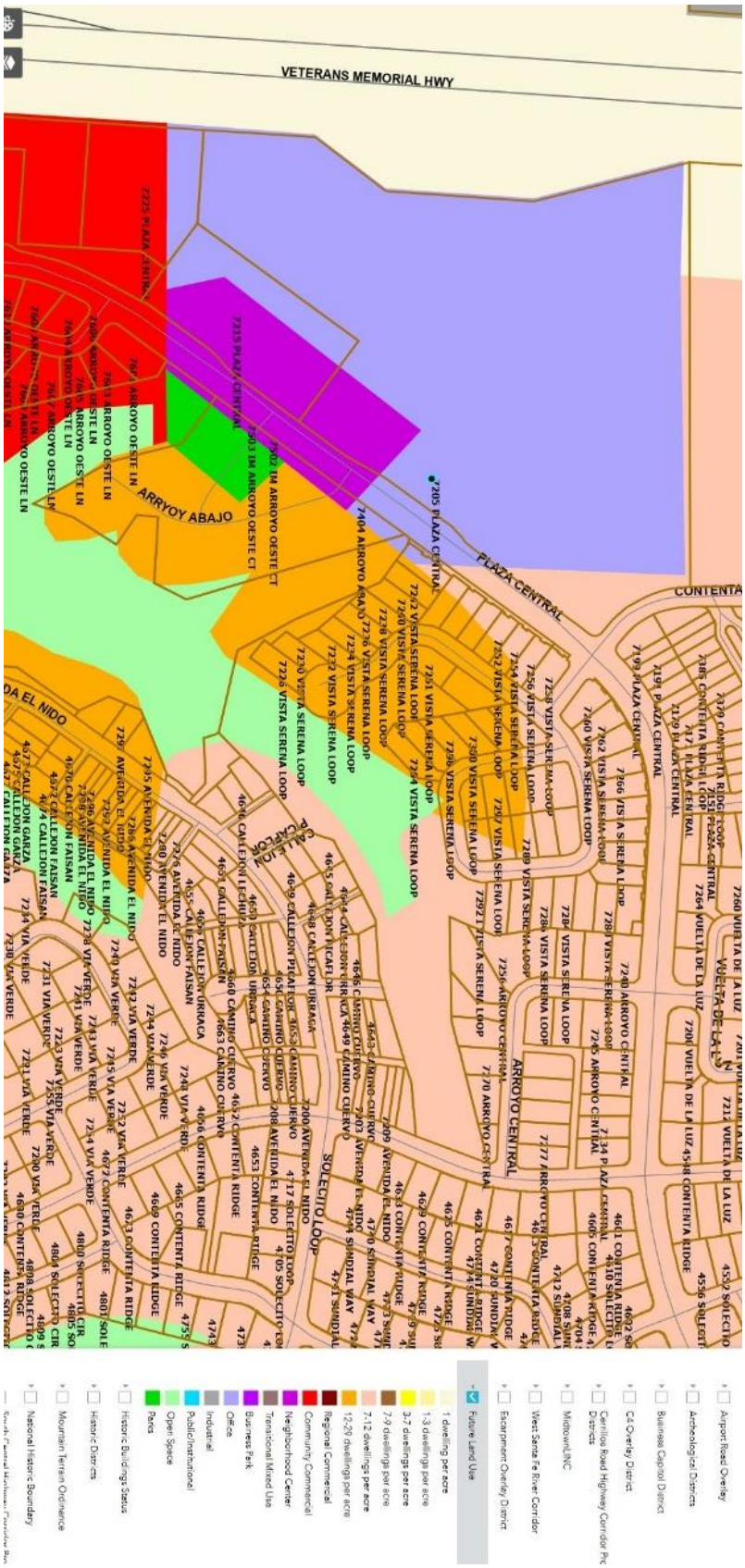
7205 Plaza Central is outlined in yellow and zoned C-1, Office and Related Commercial. Surrounding uses include PRC, Planned Residential Community, to the east, which houses much of Tierra Contenta. North of the property is a developed R-7 district with many townhomes and condominiums. South of the property 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.

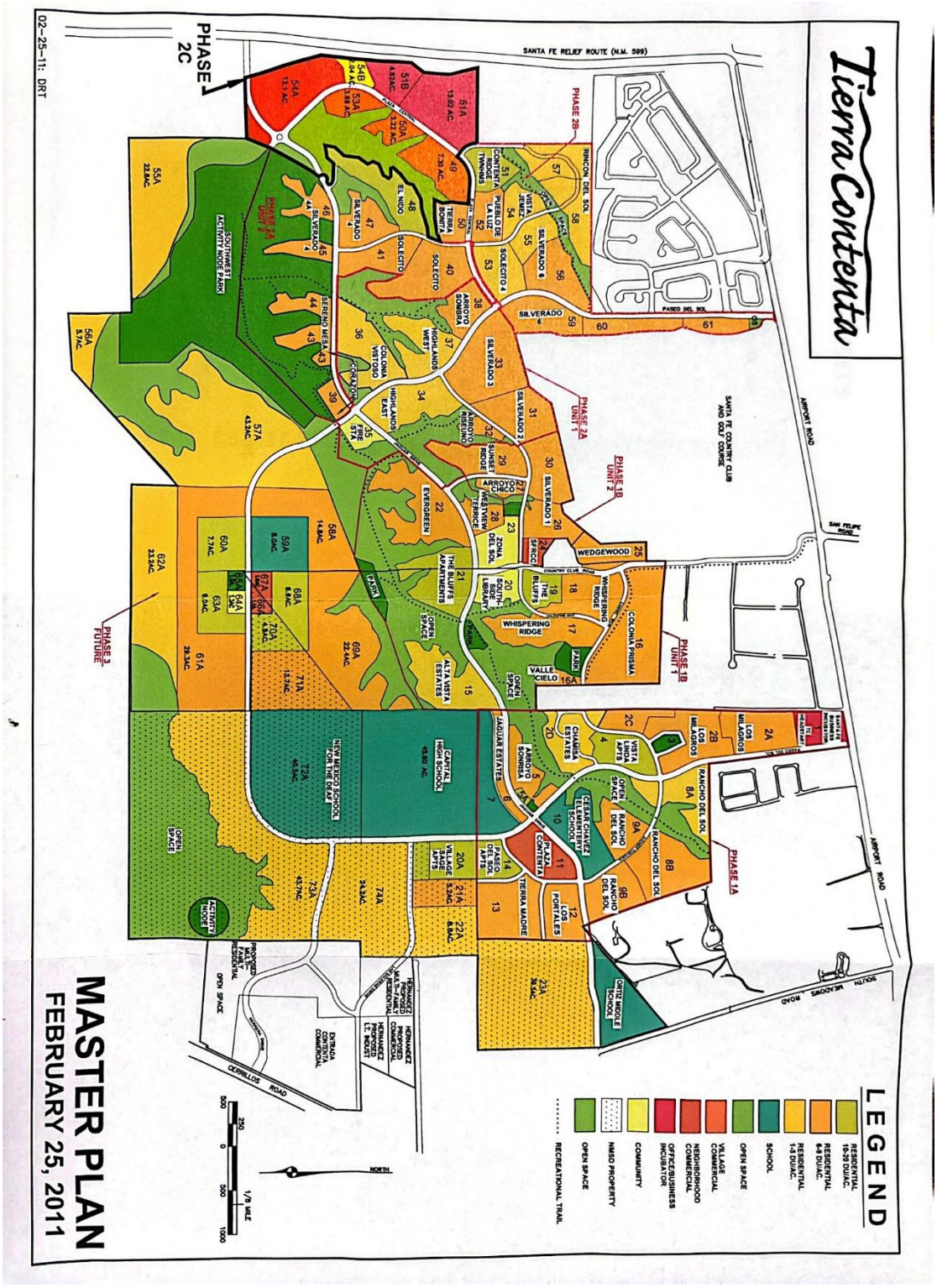
Future Land Use Map

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
ARRYOY ABAJO
PLAZA CENTRAL
ARROYO CENTRAL
SOLECITO LOOP
CONTENTA
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
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

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 C
Applicant Submittals and Development Plan

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

PAX CONSULTING
paxconsulting.biz

October 10, 2024

Planning Division
City of Santa Fe
Santa Fe, NM 87504

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

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

Project Valuation: $28,000,000

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

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

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

Thank you,

Katherine Mortimer

Katherine Mortimer
Pax Consulting
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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Development Water Budget 21
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Project Description

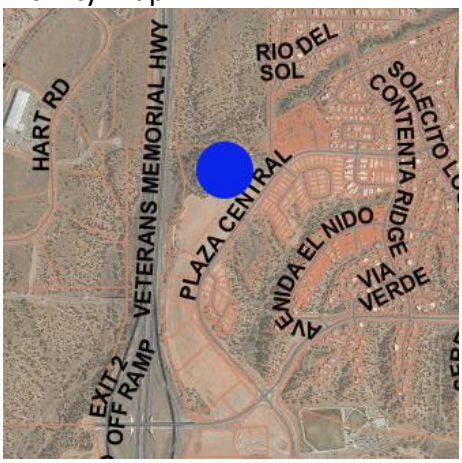
Zorro Blanco is a 165* unit multi-family housing complex and a coffee shop. The development will include 17 buildings ranging from 1- to 3-stories. The site slopes down away from the adjacent roadways. The development is intended to create a transition from lower-density residential development to the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

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

Project Location

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

Vicinity Map





Requested Approvals

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

Tierra Contenta

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

Code Compliance Summary

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

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

Village Plaza Master Plan

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

Development Plan

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

Building Areas and Unit Mix

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

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

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

Construction Schedule

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

Utility Access

Sewer

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

Water

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

Electricity

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

Natural Gas

Natural gas is accessed on Plaza Central.

Lot Line Adjustment

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

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

Zoning

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

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

The project also meets the following dimensional criteria:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Open Space

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

Required Open Space

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

Access & Traffic

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

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

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

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

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

Terrain and Stormwater Management

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

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

- Exposed cut slopes shall not exceed 10 feet in height

Grading:

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

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

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

Topography:

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

Stormwater Management:

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

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

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

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

Site Restoration:

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

Flood Regulations

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

Landscaping and Site Design

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

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

Water Features:

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

Street Trees:

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

Irrigation:

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

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

Walls and Fences

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

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

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

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

Retaining walls:

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

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

Gates:

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

Off-Street Parking

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

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

Parking Lot Screening

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

Parking Lot Trees

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

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

Architectural Design Review

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

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

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

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

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

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

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

Solar Access

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

Outdoor Lighting

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

Signs

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

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

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

Affordable Housing

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

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

Relocation of Gunnison's Prairie Dogs

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

Development Water Budget

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

Impact Fees

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

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

Land Dedication

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

School Requirements

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

Archaeology

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

Accessibility

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

Early Neighborhood Notification

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

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

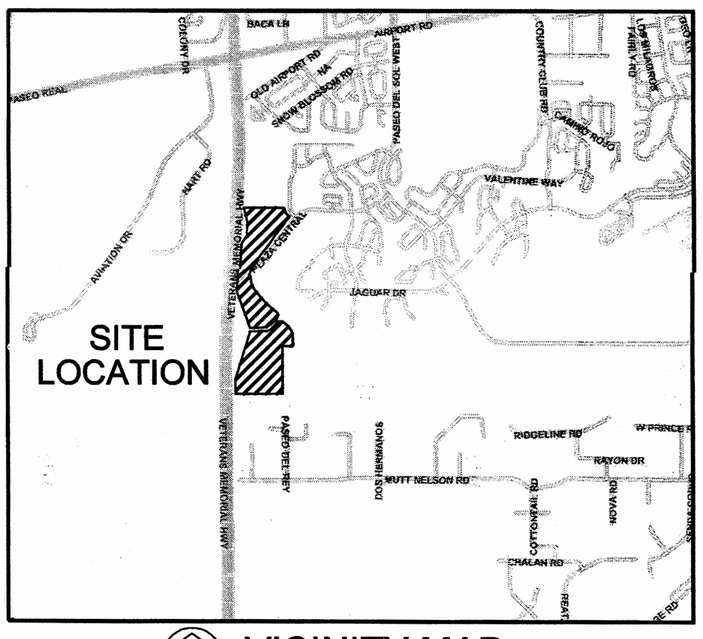
Exhibits

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

EXHIBIT A

LEGAL LOT OF RECORD

809014



NORTH

VICINITY MAP
NOT TO SCALE

PUBLIC UTILITY EASEMENTS

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

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from, and over said right of way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purpose set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

Disclaimer

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

UTILITIES APPROVAL

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

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

Darrel 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 Katharine C. Fishman
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 Katharine C. Fishman
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. Jane M. Clifford
MY COMMISSION EXPIRES 5-30-18 NOTARY PUBLIC

LEGEND AND NOTES

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

DENOTES FLOOD HAZARD ZONE X OUTSIDE 0.2% ANNUAL FLOOD

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

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

DENOTES FLOODWAY AREA IN ZONE AE THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUSTANTIAL INCREASES IN FLOOD HEIGHTS.

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

DENOTES EDGE OF EASEMENT

DENOTES FENCE LINE

DENOTES APPROX. LOC. ARROYO CHAMISO TRAIL

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

L98 L99 L101 L100

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

C92 L88 C91

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

SANTA FE CITY APPROVAL, NOTES AND CONDITIONS:

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF

SEPTEMBER 15 2011, AS CASE NO. 2011-90

[signature]
PLANNING COMMISSION CHAIRPERSON — DATE

[signature] 11.2.16
PLANNING COMMISSION SECRETARY — DATE

APPROVED BY THE CITY OF SANTA FE CURRENT PLANNING DIVISION UNDER AUTHORITY OF THE LAND DEVELOPMENT CODE, ARTICLE 14-3.8(7).

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

Risana Zaxus 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 044-20 AS DOCUMENT# 1808878.

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

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

COUNTY CLERK
GERALDINE SALAZAR
SANTA FE COUNTY NEW MEXICO

MST#1808878
COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 3rd day of November A.D. 2016 at 11:25 o'clock P m. and was duly recorded in book 809 page 44-20 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Valerie Espinoza
County Clerk, Santa Fe County, N.M.
Estrella Martinez
Deputy

SUBDIVISION PLAT FOR TIERRA CONTENTA VILLAGE PLAZA OF TRACT A

AND REPLAT OF TIERRA CONTENTA SUBDIVISION PHASE 2C

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

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

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

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

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

SHEET-1

LEGEND AND NOTES

809015

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

DENOTES FLOOD HAZARD ZONE X
OUTSIDE 0.2% ANNUAL FLOOD

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

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

DENOTES FLOODWAY AREA IN ZONE AE
THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUSTANTIAL INCREASES IN FLOOD HEIGHTS.

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

DENOTES EDGE OF EASEMENT

DENOTES FENCE LINE

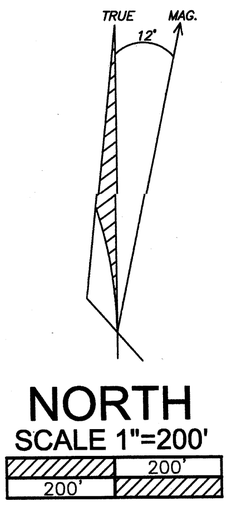
DENOTES APPROX. LOC. ARROYO CHAMISO TRAIL

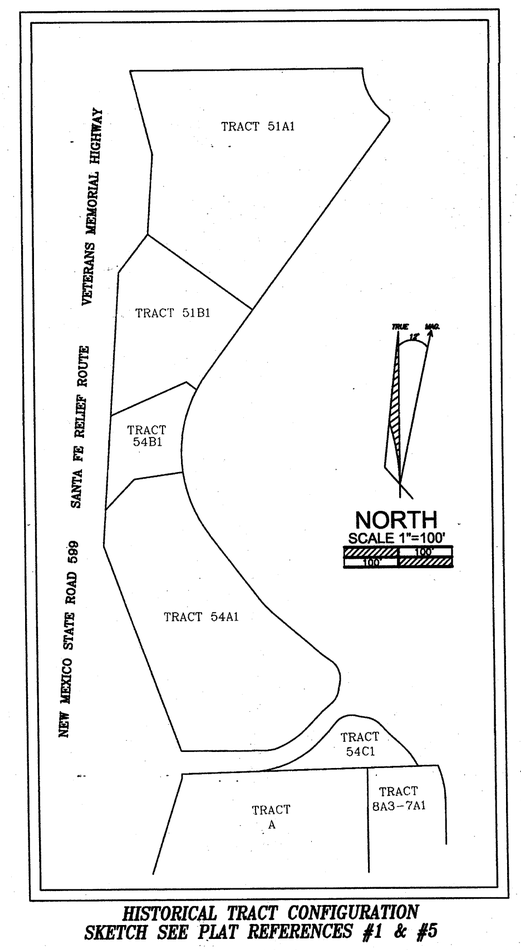
D.E. DENOTES DRAINAGE EASEMENT

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

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

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





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

SUBDIVISION PLAT FOR TIERRA CONTENTA VILLAGE PLAZA OF TRACT A

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

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SHEET-2

809016

LEGEND AND NOTES

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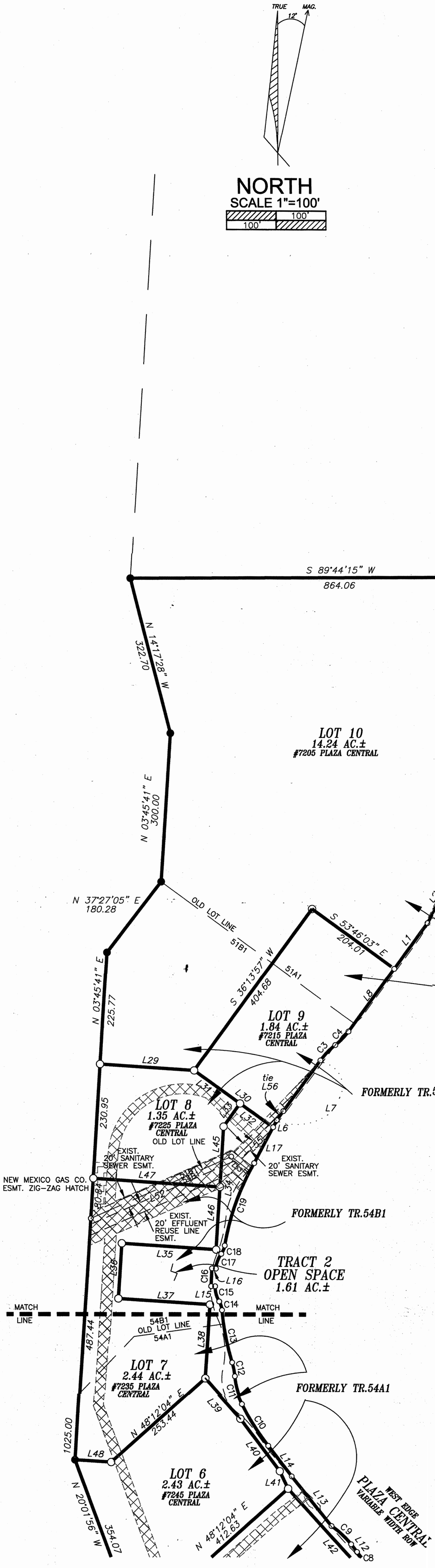

SHEET-2A

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

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(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.

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 FENCE LINE

DENOTES APPROX. LOC. ARROYO CHAMISO TRAIL

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TRUE MAG. 12°

NORTH
SCALE 1"=100'
100' 100'

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

SHEET-2B

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

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INDEXING INFORMATION FOR THE COUNTY CLERK

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809018

LEGEND AND NOTES

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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

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SHEET-3

809019

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.
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- ○ DENOTES POINT SET THIS SURVEY
- ∘ DENOTES POINT CALCULATED
- ◉ DENOTES BRASS MONUMENT
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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
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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
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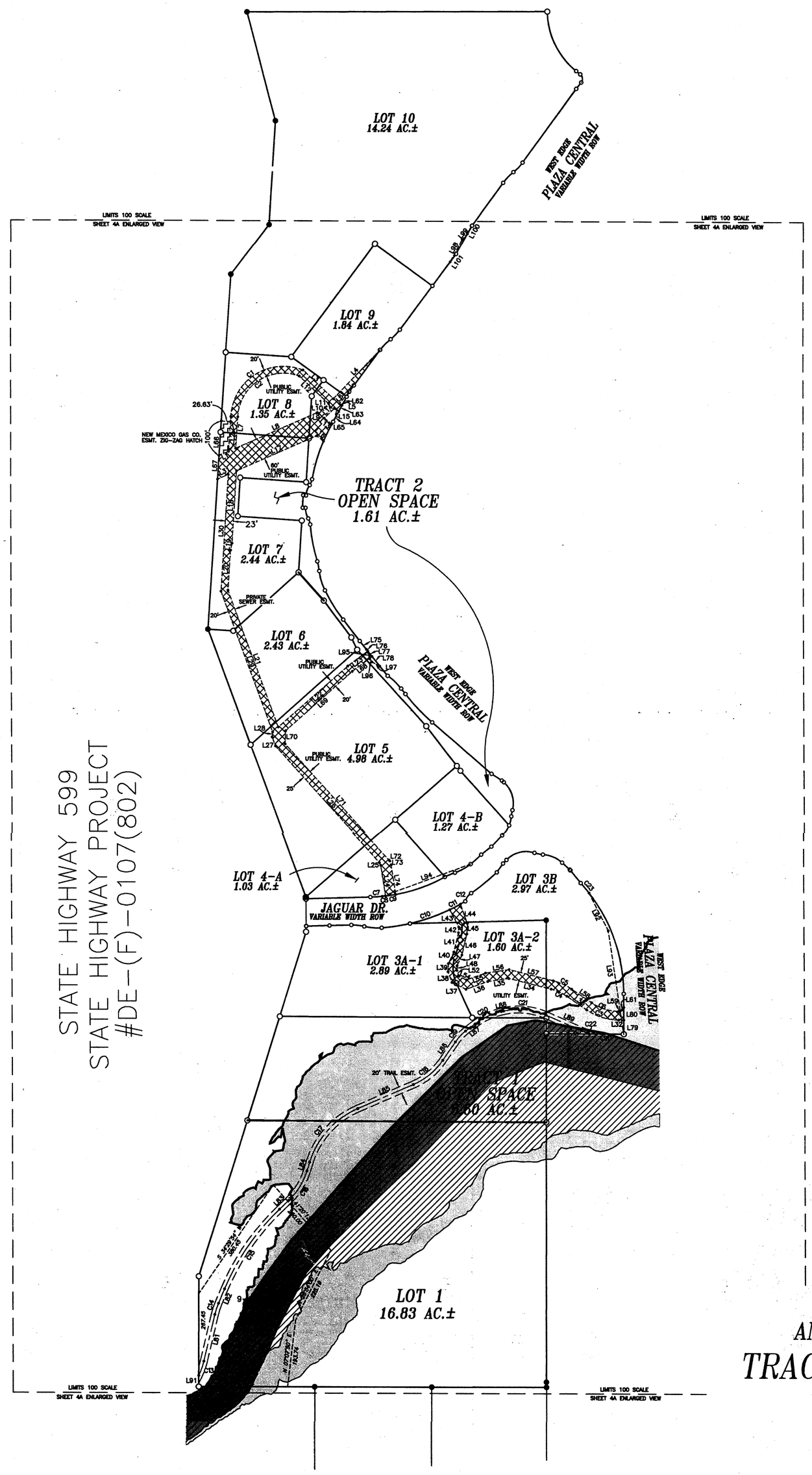
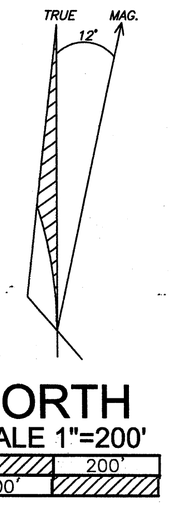




STATE HIGHWAY 599
STATE HIGHWAY PROJECT
#DE-(F)-0107(802)

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

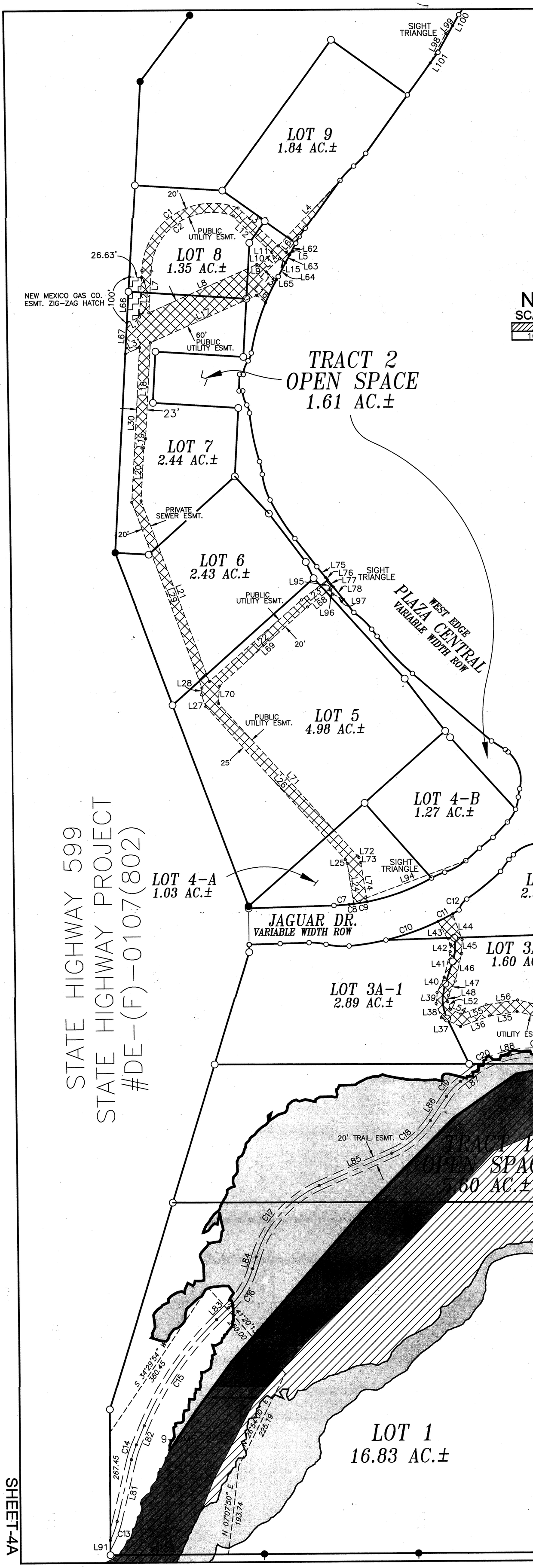
INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: COMMERCIAL CENTER AT 599, INC.

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

SHEET-4

809020



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

TRUE MAG. 12'

NORTH
SCALE 1"=100'
100' 100'

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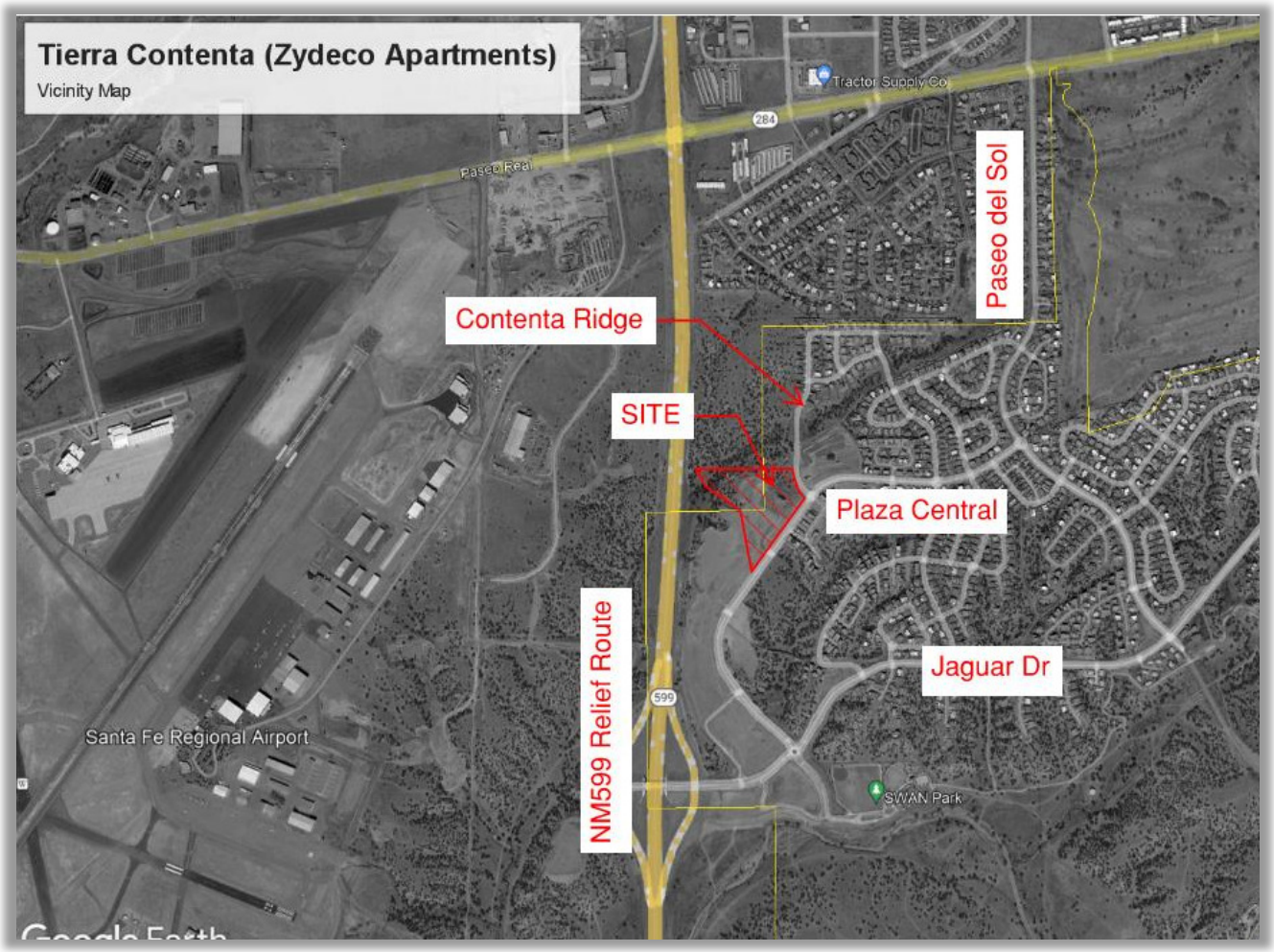
Tierra Contents Apartments (Zorro Blanco Apartments)
Plaza Central / Contenta Ridge - Santa Fe, NM
Traffic Impact Study

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.

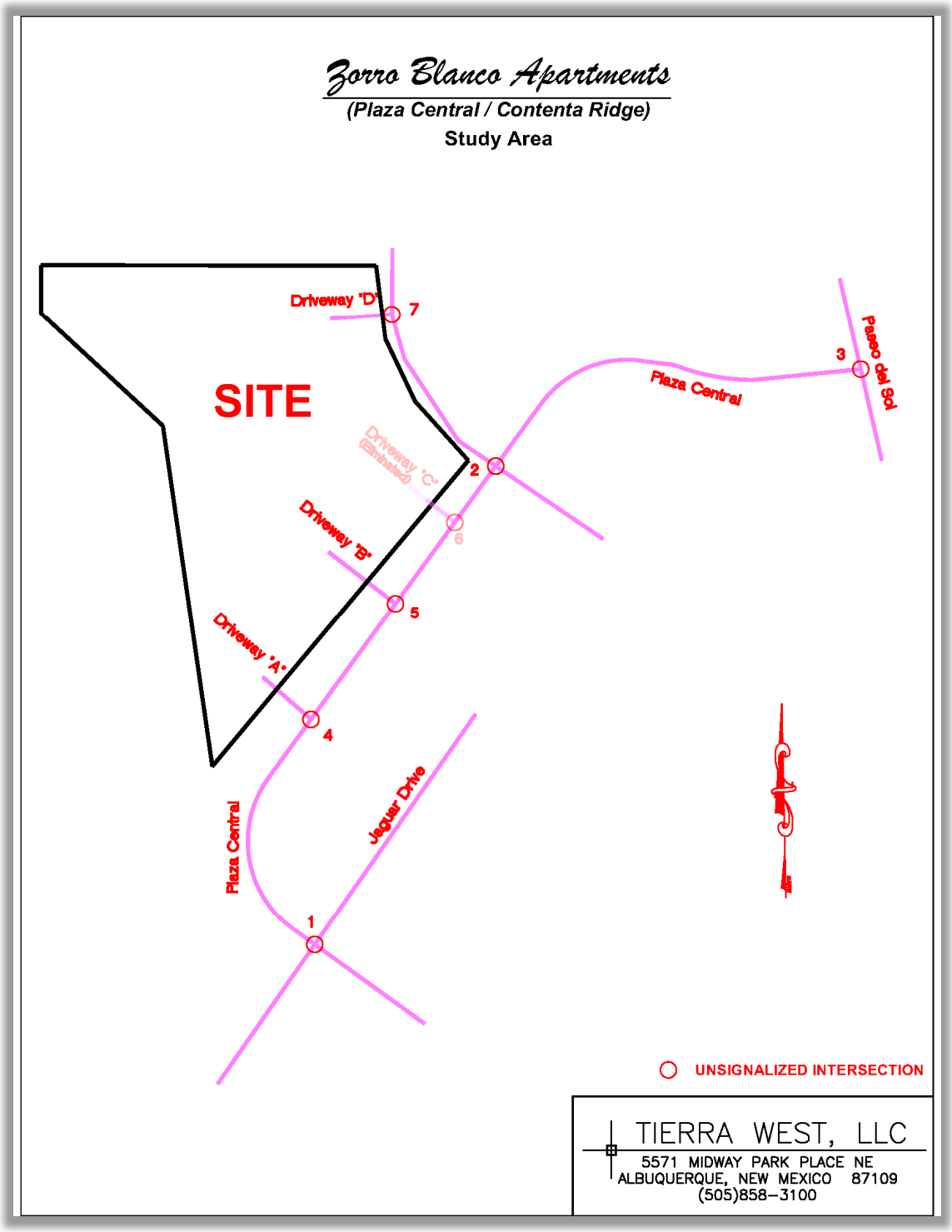
Site Location and Study Area

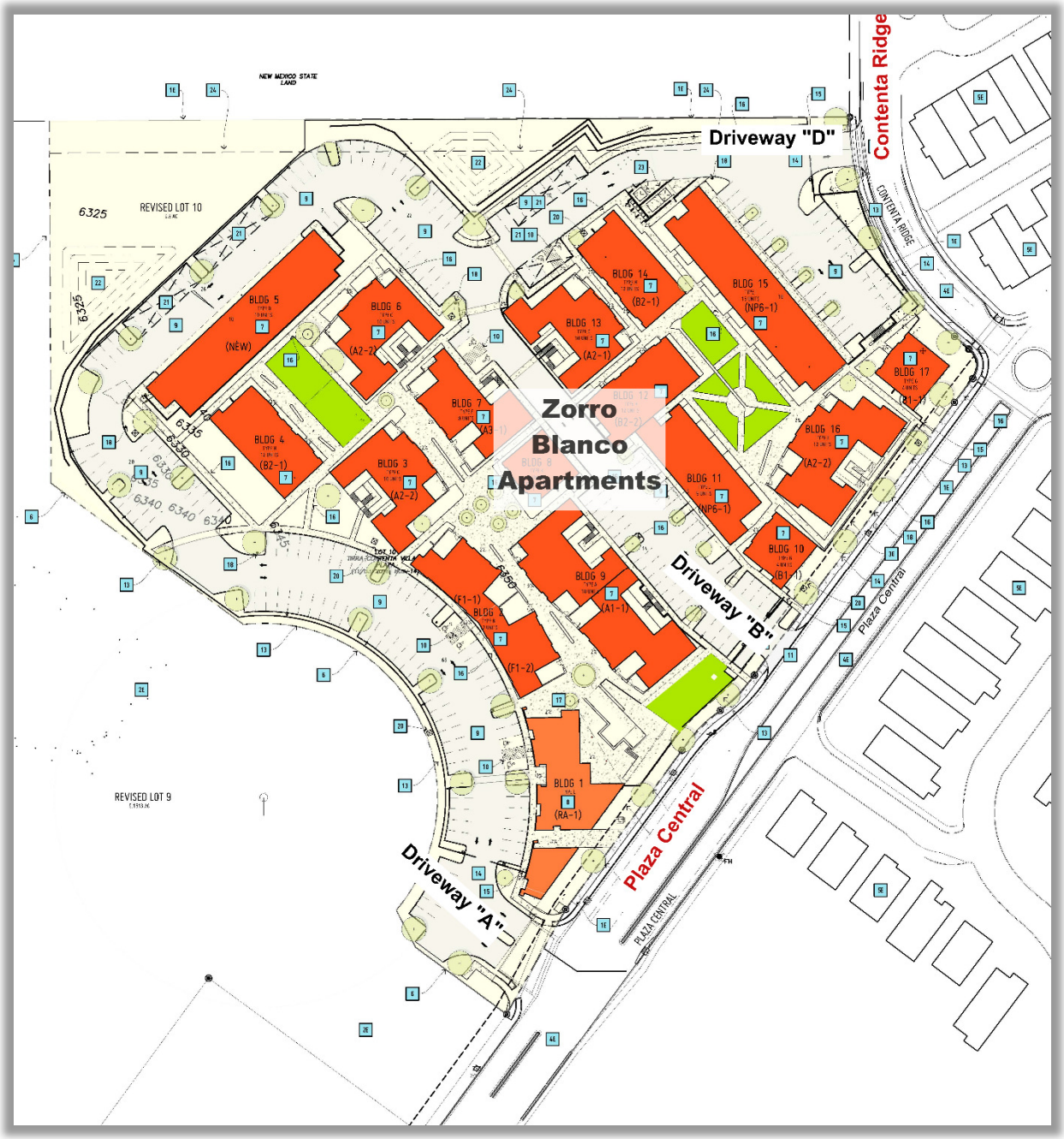
The proposed Tierra Contenta Apartments (Zorro Blanco Apartments) is located at the southwest corner of Plaza Central and Contenta Ridge in the City of Santa Fe, New Mexico. See Vicinity Map below.



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 "A"
Driveway "B"
Driveway "D"
Contenta Ridge
Plaza Central
Note: Driveway "C" has been eliminated from this project.
SITE KEY:
KEY NOTES:
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*	Dwelling Units	1,281	18	58	64	38

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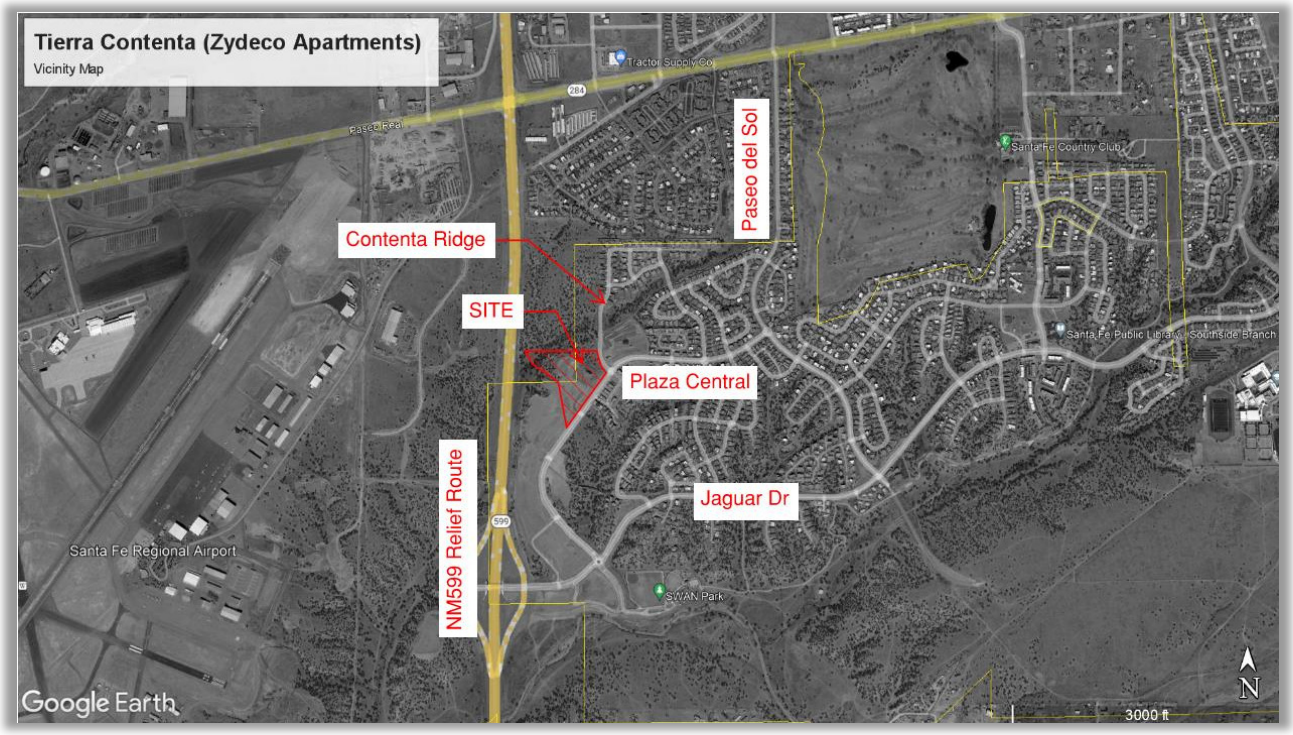
Tierra Contents Apartments (Zorro Blanco Apartments)
Plaza Central / Contenta Ridge - Santa Fe, NM
Traffic Impact Study

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

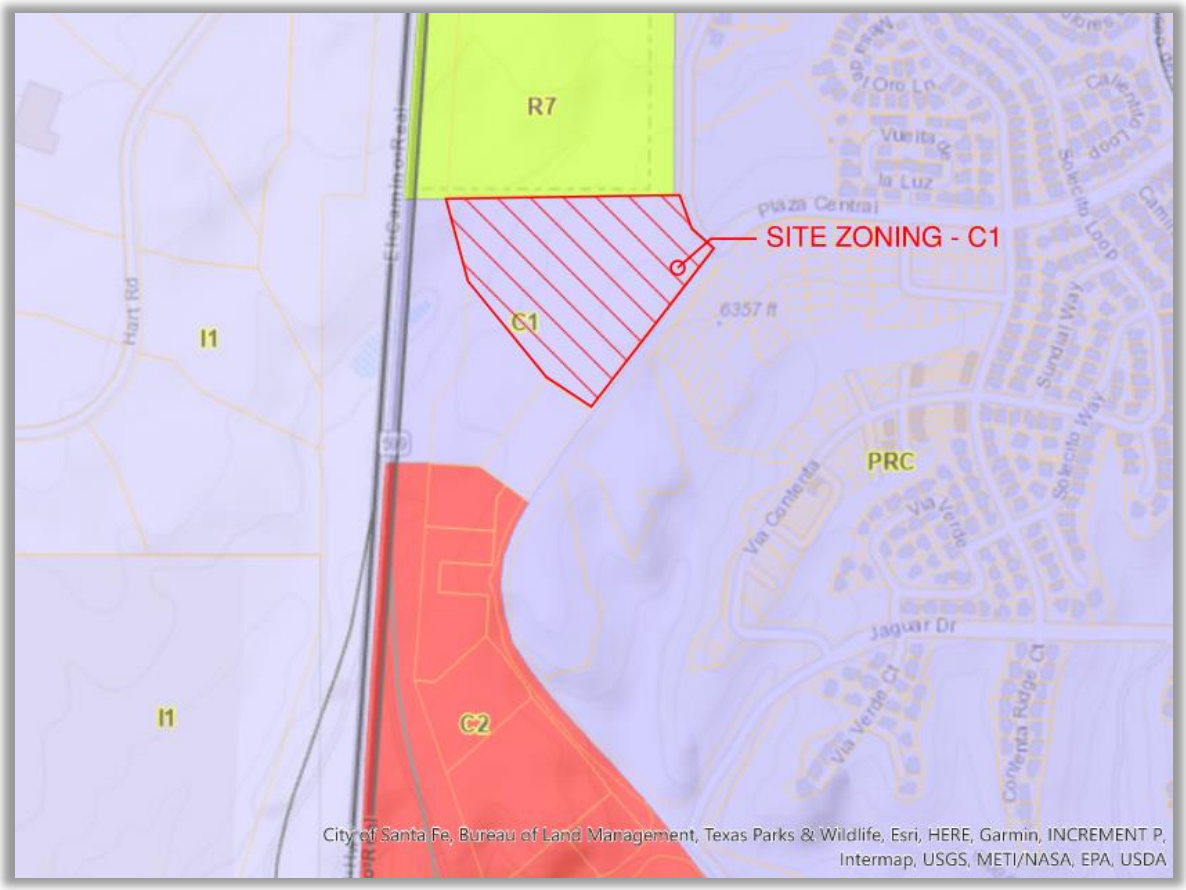
The proposed development is located at 7205 Plaza Central Santa Fe, NM 87507, and consists of approximately 8-acres in total. The legal description is Tierra Contenta Village Plaza LLP. The existing land for the project is undeveloped and fronts Plaza Central and Contenta Ridge. The site is to be developed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

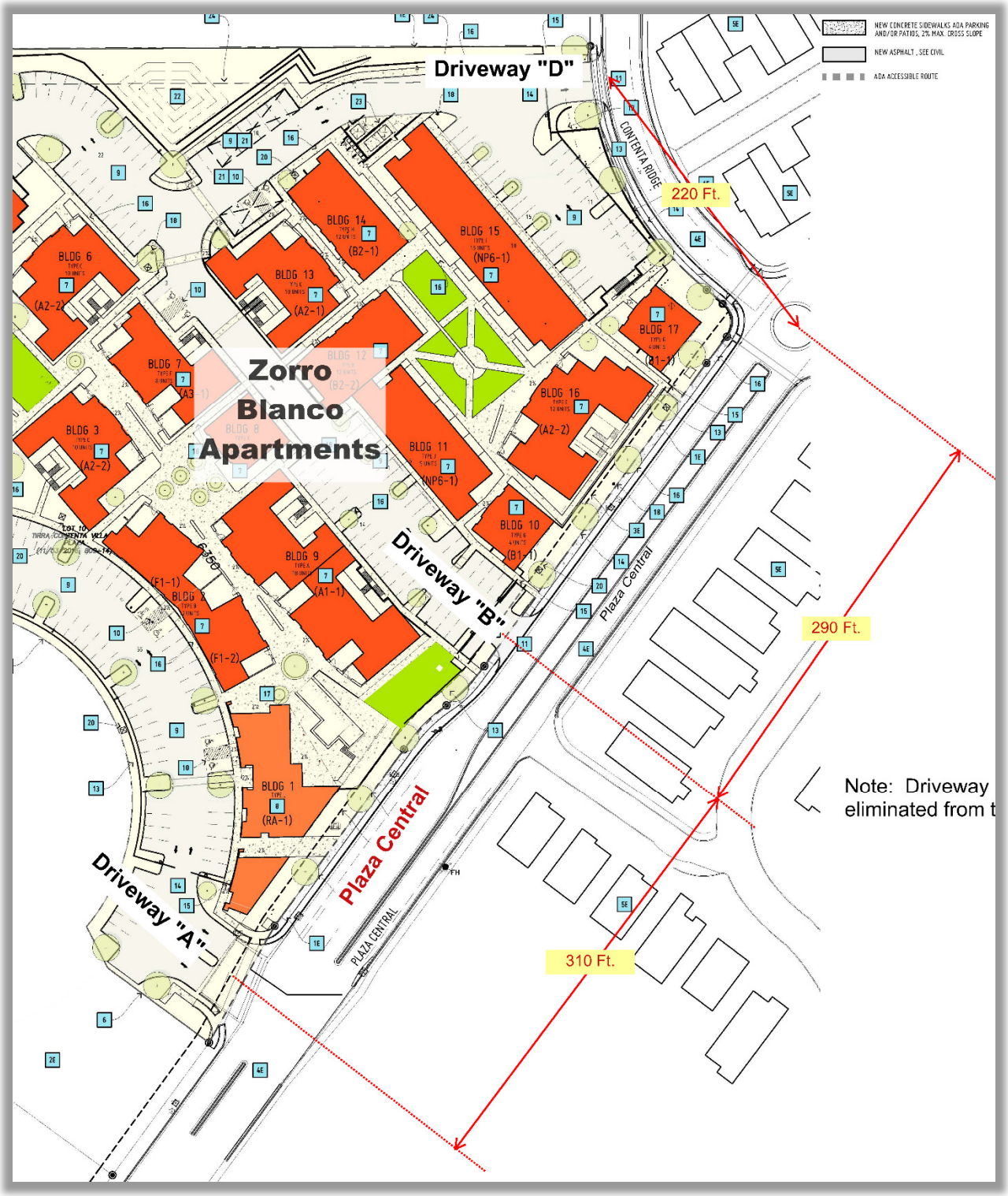
The site zoning C1 serves as a transitional buffer between more intense commercial use districts and residential districts. The permissive uses for Tierra Contenta can also be used for residential dwelling units such as the proposed apartment facility. See City of Santa Fe zoning map below:



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).

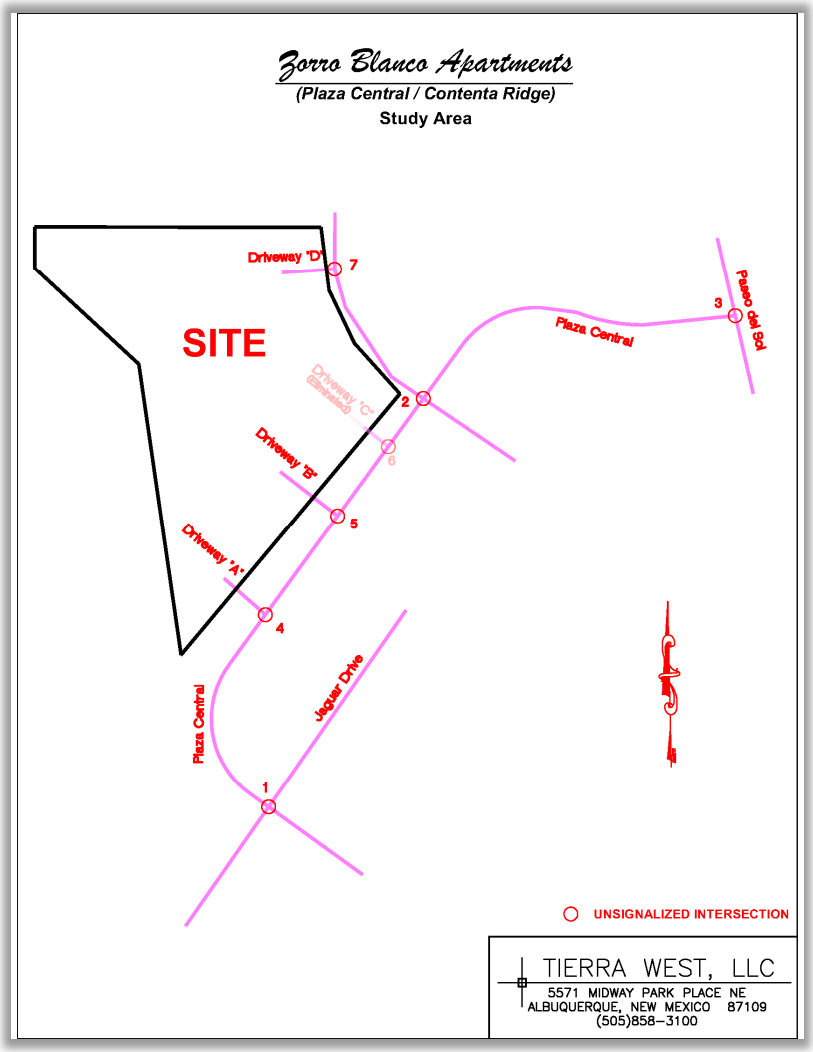
This report makes no recommendations regarding left or right turn auxiliary lanes at the proposed three driveways. No auxiliary lane is warranted based on the forecast volumes, but the existing right turn and left turn lanes on Plaza Central at Driveway "A" should remain in place.

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.

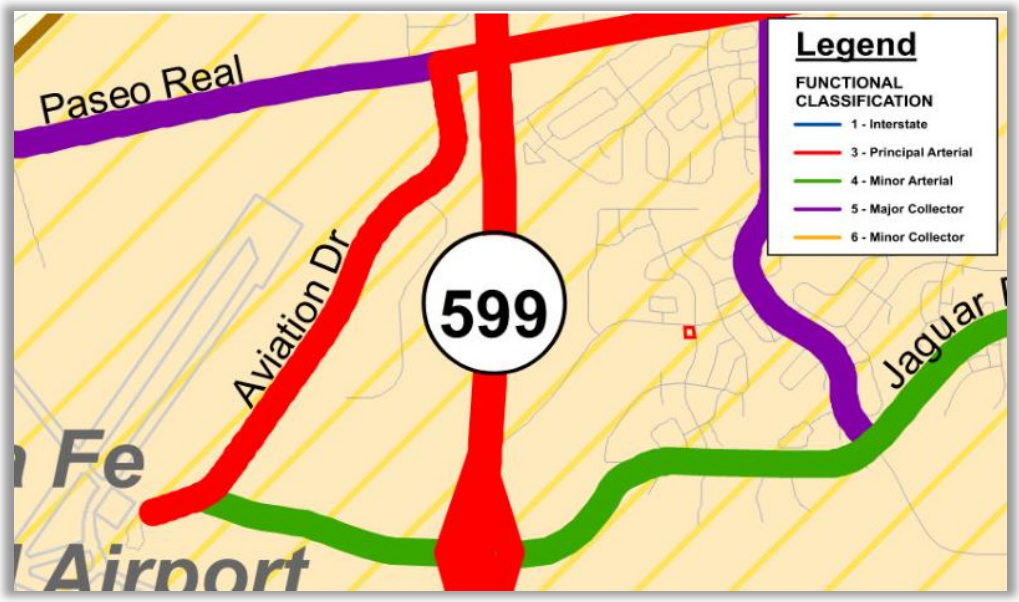
Plaza Central is classified as a local roadway according to the Santa Fe MPO database. It is a recently constructed two-lane divided roadway with a 10-ft median with sidewalks along both sides of the corridor. The posted speed limit is 30-MPH.

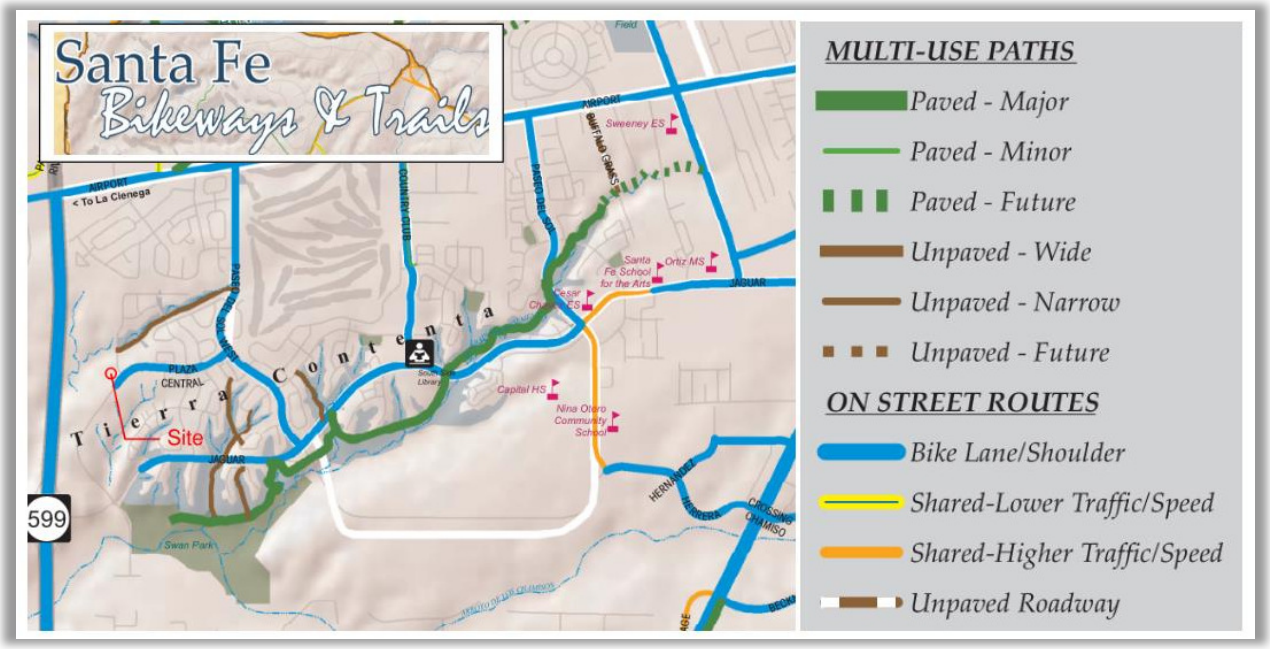
Contenta Ridge is classified as a local roadway according to the Santa Fe MPO database. It is a recently constructed two-lane divided roadway with a 10-ft median with sidewalks along both sides of the corridor. The posted speed limit is 25-MPH.

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)

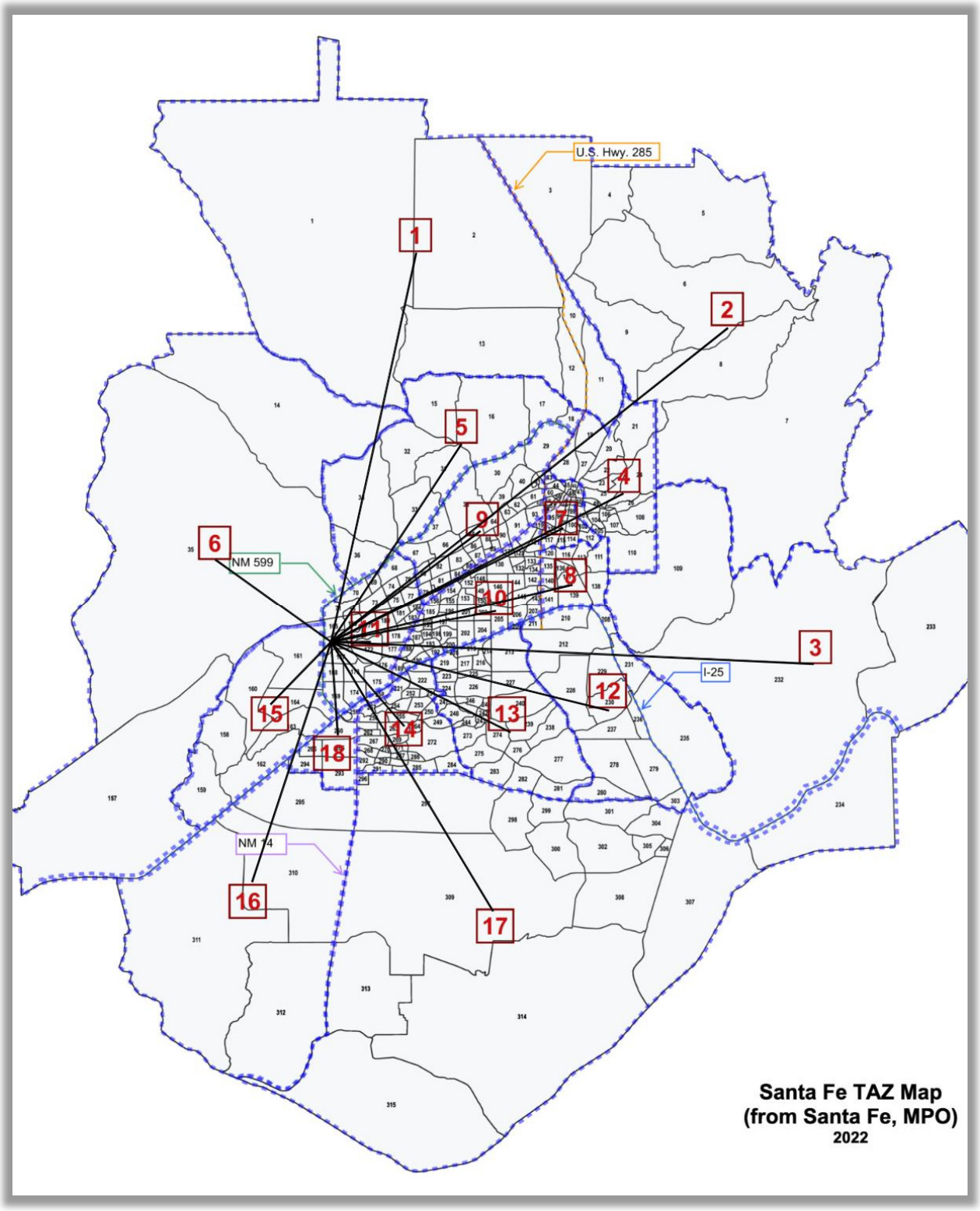
Based on ITE Trip Generation Manual - 11th Edition

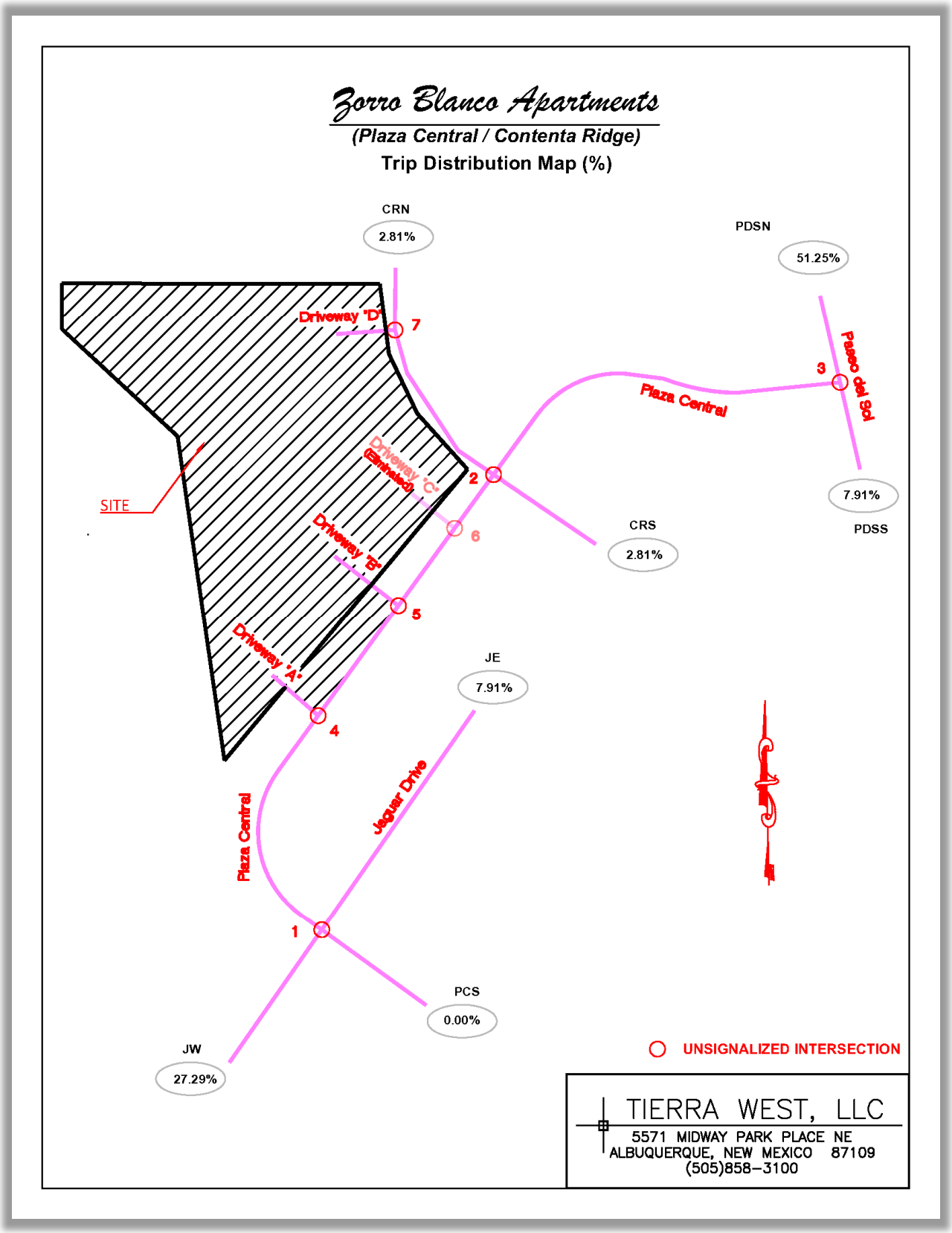
No adjustments were made for internal capture trips or pass-by trips.

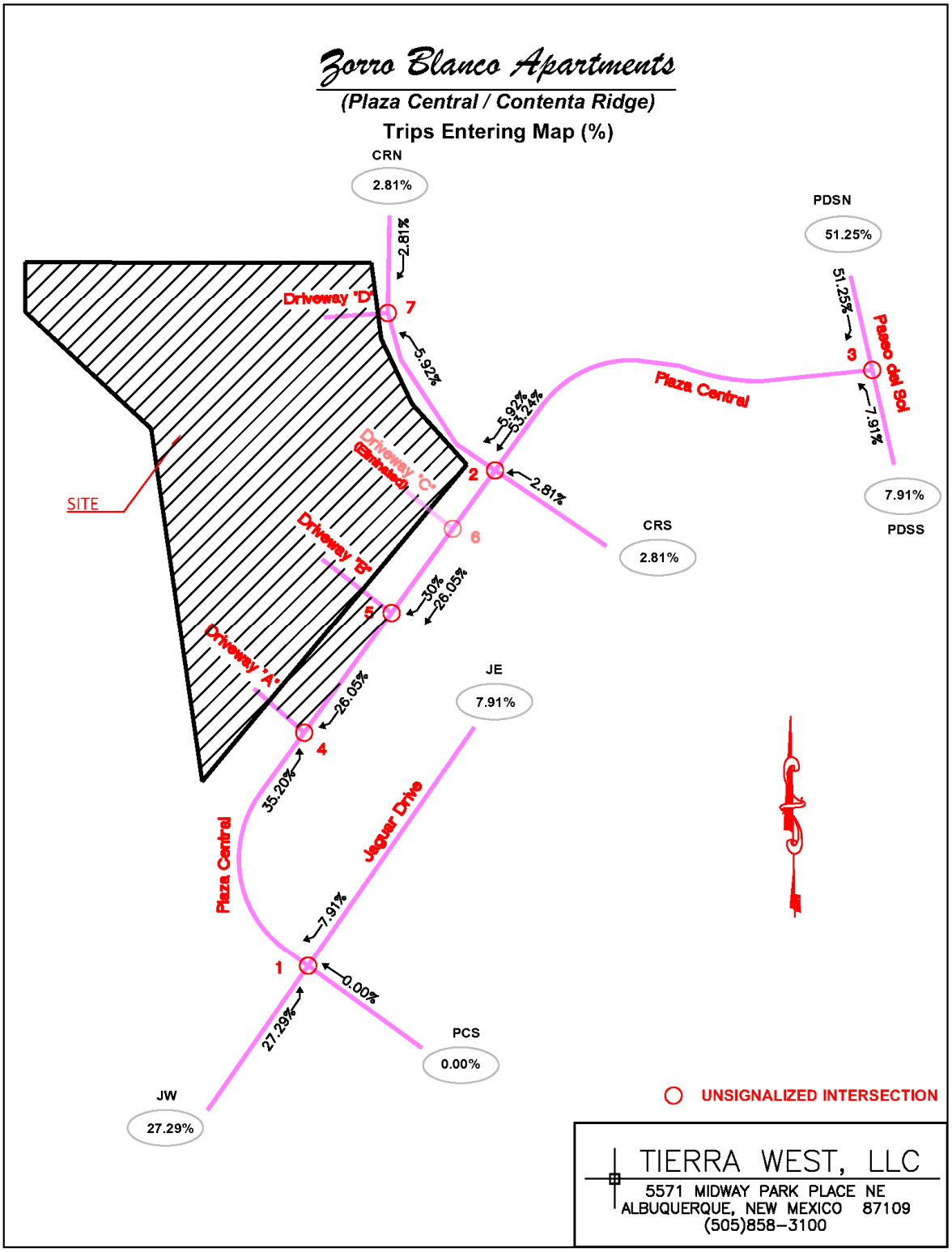
Trip Distribution and Trip Assignments

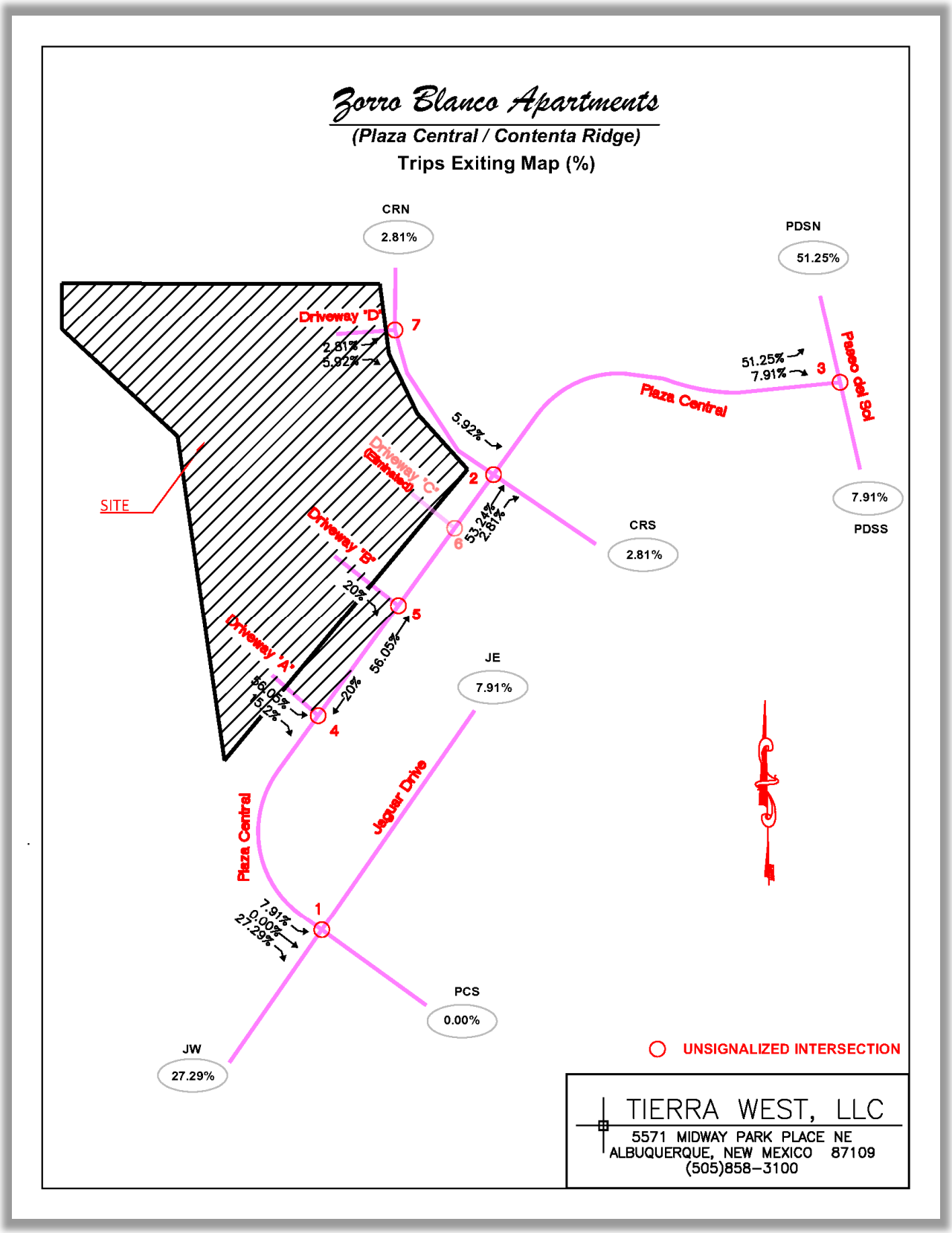
Trip assignments percentages for new trips entering and exiting are derived from data established in the trip distribution determination process and logical routing. Residential trips were distributed based on the Santa Fe MPO 2040 data set.

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
Paseo del Sol
3
Plaza Central
Driveway "C"
(Emirado)
2
SITE
7.91%
PDSS
CRS
2.81%
6
Driveway "B"
5
Driveway "A"
JE
7.91%
4
Jaguar Drive
Plaza Central
1
PCS
0.00%
JW
27.29%
UNSIGNALIZED INTERSECTION
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100


Zorro Blanco Apartments
(Plaza Central / Contenta Ridge)
Trips Entering Map (%)
CRN
2.81%
PDSN
51.25%
2.81%
Driveway "D"
7
5.92%
51.25%
Paseo del Sol
3
Plaza Central
7.91%
5.92%
53.24%
Driveway "C"
(Eliminated)
2
2.81%
7.91%
PDSS
SITE
6
CRS
2.81%
Driveway "B"
30%
26.05%
5
Driveway "A"
JE
7.91%
26.05%
4
35.20%
Jaguar Drive
Plaza Central
7.91%
1
0.00%
27.29%
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 Exiting Map (%)
CRN
2.81%
PDSN
51.25%
Driveway "D"
7
2.81%
5.92%
51.25%
7.91%
3
Plaza Central
Paseo del Sol
5.92%
Driveway "C"
(Emirado)
2
SITE
53.24%
2.81%
6
CRS
2.81%
7.91%
PDSS
Driveway "B"
20%
5
Driveway "A"
56.05%
15.2%
20%
56.05%
4
JE
7.91%
Jaguar Drive
Plaza Central
7.91%
9.00%
27.29%
1
PCS
0.00%
JW
27.29%
UNSIGNALIZED INTERSECTION
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

NO BUILD and BUILD Traffic Volumes

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

Traffic Analysis

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

- Implementation Year 2026
- Horizon Year 2036

LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

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

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

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

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

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



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

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

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

Jaguar Dr. / Plaza Central 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:

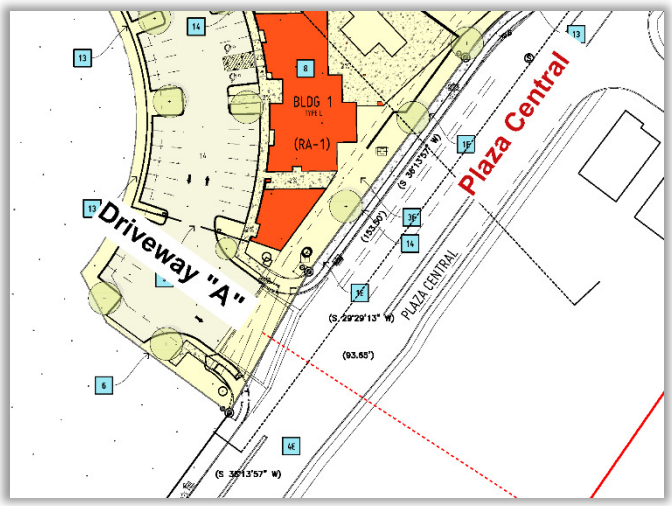
Plaza Central / Paseo Del Sol 2026 Conditions	EB (Plaza Central)			NB (Paseo Del Sol)			SB (Paseo Del Sol)		
	L	T	R	L	T	R	L	T	R
Existing Lane Geometry		1>			1>			1>	
AM Peak Hour									
2026 NO BUILD Volumes	91	0	26	15	78	0	0	35	25
V/C Ratio		0.11			0.09			0.05	
Level-of-Service		A			A			A	
Control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

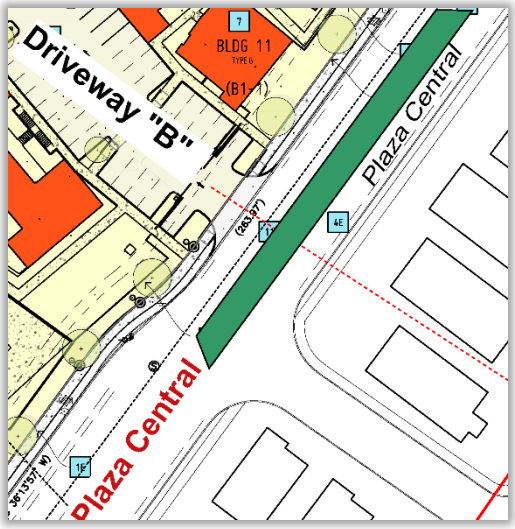
Plaza Central / Driveway "A" 2026 Conditions	EB (Plaza Central)			WB (Plaza Central)			SB (Driveway "A")		
	L	T	R	L	T	R	L	T	R
Proposed Lane Geometry	1	1			1	1		<1>	
AM Peak Hour									
2026 BUILD Volumes	6	75	0	0	189	10	33	0	9
V/C Ratio	0.01						0.07		
Level-of-Service	A						B		
Control Delay (Seconds)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

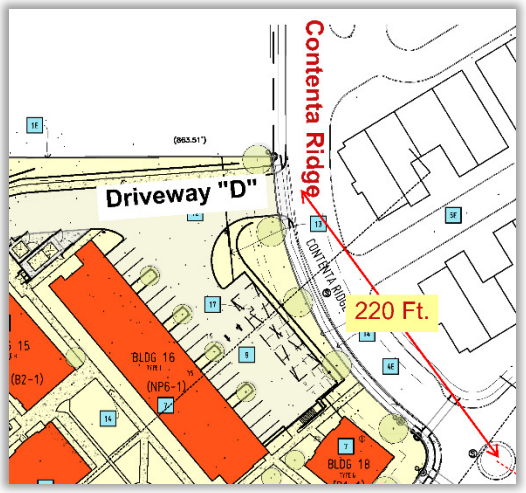
Plaza Central / Driveway "B" 2036 Conditions	EB (Plaza Central)			WB (Plaza Central)			SB (Driveway "B")		
	L	T	R	L	T	R	L	T	R
Proposed Lane Geometry		1			1>				1
AM Peak Hour									
2036 BUILD Volumes	0	124	0	0	244	5	0	0	10
V/C Ratio									0.02
Level-of-Service									A
Control Delay (Seconds)	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

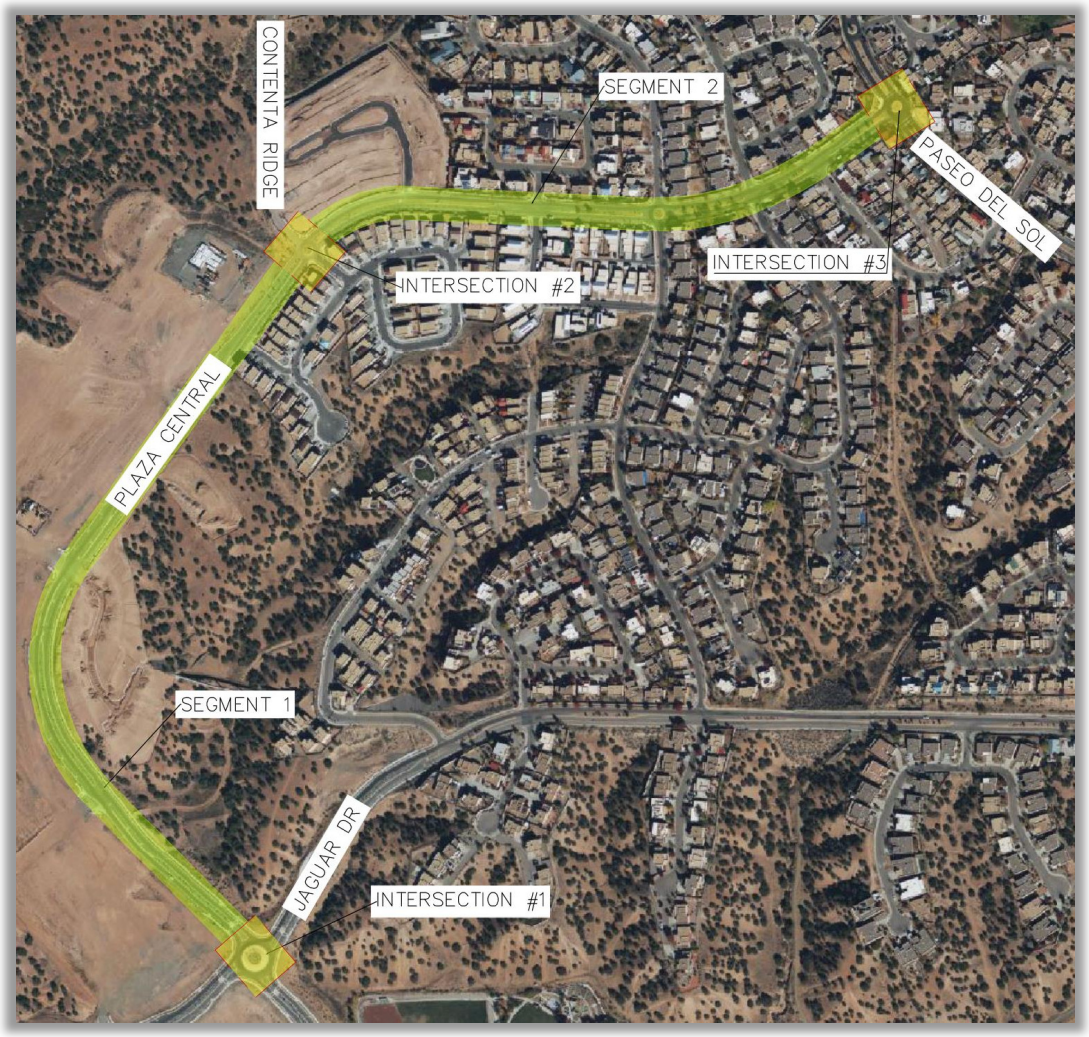
Driveway "D" / Contenta Ridge 2036 Conditions	EB (Driveway "D")			NB (Contenta Ridge)			SB (Contenta Ridge)		
	L	T	R	L	T	R	L	T	R
Proposed Lane Geometry		<1>			<1			1>	
AM Peak Hour									
2036 BUILD Volumes	2		3	1	8			42	1
V/C Ratio	0.00			0.01					
Level-of-Service	A			A	A				
Control Delay (Seconds)	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.

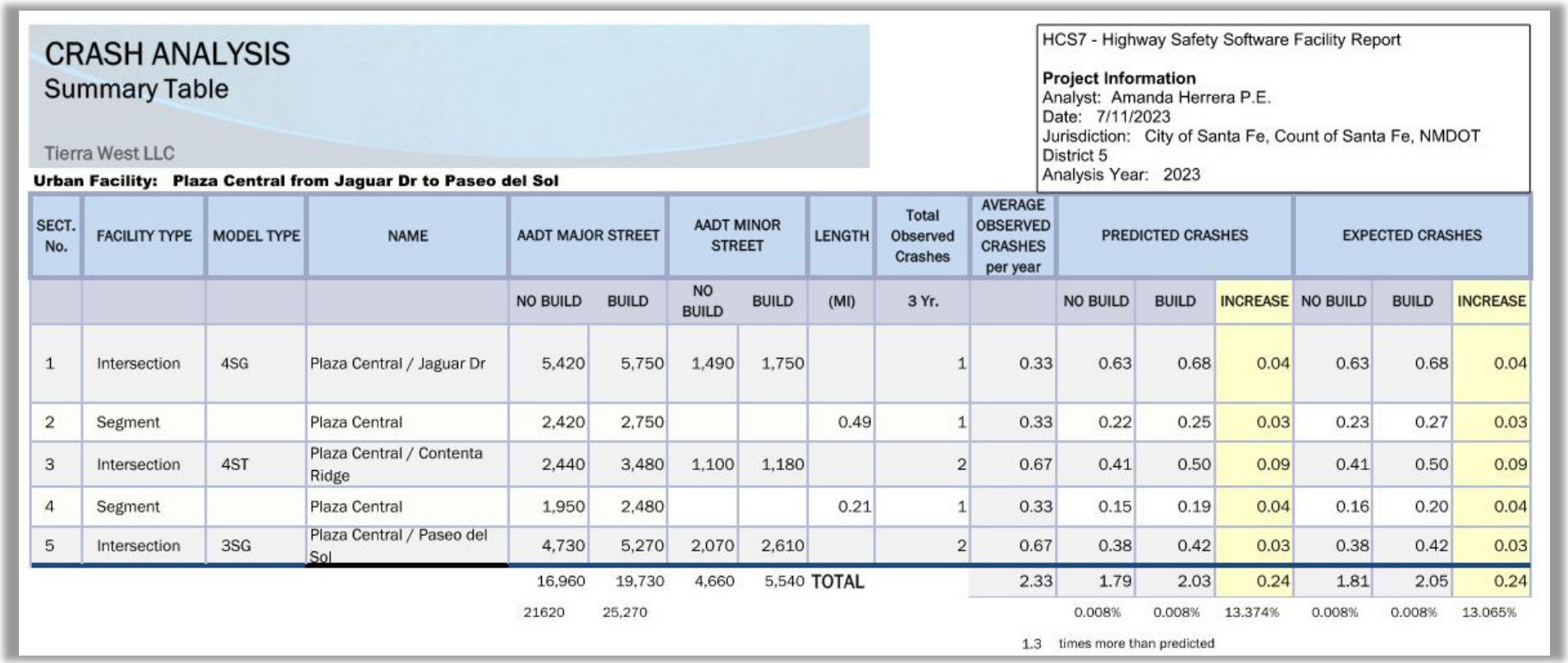
Crash Analysis

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.

Site Information	
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Intersection 3 - Plaza Central / Paseo del Sol	
Intersection 4 - Plaza Central / Driveway A	
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Intersection 6 – Plaza Central / Driveway C (Eliminated)	
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Intersection 2 - Plaza Central / Contenta Ridge	
Intersection 3 - Plaza Central / Paseo del Sol	
Intersection 4 - Plaza Central / Driveway A	
Intersection 5 – Plaza Central / Driveway B	
Intersection 6 – Plaza Central / Driveway C (Eliminated)	
Intersection 7 - Contenta Ridge / Driveway D	
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Horizon Year 2036 - Intersection Analysis	*A-72 to A-91*
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Intersection 2 - Plaza Central / Contenta Ridge	
Intersection 3 - Plaza Central / Paseo del Sol	
Intersection 4 - Plaza Central / Driveway A	
Intersection 5 – Plaza Central / Driveway B	
Intersection 6 – Plaza Central / Driveway C (Eliminated)	
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HSS Crash Summary & Crash Reports 2026-2036	*A-92 to A-98*
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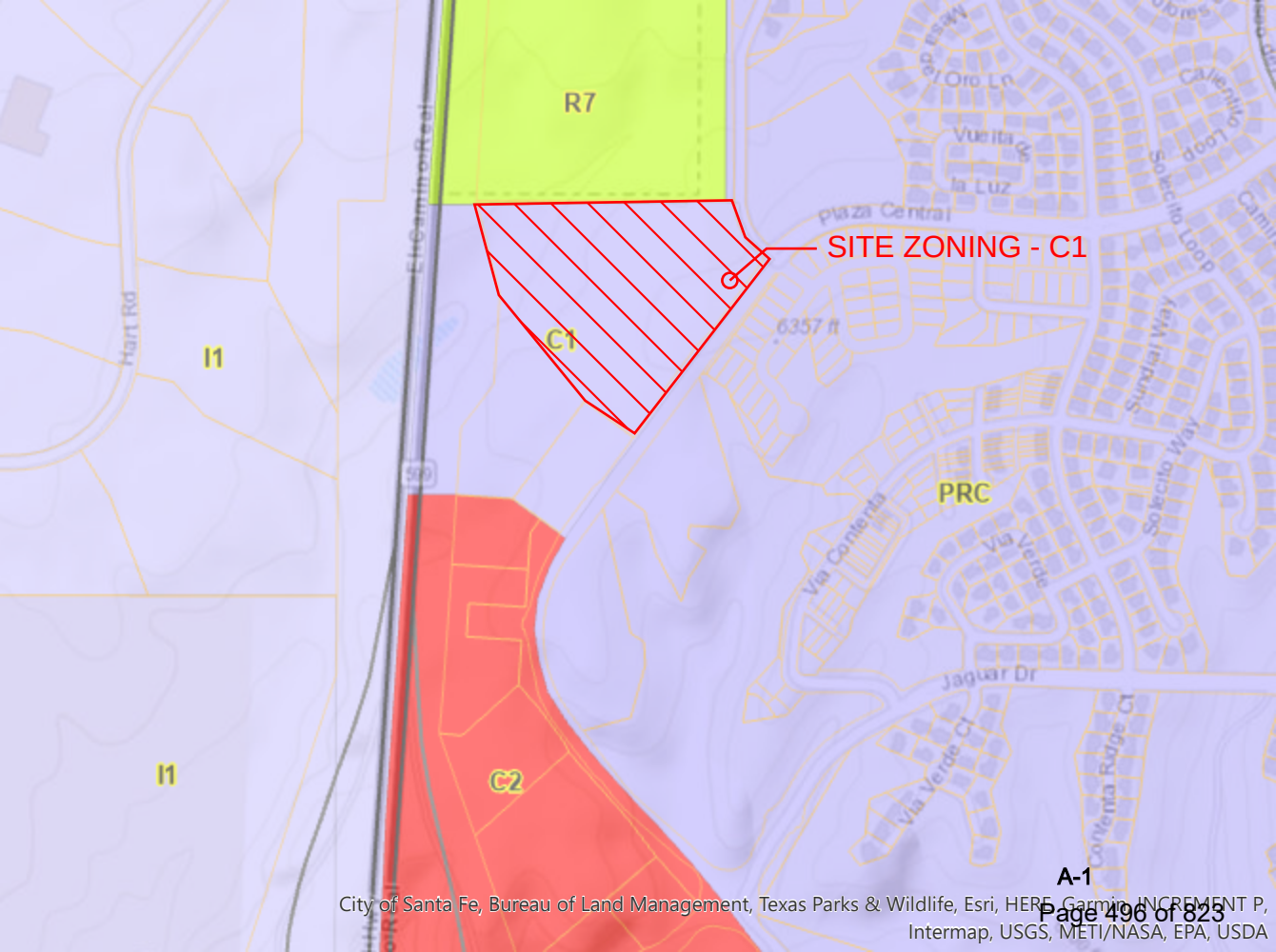
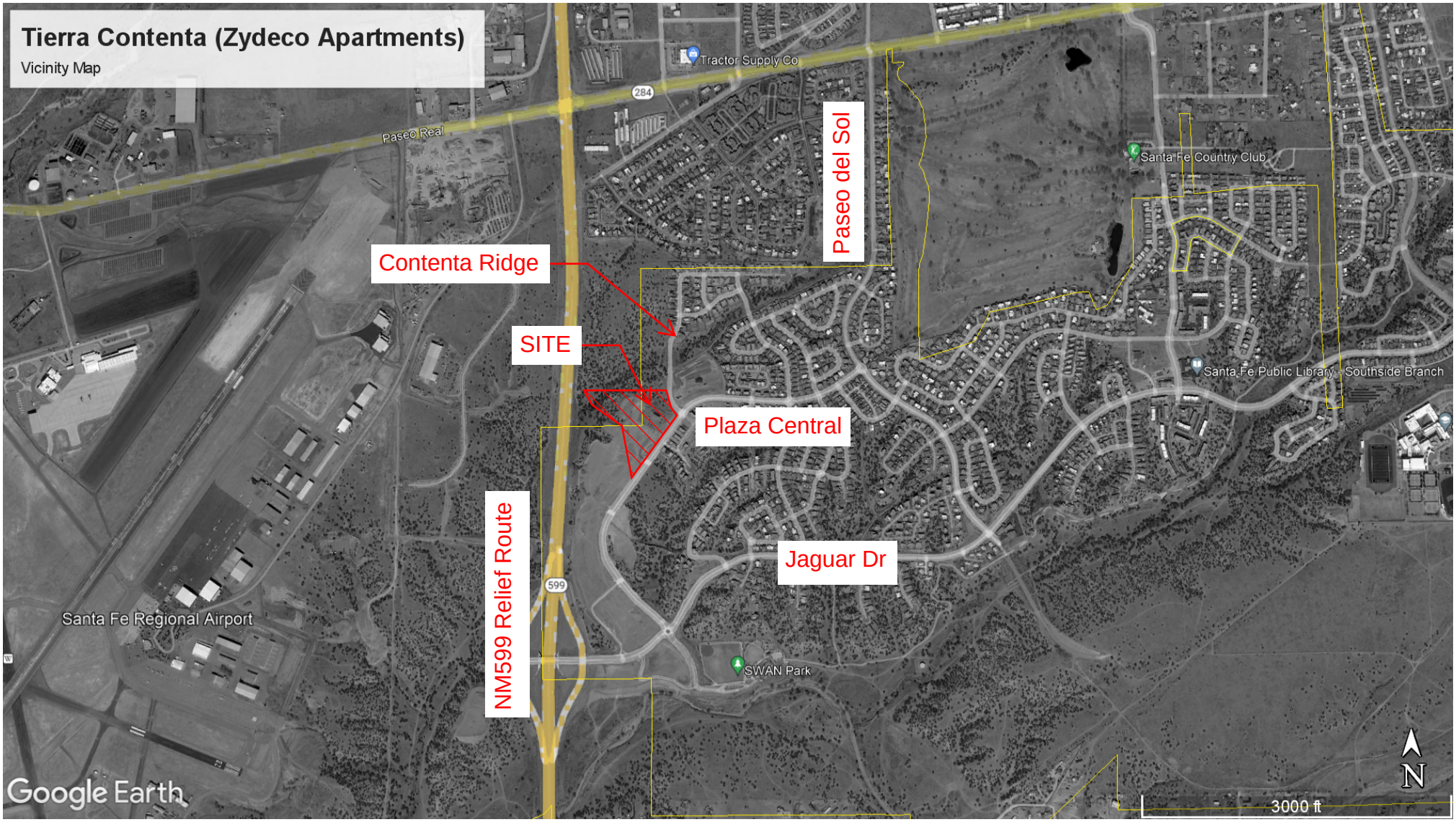
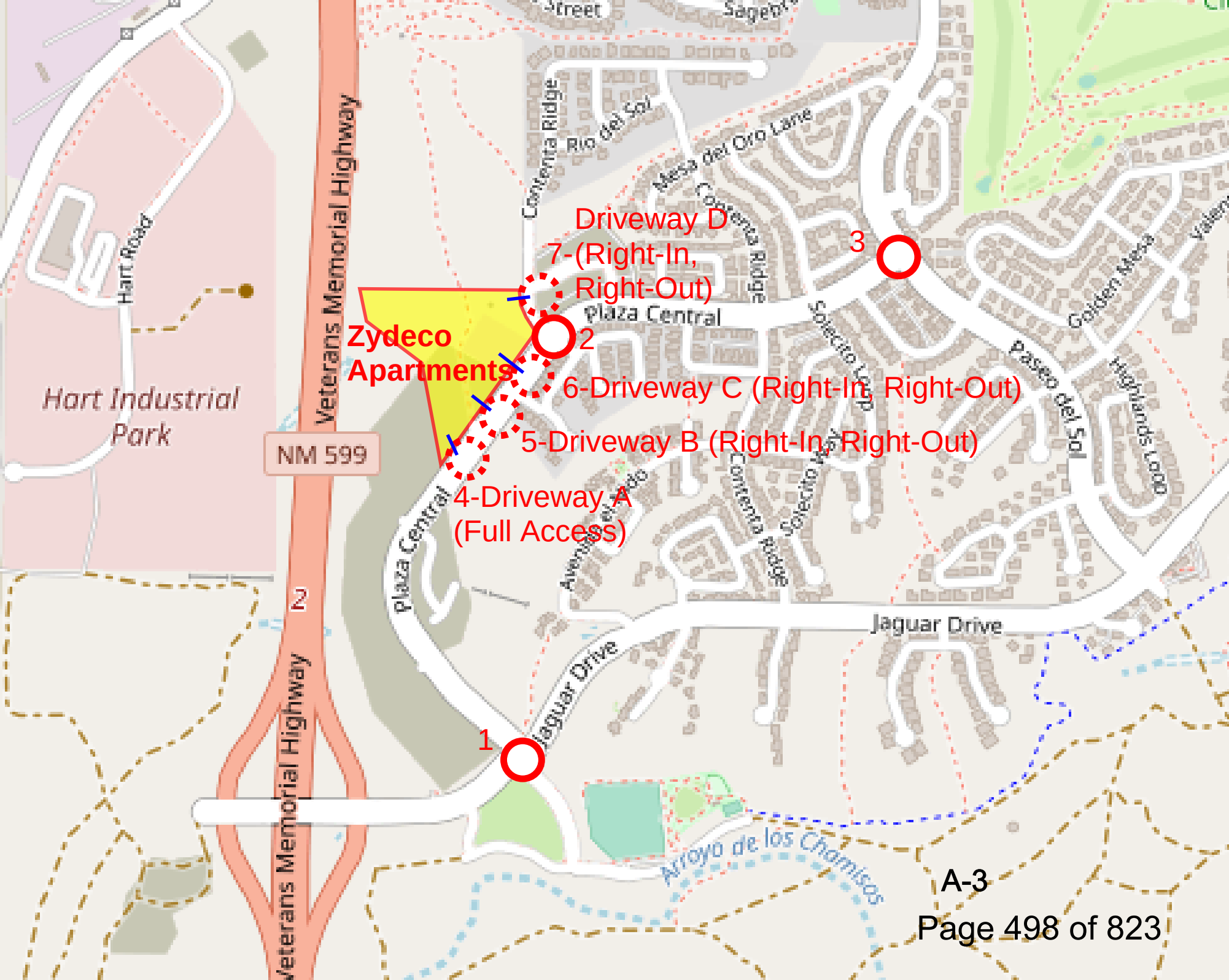
Traffic Impact Study Scope	*A-102 to A-105*

APPENDICES



City of Santa Fe, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA


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


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

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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 505.690.5888 email TOM@THOMASGIFFORD.COM

1 | SITE PLAN
A_001 | ----

SCALE : 1" = 40'0

A_001

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

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)

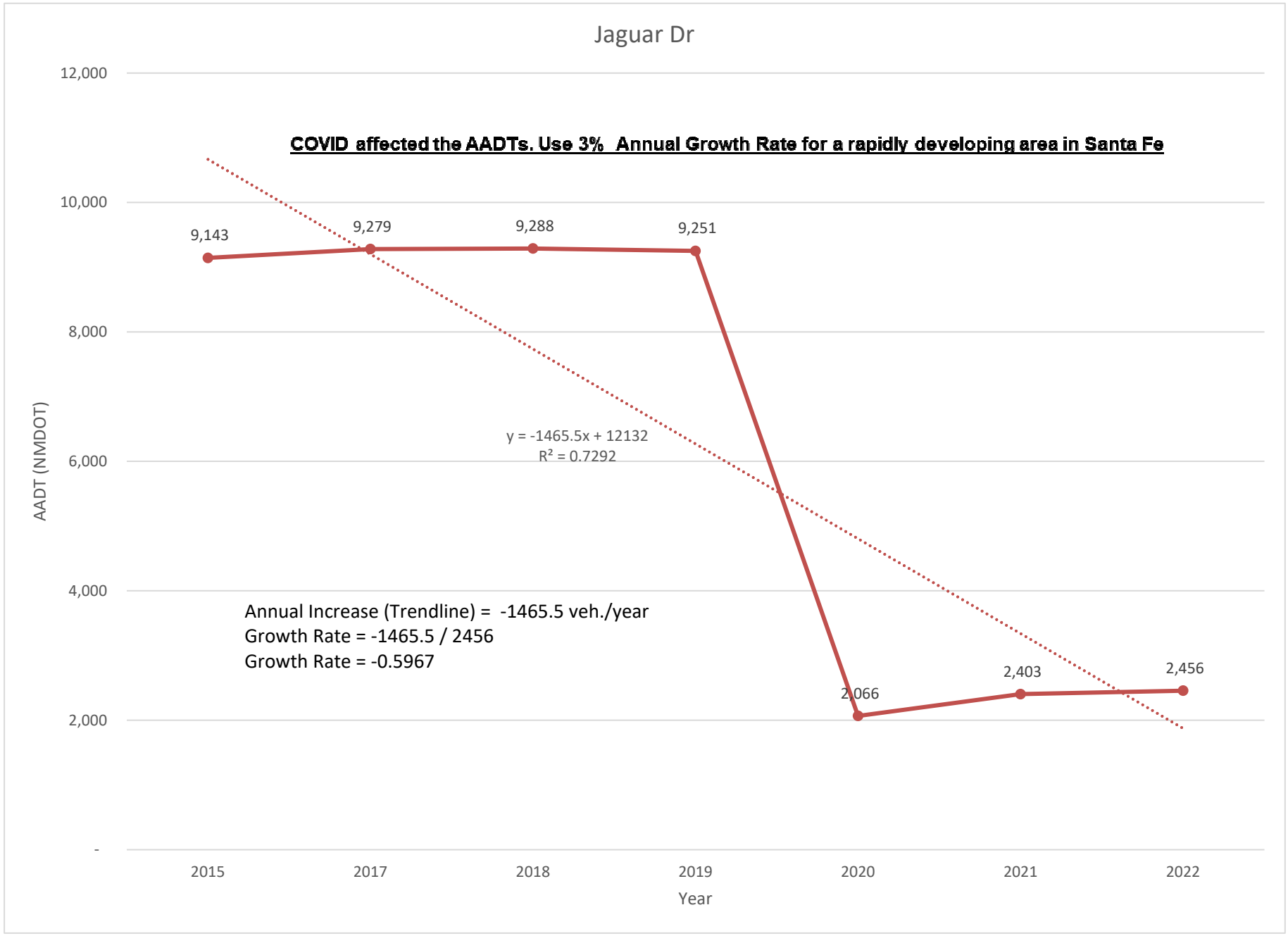
Based on ITE Trip Generation Manual - 11th Edition

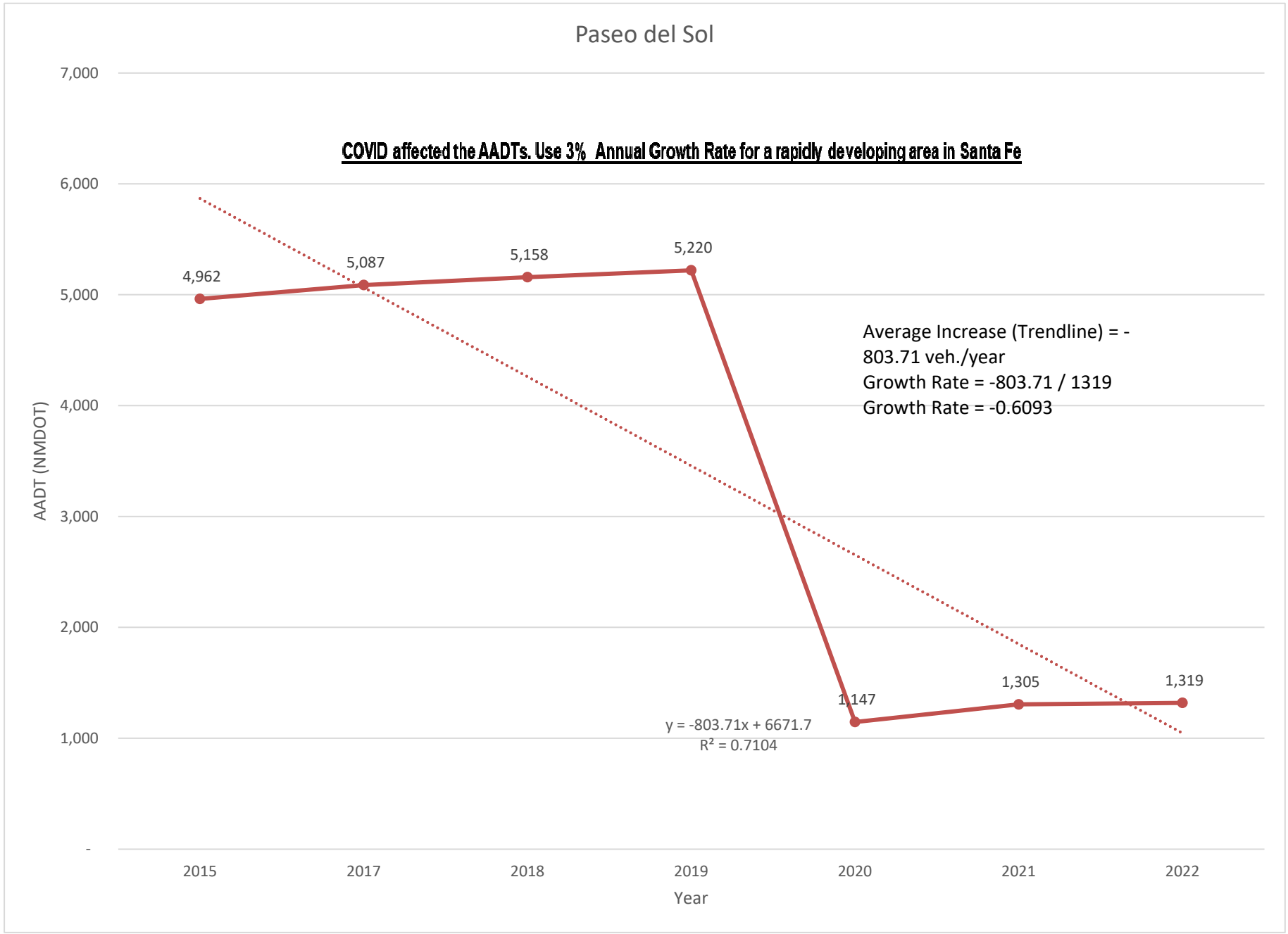
Tierra Contenta (Plaza Central / Contenta Ridge)

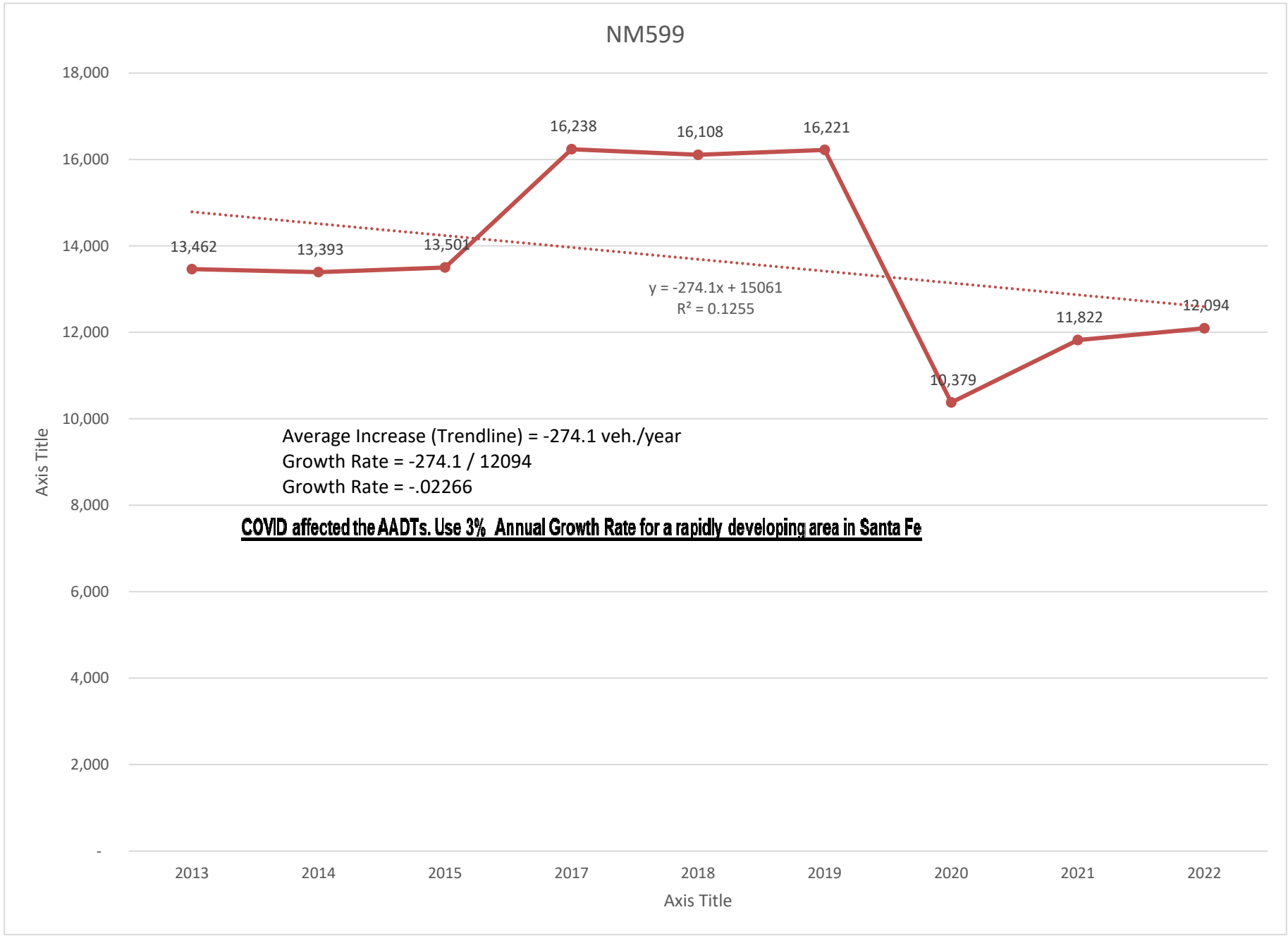
Historic Growth Rate Table

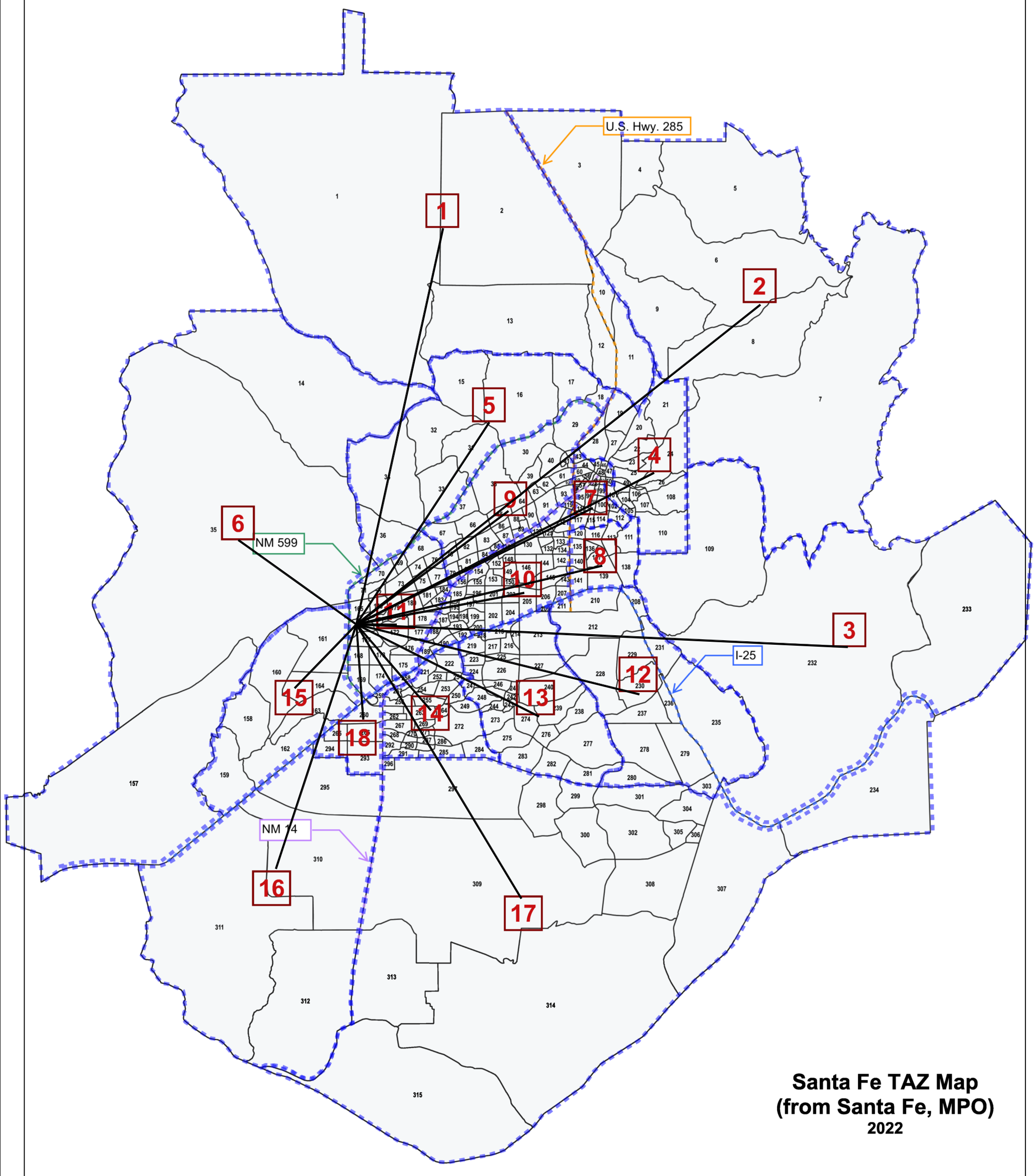
Traffic Flows from NMDOT Transportation Data Management Map

	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
2013
2014
2015
2017
2018
2019
2020
2021
2022
Axis Title
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



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

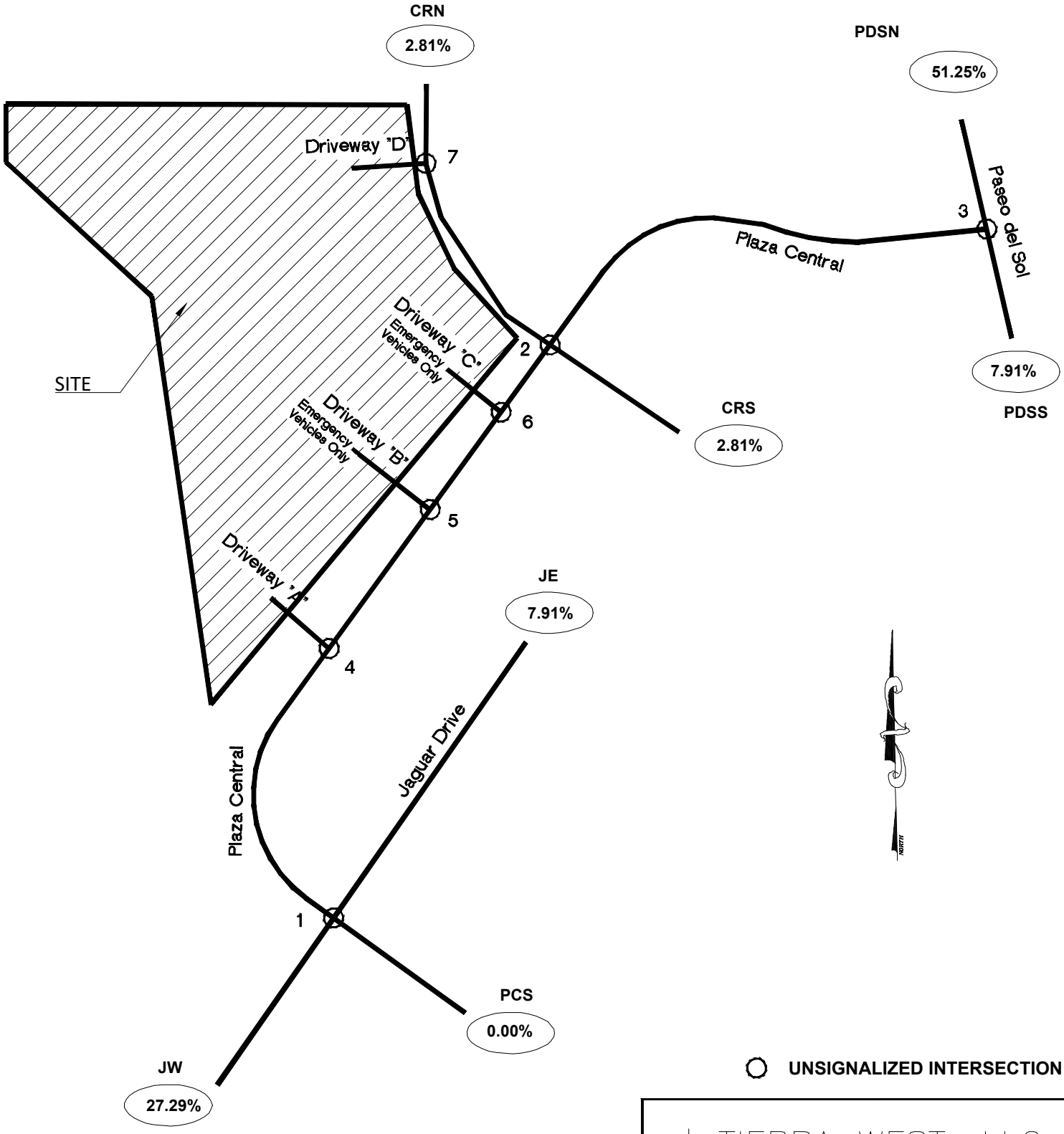
Socioeconomic Forecasts by Subareas for Santa Fe

									(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 (%)



○ **UNSIGNALIZED INTERSECTION**

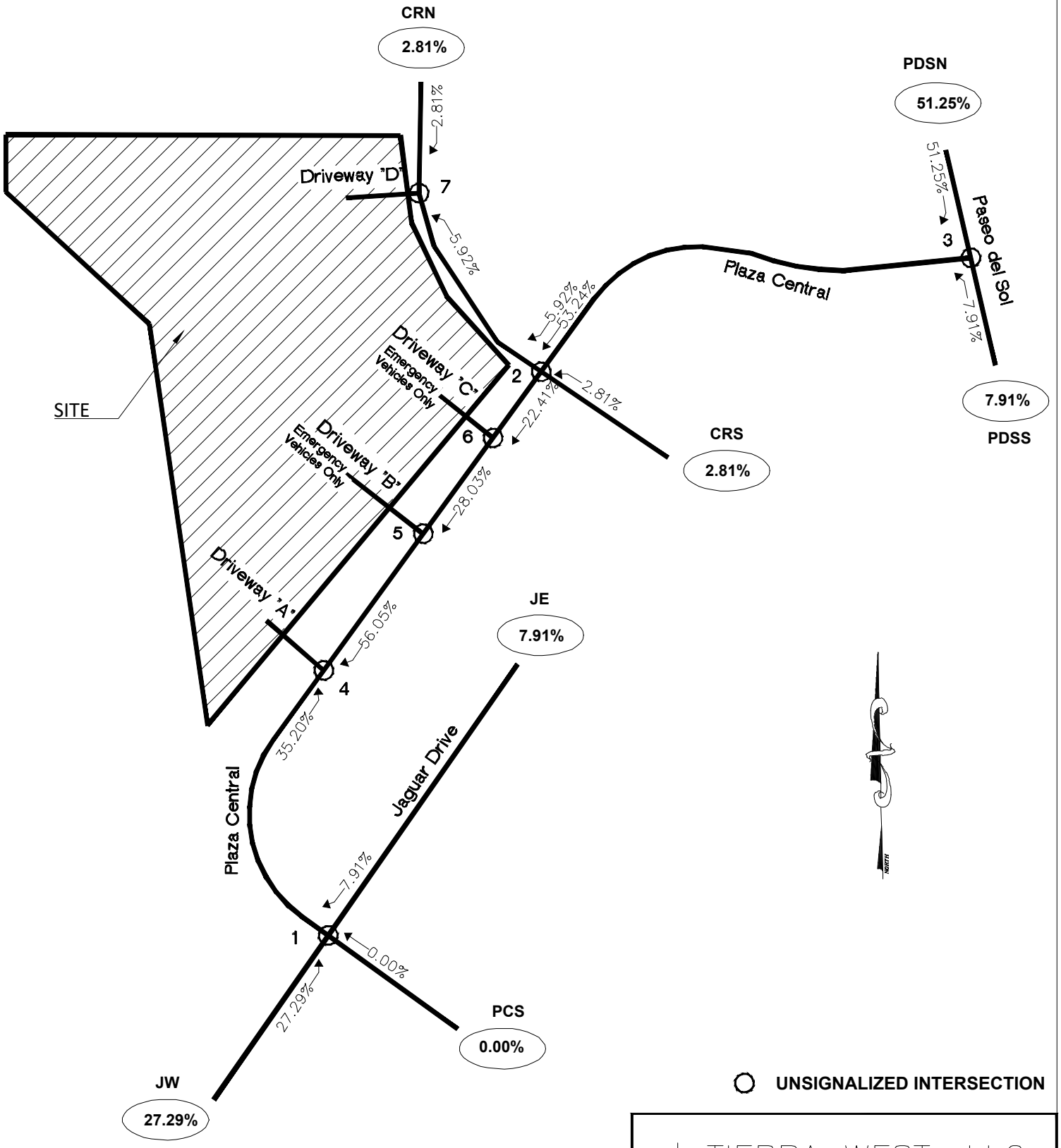
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

A-15

Tierra Contenta

(Plaza Central / Contenta Ridge)

Trips Entering Map (%)



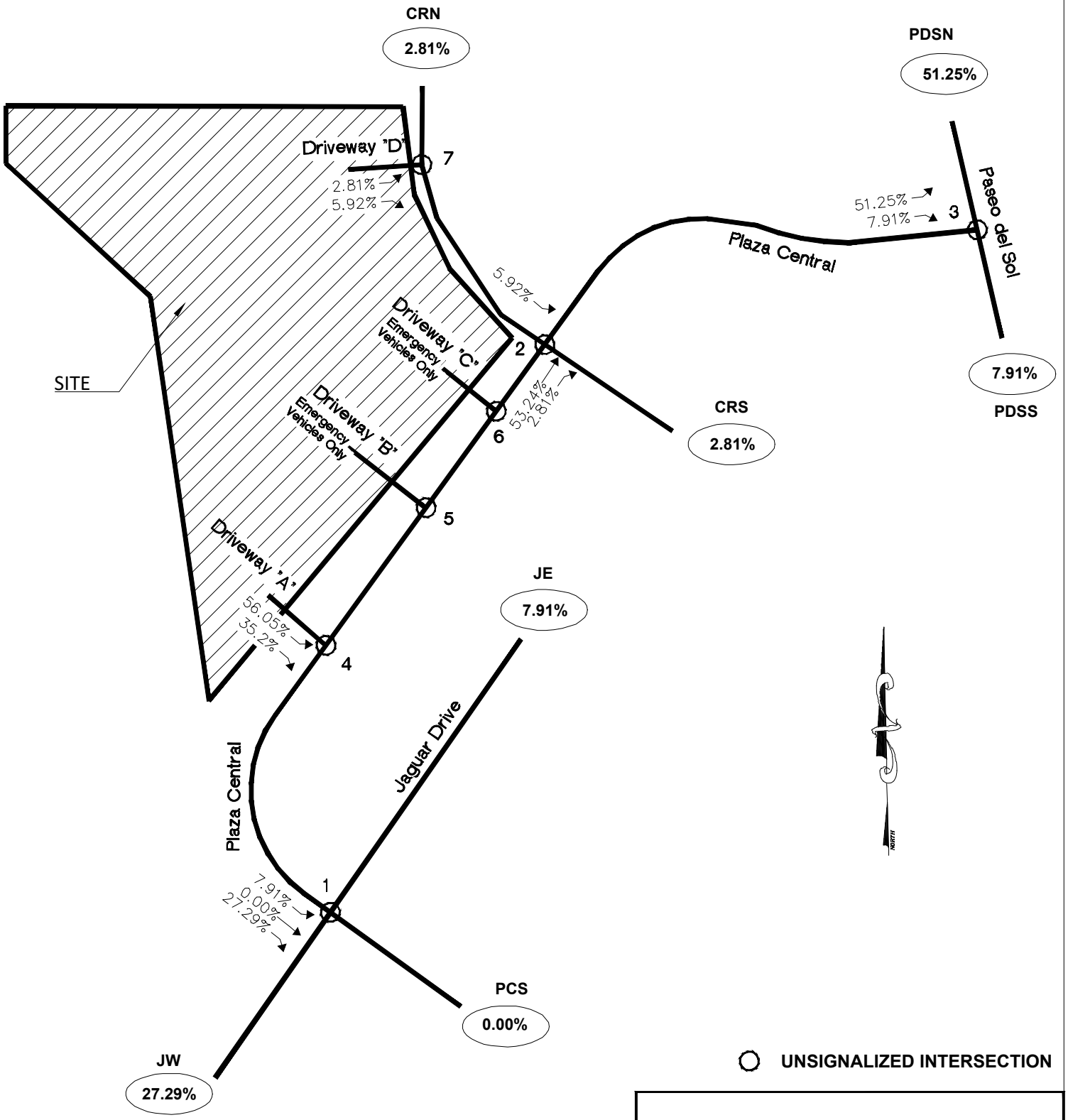
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

A-16

Tierra Contenta

(Plaza Central / Contenta Ridge)

Trips Exiting Map (%)



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

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 Eastbound (Jaguar Dr)			0.74 Westbound (Jaguar Dr)			0.74 Northbound (Plaza Central)			0.74 Southbound (Plaza Central)			PHF
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	0	0	94	1	0	0	0	0	0	0	0	0	
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 Eastbound (Jaguar Dr)			0.91 Westbound (Jaguar Dr)			0.91 Northbound (Plaza Central)			0.91 Southbound (Plaza Central)			PHF
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	0	2	20	6	0	0	0	0	0	0	0	0	
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 Eastbound (Plaza Central)			0.91 Westbound (Plaza Central)			0.91 Northbound (Contenta Ridge)			0.91 Southbound (Contenta Ridge)			PHF
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	2	24	1	7	29	3	2	0	29	10	3	18	
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 Eastbound (Plaza Central)			0.85 Westbound (Plaza Central)			0.85 Northbound (Contenta Ridge)			0.85 Southbound (Contenta Ridge)			PHF
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	9	36	0	44	34	14	3	3	20	5	2	1	
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 Eastbound (Plaza Central)			0.85 Westbound (Plaza Central)			0.85 Northbound (Paseo del Sol)			0.85 Southbound (Paseo del Sol)			PHF
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	81	0	24	0	0	0	14	74	0	0	33	22	
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 Eastbound (Plaza Central)			0.88 Westbound (Plaza Central)			0.88 Northbound (Paseo del Sol)			0.88 Southbound (Paseo del Sol)			PHF
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	54	0	16	0	0	0	31	52	0	0	77	100	
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 Eastbound (Plaza Central)			1.00 Westbound (Plaza Central)			1.00 Northbound (Driveway A)			1.00 Southbound (Driveway A)			PHF
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	0	0	0	0	0	0	0	0	0	0	0	0	
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 Eastbound (Plaza Central)			1.00 Westbound (Plaza Central)			1.00 Northbound (Driveway A)			1.00 Southbound (Driveway A)			PHF
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing (2024)	0	0	0	0	0	0	0	0	0	0	0	0	
2026 (NO BUILD - P.M.)	*0*	*160*	*0*	*0*	*121*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	
2026 (BUILD - P.M.)	***23***	***160***	***0***	***0***	***121***	***36***	***0***	***0***	***0***	***21***	***0***	***6***	

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

Projected Turning Movements SUMMARY

PROPOSED DEVELOPMENT (2026) - 100% Development

INTERSECTION: **Summary**

Plaza Central / Driveway B

(5) 3.0% Truck

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

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

Plaza Central / Driveway C

(6) 3.0% Truck

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

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

Driveway D / Contenta Ridge

(7) 3.0% Truck

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

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

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

Projected Turning Movements Worksheet

Jaguar Dr / Plaza Central

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

N-S Street: **Plaza Central**

Year of Existing Counts 2023

Horizon Year **2026**

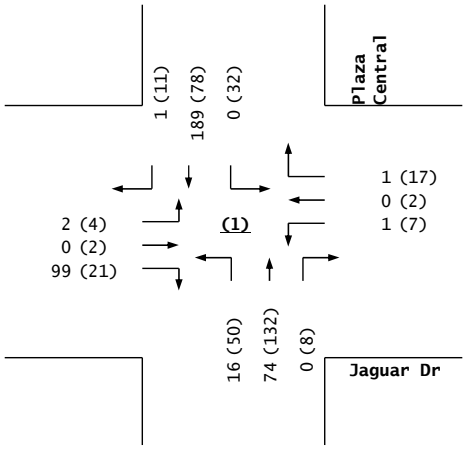
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

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

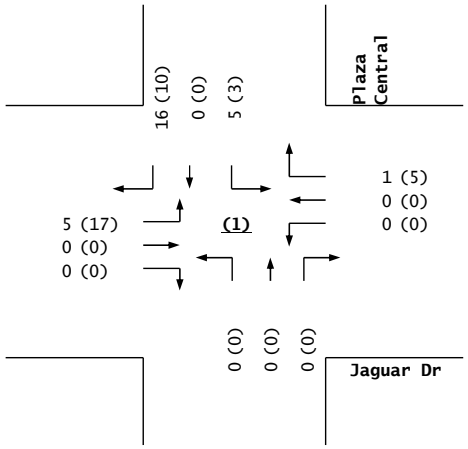
	Eastbound (Jaguar Dr)			Westbound (Jaguar Dr)			Northbound (Plaza Central)			Southbound (Plaza Central)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	0	2	19	6	2	15	46	121	7	28	72	6
Background Traffic Growth	0	0	2	1	0	1	4	11	1	3	6	1
Subtotal	0	2	21	7	2	16	50	132	8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

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

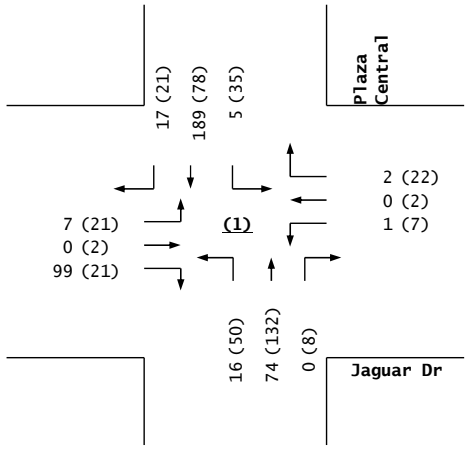
2026
NO BUILD



Trips



2026
BUILD



Jaguar Dr / Plaza Central

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

Projected Turning Movements Worksheet

Plaza Central / Contenta Ridge

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

N-S Street: **Contenta Ridge**

Year of Existing Counts 2023

Horizon Year **2026**

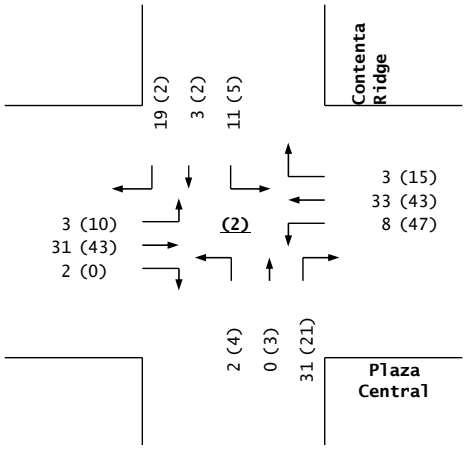
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

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

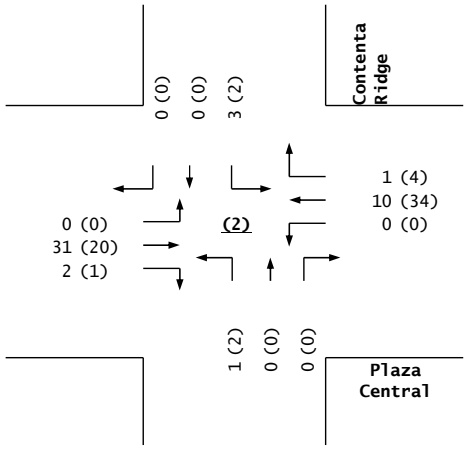
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Contenta Ridge)			Southbound (Contenta Ridge)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	9	35	0	43	33	14	3	3	19	5	2	1
Background Traffic Growth	1	3	0	4	3	1	0	0	2	0	0	0
Subtotal	10	38	0	47	36	15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

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

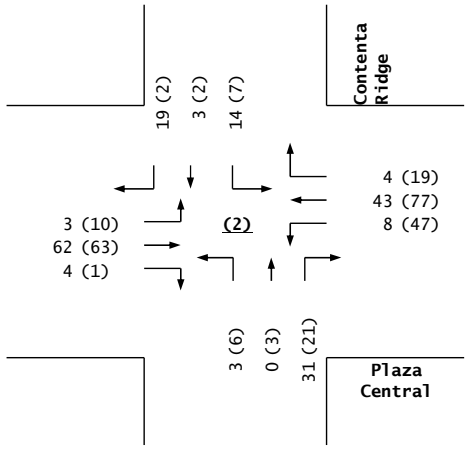
2026
NO BUILD



Trips



2026
BUILD



Plaza Central / Contenta Ridge

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

Projected Turning Movements Worksheet

Plaza Central / Paseo del Sol

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

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

Year of Existing Counts 2023

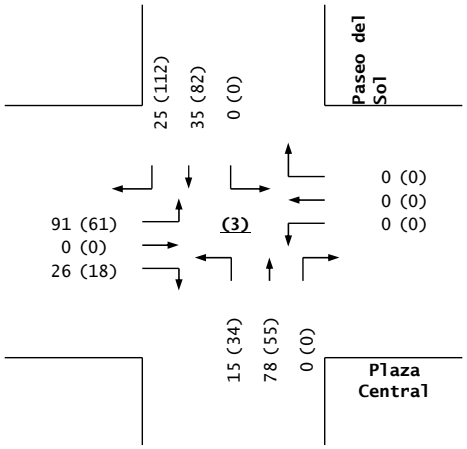
Horizon Year **2026**

Growth Rates	**3.00%**			**3.00%**			**3.00%**			**3.00%**		
	Eastbound (Plaza Central)			**Westbound (Plaza Central)**			**Northbound (Paseo del Sol)**			**Southbound (Paseo del Sol)**		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	79	0	23	0	0	0	14	72	0	0	32	21
Background Traffic Growth	7	0	2	0	0	0	1	6	0	0	3	2
Subtotal	86	0	25	0	0	0	15	78	0	0	35	23
Residential Development (20 lots)	5	0	1	0	0	0	0	0	0	0	0	2
Subtotal (NO BUILD - A.M.)	***91***	***0***	***26***	***0***	***0***	***0***	***15***	***78***	***0***	***0***	***35***	***25***
Percent Residential Trips Generated(Entering)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***7.91%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	***51.25%***
Percent Residential Trips Generated(Exiting)	***51.25%***	*0.00%*	***7.91%***	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Total Trips Generated	30	0	5	0	0	0	1	0	0	0	0	9
Subtotal AM Pk Hr. BUILD Volumes	121	0	31	0	0	0	16	78	0	0	35	34
Total AM Peak Hour BUILD Volumes	**121**	**0**	**31**	**0**	**0**	**0**	**16**	**78**	**0**	**0**	**35**	**34**

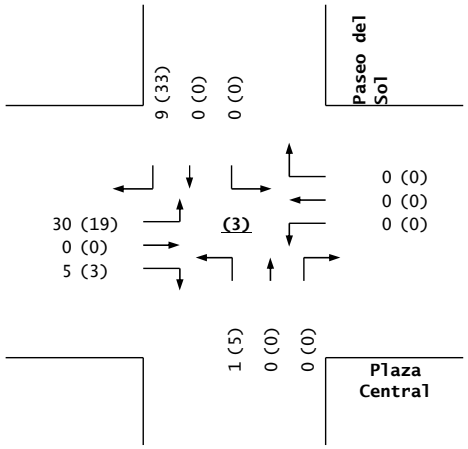
	Eastbound (Plaza Central)			**Westbound (Plaza Central)**			**Northbound (Paseo del Sol)**			**Southbound (Paseo del Sol)**		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	52	0	16	0	0	0	30	50	0	0	75	97
Background Traffic Growth	5	0	1	0	0	0	3	5	0	0	7	9
Subtotal	57	0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

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

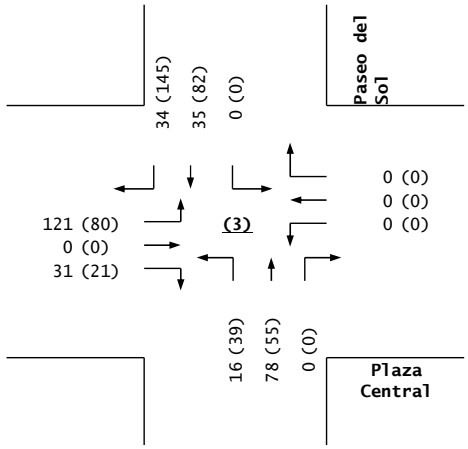
2026
NO BUILD



Trips



2026
BUILD



Plaza Central / Paseo del Sol

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

Projected Turning Movements Worksheet

Plaza Central / Driveway A

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

N-S Street: **Driveway A**

Year of Existing Counts 2023

Horizon Year **2026**

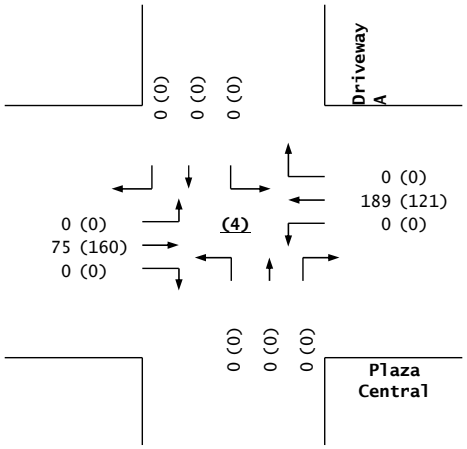
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

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

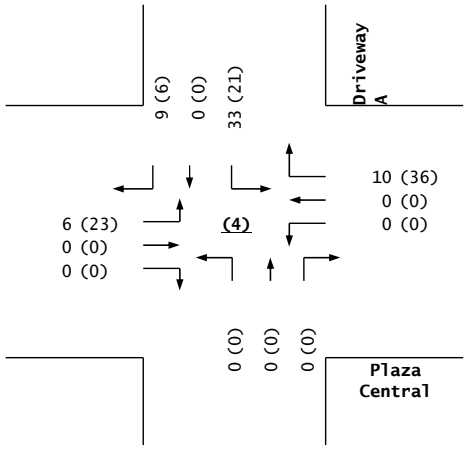
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Driveway A)			Southbound (Driveway A)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	5	0	0	9	0	0	0	0	0	0	0
Subtotal (NO BUILD - P.M.)	***0***	**160**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

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

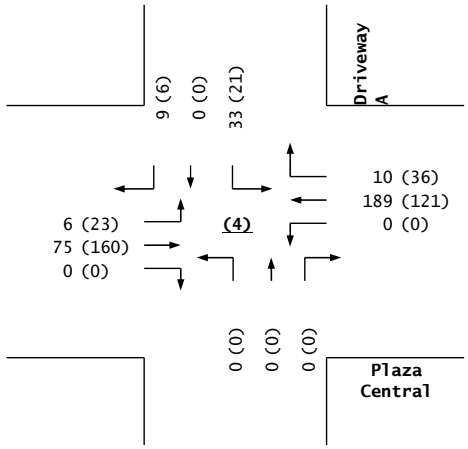
2026
NO BUILD



Trips



2026
BUILD



Plaza Central / Driveway A

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

Projected Turning Movements Worksheet

Plaza Central / Driveway B

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

N-S Street: **Driveway B**

Year of Existing Counts 2023

Horizon Year **2026**

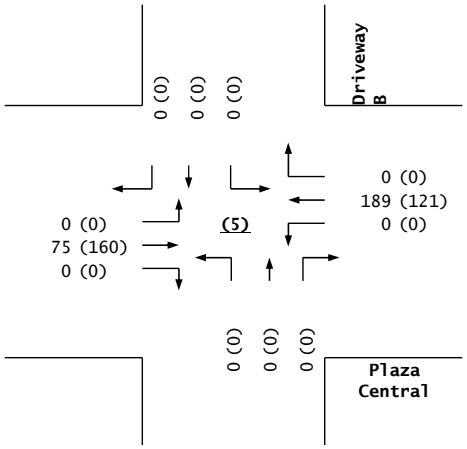
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

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

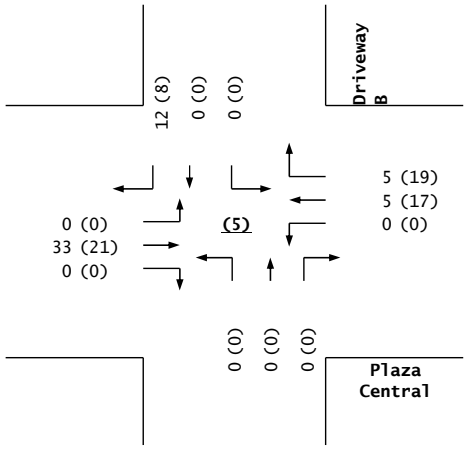
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Driveway B)			Southbound (Driveway B)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	5	0	0	9	0	0	0	0	0	0	0
Subtotal (NO BUILD - P.M.)	***0***	**160**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

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

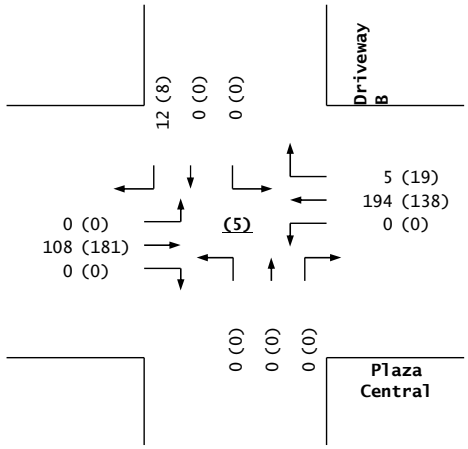
2026
NO BUILD



Trips



2026
BUILD



Plaza Central / Driveway B

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

Projected Turning Movements Worksheet

Plaza Central / Driveway C

(Driveway Deleted from Project)

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

N-S Street: **Driveway C**

Year of Existing Counts 2023

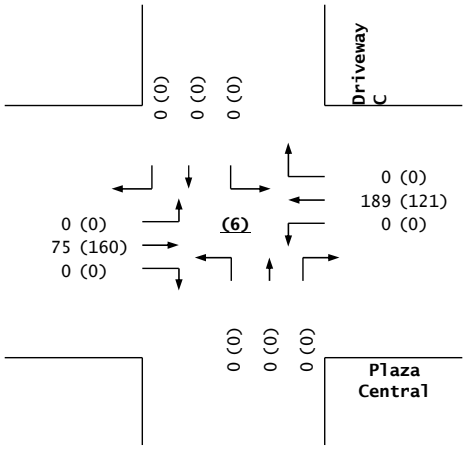
Horizon Year **2026**

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

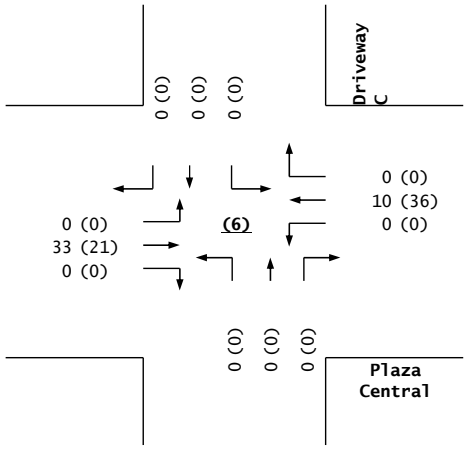
	Eastbound (Plaza Central)			**Westbound (Plaza Central)**			**Northbound (Driveway C)**			**Southbound (Driveway C)**		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal (NO BUILD - P.M.)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

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

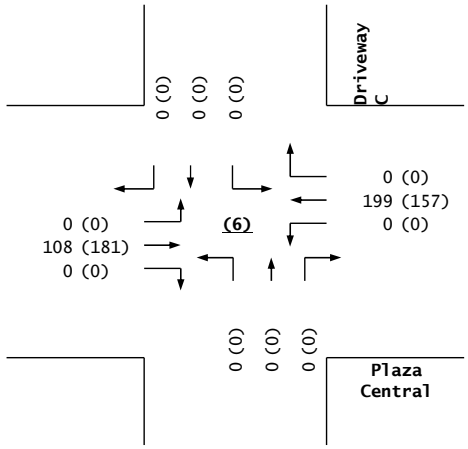
2026
NO BUILD



Trips



2026
BUILD



Plaza Central / Driveway C

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

Projected Turning Movements Worksheet

Driveway D / Contenta Ridge

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

N-S Street: **Contenta Ridge**

Year of Existing Counts 2023

Horizon Year **2026**

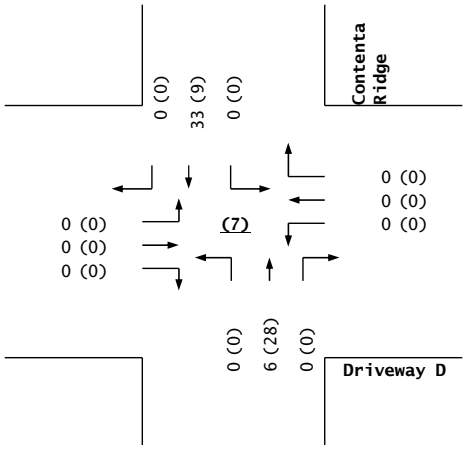
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

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

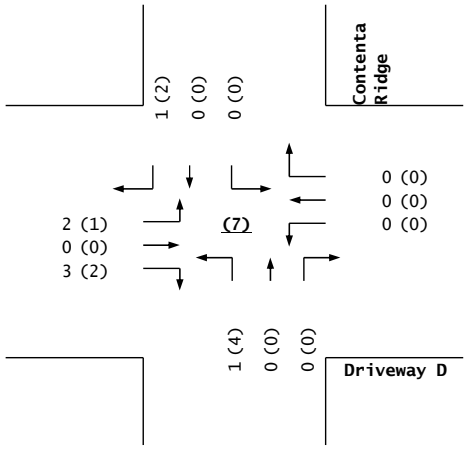
	Eastbound (Driveway D)			Westbound (Driveway D)			Northbound (Contenta Ridge)			Southbound (Contenta Ridge)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	0	0	0	0	0	0	0	0	0	1	0
Subtotal (NO BUILD - P.M.)	***0***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

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

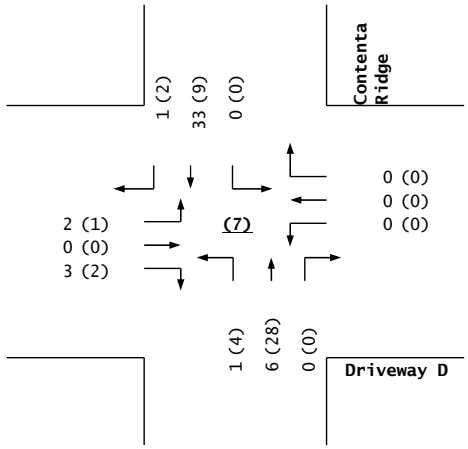
2026
NO BUILD



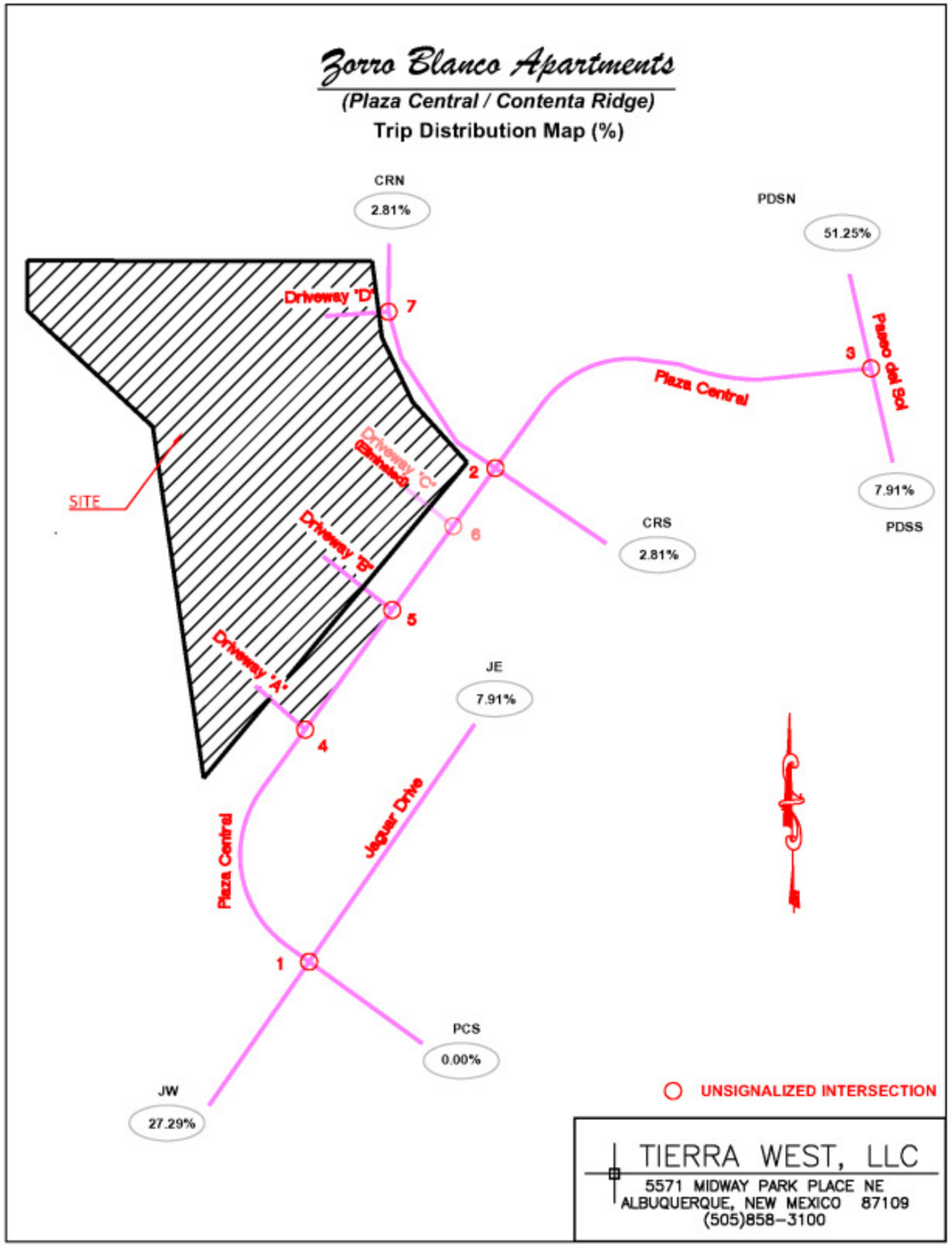
Trips



2026
BUILD

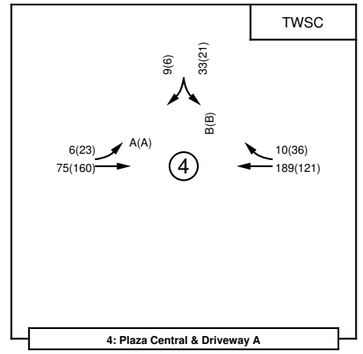


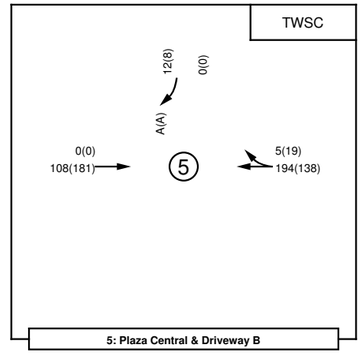
Driveway D / Contenta Ridge

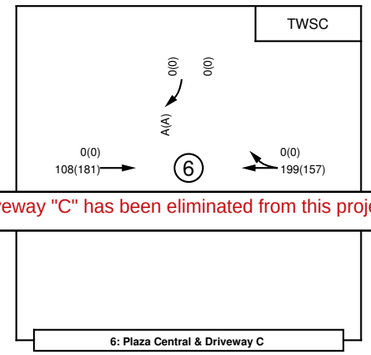


2026 NO BUILD Conditions
BUILD Geometry

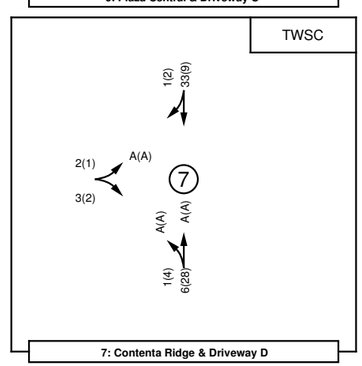
2026 BUILD Conditions
BUILD Geometry







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

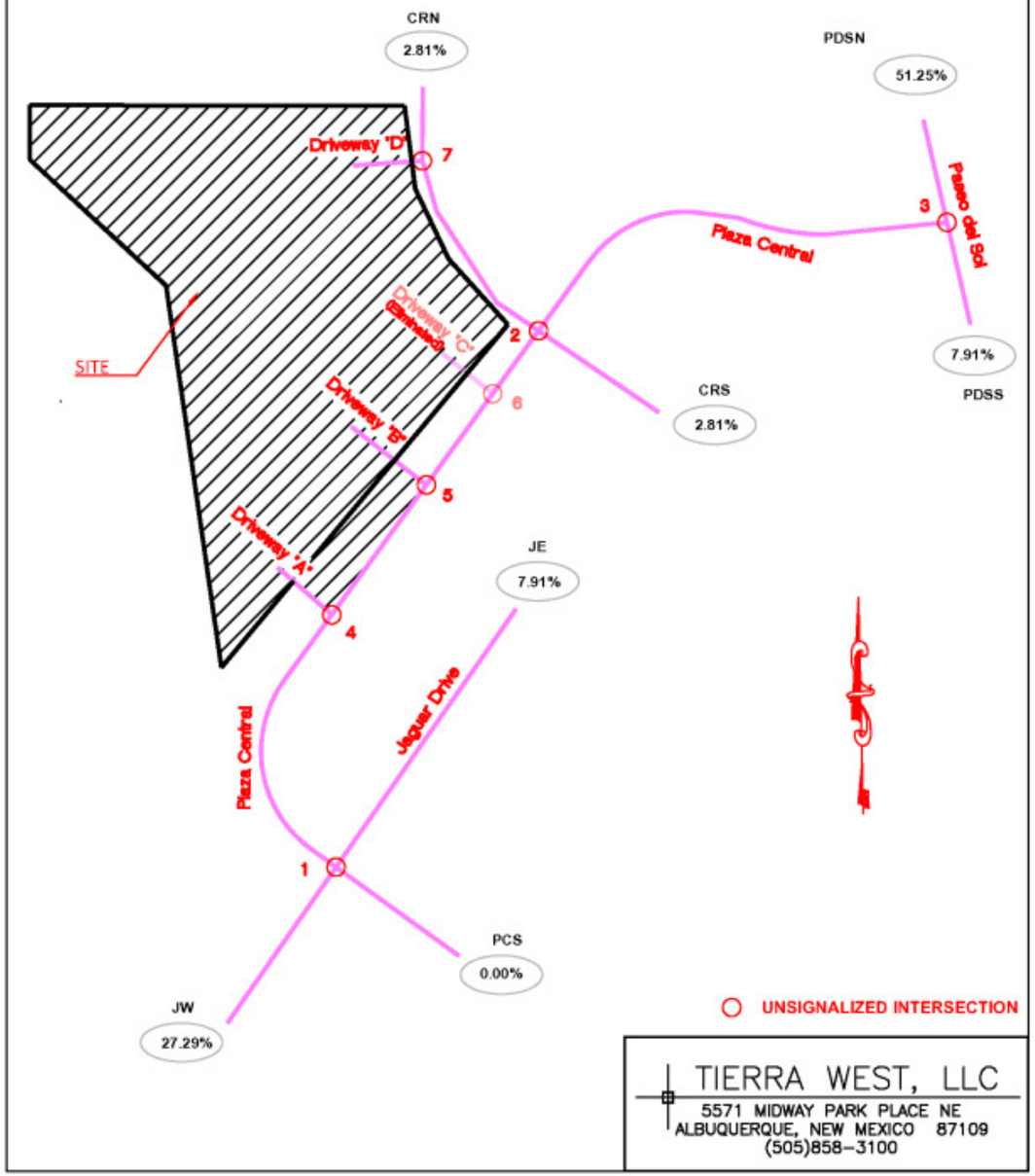
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	2	4	28	9	2
Future Vol, veh/h	1	2	4	28	9	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	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
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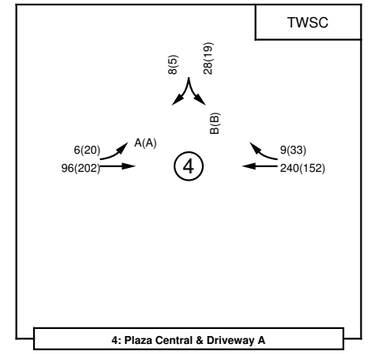
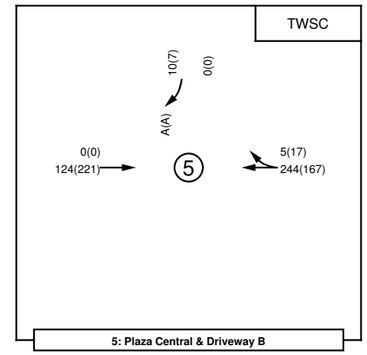
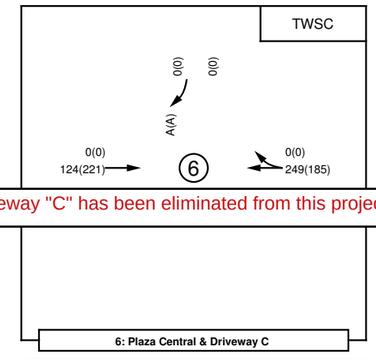
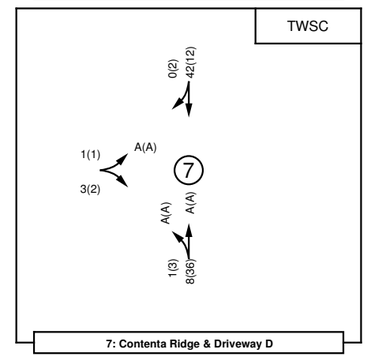
2036 NO BUILD Conditions
(BUILD Geometry)







Driveway "C" has been eliminated from this project.



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

AM(PM)

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

Projected Turning Movements SUMMARY

PROPOSED DEVELOPMENT (2036) - 100% Development

INTERSECTION: **Summary**

Jaguar Dr / Plaza Central

(1) 3.0% Truck	0.74 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
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 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
2036 (NO BUILD - P.M.)	*4*	*3*	*26*	*8*	*3*	*22*	*64*	*168*	*10*	*40*	*100*	*12*
2036 (BUILD - P.M.)	***21***	***3***	***26***	***8***	***3***	***27***	***64***	***168***	***10***	***43***	***100***	***22***

Plaza Central / Contenta Ridge

(2) 3.0% Truck	0.91 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
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 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
2036 (NO BUILD - P.M.)	*13*	*54*	*0*	*60*	*53*	*19*	*5*	*4*	*26*	*7*	*3*	*2*
2036 (BUILD - P.M.)	***13***	***74***	***1***	***60***	***87***	***23***	***7***	***4***	***26***	***9***	***3***	***2***

Plaza Central / Paseo del Sol

(3) 3.0% Truck	0.85 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
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 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
2036 (NO BUILD - P.M.)	*76*	*0*	*23*	*0*	*0*	*0*	*43*	*70*	*0*	*0*	*104*	*141*
2036 (BUILD - P.M.)	***95***	***0***	***26***	***0***	***0***	***0***	***48***	***70***	***0***	***0***	***104***	***174***

Plaza Central / Driveway A

(4) 3.0% Truck	1.00 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
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 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
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**

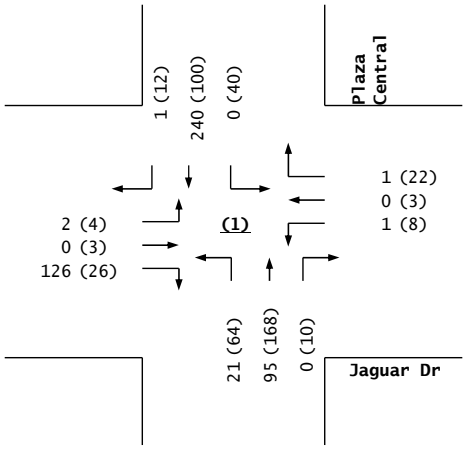
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

	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**

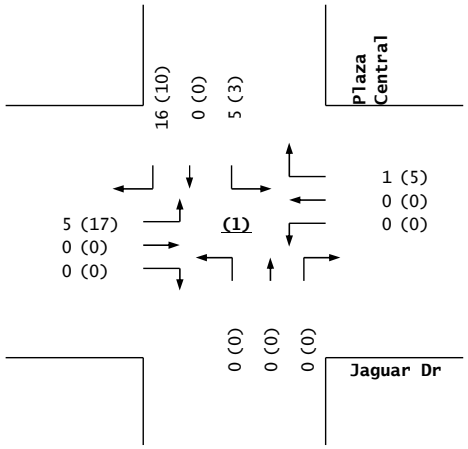
	Eastbound (Jaguar Dr)			Westbound (Jaguar Dr)			Northbound (Plaza Central)			Southbound (Plaza Central)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	0	2	19	6	2	15	46	121	7	28	72	6
Background Traffic Growth	0	1	7	2	1	6	18	47	3	11	28	2
Subtotal	0	3	26	8	3	21	64	168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

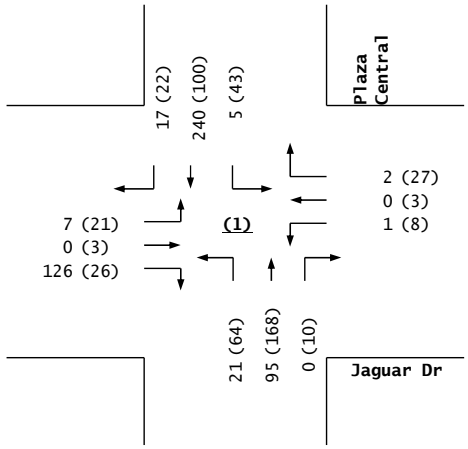
2036
NO BUILD



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**

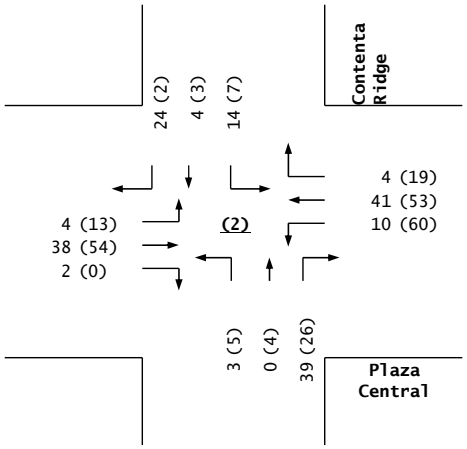
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

	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**

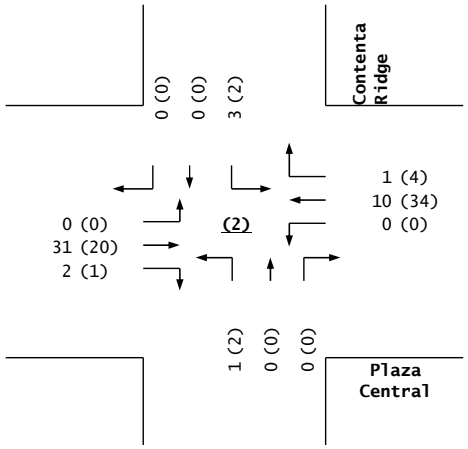
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Contenta Ridge)			Southbound (Contenta Ridge)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	9	35	0	43	33	14	3	3	19	5	2	1
Background Traffic Growth	4	14	0	17	13	5	1	1	7	2	1	0
Subtotal	13	49	0	60	46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

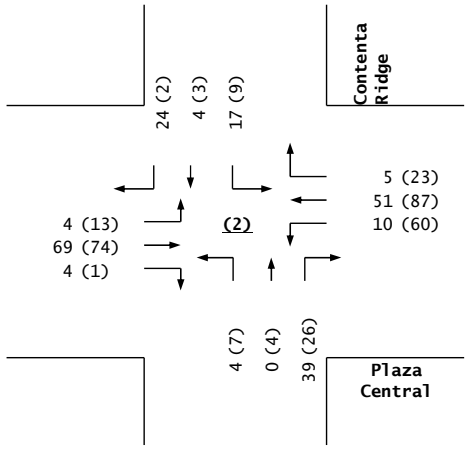
2036
NO BUILD



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

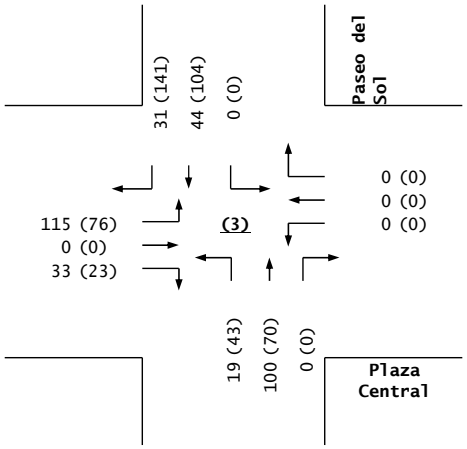
Horizon Year **2036**

	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**

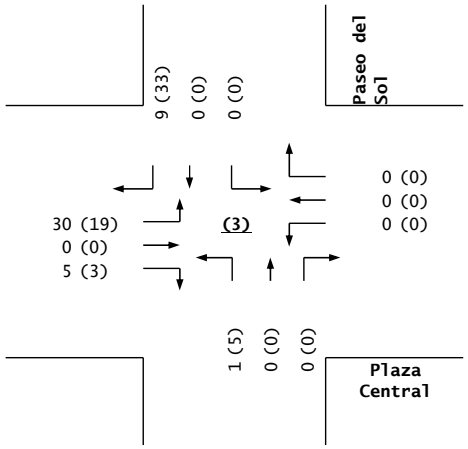
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Paseo del Sol)			Southbound (Paseo del Sol)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes	52	0	16	0	0	0	30	50	0	0	75	97
Background Traffic Growth	20	0	6	0	0	0	12	20	0	0	29	38
Subtotal	72	0	22	0	0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

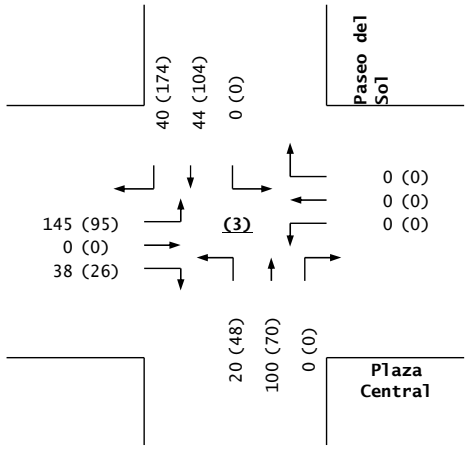
2036
NO BUILD



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**

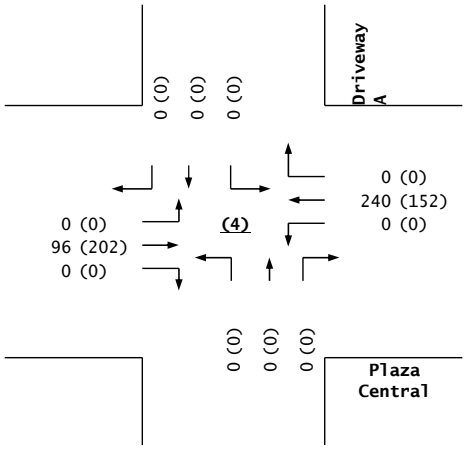
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

	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**

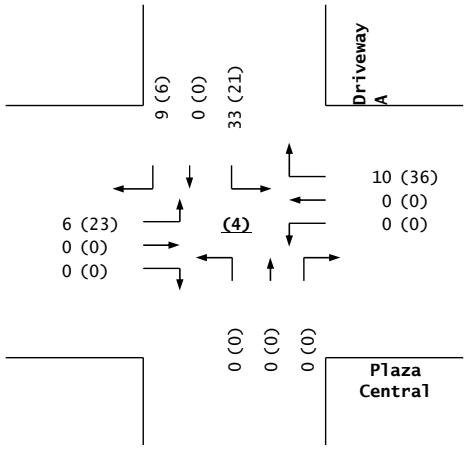
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Driveway A)			Southbound (Driveway A)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	5	0	0	9	0	0	0	0	0	0	0
Subtotal (NO BUILD - P.M.)	***0***	**202**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

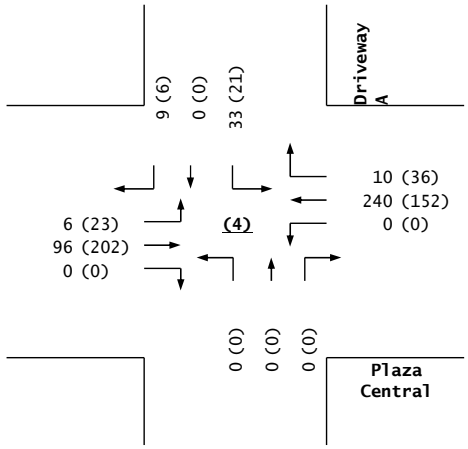
2036
NO BUILD



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**

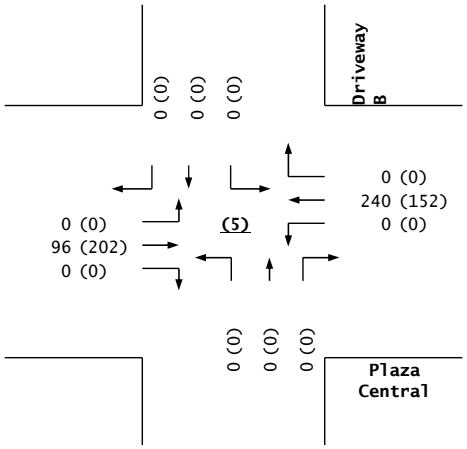
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

	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**

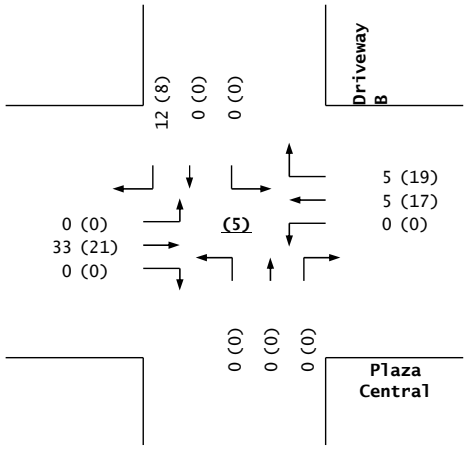
	Eastbound (Plaza Central)			Westbound (Plaza Central)			Northbound (Driveway B)			Southbound (Driveway B)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	5	0	0	9	0	0	0	0	0	0	0
Subtotal (NO BUILD - P.M.)	***0***	**202**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

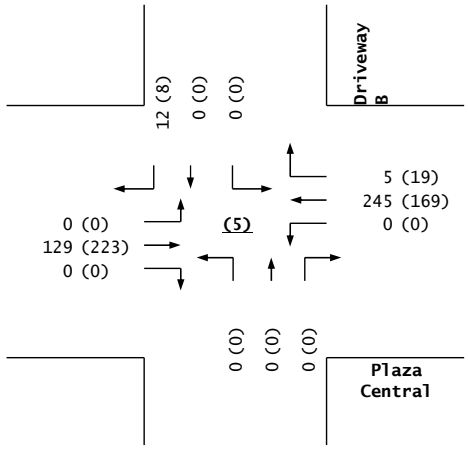
2036
NO BUILD



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

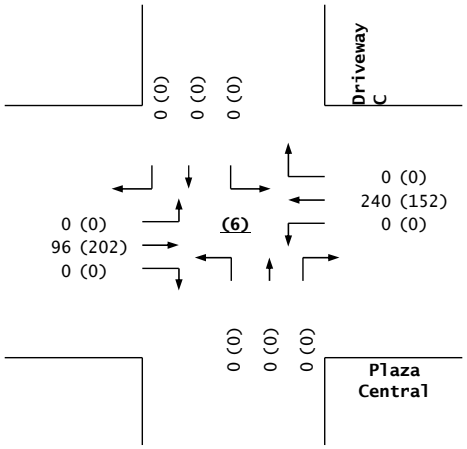
Horizon Year **2036**

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**

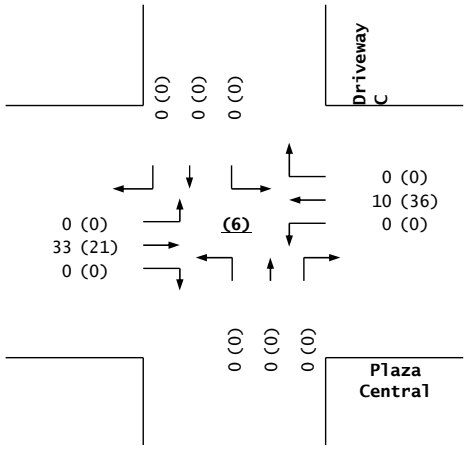
	Eastbound (Plaza Central)			**Westbound (Plaza Central)**			**Northbound (Driveway C)**			**Southbound (Driveway C)**		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal (NO BUILD - P.M.)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

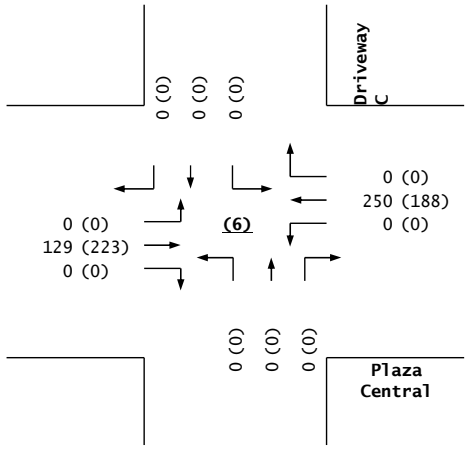
2036
NO BUILD



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**

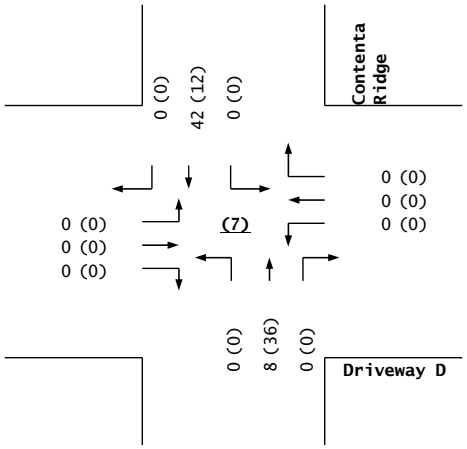
Growth Rates **3.00%** **3.00%** **3.00%** **3.00%**

	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**

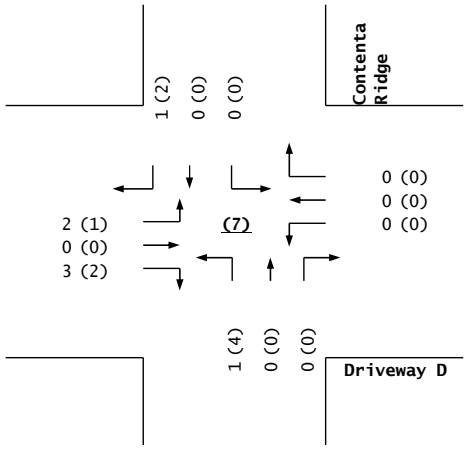
	Eastbound (Driveway D)			Westbound (Driveway D)			Northbound (Contenta Ridge)			Southbound (Contenta Ridge)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Residential Development (20 lots)	0	0	0	0	0	0	0	0	0	0	1	0
Subtotal (NO BUILD - P.M.)	***0***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

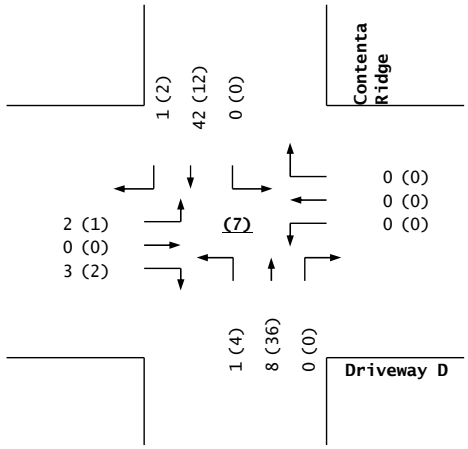
2036
NO BUILD



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

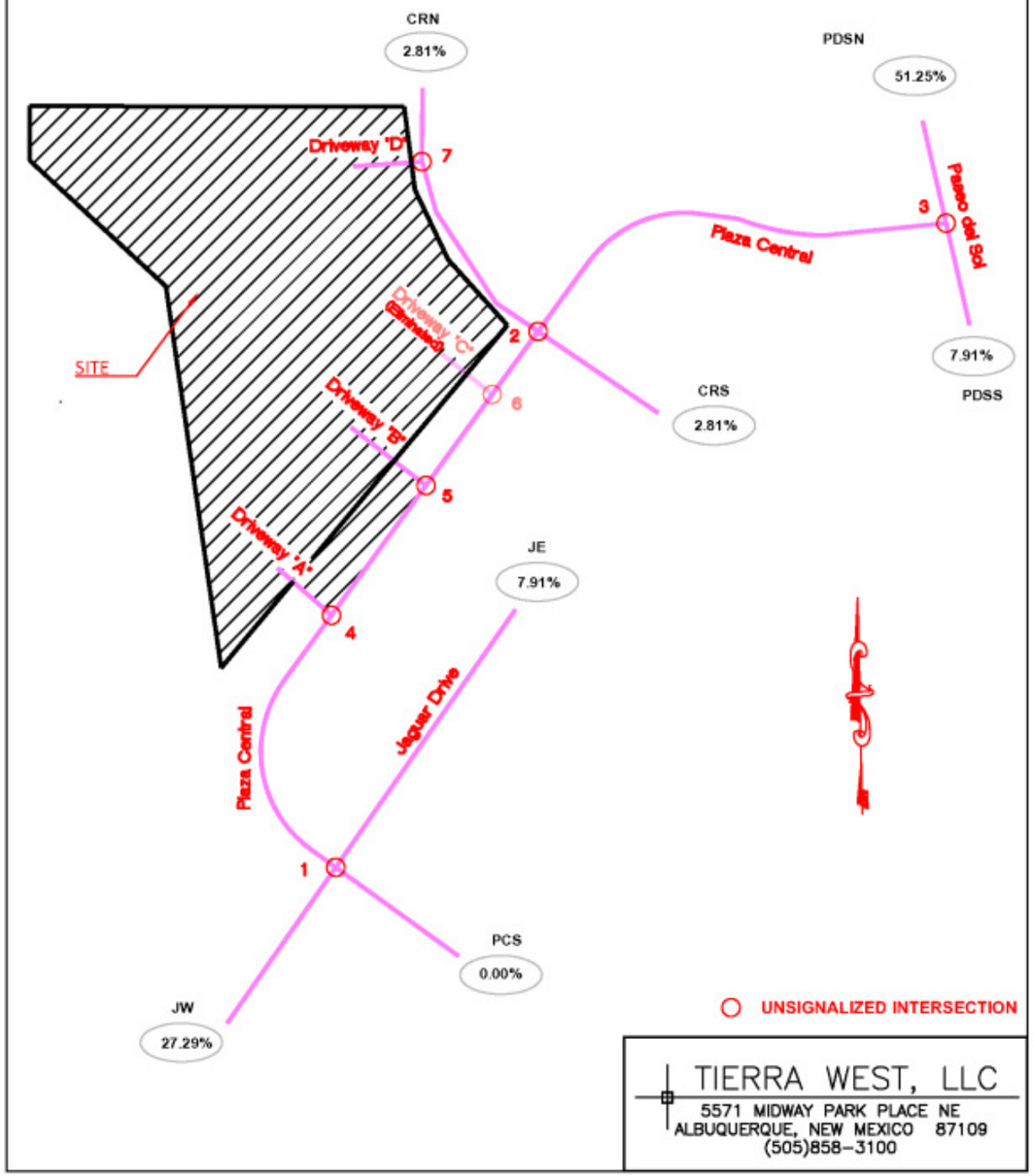
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	2	4	36	12	2
Future Vol, veh/h	1	2	4	36	12	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-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

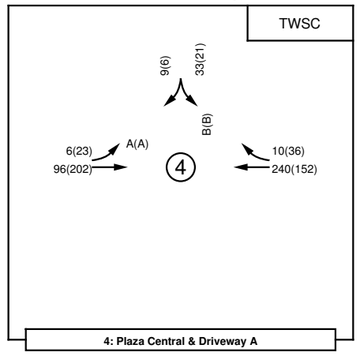
Zorro Blanco Apartments
(Plaza Central / Contenta Ridge)
Trip Distribution Map (%)

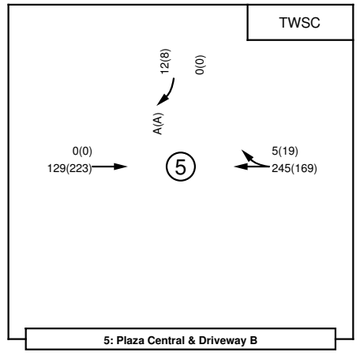


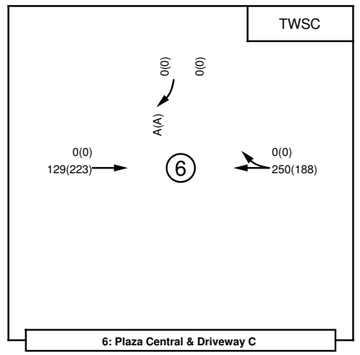
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

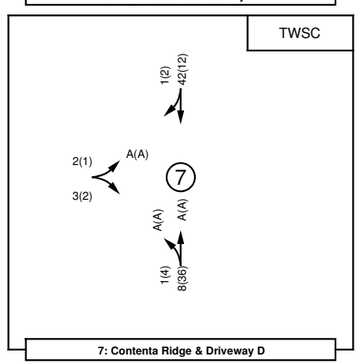
2036 NO BUILD Conditions
(BUILD Geometry)

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%

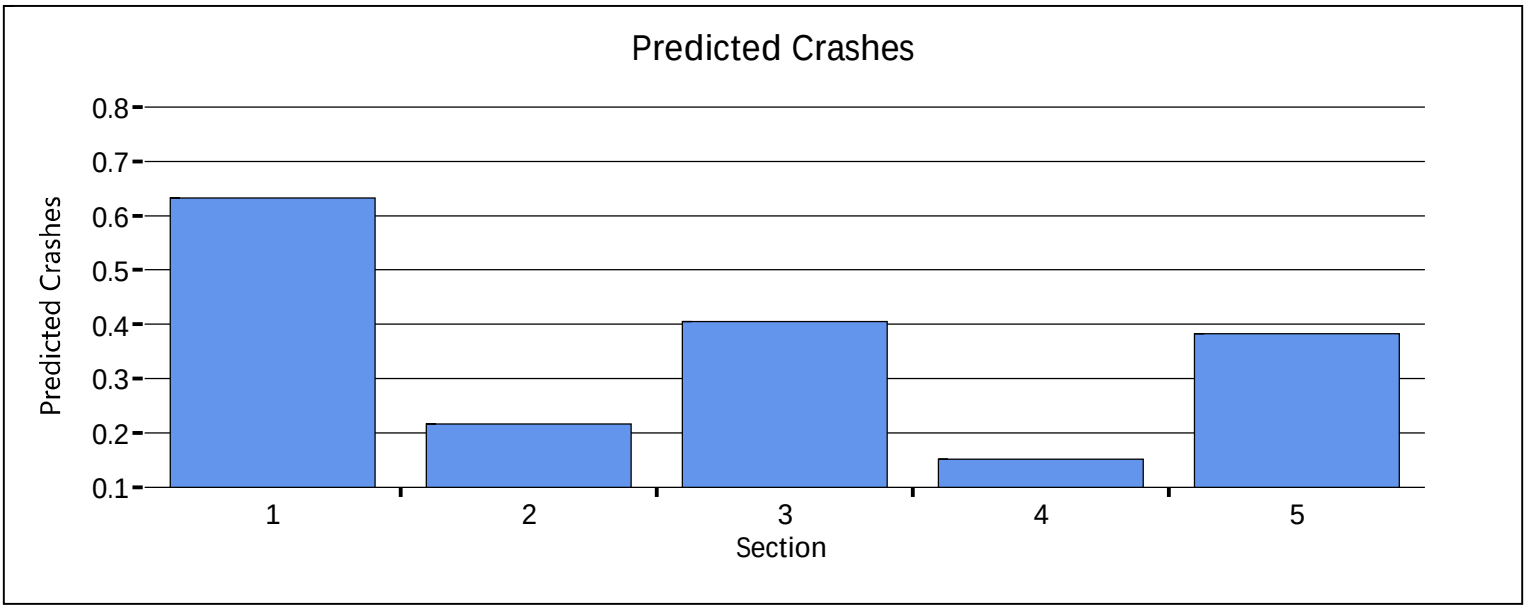
Highway Safety Software Facility Report

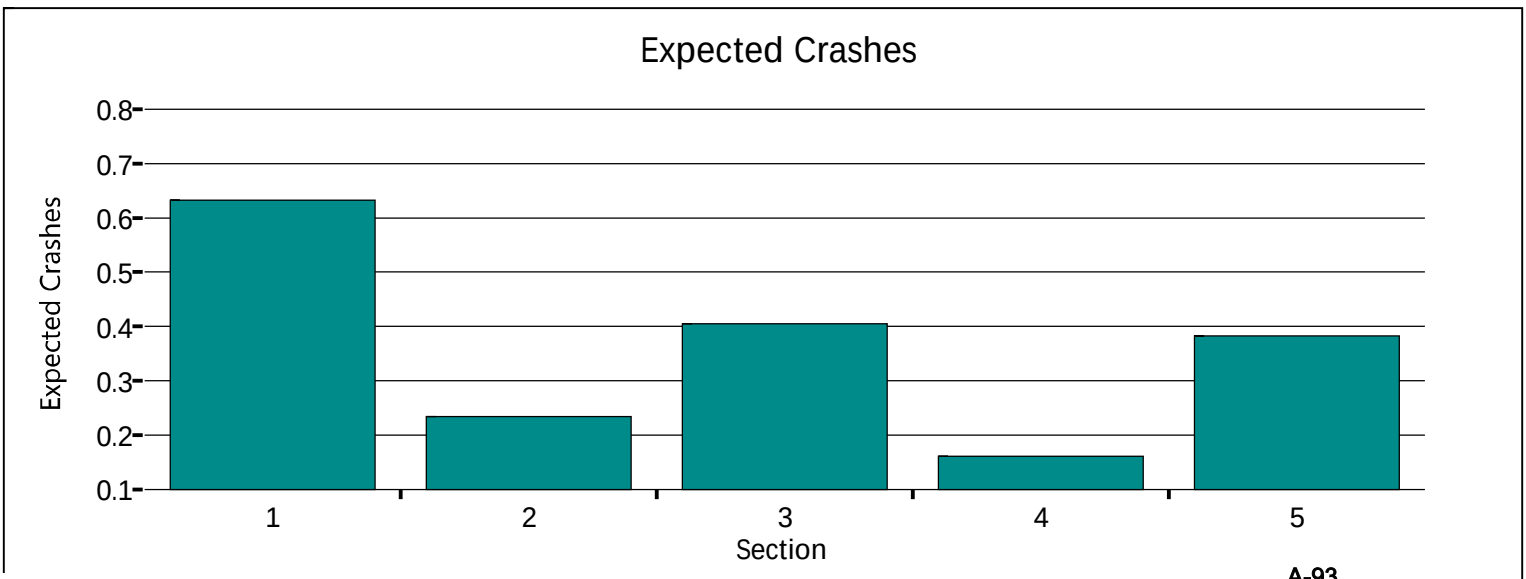
Project Information

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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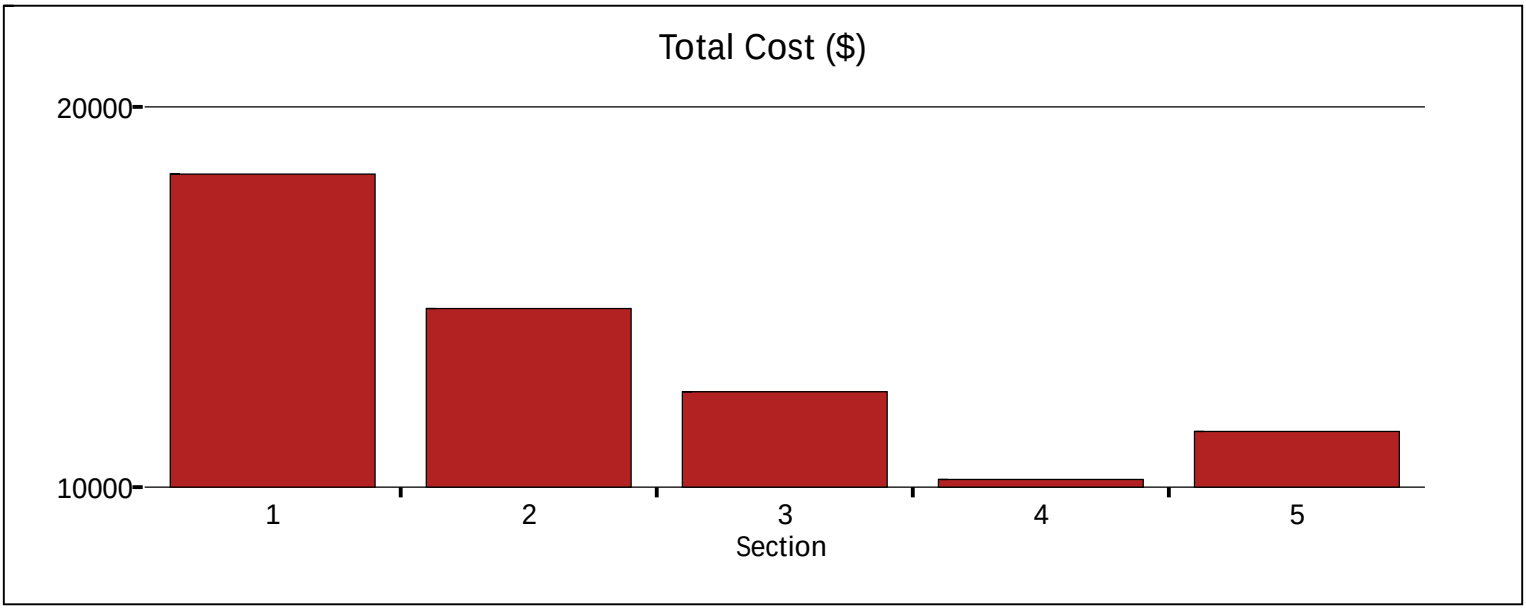

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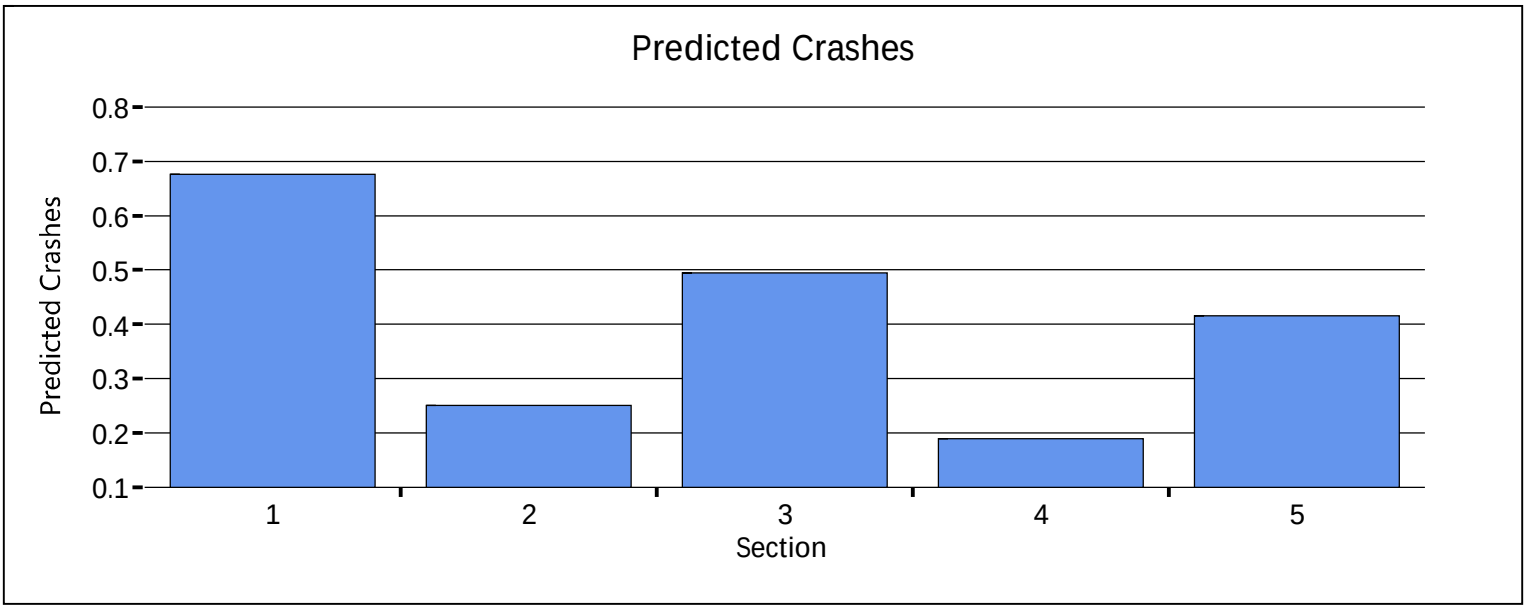
Highway Safety Software Facility Report

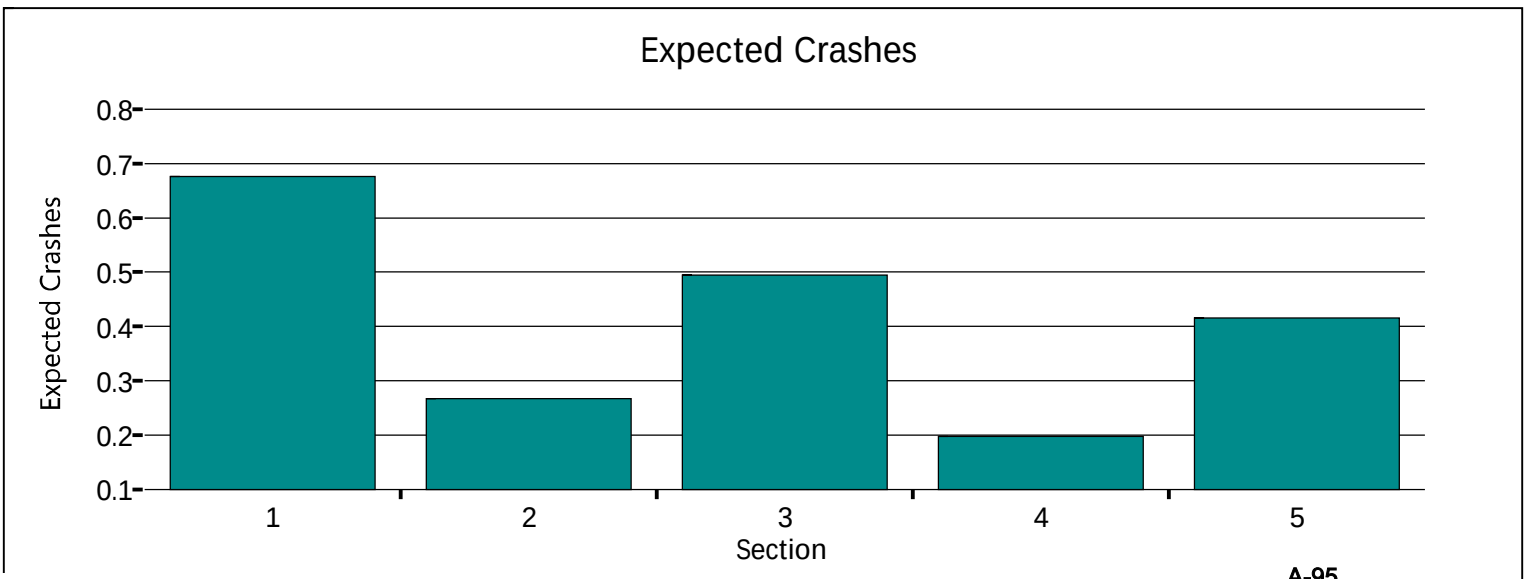
Project Information

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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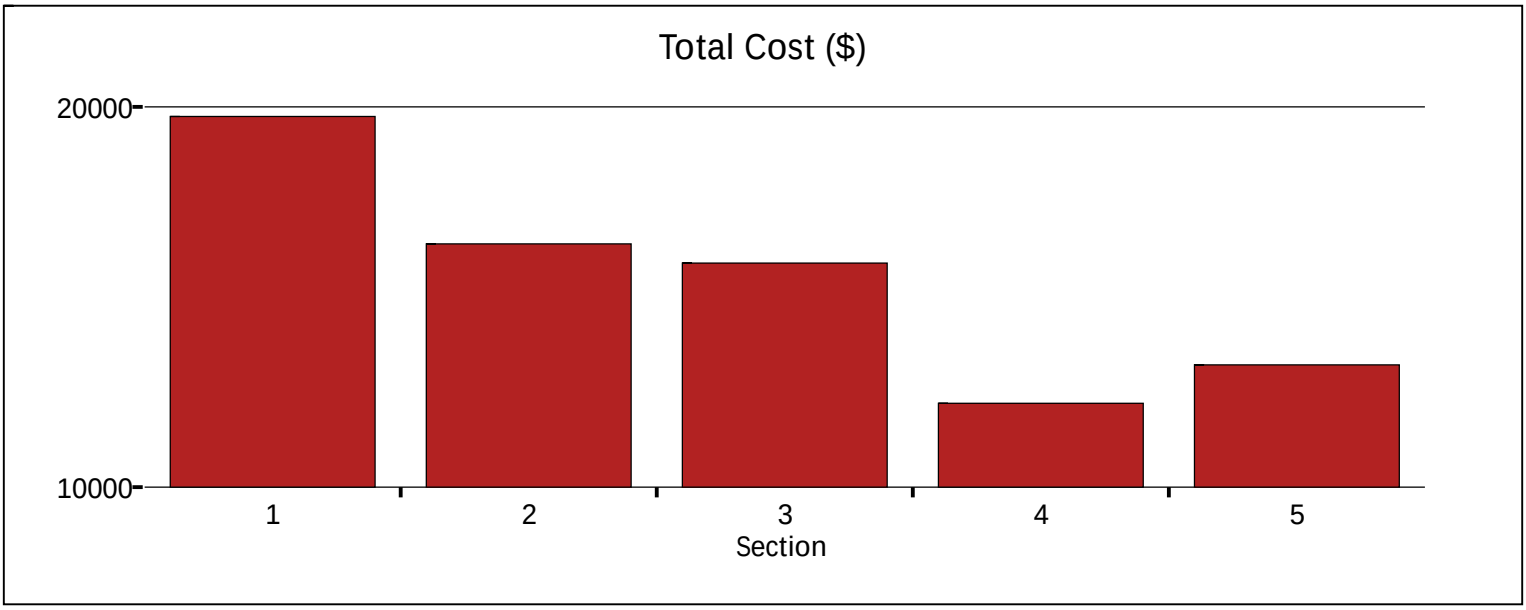

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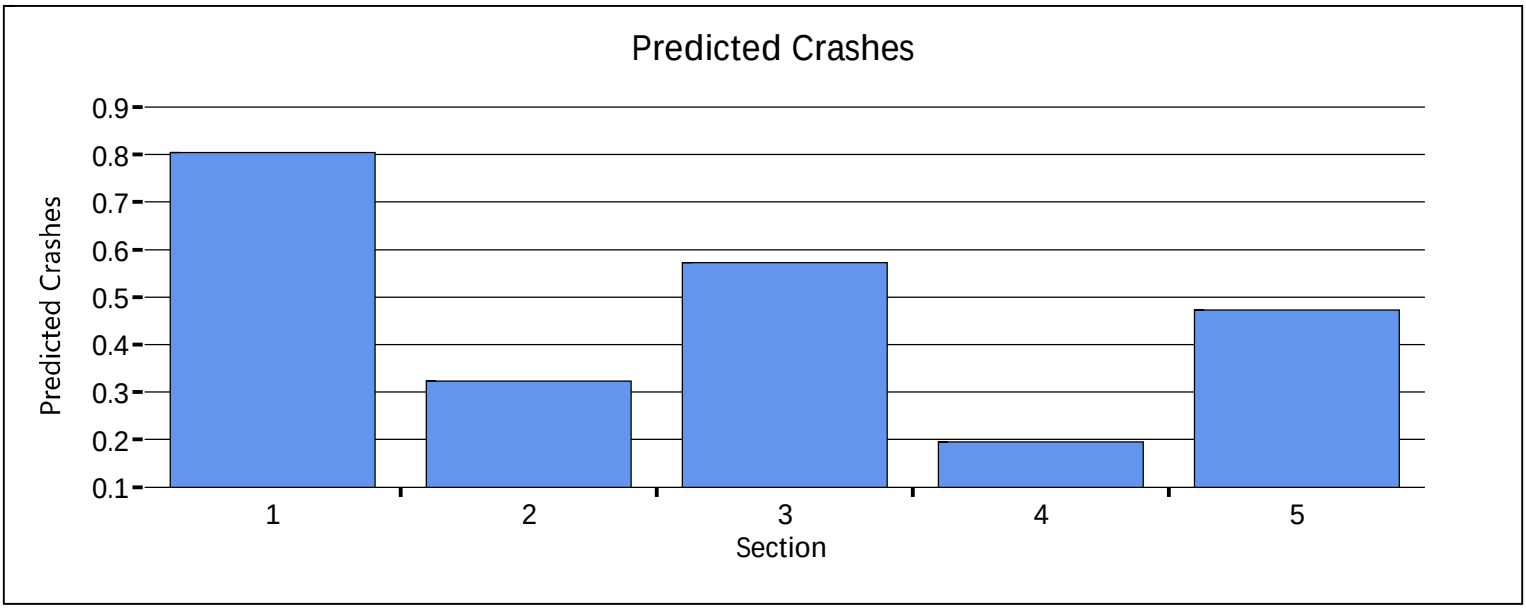
Highway Safety Software Facility Report

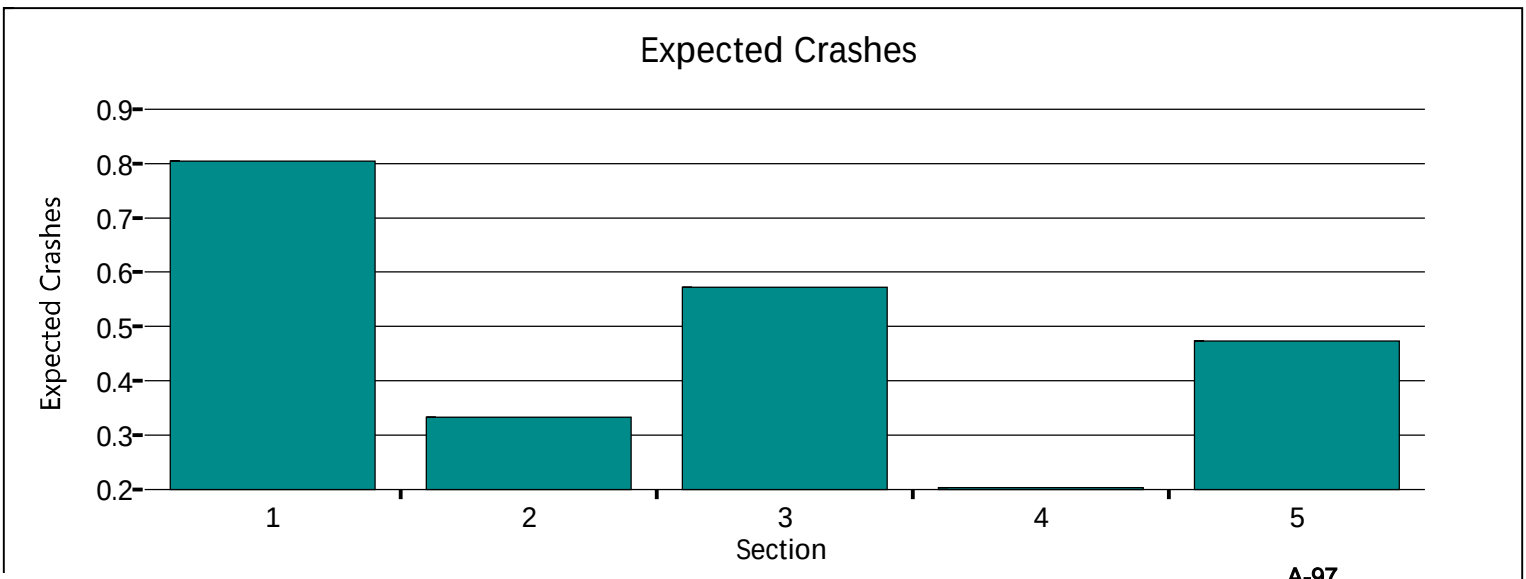
Project Information

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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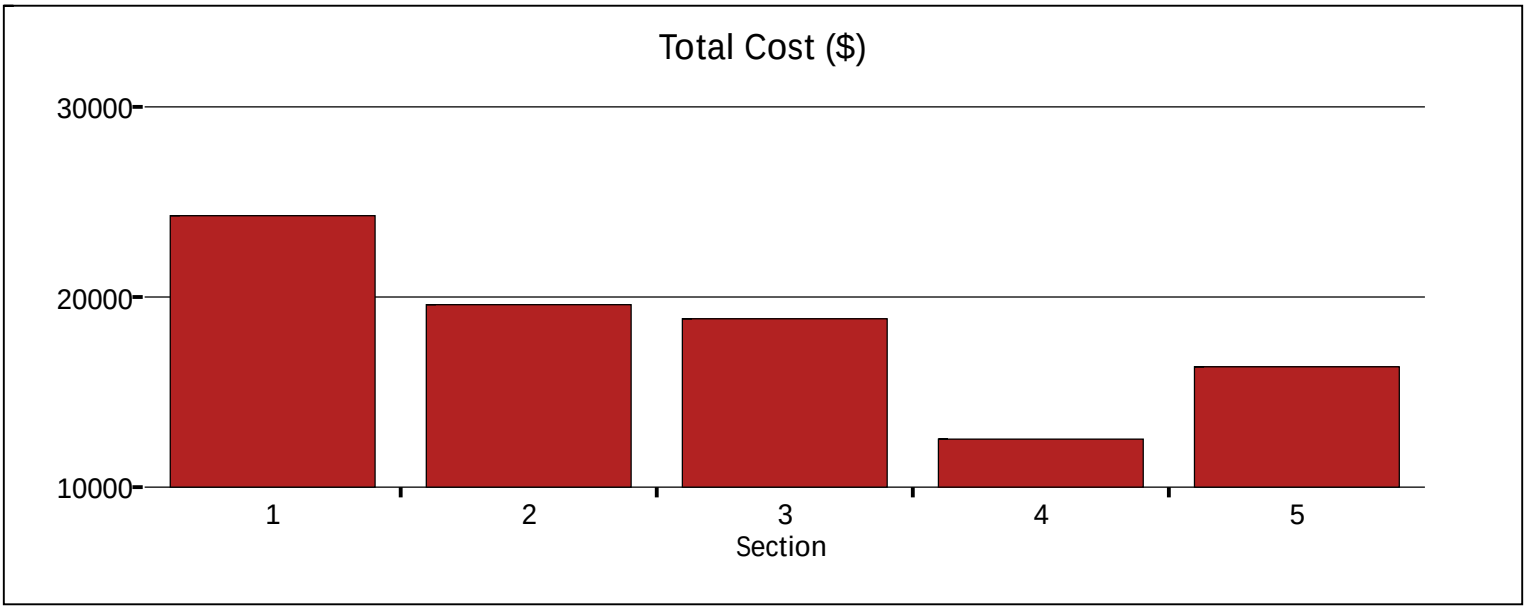

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Traffic Count Data Sheet

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)

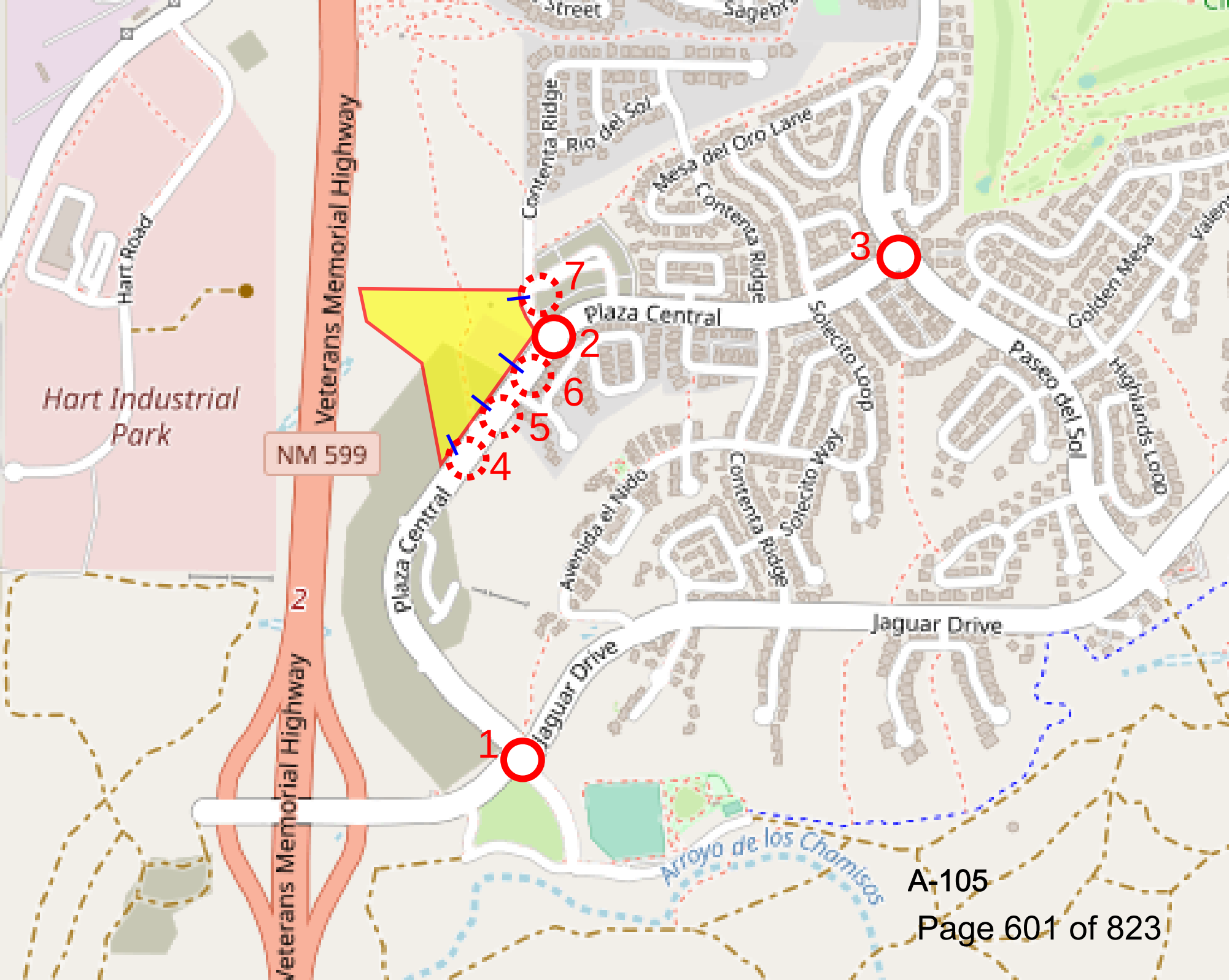
T = ***0.4*** **(X) +** ***0***
24% Enter, ***76%*** Exit

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


Veterans Memorial Highway
NM 599
Hart Road
Hart Industrial Park
Plaza Central
Jaguar Drive
Avenida el Nido
Contenta Ridge
Río del Sol
Mesa del Oro Lane
Solecito Loop
Solecito Way
Paseo del Sol
Golden Mesa
Highlands Loop
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

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.

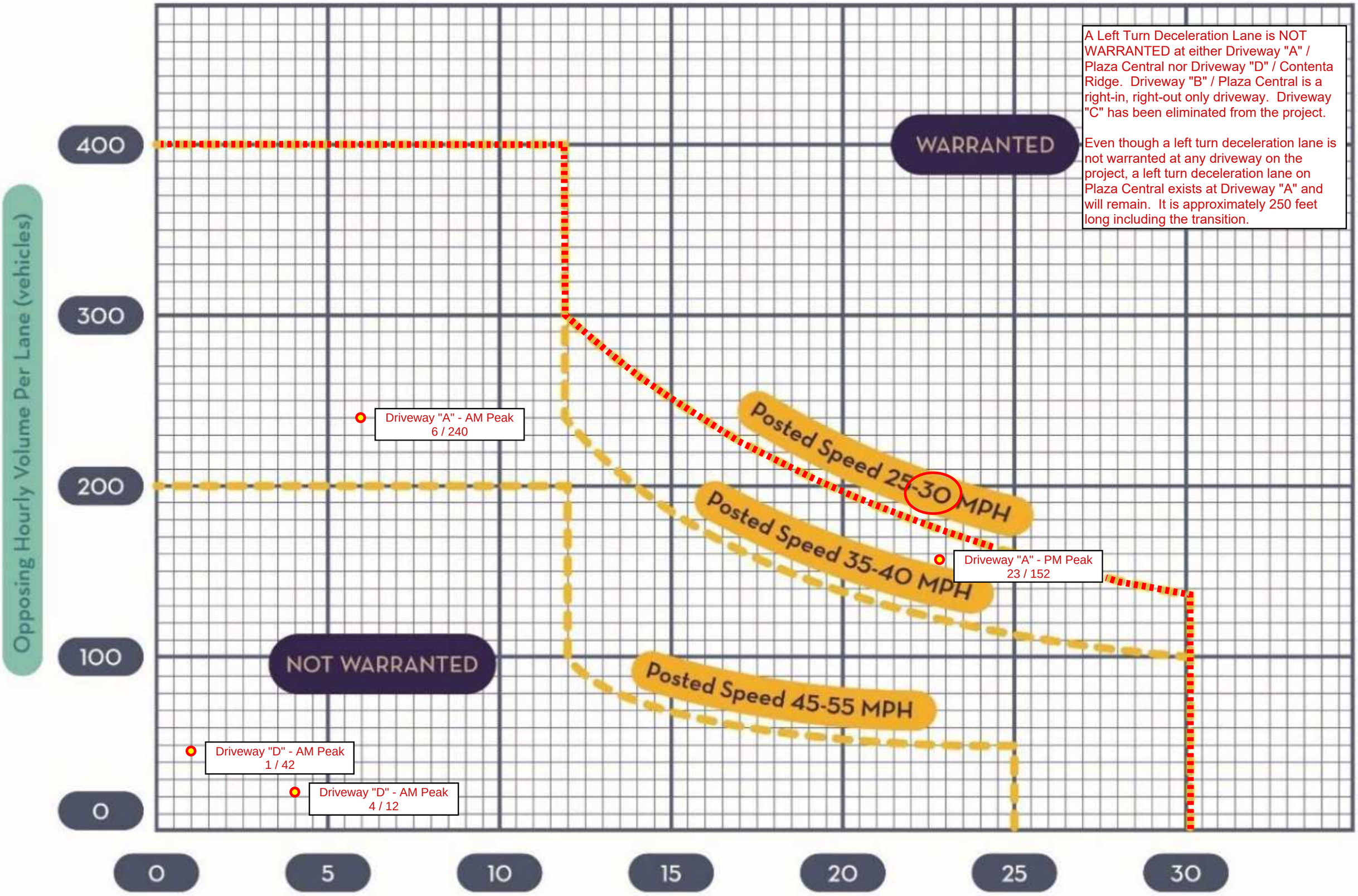
Notes and Comments:

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

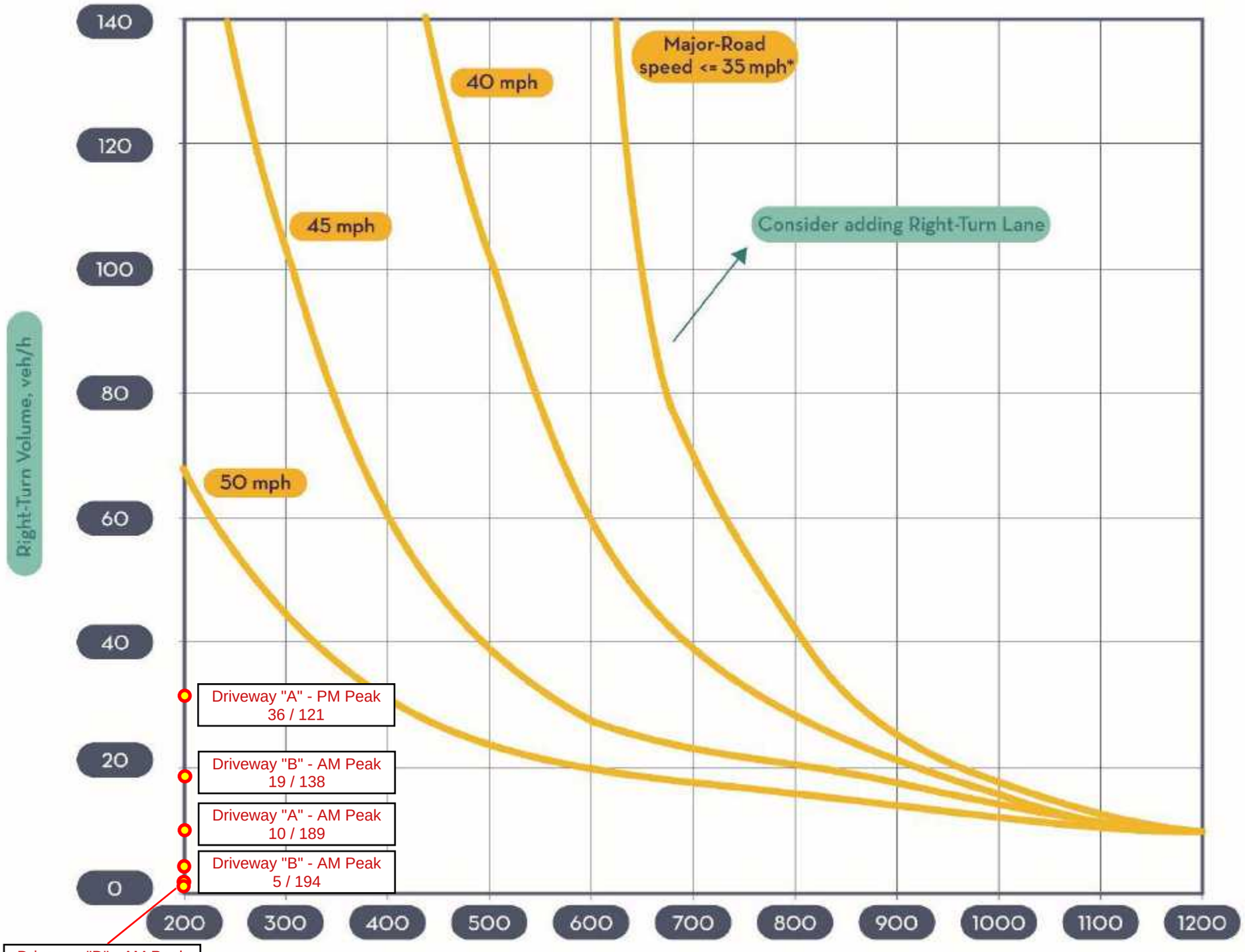


A Left Turn Deceleration Lane is NOT WARRANTED at either Driveway "A" / Plaza Central nor Driveway "D" / Contenta Ridge. Driveway "B" / Plaza Central is a right-in, right-out only driveway. Driveway "C" has been eliminated from the project.

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 (AA) 11/7/01

EXHIBIT I

ENN MEETING NOTES

Zorro Blanco
Early Neighborhood Notification (ENN) Meeting Notes

August 20, 2024 Meeting

Meeting Started at 5:30 p.m.

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

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

Comments, Questions & Responses:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Carly Venditti provided her contact information.

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

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

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

Kat Mortimer responded yes.

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

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

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

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

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

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

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

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

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

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

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

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

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

September 30, 2024 Meeting
Meeting Started at 5:45 p.m.

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

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

Comments, Questions & Responses:

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

Tom Gifford responded that there will be 165.

- What year will the units be done?

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

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

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

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

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

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

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

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

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

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

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

- When do you hope to break ground?

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

EXHIBIT J

AFFIDAVITS OF ENN NOTICE MAILINGS & POSTINGS

Affidavit of Posting

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

Karl H. Sommer
July 24, 2024

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

Notary Public
State of New Mexico

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


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


City of Santa Fe, New Mexico
PUBLIC MEETING NOTICE
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
7240 VISTA SERENA LOOP
SANTA FE, NM 87507

CAROL BURLING
7236 VISTA SERENA LOOP
SANTA FE, NM 87507

EULISES G GARCIA
7258 VISTA SERENA LOOP
SANTA FE, NM 87507

KENNETH WALTER MCLAIN
7171 PLAZA CENTRAL
SANTA FE, NM 87507

MORITZ REVOCABLE TRUST
7262 VISTA SERENA LOOP
SANTA FE, NM 87507

ALLEN & ANNETTE LUJAN
7242 VISTA SERENA LOOP
SANTA FE, NM 87507

JAMES FELIX GALLEGOS\
7199 PLAZA CENTRAL
SANTA FE, NM NM 87507

HECTOR BERT SAENZ
7234 VISTA SERENA LOOP
SANTA FE, NM 87507

CUESTA DEL ORO LLC
1301 CUESTA ARRIBA CT NE STE A
ALBUQUERQUE, NM 87113

OCCUPANT
7308 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7320 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7312 CONTENTA RIDGE LOOP
SANTA FE, NM 97507

OCCUPANT
7332 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

PATRICK & BOBBY JACKSON
4504 N SHAWNEE ST
AURORA, CO

OCCUPANT
4519 CONTENTA RIDGE
SANTA FE, NM 87507

OCCUPANT
7440 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7387 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7424 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7420 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7436 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7391 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7416 PLAZA CENTRAL
SANTA FE, NM 97507

OCCUPANT
7412 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7205 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7432 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7428 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7385 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7444 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
74487 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7191 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7389 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7383 CONTENTA RIDGE LOOP
SANTA FE, NM 97507

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.

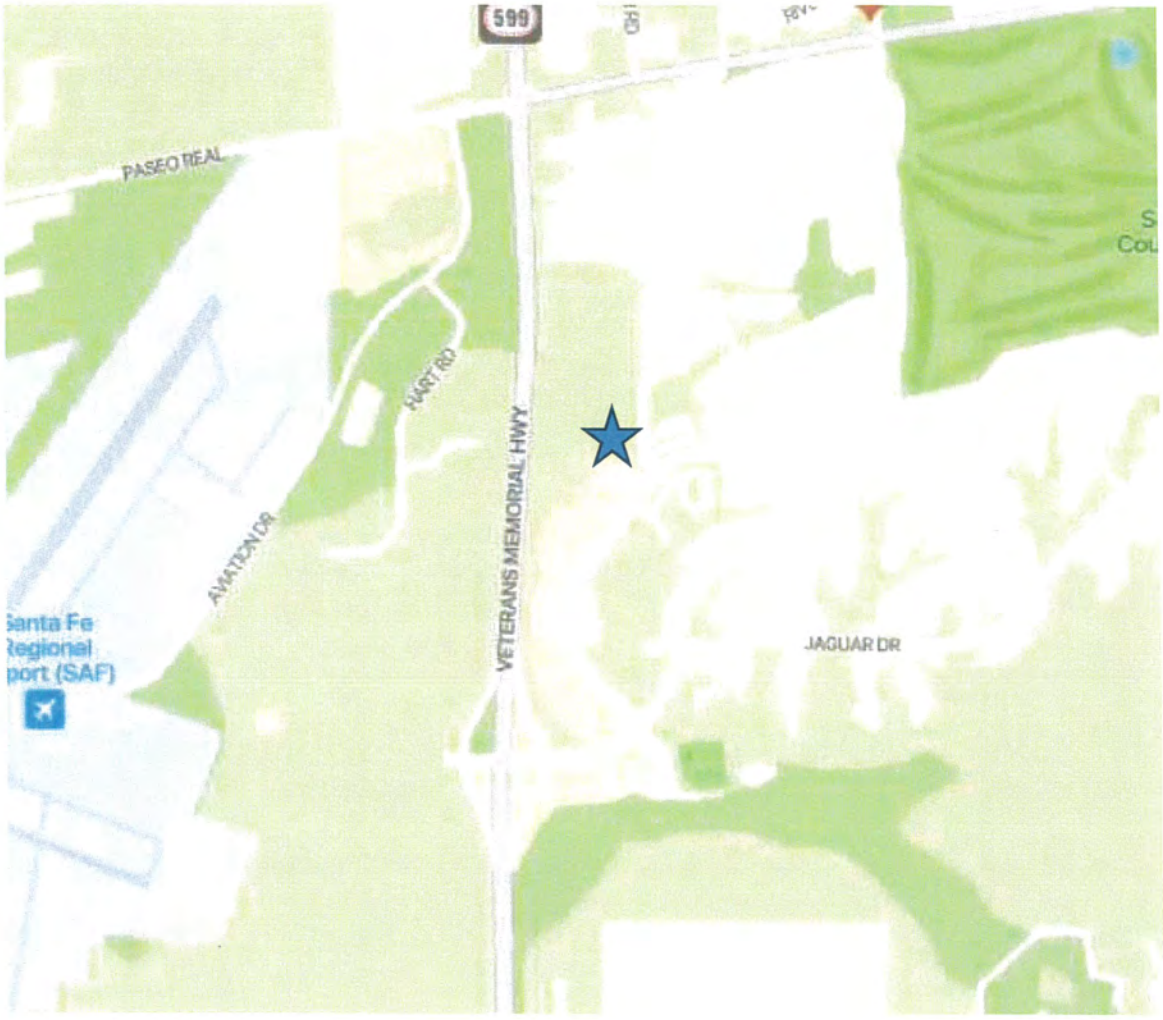
On the reverse side of this letter, you will find a vicinity map where the property is located. If you have any questions or comments, please contact Katherine Mortimer, Pax Consulting, 505-577-4553, Kat@PaxConsulting.biz.

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
7254 VISTA SERENA LOOP
SANTA FE, NM 87507

HOMEWISE, INC
1301 SILER RD
SANTA FE, NM 87507

VANESSA LYN GARCIA
7179 PLAZA CENTRAL
SANTA FE, NM 87507

CHRISTOPHER & LATISHA BACA
7246 VISTA SERENA LOOP
SANTA FE, NM 87507

DOMINIC MONTOYA
7238 VISTA SERENA LOOP
SANTA FE, NM 87507

TWILIGHT HOMES OF NEW MEXICO
1301 CUESTA ARRIBA CT NE STE A
ALBUQUERQUE, NM 87113

ZYDECO TCVP LAND LLC
428 SANDOVAL ST STE 200
SANTA FE, NM 87501

MARIO LOPEZ & JESUSITA ROMERO
7244 VISTA SERENA LOOP
SANTA FE, NM 87507

TIERRA CONTENTA CORPORATION
2520 CAMINO ENTRADA STE A
SANTA FE, NM 87507

LISA J GOLDMAN
7304 VISTA SERENA LOOP
SANTA FE, NM 87507

TALAMANTE, BRANDY J
7163 PLAZA CENTRAL
SANTA FE, NM 87507

ROBERTS & SONS LLC
1000 CORDOVA PL # 357
SANTA FE, NM 87505

JUAN A ACOSTA
7305 VISTA SERENA LOOP
SANTA FE, NM 87507

LINDA L NARANJO
7300 VISTA SERENA LOOP
SANTA FE, NM 87507

MANJU & SURESH CHAUDHRY
7251 VISTA SERENA LOOP
SANTA FE, NM 87507

YESENIA MARQUEZ ACOSTA
7250 VISTA SERENA LOOP
SANTA FE, NM 87507

STEVEN MICHAEL KNARR
7187 PLAZA CENTRAL
SANTA FE, NM 87507

MATILDA HADZIC
7256 VISTA SERENA LOOP
SANTA FE, NM 87507

AARON ROYBAL
7302 VISTA SERENA LOOP
SANTA FE, NM 87507

ROBY ROMERO
7301 VISTA SERENA LOOP
SANTA FE, NM 87507

MICAELA & FRANCISCO FIERRO
7268 VISTA SERENA LOOP
SANTA FE, NM 87507

MILO PRISBREY
7240 VISTA SERENA LOOP
SANTA FE, NM 87507

CAROL BURLING
7236 VISTA SERENA LOOP
SANTA FE, NM 87507

EULISES G GARCIA
7258 VISTA SERENA LOOP
SANTA FE, NM 87507

KENNETH WALTER MCLAIN
7171 PLAZA CENTRAL
SANTA FE, NM 87507

MORITZ REVOCABLE TRUST
7262 VISTA SERENA LOOP
SANTA FE, NM 87507

ALLEN & ANNETTE LUJAN
7242 VISTA SERENA LOOP
SANTA FE, NM 87507

JAMES FELIX GALLEGOS\
7199 PLAZA CENTRAL
SANTA FE, NM NM 87507

HECTOR BERT SAENZ
7234 VISTA SERENA LOOP
SANTA FE, NM 87507

CUESTA DEL ORO LLC
1301 CUESTA ARRIBA CT NE STE A
ALBUQUERQUE, NM 87113

SANTA FE COMMUNITY HOUSING TRUST
2520 CAMINO ENTRADA STE A
SANTA FE, NM 87507

JOSE RODRIGUEZ-MADRIGAL & JOANNA MELENDEZ DOMINGUEZ
7195 PLAZA CENTRAL
SANTA FE, NM 87507

TIERRA FELIZ DEVELOPMENT COMPANY LLC
333 RIO RANCHO DR STE 202
RIO RANCHO, NM 87124

GLADIS ROSIVEL GUEVARA VENTURA
7264 VISTA SERENA LOOP
SANTA FE, NM 87507

ANNA RENA STEPHENS & MANUELITO TOMAS VELASQUEZ
7248 VISTA SERENA LOOP
SANTA FE, NM 87507

LUIS L & DANA L TAPIA
7260 VISTA SERENA LOOP
SANTA FE, NM 87507

MARIA M SANCHEZ
7266 VISTA SERENA LOOP
SANTA FE, NM 87507

ELIZABETH J TRUJILLO
7252 VISTA SERENA LOOP
SANTA FE, NM 87507

ALEXANDER D GRANNAN
7385 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

VERONICA GONZALES & IRVING O GONZALES CASTILLO
7253 VISTA SERENA LOOP
SANTA FE, NM 87507

ERNEST J & BARBIE D TELLEZ
7167 PLAZA CENTRAL
SANTA FE, NM 87507

GEORGE P VALDEZ JR & TANYA MARTINEZ
7183 PLAZA CENTRAL
SANTA FE, NM 87507

STATE OF NEW MEXICO
PO BOX 2087
SANTA FE, NM 87504

HERMINIA ROSALES
7381 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

CITY OF SANTA FE
200 LINCOLN AVE
SANTA FE, NM 87501

CONTENTA RIDGE TWNHME HOMEOWNERS ASSOC INC
409 NM HWY 528 NE
RIO RANCHO, NM 87124

GREGORY G & DIANA C H NAVARRETE HAM
7379 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7408 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7389 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

ESMERALDA PENA
7387 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7308 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7320 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7312 CONTENTA RIDGE LOOP
SANTA FE, NM 97507

OCCUPANT
7332 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

PATRICK & BOBBY JACKSON
4504 N SHAWNEE ST
AURORA, CO

OCCUPANT
4519 CONTENTA RIDGE
SANTA FE, NM 87507

OCCUPANT
7440 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7387 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7424 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7420 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7436 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7391 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

OCCUPANT
7416 PLAZA CENTRAL
SANTA FE, NM 97507

OCCUPANT
7412 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7205 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7432 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7428 PLAZA CENTRAL
SANTA FE, NM 87507

OCCUPANT
7385 CONTENTA RIDGE LOOP
SANTA FE, NM 87507

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 — **Type of Meeting**

5:30pm — **Time**

9/30/24 — **Date**

Virtual at https://santafe-primegov.com/public/portal — **Meeting Location**

Z-I DECO 66, LLC (Applicant) KATHERINE Mortimer (Agent) — **Applicant/Agent**

For information call Katherine Mortimer 505 577-4593 — **Phone #**

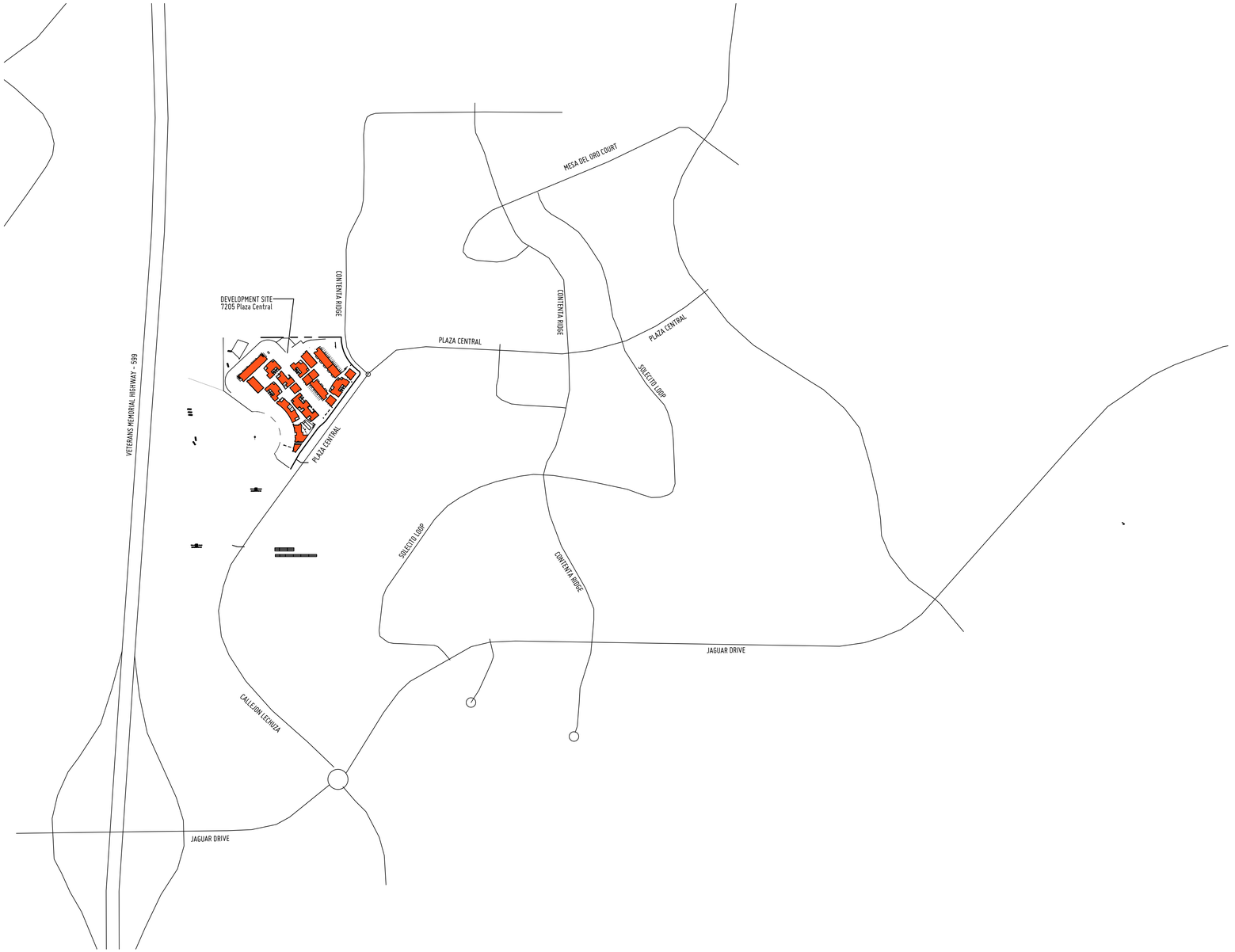
Refer to Case _____

Required to be posted and visible from a public street from 9/16/24 **Date** **to** 9/30/24 **Date**


2ND ENN
City of Santa Fe, New Mexico
PUBLIC MEETING NOTICE
Zydeco 66, LLC Proposes a multi-family residential project containing up to 165 rental units, a clubhouse and a swimming pool, and a coffee shop all on an 11.69 acre tract of land
No rezoning, variances conditional uses or special exceptions will be requested
Zorro Blanco will be requesting a development plan approval and a lot line adjustment
Type of Project
7205 PLAZA CENTRAL SANTA FE N M
Project Location
VIRTUAL at https://santafe.primegov.com/public/portal
Type of Meeting
5:30 PM
Time
9/30/24
Date
EARLY NEIGHBORHOOD NOTIFICATION
Meeting Location
ZYDECO66, LLC (APPLICANT) KATHERINE MORTIMER (AGENT)
Applicant/Agent
For information call KATHERINE MORTIMER 505 577 4557
Phone #
Refer to Case
Required to be posted and visible from a public street from 9/16/24 Date to 9/[illegible] 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 ~8.9 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

N

0 300'0 600'0

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
LP
REGISTERED LANDSCAPE ARCHITECT
10.10.24

DATE: 10 OCTOBER 2024 / 13 FEBRUARY 2025 / 7 MARCH 2025 / 1 MAY 2025 / 1 JUL 2025
REVISION: 1 / 2 / 3 / 4

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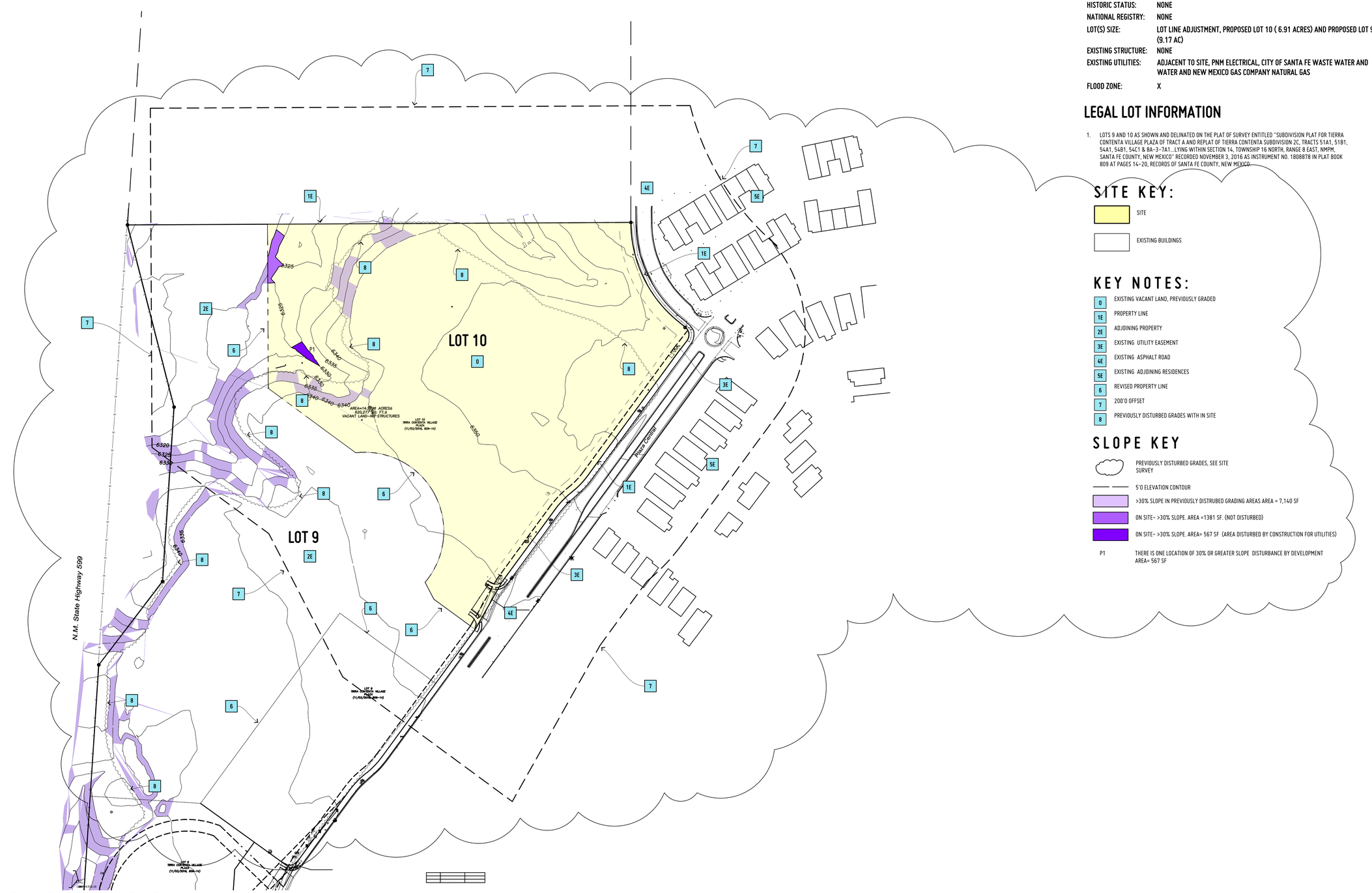
EXISTING CONDITIONS
ZORRO BLANCO DEVELOPMENT PLAN, LUD CASE NUMBER
City of Santa Fe – Section 14, Township T16N , Range R8E



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, 54C1 & 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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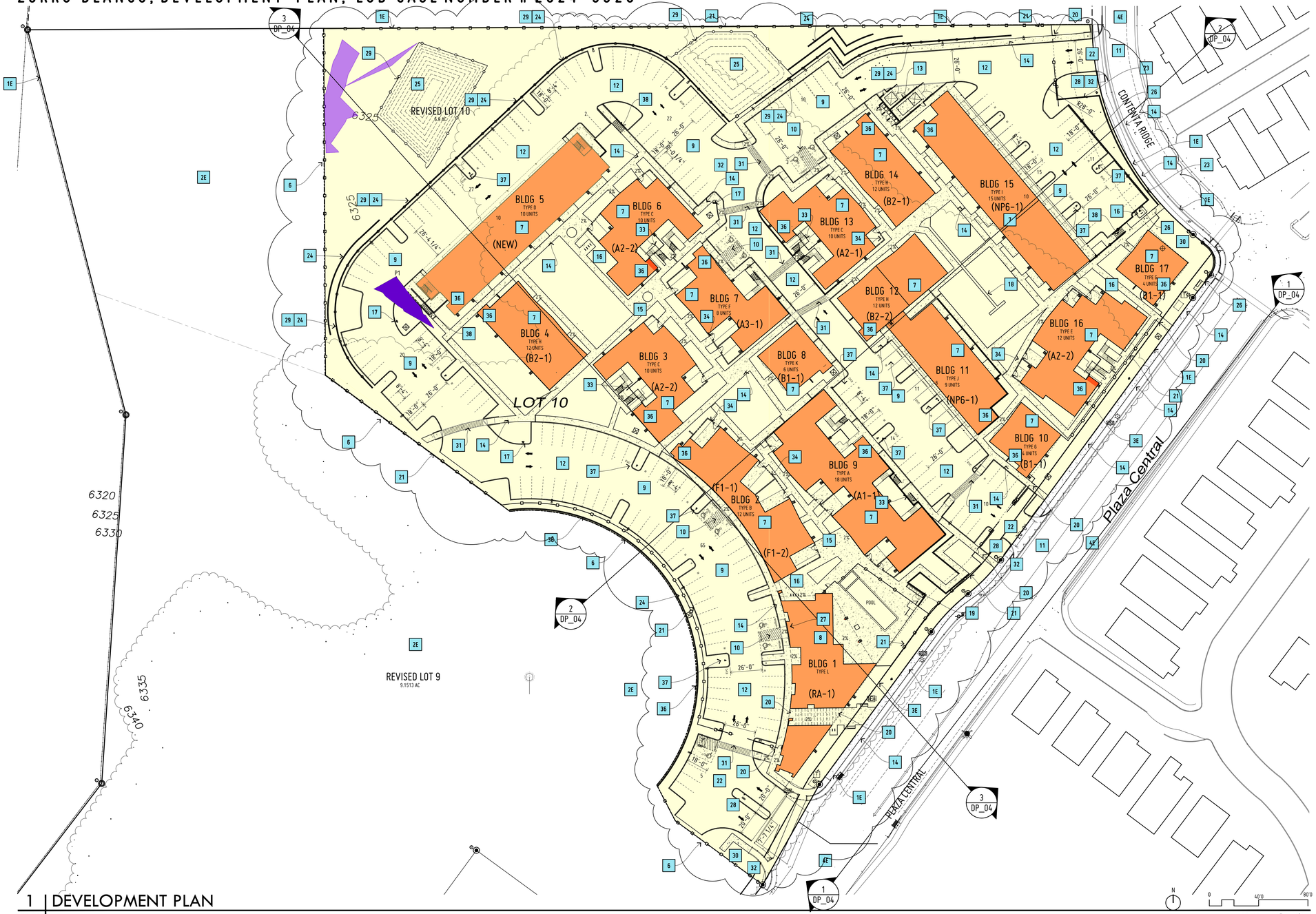
JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	ZORRO BLANCO
DRAWING TYPE:	EXISTING CONDITIONS
DRAWING DATE:	1 JUL 2025
SHEET NUMBER:	DP_000

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

DP_01

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 EQUIPOMENT, 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

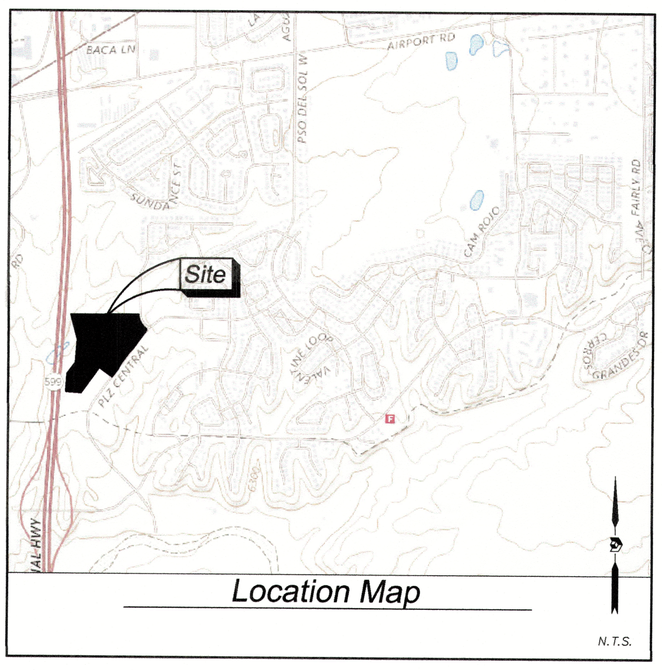
© thomas gifford architect, llc 2025

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 TDM@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:\0projects\2404-PLAZA CENTRAL\3_CAD\04_ARCHITECTURE\001_SHEETS\2404_DP01.dwg



Location Map

N.T.S.

Intent of Plat

TO ADJUST THE LOT LINE BETWEEN LOTS 9 AND 10.

Reference Documents

1. SUBDIVISION PLAT FOR TIERRA CONTENTA VILLAGE PLAZA OF TRACT A (11/03/2016, 809, 14–20)
2. ZONING MAP OF OPEN SPACE TRACTS 1 AND LOTS 1 THRU 11 OF TIERRA CONTENTA VILLAGE PLAZA (03/19/2013, 756–4)
3. FINAL PLAT OF THE TIERRA CONTENTA SUBDIVISION PHASE 2C (11/03/2016, 809, 8–13)
4. GRANT OF EASEMENT PLAT FOR WEST EXTENSION OF JAGUAR DR. AND PLAZA CENTRAL IN TIERRA CONTENTA SUBDIVISION AND TRACT A TIERRA CONTENTA VILLAGE PLAZA (06/05/2013, 758–32)
5. PLAT SHOWING CENTERLINE OF 20' SANITARY SEWER EASEMENT WITHIN SECTIONS 11, 12, 13 AND 14 T. 16N., R. 8E., SANTA FE, NEW MEXICO (06/15/1989, 199–31)

Public Utility Easements:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY (NMGCO) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. LUMEN TECHNOLOGIES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. XFINITY &/OR LUMEN TECHNOLOGIES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

E. CITY OF SANTA FE (PUBLIC WATER AND PRIVATE SEWER) FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF LINES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICES TO PUBLIC UTILITY EASEMENTS. INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTER FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

EASEMENTS FOR ELECTRIC, TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

UTILITY DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

Notes

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Dedication and Affidavit

THE LOT LINE ADJUSTMENT PLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND REPLATTED.

_____

ZYDECO TCVP LAND LLC DATE

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

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)
STATE OF NEW MEXICO) SS

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'
S 53°34'33" E
186.37'
R=135.57'
L=324.08'
Δ=136°58'02"
CH=S 28°12'43" E
252.24'
R=219.00'
L=195.66'
Δ=51°11'25"
CH=S 25°39'59" E
189.22'
(R=219.00)
(L=195.66)
(Δ=51°11'25")
(CH=S 25°38'40" E)
(189.22)
Contenta Ridge
(44' PUBLIC ROW)
SET CP–NO. 5 REBAR WITH ALUMINUM CAP "PS 11993"
N=1,682,341.67
E=1,694,675.84
EL.=6358.50
FOUND 30D NAIL WITH PIN FLAG
L1
C1
L2
1260.83'
S 36°12'38" W
(S 36°13'57" W)
Lot 10
AREA=6.9109 ACRES±
301,040 SQ. FT.±
FORMER LOT 10 TIERRA CONTENTA VILLAGE (11/03/2016, 809, 14–20)
Lot 9
AREA=9.1689 ACRES±
399,398 SQ. FT.±
Plaza Central
(PUBLIC ROW–WIDTH VARIES)
263.97'
(263.97')
(R=141.00)
(L=38.30)
(Δ=15°33'44")
(CH=S 44°00'51" W)
(38.18)
R=141.00'
L=38.30'
Δ=15°33'44"
CH=S 43°59'32" W
38.18'
EXISTING 10' UTILITY EASEMENT
(06/05/2013, 758–32)
R=159.00'
L=43.19'
Δ=15°33'52"
CH=S 43°59'32" W
43.06'
(R=159.00)
(L=43.19)
(Δ=15°33'52")
(CH=S 44°00'51" W)
(43.06)
153.50'
(153.50')
(S 29°29'13" W)
S 29°27'54" W
93.65'
(93.65')
S 27°17'36" E
32.51'
S 53°43'54" E
88.17'
(114.66')
BASIS OF BEARINGS
LOT LINE ELIMINATED BY THIS PLAT
LOT LINE ELIMINATED BY THIS PLAT
N. M. State Highway 599
(PUBLIC ROW–WIDTH VARIES)
FOUND NO. 5 REBAR
N 03°45'33" E
(N 03°45'41" E)
180.24'
(180.28')
N 37°26'46" E
(N 37°27'05" E)
FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "NMPS 4078"
N 03°44'21" E (N 03°45'41" E) (225.77') 225.82'
(189.74')
189.78'
(N 86°14'19" W)
N 86°15'39" W
195.36'
(195.32')
N 48°48'51" E
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)
FORMER LOT 9 TIERRA CONTENTA VILLAGE (11/03/2016, 809, 14–20)
EXISTING 20' SANITARY SEWER EASEMENT
(11/03/2016, 809, 14–20)
(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)
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.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)

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")

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:
GRID TO GROUND: 1.00043521
GROUND TO GRID: 0.99956498
DISTANCE ANNOTATION: GROUND
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
UPC 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:	CHECKED BY:
JK	LM
PSI JOB NO.	SHEET NUMBER
228269P	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

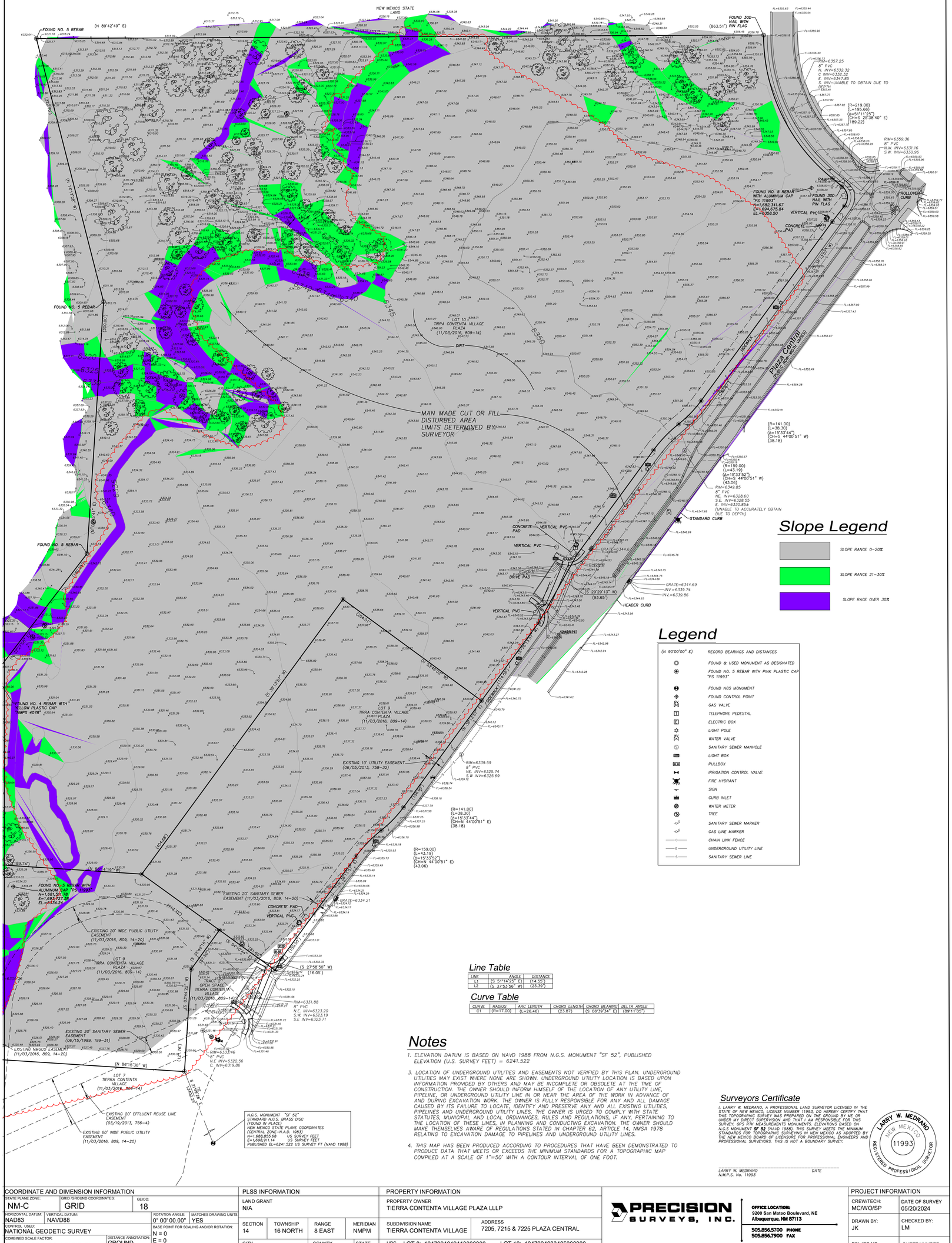
Tierra Contenta Village Plaza

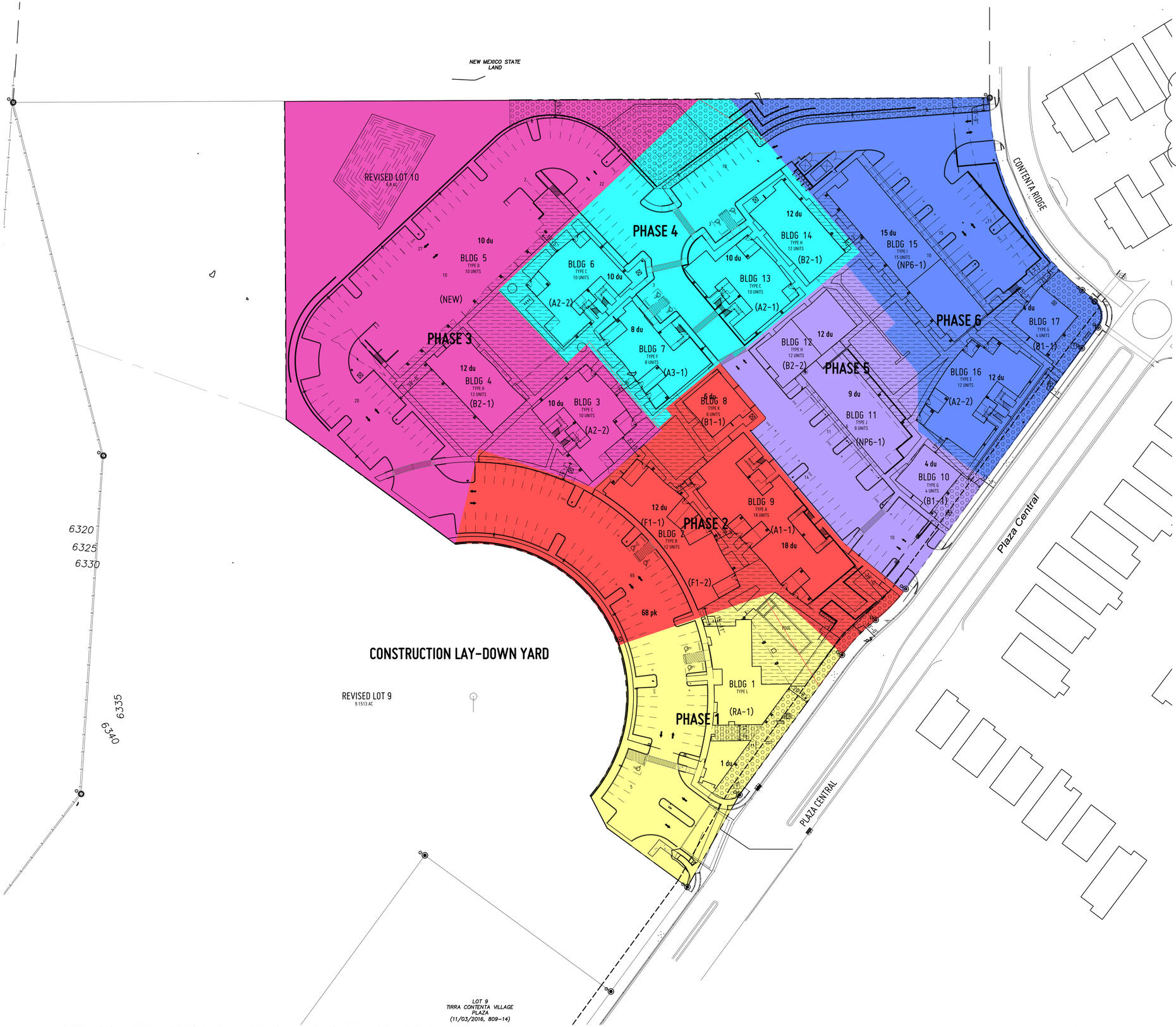
Santa Fe County, New Mexico

September 2024

0 50 100 150

SCALE: 1" = 50'


NEW MEXICO STATE LAND
FOUND NO. 5 REBAR
(N 89°42'49" E)
FOUND 30D NAIL WITH PIN FLAG
(863.51')
FOUND NO. 5 REBAR WITH ALUMINUM CAP "PS 11993" N=1,682,341.67 E=1,694,675.64 EL.=6358.50
FOUND 30D NAIL WITH PIN FLAG
FOUND NO. 5 REBAR
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=1,693,727.04 EL=6334.24
(N 89°42'49" E) 2639.74'
(N 89°42'49" E) 2639.74'
(N 89°42'49" E) 2639.74'



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
1709 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
REGISTERED ARCHITECT
10.10.24

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

SHEET TITLE:
PEDESTRIAN, BICYCLE, AND VEHICULAR PLAN

© thomas gifford architect, llc 2025

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

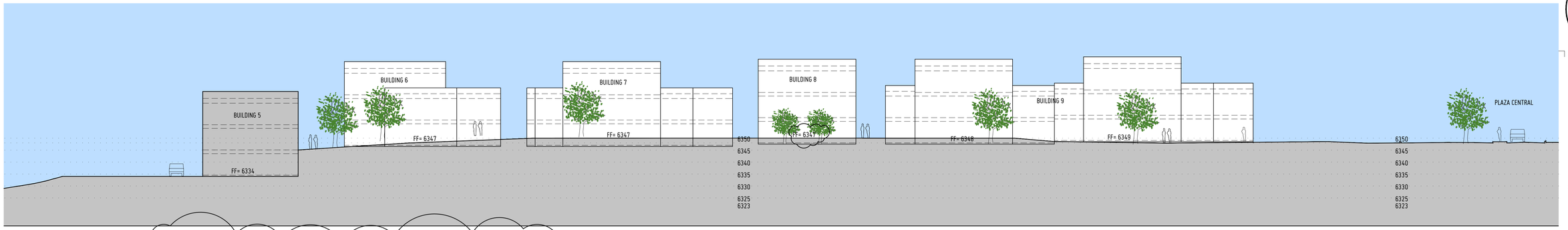
PLAZA CENTRAL
zorro blanco, llc
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.5898 email TOM@THOMASGIFFORD.COM

1 | PEDESTRIAN, BICYCLE AND VEHICULAR PLAN
DP_03 | ----

SCALE : 1" = 40'0

DP_03

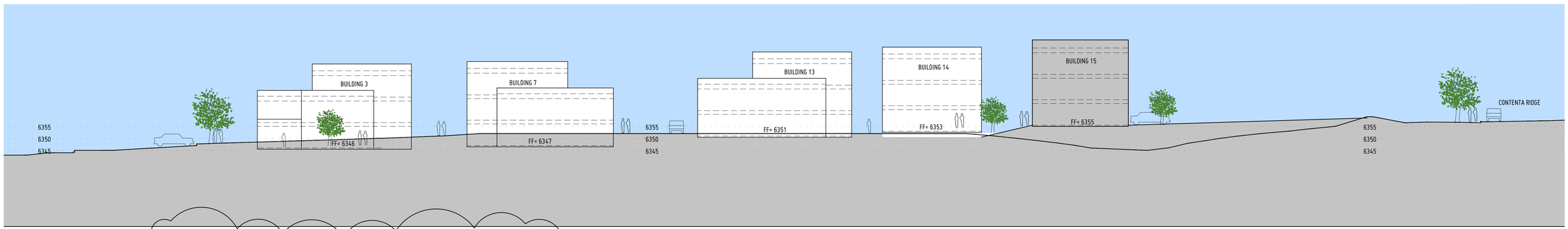
FILENAME: D:\0projects\2404-PLAZA CENTRAL\3_CAD\04_ARCHITECTURE\001_SHEETS\2404_A_002.dwg



3 | SITE SECTION- VIEW LOOKING TO NORTHEAST

DP_04

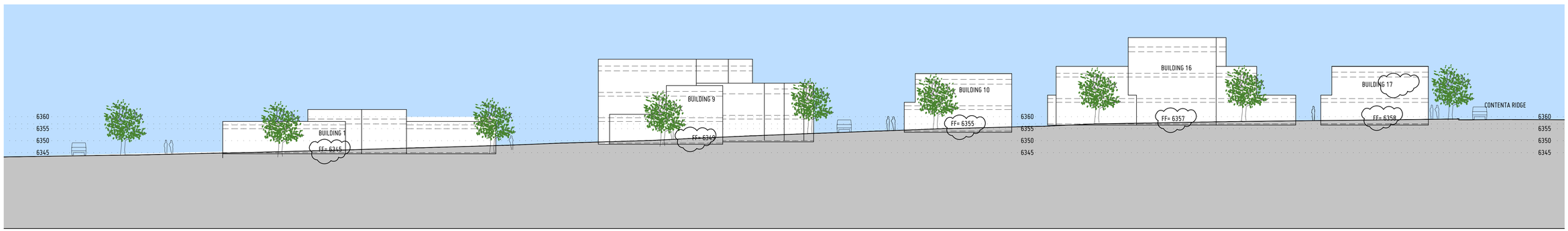
SCALE : 1" = 20'0



2 | SITE SECTION- VIEW FROM MIDDLE OF SITE LOOKING NORTHWEST

DP_04

SCALE : 1" = 20'0



1 | SITE SECTION- VIEW FROM PLAZA CENTRAL LOOKING NORTHWEST

DP_04

SCALE : 1" = 20'0

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

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

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

SHEET TITLE:
SITE SECTIONS

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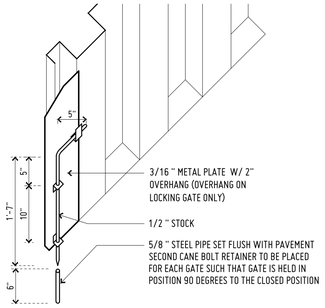
zorro blanco, llc
7205 PLAZA CENTRAL. SANTA FE. NEW MEXICO 87508

THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1789 Paseo de Peralta, Santa Fe, New Mexico 87501
tel. 505.660.5656 email tlfng@thomasgiffordarch.com

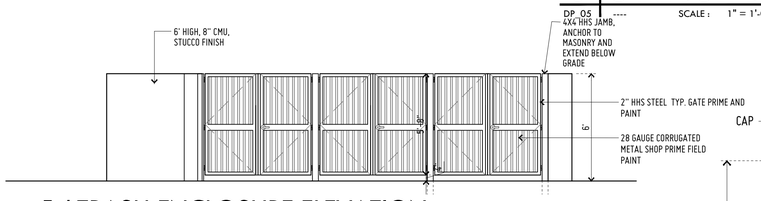
DP_04



CANE BOLT DETAIL (BOTH SIDES OF GATE)

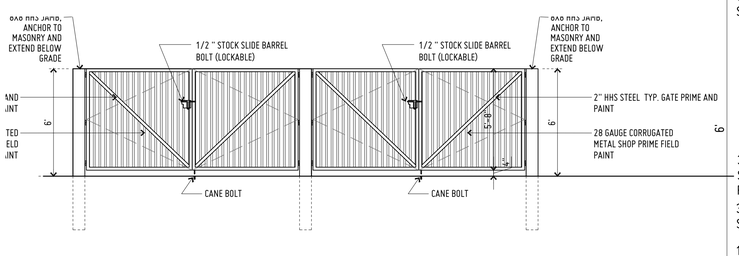
6 | CANE BOLT DETAIL

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



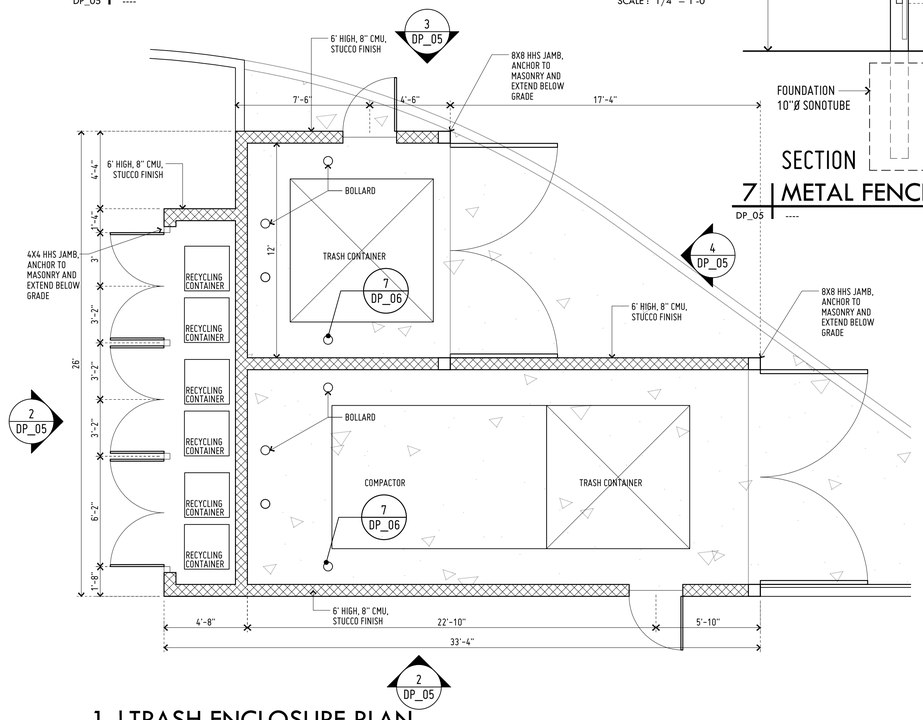
5 | TRASH ENCLOSURE ELEVATION

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



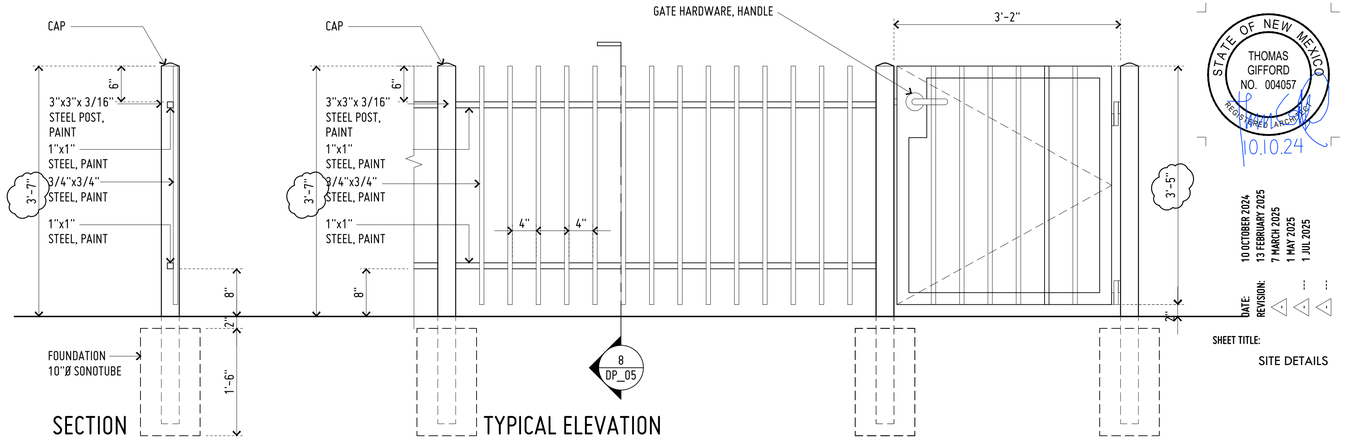
4 | TRASH ENCLOSURE ELEVATION

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



1 | TRASH ENCLOSURE PLAN

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



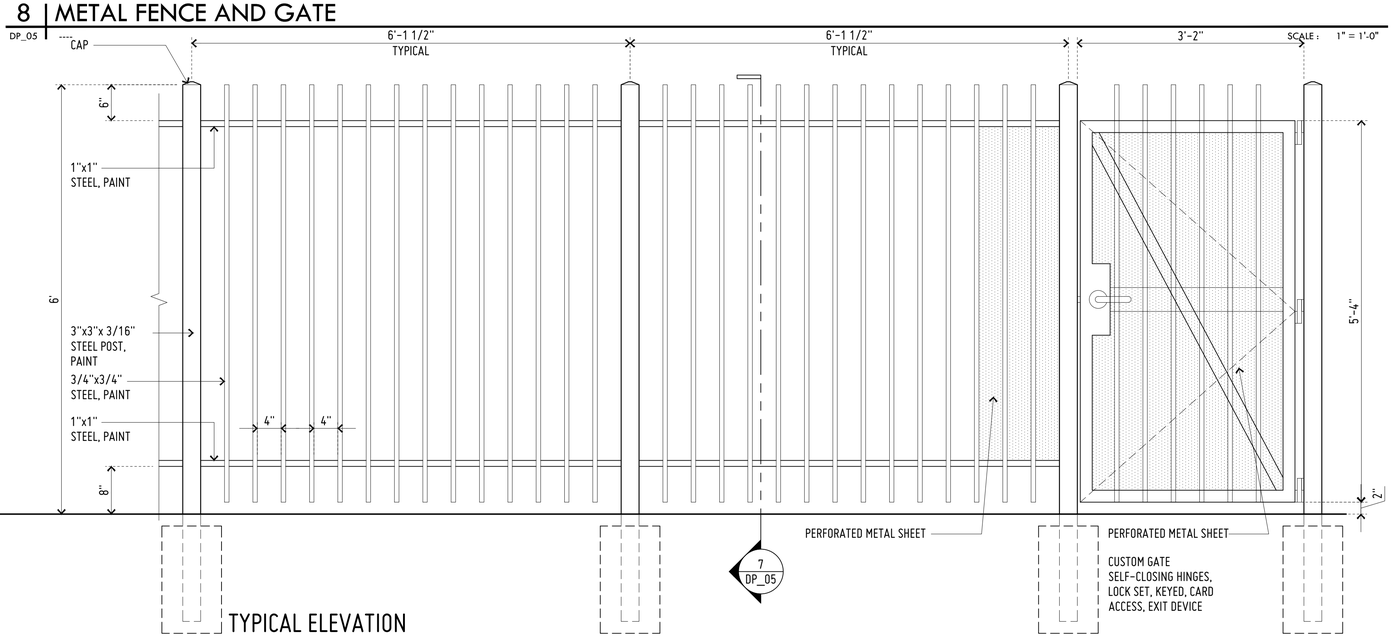
DATE:	REVISION:
10 OCTOBER 2024	...
13 FEBRUARY 2025	...
7 MARCH 2025	...
1 MAY 2025	...
1 JUL 2025	...

SHEET TITLE:

SITE DETAILS

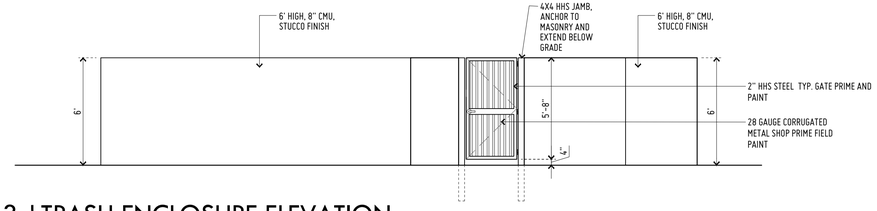
8 | METAL FENCE AND GATE

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



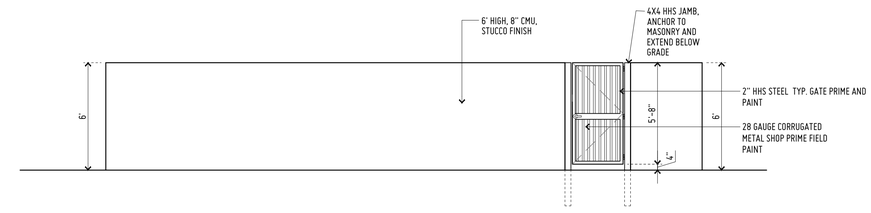
7 | METAL FENCE AND GATE

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"

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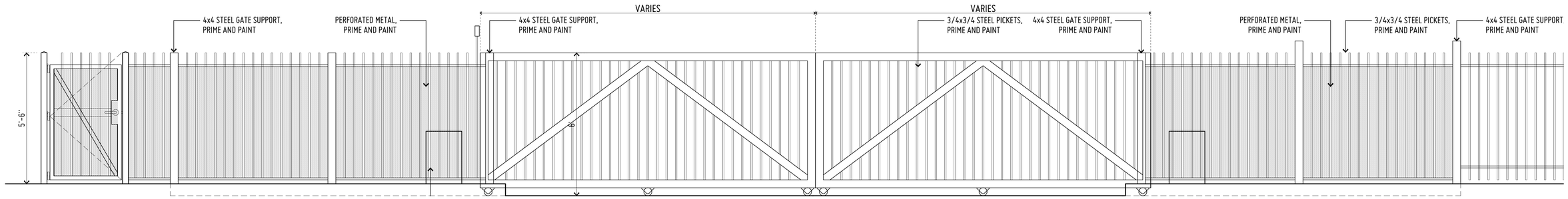
PLAZA CENTRAL
zorro blanco, llc
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

ARCHITECT
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1703 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.660.5859 email tg@thomasgifford.com

JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	ZORRO BLANCO
DRAWING TYPE:	DETAILS
DRAWING DATE:	1 MAY 2025
SHEET NUMBER:	DP_05

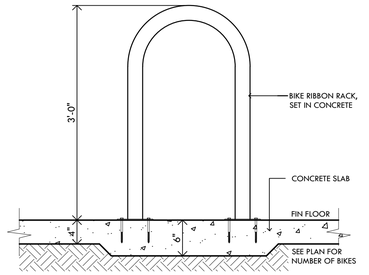
DP_05



10 | TYPICAL ROLLING VEHICLE GATE

DP_06 | ----

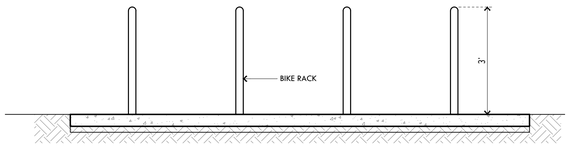
SCALE : 1" = 1'-0"



5 | BIKE RACK DETAIL

DP_06 | ----

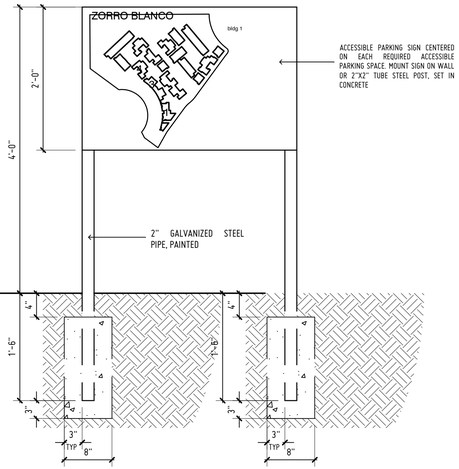
SCALE : 1" = 1'-0"



9 | TYPICAL BIKE RACK ELEVATION

DP_06 | ----

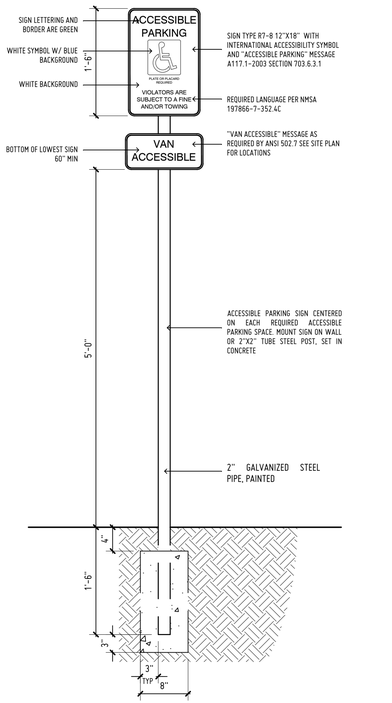
SCALE : 1/2" = 1'-0"



4A | SITE SIGNAGE

DP_06 | ----

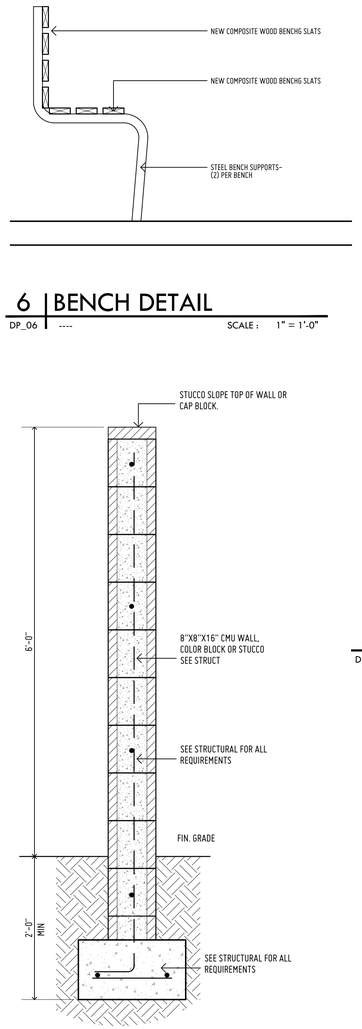
SCALE : 1" = 1'-0"



4 | ACCESSIBLE PARKING SIGNAGE

DP_06 | ----

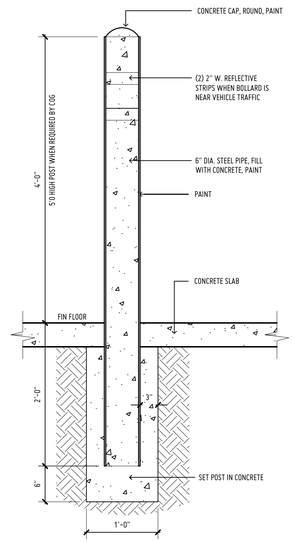
SCALE : 1" = 1'-0"



6 | BENCH DETAIL

DP_06 | ----

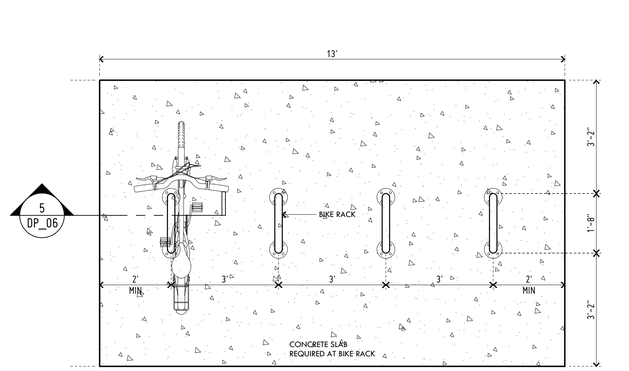
SCALE : 1" = 1'-0"



7 | BOLLARD DETAIL

DP_06 | ----

SCALE : 1" = 1'-0"



8 | TYPICAL BIKE RACK PLAN

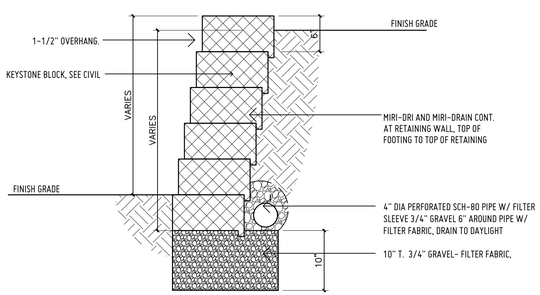
DP_06 | ----

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

1 | TYP. YARD WALL DETAIL

DP_06 | ----

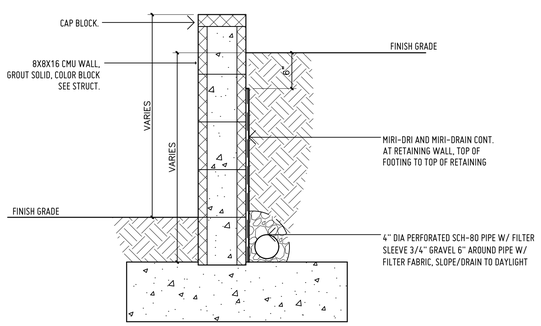
SCALE : 1" = 1'-0"



2 | TYP. ALT. RETAINING YARD WALL

DP_06 | ----

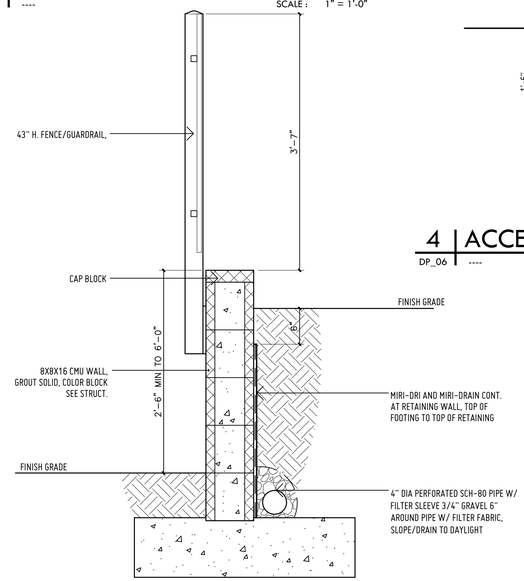
SCALE : 1" = 1'-0"



3 | TYP. RETAINING YARD WALL

DP_06 | ----

SCALE : 1" = 1'-0"



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
ARCHITECT
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1705 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.988.8868 email tom@thomasgiffordarch.com

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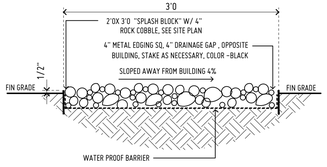
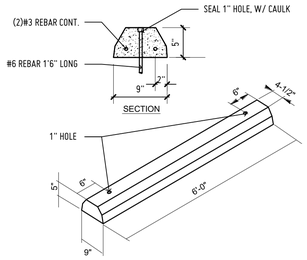


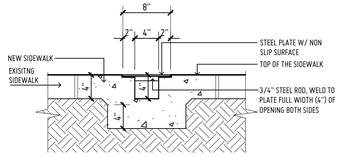
7 | SPLASH BLOCK DETAIL

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



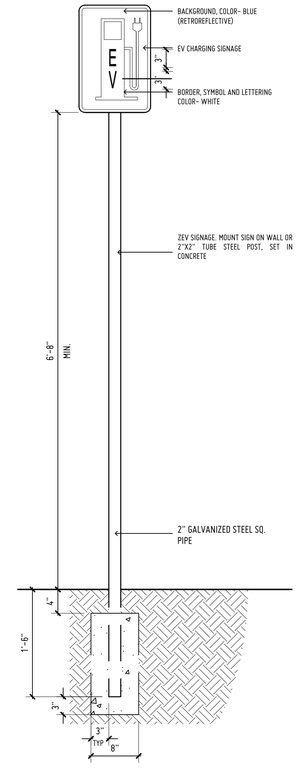
8 | WHEEL STOP DETAIL

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



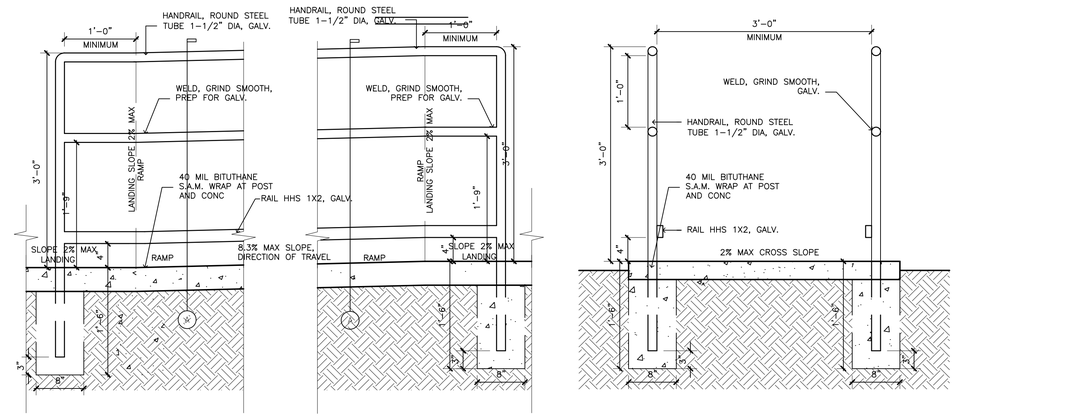
6 | SIDEWALK CULVERT

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



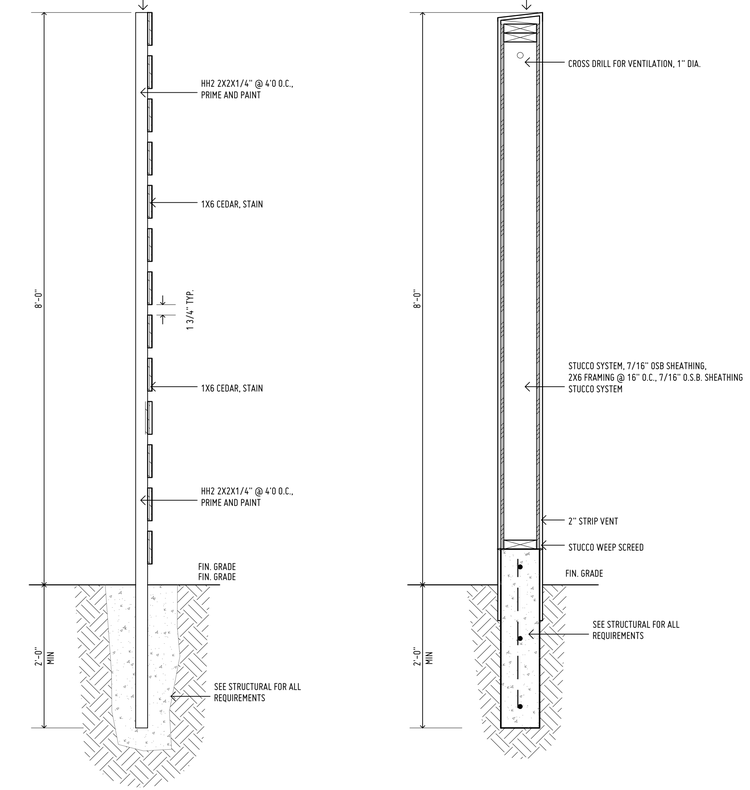
11 | EV PARKING SIGNAGE

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



4 | SITE RAMP DETAIL

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

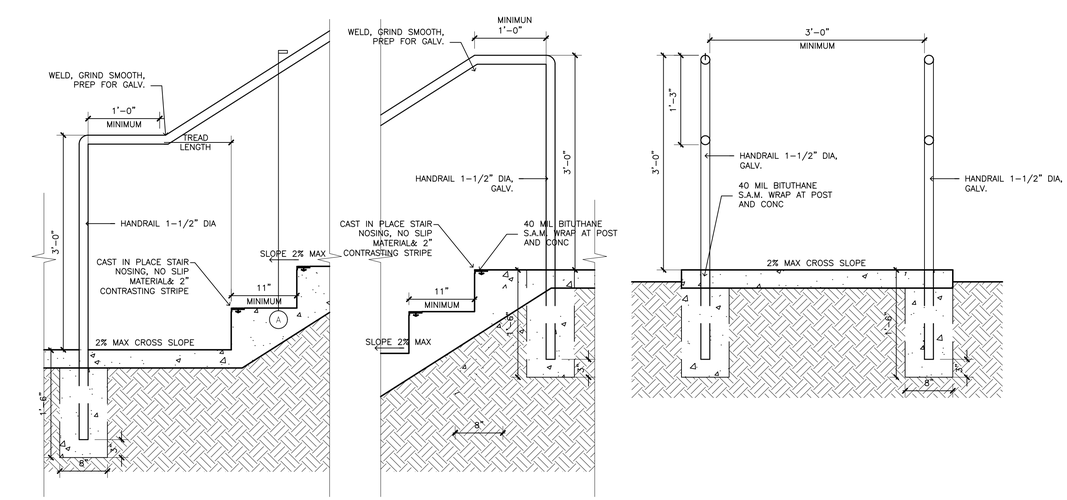


1 | TYP. WOOD FENCE DETAIL

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

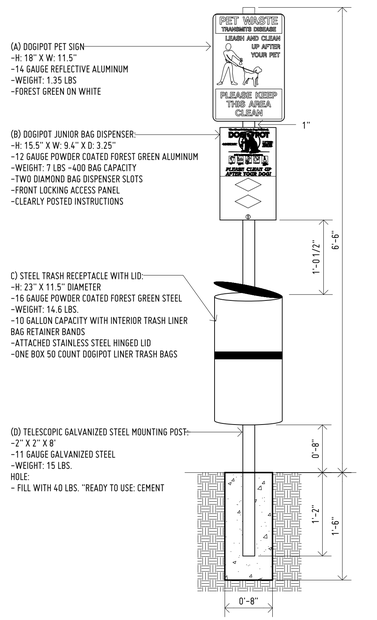
2 | TYP. STUCCO WALL DETAIL

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



3 | SITE STAIR DETAIL

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



(A) DOGIPOT PET SIGN
-H: 18" X W: 11.5"
-14 GAUGE REFLECTIVE ALUMINUM
-WEIGHT: 1.35 LBS
-FOREST GREEN ON WHITE

(B) DOGIPOT JUNIOR BAG DISPENSER:
-H: 15.5" X W: 9.4" X D: 3.25"
-12 GAUGE POWDER COATED FOREST GREEN ALUMINUM
-WEIGHT: 7 LBS -400 BAG CAPACITY
-TWO DIAMOND BAG DISPENSER SLOTS
-FRONT LOCKING ACCESS PANEL
-CLEARLY POSTED INSTRUCTIONS

C) STEEL TRASH RECEPTACLE WITH LID:
-H: 23" X 11.5" DIAMETER
-16 GAUGE POWDER COATED FOREST GREEN STEEL
-WEIGHT: 14.6 LBS.
-10 GALLON CAPACITY WITH INTERIOR TRASH LINER BAG RETAINER BANDS
-ATTACHED STAINLESS STEEL HINGED LID
-ONE BOX 50 COUNT DOGIPOT LINER TRASH BAGS

(D) TELESCOPIC GALVANIZED STEEL MOUNTING POST:
-2" X 2" X 8'
-11 GAUGE GALVANIZED STEEL
-WEIGHT: 15 LBS.
HOLE:
- FILL WITH 40 LBS. "READY TO USE: CEMENT

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@thomasgiffordarchitect.com

DP_07



1 | FIRE 1 PLAN

FP_01 | ----

SCALE : 1" = 40'0

N 0 40'0 80'0

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

FIRE 1 KEY:

RESIDENTAL OR COMMMUNITY BUILDING

ADJOINING BUILDING, OFF-SITE

MASONRY YARDWALL, INTREGRAL COLOR BLOCKW/ CAP SEE CIVIL OR STUCCO SYSTEM

4"W. EXISTING SITE WATER SERVICE LINE, SIZE AS NOTED

FIRE 1 NOTES:

1	PROPERTY LINE
2	COMMUNITY BUILDING
3	RESIDENTIAL BUILDING
4	POOL
5	PARKING SPACES
6	CONCRETE SIDEWALK AND PAVED AREAS
7E	EXISTING FIRE HYDRANTS
8	PRIVATE FIRE HYDRANTS
9	PIV
10	DOMESTIC WATER AND FIRE WATER LINE
11	FIRE LANE, SIGNAGE " NO PARKING FIRE LANE", PAINTED CURB COLOR- RED
12	BUILDING FIRE RISER ROOM W/FDC

FIRE 1 GENERAL NOTES

A. REFER TO ALL SHEET FOR ALL REQUIREMENTS
B. BUILDINGS TO MEET ALL 2021 IBC AND IFC REQUIREMENTS
C. ALL RESIDENTIAL BLDG SPRINKLERED TYPE 13R
D. ALL RESIDENTAIL BUILDINGS HAVE FIRE ALARM SYSTEM
E. FIRE APPARATUS ACCESS ROAD IS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS
F. 165 MULTIFAMILY UNITS= 2 REMOTE EXITS. REMOTENESS 747'9" MAXIMUM DIASTNCE MEANS 374 FT. REMOTENESS. REMOTE FIRE EXITS/ACCESS ARE 671'0 APART

FIRE FLOW REQUIREMENTS

BUILDING	CONSTRUCTION TYPE	SQUARE FOOTAGE	FIRE FLOW*
BLDG TYPE A	VA	13,832 SF	1,500 GPM @ 20 PSI- 2 HR DURATION
BLDG TYPE B	VA	11,244 SF	1,500 GPM @ 20 PSI -2 HR DURATION
BLDG TYPE C	VA	7,326 SF	1,500 GPM @ 20 PSI -2 HR DURATION
BLDG TYPE D	VA	12,169 SF	1,500 GPM @ 20 PSI -2 HR DURATION
BLDG TYPE E	VA	8,316 SF	1,500 GPM @ 20 PSI -2 HR DURATION
BLDG TYPE F	VA	6,566 SF	1,500 GPM @ 20 PSI -2 HR DURATION
BLDG TYPE G	VA	2,930 SF	1,500 GPM @ 20 PSI -2 HR DURATION
BLDG TYPE H	VA	8,908 SF	1,500 GPM @ 20 PSI -2 HR DURATION
BLDG TYPE I	VA	15,104 SF	1,688 GPM @ 20 PSI -2 HR DURATION
BLDG TYPE J	VA	8,838 SF	1,500 GPM @ 20 PSI -2 HR DURATION
BLDG TYPE K	VA	4,454 SF	1,500 GPM @ 20 PSI -2 HR DURATION
BLDG TYPE L	VB	4,319 SF	1,500 GPM @ 20 PSI -2 HR DURATION

* 25% REDUCTION ALLOWED PER IFC B105.2

FIRE HYDRANT LOCATION + DISTRIBUTION

BUILDING	FIRE FLOW	MIN. NUMBER OF HYDRANTS	AVG. SPACING	MAX. DISTANCE
BLDG TYPE A	1,500 GPM	1	625'0	312'0
BLDG TYPE B	1,500 GPM	1	625'0	312'0
BLDG TYPE C	1,500 GPM	1	625'0	312'0
BLDG TYPE D	1,500 GPM	1	625'0	312'0
BLDG TYPE E	1,500 GPM	1	625'0	312'0
BLDG TYPE F	1,500 GPM	1	625'0	312'0
BLDG TYPE G	1,500 GPM	1	625'0	312'0
BLDG TYPE H	1,500 GPM	1	625'0	312'0
BLDG TYPE I	1,688 GPM	1	625'0	312'0
BLDG TYPE J	1,500 GPM	1	625'0	312'0
BLDG TYPE K	1,500 GPM	1	625'0	312'0
BLDG TYPE L	1,500 GPM	1	625'0	312'0

* IFC TABLE C102.1 A 25% INCLUDED WHEN BUILDING IS EQUIPPED WITH FIRE SPRINKLER SYSTEM

ZORRO BLANCO CODE REVIEW
ADDRESS: 7205 PLAZA CENTRAL, 87508

REFERENCE CODES: 2021 NEW MEXICO COMMERCIAL BUILDING CODE
2020 NEW MEXICO ELECTRICAL CODE
2021 NEW MEXICO ENERGY CONSERVATION CODE
2021 NEW MEXICO MECHANICAL CODE
2021 NEW MEXICO PLUMBING CODE
2021 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE AMENDMENTS

PROJECT INFORMATION
AGE: NEW CONSTRUCTION
TOTAL

BLDG #	TOTAL AREA (HSF)	HEIGHT	STORIES	TYPE OF CONSTRUCTION
BLDG TYPE A	13,892 SF	34'11	3	VA
BLDG TYPE B	11,244 SF	34'11	3	VA
BLDG TYPE C	7,326 SF	34'11	3	VA
BLDG TYPE D	15,239 SF	34'11	3	VA
BLDG TYPE E	8,316 SF	34'11	3	VA
BLDG TYPE F	6,566 SF	34'11	3	VA
BLDG TYPE G	2,930 SF	34'11	2	VA
BLDG TYPE H	8,908 SF	34'11	3	VA
BLDG TYPE I	18,174 SF	34'11	3	VA
BLDG TYPE J	8,838 SF	34'11	3	VA
BLDG TYPE K	10,880 SF	34'11	3	VA
BLDG TYPE L	4,319 SF	21'6	1	VB

AUTO SPRINKLER SYSTEM: SPRINKLERED, 13R
MANUAL FIRE ALARM: YES

PRIMARY OCCUPANCY CLASSIFICATION: R-2
SECONDARY OCCUPANCY CLASSIFICATION: B

PARKING: EXISTING 238 REQUIRED, 245 PROVIDED

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: ZORRO BLANCO
DRAWING TYPE: FIRE 1
DRAWING DATE: 1 JULY 2025
SHEET NUMBER: FIRE_1

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

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

SHEET TITLE:
FIRE 1 PLAN

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THOMAS GIFFORD ARCHITECT
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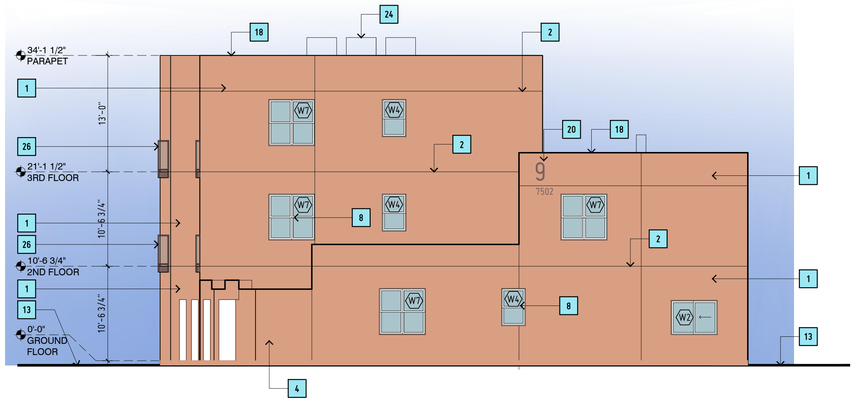
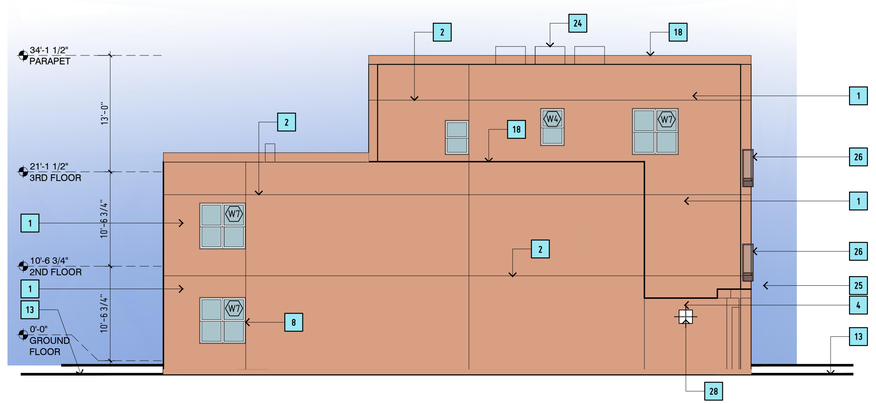
1705 Paseo de Peralta, Santa Fe, New Mexico 87504
tel 505.988.8868 email tg@thomasgifford.com

FIRE 1



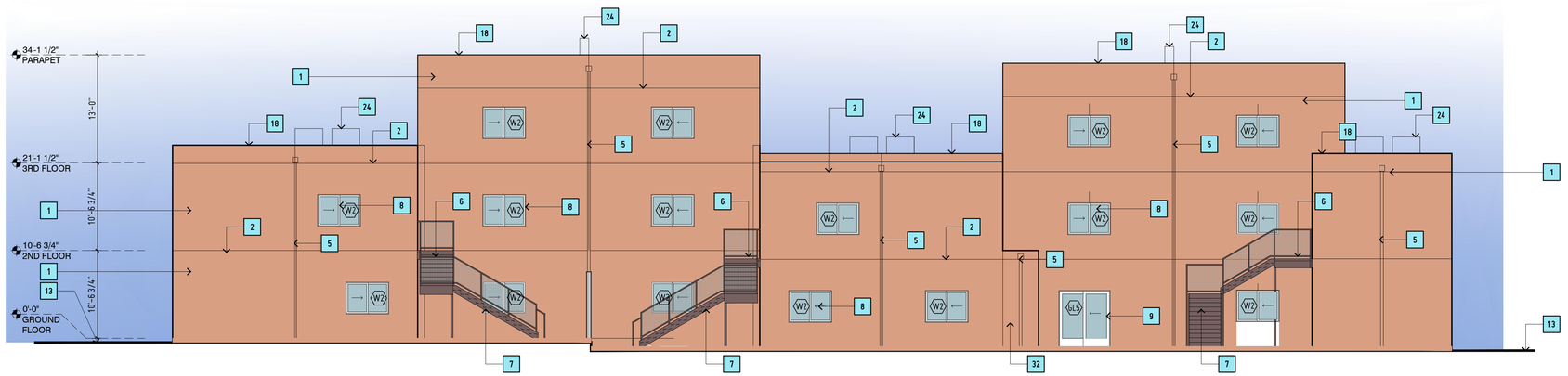
3 | BLDG TYPE A - EAST ELEVATION

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



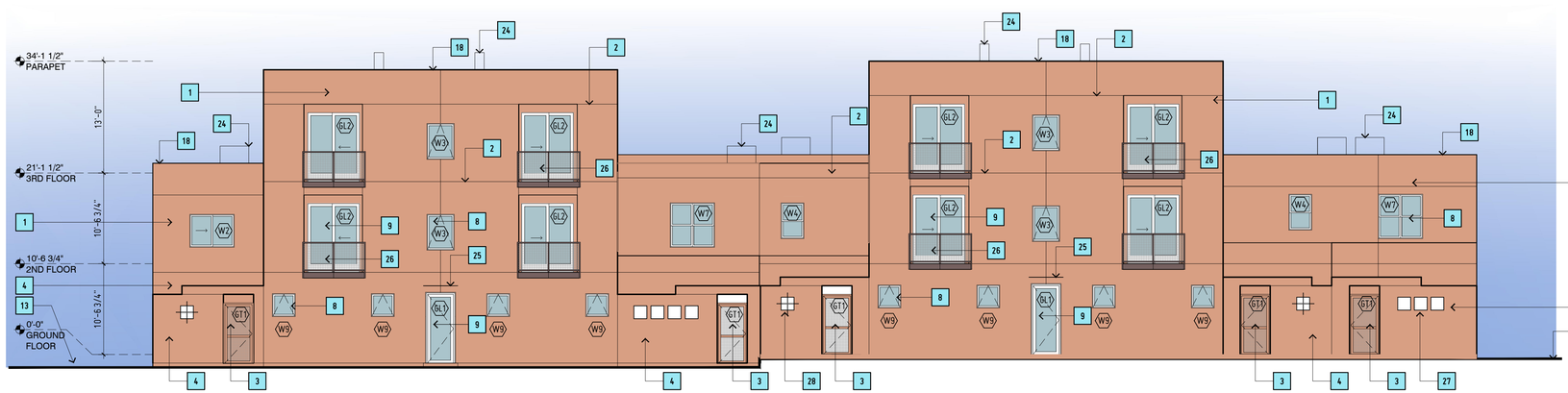
4 | BLDG TYPE A - WEST ELEVATION

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



2 | BLDG TYPE A - NORTH ELEVATION

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



1 | BLDG TYPE A - SOUTH ELEVATION

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

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

ELEVATION KEY NOTES

1 STUCCO SYSTEM
2 STUCCO CONTROL JOINT
3 COURTYARD ENTRY GATE, STEEL, PRIME AND PAINT
4 STUCCO YARD WALL, WOOD FRAME
5 CONDUCTOR BOX AND DOWNSPOUT, METAL
6 BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT, METAL FASCIA AND DRIP
7 STAIRS, C10 STRINGERS, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT & HANDRAILS BOTH SIDES, METAL FASCIA
8 WINDOW, COLOR-WHITE
9 DOOR, FULL LITE GLASS, COLOR-WHITE
10 DOOR, METAL, PAINT
11 GARAGE DOOR, PAINT
12 COURTYARD "OPENING" WITH METAL COVER
13 FINISH GRADE, SEE CIVIL PLANS FOR ELEVATIONS
14 ELECTRICAL GEAR
15 FIRE RISER ROOM
16 IDF/LOW VOLTAGE ROOM
17 METAL ROLLING GATE
18 STUCCO PARAPET, COLOR TO MATCH WALL
19 ROOF WITH METAL FASCIA AND DRIP EDGE
20 BUILDING IDENTIFICATION SIGNAGE , 24" ALUM, 1" STANDOFF W. LED BACK LIGHT, BUILDING ADDRESS SIGNAGE, ALUM., 9" TALL
21 PROJECT IDENTIFICATION SIGNAGE, " ZORRO BLANCO" LED LIGHTING (2) SIDED, 34 SQ. FT TOTAL
22 PROJECT IDENTIFICATION SIGNAGE, " ZORRO BLANCO" LED LIGHTING (1) SIDED, 70 SQ. FT TOTAL
23 BUSINESS IDENTIFICATION SIGNAGE, " TO BE DETERMINED" LED LIGHTING (1) SIDED, 46 SQ. FT TOTAL
24 ROOFTOP MECHANCIAL UNIT. PAINT TO MATCH STUCCO
25 ENTRY COVER, METAL, PRIME AND PAINT, SLOPE TOP 1/4" /FT
26 JULIET BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT
27 "PUNCHED" OPENING IN WALL, STUCCO
28 "PUNCHED" OPENING IN WALL, STUCCO W/ METAL GRATE
29 42" TALL GUARDRAIL, PRIME AND PAINT
30 3X3 HHS POST, PRIME AND PAINT
31 3X6 HHS POST, PRIME AND PAINT
32 F.D.C W/ SIGNAGE

ELEVATION NOTES

A. REFER TO ALL SHEETS FOR ALL REQUIREMENTS
B. REFER TO CIVIL PLANS FOR TOP OF SLAB ELEVATIONS
C. STUCCO SYSTEM- TWO COAT STUCCO SYSTEM ACRYLIC COLOR COAT, PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, SELF-FURRING WIRE LATH, TYVEK- COMMERCIAL D STUCCO WRAP WATER RESISTIVE (WRB) BARRIER AND INTER. PROVIDE WATERPROOF BASE COAT (STO FLEXAL OR EQUAL) AT ALL HORIZONTAL STUCCO SURFACES- PARAPETS, ELEC. METER COVERS, ETC. USE EXPANDED METAL LATH AT STUCCO SOFFITS
D. ALL DOOR AND WINDOW GLAZING TO BE CLEAR OR TINTED GREY NEUTRAL
E. STUCCO COLORS - AS NOTED
STUCCO COLOR "SC1" - ZONA ROSA

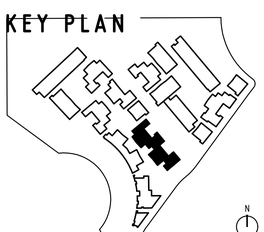
STUCCO COLOR "SC1" - ZONA ROSA

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

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

SHEET TITLE:
BLDG TYPE A
EXTERIOR ELEVATION

KEY PLAN



JURISDICTION: CITY OF SANTA FE
PROJECT NAME: ZORRO BLANCO
DRAWING TYPE: EXTERIOR ELEVATION
DRAWING DATE: 12 AUGUST 2025
SHEET NUMBER: AA_201

THOMAS GIFFORD ARCHITECT
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zorro.blanco.
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

AA_201

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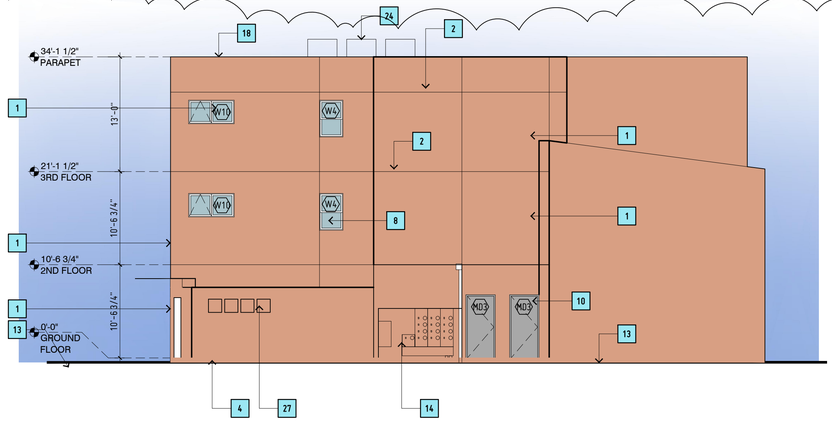

3 | BLDG B - EAST ELEVATION

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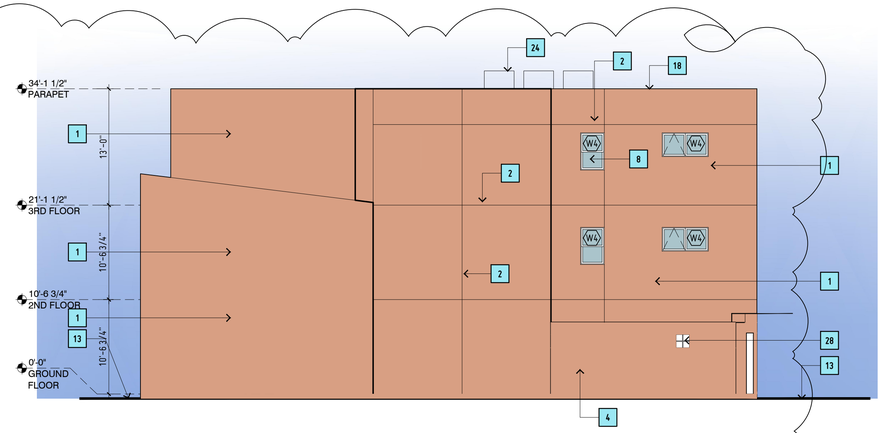
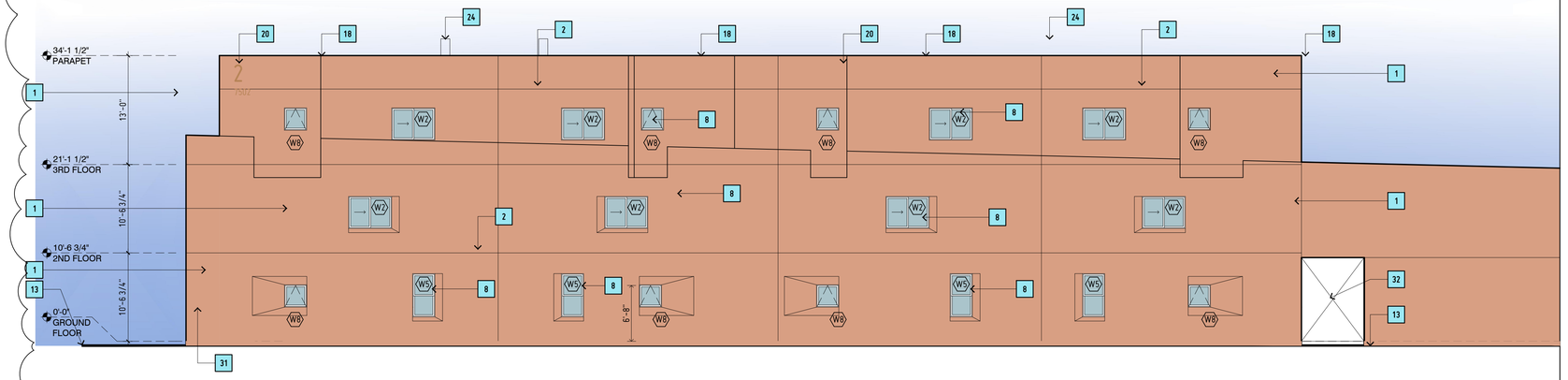


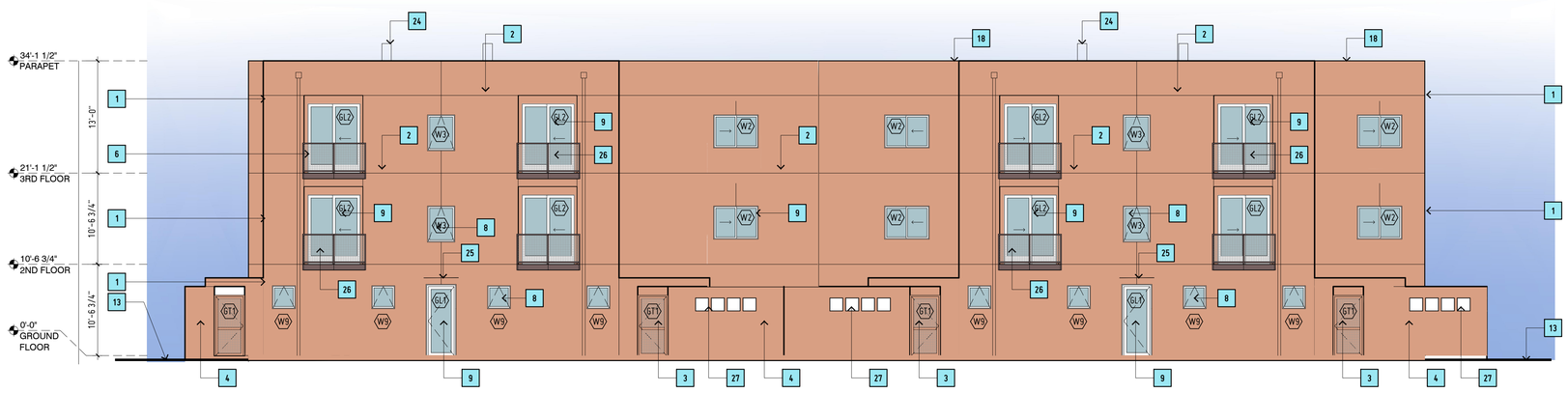
4 | BLDG B - WEST ELEVATION

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"

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
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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
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25	ENTRY COVER, METAL, PRIME AND PAINT, SLOPE TOP 1/4" /FT
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32	F.D.C W/ SIGNAGE

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

DATE: 10 OCTOBER 2024
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7 MARCH 2025
1 MAY 2025
1 JUL 2025
12 AUG 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. STUCCO COLORS - AS NOTED
STUCCO COLOR "SC1" - ZONA ROSA

STUCCO COLOR "SC1"- ZONA ROSA

KEY PLAN



JURISDICTION: CITY OF SANTA FE
PROJECT NAME: ZORRO BLANCO
DRAWING TYPE: EXTERIOR ELEVATION
DRAWING DATE: 12 AUGUST 2025
SHEET NUMBER: AB_201

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7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

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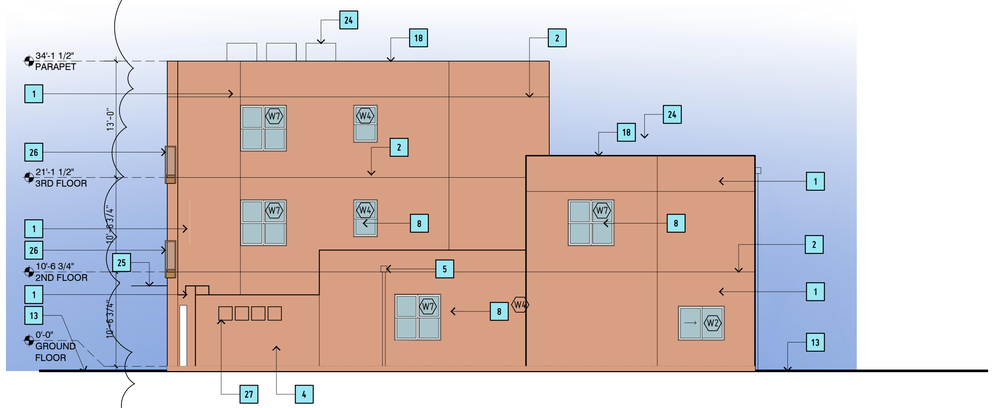
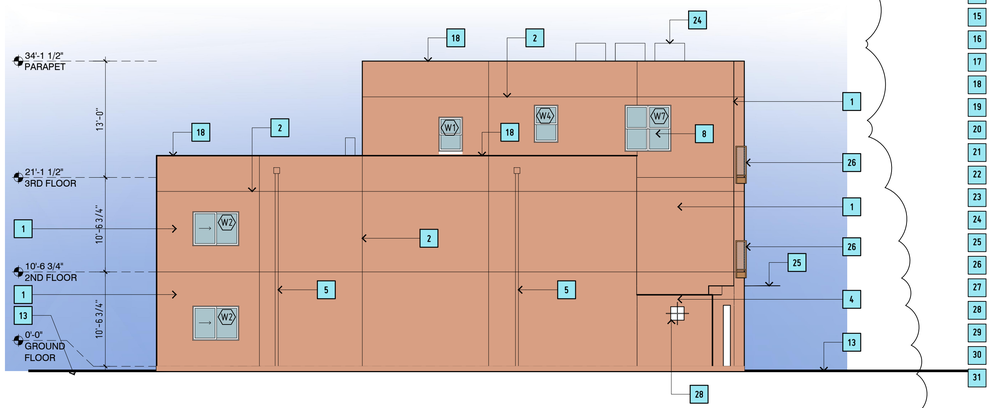
AB_201



3 | BLDG C - EAST ELEVATION

AC_201

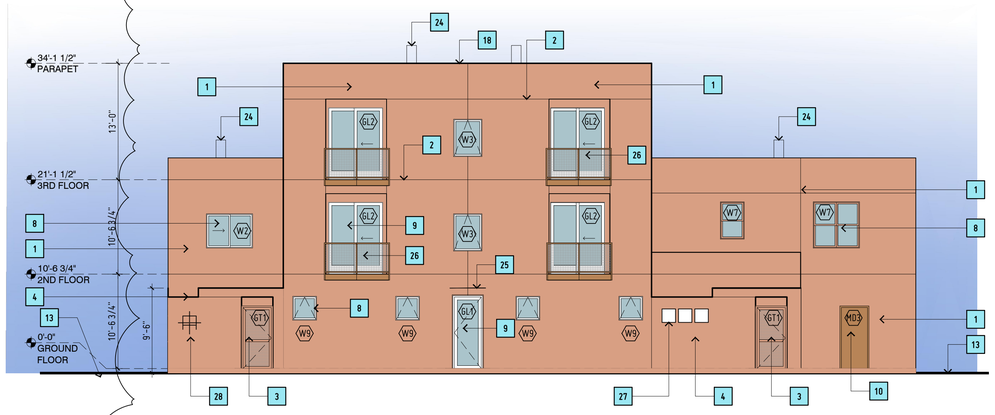
SCALE : 1/8" = 1'-0"



4 | BLDG C - WEST ELEVATION

AC_201

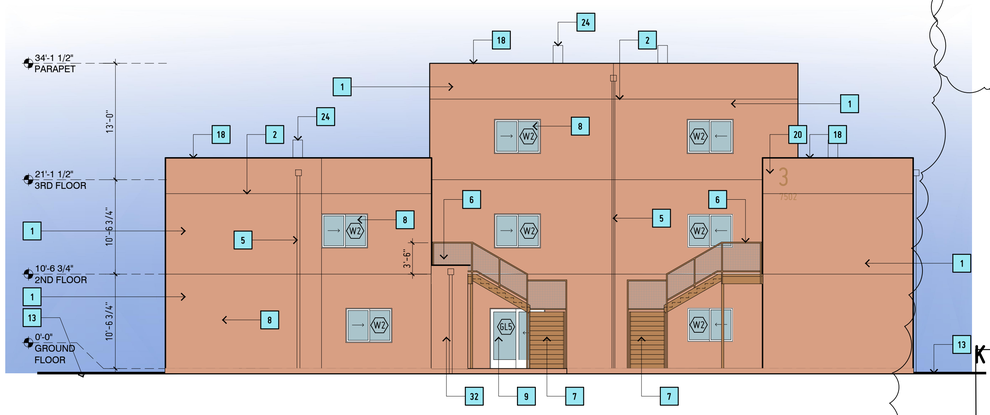
SCALE : 1/8" = 1'-0"



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 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
F. STUCCO COLORS - AS NOTED
STUCCO COLOR "SC1" - ZONA ROSA

STUCCO COLOR "SC1"- ZONA ROSA

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

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

SHEET TITLE:
BLDG TYPE C
EXTERIOR ELEVATIONS

KEY PLAN



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

JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	ZORRO BLANCO
DRAWING TYPE:	EXTERIOR ELEVATION
DRAWING DATE:	12 AUGUST 2025
SHEET NUMBER:	AC_201

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

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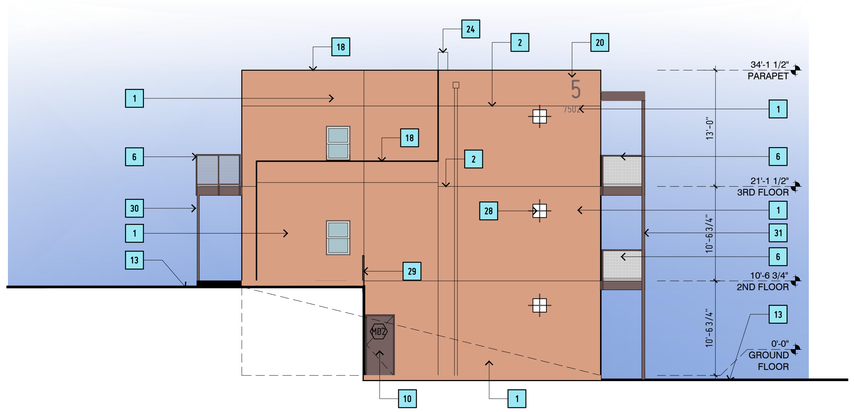
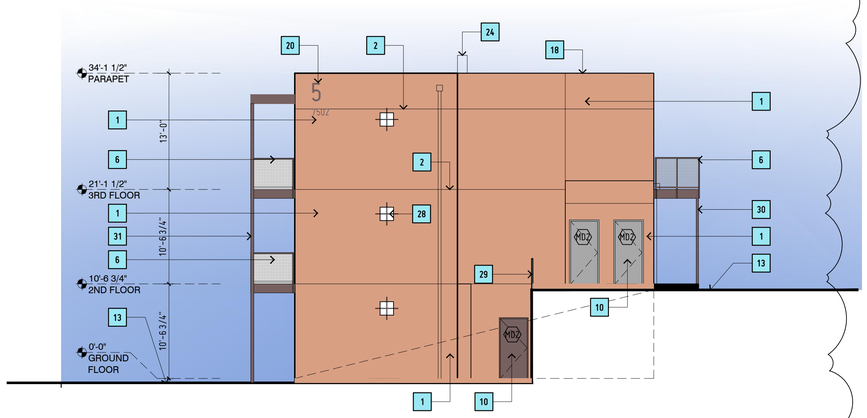


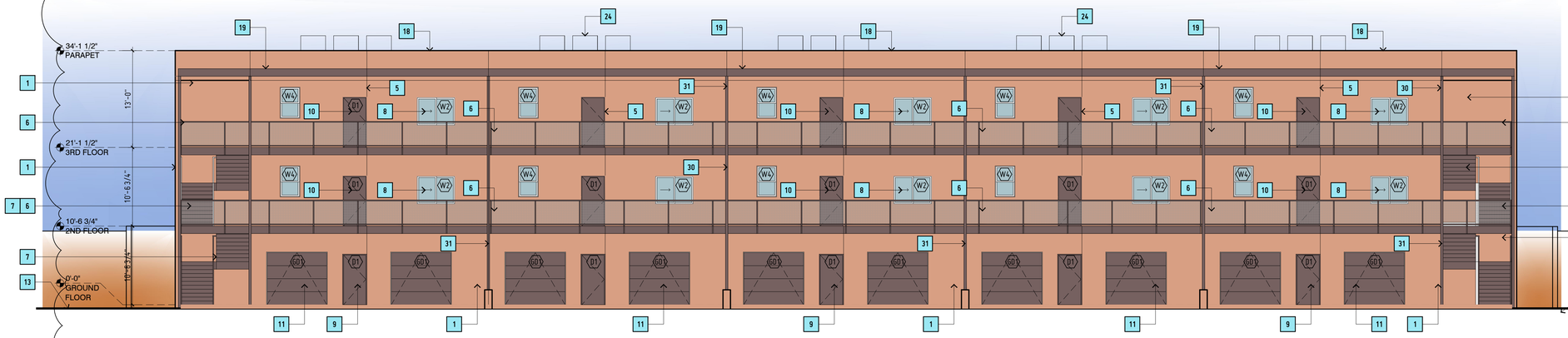
3 | BLDG D - EAST ELEVATION

AD_201 SCALE : 1/8" = 1'-0"



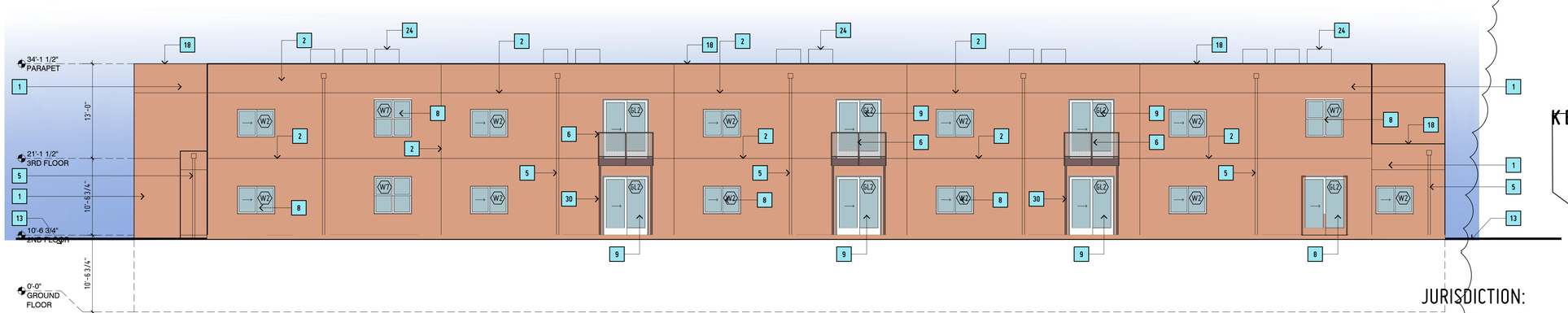
4 | BLDG D - WEST ELEVATION

AD_201 SCALE : 1/8" = 1'-0"



2 | BLDG D - NORTH ELEVATION

AD_201 SCALE : 1/8" = 1'-0"



1 | BLDG D - SOUTH ELEVATION

AD_201 SCALE : 1/8" = 1'-0"

ELEVATION KEY NOTES

1. STUCCO SYSTEM
2. STUCCO CONTROL JOINT
3. COURTYARD ENTRY GATE, STEEL, PRIME AND PAINT
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
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23. BUSINESS IDENTIFICATION SIGNAGE, " TO BE DETERMINED" LED LIGHTING (1) SIDED, 46 SQ. FT TOTAL
24. ROOFTOP MECHANCIAL UNIT. PAINT TO MATCH STUCCO
25. ENTRY COVER, METAL, PRIME AND PAINT, SLOPE TOP 1/4" /FT
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27. "PUNCHED" OPENING IN WALL, STUCCO
28. "PUNCHED" OPENING IN WALL, STUCCO W/ METAL GRATE
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30. 3X3 HHS POST, PRIME AND PAINT
31. 3X6 HHS POST, PRIME AND PAINT
32. F.D.C W/ SIGNAGE

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
D. ALL DOOR AND WINDOW GLAZING TO BE CLEAR OR TINTED GREY NEUTRAL
E. STUCCO COLORS - AS NOTED
STUCCO COLOR "SC1" - ZONA ROSA

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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
1 JUL 2025
12 AUG 2025

SHEET TITLE:
BLDG TYPE D
EXTERIOR ELEVATIONS

KEY PLAN



JURISDICTION: CITY OF SANTA FE
PROJECT NAME: ZORRO BLANCO
DRAWING TYPE: EXTERIOR ELEVATION
DRAWING DATE: 12 AUGUST 2025
SHEET NUMBER: AD_201

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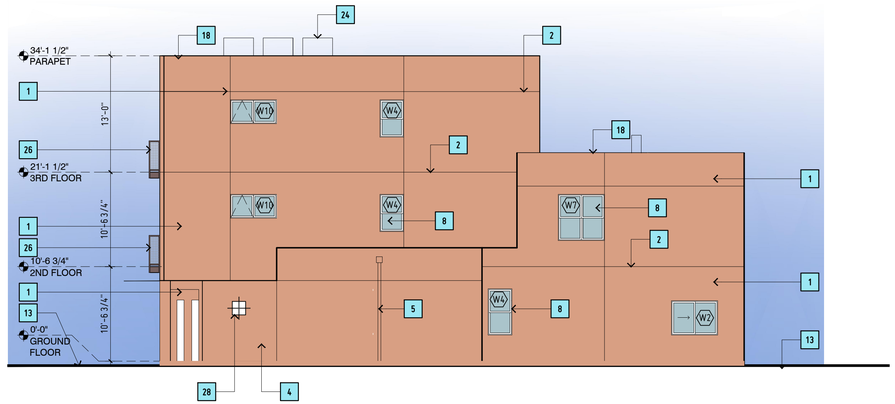
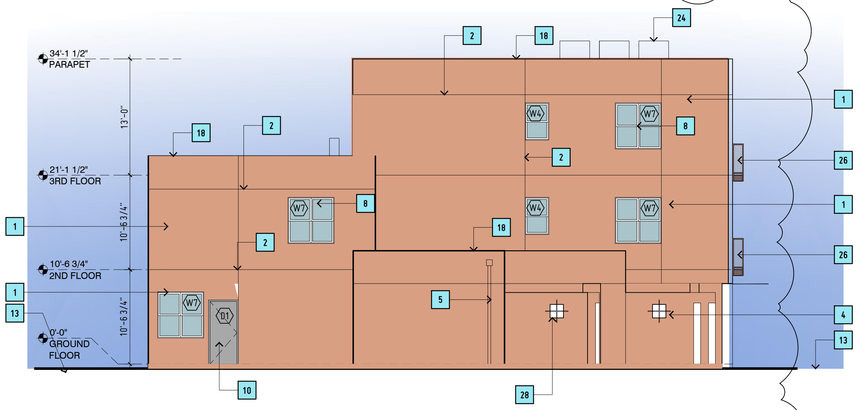
AD_201



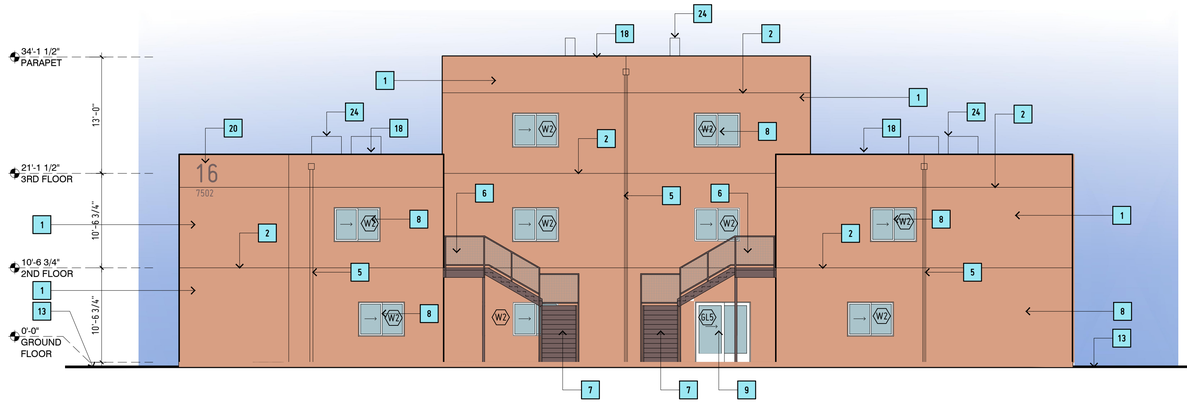
3 | BLDG TYPE E EAST ELEVATION

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



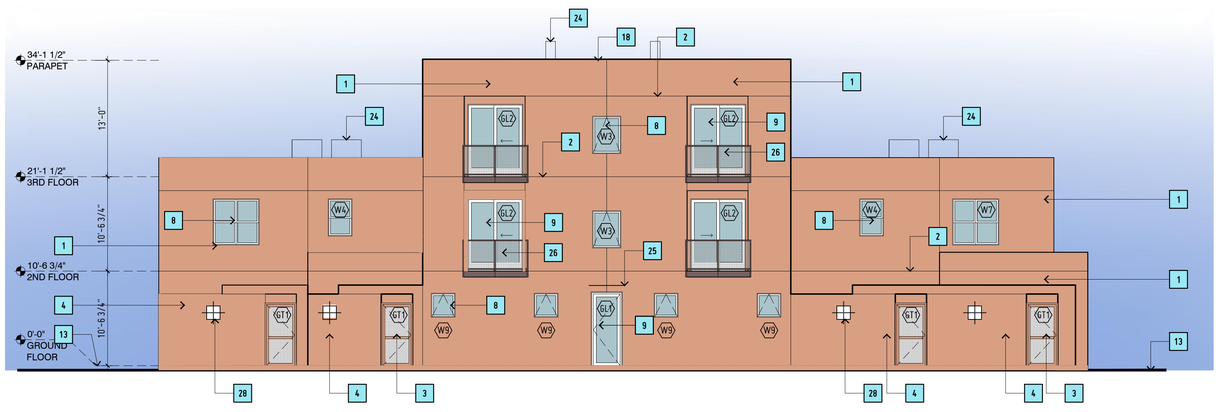
4 | BLDG TYPE E WEST ELEVATION

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



2 | BLDG TYPE E NORTH ELEVATION

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



1 | BLDG TYPE E SOUTH ELEVATION

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

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

ELEVATION KEY NOTES

1	STUCCO SYSTEM
2	STUCCO CONTROL JOINT
3	COURTYARD ENTRY GATE, STEEL, PRIME AND PAINT
4	STUCCO YARD WALL, WOOD FRAME
5	CONDUCTOR BOX AND DOWNSPOUT, METAL
6	BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT, METAL FASCIA AND DRIP
7	STAIRS, C10 STRINGERS, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT & HANDRAILS BOTH SIDES, METAL FASCIA
8	WINDOW, COLOR-WHITE
9	DOOR, FULL LITE GLASS, COLOR-WHITE
10	DOOR, METAL, PAINT
11	GARAGE DOOR, PAINT
12	COURTYARD "OPENING" WITH METAL COVER
13	FINISH GRADE, SEE CIVIL PLANS FOR ELEVATIONS
14	ELECTRICAL GEAR
15	FIRE RISER ROOM
16	IDF/LOW VOLTAGE ROOM
17	METAL ROLLING GATE
18	STUCCO PARAPET, COLOR TO MATCH WALL
19	ROOF WITH METAL FASCIA AND DRIP EDGE
20	BUILDING IDENTIFICATION SIGNAGE , 24" ALUM, 1" STANDOFF W. LED BACK LIGHT, BUILDING ADDRESS SIGNAGE, ALUM., 9" TALL
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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 MECHANCIAL UNIT. PAINT TO MATCH STUCCO
25	ENTRY COVER, METAL, PRIME AND PAINT, SLOPE TOP 1/4" /FT
26	JULIET BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT
27	"PUNCHED" OPENING IN WALL, STUCCO
28	"PUNCHED" OPENING IN WALL, STUCCO W/ METAL GRATE
29	42" TALL GUARDRAIL, PRIME AND PAINT
30	3X3 HHS POST, PRIME AND PAINT
31	3X6 HHS POST, PRIME AND PAINT
32	F.D.C W/ SIGNAGE

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SHEET TITLE:
BLDG TYPE E EXTERIOR ELEVATIONS

ELEVATION NOTES

A. REFER TO ALL SHEETS FOR ALL REQUIREMENTS
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C. STUCCO SYSTEM- TWO COAT STUCCO SYSTEM ACRYLIC COLOR COAT, PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, SELF-FURRING WIRE LATH, TYVEK- COMMERCIAL D STUCCO WRAP WATER RESISTIVE (WRB) BARRIER AND INTER. PROVIDE WATERPROOF BASE COAT (STO FLEXAL OR EQUAL) AT ALL HORIZONTAL STUCCO SURFACES- PARAPETS, ELEC. METER COVERS, ETC. USE EXPANDED METAL LATH AT STUCCO SOFFITS
D. ALL DOOR AND WINDOW GLAZING TO BE CLEAR OR TINTED GREY NEUTRAL
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STUCCO COLOR "SC1" - ZONA ROSA

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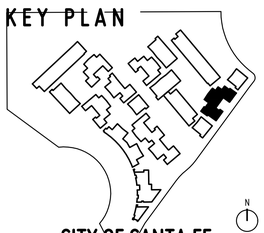
KEY PLAN



JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	ZORRO BLANCO
DRAWING TYPE:	EXTERIOR ELEVATION
DRAWING DATE:	12 AUGUST 2025
SHEET NUMBER:	AE_201

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7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

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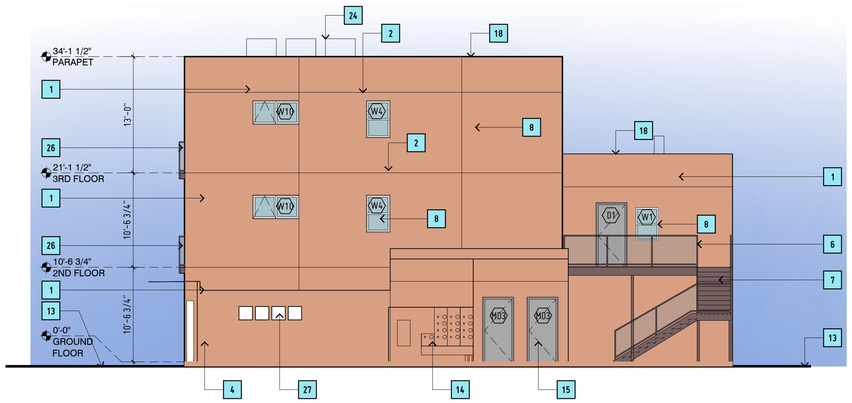
Tel: 505.988.3888 Email: tmg@thomasgifford.com

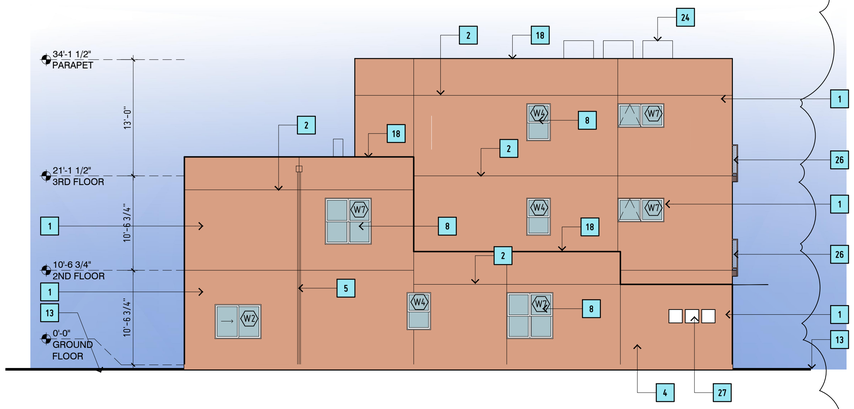
AE_201



3 | BLDG F - EAST ELEVATION

AF_201

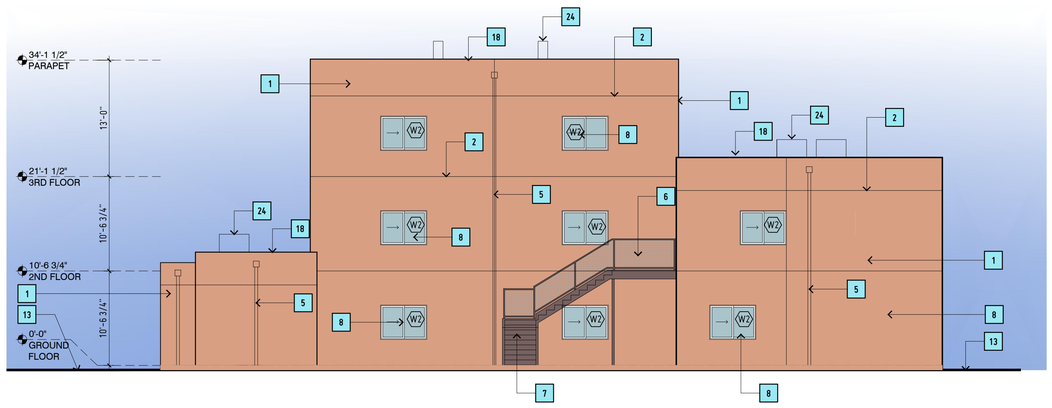
SCALE : 1/8" = 1'-0"



4 | BLDG F - WEST ELEVATION

AF_201

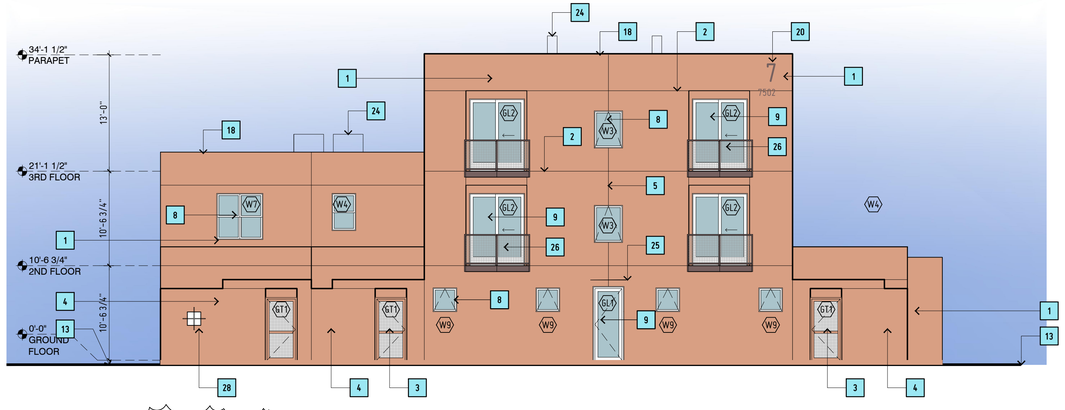
SCALE : 1/8" = 1'-0"



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

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
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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
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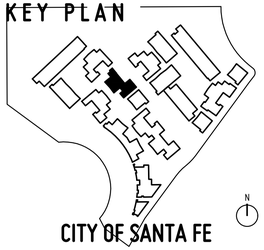

JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	ZORRO BLANCO
DRAWING TYPE:	EXTERIOR ELEVATION
DRAWING DATE:	12 AUGUST 2025
SHEET NUMBER:	AF_201

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

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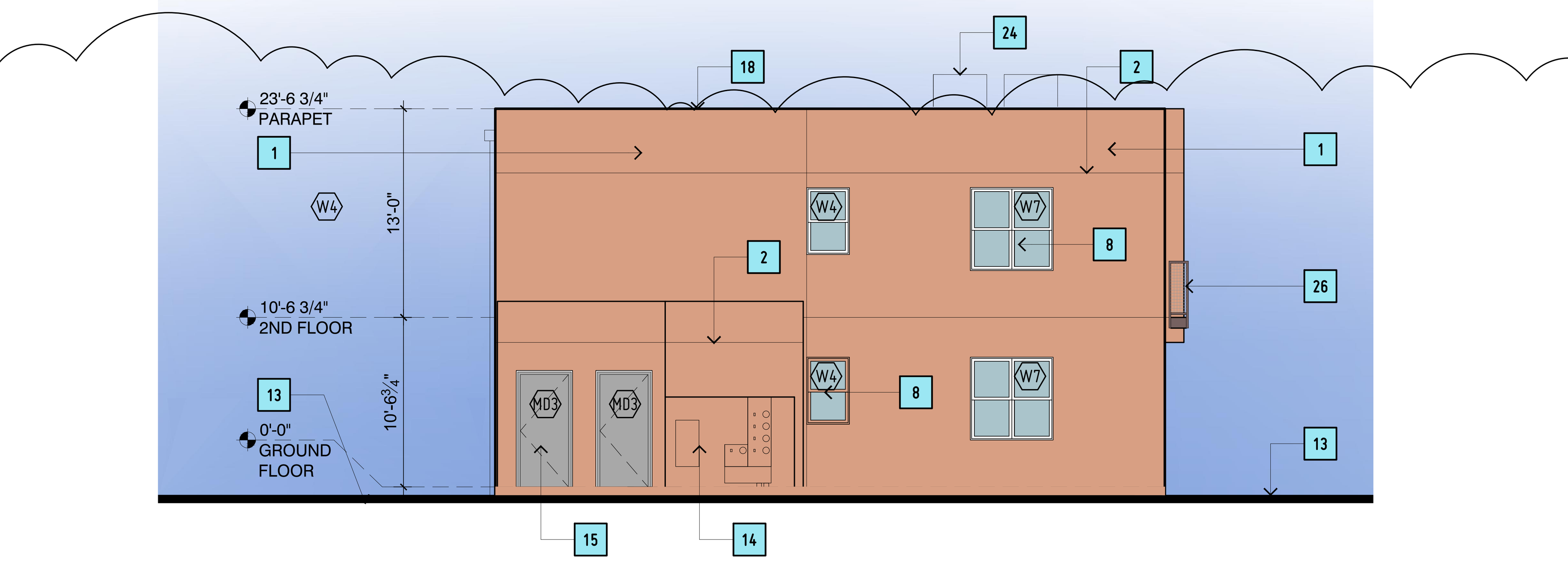
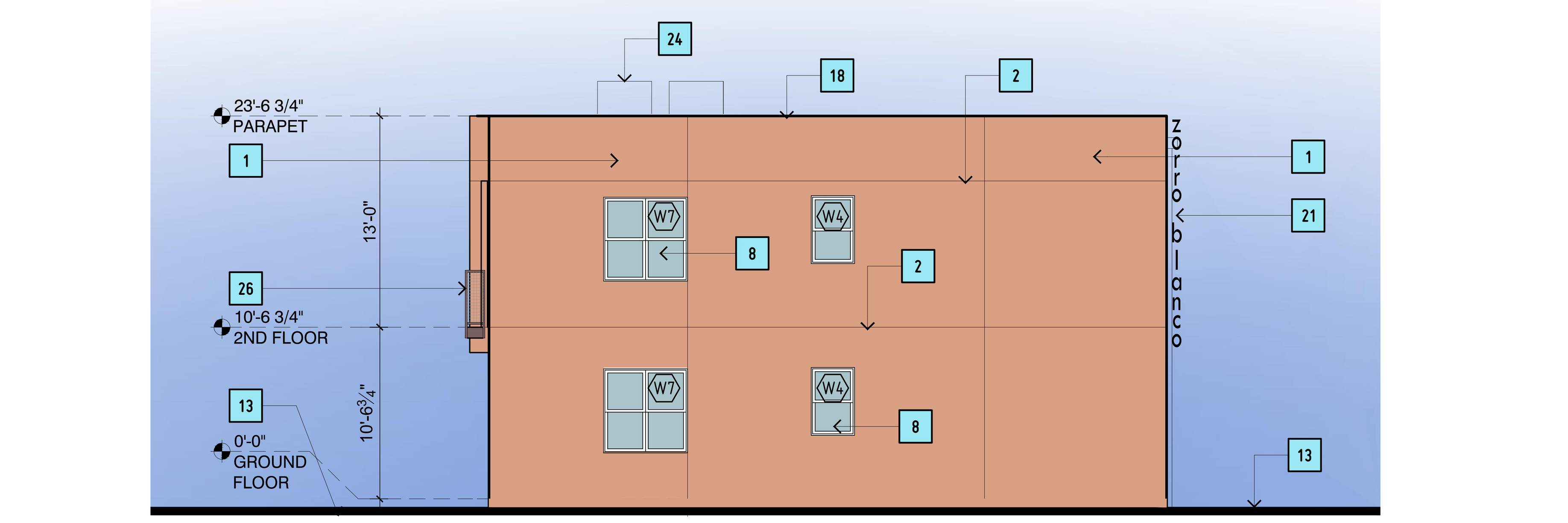
AF_201



4 | BLDG G - ELEVATION

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



3 | BLDG G - ELEVATION

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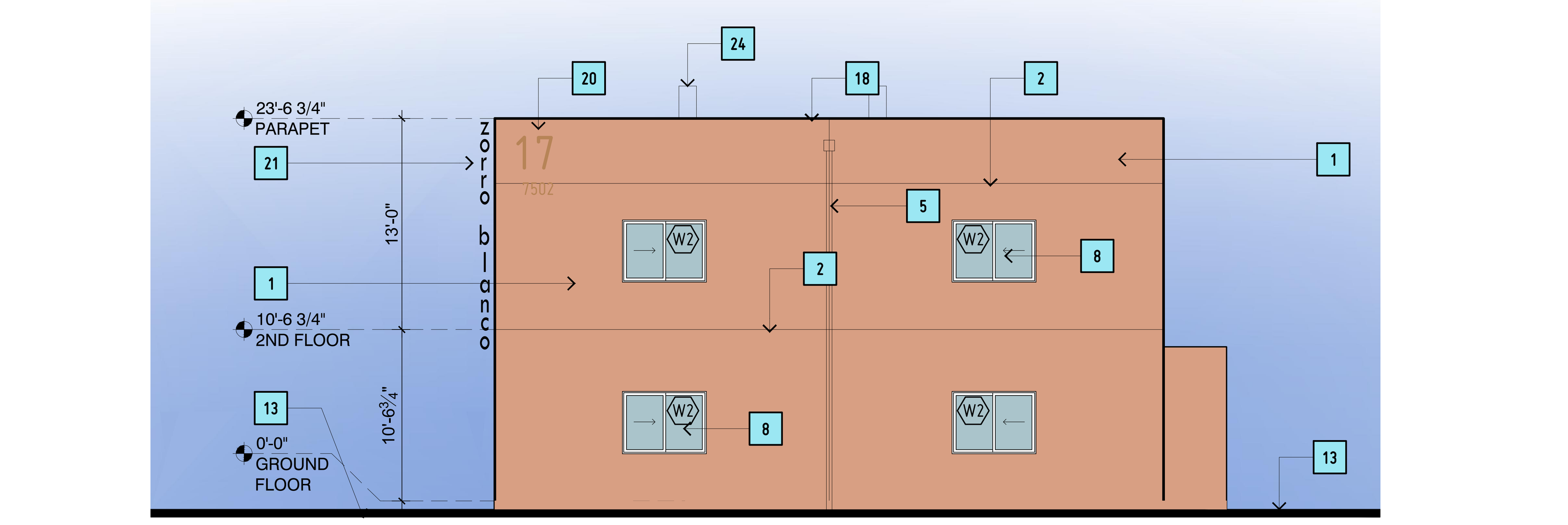
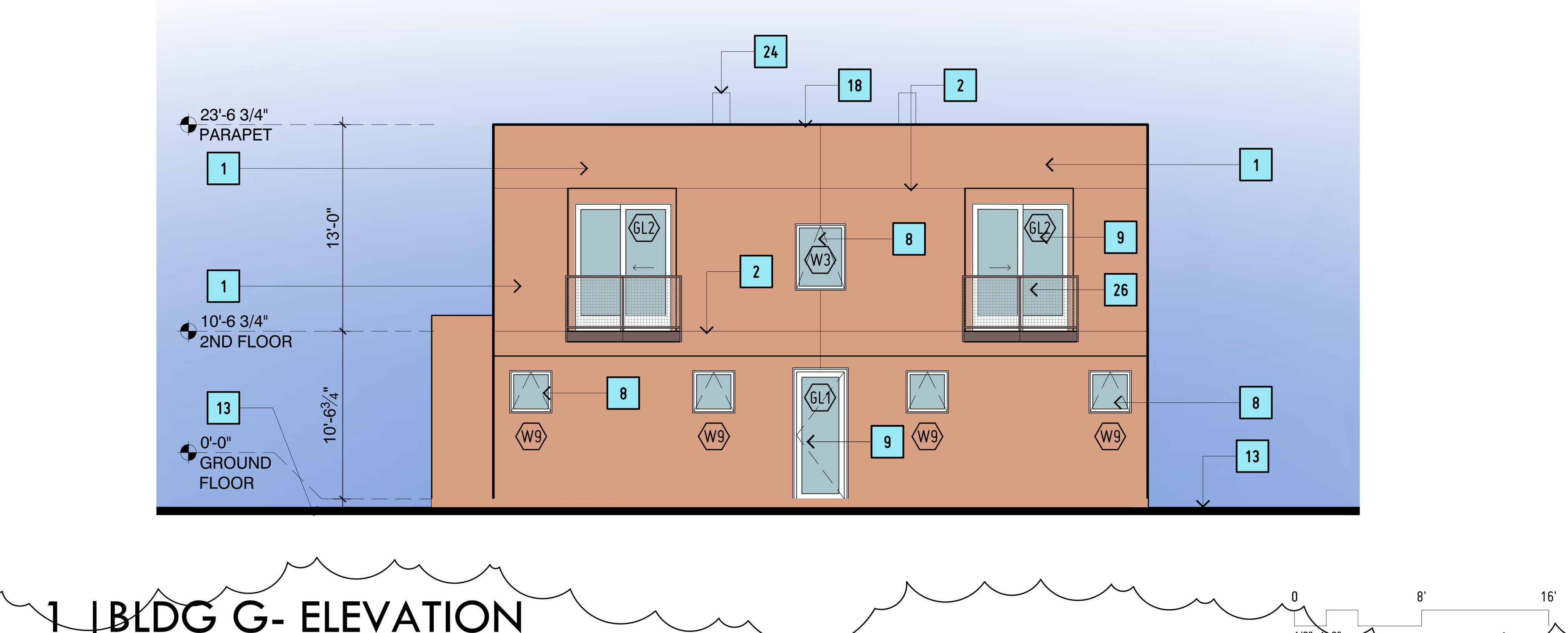


2 | BLDG G - ELEVATION

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



1 | BLDG G- ELEVATION

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

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations- ALL ZORRO BLANCO BUILDINGS

Architectural Design Standards		SFCC Point Allowances	Points Assigned	Discussion
WALLS				
Predominant Exterior Surface Material	Stucco, adobe	30	30	Stucco is the predominant exterior surface material on the building.
	Brick, natural stone, and integrally colored unit masonry	25		
	Concrete and non-integrally colored unit masonry	20		
	Metal siding, glass curtainwall systems, glass block, wood siding, and simulated materials	10		
	Mirrored glass curtainwall systems	-10		
Color of Predominant Exterior Surface Material	Earthtones, creams, and pastels of earthtone hues including but not necessarily limited to rose, peach, and terra cotta colors	30	30	
	Pastel colors of non-earthtone hues, whites, grays, and grayish greens	15		
	High-intensity colors, metallic colors, glass and black	-10		
Exterior Surface Treatment	(A) Wall surfaces appear monolithic with at least 75 percent of the total wall area one material and one color. Differing shades of the same general hue shall not be considered different colors. Non-solar fenestration, window and door awnings, applied trim, and accent materials, colors, and decorative bands, with the exception of stucco, masonry or concrete control joints, are used in such a way that they do not give a panelized or prefabricated appearance, produce striped or checkerboard patterns, or exceed 25 percent of the surface area of any façade. Fenestration and/or accent colors on wall surfaces under portals or canopies having a horizontal depth of at least six feet shall be exempt from area calculations. CANOPY defined as an overhanging shelter or shade.	10	10	
	(B) Wall surfaces do not meet the criteria set forth in paragraph (A) above	-10		
ROOFS				
Form	(A) Flat roof surfaces entirely concealed from public view by parapets	20	20	
	(B) Flat roof surfaces not entirely concealed from public view by parapets, uniformly sloping roofs, or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with greater than or equal to four feet of vertical rise for every 12 feet of horizontal run and less than or equal to 12 feet of vertical rise for every 12 feet of horizontal run	15		
	(C) Uniformly sloping roofs or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with less than four feet of vertical rise for every 12 feet of horizontal run or having a slope with greater than 12 feet of vertical rise for every 12 feet of horizontal run	10		
	(D) Any type of sloping roof having a height, from springline to peak, that exceeds the average height of the supporting walls; non-uniformly sloping roofs; or any combination of flat and non-uniformly sloping roofs	-10		
Predominant Material	(A) All surfaces are concealed from public view	20	20	
	(B) Standing, flat, or batten seam metal roofing, or membrane, asphalt or gravel surfaces exposed to public view	15		
	(C) Flat tiles of clay, concrete or slate	10		
	(D) Barrel tiles of clay, concrete, or slate; and asphalt shingles	5		
	(E) Wood shingles or shakes and other materials including but not necessarily limited to plastic, fiberglass or metal roof tiles	-10		
Predominant Color	(A) All surfaces are concealed from public view	15	15	
	(B) Dark reds, browns, and earthtones, and natural metals including aluminum, zinc, tin, and lead	10		
	(C) Low-intensity colors other than those stated above	5		
	(D) White	0		
	(E) Bright, non-fading, high-intensity colors and any use of multiple colors	-15		
BUILDING FORM				
Massing	(A) One-story buildings with over 10,000 square feet of gross floor area and multi-story buildings with over 20,000 square feet of gross floor area which are designed with wall plane projections or setbacks on each publicly visible façade having a depth of at least three percent of the length of the façade and extending at least 20 percent of the length of the façade	30	30	
	(B) One-story buildings with less than or equal to 10,000 square feet of gross floor area and multi-story buildings with less than or equal to 20,000 square feet of gross floor area which are designed with either offsetting wall planes or upper story stepbacks of at least four horizontal feet, or a recessed entry space or projecting canopy or portal having a depth of at least six horizontal feet, on at least one publicly visible façade	30		
	(C) Buildings not utilizing the massing techniques described in paragraphs (A) or (B) above	0		
DOORS AND WINDOWS				
Treatment	(A) More than 50 percent of doors, windows and glazed surfaces, which are not located under portales or canopies having a horizontal depth of at least six feet, have either frames recessed a minimum of two inches, are cased with trim, have divided lites, or have exposed or otherwise articulated lintels	20	20	Recessed 2"
	(B) More than 50 percent of doors, windows and glazed surfaces do not meet the requirements set forth in paragraph (A) above	0		
Area	(A) All wall surfaces which are not located under portales or canopies having a horizontal depth of at least six feet, and which do not include solar fenestration, have less than or equal to 50 percent openings consisting of doors, windows, glazing and other penetrations	20	20	
	(B) Wall surfaces do not meet the requirements as set forth in paragraph (A) above	0		
Location	(A) All doors, windows and glazed surfaces, on structures having a gross floor area greater than 150 square feet, are located at least two feet from outside building corners	20	20	
	(B) All doors, windows and glazed surfaces, on structures having a gross floor area less than or equal to 150 square feet, have at least a two inch mullion at inside and outside building corners	20		
Glazing	(A) All glazing is clear or tinted neutral gray	10	10	All glazing to be clear
	(B) Any use of colored glazing	0		
	(C) Any use of mirrored glazing	-10		
EQUIPMENT				
Screening	(A) All roof and wall mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, are screened from public view by parapets, walls, fences, dense evergreen foliage, or by other means	10	5	
	(B) All building mounted equipment set forth in paragraph (A) above is either screened; and/or painted to match visually adjacent surfaces	5		
	(C) All building mounted equipment set forth in paragraph (A) above is not screened and/or painted to match visually adjacent surfaces	-10		
TOTAL POINTS ACHIEVED			230	
TOTAL POINTS Required by Zoning District C-1			205	

ELEVATION KEY NOTES

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
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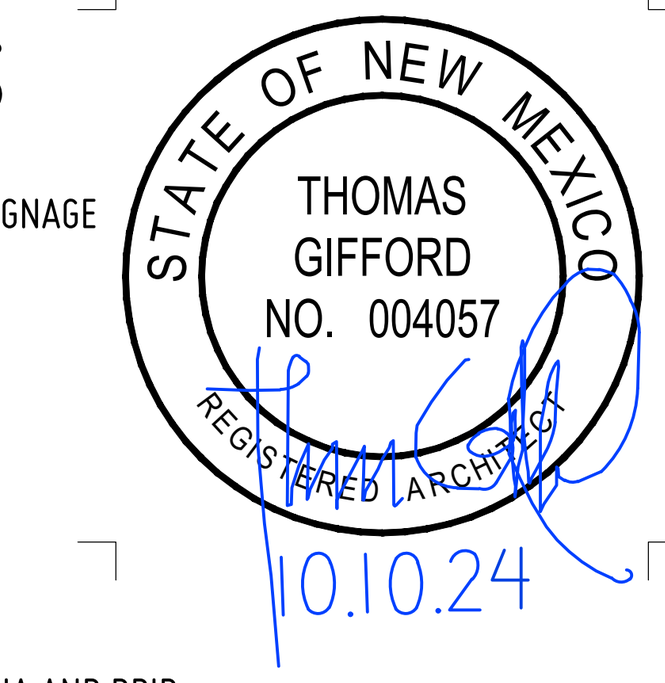
32. F.D.C W/ SIGNAGE



DATE: 10 OCTOBER 2024, 13 FEBRUARY 2025, 7 MARCH 2025, 1 MAY 2025, 1 JUL 2025, 12 AUG 2025

REVISION:

SHEET TITLE:

BLDG TYPE G
EXTERIOR ELEVATIONS

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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
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STUCCO COLOR "SC1" - ZONA ROSA

STUCCO COLOR "SC1"- ZONA ROSA

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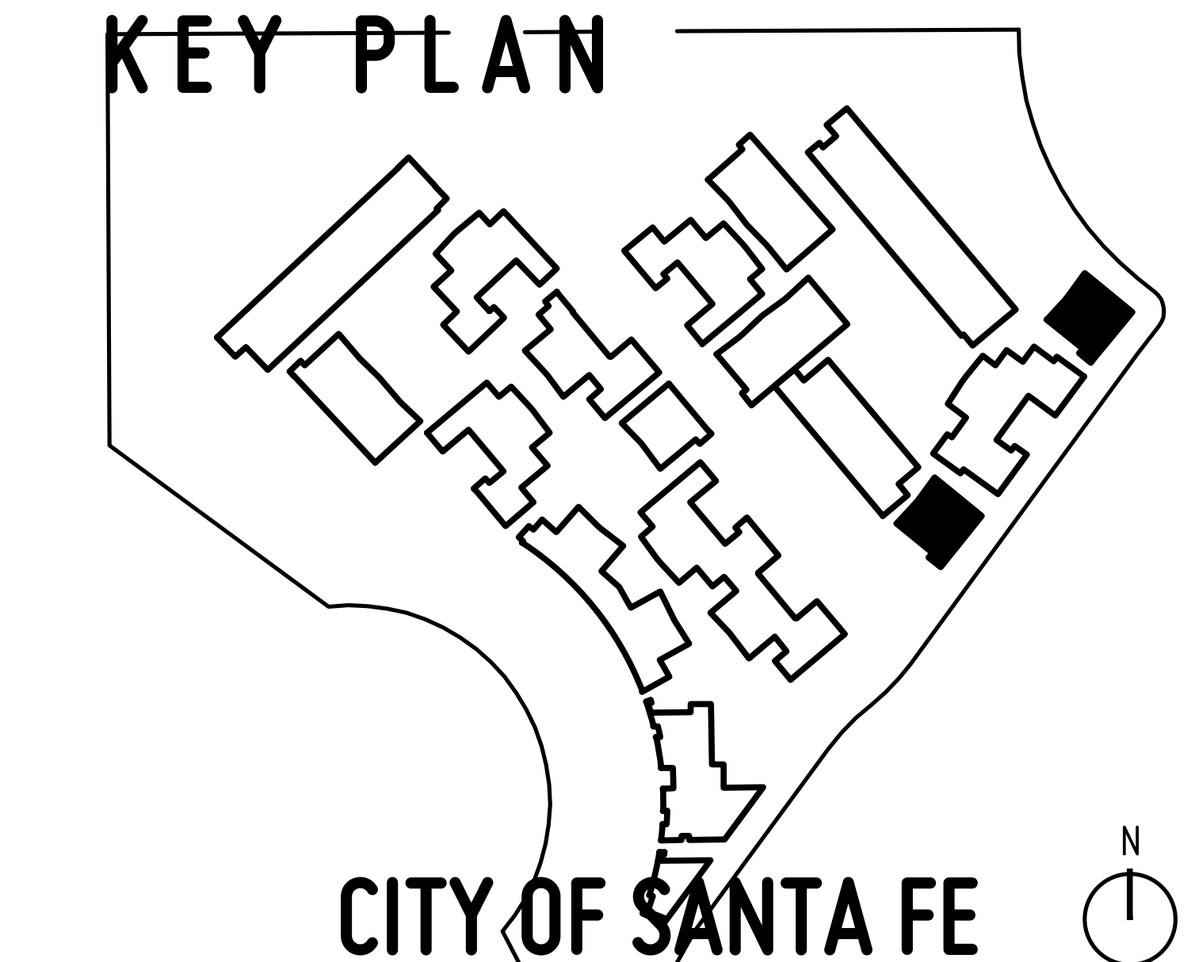
KEY PLAN



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AG_201

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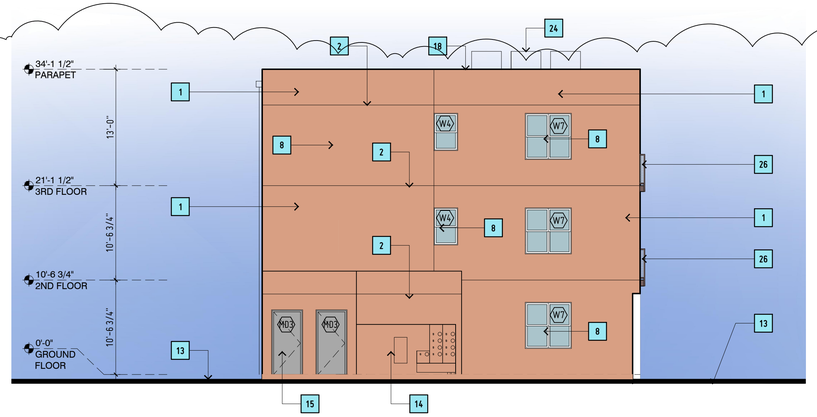
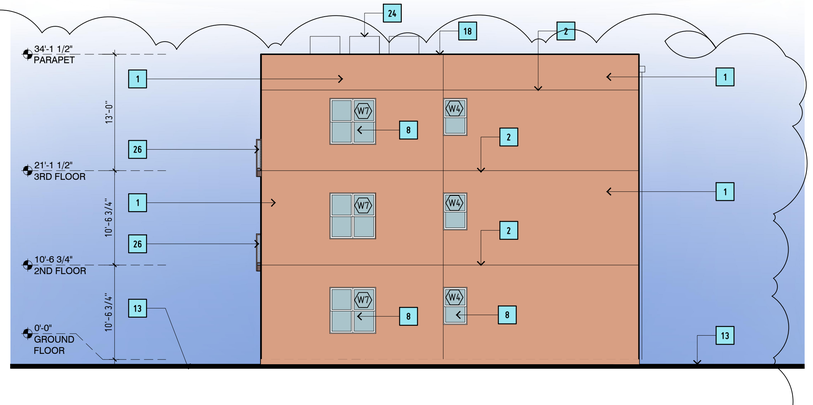


3 | BLDG H - EAST ELEVATION

AH_201

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



4 | BLDG H- WEST ELEVATION

AH_201

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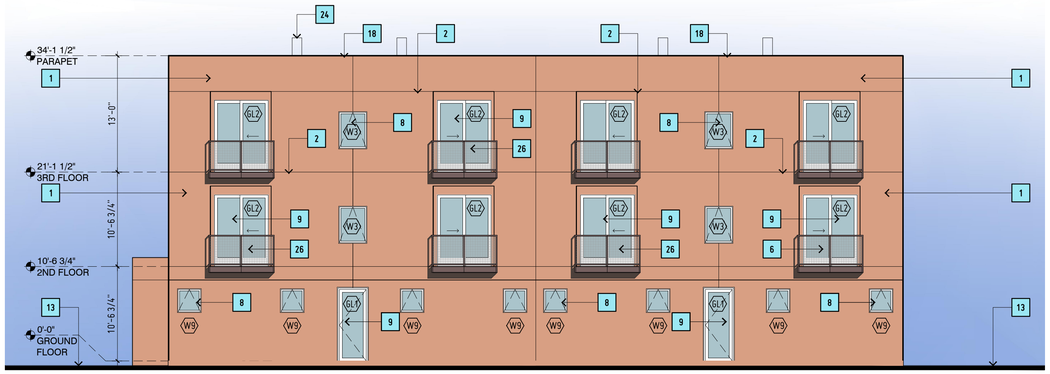

2 | BLDG H - NORTH ELEVATION

AH_201

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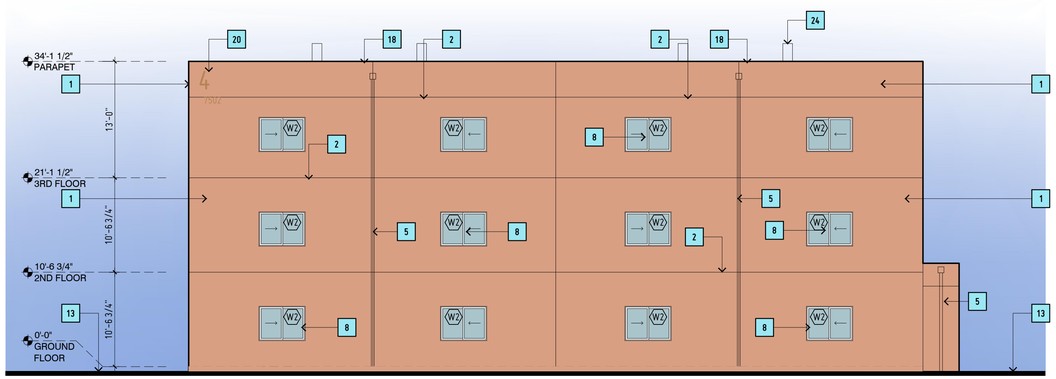

1 | BLDG H - SOUTH ELEVATION

AH_201

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

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STUCCO COLOR "SC1"- ZONA ROSA

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

DATE:	REVISION:
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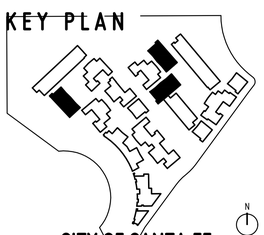
7 MARCH 2025	2
1 MAY 2025	3
1 JUL 2025	4
12 AUG 2025	5

SHEET TITLE:

BLDG TYPE H
EXTERIOR ELEVATIONS

KEY PLAN



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1/8"=1'-0"

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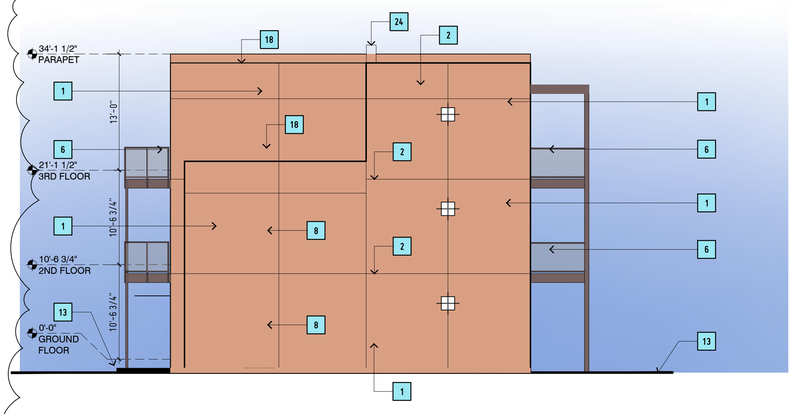
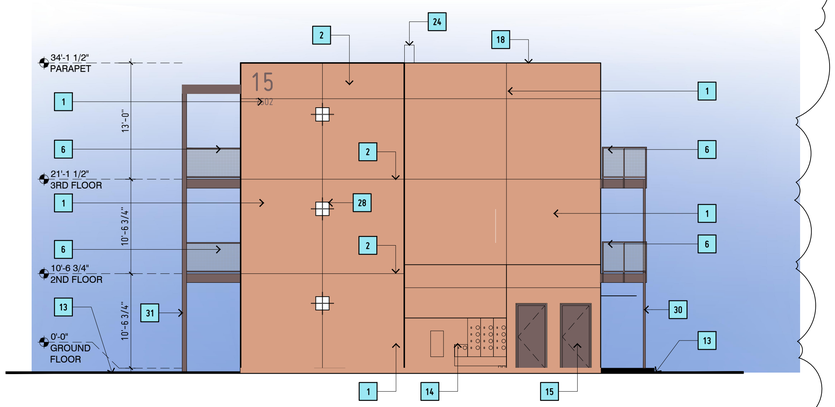


3 | BLDG I - EAST ELEVATION

AI_201

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



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AI_201

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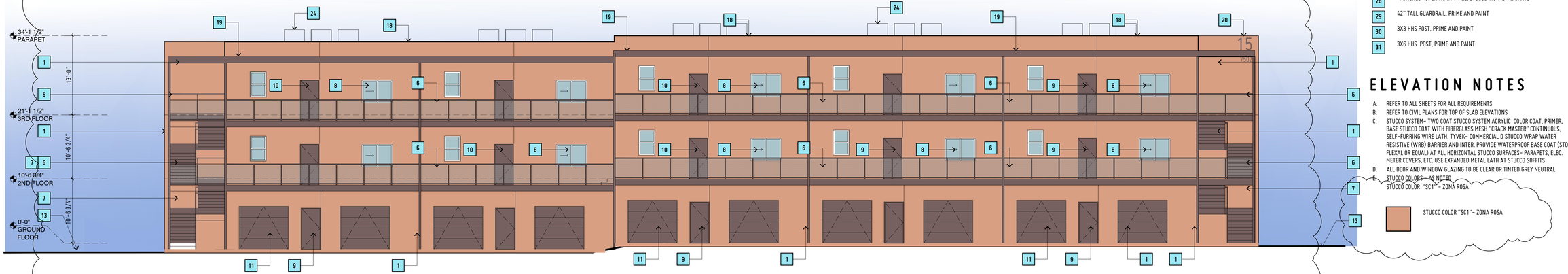

2 | BLDG I - NORTH ELEVATION

AI_201

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



1 | BLDG I - SOUTH ELEVATION

AI_201

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

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ARCHITECT

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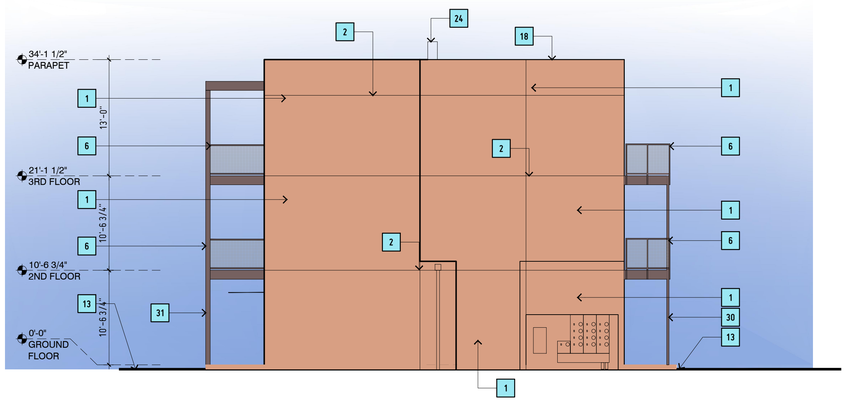
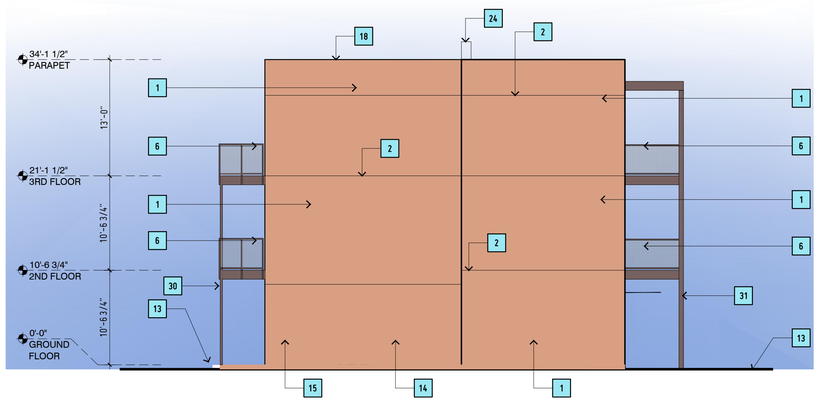


3 | BLDG J - EAST ELEVATION

AJ_201

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



4 | BLDG J - WEST ELEVATION

AJ_201

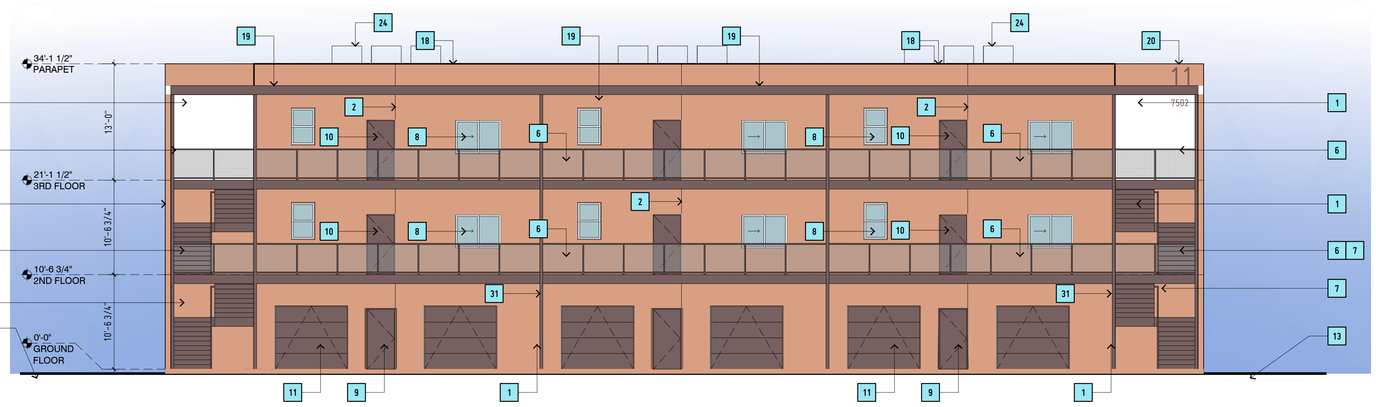
SCALE : 1/8" = 1'-0"



2 | BLDG J - NORTH ELEVATION

AJ_201

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



1 | BLDG J - SOUTH ELEVATION

AJ_201

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

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

ELEVATION KEY NOTES

1	STUCCO SYSTEM
2	STUCCO CONTROL JOINT
3	COURTYARD ENTRY GATE, STEEL, PRIME AND PAINT
4	STUCCO YARD WALL, WOOD FRAME
5	CONDUCTOR BOX AND DOWNSPOUT, METAL
6	BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT, METAL FASCIA AND DRIP
7	STAIRS, C10 STRINGERS, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT & HANDRAILS BOTH SIDES, METAL FASCIA
8	WINDOW, COLOR-WHITE
9	DOOR, FULL LITE GLASS, COLOR-WHITE
10	DOOR, METAL, PAINT
11	GARAGE DOOR, PAINT
12	COURTYARD "OPENING" WITH METAL COVER
13	FINISH GRADE, SEE CIVIL PLANS FOR ELEVATIONS
14	ELECTRICAL GEAR
15	FIRE RISER ROOM
16	IDF/LOW VOLTAGE ROOM
17	METAL ROLLING GATE
18	STUCCO PARAPET, COLOR TO MATCH WALL
19	ROOF WITH METAL FASCIA AND DRIP EDGE
20	BUILDING IDENTIFICATION SIGNAGE , 24" ALUM, 1" STANDOFF W. LED BACK LIGHT, BUILDING ADDRESS SIGNAGE, ALUM., 9" TALL
21	PROJECT IDENTIFICATION SIGNAGE, " ZORRO BLANCO" LED LIGHTING (2) SIDED, 34 SQ. FT TOTAL
22	PROJECT IDENTIFICATION SIGNAGE, " ZORRO BLANCO" LED LIGHTING (1) SIDED, 70 SQ. FT TOTAL
23	BUSINESS IDENTIFICATION SIGNAGE, " TO BE DETERMINED" LED LIGHTING (1) SIDED, 46 SQ. FT TOTAL
24	ROOFTOP MECHANCIAL UNIT. PAINT TO MATCH STUCCO
25	ENTRY COVER, METAL, PRIME AND PAINT, SLOPE TOP 1/4" /FT
26	JULIET BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT
27	"PUNCHED" OPENING IN WALL, STUCCO
28	"PUNCHED" OPENING IN WALL, STUCCO W/ METAL GRATE
29	42" TALL GUARDRAIL, PRIME AND PAINT
30	3X3 HHS POST, PRIME AND PAINT
31	3X6 HHS POST, PRIME AND PAINT
32	F.D.C W/ SIGNAGE

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

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

SHEET TITLE:

BLDG TYPE J EXTERIOR ELEVATIONS

ELEVATION NOTES

A. REFER TO ALL SHEETS FOR ALL REQUIREMENTS
B. REFER TO CIVIL PLANS FOR TOP OF SLAB ELEVATIONS
C. STUCCO SYSTEM- TWO COAT STUCCO SYSTEM ACRYLIC COLOR COAT, PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, SELF-FURRING WIRE LATH, TYVEK- COMMERCIAL D STUCCO WRAP WATER RESISTIVE (WRB) BARRIER AND INTER. PROVIDE WATERPROOF BASE COAT (STO FLEXAL OR EQUAL) AT ALL HORIZONTAL STUCCO SURFACES- PARAPETS, ELEC. METER COVERS, ETC. USE EXPANDED METAL LATH AT STUCCO SOFFITS
D. ALL DOOR AND WINDOW GLAZING TO BE CLEAR OR TINTED GREY NEUTRAL
F. STUCCO COLORS - AS NOTED
STUCCO COLOR "SC1" - ZONA ROSA

STUCCO COLOR "SC1" - ZONA ROSA

KEY PLAN



JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	ZORRO BLANCO
DRAWING TYPE:	EXTERIOR ELEVATION
DRAWING DATE:	12 AUGUST 2025
SHEET NUMBER:	AJ_201

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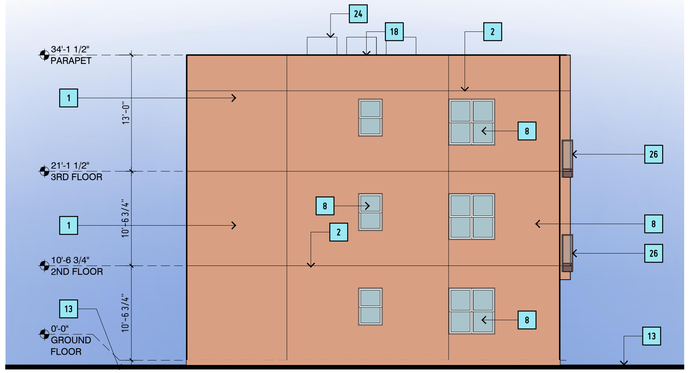
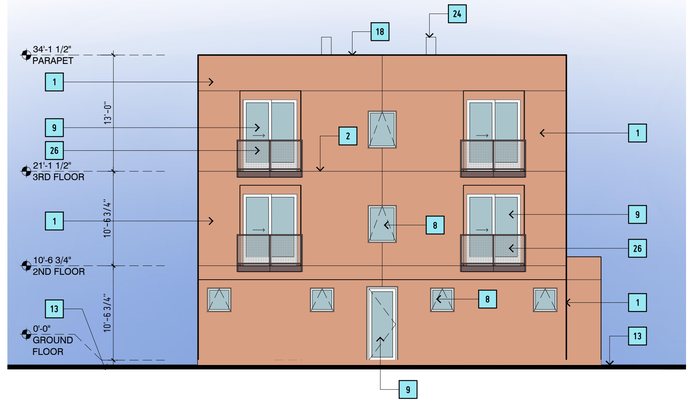


3 | BLDG TYPE K ELEVATION

AK_201 SCALE: 1/8" = 1'-0"



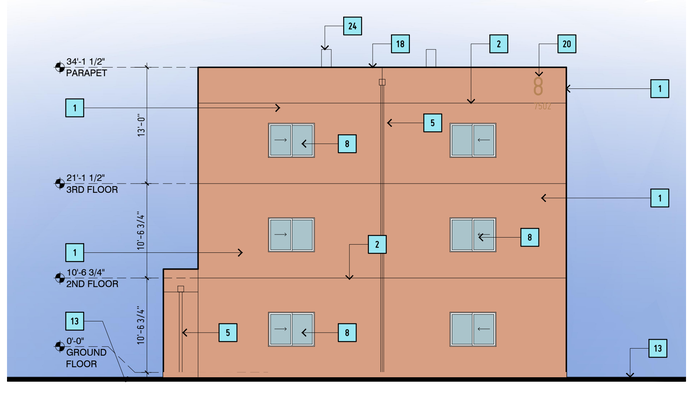
4 | BLDG TYPE K ELEVATION

AK_201 SCALE: 1/8" = 1'-0"



1 | BLDG K SOUTH ELEVATION

AK_201 SCALE: 1/8" = 1'-0"



2 | BLDG K - NORTH ELEVATION

AK_201 SCALE: 1/8" = 1'-0"

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

ELEVATION KEY NOTES

1	STUCCO SYSTEM
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3	COURTYARD ENTRY GATE, STEEL, PRIME AND PAINT
4	STUCCO YARD WALL, WOOD FRAME
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SHEET TITLE:

BUILDING TYPE K
EXTERIOR ELEVATIONS

ELEVATION NOTES

A. REFER TO ALL SHEETS FOR ALL REQUIREMENTS
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C. STUCCO SYSTEM- TWO COAT STUCCO SYSTEM ACRYLIC COLOR COAT, PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, SELF-FURRING WIRE LATH, TYVEK- COMMERCIAL D STUCCO WRAP WATER RESISTIVE (WRB) BARRIER AND INTER. PROVIDE WATERPROOF BASE COAT (STO FLEXAL OR EQUAL) AT ALL HORIZONTAL STUCCO SURFACES- PARAPETS, ELEC. METER COVERS, ETC. USE EXPANDED METAL LATH AT STUCCO SOFFITS
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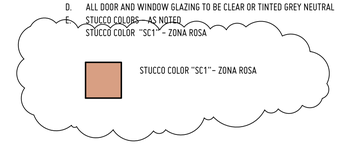

KEY PLAN



JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	ZORRO BLANCO
DRAWING TYPE:	EXTERIOR ELEVATION
DRAWING DATE:	12 AUGUST 2025
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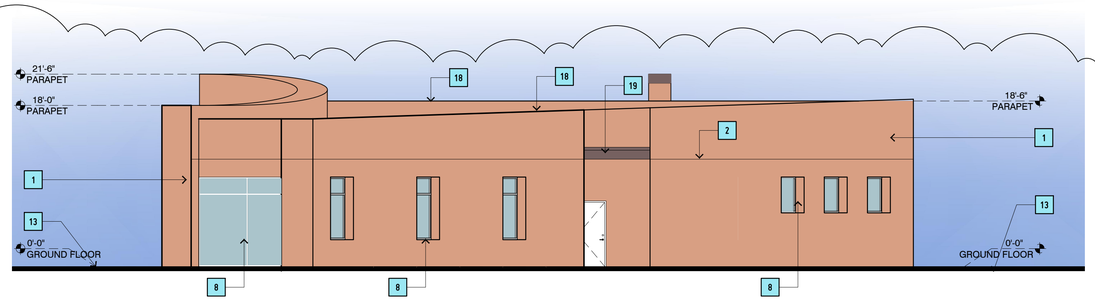
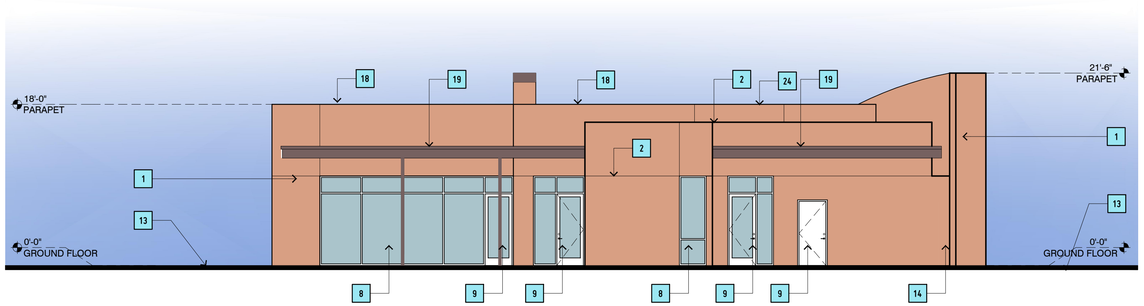


4 | BLDG L EAST ELEVATION

AL_201

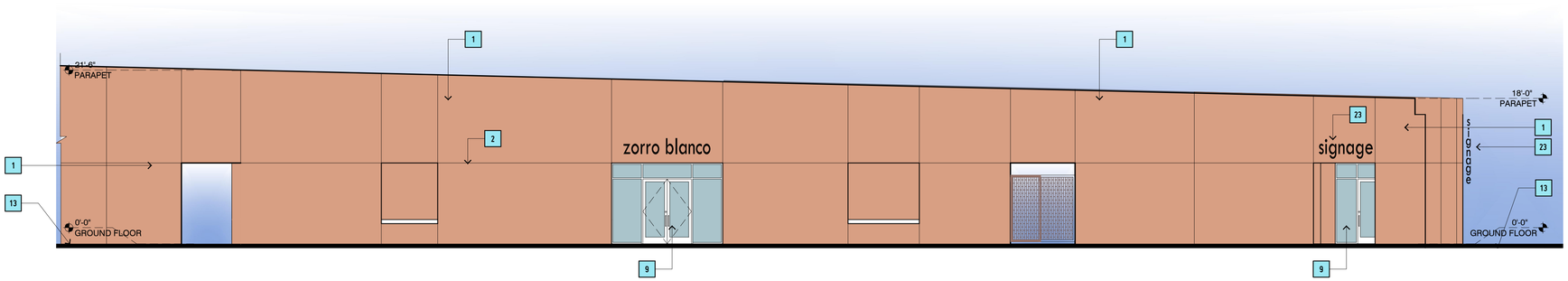
SCALE : 1/8" = 1'-0"



3 | BLDG L NORTH ELEVATION

AL_201

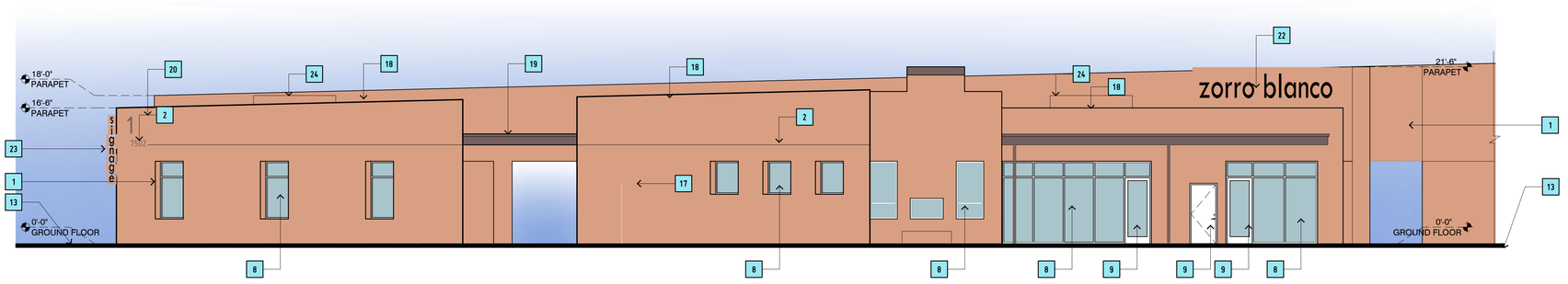
SCALE : 1/8" = 1'-0"



2 | BLDG L WEST ELEVATION

AL_201

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



1 | BLDG L EAST ELEVATION

AL_201

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

0 8' 16'

1/8"=1'-0"

FILENAME: D:\0projects\2404-PLAZA CENTRAL\3_CAD\04_ARCHITECTURE\001_SHEETS\2404_AL201.dwg

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SHEET TITLE:

BLDG TYPE L EXTERIOR ELEVATIONS

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KEY PLAN



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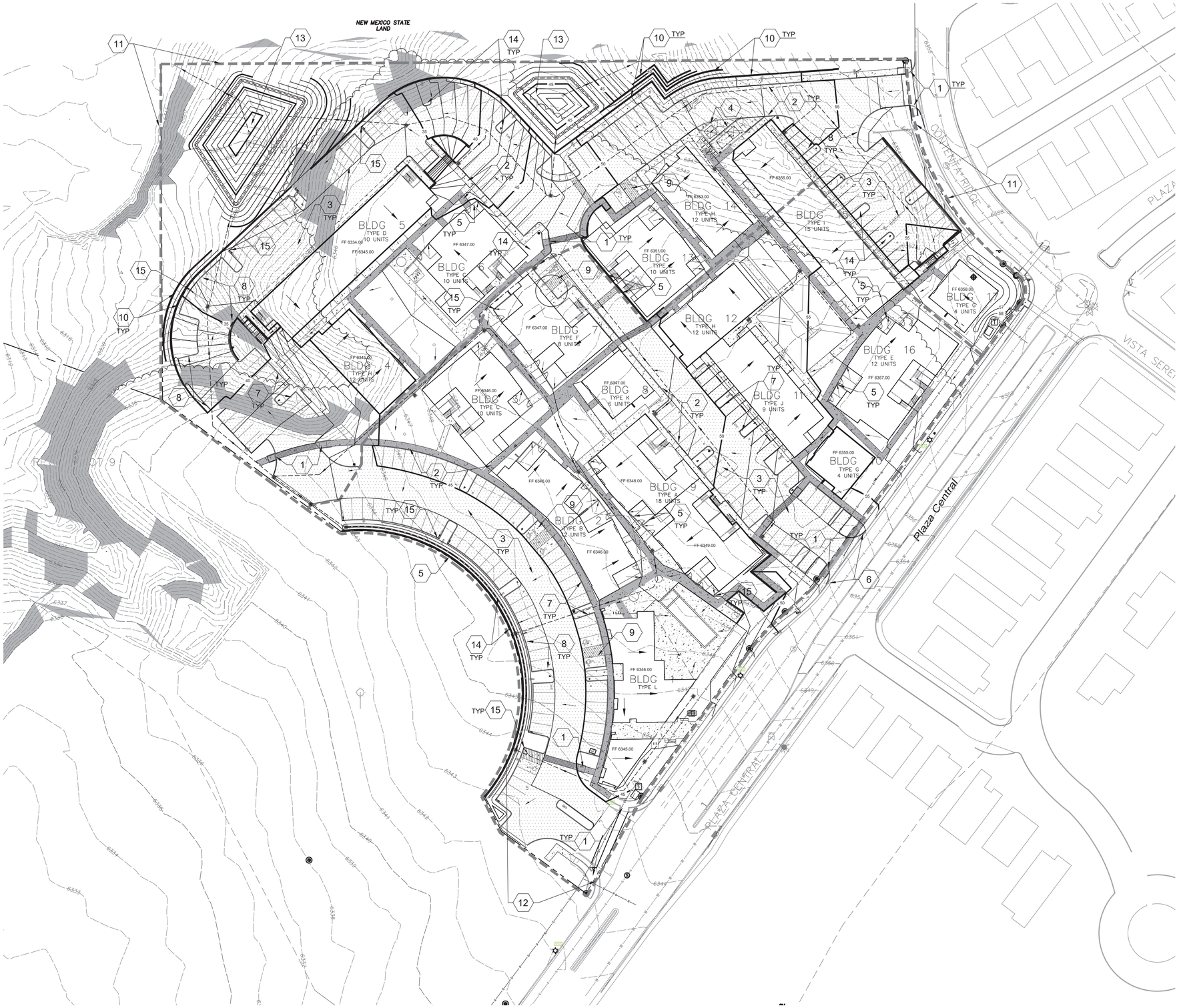

1 CIVIL SITE PLAN
Scale: 1" = 40'

KEYED NOTES (X)

1. NEW ACCESSIBLE RAMP. IF APPLICABLE, REPAIR/REPLACE EXISTING SIDEWALK AS REQUIRED FOR NEW CONSTRUCTION. SEE DETAILS C-506.
2. NEW CONCRETE SIDEWALK. SEE DETAIL 7/C-501.
3. NEW ASPHALT DRIVE LANE/PARKING AREA. SEE DETAIL 6/C-501.
4. NEW DUMPSTER/COMPACTOR ENCLOSURE. SEE DETAIL 8/C-501 FOR WALLS AND BOLLARDS.
5. NEW SITE YARD WALL. SEE DETAIL 11/C-501 & ARCH. SHEETS.
6. NEW CURB CUT IN EXISTING CURB FOR NEW ENTRANCE.
7. NEW STANDING CURB. SEE DETAIL 9/C-501.
8. NEW CURB AND GUTTER. SEE DETAIL 10/501.
9. NEW ACCESSIBLE PARKING SPACES. SEE DETAILS 2, 3, & 4/C-501.
10. SITE RETAINING WALLS PER CITY OF SANTA FE LAND USE CODE 14-8.5(B). WALL SHALL NOT EXCEED 6 FEET IN HEIGHT, AND TERRACED WALLS SEPARATION WILL EQUAL TO THE HEIGHT OF THE HIGHER WALL. SEE DETAIL 3/C-502.
11. DRAINAGE BASIN "A". SEE RUNOFF CALCULATIONS SHEET C-101A.
12. DRAINAGE BASIN "B". SEE RUNOFF CALCULATIONS SHEET C-101B.
13. NEW PONDING AREA WITH OVERFLOW STRUCTURE AND WATER DEPTH GAUGE. SEE SHEET C-101A & DETAIL 1&2/C-502.
14. DEPRESS ALL LANDSCAPE AREAS 3" FOR RAINWATER STORAGE/RECOVERY.
15. WALL/CURB OPENING OR PARKING AREA INLET FOR DRAINAGE. SEE DETAILS 1/C-501.

1 DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER OR QUALIFIED PERSON AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).

B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.

C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.

D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.

E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

GUNNISON'S PRAIRIE DOG NOTE

THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISION'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8.12).

LEGEND

- EXISTING CONCRETE SIDEWALK
- NEW CONCRETE SIDEWALK
- NEW ASPHALT DRIVE
- NEW ADA PATH
- EXISTING BUILDING
- NEW BUILDING
- FF — FINISH FLOOR ELEVATION
- EXISTING SANITARY SEWER MANHOLE
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING UTILITY POLE
- EXISTING FENCE LINE
- EXISTING WALL
- NEW WALL
- NEW DRAINAGE INLET
- > 30% NATURAL SLOPE

20 0 20 40 80
1" = 40'

ABQ Engineering
Civil ▪ Structural ▪ Mechanical ▪ Plumbing ▪ Electrical
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tele: 505.255.7802 Proj. No.: 24-025 www.abqeng.com

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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 D. HAZELEGANTZ 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

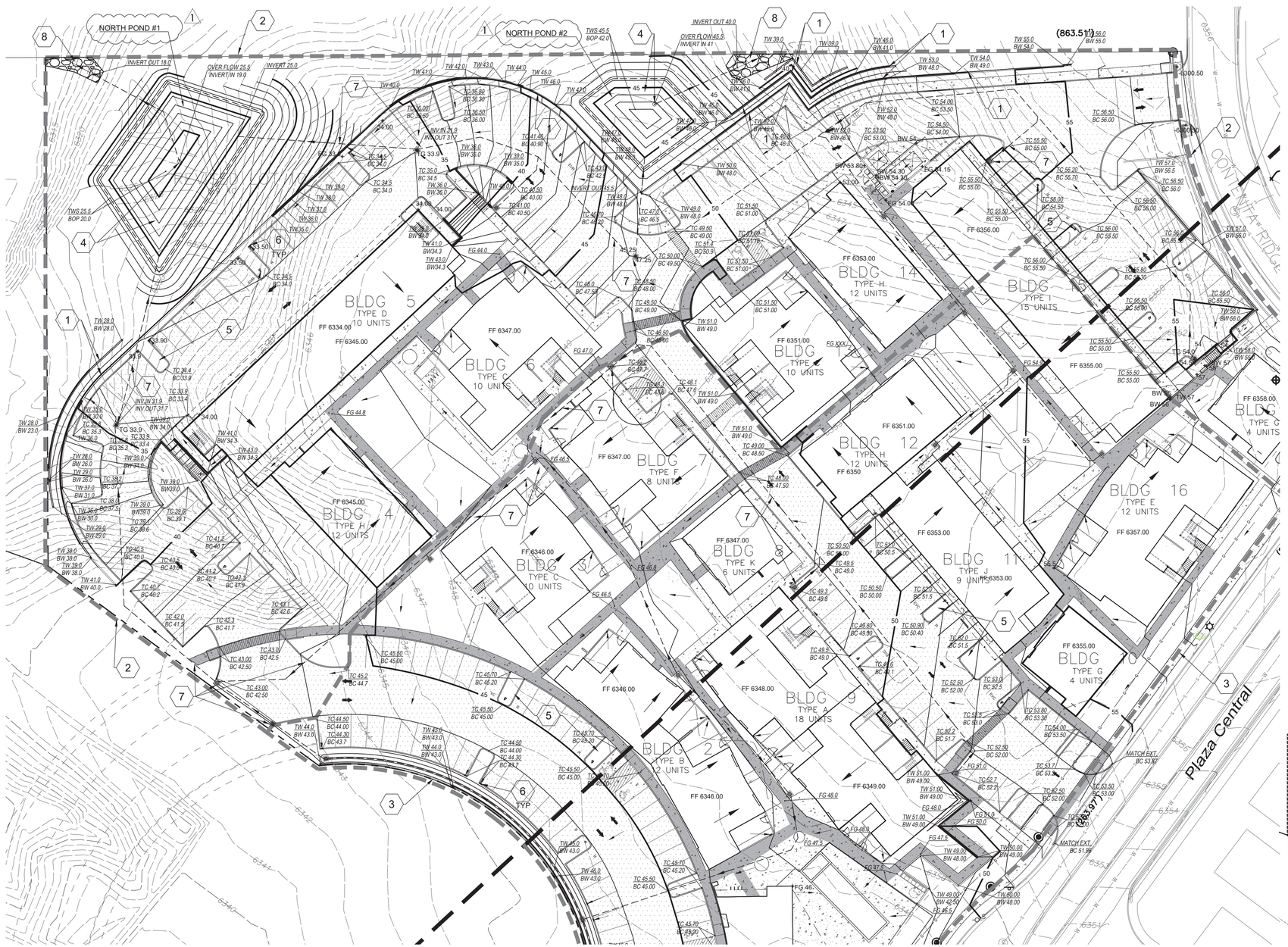
DRAINAGE NARRATIVE

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

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.
8. RIP-RAP EROSION CONTROL AT PONDING OVERFLOW PIPE.

RUNOFF CALCULATIONS

PLAZA CENTRAL APARTMENTS
BASIN A Runoff Calculations - 100 year, 24 hour Storm Event

UNDEVELOPED RUNOFF

DRAINAGE AREA	A =	3.451	ac
RUNOFF CURVE NUMBER	CN =	80	
TIME OF CONCENTRATION	Tc =	0.05	hr
CHANNEL-LOSS FACTOR	c/f =	1.00	(TABLE 2-3)
NORMAL ANNUAL PRECIPITATION	Pa=	16	in (Exh 2-3)
AVERAGE ANNUAL TEMPERATURE	Ta =	50	oF (Exh 2-4)
UNIT DISCHARGE	cfs/ac-in =	2.3	(FIG 2-4)
RECURRENCE INTERVAL (FREQUENCY):		100	yr
RAINFALL, 24 HR: (in)		3.4	in (Exhibit 2-2)
DIRECT RUNOFF: Q (in)		1.66	in
NET RUNOFF: Qn (in)		1.56	in (Q)(CLF)
PEAK DISCHARGE: (cfs)		12.36	cfs (A)(Qn)(cfs/ac-in)
VOLUME OF RUNOFF: (ac-ft)		0.448	ac-ft (Qn)(A)/12

Soil and Hydrologic Tabel 2-2 or Fig. 2-1)	HG	Soil Description Cover Description	CN (3)	Area (% or Area) (4)		Product (3)x(4) (5)
Agua Fria - Paraje Complex	C	WESTERN DESERT-URBAN AREA	85	1.173	34.0%	99.73
Golondrina-Paraje complex	B	WESTERN DESERT-URBAN AREA	77	2.278	66.0%	175.38
		Totals		3.451		275.11
		CN (weighted) = tal (5) / tal(4 3.451		275.11		79.72
					USE	80

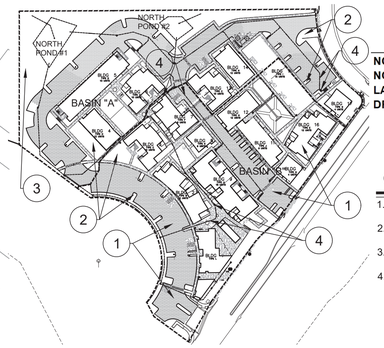
DEVELOPED RUNOFF

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%	193.95
LANDSCAPED AREA	B	NATURAL DESSERT LS	77	0.390	11.3%	30.03
		Totals		3.451		315.59
		CN (weighted) = tal (5) / tal(4 3.451		315.59		91.45
					USE	91

TOTAL CHAGE IN DISCHARGE 7.06 cfs

TOTAL CHANGE IN VOLUME 0.26 ac-ft 83323 gal 11139 ft^3



BASIN	PONDING PROVIDED ft^3	PONDING REQUIERED ft^3	POND DEPTH ft
NORTH POND #1	14025		5.5
NORTH POND #2	5500		4.5
LANDSCAPING	4750		
DRAINAGE PIPE	2202		
TOTAL	26477	26387	

COVER NOTES

1. IMPERVIOUS - ROOF TOPS, SIDEWALKS & ASPHALT
2. LANDSCAPING - NATURAL DESERT LS
3. NATURAL - WESTERN DESERT
4. DRAINAGE STRUCTURES - INLET AND CMP PIPES. SEE STORM DRAIN SYSTEM SCHEDULE THIS SHEET.

2 BASIN AND COVER MAP

Scale: NONE

0 20 40 80
1" = 30'

ABQ Engineering
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

JAMES CRAIG HAGELGANTZ NEW MEXICO 15559 PROFESSIONAL ENGINEER
05/12/25

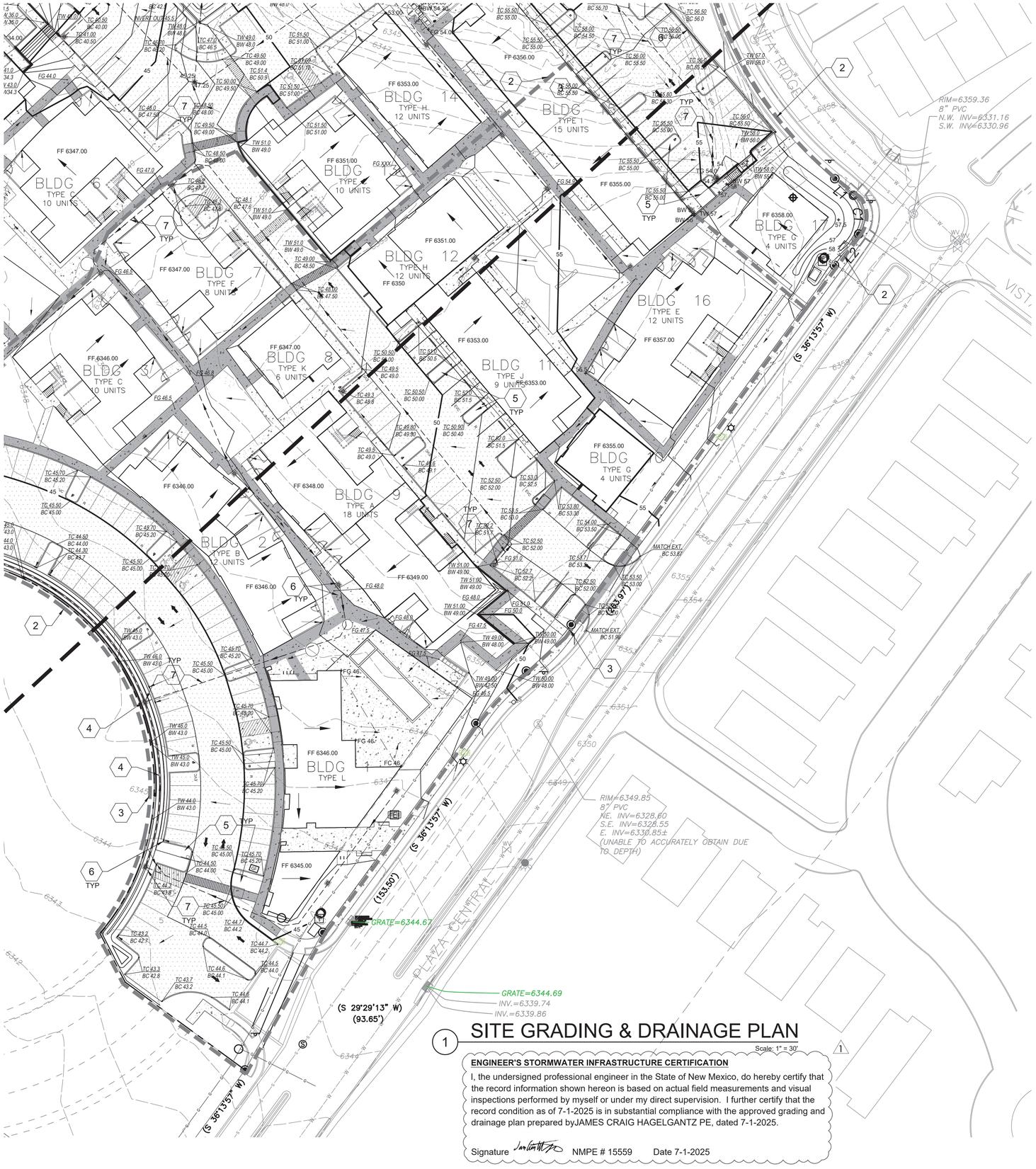
DATE: 12 MAY 2025
REVISION: 1 COSF(COMMENTS)7/2/25

SHEET TITLE:
Grading & Drainage Plan Enlarged

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

THOMAS GIFFORD ARCHITECT
ARCHITECTURE + URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.3998 email TOM@THOMASGIFFORD.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
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. 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'

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

JAMES CRAIG HAGELGANTZ NEW MEXICO 15559 PROFESSIONAL ENGINEER 05/12/25

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

SHEET TITLE:
Grading & Drainage Plan Enlarged

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

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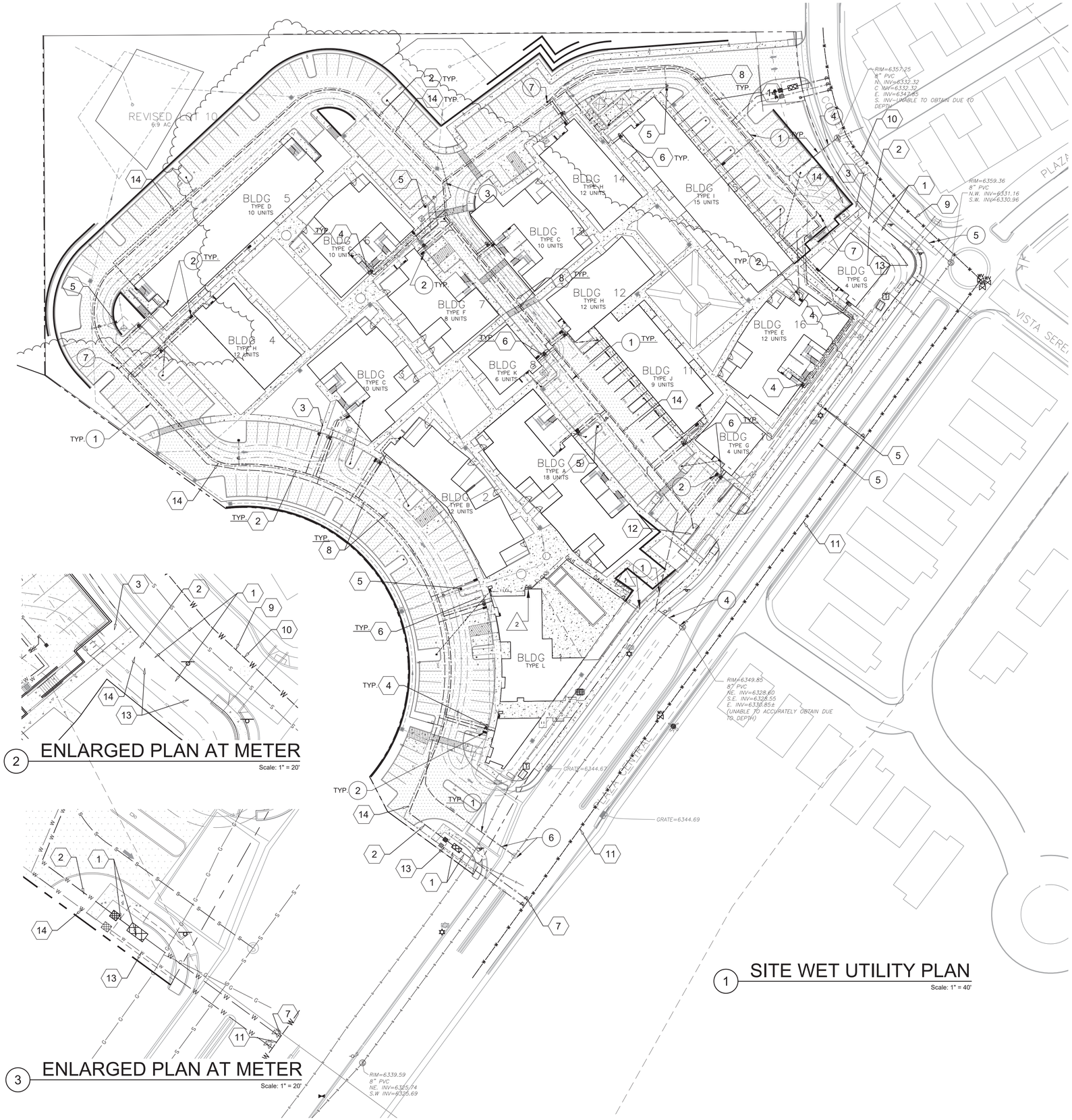

1 SITE WET UTILITY PLAN
Scale: 1" = 40'

2 ENLARGED PLAN AT METER
Scale: 1" = 20'

3 ENLARGED PLAN AT METER
Scale: 1" = 20'

GENERAL NOTES

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

B. TELEPHONE AND CABLE SERVICE TO BE COORDINATED BY GENERAL CONTRACTOR WITH LOCAL UTILITY PROVIDERS.

C. SEE LANDSCAPE PLAN FOR DETAILS OF IRRIGATION SYSTEM.

D. ALL 6-INCH SEWER SERVICE PIPES OR 4-INCH SEWER SERVICES PIPES SHALL HAVE CLEANOUTS AT CHANGE OF PIPE DIRECTION AND FOR EVERY 100 FEET OF PIPE LENGTH

SAS KEYED NOTES

1. [illegible]
2. [illegible]
3. NEW (PRIVATE) SANITARY SEWER MANHOLE. NO SANTA FE LOGO ON PRIVATE SEWER LIDS. ALL SEWER LIDS SHALL BE LABELED PRIVATE SEWER
4. [illegible]
5. [illegible]
6. [illegible]
7. NEW (PRIVATE) MAIN SEWER LINE CLEANOUT (TRAFFIC RATED).

WATER KEYED NOTES

1. NEW (PUBLIC) 6" DIA. D.I.P WATER SERVICE LINE TO VAULT WITH 4" MASTER METER. VAULT AND MAIN LINE WILL BE IN WITHIN NEW (PUBLIC) EASEMENTS TO EXISTING PUBLIC R.O.W. PER CoSFW CONSTRUCTION DETAIL 19. USE 6"X4" REDUCER UPSTREAM AND DOWN STREAM OF METER.
2. NEW (PRIVATE) 6" DIA. (AWWA C900) MAIN WATER LINE (DOMESTIC).
3. INSTALL (PUBLIC) 1 1/2" DIA. COPPER (TYPE K) IRRIGATION WATER SERVICE LINE & 1 1/2" WATER METER PER COSFW CONSTRUCTION DETAIL 04. (BASED ON IRRIGATION DEMAND OF 30 GPM MAX. & ONLY ONE ZONE OF X RUNNING AT A TIME). NEW CONNECTION TO EXISTING 8" PVC WATER LINE. INSTALL 8"X1 1/2" TAPPING SADDLE, 1 1/2" CORP STOP AND RESTRAIN.
4. NEW (PRIVATE) 4" DIA. PVC FIRE SERVICE LINE TO BUILDING, WITH 8" MJ X 4" FLG. TEE AT MAIN, 4" VALVE, BACK FLOW PREVENTER IN HOTBOX & DETECTOR METER ASSEMBLY.
5. NEW (PRIVATE) FIRE HYDRANT. INSTALL 8"X6" TAPPING SLEEVE (FULL CIRCLE STAINLESS STEEL), 6" DIA. TAPPING GATE VALVE AND RESTRAIN. PER COSFW CONSTRUCTION DETAIL 07.
6. NEW SITE REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER SEE GENERAL NOTE D.
7. NEW (PUBLIC) 8" DIA. D.I.P MAIN WATER LINE (FIRE) CONNECTION TO EXISTING 10" WATER LINE W/ 10"X8" TAPPING SLEEVE, 8" GATE VALVE FLGXMJ (CoSFW DETAIL 08) BOX AND RESTRAIN. PER COSFW CONSTRUCTION DETAIL 32. SEE KEYNOTE 14.
8. NEW (PUBLIC) 8" DIA. DIP MAIN WATER LINE (FIRE) CONNECTION TO EXISTING 8" WATER LINE W/ 8X8" TAPPING SLEEVE, 8" GATE VALVE FLGXMJ (COSFW DETAIL 08) BOX AND RESTRAIN. PER COSFW CONSTRUCTION DETAIL 32.
9. NEW (PUBLIC) 6" D.I.P WATER LINE (DOMESTIC) CONNECTION TO EXISTING 8" PVC WATER LINE. INSTALL 8"X8"X6" TAPPING SLEEVE, 6" GATE VALVE BOX (CoSFW DETAIL 08) AND RESTRAIN.
10. EXISTING 8" DIA. PVC WATER LINE.
11. EXISTING 10" DIA. PVC WATER LINE.
12. NEW FLUSH HYDRANT / VALVE (PRIVATE) TO BE INSTALLED PER CoSFW DETAIL 11.
13. NEW (PUBLIC) 8" DIA. D.I.P. FIRE WATER SERVICE LINE TO NEW SITE REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER / 5' MIN. SPACING FROM RPPBP TO METER \ PER COSFW DETAIL 32

GAS KEYED NOTES

1. NEW NATURAL GAS LINE (2" DIA - 2 PSI) PER GAS UTILITY COMPANY. COORDINATE WITH GAS UTILITY COMPANY FOR CONNECTION TO EXISTING SUPPLY MAIN.
2. NEW GAS VALVE, METER AND REGULATOR.

CURVILINEAR SAS LINES			
SAS LINE	ARCH LENGTH (FT)	RADIUS (FT)	SLOPE MIN.
CS1	41.65	163.94	2.0%
CS2	317.00	166.00	2.0%
CS3	23.50	54.45	2.0%

LEGEND

- EXISTING CONCRETE SIDEWALK
- NEW CONCRETE SIDEWALK
- EXISTING BUILDING
- NEW BUILDING
- FF — FINISH FLOOR ELEVATION
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- NEW SANITARY SEWER LINE
- NEW SANITARY SEWER CLEANOUTS
- EXISTING STORM DRAIN STRUCTURE
- TOP OF PONDING AREA
- NEW FIRE HYDRANT
- NEW GATE VALVE
- NEW WATERLINE
- NEW WATER METER
- EXISTING FENCE LINE
- NEW SANITARY SEWER MANHOLE
- NEW ACCESS AND UTILITY EASMENT
- NEW SANITARY SEWER LINE CLEANOUT

20 0 20 40 80
1" = 40'

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Jim Wilkinson NEW MEXICO 15558 REGISTERED PROFESSIONAL ENGINEER 05/12/25

DATE: 12 MAY 2025
REVISION: X

SHEET TITLE:
Site Wet Utilities Plan

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

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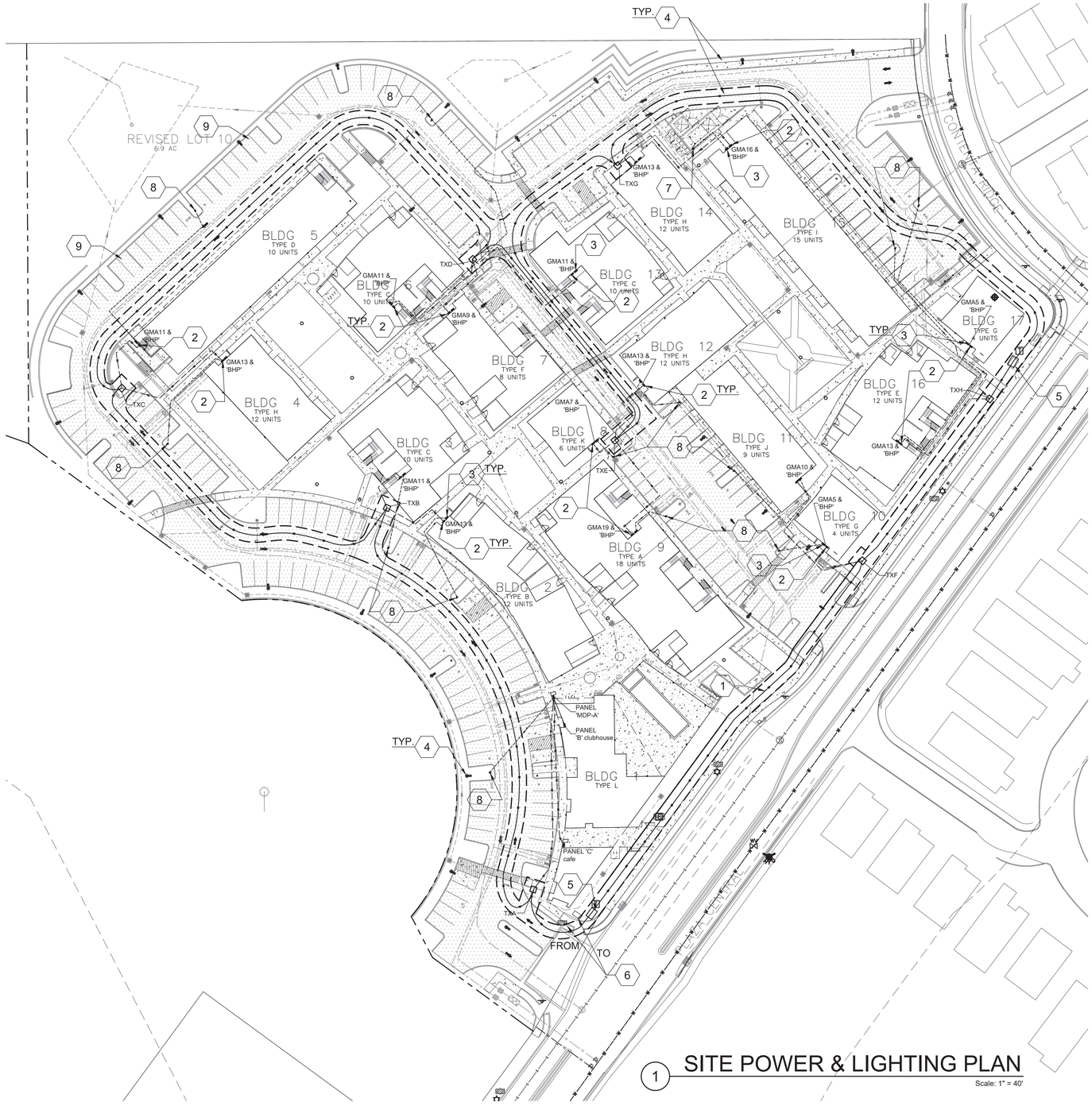
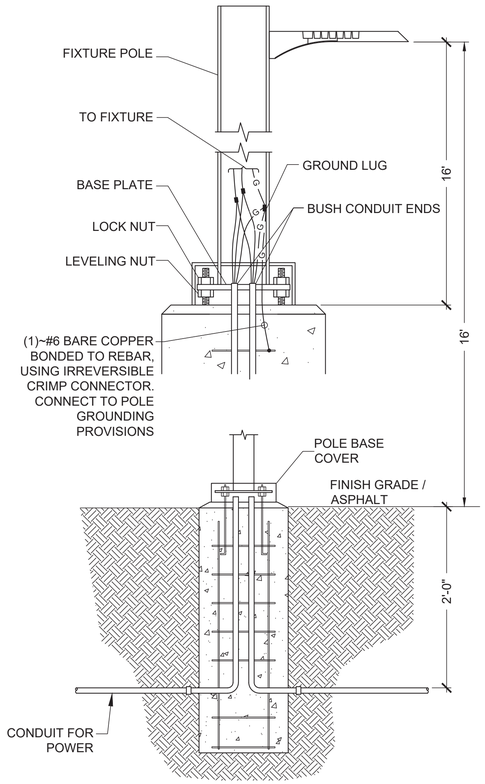
C-102

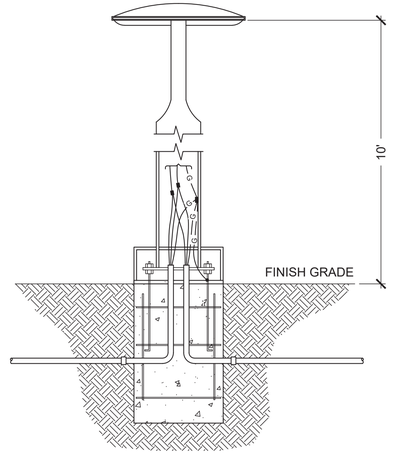


1 SITE POWER & LIGHTING PLAN
Scale: 1" = 40'



FOR POLE BASE CONSTRUCTION, REFER TO SITE / ARCHITECT / CIVIL / STRUCTURAL

2 SITE LIGHT - TYPE S, S1
Scale: NTS



NOTE : ALL NOTES FROM DETAIL 2 APPLY TO THIS DETAIL, U.N.O.

3 SITE LIGHT - TYPE PATH, PATH A
Scale: NTS

SERVICE TRANSFORMER TABLE						
Primary Service Voltage: 12470/3ph					120/208V	3-Phase
Xfmr label	Bldgs. Fed	Connected VA	Demand VA per NEC 220.84	Demand kVA	Demand Amps	Assumed Xfmr size
TXA	Clubhouse, pool, café	128660	139078	139	386	200
TXB	2, 3	563,376	202,815	203	563	225
TXC	4, 5	563,376	202,815	203	563	225
TXD	6, 7, 13	717,024	236,618	237	657	250
TXE	8, 9, 12	921,888	276,566	277	768	300
TXF	10, 11	332,904	116,516	117	323	150
TXG	14, 15	691,416	235,081	235	653	250
TXH	16, 17	409,728	159,794	160	444	175
		VA	VA		Amps	
TOTAL DEMAND Three-Phase Loads:		4,328,372	1,569,284		4,356	

LEGEND

- EXISTING CONCRETE SIDEWALK
- NEW CONCRETE SIDEWALK
- EXISTING BUILDING
- NEW BUILDING
- FINISH FLOOR ELEVATION
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC LINE
- NEW ELECTRIC LINE
- NEW SITE LIGHT - TYPE A
- NEW SITE LIGHT - TYPE B
- NEW SITE LIGHT - TYPE C

20 0 20 40 80
1" = 40'

GENERAL NOTES

A. ALL WORK SHALL BE PER P.N.M. STANDARDS AND COORDINATED W / ENGINEER.

B. PROVIDE ARC FLASH LABEL CLEARLY VISIBLE ON EQUIPMENT PER LATEST EDITION OF N.E.C., ARTICLE 110.16.

C. CONTRACTOR SHALL VERIFY WIRE SIZES SHOWN PROVIDE MAXIMUM VOLTAGE DROP PER N.E.C.

KEYED NOTES

1. UNDERGROUND POWER LINES EXTENDED FROM EXISTING VAULT TO NEW SITE TRANSFORMERS VIA PULLBOXES. G.C. TO COORDINATE WITH P.N.M.
2. GANGABLE / MODULAR ASSEMBLY WITH QUANTITY OF METERS / MAINS REQUIRED PER BUILDING, INCLUDING HOUSE PANEL.
3. BUILDING HOUSE PANEL 'BHP'.
4. EXTEND SITE LIGHTING BRANCH CIRCUITS THRU EXTERIOR LIGHTING CONTROL AT RESPECTIVE BUILDING WITH DUSK-ON / DAWN-OFF CONTROL.
5. UTILITY POWER PULLBOX / VAULT. FIELD VERIFY.
6. RELOCATE EXISTING LIGHTING PULLBOX.
7. DISCONNECT FOR TRASH COMPACTOR.
8. ELECTRIC VEHICLE CHARGING STATION. CONNECT TO NEAREST BUILDING HOUSE PANEL 'BHP', CIRCUITS BHP-1,3 [40amp-208/240V,1P). WIRE SHALL BE SIZED FOR VOLTAGE DROP, < = 3%. (13 STATIONS PROPOSED AND 37 FUTURE CAPABLE SEE HOUSE PANEL SCHEDULE S-702)
9. UNDER CANOPY LIGHTING FOOTCANDLE LEVELS SHALL MATCH VALUES AS SHOWN ON CURRENT PHOTOMETRIC PLAN. RE : C-104.

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

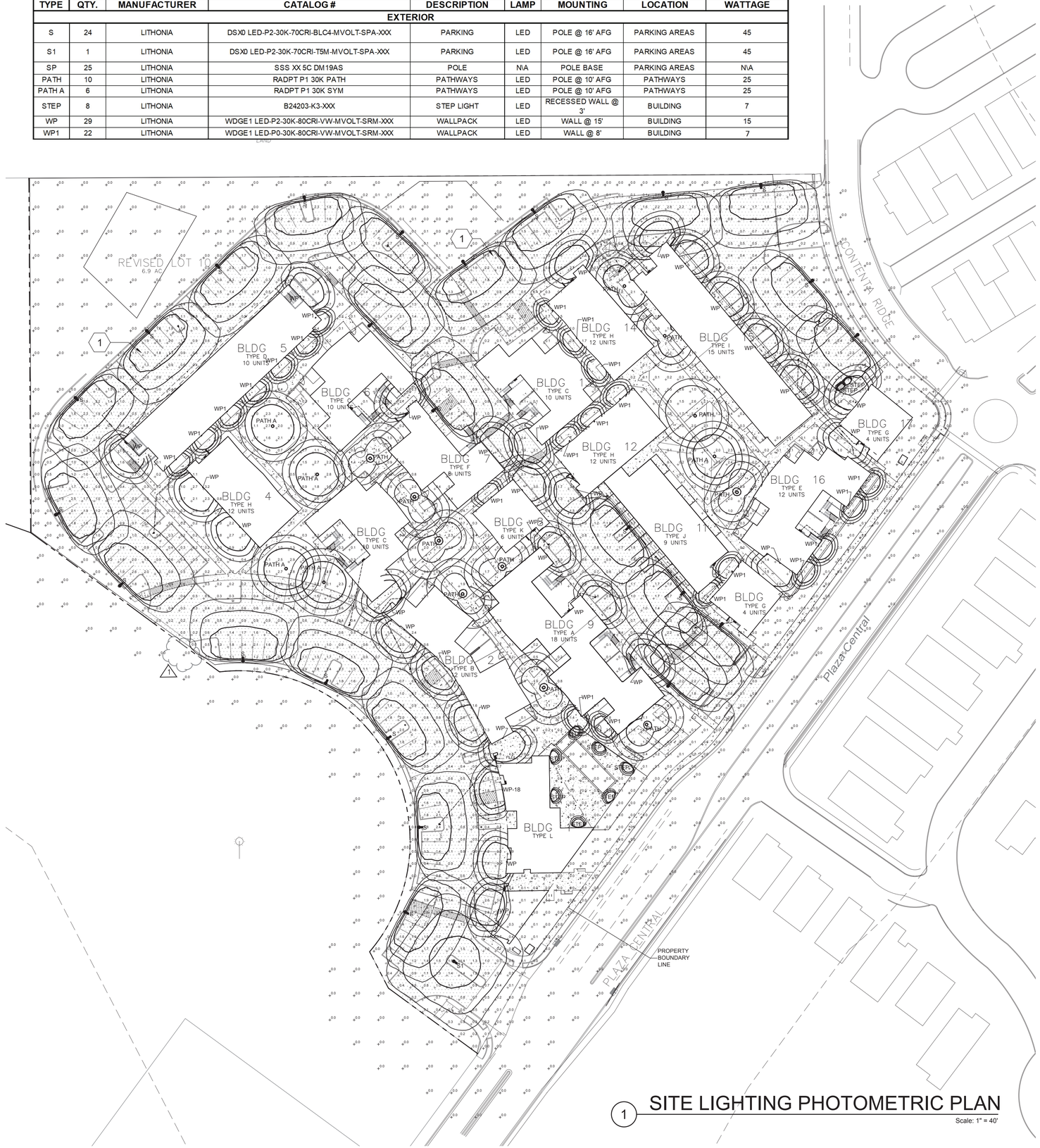
DATE: 12 MAY 2025
REVISION:

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



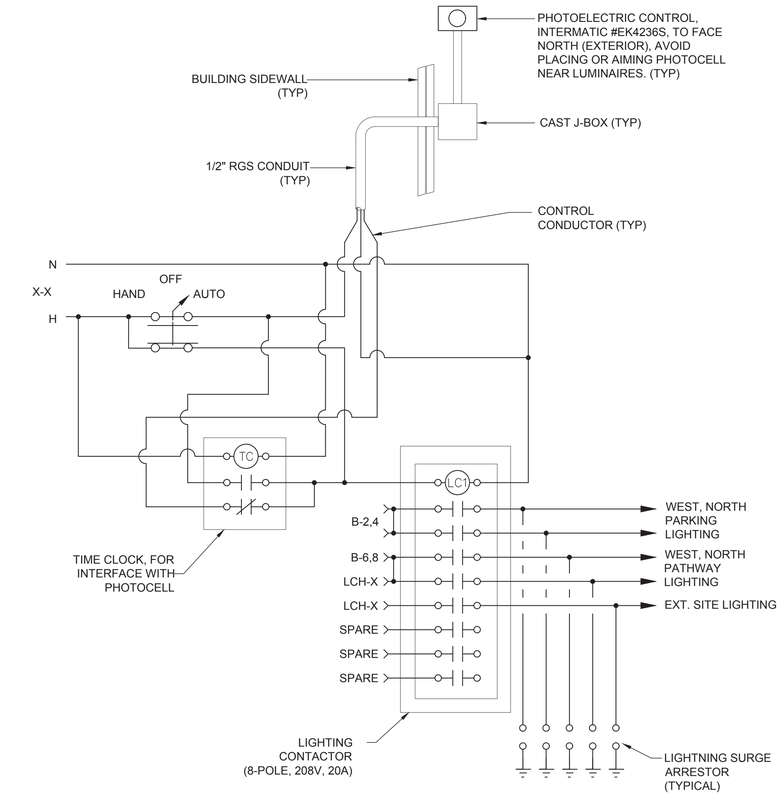
HORZ. FOOTCANDLES AT GRADE

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

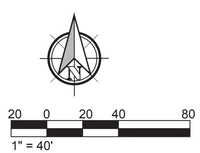
DATE: 12 MAY 2025
REVISION:

SHEET TITLE:
Site Lighting Photometric Plan



NOTE : MOUNT CONTROLS IN NEMA 3R, LOCKABLE ENCLOSURE. LOCATE ADJACENT TO BUILDING HOUSE PANEL, TYPICAL.

2 LIGHTING CONTROL DIAGRAM



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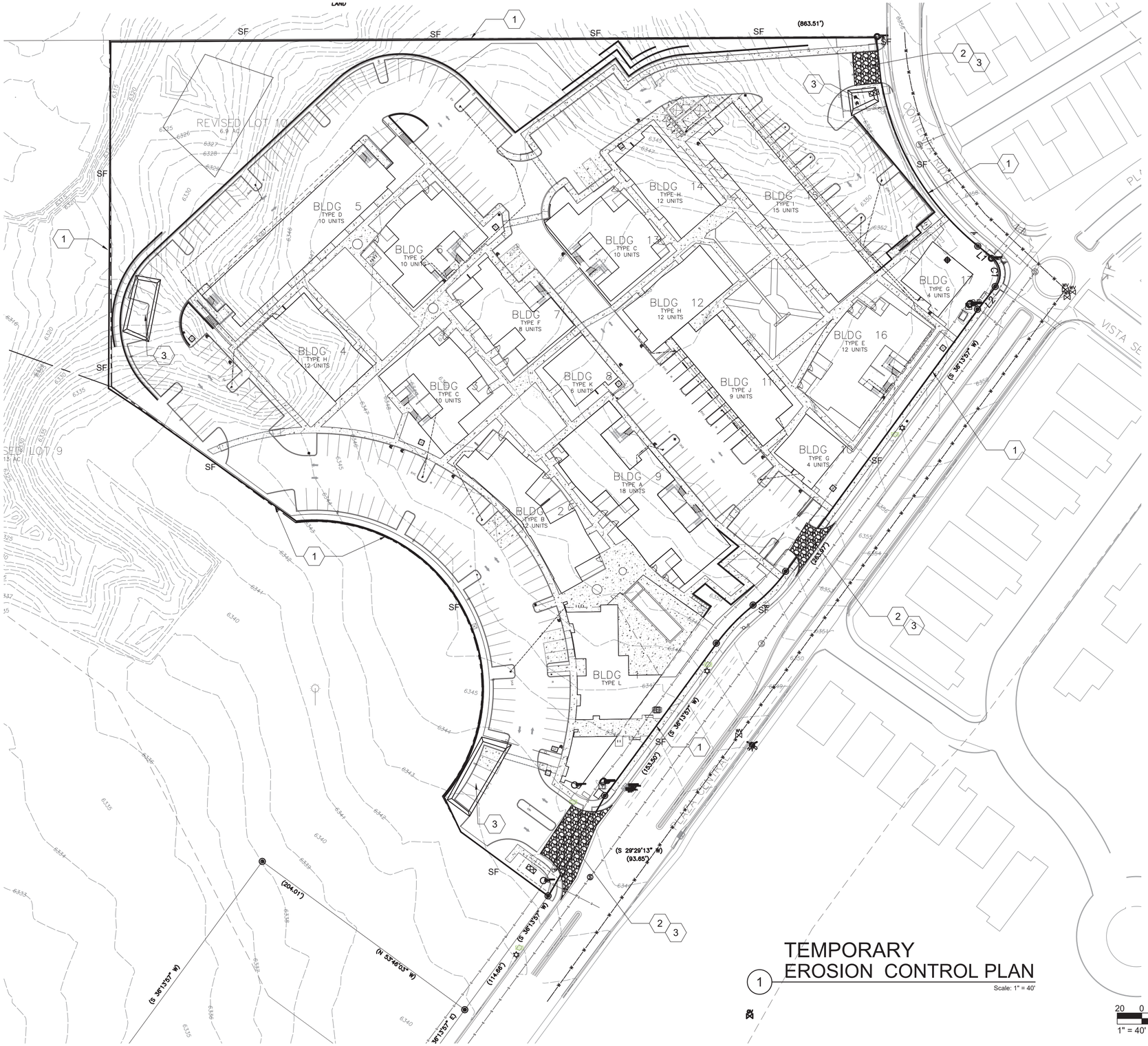
C-104



TEMPORARY EROSION CONTROL PLAN

1 Scale: 1" = 40'

20 0 20 40 80

1" = 40'

MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

1. DISTURBED AREAS, STABILIZATION AND CONTROL MEASURES SHALL BE INSPECTED AS REQUIRED AND AT LEAST ONCE EVERY TWO WEEKS, AND WITHIN 24 HOURS OR THE NEXT WORKING OF THE END OF A STORM EVENT. IF A PORTION OF THE SITE HAS BEEN FINALLY OR TEMPORARILY STABILIZED, AND RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS, OR DURING SEASONAL ARID PERIODS, INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
2. THE CITY OR IT'S AUTHORIZED AGENT MAY ENTER UPON THE PROPERTY, AT REASONABLE TIMES. ALL STORM WATER FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR.
3. THE STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED.
4. TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.
5. IF AFTER NOTICE BY THE CITY TO CORRECT A VIOLATION REQUIRING MAINTENANCE WORK, SATISFACTORY CORRECTIONS ARE NOT MADE WITHIN A REASONABLE PERIOD OF TIME, THE CITY MAY PERFORM ALL NECESSARY WORK TO PLACE THE FACILITY IN PROPER WORKING CONDITION. THE OWNER(S) OR RESPONSIBLE PARTY OF THE FACILITY SHALL BE ASSESSED THE ASSOCIATED COSTS OF THE WORK.

BEST MANAGEMENT PRACTICES - NOTES

1. DISTURBED AREAS SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION BY MEANS ADEQUATE TO RETAIN SOIL ON SITE.
2. EXCEPT AS NECESSARY TO INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES, LAND SHALL NOT BE GRADED OR CLEARED UNTIL ALL SUCH TEMPORARY DEVICES HAVE BEEN PROPERLY INSTALLED AND INSPECTED. CONTROL DEVICES SHALL BE KEPT IN PLACE AN USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. SIGNIFICANT TREES, AREAS WITH SUBSTANTIAL GRASS COVERAGE AND DRAINAGE WAYS THAT ARE TO REMAIN UNDISTURBED SHALL BE FENCED OFF PRIOR TO THE USE OF ANY HEAVY MACHINERY ON-SITE AND DURING THE ENTIRE CONSTRUCTION PROCESS. FENCING SHALL BE PLACED FIVE FEET TO THE OUTSIDE OF THE DRIP LINE OF SIGNIFICANT TREES. THERE ARE NO SIGNIFICANT TREES ON THIS PROJECT.
4. SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION THROUGHOUT CONSTRUCTION BY USING APPROPRIATE EROSION CONTROL TECHNIQUES. STAGING AND SOIL STOCKPILE AREAS SHALL BE CLEARLY DESIGN ON THE SITE. ALL TOPSOIL SHALL BE KEPT ON SITE, WITHIN THE DISTURBANCE ZONE OF CONSTRUCTION, AND REINTRODUCED INTO PLANTING AREAS TO THE EXTENT POSSIBLE. THERE ARE NO SOIL STOCKPILES ASSOCIATED WITH THIS PROJECT.
5. WATERING DOWN EXPOSED AREAS IS REQUIRED TO PREVENT THE BLOWING OF DUST OR SEDIMENT.
6. PROTECTION FOR STORM DRAIN INLETS SHALL BE PROVIDED TO PREVENT THE ENTRY OF SEDIMENT WHILE STILL ALLOWING THE ENTRY OF STORM WATER.
7. EROSION AND SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY WATERING AND/OR FIBER MULCH WITH TACKIFIER.
8. ALL CONSTRUCTION TRAFFIC SHALL USE TIRE WASHES.

KEYED NOTES (X)

1. TEMPORARY SILT FENCE. SEE DETAILS SHEET C-504 & C-505.
2. TEMPORARY CONSTRUCTION ENTRANCE WITH WASH RACK. SEE DETAILS SHEET C-504 & C-505.
3. TEMPORARY SEDIMENT TRAP AS REQUIRED.SEE DETAIL SHEET C-504 & C-505.

LEGEND

- EXISTING CONCRETE SIDEWALK
- NEW CONCRETE SIDEWALK
- EXISTING BUILDING
- NEW BUILDING
- FINISH FLOOR ELEVATION
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC LINE
- EPA APPROVED BMP. SEE SHEETS C-200 TO C-220
- DROP INLET PROTECTION SEE SHEETS C-200 TO C-220

JAMES CHRISTOPHER GIFFORD NEW MEXICO 15558 05/12/25

DATE: 12 MAY 2025
REVISION:

SHEET TITLE:
Temp. Erosion Controll Plan

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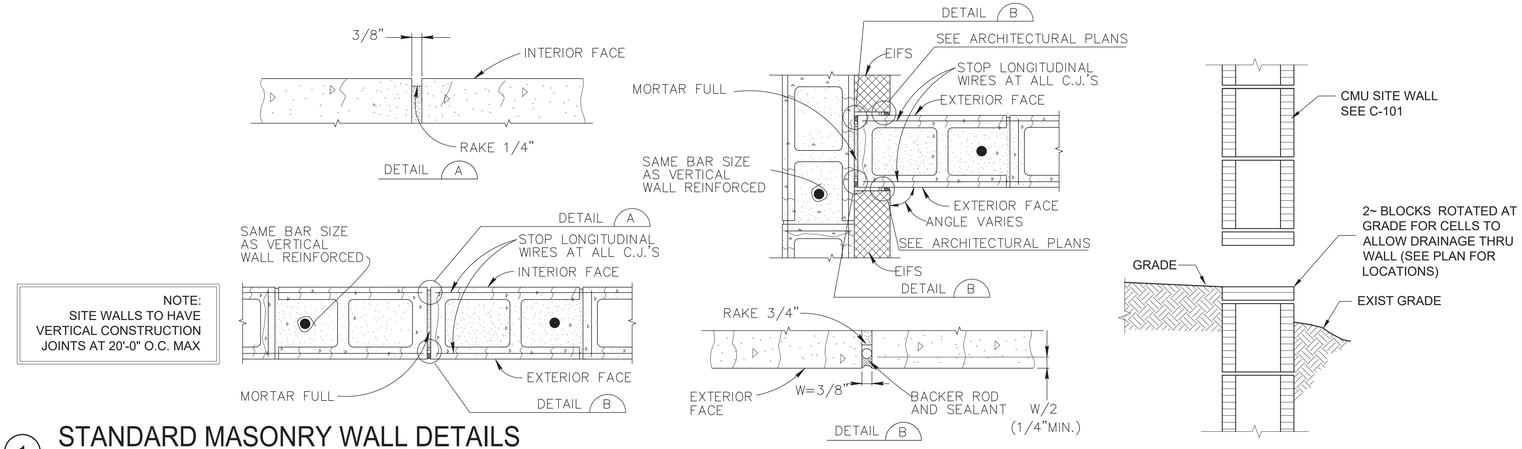
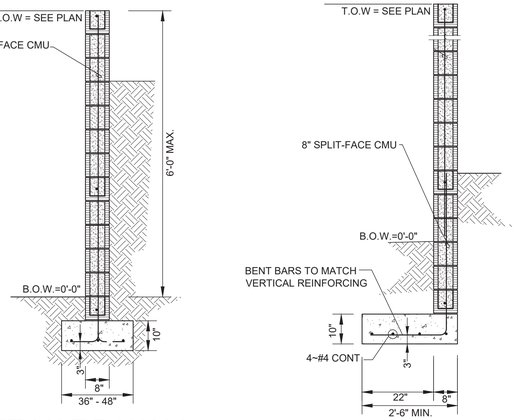
C-105



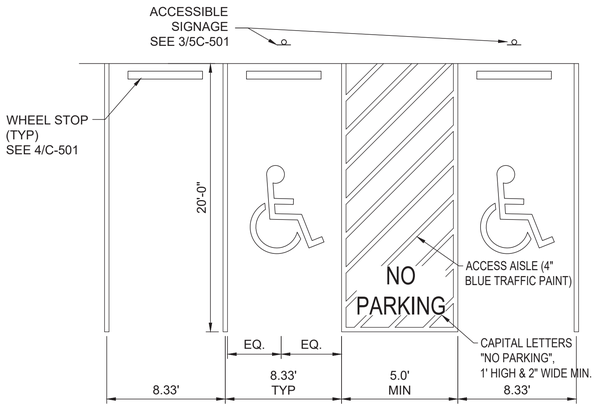
1 STANDARD MASONRY WALL DETAILS

NTS



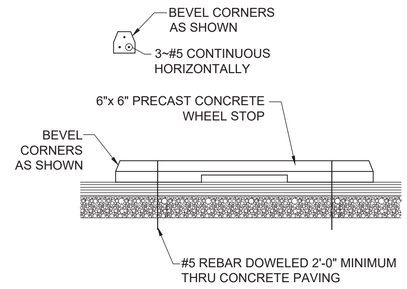
11 SITE YARD WALL

Scale: N.T.S



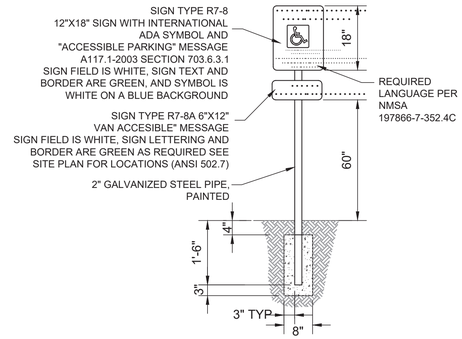
2 ACCESSIBLE PARKING LAYOUT PLAN

N.T.S.



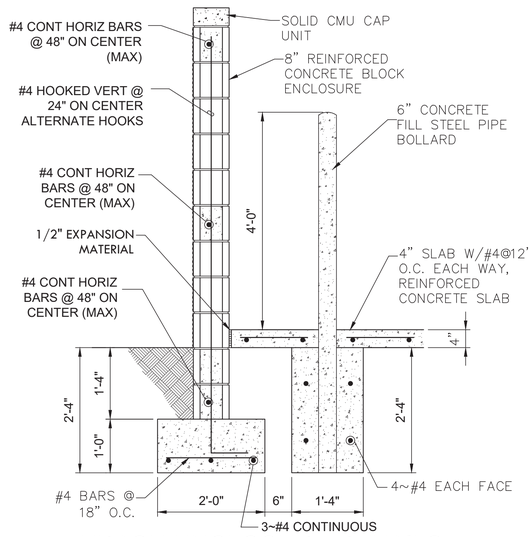
3 WHEEL STOP DETAIL

N.T.S.



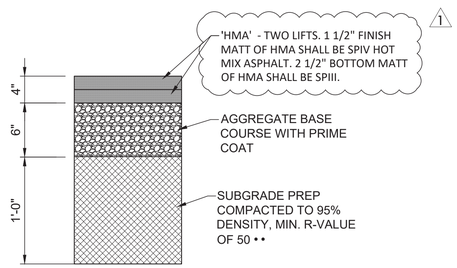
4 ACCESSIBLE PARKING SIGN

N.T.S.



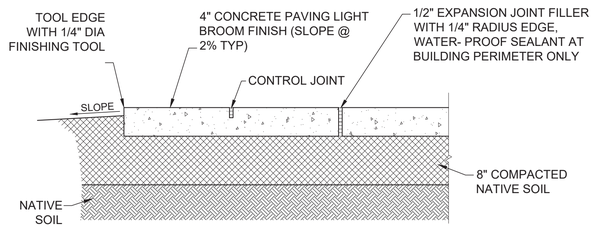
8 TRASH ENCLOSURE DETAILS

N.T.S.



6 PAVING SECTION

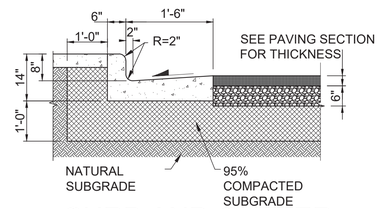
Scale: NTS



NOTE: PROVIDE TRANSVERSE CONTROL JOINTS AT INTERVALS NOT EXCEEDING 6'-0" ON CENTER, PROVIDE CENTERLINE CONTROL JOINTS IN SIDEWALK WIDER THAN 8'-0". SPACING OF CENTERLINE CONTROL JOINTS SHALL NOT EXCEED 6'-0" OR AS SHOWN ON PLANS. PROVIDE EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 30'-0" ON CENTER WHERE WALK DOES NOT ABUT CURB.

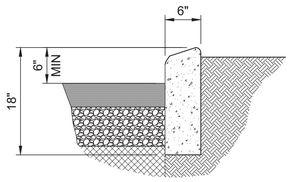
7 CONCRETE SECTION

Scale: NTS



10 CURB AND GUTTER

Scale: NTS



9 STANDING CURB

Scale: NTS

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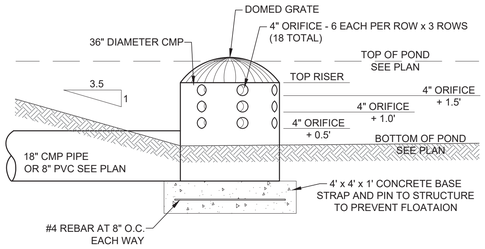
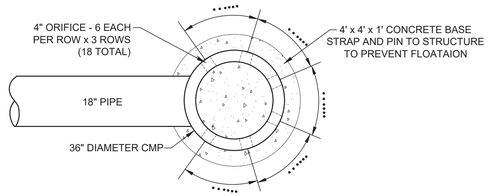
DATE: 12 MAY 2025
REVISION: 1 COSF(COMMENTS)7/2/25

SHEET TITLE:
Typical Civil Details

C-501



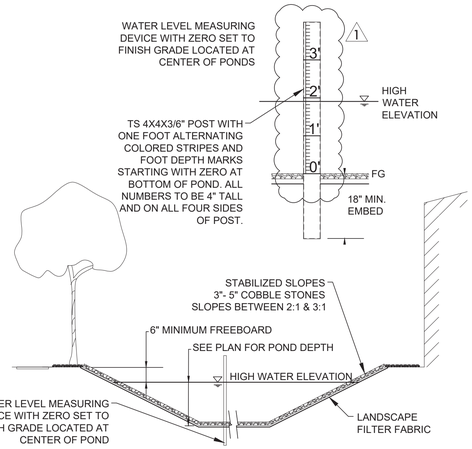
CONTROLLED INLET SIDE VIEW



CONTROLLED INLET TOP VIEW

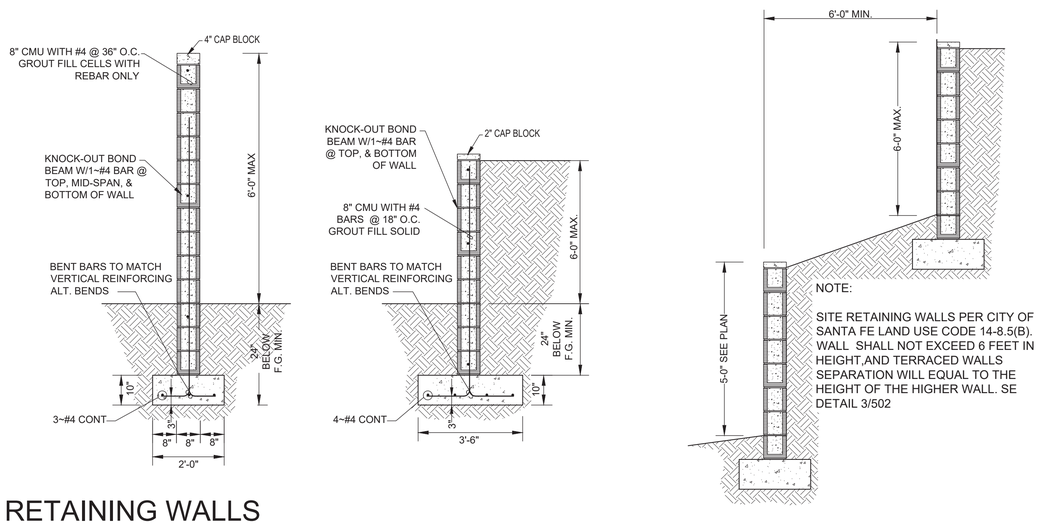
1 CONTROLLED INLET DETAIL

Scale: NTS



2 TYPICAL PONDING AREA SECTION

N.T.S.



NOTE:

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 3/502

3 SITE RETAINING WALLS

Scale: NTS

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

SHEET TITLE:
Typical Civil Detail

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

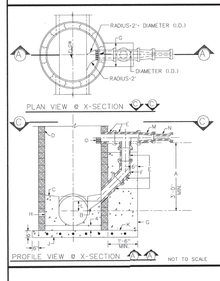
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.5898 email TOM@THOMASGIFFORD.COM • thomas gifford architect, llc 2023

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

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



CONSTRUCTION NOTES

A. 2'(ft) MINIMUM DISTANCE OF VERTICAL DROP. USE THIS 3'(FT) SHALLOW DROP DETAIL.

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 LATTER PORTION OF PIPE RUN, REFER TO GENERAL DETAIL FOR MANHOLE TYPES.

E. USE CL.III or V.C.P. CLASS 350 PIPE FOR 2'(ft) DROP. USE CL.IV or V.C.P. CLASS 4000 PIPE FOR DROPS OVER 2'(ft). REFER TO MANHOLE AND PIPE SIZE CHART FOR PIPE SIZE. (SEE NOTE 4 IMPORTANT)

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

G. CONCRETE ENCASEMENT EQUALS PIPE O.D. PLUS 8"(IN) MINIMUM THICKNESS.

H. CONCRETE FILL.

I. CAST IN PLACE REINFORCED CONCRETE BASE REQUIRED. CONCRETE MUST BE POURED IN PLACE USING "ACE BASE" FORM OR EQUAL. REFER TO MANUFACTURER'S INSTRUCTIONS FOR ASSEMBLY. MINIMUM MANHOLE DEPTH LESS THAN 10'(FT) IN DEPTH.

J. FOR NEW DROP ON EXISTING MANHOLE, CORE DRILL AND CAREFULLY CHISEL OUT OPENING FOR PIPE. USE NON-SHRINK GROUT.

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

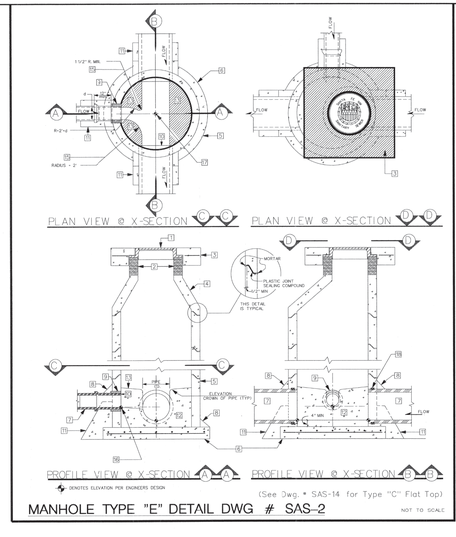
L. REDUCER

M. SERVICE LINE

N. CUTTING PIPE 2"(IN) MINIMUM 6"(IN) BELOW SPRINGLINE. USE CHISEL TO CUT PIPE SMOOTH.

PROFILE VIEW @ X-SECTION — NOT TO SCALE

DROP MANHOLE DETAIL DWG. #: SAS-1

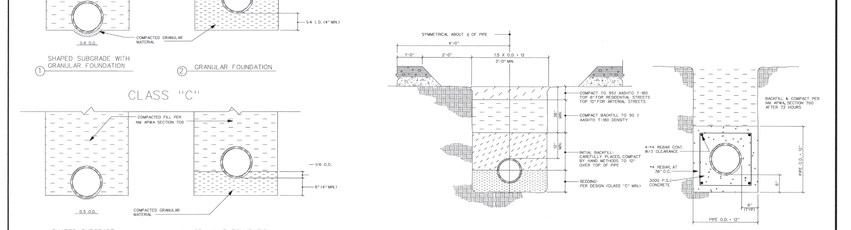


DENOTES ELEVATION PER ENGINEERS DESIGN

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

NOT TO SCALE

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



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 REQUIRED BY DESIGN CALCULATIONS. DO NOT REQUIRE A CHANGE IN PIPE CLASSIFICATION OR WALL THICKNESS.

CR-4 SUBSTITUTIONS OR CHANGES:
ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY APPROVED REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS OR CHANGES MUST BE SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. WHERE APPROPRIATE, SUBMITTAL MUST INCLUDE FABRICATION DRAWINGS, WORKING DRAWINGS AND MATERIAL SPECIFICATIONS OR TEST DATA TO JUSTIFY SUBSTITUTIONS OR CHANGES. DESIGN ENGINEER SHALL AUTHORIZE ANY DRAWINGS FOR CITY WATER QUALITY DIVISION OR APPROVAL. UNAUTHORIZED SUBMITTALS WILL BE REJECTED.

CR-5 MANUFACTURER'S CERTIFICATES:
WHEN CERTIFICATES OF COMPLIANCE AND TEST REPORTS ARE REQUIRED FOR MATERIALS, DOCUMENTS SHALL BE SUBMITTED TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE AT THE TIME OF MATERIALS DELIVERY TO THE JOBSITE.

CR-6 CONTRACTOR REQUIREMENTS:
CONTRACTOR PERFORMING WORK ON PUBLIC SEWER LINES SHALL BE A LICENSED UTILITY CONTRACTOR.

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 500.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 702.OR AS DEFINED ON THE CONSTRUCTION PLANS.THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 702.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE ON UNDISTURBED FROST FREE EARTH.
2. PRECAST UNIT ON PEA GRAVEL WITH COMPLETE OVEN BEARING
B. PRECAST BARREL:
1. JOINTS FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL.
2. MANHOLE ADAPTOR INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE 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 PRACTICES SHALL CONFORM TO THE PROJECT SPECIFICATIONS WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS. NOTE: UNDERGROUND WATER, SEEPAGE, OR SPRINGS MAY BE USED ON THE BEDDING AND 12"(IN.) OF INITIAL BACKFILL. COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE-(CERTIFICATES REQUIRED):
A. VITRIFIED CLAY- REFER TO SECTION 125.NM APWA FOR EXTRA STRENGTH VCP.
B. 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. PIPE SUPPORTS: AS APPROVED BY DIVISION ENGINEER.
E. PIPE PENETRATIONS: JOINTS SHALL BE GASKETED OR USE FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOOKING COUPLINGS WITH NYLON SPLINE, MANUFACTURED BY "FOLLOWMATIC" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SCH 40 DWV.
G. SERVICE CONNECTIONS:
1. WYE PIPE: FACTORY TEE FITTINGS: 2. PVC PIPE: CAST IRON BODIED TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP WITH NEOPRENE GASKET "QUICKWAY" GENECO, HERSEY, "ROMAC" OR APPROVED EQUAL.
H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 703.3.5 NM APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 (ASTM C 478M), WITH ASTM C 443 (ASTM C 443M) O-RING GASKETS AND MORTAR AT FIELD PLACED CONCRETE OR PRECAST CONCRETE PER ASTM C 478 VOL 04.05 CERTIFICATES REQUIRED. CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARREL AT FACTORY. PROVIDE RESILIENT CONNECTORS AS PROPER MODELS FOR PIPE AND MANHOLE ADAPTORS.
C. MANHOLE STEPS: REFER TO SECTION 920.4.7 NM APWA POLYPROPYLENE ENCASED GRADE #6 STEEL BY M.A. INC. OR APPROVED EQUAL (14"(IN.) WIDE, 10"(IN.) MINIMUM SPACING).
D. FRAMES AND COVERS:
1. CASTING SHALL CONFORM TO SECTION 960, 961 & 962.NM APWA CLASS 30B.
2. CERTIFICATES AND SHOP DRAWINGS REQUIRED
3. MINIMUM COVER WEIGHT-185 POUNDS
4. MINIMUM COMBINED WEIGHT-365 POUNDS
5. BEARING SURFACES SHALL BE MATCHED FOR A FIRM NON-ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH 1"(IN)ON 1"(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 10'(FT.) HORIZONTALLY AND LESS THAN 2'(FT.) ABOVE THE SEWER LINE.
4. THE SEWER LINE SHALL BE ENCASED IN CONCRETE 6"(IN.) THICK AS DETAILED, AND EXTEND AT LEAST 10'(FT.) ON EACH SIDE OF THE WATER LINE.

FIELD QUALITY CONTROL

FQC-1 TESTING AND INSPECTION:
A. SUPERVISION CONDUCTED BY DESIGN ENGINEER.
B. CERTIFICATION DESIGN ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED IN ACCORDANCE TO PLANS & SPECIFICATIONS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE STATEMENT WITH STAMP AND SIGNATURE.
C. EQUIPMENT AND ASSISTANCE: PROVIDED BY CONTRACTOR.

FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. 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.

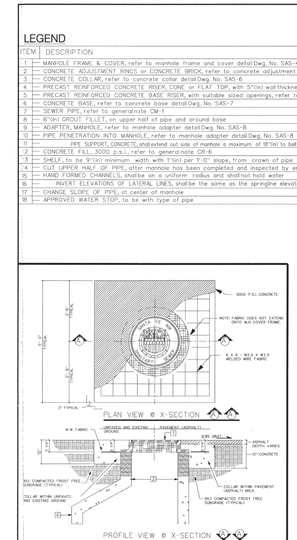
NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.

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

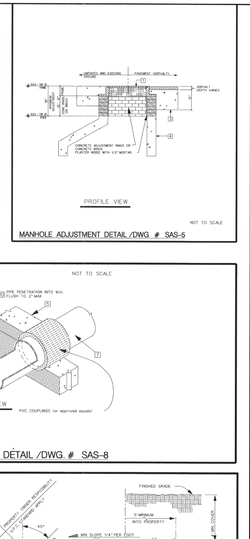
CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS - A

DATE: JULY 1992	REVISIONS		FILE: K:\AUTOCAD\SCD-0227-A
DRAWN BY: C. GRAVEZ	Δ 8-3-92	JA	
LAND RENDITION BY: G. DUMEZ	Δ 12-14-95	JA	SHEET 3 OF 12
APPROVED BY: E. BROWN	Δ 5-16-96	JA	



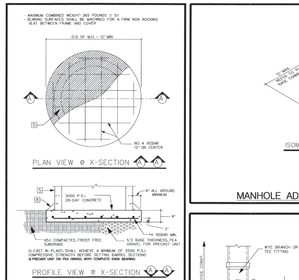
MANHOLE FRAME & COVER DETAIL /DWG. # SAS-4



MANHOLE ADJUSTMENT DETAIL /DWG. # SAS-5

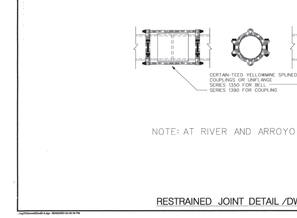
LEGEND

ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg. No. SAS-4
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg. No. SAS-5
3	CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS-6
4	PRECAST REINFORCED CONCRETE RISER, CONE or FLAT TOP, with 5"(in) wall thickness, refer to general note CM-2
5	PRECAST REINFORCED CONCRETE BASE RISER, with suitable sized openings, refer to general note CM-2A
6	CONCRETE BASE, refer to concrete base detail Dwg. No. SAS-7
7	SEWER PIPE, refer to general note CM-1
8	6"(in) GROUT FILLET, on upper half of pipe and around base
9	ADAPTER, MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
10	PIPE PENETRATION INTO MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
11	PIPE SUPPORT, CONCRETE, shall extend out side of manhole a minimum of 18"(in) to bellof first joint and shall cradle pipe half pipe
12	CONCRETE FILL, 3000 p.s.i., refer to general note CR-6
13	SHELF, to be 9"(in) minimum width with 1"(in) per 1'-0" slope, from crown of pipe
14	CUT UPPER HALF OF PIPE, after manhole has been completed and inspected by engineer
15	HAND FORMED CHANNELS, shall be on a uniform radius and shall not hold water
16	INVERT ELEVATIONS OF LATERAL LINES, shall be the same as the springline elevation of the sewer main, where possible
17	CHANGE SLOPE OF PIPE, at center of manhole
18	APPROVED WATER STOP, to be with type of pipe



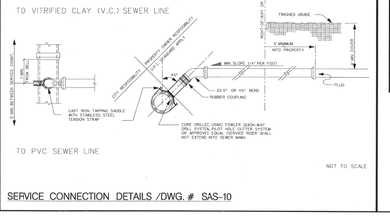
CONCRETE BASE DETAIL /DWG. # SAS-7

MANHOLE ADAPTER DETAIL /DWG. # SAS-8



RESTRAINED JOINT DETAIL /DWG. # SAS-9

NOT TO SCALE



SERVICE CONNECTION DETAILS /DWG. # SAS-10

NOT TO SCALE

GENERAL NOTES

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 REQUIRED BY DESIGN CALCULATIONS. DO NOT REQUIRE A CHANGE IN PIPE CLASSIFICATION OR WALL THICKNESS.

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ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY APPROVED REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS OR CHANGES MUST BE SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. WHERE APPROPRIATE, SUBMITTAL MUST INCLUDE FABRICATION DRAWINGS, WORKING DRAWINGS AND MATERIAL SPECIFICATIONS OR TEST DATA TO JUSTIFY SUBSTITUTIONS OR CHANGES. DESIGN ENGINEER SHALL AUTHORIZE ANY DRAWINGS FOR CITY WATER QUALITY DIVISION OR APPROVAL. UNAUTHORIZED SUBMITTALS WILL BE REJECTED.

CR-5 MANUFACTURER'S CERTIFICATES:
WHEN CERTIFICATES OF COMPLIANCE AND TEST REPORTS ARE REQUIRED FOR MATERIALS, DOCUMENTS SHALL BE SUBMITTED TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE AT THE TIME OF MATERIALS DELIVERY TO THE JOBSITE.

CR-6 CONTRACTOR REQUIREMENTS:
CONTRACTOR PERFORMING WORK ON PUBLIC SEWER LINES SHALL BE A LICENSED UTILITY CONTRACTOR.

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 500.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 702.OR AS DEFINED ON THE CONSTRUCTION PLANS.THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 702.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE ON UNDISTURBED FROST FREE EARTH.
2. PRECAST UNIT ON PEA GRAVEL WITH COMPLETE OVEN BEARING
B. PRECAST BARREL:
1. JOINTS FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL.
2. MANHOLE ADAPTOR INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE 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 PRACTICES SHALL CONFORM TO THE PROJECT SPECIFICATIONS WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS. NOTE: UNDERGROUND WATER, SEEPAGE, OR SPRINGS MAY BE USED ON THE BEDDING AND 12"(IN.) OF INITIAL BACKFILL. COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE-(CERTIFICATES REQUIRED):
A. VITRIFIED CLAY- REFER TO SECTION 125.NM APWA FOR EXTRA STRENGTH VCP.
B. 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. PIPE SUPPORTS: AS APPROVED BY DIVISION ENGINEER.
E. PIPE PENETRATIONS: JOINTS SHALL BE GASKETED OR USE FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOOKING COUPLINGS WITH NYLON SPLINE, MANUFACTURED BY "FOLLOWMATIC" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SCH 40 DWV.
G. SERVICE CONNECTIONS:
1. WYE PIPE: FACTORY TEE FITTINGS:
2. PVC PIPE: CAST IRON BODIED TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP WITH NEOPRENE GASKET "QUICKWAY" GENECO, HERSEY, "ROMAC" OR APPROVED EQUAL.
H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 703.3.5 NM APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 (ASTM C 478M), WITH ASTM C 443 (ASTM C 443M) O-RING GASKETS AND MORTAR AT FIELD PLACED CONCRETE OR PRECAST CONCRETE PER ASTM C 478 VOL 04.05 CERTIFICATES REQUIRED. CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARREL AT FACTORY. PROVIDE RESILIENT CONNECTORS AS PROPER MODELS FOR PIPE AND MANHOLE ADAPTORS.
C. MANHOLE STEPS: REFER TO SECTION 920.4.7 NM APWA POLYPROPYLENE ENCASED GRADE #6 STEEL BY M.A. INC. OR APPROVED EQUAL (14"(IN.) WIDE, 10"(IN.) MINIMUM SPACING).
D. FRAMES AND COVERS:
1. CASTING SHALL CONFORM TO SECTION 960, 961 & 962.NM APWA CLASS 30B.
2. CERTIFICATES AND SHOP DRAWINGS REQUIRED
3. MINIMUM COVER WEIGHT-185 POUNDS
4. MINIMUM COMBINED WEIGHT-365 POUNDS
5. BEARING SURFACES SHALL BE MATCHED FOR A FIRM NON-ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH 1"(IN)ON 1"(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 10'(FT.) HORIZONTALLY AND LESS THAN 2'(FT.) ABOVE THE SEWER LINE.
4. THE SEWER LINE SHALL BE ENCASED IN CONCRETE 6"(IN.) THICK AS DETAILED, AND EXTEND AT LEAST 10'(FT.) ON EACH SIDE OF THE WATER LINE.

FIELD QUALITY CONTROL

FQC-1 TESTING AND INSPECTION:
A. SUPERVISION CONDUCTED BY DESIGN ENGINEER.
B. CERTIFICATION DESIGN ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED IN ACCORDANCE TO PLANS & SPECIFICATIONS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE STATEMENT WITH STAMP AND SIGNATURE.
C. EQUIPMENT AND ASSISTANCE: PROVIDED BY CONTRACTOR.

FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. 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

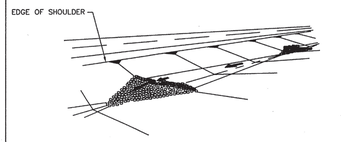
TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS - B

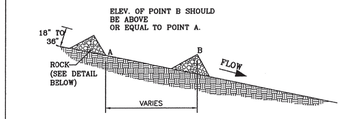
DATE: JULY 1992	REVISIONS		FILE: K:\AUTOCAD\SCD-0227-A
DRAWN BY: C. GRAVEZ	Δ 8-3-92	JA	
LAND RENDITION BY: G. DUMEZ	Δ 12-14-95	JA	SHEET 4 OF 12
APPROVED BY: E. BROWN	Δ 5-16-96	JA	

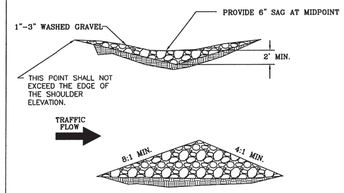
TRENCH BEDDING AND INSTALLATION DETAILS /DWG. # SAS-11

NOT TO SCALE

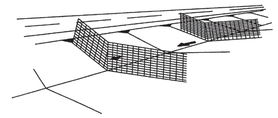
TRENCH SLOPES ARE PER FEDERAL STATE AND LOCAL LAWS AND ORDINANCES
FINAL BACKFILL ZONE: COMPACTED TO 95% DENSITY OF NOT LESS THAN 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698 METHOD UNLESS SPECIFIED

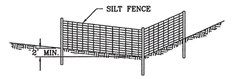


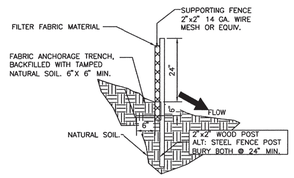




TYPE II
STONE DAM







TYPE I SILT FENCE

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

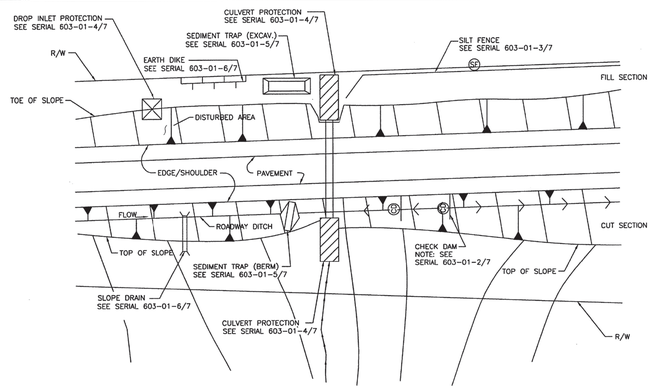
TEMPORARY EROSION & SEDIMENT CONTROL MEASURES
CHECK DAMS

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

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

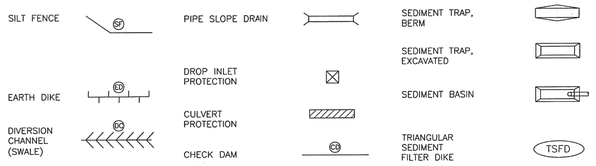
603-01-2/7 SHEET 2 OF 7

C-503



TYPICAL USAGE OF SELECTED EROSION
AND SEDIMENT CONTROL MEASURES

STANDARD SYMBOLS FOR EROSION
AND SEDIMENT CONTROL MEASURES



TEMPORARY EROSION & SEDIMENT CONTROL MEASURES (T.E.S.C.M.)

GENERAL NOTES

1. THE SOIL RETENTION BLANKET INSTALLATION DETAILS SHOWN FOR CULVERT PROTECTION SHALL BE USED FOR ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES UTILIZING SOIL RETENTION BLANKETS UNLESS OTHERWISE NOTED.
2. ROCK PLATING USED IN THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THESE SHEETS SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES UNLESS OTHERWISE INDICATED.
3. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES PLACED WITHIN THE CONSTRUCTION CLEAR ZONE SHALL BE INSTALLED WITH 8:1 SLOPES PARALLEL TO TRAFFIC AND 4:1 SLOPES PERPENDICULAR TO TRAFFIC.
4. SEDIMENT TRAPS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.
5. CHECK DAMS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE CHECK DAM.
6. CULVERT PROTECTIONS SHALL BE INSTALLED UPON INITIATION OF EARTH WORK ACTIVITIES AND MAINTAINED AS MUCH AS PRACTICAL UNTIL STABILIZATION IS COMPLETED AND ACCEPTED. CULVERT PROTECTIONS MAY BE REMOVED FOR PERIODS OF TIME AS REQUIRED DURING CONSTRUCTION TO COMPLETE ADJACENT IMPROVEMENTS.
7. THE CONTRACTOR MAY CONSTRUCT AN EARTH DIKE AS SHOWN, OR RELOCATE THE CHECK DAMS AS CONSTRUCTION PROGRESSES. NO DIRECT PAYMENT SHALL BE MADE FOR RELOCATION OF THE CHECK DAMS.
8. STRAW BALES ARE NOT INTENDED FOR USE ON NEW MEXICO DEPARTMENT OF TRANSPORTATION PROJECTS.

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

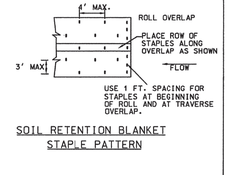
TEMPORARY EROSION & SEDIMENT CONTROL MEASURES

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

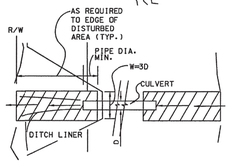
DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

603-01-1/7 SERIAL 1 OF 7

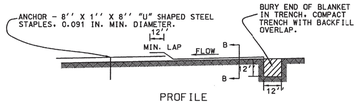
C-



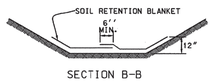
SOIL RETENTION BLANKET
STAPLE PATTERN



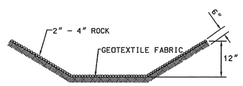
TYPICAL DITCH LINER
INSTALLATIONS AT CULVERTS



PROFILE
DITCH LINER



SECTION B-B

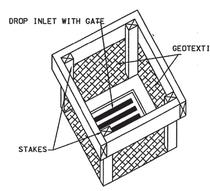


SECTION B-B

NOTES: CULVERT PROTECTION

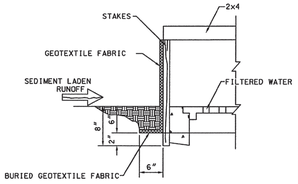
1. WHEN CULVERT PROTECTION IS SPECIFIED. EITHER SOIL RETENTION BLANKETS OR SOIL RETENTION ROCK MAY BE PROVIDED.
2. THE CULVERT PROTECTION WIDTH REQUIRED SHALL BE IN ACCORDANCE WITH THESE DETAILS UNLESS SPECIFIED OTHERWISE.
3. THE SOIL RETENTION BLANKET INSTALLATION SHOWN OUTLINES MINIMUM REQUIREMENTS. MANUFACTURER'S RECOMMENDATIONS SHALL BE USED IF THEY ARE MORE STRINGENT.

CULVERT PROTECTION

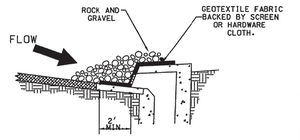


TYPE I

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



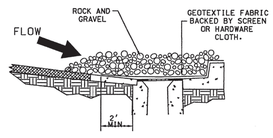
DROP INLET PROTECTION



TYPE I
CURB OPENING

NOTES: GRAVEL INLET PROTECTION

1. THIS INSTALLATION IS FOR A TYPE I CURB DROP INLET ONLY. THE TYPE II. III TO "N" INSTALLATION IS SIMILAR.
2. THE SPACING OF THE LONGITUDINAL BRACING SHALL NOT EXCEED 5 FT.



TYPE II
CURB DROP INLET

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES
CULVERT & DROP INLET PROTECTION

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

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-4/7

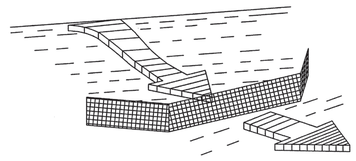
C-505

NOTES: SILT FENCE AND CHECK DAM

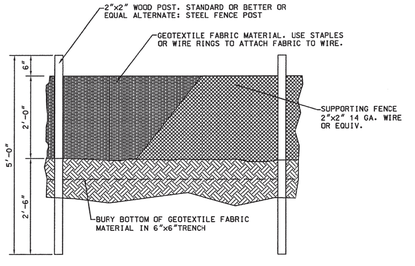
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE POST SPACING FOR SILT FENCES TO MINIMIZE MAINTENANCE.

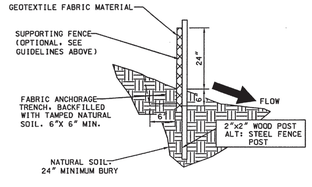
1. POST SPACING SHALL BE 4 FT. MAXIMUM WITHOUT SUPPORTING FENCE. 10 FT. MAXIMUM WITH SUPPORTING FENCE.
2. POSTS FOR 4 FT. MAXIMUM POST SPACING SHALL BE 2 INCH SQUARE NOMINAL SIZE OR HEAVIER WOOD POSTS. OR STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 2 LBS. PER. LINEAR FOOT.

   POSTS FOR 10 FT. MAXIMUM POST SPACING SHALL BE 4 INCH SQUARE NOMINAL SIZE OR HEAVIER WOOD POSTS. OR STEEL POSTS AS SPECIFIED ABOVE.
3. SUPPORTING FENCE SHALL BE WIRE MESH (14 GA. MIN., 1 INCH MAX. MESH OPENINGS). SNOW FENCE. PLASTIC FENCE OR APPROVED.
4. SUPPORTING FENCE SHALL BE FASTENED SECURELY TO POSTS WITH STAPLES OR WIRE TIES. GEOTEXTILE FABRIC SHALL BE FASTENED SECURELY TO SUPPORTING FENCE WITH WIRE TIES SPACED AT 2 FT. CENTERS ALONG THE TOP AND MID-SECTION. WHEN A SUPPORTING FENCE IS NOT USED. GEOTEXTILE FABRIC SHALL BE SECURELY FASTENED TO POSTS WITH STAPLES OR WIRE TIES.
5. WHEN SILT FENCE IS USED FOR CHECK DAMS INSTALLED IN DITCHES. A SUPPORTING FENCE SHALL BE PROVIDED. WITH MAXIMUM POST SPACING OF 10 FT.
6. STANDARD "T" OR "U" SECTION STEEL POSTS SHALL NOT BE USED WITHIN THE CONSTRUCTION CLEAR ZONE RECOVERY AREA.
7. STRAW BALES ARE NOT INTENDED FOR USE ON NEW MEXICO DEPARTMENT OF TRANSPORTATION PROJECTS.



TYPE I
SILT FENCE





NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES
SILT FENCE

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

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-3/7

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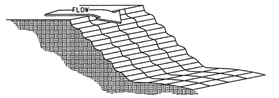
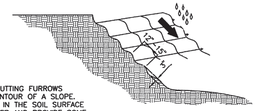
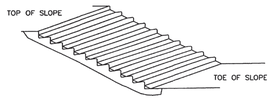
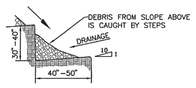




GROOVING IS CUTTING FURROWS ALONG THE CONTOUR OF A SLOPE. IRREGULARITIES IN THE SOIL SURFACE CATCH RAINWATER AND PROVIDE SOME RETENTION OF LIME, FERTILIZER AND SEED.

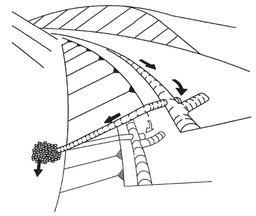
GROOVING SLOPES

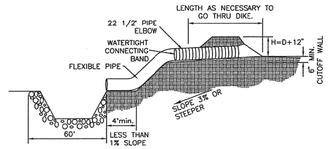


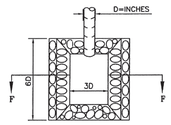


STAIR STEPPING CUT SLOPE

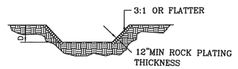
SURFACE ROUGHENING







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

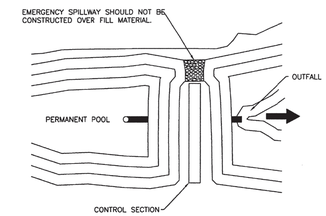
TEMPORARY EROSION & SEDIMENT CONTROL MEASURES PIPE SLOPE DRAIN & SURFACE ROUGHENING

APPROVED Raymond E. Van Houten 11/23/04
(DESIGN ENGINEER) (DATE)

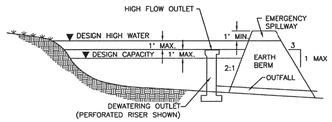
DESIGNED BY___ DRAWN BY ___ CHECKED BY___

603-01-6/7 SHEET 6 OF 7

C-507

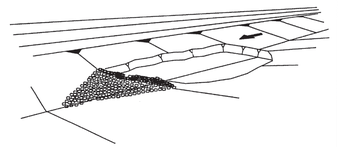


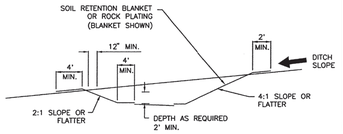
PLAN VIEW



CROSS SECTION

SEDIMENT BASIN



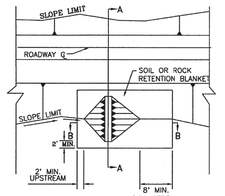


SEDIMENT BASIN, EXCAVATED

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.

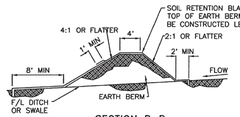
SEDIMENT TRAP



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

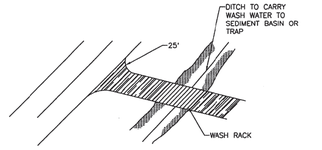
T.E.S.C.M. SEDIMENT BASIN, SEDIMENT TRAP & EARTH DIKE

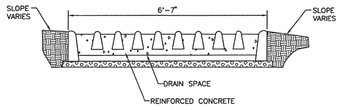
APPROVED Raymond E. Van Houten 11/24/04
(DESIGN ENGINEER) (DATE)

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

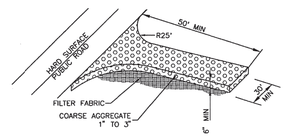
603-01-5/7 SHEET 5 OF 7

C-

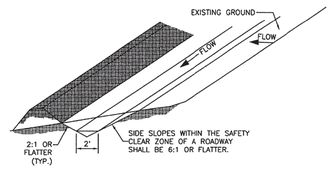




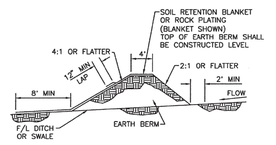
WASH RACK



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 11/24/04
(DESIGN ENGINEER) (DATE)

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

603-01-7/7 SHEET 7 OF 7

C-

DIVERSION DIKE

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 609-01-1/1.*
13. *SIDEWALK CROSS SLOPE IS RECOMMENDED TO BE CONSTRUCTED FOR CROSS SLOPE OF 1.5% TYPICAL, BUT SHALL NOT EXCEED 2.0% CROSS SLOPE ON THE PEDESTRIAN/ACCESS ROUTE (PAR).*
14. *SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 5.0 FT, EXCLUSIVE OF THE WIDTH OF THE CURB RETURN.*
EXCEPTION: WHERE SIDEWALK WIDTH NEEDS TO BE REDUCED TO NO LESS 4.0 FT, PASSING SPACES SHALL BE PROVIDED AT INTERVALS OF 200 FT MAXIMUM. PASSING SPACES SHALL BE 5.0 FT MINIMUM BY 5.0 FT MINIMUM.
15. *ANY SIGNS POSTS, UTILITY POLES, FIRE HYDRANTS, TRAFFIC SIGNALS, STREET FURNITURE, AND OTHER OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH TO LESS THAN 4.0 FT.*
16. *THE CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES (PAR) WITHIN MEDIANS AND PEDESTRIAN REFUGE ISLANDS SHALL BE 5.0 FT MINIMUM.*

CURB RAMPS

17. *FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE FEASIBLE. THE MAXIMUM SLOPE ALLOWABLE IS INDICATED IN NOTE 18 OF THE CURB RAMP STANDARD DETAILS. SLOPES THAT EXCEED THOSE INDICATED IN THE CURB RAMP STANDARD DETAILS, OR CONSTRUCTION PLANS, WILL NOT BE ACCEPTED AND WILL BE REMOVED AND RECONSTRUCTED.*
18. *RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE*
19. *CONSTRUCT THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS, AND TURNING SPACES AS TYPICAL 5.0 FT X 5.0 FT AND MINIMUM 4.0 FT X 4.0 FT CLEAR SPACE BEYOND THE CURB FACE, WITHIN THE WIDTH OF THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.*
20. *CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE.*
21. *THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.3%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP RUNS, TURNING SPACE OR BLENDED TRANSITION IS NOT TO EXCEED 5.0%.*
22. *CONSTRUCT CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE.*
23. *GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE CURB RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF CURB RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.*
24. *ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF CURB RAMP IS NOT SOLELY DEPENDENT ON THE HEIGHT OF CURB. (FOR EXAMPLE, A 6" CURB DOES NOT NECESSARILY MEAN A RAMP LENGTH OF 6.0 FT FOR AN 8.3% SLOPE)*

CROSSWALKS

25. *PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED CROSSWALK. CURB RAMP LOCATIONS SHALL BE PLACED WITHIN THE WIDTH OF THE MARKED OR UNMARKED CROSSWALK AS SHOWN IN THE CONSTRUCTION PLANS.*

DETECTABLE WARNING

26. *DETECTABLE WARNING SURFACES (DWS) CONSISTING OF TRUNCATED DOMES SHALL BE UTILIZED WHERE CURB RAMPS, BLENDED TRANSITIONS, OR TURNING SPACE PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE STREET OR WHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CROSSES A STREET, ALLEY, TRAFFIC ISLAND, MEDIAN, OR RAILROAD. DETECTABLE WARNING SURFACES (DWS) WILL NOT BE INSTALLED AT RESIDENTIAL DRIVEWAYS. DETECTABLE WARNING SURFACE MUST BE PROVIDED AT THE JUNCTION BETWEEN THE PAR AND COMMERCIAL DRIVEWAYS THAT ARE STOP OR YIELD CONTROLLED OR ARE CONTROLLED BY A SIGNAL.*
27. *DETAILS OF DETECTABLE WARNING SURFACE ARE SHOWN IN CONTRACT PLANS AND SHEET 608-001-9/12 OF THE STANDARD DRAWINGS.*

ACCESSIBLE PEDESTRIAN SIGNALS (APS) AND PEDESTRIAN PUSHBUTTONS

28. *FOR ALTERATION PROJECTS, PROVIDE ACCESS TO EXISTING PEDESTRIAN PUSHBUTTONS TO THE MAXIMUM EXTENT PRACTICABLE. INSTALL PEDESTRIAN STUB POLES, WHERE APPLICABLE, SO AS NOT TO CREATE PEDESTRIAN OBSTRUCTIONS. REFER TO THE MUTCD FOR FURTHER GUIDANCE.*
29. *PEDESTRIAN SIGNAL PUSH BUTTONS SHALL COMPLY WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCATED WITHIN A HORIZONTAL REACH OF 0" TO 10" AND SHALL BE WITHIN 36" TO 46" ABOVE THE SIDEWALK SURFACE.*
30. *PEDESTRIAN SIGNAL SHALL HAVE 4FT×4FT MIN TURNING SPACE TO PROVIDE ACCESS TO PUSH BUTTONS.*

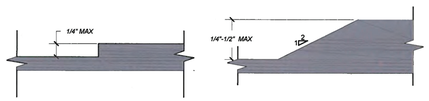
ALTERATIONS TO EXISTING FACILITIES - GENERAL NOTES:

ADDITIONS OR ALTERATIONS TO ANY FACILITY SHALL CONFORM TO THE REQUIREMENTS OF THE NEW CONSTRUCTION STANDARDS WITHIN THE NMDOT PEDESTRIAN ACCESS STANDARDS AND PROWAG 2011 OR LATEST EDITION. ANY DESIGN / CONSTRUCTION DEVIATION THAT IS DEEMED AN VARIANCE OR TECHNICALLY INFEASIBLE BY THE DEPARTMENT ENGINEER, SHALL REQUIRE SUBMITTAL AND APPROVAL OF ADA DESIGN VARIANCE PROCEDURES.

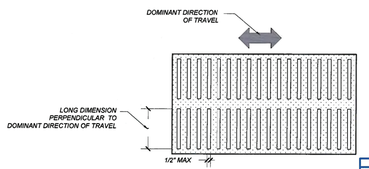
31. *EXCEPTION: IN ALTERATION WORK, IF COMPLIANCE IS TECHNICALLY INFEASIBLE, THE ALTERATION SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OR FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL BE MADE ACCESSIBLE WITHIN THE SCOPE OF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

32. *TECHNICAL INFEASIBILITY: MEANS, WITH RESPECT TO AN ALTERATION OF A BUILDING OR A FACILITY, THAT IT HAS LITTLE LIKELIHOOD OF BEING ACCOMPLISHED BECAUSE EXISTING STRUCTURAL CONDITIONS WOULD REQUIRE REMOVING OR ALTERING A LOAD-BEARING MEMBER WHICH IS AN ESSENTIAL PART OF THE STRUCTURAL FRAME; OR BECAUSE OTHER EXISTING PHYSICAL OR SITE CONSTRAINTS PROHIBIT.*

33. *IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.*



VERTICAL SURFACE DISCONTINUITIES
SCALE: NONE — REFER TO NOTE 5



HORIZONTAL OPENINGS
SCALE: NONE — REFER TO NOTE 6



NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN ACCESS ROUTE
GENERAL NOTES

APPROVED: _____ 1-13-15
DESIGN ENGINEER — DATE

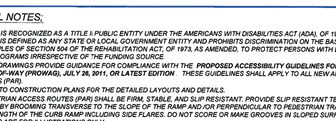
608-001- 1

608-1 of 12

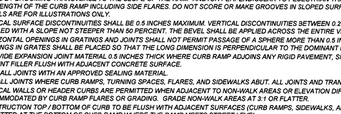
file path

DRAWING SCALE = NOT TO SCALE

SUMMARY
FILENAME

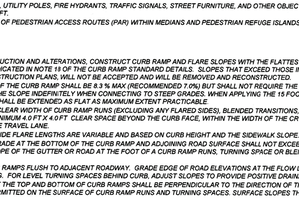


ALGEBRAIC DIFFERENCES BETWEEN ROADWAY SLOPE AND CURB RAMP SLOPE GREATER THAN 13.3% NOT PERMITTED.



PROVIDE A 24" MIN TRANSITION STRIP IF ALGEBRAIC DIFFERENCES BETWEEN ROADWAY SLOPE AND CURB RAMP SLOPE ARE GREATER THAN 13.33% TRANSITION STRIP SLOPE NOT TO EXCEED 5.00%

CHANGE OF GRADE LIMITATIONS
SCALE: NONE

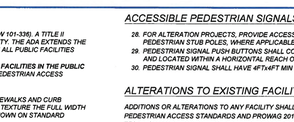


RAMP CROSS SLOPE TRANSITION TO MATCH ROADWAY PROFILE SLOPE

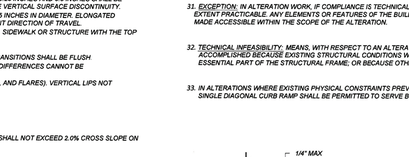
*SLOPES SHOWN ARE FOR ILLUSTRATION ONLY.

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

2) CROSS SLOPE IF CURB RAMP IS AT YIELD OR STOP CONTROL REQUIRES 2% MAX CROSS SLOPE AT CURB LINE



SIDEWALK ADDITION DUE TO OBSTRUCTIONS
SCALE: NONE



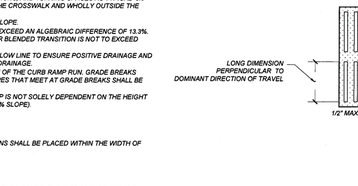
TRANSITION TO EXISTING SIDEWALK DETAIL
SCALE: NONE

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

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

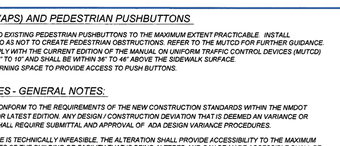
DEPENDING ON WHICH IS LONGEST, EITHER THE SLOPE TRANSITION OR WIDTH TRANSITION WILL CONTROL THE LENGTH OF SIDEWALK TRANSITION.

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



PASSING SPACE DETAIL
SCALE: NONE

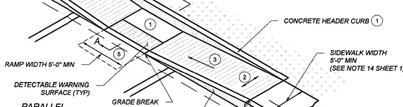
1. *WHERE THE CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES IS GREATER THAN 4ft AND LESS THAN 5ft, PASSING SPACES SHALL BE PROVIDED AT INTERVALS 200ft MAXIMUM.*
2. *PASSING SPACES ARE PERMITTED TO OVERLAP PEDESTRIAN ACCESS ROUTES.*



CURB RAMP TRANSITION TO EXISTING SIDEWALK DETAIL

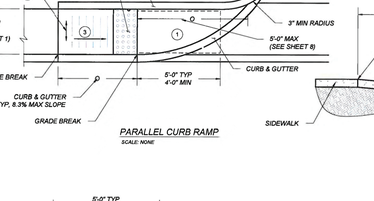


ALGEBRAIC DIFFERENCES BETWEEN ROADWAY SLOPE AND CURB RAMP SLOPE GREATER THAN 13.3% NOT PERMITTED.



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

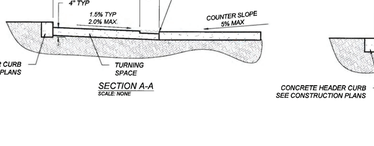


RAMP CROSS SLOPE TRANSITION TO MATCH ROADWAY PROFILE SLOPE

*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



NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

CURB RAMP AND SIDEWALK TRANSITION DETAILS

APPROVED: _____ 1-13-15
DESIGN ENGINEER — DATE

608-001-7

608- 7 of 12

file path

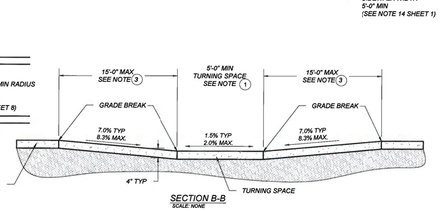
DRAWING SCALE = NOT TO SCALE

SUMMARY
FILENAME

PARALLEL CURB RAMP
SCALE: NONE

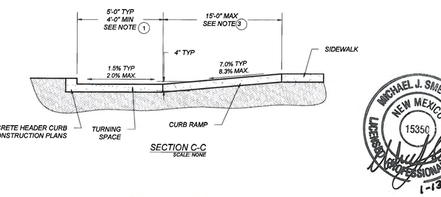
PARALLEL CURB RAMP
SCALE: NONE

PARALLEL CURB RAMP
SCALE: NONE



SECTION B-B
SCALE: NONE

SECTION A-A
SCALE: NONE



SECTION C-C
SCALE: NONE

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 609004 AND NO SEPARATE PAYMENT WILL BE MADE.*

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PARALLEL CURB RAMPS

APPROVED: _____ 1-13-15
DESIGN ENGINEER — DATE

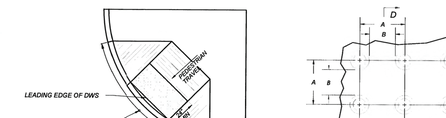
608-001-3

608- 3 of 12

file path

DRAWING SCALE = NOT TO SCALE

SUMMARY
FILENAME



PLAN

SECTION D-D

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

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.

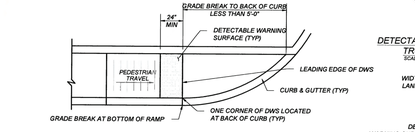
LOCATION:

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.

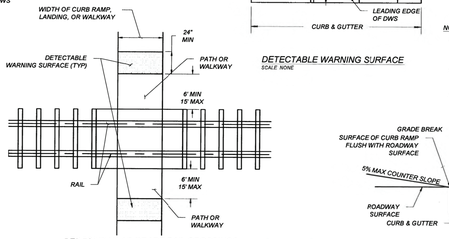
NOTES:

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 DEPARTMENT'S APPROVED PRODUCT LIST.*



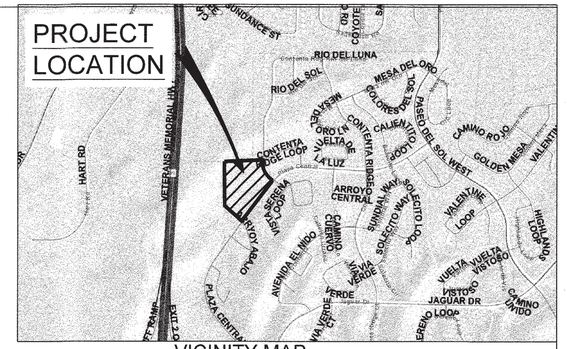
DETECTABLE WARNING SURFACE (DWS)ON CURVED SURFACES
SCALE: NONE

DETECTABLE WARNING SURFACE
SCALE: NONE


WIDTH OF CURB RAMP, LANDING, OR WALKWAY
24" MI

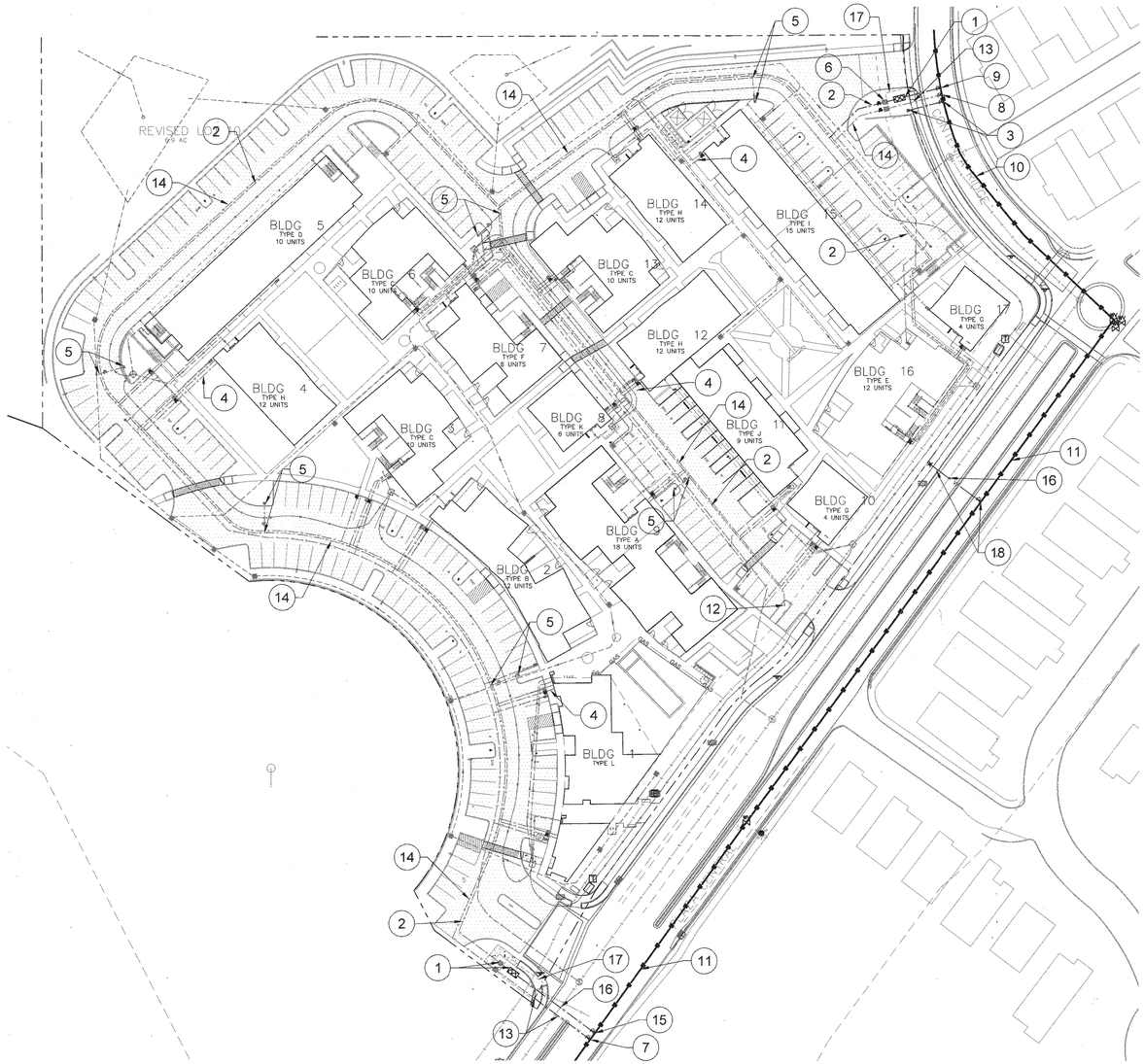
COSF GENERAL NOTES

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

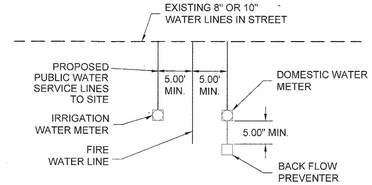
A. THE LOCATIONS OF EXISTING UTILITIES WERE TAKEN FROM AVAILABLE RECORDS. THE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

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.

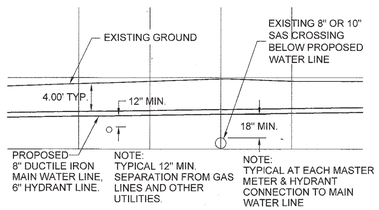
D. BACKFLOW PREVENTER DESIGN BASED ON FEBCO BRAND MODEL LF866-FS (1500 GPM MIN.). OR ENGINEER APPROVED EQUAL. INSTALL BACKFLOW PREVENTER ACCORDING TO MANUFACTURE'S GUIDANCE.

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'

RECORD MAPPING

	INITIALS	DATE
AS BUILT		
VALVE MAPS		
GIS (MAPPING)		
Inspector approved		

THIS RECORD DRAWING HAS BEEN COMPLETED ON A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT. THE INFORMATION SHOWN HEREON IS BELIEVED TO BE ACCURATE BASED ON LIMITED FIELD OBSERVATION DURING CONSTRUCTION, AS WELL AS DATA FURNISHED BY THE INSTALLER.

ENGINEER PE DATE

JAMES CRAIG HAGERMAN NEW MEXICO 15559 REGISTERED PROFESSIONAL ENGINEER

04/17/25

N

0 25 50 100

1" = 50'

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.
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.

PLAZA CENTRAL
7205 PLAZA CENTRAL
SANTA FE, NM 87508

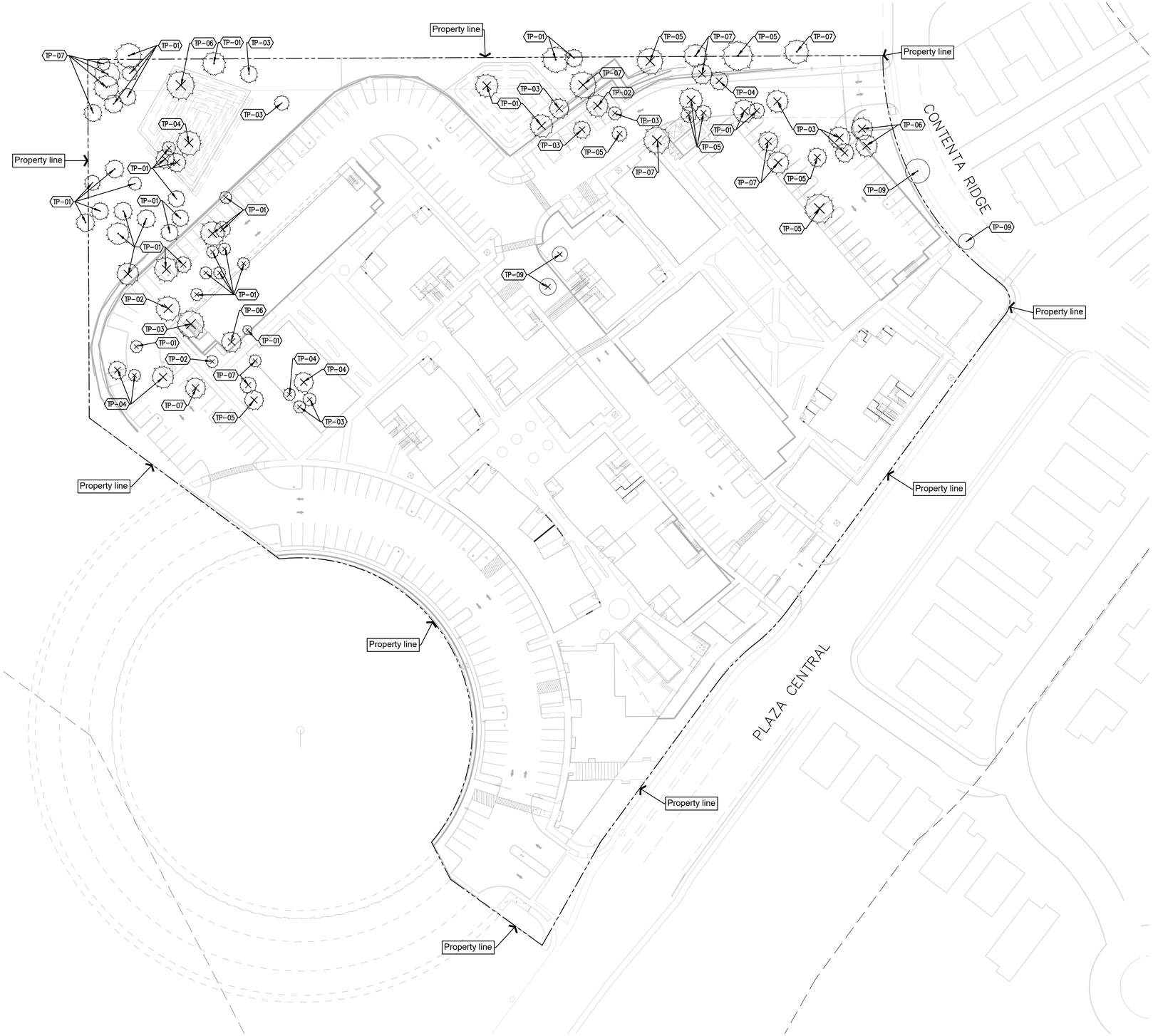
PLAT RECORDING INFORMATION
BOOK
PAGE
FILE
DATE

APPROVED
CITY OF SANTA FE WATER DIVISION — DATE 4-18-25
SANTA FE FIRE DEPARTMENT — DATE 4-30-25

INSPECTOR
DATE:

AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
N-12	T16N.R08E.S14	

2024
18
(1 OF 1)



PLANT LEGEND

- DECIDUOUS TREE TO BE REMOVED
- JUNIPER TREE TO BE REMOVED
- JUNIPER TREE TO REMAIN
- DECIDUOUS TREE TO REMAIN
- PROPERTY LINE

CODE	DESCRIPTION
TP-01	8' HT JUNIPER
TP-02	9' HT JUNIPER
TP-03	10' HT JUNIPER
TP-04	11' HT JUNIPER
TP-05	12' HT JUNIPER
TP-06	14' HT JUNIPER
TP-07	16' HT JUNIPER
TP-09	6" DBH DECIDUOUS

COMPLIANCE WITH EXISTING VEGETATION ORDINANCES

SIGNIFICANT TREES TO BE RETAINED	QTY	SIZE
JUNIPER	40	8' HT. OR GREATER
DECIDUOUS	2	6" CAL. OR GREATER
TOTAL	42	

SIGNIFICANT TREES TO BE REMOVED	QTY	SIZE
JUNIPER	36	8' HT. OR GREATER
DECIDUOUS	2	6" CAL. OR GREATER
TOTAL	38	

REQUIRED REPLACEMENT TREES	38
TOTAL REQUIRED REPLACEMENT TREES	38
TOTAL TREES PROVIDED	214

(REFER TO PLANTING PLANS FOR SPECIES AND LOCATIONS)

GENERAL NOTES

A. SIGNIFICANT TREE SPECIES AND LOCATIONS AS REPRESENTED ON PLAN WERE OBTAINED FROM A COMBINATION OF FIELD WORK, AERIAL PHOTOGRAPHY, AND NUMERIC SURVEY TECHNIQUES.
B. SIGNIFICANT TREES TO BE REMOVED FOR CONSTRUCTION OF ZORRO BLANCO SHALL BE:
   1. FLAGGED IN THE FIELD
   2. REVIEWED BY CITY OF SANTA FE LAND USE COMPLIANCE OFFICER
   3. REPLACED AT A RATIO OF 1:1 EITHER ON SITE OR PER AGREEMENT AND WITH CITY STAFF.
C. SIGNIFICANT TREES SHALL BE ANY DECIDUOUS TREE 6" DBH OR GREATER AND ANY EVERGREEN TREE 8' HT. OR TALLER.
D. REPLACEMENT TREES SHALL BE 2" CALIPER OR GREATER IF DECIDUOUS AND 6' HT. OR TALLER IF EVERGREEN.
E. TRANSITION LINE BETWEEN EXCAVATION AND NATIVE SOIL SHALL BE SMOOTHLY RAKED, CREATING A CLEAN CONSISTENT GRADE.
F. EXISTING GRADE BELOW NATIVE TREES AND SHRUBS SHALL REMAIN UNDISTURBED THROUGHOUT THE DRIPLINE OF THE PLANT MATERIAL. NO MOUNDING OF SOIL, FILL DIRT, ORGANIC OR INORGANIC DEBRIS SHALL BE ABANDONED UNDER NATIVE PLANT MATERIAL CANOPIES.
G. ALL DISTURBED AREAS DUE TO CONSTRUCTION AND NOT PART OF THE LANDSCAPE PLAN SHALL BE RESTORED TO THE NATURAL STATE THAT EXISTED PRIOR TO CONSTRUCTION. GRADE OUT ANY DAMAGE TO THE NATURAL TERRAIN PRIOR TO THE RE-APPLICATIONOF NATIVE STONE MATERIAL.
H. AREAS OF NATURAL GRAVEL, COBBLE, FRACTURED STONE, AND/OR BOULDER FIELDS SHALL BE RESTORED TO THE NATURAL STATE THAT EXISTED PRIOR TO CONSTRUCTION. GRADE OUT ANY DAMAGE TO THE NATURAL TERRAIN PRIOR TO THE RE-APPLICATION OF NATIVE STONE MATERIAL.
I. SIGNIFICANT TREES THAT ARE TO BE PRESERVED OR RELOCATED SHALL BE HEALTHY AND FREE FROM SERIOUS INSECT OR PARASITE INFESTATION. PROVIDE FLAGGING OF PRESERVED TREES FOR A CITY STAFF INSPECTION.
J. DURING CONSTRUCTION, EXISTING PLANT MATERIAL TO BE PRESERVED SHALL BE ENCLOSED BY A TEMPORARY FENCE AT LEAST FIVE (5) FEET OUTSIDE THE DRIPLINE. IN NO CASE SHALL VEHICLES BY PARKED, OR MATERIALS OR EQUIPMENT BY STORED OR STOCKPILED WITHIN THE ENCLOSED AREA.
K. DESTROYED VEGETATION SHALL BE REMOVED PROMPTLY TO PREVENT INSECT INFESTATION OF HEALTHY VEGETATION.

TREE PROTECTION NOTES

1. CONTRACTOR SHALL ESTABLISH A ROOT PROTECTION ZONE AROUND EACH EXISTING TREE TO REMAIN. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY A RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE LINEAR FEET FOR EACH INCH DIAMETER OF THE TREE. THE TREE DIAMETER SHALL BE MEASURED AT BREAST HEIGHT (4.5' ABOVE FINISH GRADE). EXAMPLE: A 10 INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
2. CONTRACTOR SHALL INSTALL FENCING AT THE PERIMETER OF ROOT PROTECTION ZONES. NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING SHALL BE A MINIMUM OF 4' HEIGHT.
3. CONTRACTOR SHALL NOT STORE OR DRIVE EQUIPMENT, VEHICLES OR MATERIALS WITHIN THE ROOT PROTECTION ZONE.
4. CONTRACTOR SHALL PROTECT EXISTING ROOTS FROM DAMAGE WHEN WORKING WITHIN THE ROOT PROTECTION ZONE. THE CONTRACTOR SHALL LIMIT DEMOLITION OR OTHER CONSTRUCTION ACTIVITIES WITHIN THE ROOT PROTECTION ZONE TO THE MINIMUM DISTURBANCE REQUIRED TO COMPLETE CONSTRUCTION.
5. CONTRACTOR SHALL NOT ALLOW CONCRETE TRUCKS TO CLEAN CHUTES OR DUMP EXCESS CONCRETE OR ANY OTHER CEMENTITIOUS PRODUCTS IN ANY PORTION OF THE SITE. CONTRACTOR SHALL CLEAN THE WASTE OF OTHER CEMENTITIOUS MATERIALS FROM THE SURFACE AND THEY SHALL NOT BE TURNED UNDER DURING FINAL GRADING.
6. CONTRACTOR SHALL NOT TRENCH WITHIN THE DRIPLINE OF EXISTING TREES. AT LOCATIONS WHERE IS IT NECESSARY TO INSTALL LINES OR WIRE WITHIN THE DRIPLINE OF EXISTING TREES, THE UTILITY SHALL BE INSTALLED BY BORING UNDER TREE ROOTS.

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

0 40' 80'

NORTH

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

DATE: 12 FEB 2025
REVISION:

SHEET TITLE:
PLANT PRESERVATION PLAN

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

THOMAS GIFFORD ARCHITECT
ARCHITECTURE & DESIGN
1700 Paseo de Peralta, Santa Fe, New Mexico 87501
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ARCHITECT + LDA

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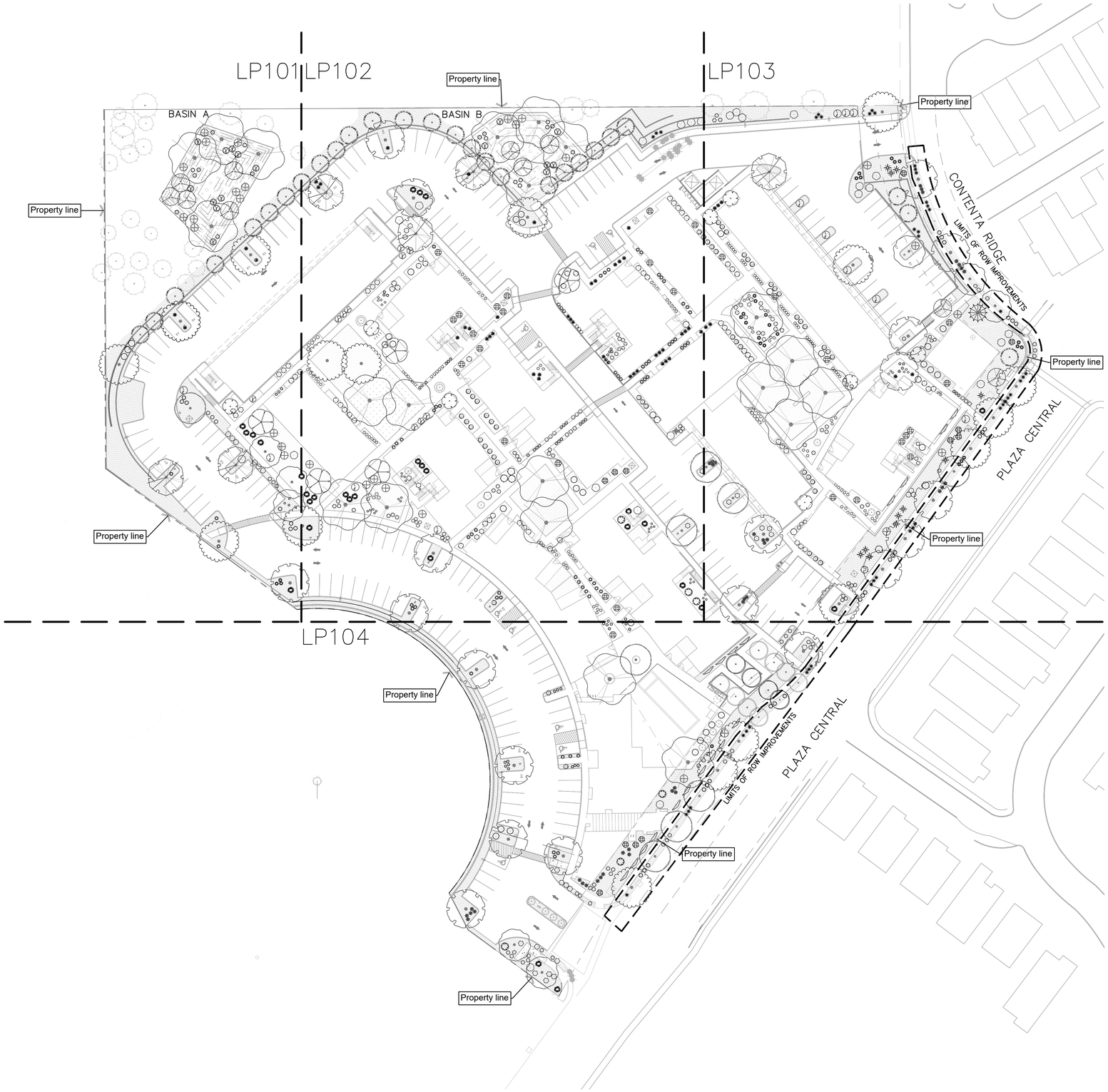
LD101



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
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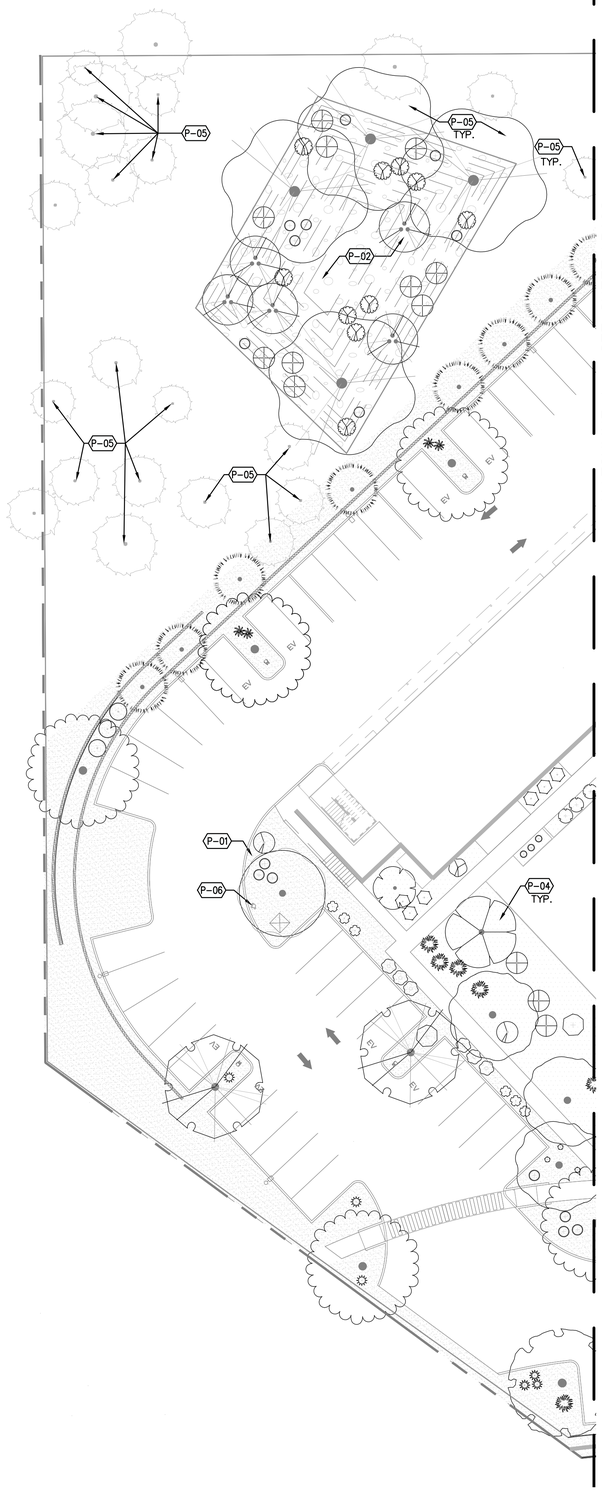
LP100

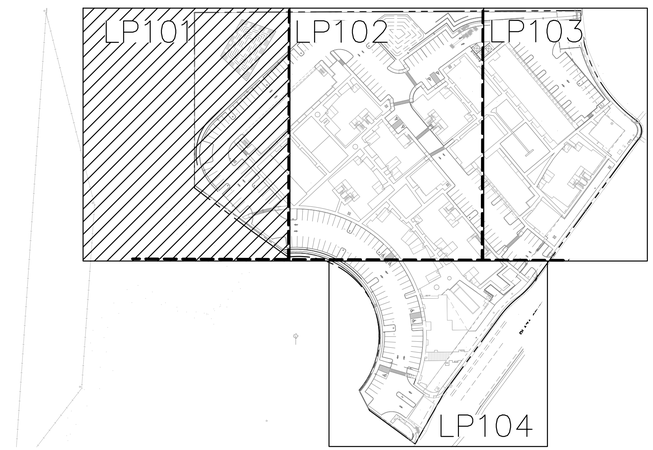


PLANT SCHEDULE LP101 SEE SHEET LP501 FOR COMPLETE PLANT SCHEDULE.

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
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
ARCHITECTURE URBAN DESIGN
THOMAS GIFFORD ARCHITECT
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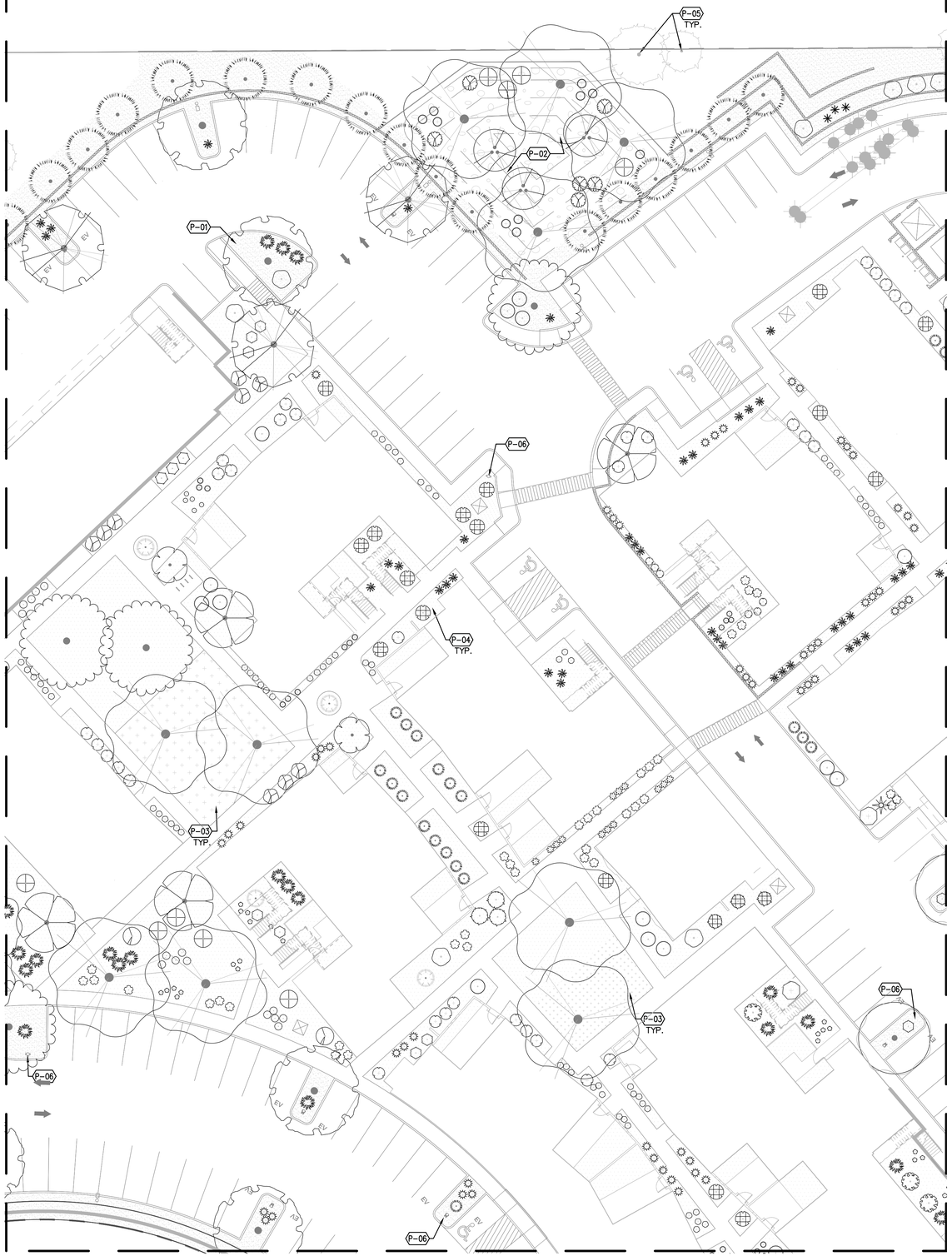
LP101



A1 PLANTING PLAN
SCALE: 1"=20'–0"

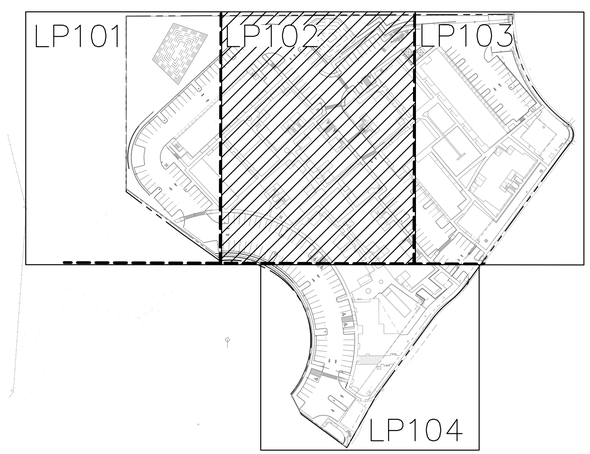
0 20' 40'

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
NO. 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
ARCHITECT
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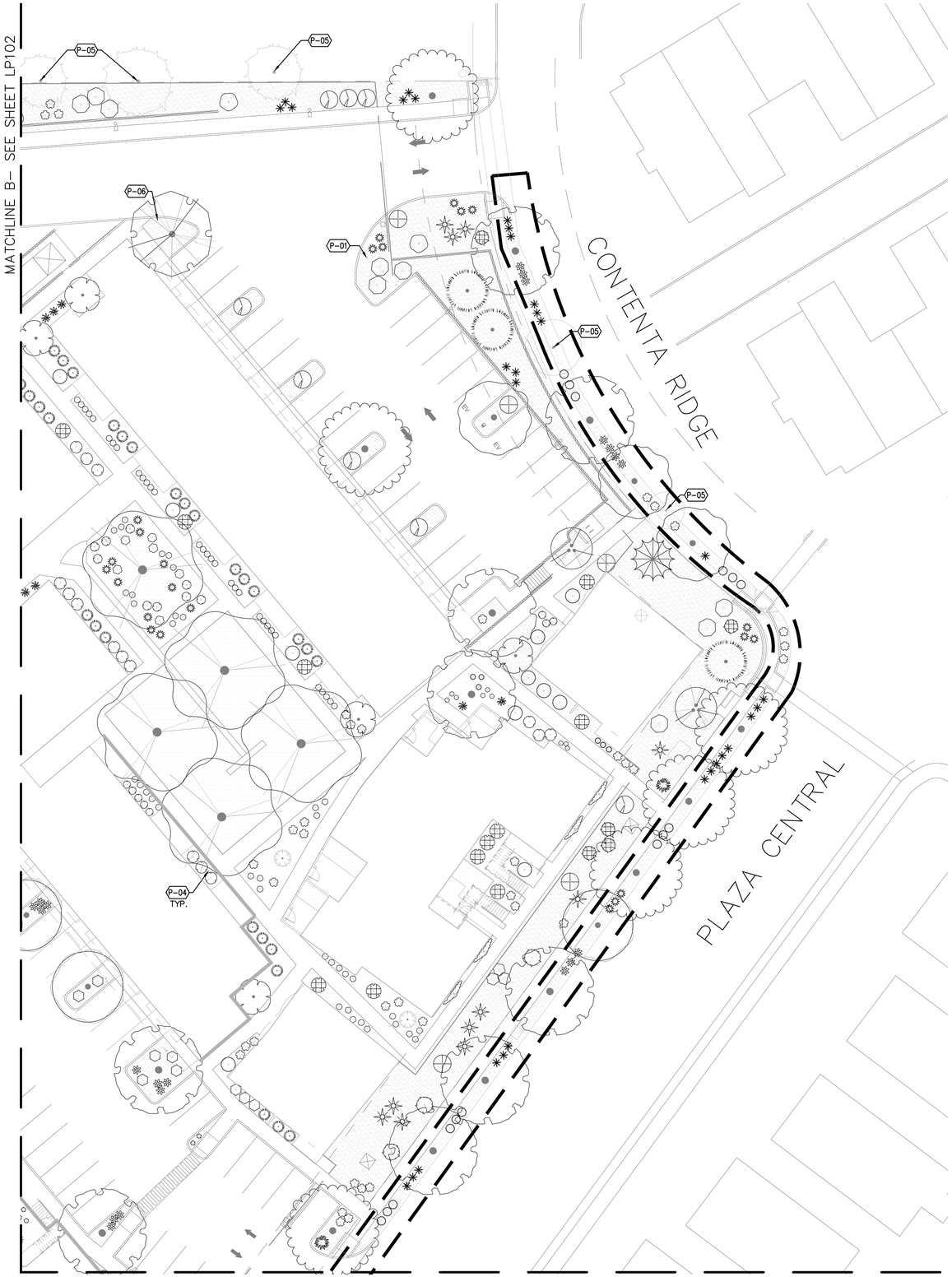
LP102



A1 PLANTING PLAN

SCALE: 1"=20'-0"

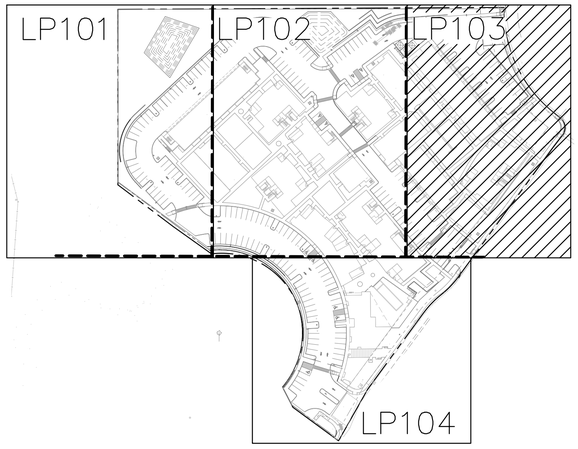
0 20' 40'

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
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

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plandcollab.com 505 268 2266

LP103



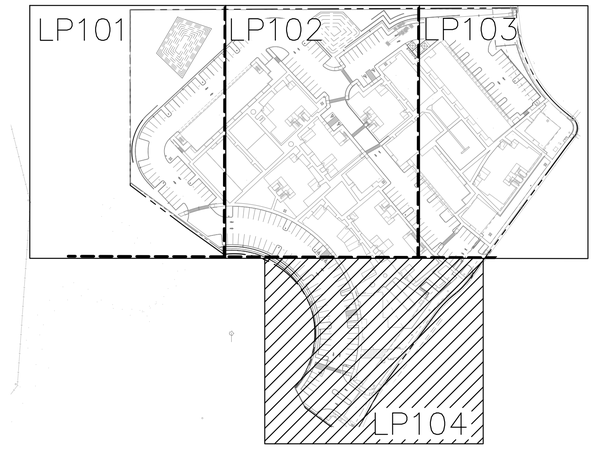
A1 PLANTING PLAN
SCALE: 1"=20'-0"

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
REGISTERED LANDSCAPE ARCHITECT
12/2/24

DATE: 10 MARCH 2025
REVISION:

SHEET TITLE:
PLANTING PLAN

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plandcollab.com 505 268 2266

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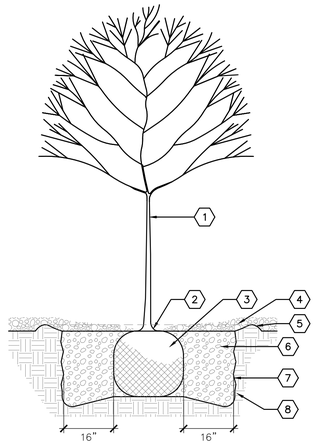
tel 505.690.5898 email TOM@THOMASGIFFORD.COM; thomas gifford architect, llc 2024

LP104

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS	HT.	SPD.	INSTALLED SIZE	WATER USE
TREES									
	CO	18	COMMON HACKBERRY	CELTIS OCCIDENTALIS	DECIDUOUS	40'	35'	2" CAL.	LOW – MEDIUM
	UR	8	EMERALD SUNSHINE ELM	ULMUS DAVIDIANA JAPONICA 'JFS–BIEBERICH' TM	DECIDUOUS	40'	25'	2" CAL.	LOW – MEDIUM
	UP	20	LACEBARK ELM	ULMUS PARVIFOLIA	DECIDUOUS	35'	30'	2" CAL.	LOW – MEDIUM
	JS2	27	ONESEED JUNIPER	JUNIPERUS MONOSPERMA	EVERGREEN	25'	15'	6'–8' HT.	VERY LOW – LOW
	SB	9	SENSATION BOX ELDER	ACER NEGUNDO 'SENSATION'	DECIDUOUS	30'	25'	2" CAL.	LOW – MEDIUM
	QI	6	TEXAS RED OAK	QUERCUS BUCKLEYI	DECIDUOUS	35'	35'	2" CAL.	LOW – MEDIUM
	TS	21	TEXAS SYCAMORE	PLATANUS OCCIDENTALIS	DECIDUOUS	80'	60'	2" CAL.	LOW – MEDIUM
SMALL TREE/LARGE SHRUB									
	JB	14	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	EVERGREEN	8'–12'	6'	2" CAL.	LOW – MEDIUM
	PC2	8	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	DECIDUOUS	15'	15'	6'–8' HT.	LOW – MEDIUM
	PR	8	CHINA PEARL PEACH	PRUNUS PERSICA 'CHINA PEARL'	DECIDUOUS	20'	15–20'	8'–10' HT.	LOW – MEDIUM
	ER2	5	EASTERN REDBUD	CERCIS CANADENSIS	DECIDUOUS	25'	25'	2" CAL.	LOW – MEDIUM
	MX	4	HONEYCRISP APPLE	MALUS X 'HONEYCRISP'	DECIDUOUS	18'	18'	8'–10' HT.	LOW – MEDIUM
	FP2	10	NEW MEXICO OLIVE	FORESTIERA PUBESCENS	DECIDUOUS	15'	15'	2" CAL.	VERY LOW – LOW
	PP	1	PINON PINE	PINUS EDULIS	EVERGREEN	15'	15'	6'–8' HT.	VERY LOW – LOW
	JS3	50	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	EVERGREEN	15'	4'	2" CAL.	LOW – MEDIUM
SHRUBS									
	FP	29	APACHE PLUME	FALLUGIA PARADOXA	NATIVE	6'	6'	5 GAL.	VERY LOW – LOW
	BM	37	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	DECIDUOUS	5'	5'	5 GAL.	LOW – MEDIUM

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS	HT.	SPD.	INSTALLED SIZE	WATER USE
SHRUBS									
	EN	15	CHAMISA	ERICAMERIA NAUSEOSA	NATIVE/EVGN	6'	6'	5 GAL.	VERY LOW – LOW
	SA	54	COMMON WHITE SNOWBERRY	SYMPHORICARPOS ALBUS	DECIDUOUS	4'	4'	5 GAL.	LOW – MEDIUM
	MR	9	CREEPING MAHONIA	MAHONIA REPENS	NATIVE/EVGN	2'	4'	5 GAL.	LOW
	RT	18	CREEPING THREE–LEAF SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	NATIVE	1'	6'	5 GAL.	VERY LOW – LOW
	CN	49	DWARF RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS	NATIVE/EVGN	3'	3'	5 GAL.	VERY LOW – LOW
	CM2	6	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	NATIVE	6'	6'	5 GAL.	VERY LOW – LOW
	AC	16	FOURWING SALTBUSH	ATRIPLEX CANESCENS	NATIVE	5'	5'	5 GAL.	VERY LOW – LOW
	RG	6	GOLDEN CURRANT	RIBES AUREUM	NATIVE	6'	6'	5 GAL.	VERY LOW – LOW
	RG2	31	GRO–LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO–LOW'	NATIVE	3'	5'	5 GAL.	LOW – MEDIUM
	LP	9	GROSSO FRENCH LAVENDER	LAVANDULA X INTERMEDIA 'GROSSO'	EVERGREEN	2'–6"	3'	5 GAL.	LOW
	AL	12	LEADPLANT	AMORPHA CANESCENS	NATIVE	5'	3'	5 GAL.	VERY LOW – LOW
	AF	21	SAND SAGEBRUSH	ARTEMISIA FILIFOLIA	NATIVE	3–4'	3–4'	5 GAL.	VERY LOW – LOW
	PF	25	SHRUBBY CINQUEFOIL	POTENTILLA FRUTICOSA	DECIDUOUS	2'	3'	5 GAL.	LOW – MEDIUM
	AA	10	THREE LEAF SUMAC	RHUS TRILOBATA	NATIVE	6'	6'	5 GAL.	VERY LOW – LOW
	RY	6	VANESSA BELL YELLOW ROSE	ROSA X 'VANESSA BELL'	EVERGREEN	4'	3'	5 GAL.	VERY LOW – LOW
	PC	12	WESTERN SAND CHERRY	PRUNUS BESSEYI PAWNEE BUTTES	DECIDUOUS	1'	6'	5 GAL.	LOW
	RW	10	WOODS' ROSE	ROSA WOODSII	NATIVE	5'	5'	5 GAL.	VERY LOW – LOW
VINES									
	WS	18	CHINESE WISTERIA	WISTERIA SINENSIS	DECIDUOUS	10'–40'	4'–30'	5 GAL.	LOW – MEDIUM
PERENNIALS									
	TA2	15	COMPACT CREEPING GERMANDER	TEUCRIUM CHAMAEDRYS PROSTRATUM	EVERGREEN	3"	2'	1 GAL.	LOW
	CP	14	DWARF PLUMBAGO	CERATOSTIGMA PLUMBAGINOIDES	DECIDUOUS	6"	1'–6"	1 GAL.	LOW – MEDIUM
	AC3	7	GOLDEN COLUMBINE	AQUILEGIA CHRYSANTHA	DECIDUOUS	1–2'	1–2'	1 GAL.	LOW – MEDIUM
	AM2	31	MOONSHINE YARROW	ACHILLEA X 'MOONSHINE'	EVERGREEN	2'	2'	1 GAL.	LOW
	CI2	15	PURPLE POPPYMALLOW	CALLIRHOE INVOLUCRATA	DECIDUOUS	6"	2'–6"	1 GAL.	VERY LOW – LOW
	NW2	14	WALKER'S LOW CATMINT	NEPETA X FAASSENII 'WALKER'S LOW'	DECIDUOUS	2'	2'–6"	1 GAL.	LOW – MEDIUM
	GW	13	WHIRLING BUTTERFLIES GAURA	GAURA LINDHEIMERI	DECIDUOUS	3'	2'–6"	1 GAL.	LOW
GRASSES & DESERT ACCENTS									
	YF	38	ADAM'S NEEDLE	YUCCA FILAMENTOSA	EVERGREEN	3'	3'	5 GAL.	VERY LOW – LOW
	YB	12	BANANA YUCCA	YUCCA BACCATA	NATIVE/EVGN	6'	6'	5 GAL.	VERY LOW – LOW
	NM	29	BEAR GRASS	NOLINA MICROCARPA	NATIVE/EVGN	5'	5'	5 GAL.	VERY LOW – LOW
	BB	86	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	NATIVE	3'	3'	5 GAL.	LOW
	SN	52	INDIAN GRASS	SORGHASTRUM NUTANS	NATIVE	3'–7'	3'	5 GAL.	LOW – MEDIUM
	CX	118	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	DECIDUOUS	30"	2'	5 GAL.	LOW – MEDIUM
	YF2	27	PALE LEAF YUCCA	YUCCA PALLIDA	EVERGREEN	4'	3'	5 GAL.	VERY LOW – LOW
	YG	43	SOAPWEED	YUCCA GLAUCA	NATIVE/EVGN	3'	3'	5 GAL.	VERY LOW – LOW
	SS	35	STANDING OVATION LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	NATIVE	2–4'	1–2'	5 GAL.	LOW – MEDIUM
	HP	64	YELLOW HESPERALOE	HESPERALOE PARVIFLORA 'YELLOW'	EVERGREEN	4'	3'	5 GAL.	LOW – MEDIUM

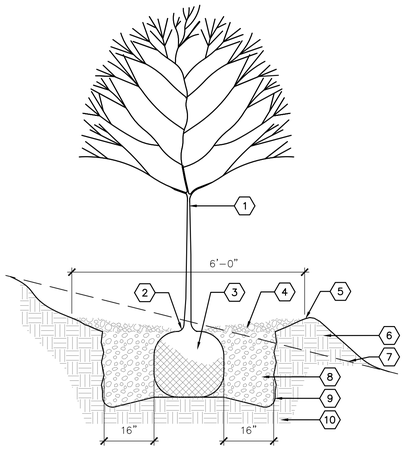


KEYED NOTES

1. TREE – SEE PLAN FOR SPECIES AND LOCATION.
2. REMOVE EXISTING SOIL FROM NURSERY AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE 2"–3" ABOVE GRADE.
3. PLACE TREE IN HOLE AND STRAIGHTEN. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE AND/OR ROPE, AND BURLAP PRIOR TO BACKFILL.
4. MULCH – SEE PLAN. AVOID MULCH INSTALLATION 4"–6" FROM TREE TRUNK.
5. EARTHEN BERM, 6" HEIGHT
6. THOROUGHLY MIX BACKFILL AND SOIL AMENDMENTS PRIOR TO INSTALLATION – SEE SPECIFICATIONS.
7. SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES.
8. UNDISTURBED SUBGRADE

A1 TREE PLANTING

NOT TO SCALE

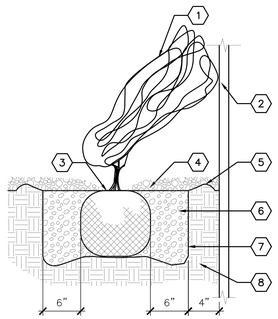


KEYED NOTES

1. TREE – SEE PLAN FOR SPECIES AND LOCATION.
2. REMOVE EXISTING SOIL FROM NURSERY AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE 2"–3" ABOVE GRADE.
3. PLACE TREE IN HOLE AND STRAIGHTEN. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE AND/OR ROPE, AND BURLAP PRIOR TO BACKFILL.
4. MULCH – SEE PLAN. AVOID MULCH INSTALLATION 4"–6" FROM TREE TRUNK.
5. EARTHEN BERM, 6" HEIGHT
6. PROPOSED GRADE. SMOOTHLY TAPER SLOPE TO FORM TREE WELL.
7. EXISTING GRADE
8. THOROUGHLY MIX BACKFILL AND SOIL AMENDMENTS PRIOR TO INSTALLATION – SEE SPECIFICATIONS.
9. SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES.
10. UNDISTURBED SUBGRADE

A2 TREE PLANTING

NOT TO SCALE

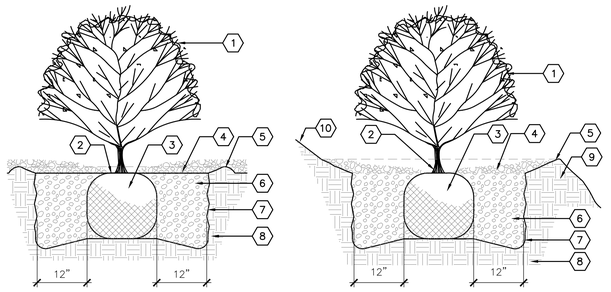


KEYED NOTES

1. VINE – SEE PLAN FOR SPECIES AND LOCATIONS
2. VERTICAL STRUCTURE – SEE PLAN
3. PLANT DEPTH AS SAME AS MAINTAINED AT NURSERY
4. MULCH – SEE PLAN. HOLD BACK 2" FROM VINE STEMS
5. 6–INCH HEIGHT EARTHEN BERM
6. BACKFILL AND SOIL AMENDMENTS – SEE SPECIFICATIONS. MIX THOROUGHLY PRIOR TO INSTALLATION
7. SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES
8. UNDISTURBED SUBGRADE

A3 VINE PLANTING

NOT TO SCALE



SHRUB PLANTING

SHRUB PLANTING ON SLOPE

KEYED NOTES

1. SHRUB – SEE PLAN FOR SPECIES AND LOCATION.
2. PLANT AT SAME DEPTH AS MAINTAINED AT NURSERY.
3. PLACE SHRUB IN HOLE AND STRAIGHTEN.
4. MULCH – SEE PLAN. HOLD BACK 2" FROM SHRUB STEMS.
5. 6–INCH HEIGHT EARTHEN BERM
6. BACKFILL AND SOIL AMENDMENTS – SEE SPECIFICATIONS. MIX THOROUGHLY PRIOR TO INSTALLATION.
7. SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES.
8. UNDISTURBED SUBGRADE
9. PROPOSED GRADE. SMOOTHLY TAPER SLOPE TO FORM SHRUB WELL.
10. EXISTING GRADE

A4 SHRUB PLANTING

NOT TO SCALE

STATE OF NEW MEXICO
GREGORY MILLER
NO. 17
REGISTERED
LANDSCAPE ARCHITECT
10/4/24

DATE: 10 MARCH 2025
REVISION:

SHEET TITLE:

PLANTING DETAILS

pland COLLABORATIVE
plandcollab.com 505 268 2266

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

THOMAS GIFFORD LANDSCAPE ARCHITECT
ARCHITECTURE
1710 Rosso Sabio Peralta, Santa Fe, New Mexico 87501
tel: 505.690.3898 email: TOM@THOMASGIFFORD.COM; thomas gifford architect, llc 2024

LP501

Plaza Central Housing – Landscape Water Budget Years 1–3

ESTIMATED WATER USE FOR LANDSCAPE IMPROVEMENTS – 02/12/2025

	GALLONS PER MINUTE – BUBBLER IRRIGATION	GALLONS PER WATERING CYCLE BUBBLERS (8 MIN RUN TIME)	GALLONS PER MINUTE –ROTARY IRRIGATION	GALLONS PER WATERING CYCLE ROTARY IRRIGATION (30 MIN RUN TIME)	TOTAL GALLONS PER WATERING CYCLE – BUBBLERS AND ROTARY IRRIGATION
TOTAL VOLUME FOR ALL TREES, SHRUBS, AND TURF GRASS	437.75	3,502	12.05	361.5	3,864
WATERING REQUIREMENTS			3,864		

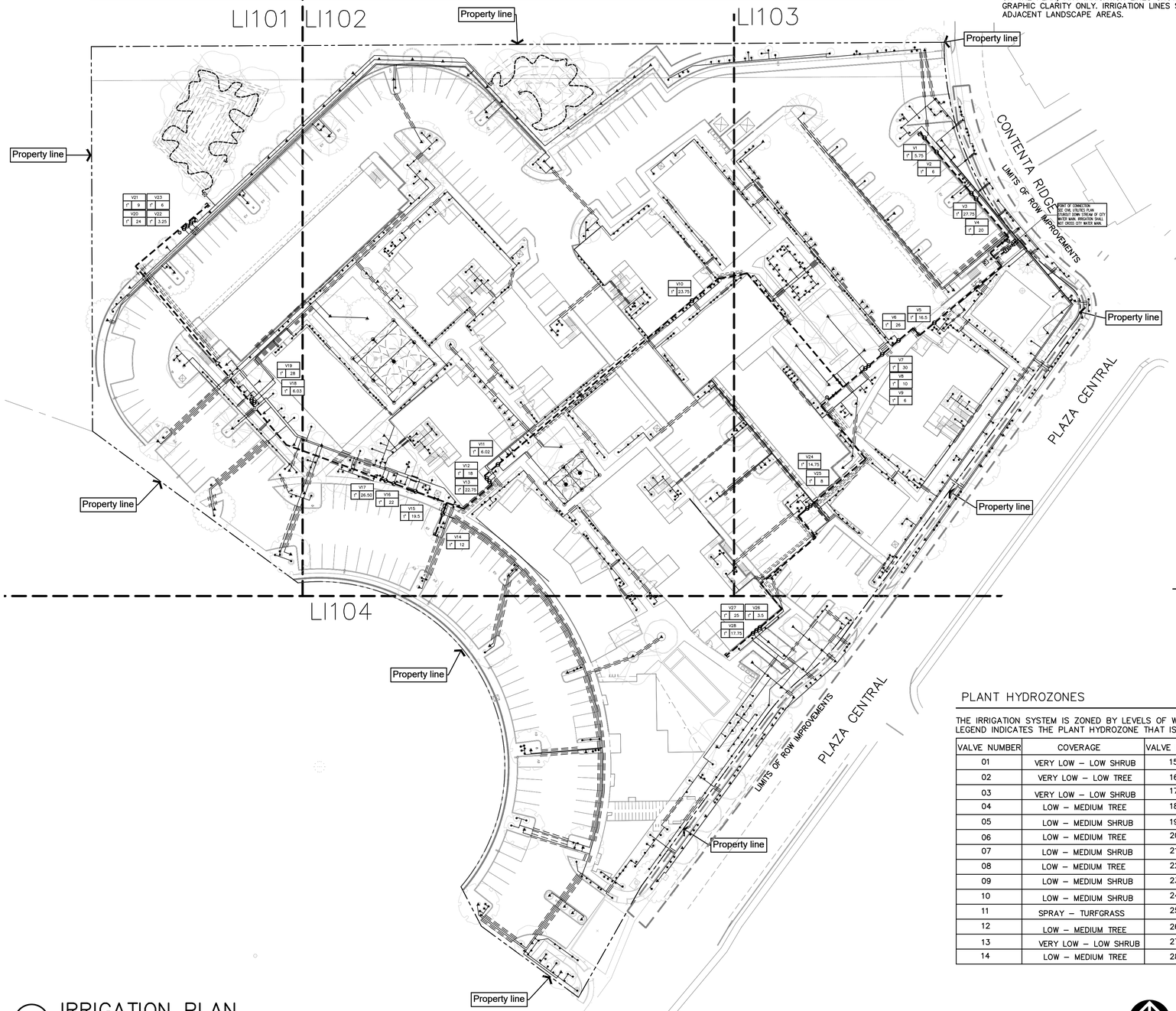
MONTHLY WATERING SCHEDULE	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
WATERING CYCLES PER MONTH	0	1	2	4	8	12	12	12	8	4	1	0
GALLONS PER WATERING CYCLE	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864
TOTAL GALLONS/MONTH	0	3,864	7,728	15,456	30,912	46,368	46,368	46,368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

TOTAL ESTIMATED ANNUAL IRRIGATION WATER CONSUMPTION: 247,296 GALLONS PER YEAR*

1 ACRE FOOT OF WATER = 325,851 GALLONS 0.7589235 ACRE FEET PER YEAR*

TOTAL ACRE FEET OF WATER PER YEAR: 0.7589235 ACRE FEET PER YEAR* 247,296 GALLONS PER YEAR*

* RUN TIME AND TOTAL WATER USE ARE CALCULATED FOR ESTABLISHMENT PERIOD. AFTER ESTABLISHMENT, THE ANTICIPATED WATER USE MAY DECREASE BE UP TO 50%.



A1 IRRIGATION PLAN
SCALE: 1"=40'–0"

0 40' 80'

NORTH

GENERAL IRRIGATION NOTES

CODE	DESCRIPTION
GI–01	THE CONTRACTOR SHALL COORDINATE SLEEVE INSTALLATION WITH PARTIES INVOLVED TO ENSURE THAT PIPE AND SLEEVES ARE INSTALLED AT PROPER DEPTHS AND BEFORE INSTALLATION OF CURB AND GUTTER, ASPHALT PAVEMENT, SIDEWALKS, CONCRETE PADS, ETC.
GI–02	THE CONTRACTOR SHALL FURNISH LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO CONSTRUCT THE PROPOSED IRRIGATION SYSTEM PER THE DRAWINGS AND SPECIFICATIONS.
GI–03	FOR PVC IRRIGATION PIPING AND EQUIPMENT REFERENCE SPECIFICATION SECTION 328400 – LANDSCAPE IRRIGATION SYSTEM.
GI–04	THE LOCATION AND SIZE OF IRRIGATION EQUIPMENT ON THE PLAN ARE SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. THE LOCATION OF CONTROLLERS, PUMPS, BACKFLOW PREVENTERS, VALVES, ETC. SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
GI–05	THE LOCATION OF THE IRRIGATION MAIN AND LATERAL LINES ON THE PLAN IS SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. UNLESS OTHERWISE NOTED ON THE PLAN, ANY IRRIGATION LINES SHOWN IN HARDSCAPE AREAS ARE FOR GRAPHIC CLARITY ONLY. IRRIGATION LINES SHALL BE LOCATED IN IMMEDIATELY ADJACENT LANDSCAPE AREAS.
GI–06	VALVE BOXES IN TURF OR SEED AREAS SHALL BE GREEN WITH GREEN BOLT–DOWN LIDS. VALVE BOXES IN MULCH AREAS SHALL BE TAN WITH TAN BOLT–DOWN LIDS.
GI–07	THE IRRIGATION SYSTEM WAS DESIGNED AT A MINIMUM STATIC PRESSURE OF 60 PSI AT THE POINT OF CONNECTION. CONTRACTOR SHALL VERIFY ACTUAL PSI AND DELIVER RESULTS TO THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION. IN THE EVENT THE ACTUAL PSI IS LESS THAN 60 PSI, THE CONTRACTOR SHALL RECEIVE DIRECTION FROM THE LANDSCAPE ARCHITECT REGARDING DESIGN MODIFICATIONS IF NECESSARY.
GI–08	AIR RELEASE VALVE LOCATIONS ARE SHOWN SCHEMATICALLY ON THE PLAN AT HIGH ELEVATION POINTS. THE CONTRACTOR SHALL SURVEY THE FINAL LOCATIONS OF ALL AIR RELEASE VALVES BEFORE INSTALLATION TO ENSURE THAT THEY ARE LOCATED AT ACTUAL HIGH POINTS.

LATERAL PIPE SIZE

FLOW RATE –GPM	SIZE
0–8	3/4"
8–12	1"
12–22	1 1/4"
22–30	1 1/2"
30–50	2"

PLANT HYDROZONES

THE IRRIGATION SYSTEM IS ZONED BY LEVELS OF WATER USE BY PLANT TYPE. THIS LEGEND INDICATES THE PLANT HYDROZONE THAT IS IRRIGATED BY EACH VALVE.

VALVE NUMBER	COVERAGE	VALVE NUMBER	COVERAGE
01	VERY LOW – LOW SHRUB	15	LOW – MEDIUM SHRUB
02	VERY LOW – LOW TREE	16	LOW – MEDIUM TREE
03	VERY LOW – LOW SHRUB	17	VERY LOW – LOW SHRUB
04	LOW – MEDIUM TREE	18	SPRAY – TURFGRASS
05	LOW – MEDIUM SHRUB	19	LOW – MEDIUM SHRUB
06	LOW – MEDIUM TREE	20	VERY LOW – LOW TREE
07	LOW – MEDIUM SHRUB	21	LOW – MEDIUM TREE
08	LOW – MEDIUM TREE	22	LOW – MEDIUM SHRUB
09	LOW – MEDIUM SHRUB	23	DRIP SYSTEM
10	LOW – MEDIUM SHRUB	24	VERY LOW – LOW SHRUB
11	SPRAY – TURFGRASS	25	LOW – MEDIUM TREE
12	LOW – MEDIUM TREE	26	LOW – MEDIUM SHRUB
13	VERY LOW – LOW SHRUB	27	LOW – MEDIUM TREE
14	LOW – MEDIUM TREE	28	VERY LOW – LOW SHRUB

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	REMOTE CONTROL VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY 24–VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.	A4/LI501
	REMOTE CONTROL DRIP VALVE ASSEMBLY. RAINBIRD XCZ SERIES, PLASTIC BODY 24–VOLT WITH PRESSURE REGULATING FILTER. SIZE AS SHOWN ON PLAN. CONNECT VALVE TO TORO DDCWP–2–9V BATTERY OPERATED CONTROLLER.	C4/LI502
	MANUAL ISOLATION VALVE ASSEMBLY, SPEARS SCH. 80 PVC BALL VALVE WITH UNIONS, SAME SIZE AS LINE.	A3/LI501
	MASTER VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY 24–VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.	C3/LI501
	BACKFLOW PREVENTER. FEBCO 825Y, OR EQUAL, 2" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED AND INSULATED BACKFLOW ENCLOSURE, HOT BOX MODEL HB2, OR EQUAL.	A2/LI501
F	FLOW SENSING ASSEMBLY, RAINBIRD UFS100, ULTRASONIC SERIES PVC, SIZE 2", OR EQUAL.	C2/LI501
C	IRRIGATION CONTROLLER, ESP–LXME2 PRO CONTROLLER. INSTALL IN STRONGBOX PEDESTAL ENCLOSURE. ADD FLOW SMART MODULE. PROVIDE GROUNDING TO CONTROLLER PER CONTROLLER'S SPECIFICATIONS AND DETAIL C2/LI502.	A1/LI501
	QUICK COUPLING VALVE ASSEMBLY, RAIN BIRD 33LRC, OR EQUAL.	C1/LI501
	PRESSURE COMPENSATING BUBBLER ASSEMBLIES, RAIN BIRD 1400 SERIES WITH CHECK VALVE. INSTALL AS FOLLOWS:	
	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
NO. 17
REGISTERED LANDSCAPE ARCHITECT
12/4/24

DATE: 12 FEB 2025
REVISION:

SHEET TITLE:

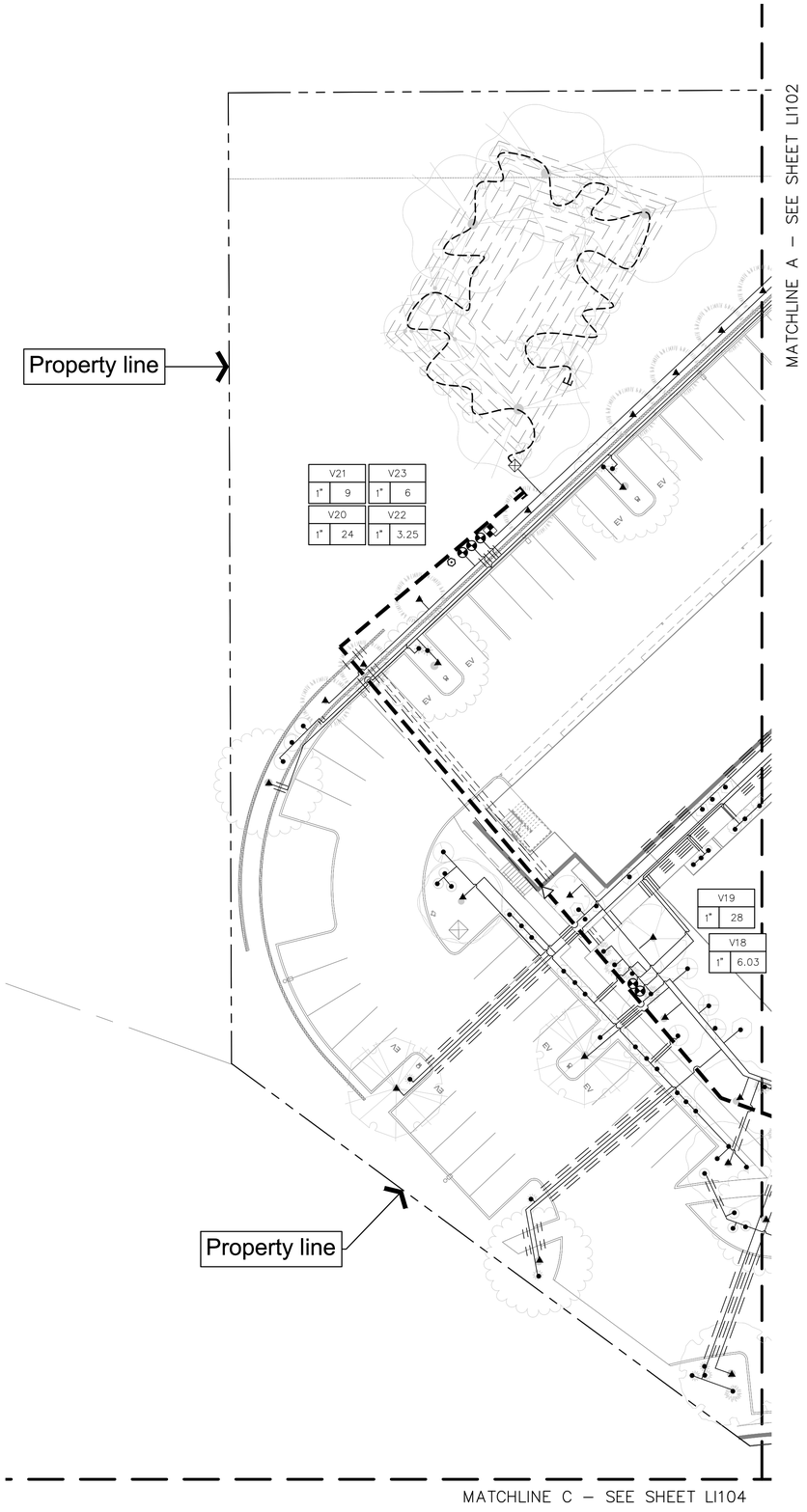
OVERALL IRRIGATION PLAN

THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel: 505.690.3888 email: TOM@THOMASGIFFORD.COM

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

pland COLLABORATIVE
plandcollab.com 505 268 2266

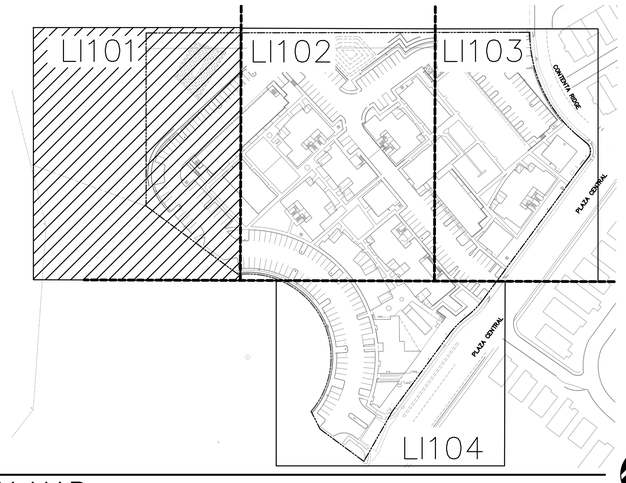
LI100



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

0 20' 40'

NORTH



KEY MAP

NORTH

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	REMOTE CONTROL VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY 24–VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.	A4/LI501
	REMOTE CONTROL DRIP VALVE ASSEMBLY. RAINBIRD XCZ SERIES, PLASTIC BODY 24–VOLT WITH PRESSURE REGULATING FILTER. SIZE AS SHOWN ON PLAN. CONNECT VALVE TO TORO DDCWP–2–9V BATTERY OPERATED CONTROLLER.	C4/LI502
	MANUAL ISOLATION VALVE ASSEMBLY, SPEARS SCH. 80 PVC BALL VALVE WITH UNIONS, SAME SIZE AS LINE.	A3/LI501
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	BACKFLOW PREVENTER. FEBCO 825Y, OR EQUAL, 2" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED AND INSULATED BACKFLOW ENCLOSURE, HOT BOX MODEL HB2, OR EQUAL.	A2/LI501
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

#	VALVE NUMBER
1" ##	VALVE FLOW / VALVE SIZE

STATE OF NEW MEXICO
GREGORY MILLER
REGISTERED LANDSCAPE ARCHITECT
11/4/24

DATE: 12 FEB 2025
REVISION:

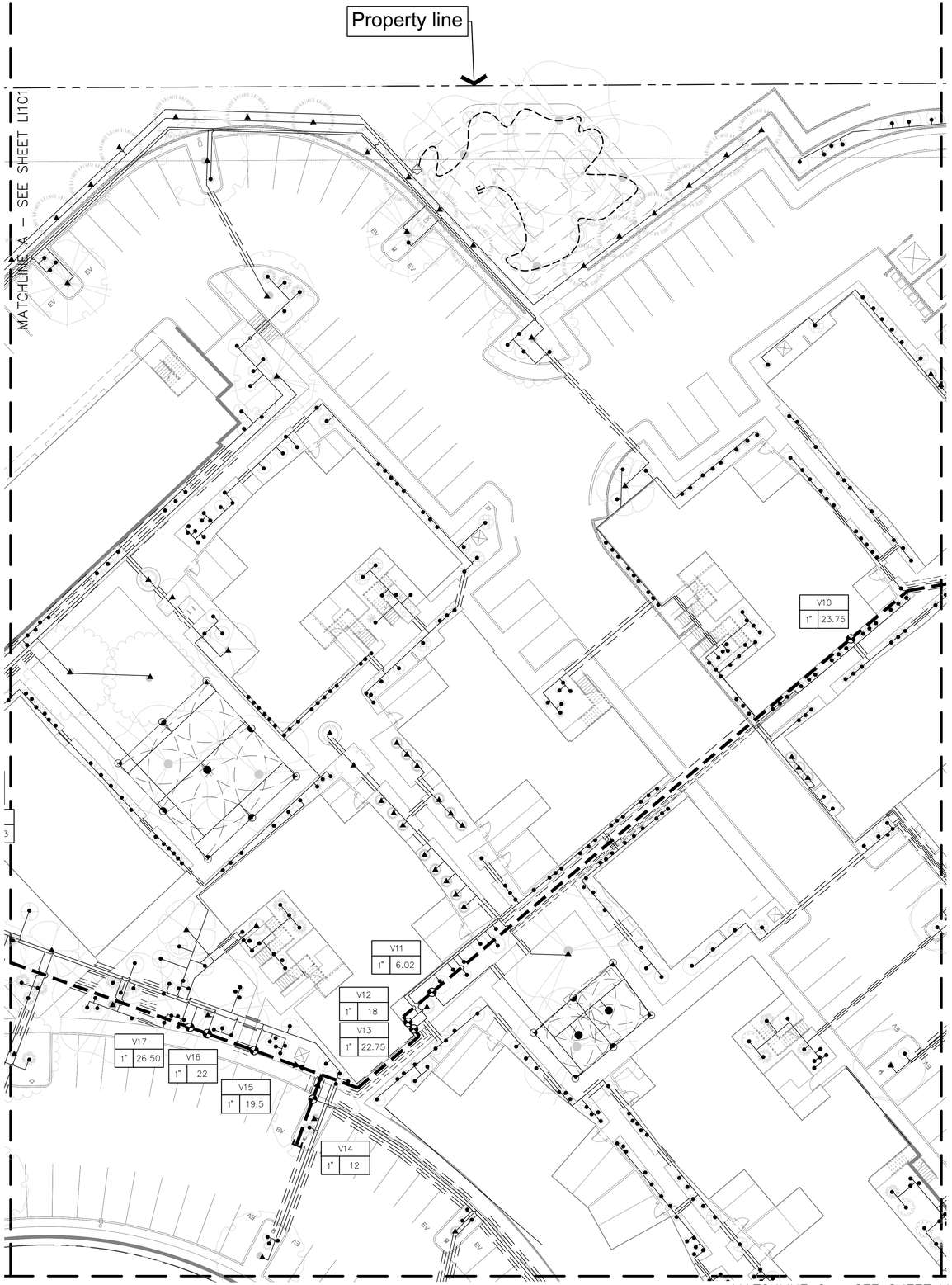
SHEET TITLE:

IRRIGATION PLAN

PLAZA CENTRAL II
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.8588 email TOM@THOMASGIFFORD.COM; thomas gifford architect, llc 2024

pland COLLABORATIVE
plandcollab.com 505 268 2266

LI101



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

0 20' 40'

NORTH

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	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

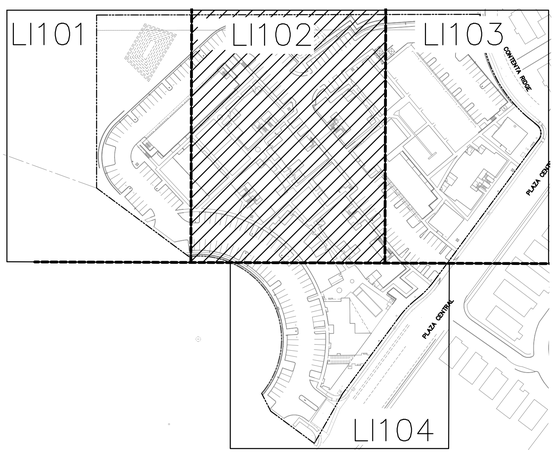
POP–UP SPRINKLER ASSEMBLIES, RAIN BIRD 1800–PRS SERIES, 4" POP–UP WITH MPR NOZZLES AS FOLLOWS. — D5/LI502

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/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:

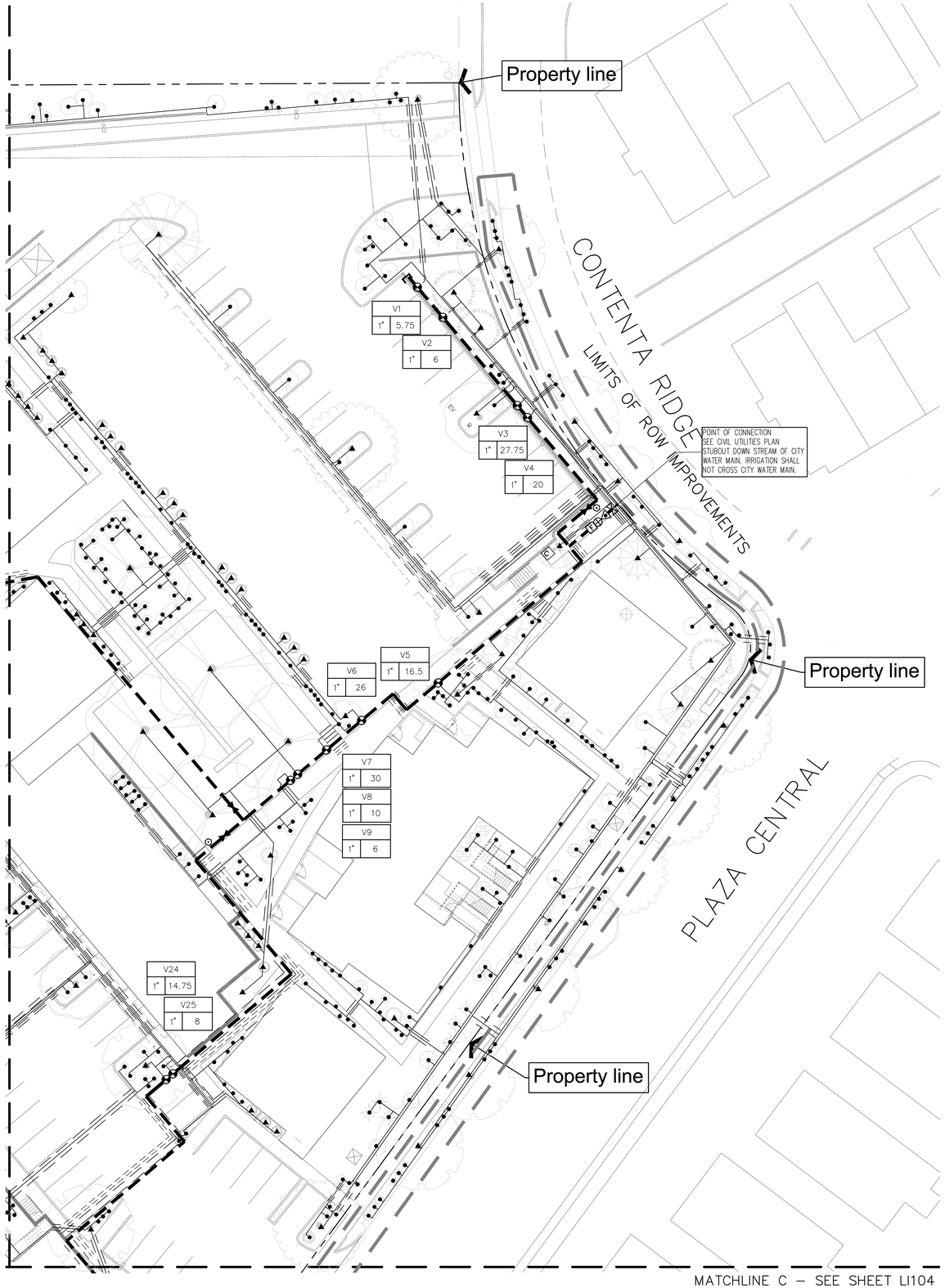
SHEET TITLE:

IRRIGATION PLAN

PLAZA CENTRAL II C
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.3888 email TOMATHOMASGIFFORD@COMCAST.NET thomas gifford architect, llc 2024

pland COLLABORATIVE
plandcollab.com 505 268 2266

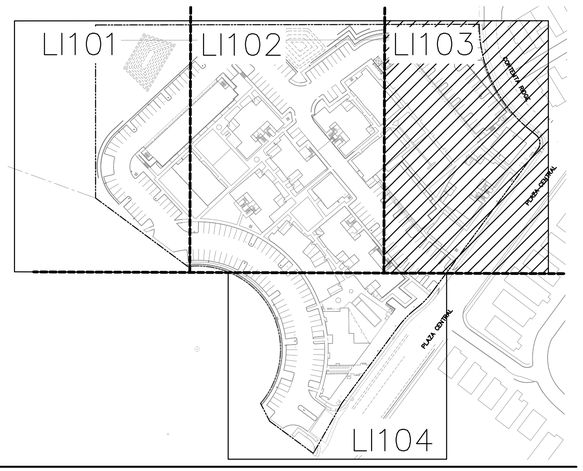
LI102



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

0 20' 40'

NORTH



KEY MAP

NORTH

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	REMOTE CONTROL VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY 24–VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.	A4/LI501
	REMOTE CONTROL DRIP VALVE ASSEMBLY. RAINBIRD XCZ SERIES, PLASTIC BODY 24–VOLT WITH PRESSURE REGULATING FILTER. SIZE AS SHOWN ON PLAN. CONNECT VALVE TO TORO DDCWP–2–9V BATTERY OPERATED CONTROLLER.	C4/LI502
	MANUAL ISOLATION VALVE ASSEMBLY, SPEARS SCH. 80 PVC BALL VALVE WITH UNIONS, SAME SIZE AS LINE.	A3/LI501
	MASTER VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY 24–VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.	C3/LI501
	BACKFLOW PREVENTER. FEBCO 825Y, OR EQUAL, 2" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED AND INSULATED BACKFLOW ENCLOSURE, HOT BOX MODEL HB2, OR EQUAL.	A2/LI501
F	FLOW SENSING ASSEMBLY, RAINBIRD UFS100, ULTRASONIC SERIES PVC, SIZE 2", OR EQUAL.	C2/LI501
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	QUICK COUPLING VALVE ASSEMBLY, RAIN BIRD 33LRC, OR EQUAL.	C1/LI501
	PRESSURE COMPENSATING BUBBLER ASSEMBLIES, RAIN BIRD 1400 SERIES WITH CHECK VALVE. INSTALL AS FOLLOWS:	

MODEL NO.	GPM	PSI	
1401	.25	30	A5/LI502
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	POP–UP SPRINKLER ASSEMBLIES, RAIN BIRD 1800–PRS SERIES, 4" POP–UP WITH MPR NOZZLES AS FOLLOWS.	D5/LI502

MODEL NO.	RADIUS	GPM	PSI	PR
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	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".	
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	AIR RELEASE VALVE ASSEMBLY, CRISPIN AL–10, OR EQUAL, SIZE 1". SEE IRRIGATION NOTE GI–08.	A2/LI502
	SOLVENT WELD END CAP.	

VALVE CALLOUT

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

STATE OF NEW MEXICO
GREGORY MILLER
NO. 17
REGISTERED
LANDSCAPE ARCHITECT
12/4/24

DATE: 12 FEB 2025
REVISION:

SHEET TITLE:

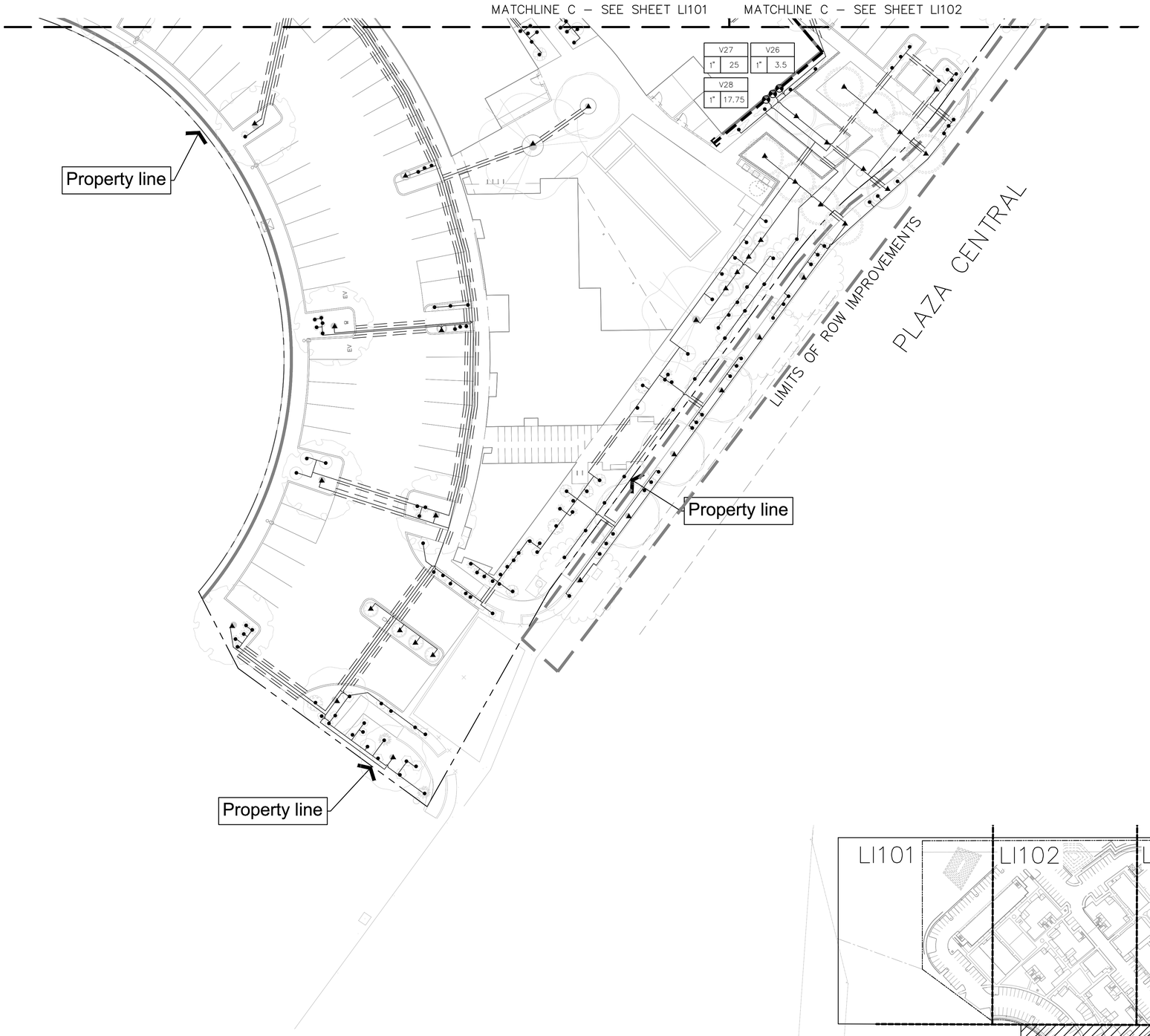
IRRIGATION PLAN

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

THOMAS GIFFORD BANDY ARCHITECT
ARCHITECTURE + 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
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	BACKFLOW PREVENTER. FEBCO 825Y, OR EQUAL, 2" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED AND INSULATED BACKFLOW ENCLOSURE, HOT BOX MODEL HB2, OR EQUAL.	A2/LI501
F	FLOW SENSING ASSEMBLY, RAINBIRD UFS100, ULTRASONIC SERIES PVC, SIZE 2", OR EQUAL.	C2/LI501
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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
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⊠	PVC TO POLY CONNECTION.	A4/LI502
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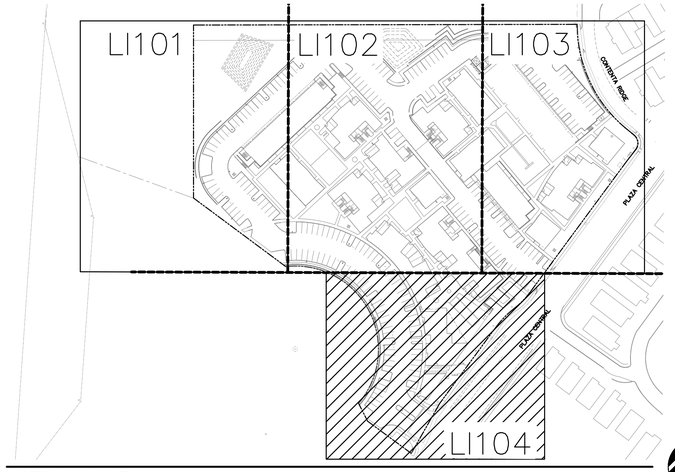
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 LATERAL PIPING, SCH. 40, BELL END, SOLVENT WELD PVC, SIZE AS SHOWN ON PLAN. DEPTH OF BURY 24". LATERAL PIPE CONVEYING LESS THAN 8 GPM SHALL BE 3/4".	
	PIPE SLEEVE: PVC CLASS 200 SDR 21 LATERAL SLEEVE PIPING, CLASS 200, SDR–21, BELL END, SOLVENT WELD PVC, TWO SIZES LARGER THAN PIPE BEING SLEEVED.	
	24–VOLT IRRIGATION WIRE SLEEVE PIPING, CLASS 200, SDR–21, BELL–END, SOLVENT WELD PVC, SIZE 1 1/2".	
	IRRIGATION MAIN LINE, SCHEDULE 40, BELL END, SOLVENT WELD PVC, SIZE: 2". DEPTH OF BURY 28" FOR CONTINUOUS PRESSURE MAIN, 24" FOR NON–CONTINUOUS PRESSURE MAIN.	
△	AIR RELEASE VALVE ASSEMBLY, CRISPIN AL–10, OR EQUAL, SIZE 1". SEE IRRIGATION NOTE GI–08.	A2/LI502
	SOLVENT WELD END CAP.	

VALVE CALLOUT

#	VALVE NUMBER
1" ##	VALVE FLOW
	VALVE SIZE



KEY MAP

NORTH

STATE OF NEW MEXICO
GREGORY MILLER
NO. 17
REGISTERED LANDSCAPE ARCHITECT
10/4/24

DATE: 12 FEB 2025
REVISION:

SHEET TITLE:

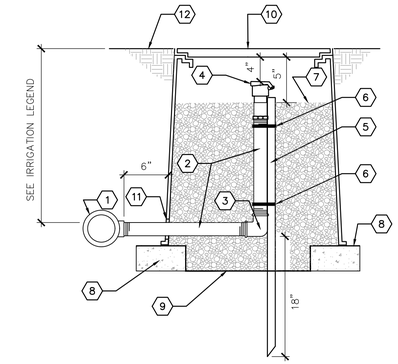
IRRIGATION PLAN

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 OMNIHOM.SCHFORD@gmail.com thomas gifford architect, llc 2024

pland COLLABORATIVE
plandcollab.com 505 268 2266

LI104



KEYED NOTES

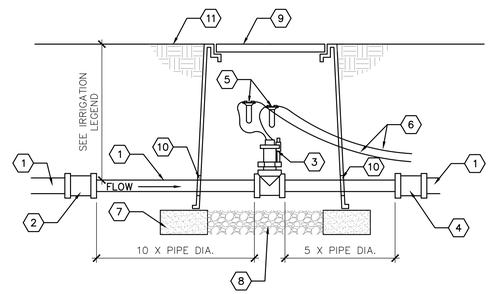
1. SERVICE TEE AT MAINLINE
2. 1" SCH. 80 PVC NIPPLE, LENGTH AS REQUIRED
3. 1" SCH. 80 PVC THREADED ELBOW
4. QUICK COUPLER VALVE – SEE IRRIGATION LEGEND
5. 2" STEEL ANGLE IRON SUPPORT STAKE
6. STAINLESS STEEL PIPE CLAMP
7. 1" DIAMETER WASHED GRAVEL
8. SOLID CMU BLOCK, TWO PER BOX
9. FILTER FABRIC
10.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

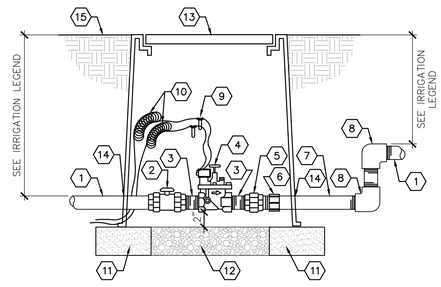


KEYED NOTES

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

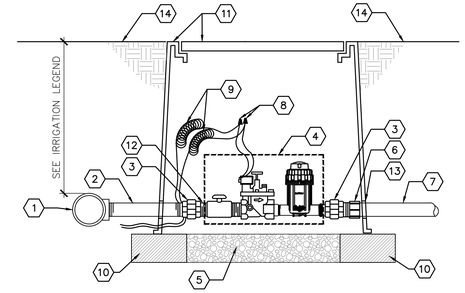


KEYED NOTES

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

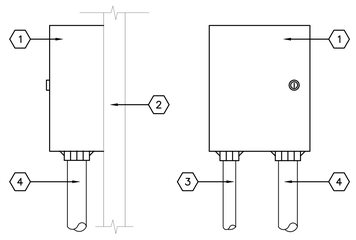
1. SERVICE TEE AT MAINLINE
2. SCH. 80 PVC NIPPLE, LENGTH AS REQUIRED
3. SCH. 80 PVC UNION
4. COMMERCIAL DRIP CONTROL ZONE KIT WITH BALL VALVE, REMOTE CONTROL VALVE, AND PRESSURE REGULATING BASKET FILTER
5. 6" DEPTH OF 1" DIAMETER WASHED GRAVEL WITH MIN. 2" CLEARANCE FROM BOTTOM OF EQUIPMENT AND PIPING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

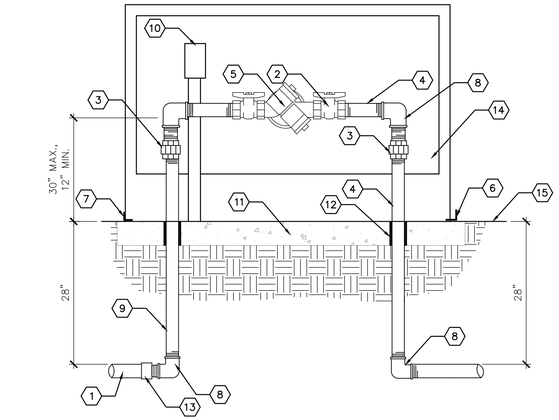
1. AUTOMATIC CONTROLLER – SEE IRRIGATION LEGEND
2. WALL – SEE PLAN
3. 120-VOLT WIRE CONDUIT
4. 24-VOLT WIRE CONDUIT

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

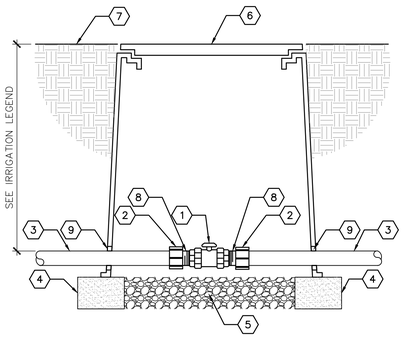


KEYED NOTES

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

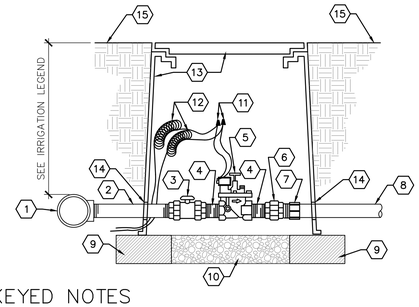


KEYED NOTES

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

A4 REMOTE CONTROL VALVE ASSEMBLY

NOT TO SCALE

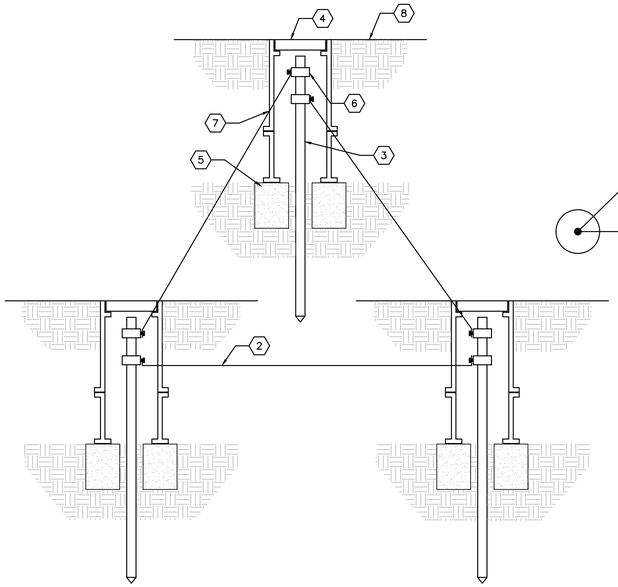
STATE OF NEW MEXICO
GREGORY MILLER
REGISTERED LANDSCAPE ARCHITECT
10/2/24

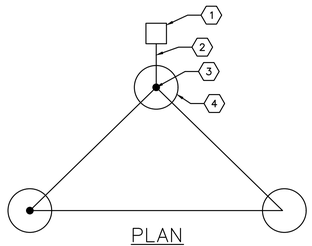
DATE: 10 MARCH 2025
REVISION:
SHEET TITLE:

PLAZA CENTRAL II
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
THOMAS GIFFORD ARCHITECT
ARCHITECTURE + URBAN DESIGN
3700 Paseo de Peralta, 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

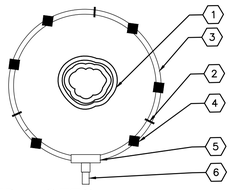
KEYED NOTES

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

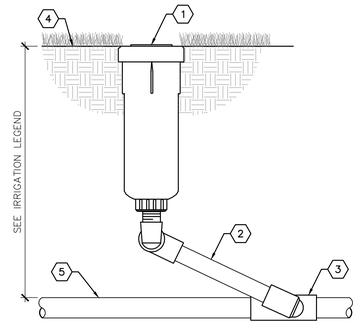


KEYED NOTES

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

D4 TREE DRIP RING

NOT TO SCALE



KEYED NOTES

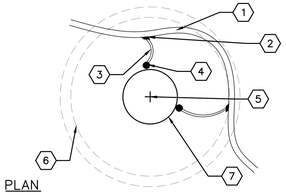
1. SPRINKLER BODY – SEE IRRIGATION LEGEND
2. UNITIZED SWING JOINT, SAME SIZE AS HEAD'S INLET SIZE
3. PVC LATERAL PIPE FITTING
4. FINISH GRADE
5. LATERAL PIPING

D5 SPRINKLER ASSEMBLY

NOT TO SCALE

KEYED NOTES

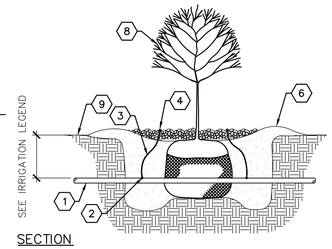
1. POLY DRIP TUBING
2. 1/4" BARBED CONNECTOR AT EACH CONNECTION
3. 1/4" POLY DISTRIBUTION TUBING
4. DRIP EMITTER – SEE IRRIGATION LEGEND FOR TYPE AND QUANTITY.
5. CENTER OF SHRUB
6. EARTHEN BERM – SEE PLANTING DETAILS
7. EDGE OF ROOTBALL
8. TREE OR SHRUB PLANTING
9. FINISH GRADE



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.

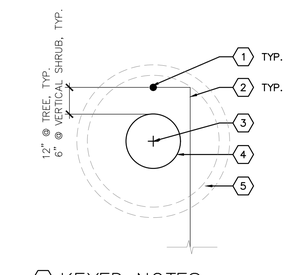


SECTION

C4 DRIP EMITTER LAYOUT

1" = 1"

0 1" 2"

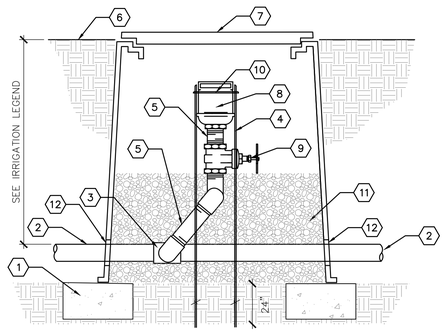


KEYED NOTES

1. BUBBLER ASSEMBLY – SEE IRRIGATION LEGEND.
2. 3/4" LATERAL PIPING.
3. PLANT CENTER.
4. EDGE OF ROOT BALL.
5. EARTHEN BERM – SEE PLANTING DETAILS.

C5 SINGLE BUBBLER LAYOUT

NOT TO SCALE



KEYED NOTES

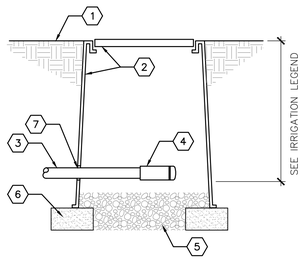
1. SOLID CMU BLOCK, FOUR PER BOX
2. PVC MAIN LINE
3. SCH. 40 PVC TEE
4. 1/2" DIAMETER REBAR
5. PRE–FABRICATED SCH. 40 PVC SWING JOINT – SAME SIZE AS VALVE
6. FINISH GRADE
7. 17" X 30" HEAVY–DUTY VALVE BOX WITH BOLT–DOWN T–STYLE COVER AND EXTENSIONS AS REQUIRED
8. AIR RELEASE VALVE – SEE IRRIGATION LEGEND
9. BRONZE GATE VALVE WITH HAND WHEEL
10. BAILING WIRE SECURED TO REBAR AT MIDDLE OF AIR RELEASE VALVE
11. 1" DIAMETER WASHED GRAVEL
12. NOTCH OR CORE DRILL VALVE BOX WALL 1/2" LARGER THAN PIPE

GENERAL NOTES

A. WASHED GRAVEL SHALL BE INSTALLED FLUSH WITH BOTTOM OF GATE VALVE.

A2 AIR RELIEF VALVE

NOT TO SCALE

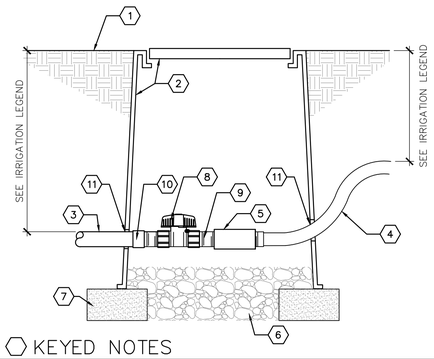


KEYED NOTES

1. FINISH GRADE
2. 6" ROUND VALVE BOX
3. POLY DRIP TUBING
4. COMPRESSION COUPLER WITH REMOVABLE FLUSH CAP
5. 6" DEPTH OF 1" DIAMETER WASHED GRAVEL WITH MIN. 2" CLEARANCE FROM BOTTOM OF EQUIPMENT AND PIPING
6. SOLID CMU BLOCK, TWO PER BOX
7. NOTCH OR CORE DRILL VALVE BOX WALL, 1/2" LARGER THAN PIPE DIAMETER

A3 DRIP LINE FLUSH CAP

NOT TO SCALE

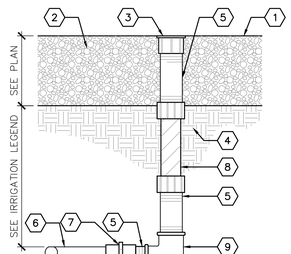


KEYED NOTES

1. FINISH GRADE
2. 10" ROUND VALVE BOX WITH BOLT–DOWN DROP–IN COVER
3. PVC LATERAL PIPING
4. POLY DRIP TUBING
5. POLY TO PVC PRESSURE REDUCER COUPLING, FEMALE ADAPTER X COMPRESSION
6. 6" DEPTH OF 1" DIAMETER WASHED GRAVEL WITH MIN. 2" CLEARANCE FROM BOTTOM OF EQUIPMENT AND PIPING
7. SOLID CMU BLOCK, TWO PER BOX
8. SCH. 80 PVC BALL VALVE
9. SCH. 80 PVC CLOSE NIPPLE
10. SCH 40 PVC MALE ADAPTER
11. NOTCH OR CORE DRILL VALVE BOX WALL, 1/2" LARGER THAN PIPE DIAMETER

A4 PVC TO POLY CONNECTION

NOT TO SCALE



KEYED NOTES

1. FINISH GRADE
2. MULCH
3. PRESSURE COMPENSATING BUBBLER – SEE IRRIGATION LEGEND, TOP OF BUBBLER SHALL BE FLUSH WITH TOP OF MULCH
4. COMPACTED SUBGRADE
5. 1/2" SCH. 80 PVC THREADED NIPPLE, LENGTH AS REQUIRED
6. 3/4" LATERAL PIPING
7. 3/4" X 1/2" SCH. 40 PVC FEMALE ADAPTER
8. 1/2" X 6" FLEX NIPPLE
9. 1/2" SCH. 40 PVC THREADED ELBOW

A5 BUBBLER ASSEMBLY

NOT TO SCALE

STATE OF NEW MEXICO
GREGORY MILLER
REGISTERED LANDSCAPE ARCHITECT
10/2/24

DATE: 10 MARCH 2025
REVISION:
SHEET TITLE:

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

THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
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ARCHITECTURE + URBAN DESIGN

pland COLLABORATIVE
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LI502

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John R. Fox Attorney at Law
johnf@sommerkarnes.com
Of Counsel

August 6, 2025

Alex Hempel
Case Manager
City of Santa Fe
200 Lincoln Ave
Santa Fe, NM 87501

Re: Project: Zorro Blanco
Location: 7205 Plaza Central, Santa Fe, NM 87507
Case: 2024-9320

Dear Alexa:

On behalf of Zydeco TCVP, LLC, (the "Applicant"), we submit this letter to confirm that the Applicant has agreed to change the color scheme for Zorro Blanco to the rose color shown on the photo below of the property known as Zona Rosa located at 429 W San Francisco St, Santa Fe, NM 87501. We will modify the elevations that have been submitted to reflect the new color.

This modification addresses the "point allocation" found at page 4 of the Staff Report prepared for the August 7, 2025, Planning Commission meeting; the Staff assessment resulted in -10 point allocation, rather than the +15 allocation assigned by the Applicant. We trust that Staff agrees with a reallocation of points to +15. Additionally, the change ensures compatibility with both the "historic district" and neighborhood character highlighted in the Staff Report at page 5. The change in color is compliant with the allowable colors in the "historic district" (as Zona Rosa is in that district), and the many earth-toned buildings in the surrounding neighborhoods of Tierra Contenta. Modified elevations will follow shortly.

Thank you for your time and attention to this matter.

Sincerely,

Karl H. Sommer

cc: Zydeco TCVP, LLC & consultants



SOMMER KARNES & ASSOCIATES LLP

Mailing Address
Post Office Box 2476
Santa Fe, New Mexico 87504-2476

Street Address
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Santa Fe, NM 87501

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Karl H. Sommer, Attorney at Law
khs@sommerkarnes.com
Joseph M. Karnes, Attorney at Law
jmk@sommerkarnes.com

John R. Fox Attorney at Law
johnf@sommerkarnes.com
Of Counsel

February 14, 2025

Board of Directors
Tierra Contenta Corporation
c/o Lisa Gavioli
Project Manager | NV5
1807 Second Street, Ste. 40
Santa Fe, NM 87505

Re:	Project:	"Zorro Blanco"
	Owner:	ZYDECO TCVP LAND LLC
	Address:	7205 Plaza Central, Santa Fe, New Mexico 87507
	No. Units:	164 Market Rate Rental Units
	Legal Description:	TIERRA CONTENTA VILLAGE PLAZA S/D PHASE 2-C, LOT 10

Dear Members of the Board of Directors:

This firm represents ZYDECO TCVP LAND LLC ("Zydeco"), which company has applied for a development plan approval from the City of Santa Fe Planning Commission for a 164-unit multifamily residential apartment complex ("Zorro Blanco"). The Architectural Review Committee of the Tierra Contenta Corporation ("TCC-ARC") reviewed and approved the Zorro Blanco development on December 17, 2024. Zydeco must comply with the affordable housing requirements as set by Tierra Contenta Corporation Board of Directors (the "Board"). We submit this letter application for the Board's consideration of an alternative means of compliance with the affordable housing requirements for Zorro Blanco.

Zydeco proposes to donate a parcel of land in lieu of providing on-site affordable rental units, which donation would be to a qualified and experienced non-profit company that would undertake to develop the parcel into twelve (12) affordable housing units for sale to qualified home buyers. Here are the specifics of the proposal:

1. **Land to be Donated**: Zydeco would create a .689 acre parcel adjacent to Zorro Blanco.

2. **Description of Units:** The parcel will accommodate twelve (12) fee simple units having three bedrooms, a single car garage, and approximately 1,800 square feet per unit, front yards, an exterior deck, as well as required on-site parking (in addition to garages), and required open space.

3. **Partner:** Zydeco is in communication and negotiations with several local non-profit home builders, one of which would take the land and enter into agreements to complete the buildout and meeting the affordable housing standards for income qualified families. Zydeco's desire is to partner with a non-profit serving families at sixty percent of the Area Median Income. As the Board is aware, affordable housing for such families is not generally available in Santa Fe.

4. **Aspects of the Plan**: Attached are graphic depictions of the proposed affordable housing, including (a) Site Plan, (b) Renderings of the buildings, and (c) Floor Plans for all three (3) levels of the Units. The proposed site is located astride Plaza Central and just south of the Zorro Blanco multifamily development and leverages an existing curb cut for access, existing street infrastructure, and existing utilities, which are or will be brought to the property line. The site is suitable for residential development and does not possess any environmental challenges, such as slope or sensitive terrain. The site has been graded. A recent traffic study considered an additional twenty-five (25) units to the multifamily development traffic study, which concluded there would be no negative impact on the traffic. Additionally, the subject site is well situated to take advantage of the full benefits of future retail development, per the Tierra Contenta master plan.

We believe that this alternative means of compliance is in keeping with and best serves Tierra Contenta's overall mission and purpose to provide affordable housing of all types to the families most in need of housing. Additionally, Zydeco would be amenable to providing a partial "fee in lieu" to provide additional housing resources, which partial "fee in lieu" would be in addition to the proposed donation of land. If the Board finds that the proposal is not acceptable, Zydeco proposes to pay the "fee in lieu" required by the City's Santa Fe Homes Program. Attached is a form for a "fee in lieu" provided by the City of Santa Fe pursuant to which any "fee in lieu" would be made. By separate correspondence, I will provide a link to a Dropbox containing all of the submittals made to the City of Santa Fe for the application for a development plan approval.

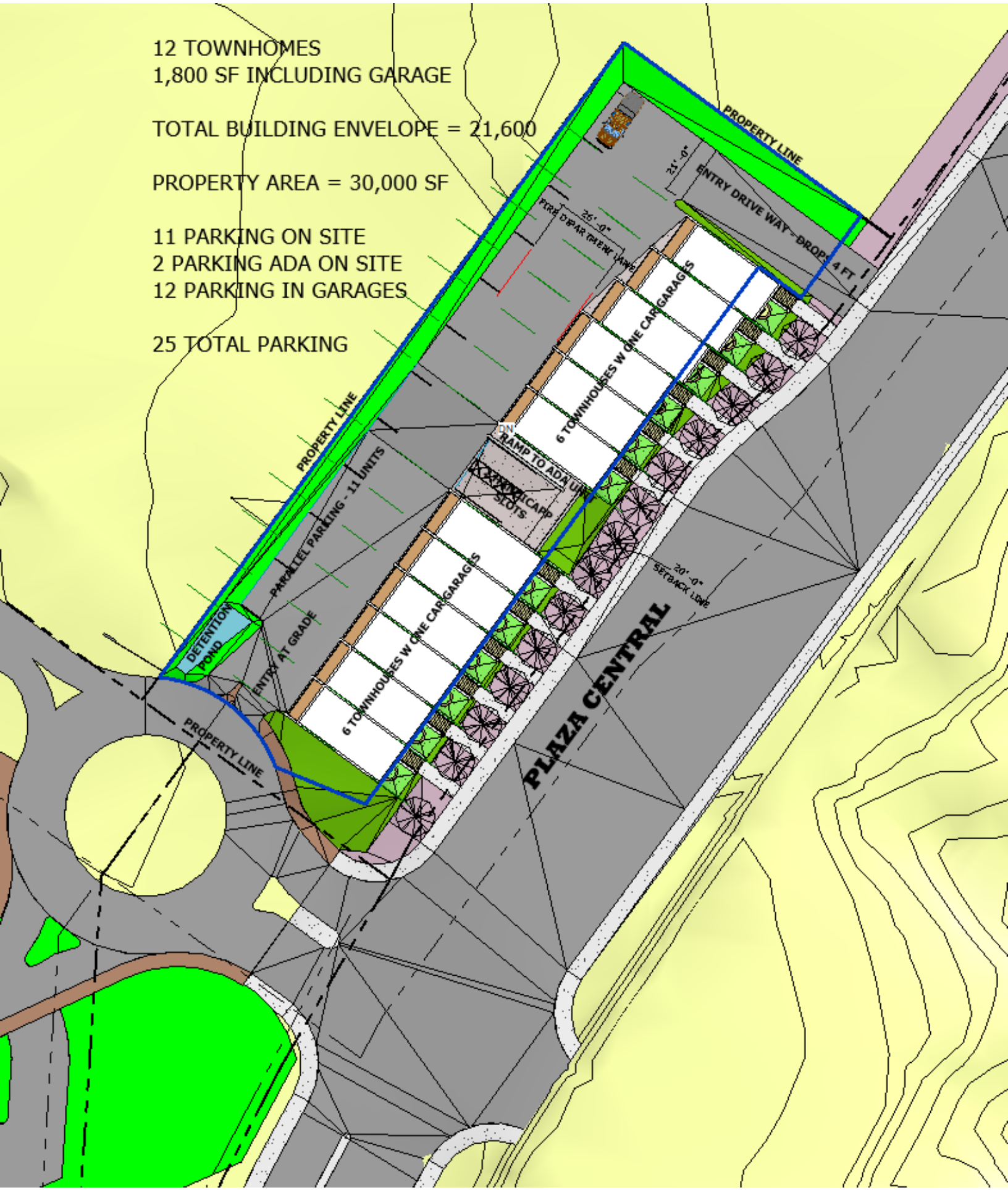
We understand that the Board meets virtually. Please give us the date for the Board meeting and let us know if more information is needed at this time.

Sincerely,

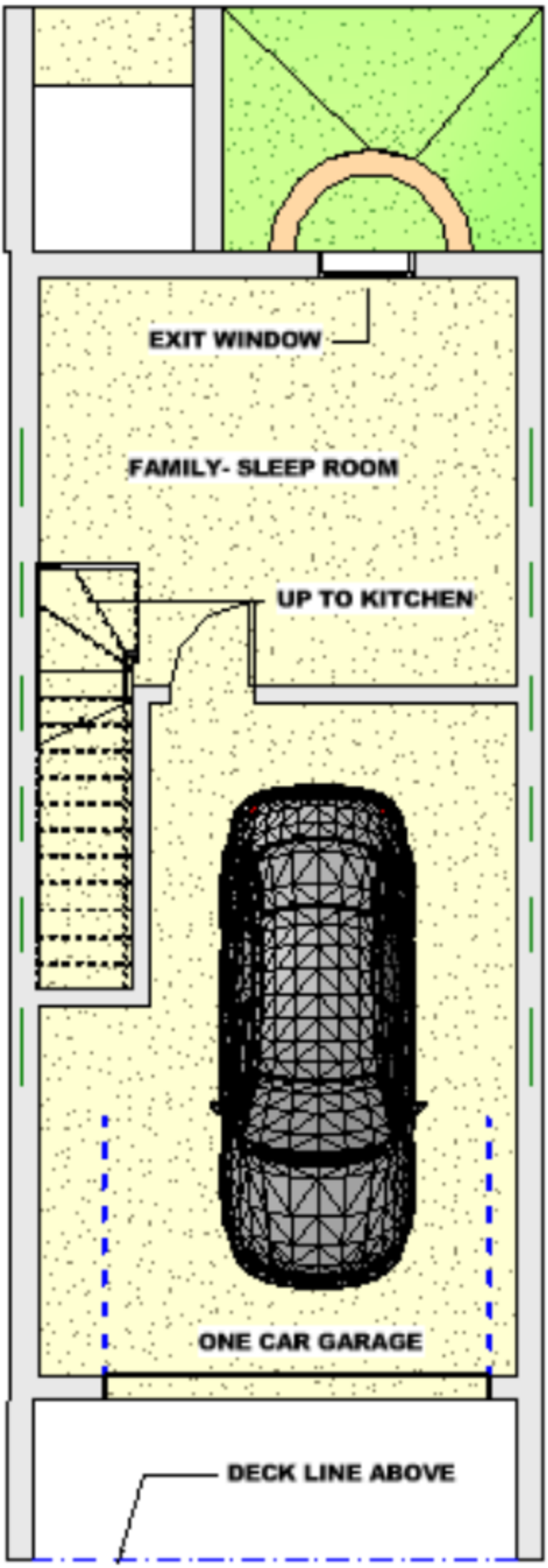


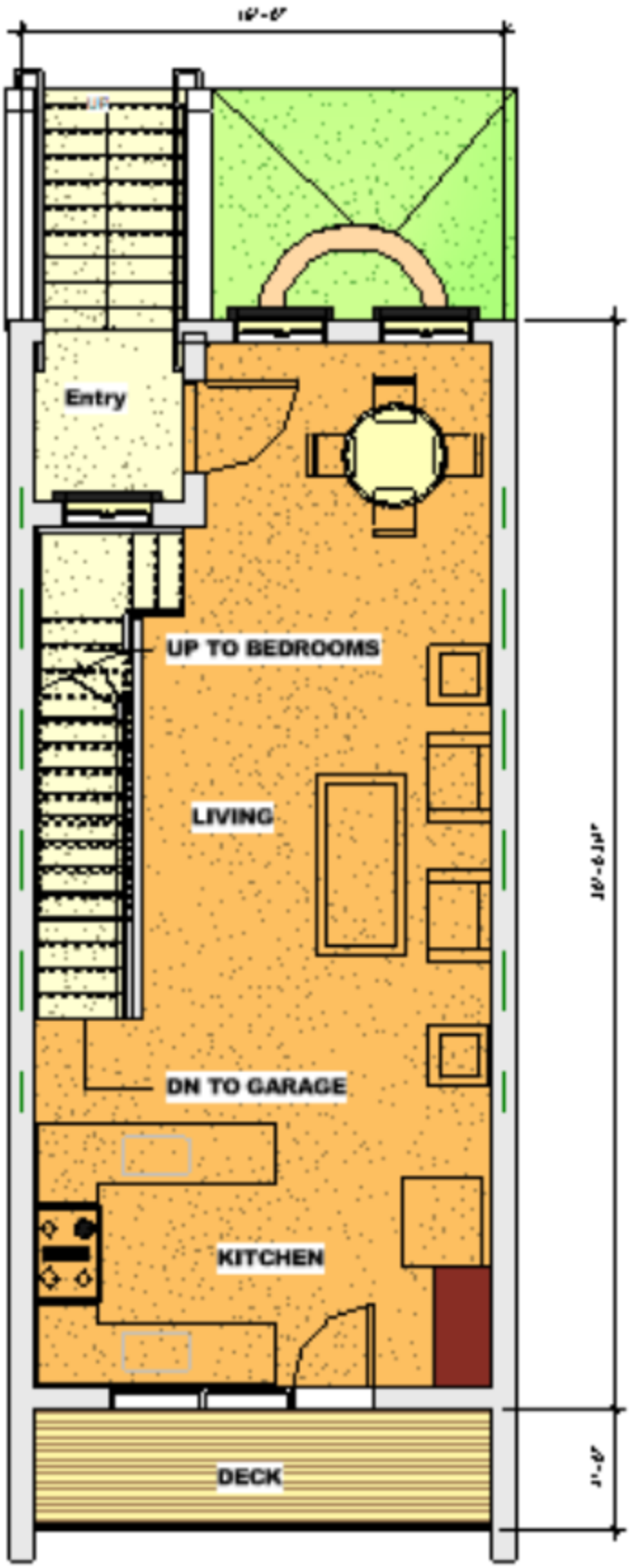
Karl H. Sommer

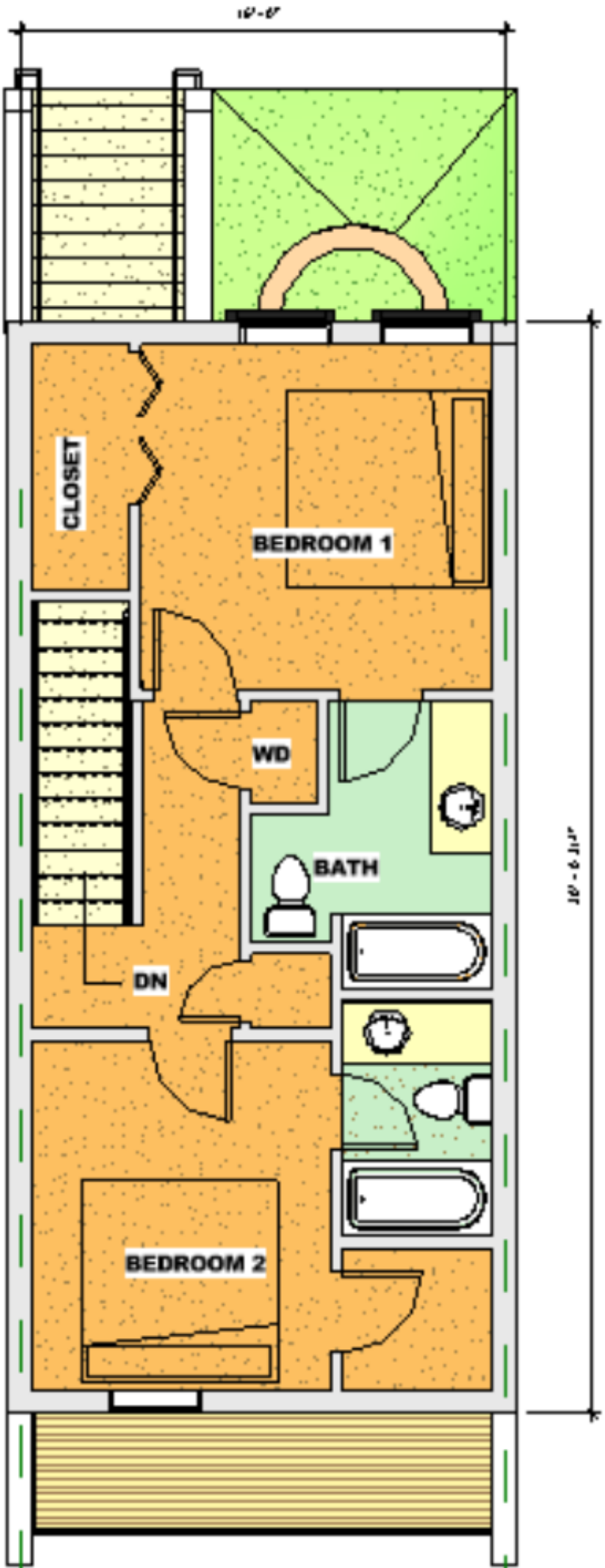
cc: Zydeco TCVP
Daniel Alvarado, City Staff


12 TOWNHOMES
1,800 SF INCLUDING GARAGE
TOTAL BUILDING ENVELOPE = 21,600
PROPERTY AREA = 30,000 SF
11 PARKING ON SITE
2 PARKING ADA ON SITE
12 PARKING IN GARAGES
25 TOTAL PARKING
PROPERTY LINE
ENTRY DRIVE WAY - DROP 4 FT
25' -0"
FIRE DEPARTMENT LANE
6 TOWNHOUSES W ONE CARGARAGES
RAMP TO ADA UNIT
HANDICAPP SLOTS
PARALLEL PARKING - 11 UNITS
DETENTION POND
ENTRY AT GRADE
6 TOWNHOUSES W ONE CARGARAGES
20' -0" SETBACK LINE
PLAZA CENTRAL
PROPERTY LINE




EXIT WINDOW
FAMILY- SLEEP ROOM
UP TO KITCHEN
ONE CAR GARAGE
DECK LINE ABOVE


Entry
UP TO BEDROOMS
LIVING
DN TO GARAGE
KITCHEN
DECK


CLOSET
BEDROOM 1
WD
BATH
DN
BEDROOM 2

CITY OF SANTA FE
SANTA FE HOMES PROGRAM
FEE-IN-LIEU OF RENTAL AGREEMENT

"Zorro Blanco"
***7205 Plaza Central,* Santa Fe, New Mexico**

This Santa Fe Homes Program ("SFHP") Agreement ("Agreement") is made and entered into this _____ day of _____, 2025, by and between the City of Santa Fe, New Mexico, a New Mexico Municipal Corporation ("City") and Zydeco TCVP Land, LLC, a New Mexico limited liability company ("SFHP Developer").

RECITALS

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

B. **WHEREAS**, in accordance with the requirements of the SFHP, the SFHP Developer has submitted an SFHP proposal ("SFHP Proposal"), which provides the procedural pre-requisite for this Agreement;

C. **WHEREAS**, the SFHP Developer is the developer of Zorro Blanco, and in its SFHP Proposal, the SFHP Developer has proposed to develop the property as described in the document attached hereto as **Exhibit 1** (development plan), incorporated herein by reference, and hereinafter referred to as the "Property".

D. **WHEREAS**, the SFHP Developer desires to develop the Property subject to and upon the terms and conditions hereinafter set forth and in compliance with Sections 14-9.11 and 26-1 *et seq.* Santa Fe City Code (SFCC) 1987.

E. **WHEREAS**, pursuant to Ordinance 2016-09, the Governing Body approved amending the Santa Fe Homes Program requirement to allow developers of rental housing to pay a fee-in-lieu instead of seeking an alternate means of compliance. Incentives for SFHP developers, as set forth in subsection 14-8.11 SFCC 1987, will not be available for these projects.

F. **WHEREAS**, it is understood that all representations made herein are material to the City and that the City will rely upon these representations in permitting or approving development of the Property.

AGREEMENTS

NOW, THEREFORE, in consideration of the premises, the following agreements and undertakings of the parties, the City and the SFHP Developer, for themselves and their heirs, successors and assigns, hereby agree to be bound by the following terms in order to ensure SFHP compliance, and hereby agree as follows:

1. DEVELOPMENT REQUEST

A. SFHP Developer is in the process of receiving final development plan approval to build 165 rental units, priced at market rates.

B. The Developer agrees to comply with the Santa Fe Homes Program Ordinance through the payment of a fee, established on an "affordability gap" measure as per SFHP Administrative Procedures.

2. OBLIGATIONS

A. No SFHP Homes Required. Because the project meets the criteria outlined in Ordinance 2016-09, the SFHP does not require construction of any SFHP Homes on-site.

B. Fee Agreement. The SFHP Developer agrees to make a payment of **$###,###** (the SFHP Payment), as calculated pursuant to the SFHP and as described in **Exhibit 2**. The payment shall be made payable to the City of Santa Fe and dedicated to the Affordable Housing Trust Fund (AHTF). The fee revenues will be used to provide tenant based, scattered site rental assistance to income-qualified renters or to provide capital support for an off-site affordable rental housing project.

C. Payment Deadline. The amount set forth in paragraph 2.B above shall be made to the City's Office of Affordable Housing as follows:

1) The amount due will be calculated according to the SFHP pricing schedule in place when payment is made. The full payment is due at the time of building permit application.

2) If none of the previous documents are required, a copy of this Agreement and a receipt that the fee has been paid shall be included with the application for a building permit.

3. ENFORCEMENT

A. Remedies. Failure to make the full payment required under this agreement by the time of building permit issuance will result in any or all of the following sanctions, depending upon which the Office of Affordable Housing judges to be the most effective and appropriate given the circumstances:

a) Withholding the recording of plats or plans,

b) Withholding or revoking building permits,

c) Issuing stop work orders, and

d) Withholding or revoking certificates of occupancy.

B. Other Remedies Available. It is understood and agreed by the SFHP Developer that the remedies provided under Section 4.1 of this Agreement are non-exclusive. This Agreement shall not restrict the City's recourse to any remedy available under the law including, but not limited to, liens and litigation.

C. Notice. The City agrees to provide written notice pursuant to the SFHP of any violation or alleged violation of the terms and conditions of this Agreement. The SFHP Developer will give the City written notice of any violation or alleged violation of the terms and conditions of this Agreement. Both parties will give the other party thirty days to cure any violation or alleged violation of this Agreement.

City of Santa Fe:
Office of Affordable Housing
PO Box 909
Santa Fe, NM 87504-0909

SFHP Developer:
Zydeco TCVP Land, LLC
428 Sandoval St.
Santa Fe, NM 87501

4 SUCCESSORS IN TITLE/COVENANTS TO RUN

In the event that SFHP Developer sells, assigns, leases, conveys, mortgages, or encumbers the Property to any third party, the third party shall be provided with a copy of this Agreement and shall be required to comply with this Agreement. The terms and conditions of this Agreement run with the land and are binding upon all heirs, successors, and assigns.

5. RECORDATION

The SFHP Developer agrees to put into escrow a check payable to the Santa Fe County Clerk's office to pay for recording this Agreement in the amount of $25.00. The City will record the Agreement within ten days after the date of the last signature obtained unless the SFHP Developer pays in full the required SFHP Payment. If paid in full, the City will not record the Agreement and will return the check.

6. CITY'S ZONING AUTHORITY UNIMPAIRED

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

7. CAPTIONS

The captions and paragraph headings of this Agreement are not necessarily descriptive or intended or represented to be descriptive, of all the provisions thereunder, and in no manner shall such captions and paragraph headings be deemed or interpreted to limit the provisions of this Agreement.

8. FURTHER ASSURANCES

The parties agree to execute such documents as may be required to show the satisfactory compliance with SFHP Ordinance (SFCC 26-1) and this Agreement.

9. SEVERABILITY

If any provision of this Agreement, or the application of such provisions to any person or circumstances, shall be held invalid, the remainder of this Agreement, or the application of such provisions to persons or circumstances other than those to which it is held invalid, shall not be affected thereby.

10. NO WAIVER

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

11. NUMBERS AND GENDERS

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

12. GOVERNING LAW; VENUE; INTERPRETATION

SFHP Developer shall abide by all applicable federal and state laws and regulations, and all ordinances, rules, and regulations of the City of Santa Fe. In any action, suit or legal dispute arising from this Agreement, the SFHP Developer agrees that the laws of the State of New Mexico shall govern. The parties agree that any action or suit arising from this Agreement shall be commenced in a federal or state court of competent jurisdiction in New Mexico. Any action or suit commenced in the courts of the State of New Mexico shall be brought in the First Judicial District Court.

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

13. SCOPE OF AGREEMENT

This Agreement incorporates all the agreements, covenants, and understandings between the parties hereto concerning the subject matter hereof, and all such covenants, agreements, and understandings have been merged into this written Agreement. No prior agreement or understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless embodied in this Agreement. This Agreement shall not relieve the SFHP Developer from complying with present or future City ordinances, duly adopted resolutions, or regulations applicable to the development.

14. AMENDMENTS

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

the SFHP Ordinance and then to the City Manager for approval.

15. <u>TERM</u>

This Agreement shall remain in force until the full payment of the SFHP Payment obligation set forth herein.

16. PUBLIC PURPOSE

The City declares, and the SFHP Developer acknowledges, that this Agreement as well as all restrictions contained in this Agreement are for public purposes.

WHEREFORE, the parties set their hands and seals this ____day of _____, 2025.

ATTEST:

_____

GERALYN CARDENAS,
INTERIM CITY CLERK

CITY OF SANTA FE:

_____

CITY MANAGER

APPROVED AS TO FORM:

_____

ASSISTANT CITY ATTORNEY

CITY OF SANTA FE:

_____

EMILY OSTER,
FINANCE DIRECTOR

Zydeco TCVP Land, LLC

By:_____
Richard Yates

Its: Manager

ACKNOWLEDGEMENTS

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

The foregoing instrument was acknowledged before me this ____day of _____, _____, by_____.

_____

NOTARY PUBLIC

My Commission Expires:

_____

Attach: Exhibit 1 - Development plan
Exhibit 2 – SFHP Pricing & Rental schedule

EXHIBIT 1

Development Plan, Site Plan, Location Map

EXHIBIT 2

SFHP RENTAL UNIT CALCULATION WORKSHEET

The project has C-1 zoning district, permitting 165 units with applicable 15% density bonus. The project has an area of approximately 6.9 acres. The project is proposing 165 rental homes; 11 studio, 93 one-bedroom units, 59 two-bedroom units, and 2 three-bedroom units. There **are not** additional land use requirements for this site as identified in Ch. 14.

The SFHP requirement is calculated below:

= Total # of units multiplied by (0.15) = the # of SFHP rental units required
= 165 total units x 0.15 = 24.75 SFHP unit(s) is/are required.

In lieu of providing affordable rental units, the Developer proposes to comply with SFHP through the payment of a fee as per Ordinance 2016-09.

2024 Affordability Gap Voucher

	HUD FMR	SFHP Avg	Base Gap	Base Gap before 6/30/23	Base Gap as of 7/1/24
Studio	$ 1,171	$ 764	$ 396	$ 714	$ 793
1 BR	$ 1,317	$ 764	$ 542	$ 976	$ 1,085
2 BR	$ 1,535	$ 885	$ 650	$ 1,170	$ 1,300
3 BR	$ 1,960	$ 1,005	$ 955	$ 1,719	$ 1,911
4 BR	$ 2,044	$ 1,137	$ 907	$ 1,632	$ 1,814

Proposed Project

Unit Type	% of Total	# of Units
Studio	6.67%	11
1 BR	56.36%	93
2 BR	35.76%	59
3 BR	1.21%	2
	100%	

Steps for Calculation

1. enter # of each unit type
2. multiply # of units by 15%
3. multiply # of affordable units by fee/unit/month
4. multiply fee/month by 24 (months) = Project Fee
5. Sum Project Fee to get Total Project Fee

2024 Affordability Gap Voucher Calculation

Bedrooms	# Units	Aff'd Units	Fee/Unit	Total Fee	Fee After 7/1/24
Studio	11	1.65#	$ 714	$ 28,274.40	$31,402.80
1	93	13.95#	$ 976	$ 326,764.80	$363,258
2	59	8.85#	$ 1,170	$ 248,508.00	$276,120
3	2	0.3#	$ 1,719	$ 12,376.80	$13,759.20
	165	**24.75**		**$ 615,923**	**$684,540**

Total Fee = $684,540 **Fee per market rate unit = $4,179**

NOTE: *The rental fee schedule is modified by the City according to Section 8.7.3 of the SFHP Administrative Procedures to reflect annual changes in the median income levels. The current SFHP prices that are in effect at the time the SFHP fees are paid determines the actual amount of the fee. The prices are updated annually.*

Tierra Contenta

April 29, 2025

Zydeco TCVP Land LLC
c/o Karl Sommer
Sommer Karnes & Associates LLP
PO Box 2476
Santa Fe, NM 87504-2476

RE: Response to Zorro Blanco Affordable Housing Proposal

Dear Karl and Zydeco Development Team,

Thank you for your continued engagement with the Tierra Contenta Corporation. The Board appreciates Zydeco's willingness to explore alternative-compliance pathways and recognizes the project's potential contribution to Santa Fe's housing inventory.

After carefully reviewing your March 14, 2025, cash-in-lieu offer of $684,619.20, the Board has unanimously determined that the proposal does not satisfy TCC's affordability aspirations or community benefit standards and cannot be accepted. Below, we'd like to review and invite further collaboration to explore possible alternatives.

TCC's 40% Affordability. Tierra Contenta's annexation agreement has 40% affordability community-wide, far exceeding the City of Santa Fe's 15% minimum. Accepting a fee aligned with the City's lower standard would undermine our mission to serve Santa Fe's workforce and families equitably. TCC's master plan calls for roughly 40 percent of all homes in the community to be affordable. A fee keyed to the City's 15 percent minimum falls well short of that target.

Tangible Housing Production/ Need for Actual Homes. Alternatives are welcome, especially if they result in tangible new affordable units—either on the *Zorro Blanco* site or elsewhere where construction is assured.

Board's Willingness to Consider a Stronger Package. The Board remains open to alternatives. We invite Zydeco to resubmit a revised proposal. TCC and our technical advisors are prepared to review potential parcels, infrastructure scenarios, or other creative solutions that can credibly deliver additional affordable homes. We liked the spirit of donating land to Habitat for Humanity, yet the parcel offered was too small and lacked a clear path to homes on the ground.

We remain open to stronger ideas, for example:

1. *A larger—or more build-ready—parcel (on-site or off-site) donated to a qualified nonprofit builder that commits to delivering homes.*
2. *In-kind work that lowers the cost of producing affordable units (infrastructure, park improvements, trail connections, etc.).*
3. *A higher fee that reflects the gap between 15 percent and our 40 percent community goal, with funds earmarked for unit production.*
4. *A mixed approach combining land, in-kind improvements, and/or a supplemental fee.*

Next Steps. Please submit a revised affordable-housing compliance plan by the 20th of the Month so that the Board may place it on the agenda for the next month's meeting. We encourage you to coordinate with Lisa Gavioli of NV5. We value Zydeco's interest in developing within Tierra Contenta. We remain optimistic that we can achieve a solution that advances both the Zorro Blanco project and the community's long-term affordability objectives.

Sincerely,



Alexandra Ladd, Board Chair
Tierra Contenta Corporation

SOMMER KARNES & ASSOCIATES LLP

Mailing Address
Post Office Box 2476
Santa Fe, New Mexico 87504-2476

Street Address
125 Lincoln Ave
Suite 221
Santa Fe, NM 87501

Telephone:(505) 989-3800
Facsimile:(505) 288-3601

Karl H. Sommer, Attorney at Law
khs@sommerkarnes.com
Joseph M. Karnes, Attorney at Law
jmk@sommerkarnes.com

John R. Fox Attorney at Law
johnf@sommerkarnes.com
Of Counsel

May 8, 2025

VIA EMAIL TO: lisa.gavioli@nv5.com

Tierra Contenta Corporation ("TCC")
Board of Directors
c/o Lisa Gavioli, AICP
Senior Project Manager
NV5
1807 Second Street, Ste. 40
Santa Fe, NM 87505

Re: Zorro Blanco
Proposed 165 Apartment Project
Parcels Zoned C-1
7205 Plaza Central
Santa Fe, N.M.
Owner: TCVP LLC

Dear Members of the Board:

We received Ms. Ladd's letter of April 29, 2025, with the Board's response to TCVP LLC's proposal to provide affordable housing or a fee in lieu of for our apartment project, Zorro Blanco. Thank you for your time in reviewing our proposals.

Our application for development plan approval was submitted in October 2024 to the Planning Department of Santa Fe with required documents for approval or denial by the City of Santa Fe Planning Commission. In the initial submittal, TCVP elected to pay a "fee in lieu" to meet the requirements of the Santa Fe Homes Program. Since the property resides in the Tierra Contenta PUD, we could not get clarification from the City of Santa Fe about the affordable housing requirements for this parcel. Our inquiries were met with inconsistent answers. Early in our inquiries, City Staff indicated we had to comply with the Santa Fe Homes Program. After months of inquiry, we were told that the Restated Annexation Agreement for Tierra Contenta (recorded 12/13/94 at Book 1122, Page 756) (the "Annexation Agreement") obligated TCC to certain affordability standards which exempted lands within Tierra Contenta from the Santa Fe Homes Program under Section 26-1.8B.1 of the Code[1]. We were instructed that the Annexation

[1] Section 26-1.8B.1 of the Santa Fe Homes Program does not apply to "a development or portion thereof

Agreement provides TCC with jurisdiction and the authority to impose affordable housing requirements on residential projects. However, the Annexation Agreement does not impose specific affordable housing requirements on any particular applicant or parcel of land, i.e., there is no 40% affordability on all housing projects. Rather, TCC agreed (in the Annexation Agreement) to maintain 40% affordability *across the totality of 3,700 planned residential units*.

In a meeting on May 21, 2021, with Daniel Werwath, the previous Executive Director of TCC, Mr. Werwath confirmed that TCC accepted projects that went from 100% to 0% affordable units and had accomplished or exceeded the 40% mandate for affordability for Phase 1 and Phase 2. Historically, TCC imposes requirements on an *ad hoc* basis. It is not clear to us what mechanism is utilized to impose the affordability requirements on other properties, i.e., affordable housing agreements, covenants, etc.

The TCVP property was shown as commercial in the 2005 Master Plan and must not have been contemplated as contributing any housing to TCC's 40% obligation. The land was sold to Commercial Center @599, Inc in 2010 and was annexed and zoned for commercial uses. If housing had been contemplated, TCC would presumably have sold the property with a covenant or other written agreement requiring any housing to meet TCC's affordable mandate. If TCC has met its 40% overall affordability mandate, we wonder why the TCVP property is subject to any affordability requirement. No restrictive covenants or other agreements were imposed when TCC sold the TCVP property.

We have concluded that the Annexation Agreement imposes a general requirement upon TCC to ensure that the 40% affordability be maintained on the residential uses. The imposition is upon TCC, and TCC was in a legal position to impose the requirements on the landowners to whom property was sold. The Annexation Agreement did not vest TCC with the ability to impose requirements on properties after it sold properties, no matter how TCC operated in the past. The Annexation Agreement does not vest – nor could it vest – the power to TCC to make zoning exactions (like affordable housing) during a development approval process. Only the City of Santa Fe has that authority, which it exercised when it enacted the Santa Fe Homes Program. Again, TCC has the authority to impose requirements only when it sells properties in Tierra Contenta in order to meet its obligations under the Annexation Agreement. The Annexation Agreement's requirements for affordable housing are expressly between the City and TCC; it does not require any particular property owners who buy from TCC to do anything after the sale. Therefore, it is our opinion that the TCVP property is not subject to an agreement that would exempt it from the Santa Fe Homes Program and that the

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that is subject to any formal, written, and binding agreement entered into prior to August 15, 2005, with the city or Santa Fe County in which the signatories agreed to provide affordable housing or payment in lieu thereof", and we were told the Restated Annexation Agreement qualifies as such a prior existing agreement.

strictures of the Santa Fe Homes Program apply to the TCVP development plan application.

TCVP has expended a significant sum in the development approval process, and TCVP is prepared to test the legal authority of TCC to impose an affordable housing requirement on property it has sold without an affordable covenant. The proposed requirements beyond those required by the Santa Fe Homes Program has jeopardized the project's viability.

TCVP is willing to proceed with its proposal of March 14, 2025, to pay TCC an affordable housing fee in the amount $ $684,619.20 for the project and forego the challenge to TCC's authority (assuming the City of Santa Fe accepts the agreement between TCC and TCVP as meeting the affordable housing requirements for the TCVP property.) The $684,619.20 represents the fee that would be paid under the Santa Fe Homes Program. We prefer to see TCC receive the "fee in lieu of" rather than the City of Santa Fe, which will be the result should our position regarding TCC's authority prove correct, or the project is abandoned.

We will appreciate your reply by May 16, 2025. If we are unable to agree by that time, TCVP will have to press the challenge outlined above and request that its project proceed before the City Planning Commission.

Thank you for your prompt attention to this matter.

Sincerely,



Karl H. Sommer

cc: TCVP, LLC

Tierra Contenta

May 15, 2025

Zydeco TCVP Land LLC
c/o Karl Sommer
Sommer Karnes & Associates LLP
PO Box 2476
Santa Fe, NM 87504-2476

RE: Response regarding Zorro Blanco "fee in lieu" proposal

Dear Karl and Zydeco TCVP Development Team,

In response to your letter dated May 8, 2025, the Tierra Contenta Corporation Board of Directors has determined to accept your offer to pay TCC an affordable housing fee in the amount of $684,619.20 for the Zorro Blanco project, in lieu of providing affordable housing units.

The Tierra Contenta Corporation acknowledges that Tract 51 was originally designated as "Office/Business Incubator" and was contemplated as part of a Village Center in the Tierra Contenta Master Plan and Restated Annexation Agreement (1994). When the tract was sold, non-residential uses were likely still anticipated for this tract, and as a result it is assumed that no affordable housing requirements were discussed. Since that time in response to market demand and Santa Fe's deepening housing crisis, residential uses have been planned for Tract 51, including the proposed Zorro Blanco development.

TCC accepts Zydeco TCVP's affordable housing fee offer, which is equivalent to the fee-in-lieu option as an alternative means of compliance required by the Santa Fe Homes Program for multifamily developments. As the TCC Board has had additional time to consider the offer, we feel it represents an effort by Zydeco TCVP to meet the spirit of the Tierra Contenta Annexation Agreement and Master Plan and to exceed the affordable housing requirements that were originally contemplated for Tract 51 when it was anticipated to be non-residential in use.

Again, we value Zydeco's interest in developing within Tierra Contenta, and we feel that this solution allows for the Tierra Contenta Master Plan and Annexation Agreement obligations to be met, for TCC to further its mission, and for the Zorro Blanco project to progress.

Sincerely,

Alexandra Ladd

Alexandra Ladd, Board Chair
Tierra Contenta Corporation

Tierra Contenta

August 7, 2025

Heather Lamboy, Director
Dan Esquibel, Current Planning Division Manager
Alexa Hempel, Senior Planner
Planning and Land Use Department
City of Santa Fe
Delivered via email to: hllamboy@santafenm.gov, daesquibel@santafenm.gov, anhempel@santafenm.gov

RE: Affordable Housing Fee In-Lieu for proposed Zorro Blanco Development

Dear Heather, Dan, and Alexa,

On behalf of the Tierra Contenta Corporation (TCC), we thank you for your dedication to expanding housing opportunities in Santa Fe. As longtime partners in this work, we recognize the complex balancing act that staff must perform—between housing supply, community expectations, planning horizons, and resource allocation. We are writing today to express concerns over the proposed Zorro Blanco development proposal and to make a request.

In reviewing the staff report and application materials for the proposed Zorro Blanco development, which is slated for review by the Planning Commission this evening, we noted that there is no affordable housing proposal or draft affordable housing agreement included. Further, the staff report references that the Santa Fe Homes Program does not apply to the development and that instead the tract is subject to the Tierra Contenta Annexation Agreement and affordable housing provisions therein but does not indicate how the development complies with these.

We respectfully disagree with the City's conclusion that affordable housing requirements don't apply to this parcel. Over nearly a year, TCC has been in communication with Zydeco TCVP Land, LLC (the Applicant). During this time, the Tierra Contenta Architectural Review Committee voted to approve the design of the project and the Board of Directors negotiated with the Developer to ensure compliance with affordable housing requirements. The outcome of such negotiations was that the Applicant would pay a fee-in-lieu of setting aside rent-restricted units. This fee would be calculated according to the City's inclusionary zoning requirement (the Santa Fe Homes Program – SFHP – SFCC 26-1.22(B)). The Developer agreed to pay the in-lieu fee and it was the Board's understanding that this requirement would be executed by the City and the fee deposited into the Affordable Housing Trust Fund.

While the SFHP would not typically apply in Tierra Contenta, the Board concluded that the SFHP requirement was triggered at the time the parcel was rezoned for residential uses, as described in SFCC Chapter 14(D)1. This trigger was not enforced at the time of rezoning and so the Board proceeded to negotiate compliance, according to the SFHP. That said, we respectfully request that the Planning Commission declare that the SFHP applies to this project as a condition of approval. The terms of this approval are mutually agreed upon by the Applicant and TCC. The Board also requests that said fee be earmarked for use in Tierra Contenta as a priority in the next AHTF application cycle.

This approach (following the competitive AHTF process) would yield a high-impact outcome aligned with both City goals and community needs. An in-lieu fee paid by the Applicant would strengthen the City's ability to maintain momentum on key infrastructure and affordability goals, especially for the remaining development tracts in Tierra Contenta, which currently lack critical infrastructure. It would also demonstrate a commitment to continuity—building on existing community trust, public investment, and the decades-long effort to make Tierra Contenta a model for inclusive and sustainable growth.

Importantly, this request does not seek to alter the City's procedures, but rather to make efficient and meaningful use of funds in a place already primed for success. The City, Homewise, and TCC each have a stake in ensuring the next and final chapter of development in Tierra Contenta delivers not only housing units, but a strong, connected neighborhood that reflects the full cultural and economic fabric of Santa Fe.

The TCC Board has unanimously voted to support this request. We appreciate your consideration and stand ready to collaborate on any follow-up needed to move this forward.

Sincerely,

Alexandra Ladd

Alexandra Ladd, Chair
Tierra Contenta Corporation Board of Directors

cc. Elisa Montoya, Community Development Director
Johanna Nelson, Acting Affordable Housing Director

July 25, 2025

VIA HAND DELIVERY

City of Santa Fe
Planning and Land Use Department
c/o Alexa Hempel
Senior Planner
200 Lincoln Avenue
Santa Fe, NM 87501

Re:	Project:	"Zorro Blanco"
	Owner:	ZYDECO TCVP LAND LLC
	Address:	7205 Plaza Central, Santa Fe, New Mexico 87507
	No. Units:	165 Market Rate Rental Units
	Legal Description:	TIERRA CONTENTA VILLAGE PLAZA S/D PHASE 2-C, LOT 10

Dear Ms. Hempel,

Pursuant to your request, ZYDECO TCVP LAND, LLC ("**Owner**") hereby submits this letter affidavit to confirm the following commitments related to the above-referenced Development Plan Application.

In light of the City of Santa Fe's recent legal determination that the proposed development is not subject to the City's Santa Fe Homes Program ("SFHP") and, therefore, is not eligible for the associated "density bonus" afforded to developments governed by the SFHP, the Owner makes the following commitments:

1. **Density Compliance:** In order to maintain the proposed unit count of 165 units, the Owner will add one (1) acre of land to the subject property to ensure compliance with the R-21 density standards set forth by the City of Santa Fe.

2. **Amendment to Site Plan:** The Owner agrees to a Condition of Approval for the Development Plan, requiring amendment of the Site Plan drawings to reflect the additional acreage. This amendment will be completed prior to recordation of the final development plan.

7/24/25

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 RY.

Scanned with CamScanner

City of Santa Fe, New Mexico

Attachment D
Tierra Contenta Annexation Agreement

1. Restated Annexation Agreement
2. Tierra Contenta Revised Annexation Agreement and Master Plan 1993 Sheets

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".

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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.

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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.

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(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%).

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(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.

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(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.

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(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.**

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(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.

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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

COUNTY CLERK SANTA FE COUNTY NEW MEXICO JONA G. ARMIJO

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 Gurule, 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

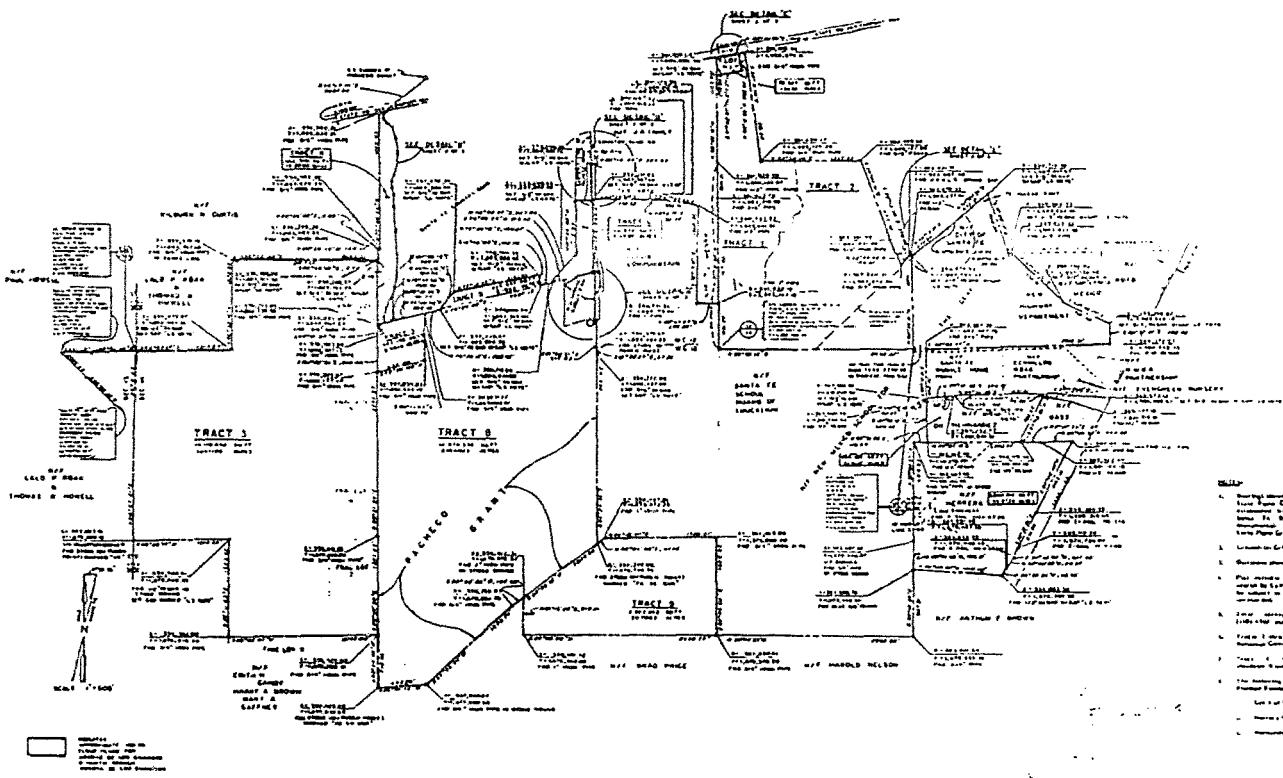
CONTIGUOUS LANDS (EAST)

within

TOWNSHIP 16 NORTH, RANGES 8 & 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN

SANTA FE COUNTY, NEW MEXICO

JUNE 1986

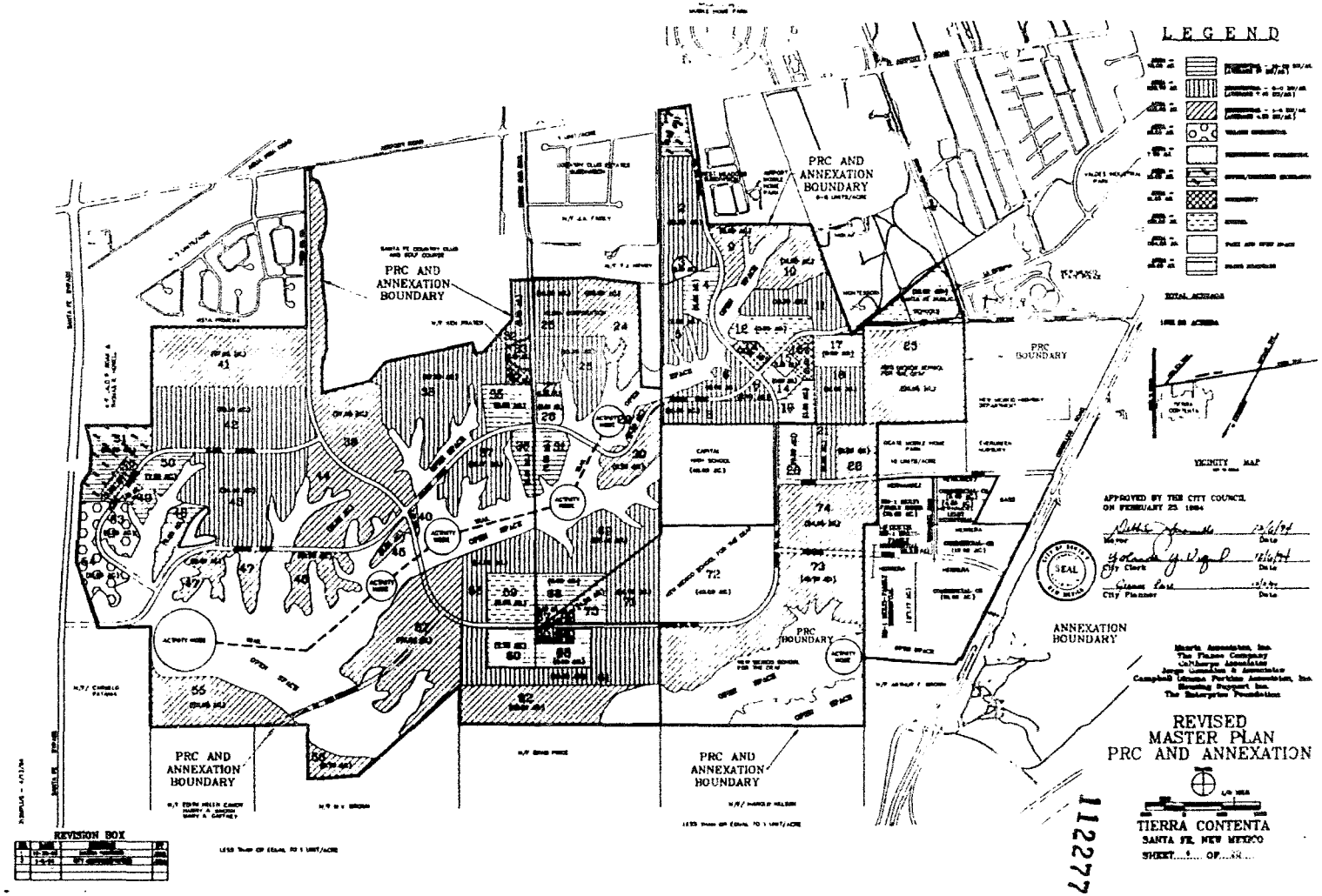


1122776

86-15

SHEET 20F 20

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 11
REVISION BOX
1122778

PHASE 1 DEVELOPMENT PROGRAM AND TRACT DATA

TRACT	LAND USE	NET ACREAGE	NO. OF UNITS	OWNER
1	Office / Business Incubator	1.9		City / TCC
2	Residential (6-9 du/acre)	21.6	162	City / TCC
3	Park	1.5		City / TCC
4	Residential (10-20 du/acre)	6.5	131	City / TCC
5	Residential (6-9 du/acre)	9.1	70	City / TCC
6	Residential (6-9 du/acre)	6.0	45	City / TCC
7	Residential (6-9 du/acre)	[illegible]	74	City / TCC
8	High School Expansion	12.0		City / TCC
9	Residential (1-5 du/acre)	4.0	[illegible]	City / TCC
10	Residential (1-5 du/acre)	11.5	[illegible]	City / TCC
11	Residential (6-9 du/acre)	11.[illegible]	161	City / TCC
12	Elementary School	[illegible]		City / TCC
13	Community	[illegible]		City / TCC
14	Neighborhood Commercial	1.0		City / TCC
15	Park	1.[illegible]		City / TCC
16	Community	1.4		City / TCC
17	Residential (10-20 du/acre)	[illegible]	165	City / TCC
18	Residential (6-9 du/acre)	11.1	65	City / TCC
19	Residential (10-20 du/acre)	[illegible]	90	City / TCC
20	Residential (10-20 du/acre)	[illegible]	[illegible]	SFD
21	Residential (6-9 du/acre)	[illegible]	66	SFD
22	Residential (1-5 du/acre)	8.5	35	SFD
23	Residential (1-5 du/acre)	39.5	158	SFD
24	Residential (1-5 du/acre)	20.0	70	Elvira
25	Residential (6-9 du/acre)	10.0	75	Elvira
26	Residential (6-9 du/acre)	16.0	120	Elvira
29	Residential (1-5 du/acre)	2.0	[illegible]	Elvira
30	Residential (1-5 du/acre)	9.2	41	Elvira
32	Residential (6-9 du/acre)	5.7	43	City / TCC
33	Residential (6-9 du/acre)	2.5	15	Hunter
34	Community	1.5		City / TCC
PHASE 1 TOTALS		[illegible]	1801	

PHASE 2 DEVELOPMENT PROGRAM AND TRACT DATA

TRACT	LAND USE	NET ACREAGE	NO. OF UNITS	OWNER
27	Park	1.3		Elvira
28	Neighborhood Commercial	2.0		Elvira
31	Residential (10-20 du/acre)	7.0	126	Elvira
35	Elementary School	8.0		City / TCC
36	Residential (10-20 du/acre)	5.0	95	City / TCC
37	Residential (6-9 du/acre)	11.5	90	City / TCC
38	Residential (6-9 du/acre)	37.0	[illegible]	City / TCC
39	Residential (1-5 du/acre)	37.0	147	City / TCC
40	Residential (1-5 du/acre)	1.0	5	City / TCC
41	Residential (1-5 du/acre)	37.6	169	City / TCC
42	Residential (6-9 du/acre)	38.1	296	City / TCC
43	Residential (6-9 du/acre)	34.4	[illegible]	City / TCC
44	Residential (1-5 du/acre)	21.0	95	City / TCC
45	Residential (1-5 du/acre)	2.6	[illegible]	City / TCC
46	Residential (1-5 du/acre)	10.0	45	City / TCC
47	Residential (1-5 du/acre)	11.3	50	City / TCC
48	Residential (10-20 du/acre)	5.8	[illegible]	City / TCC
49	Park	1.5		City / TCC
50	Residential (10-20 du/acre)	7.[illegible]	[illegible]	City / TCC
51	Office / Business Incubator	12.6		City / TCC
52	Community	2.8		City / TCC
53	Village Commercial	5.5		City / TCC
54	Village Commercial	11.5		City / TCC
74	Residential (1-5 du/acre)	24.2	97	SFD
PHASE 2 TOTALS		336.7	1994	

PHASE 3 DEVELOPMENT PROGRAM AND TRACT DATA

TRACT	LAND USE	NET ACREAGE	NO. OF UNITS	OWNER
55	Residential (1-5 du/acre)	22.8	[illegible]	[illegible]
56	Residential (1-5 du/acre)	[illegible]	[illegible]	[illegible]
57	Residential (1-5 du/acre)	[illegible]	[illegible]	[illegible]
58	Residential (6-9 du/acre)	[illegible]		[illegible]
59	Private School	[illegible]		[illegible]
60	Residential (10-20 du/acre)	[illegible]		[illegible]
61	Residential (6-9 du/acre)	[illegible]	[illegible]	[illegible]
62	Residential (1-5 du/acre)	[illegible]	[illegible]	[illegible]
63	Residential (10-20 du/acre)	[illegible]	[illegible]	[illegible]
64	Community	[illegible]		[illegible]
65	Park	[illegible]		City / TCC
66	Neighborhood Commercial	[illegible]		SFD
67	Neighborhood Commercial	[illegible]		Elvira
68	Residential (10-20 du/acre)	6.6	119	Elvira
69	Residential (6-9 du/acre)	22.4	168	Elvira
70	Residential (10-20 du/acre)	4.5	[illegible]	SFD
71	Residential (6-9 du/acre)	[illegible]	96	SFD
72	School for the Deaf Campus	[illegible]		SFD
73	Residential (1-5 du/acre)	[illegible]	175	SFD
PHASE 3 TOTALS		297.1	1621	

CITY OF SANTA FE TCC	NO. OF UNITS	% TOTAL UNITS	ACREAGE
Residential (1-5 du/acre)	1294	[illegible]	[illegible]
Residential (6-19 du/acre)	1343	44.1	[illegible]
Residential (10-20 du/acre)	641	21.0	[illegible]
Neighborhood Commercial			[illegible]
Community			[illegible]
Office / Business Incubator			[illegible]
Village Commercial			[illegible]
Schools			[illegible]
Park / Open Space			[illegible]
Major Roads			[illegible]
CITY OF SANTA FE TCC TOTAL	[illegible]	100.0	[illegible]

ELVIRA PARTNERSHIP	NO. OF UNITS	TOTAL UNITS	ACREAGE
Residential (1-5 du/acre)	[illegible]	[illegible]	[illegible]
Residential (6-19 du/acre)	[illegible]	[illegible]	[illegible]
Residential (10-20 du/acre)	[illegible]	[illegible]	[illegible]
Neighborhood Commercial			[illegible]
Park / Open Space			[illegible]
Major Roads			[illegible]
ELVIRA PARTNERSHIP TOTAL	748	100.0	[illegible]

SCHOOL FOR THE DEAF	NO. OF UNITS	TOTAL UNITS	ACREAGE
Residential (1-5 du/acre)	465	[illegible]	[illegible]
Residential (6-19 du/acre)	[illegible]	[illegible]	[illegible]
Residential (10-20 du/acre)	[illegible]	[illegible]	[illegible]
Neighborhood Commercial			[illegible]
Schools			[illegible]
Park / Open Space			[illegible]
Major Roads			[illegible]
SCHOOL FOR THE DEAF TOTAL	[illegible]		

HUNTER	NO. OF UNITS	TOTAL UNITS	ACREAGE
Residential (6-19 du/acre)	[illegible]	[illegible]	[illegible]
HUNTER TOTAL	[illegible]	[illegible]	[illegible]

SANTA FE PUBLIC SCHOOLS	NO. OF UNITS	TOTAL UNITS	ACREAGE
Schools			[illegible]
SANTA FE PUBLIC SCHOOLS TOTAL			57.8

PRC AREA	NO. OF UNITS	TOT. AL UNITS	ACREAGE
Residential (1-5 du/acre)	1661	31.9	[illegible]
Residential (6-19 du/acre)	2293	44.0	[illegible]
Residential (10-20 du/acre)	[illegible]	[illegible]	[illegible]
Neighborhood Commercial			[illegible]
Community			[illegible]
Office / Business Incubator			[illegible]
Village Commercial			[illegible]
Schools			[illegible]
Park / Open Space			[illegible]
Major Roads			[illegible]
PRC TOTAL	5216	100.0	[illegible]

Park / Open Space acreage per [illegible] [illegible]

HERRERA ASSOCIATES (Not included in PRC request)	NO. OF UNITS	TOTAL UNITS	ACREAGE
Multi Family Residential	392	100.0	[illegible]
General Commercial			[illegible]
Park / Open Space			[illegible]
Major Roads			[illegible]
HERRERA ASSOCIATES TOTAL	392	100.0	[illegible]

SEE NOTE # 2

DR. HERNANDEZ (Not included in PRC request)	NO. OF UNITS	TOTAL UNITS	ACREAGE
Multi Family Residential	203	100.0	[illegible]
General Commercial			[illegible]
[illegible]			[illegible]
Park / Open Space			[illegible]
Major Roads			[illegible]
DR. HERNANDEZ TOTAL	203	100.0	[illegible]

SEE NOTE # 3

* [illegible] acreage includes [illegible] dedication made for Park / Open Space [illegible] Major Roads

ANNEXATION AREA	NO. OF UNITS	TOTAL UNITS	ACREAGE
Residential (1-5 du/acre)	1661	28.[illegible]	[illegible]
Residential (6-19 du/acre)	2293	[illegible]	[illegible]
Residential (10-20 du/acre)	[illegible]	[illegible]	[illegible]
Neighborhood Commercial			[illegible]
Community			[illegible]
Office / Business Incubator			[illegible]
Village Commercial			[illegible]
Multi-Family Residential			[illegible]
General Commercial			[illegible]
[illegible]			[illegible]
Schools			[illegible]
Park / Open Space			[illegible]
Major Roads			[illegible]
ANNEXATION AREA TOTAL	[illegible]	100.0	[illegible]

Gross Density of Annexation Area [illegible] du/acre

NOTES

1. [illegible] ROAD SHALL COMPLY WITH THE [illegible] ROAD [illegible]

2. FOR PHASING PLAN AND DEVELOPMENT PROGRAM SEE ABOVE. SEE ALSO RESTATED ANNEXATION AGREEMENT ENTITLED "TIERRA CONTENTA, [illegible] [illegible] AND CONTIGUOUS LANDS (EAST)" FOR CONDITIONS OF DEVELOPMENT.

3. AT THE TIME OF APPLICATION FOR PLAT OR REZONING, A [illegible] OF [illegible] LOCAL ROADS SHALL BE ESTABLISHED WHICH CONNECT OR ARE [illegible] TO PERMIT LATER CONNECTION TO ADJOINING LOCAL ROADS ON PROPERTY WITHIN OR NEXT TO TIERRA 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. FOR FINAL SUBDIVISION PLATS OR DEVELOPMENT PLANS (IN THE CASE OF MULTI FAMILY), THE DESIGNATION OF LANDS OVER 30% THAT ARE [illegible] LOCATED IN THE [illegible] OPEN SPACE SYSTEM SHALL BE CLARIFIED. LANDS [illegible] THE OPEN SPACE SYSTEM THAT ARE OVER 30% SHALL BE [illegible] AS [illegible] [illegible] AS REQUIRING A VARIANCE.

7. SUBMITTALS SHALL BE PREPARED ON A PHASE BY PHASE BASIS FOR [illegible], VEGETATION PLANS (INCLUDING USE OF NATIVE PLANTS) AND IRRIGATION PLANS [illegible] AND USE OF EFFLUENT WATER) IN [illegible] OPEN SPACE, MEDIANS, [illegible] AND COMMUNITY FACILITIES. [illegible] PARKS AND [illegible] DEPARTMENTS SHALL REVIEW THE SUBMITTALS [illegible] ACCEPTABLE PLANS.

8. THERE SHALL BE ENTRANCE WAYS OR TRAIL HEADS TO PROVIDE CONVENIENT ACCESS TO THE NEIGHBORHOOD AND COMMUNITY PARKS LOCATED WITHIN THE [illegible] [illegible]

9. ON A PHASE BY PHASE BASIS, THE CITY PARKS DEPARTMENT SHALL RECOMMEND SIZE AND DEVELOPMENT CRITERIA FOR PARK [illegible].

10. ROADS WILL BE CONSTRUCTED CONSISTENT WITH [illegible] [illegible] OF VARIANCES FROM THE CITY CODE SHALL BE [illegible] [illegible]

11. FOR AMENDED MASTER PLAN SEE SHEET 4 OF 20. SEE ALSO RESTATED ANNEXATION AGREEMENT ENTITLED "TIERRA CONTENTA, [illegible] [illegible] AND CONTIGUOUS LANDS (EAST)" FOR CONDITIONS OF DEVELOPMENT.

12. HERRERA PROPERTIES: FOR CONDITIONS OF APPROVAL SEE CASE ZA#[illegible] 32 AND ZA#[illegible] 33, APPROVED BY THE CITY COUNCIL ON FEB. 23, 1994 AND RESTATED AGREEMENT.

13. HERNANDEZ PROPERTIES: FOR CONDITIONS OF APPROVAL SEE CASE ZA#[illegible] 29 AND ZA#[illegible] 31, APPROVED BY THE CITY COUNCIL ON FEB. 23, 1994 AND RESTATED AGREEMENT.

14. FOR THE PHASING PLAN TIME PERIOD, SEE THE ANNEXATION AGREEMENT [illegible] THE [illegible] PHASING PLAN [illegible] AND THE SCHEDULE OF LAND TO BE [illegible] TO THE CITY OF SANTA FE.

15. [illegible] DEVELOPMENT WITHIN THE [illegible] SHALL COMPLY WITH THE APPROVAL [illegible] [illegible] APPROVED BY THE CITY COUNCIL [illegible]

APPROVED BY THE CITY COUNCIL ON FEBRUARY 23, 1994

[signature] Mayor — 12/6/94 Date

[signature] City Clerk — 12/6/94 Date

[signature] City Planner — 12/6/94 Date

(SEAL)

1122779

Moule Associates, Inc.
The Fiance Company
Calthorpe Associates
Jorge Gonzales & Associates
Campbell Okuma Perkins Associates Inc.
Housing Support Inc.
The Enterprise Foundation

REVISED

DEVELOPMENT PROGRAM

TIERRA 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.

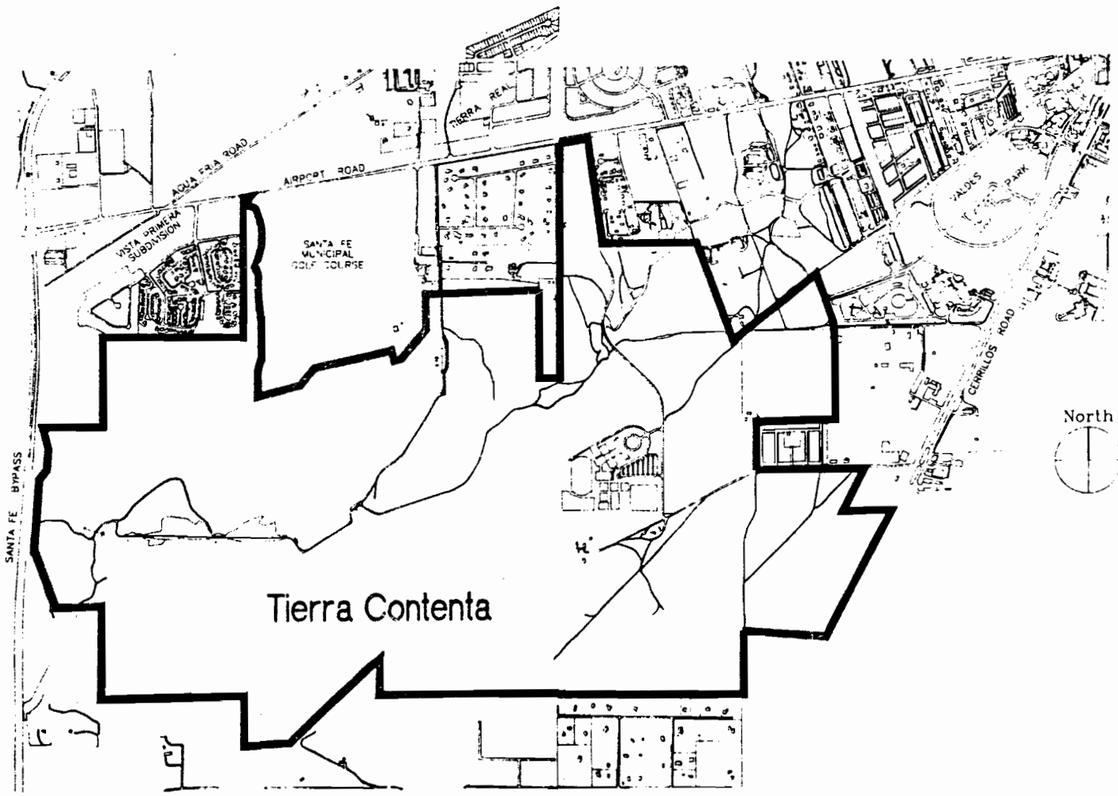
** Timing of Herrera Road construction and related water system improvements are dependent upon the development of the adjoining property. This property is not subject to the phasing plan. Consequently, these improvements could occur in any of the three phases.

*** 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.

TIERRA CONTENTA
REVISED ANNEXATION AGREEMENT
AND MASTER PLAN
1993

INDEX OF SHEETS

1	COVER SHEET
2	1986 TIERRA CONTENTA ANNEXATION PLAT
3	VICINITY MAP
4	PRC AND ANNEXATION MASTER PLAN
5	DEVELOPMENT PROGRAM
6	TRANSPORTATION MASTER PLAN
7	TYPICAL ROAD SECTIONS
8-9	TYPICAL STREETSCAPE PLANS
10	SEWER FEASIBILITY MASTER PLAN
11	UTILITY SYSTEMS MASTER PLAN
12-15	TERRAIN MANAGEMENT MASTER PLAN
16	PHASING PLAN
17-20	SLOPE ANALYSIS MASTER PLAN



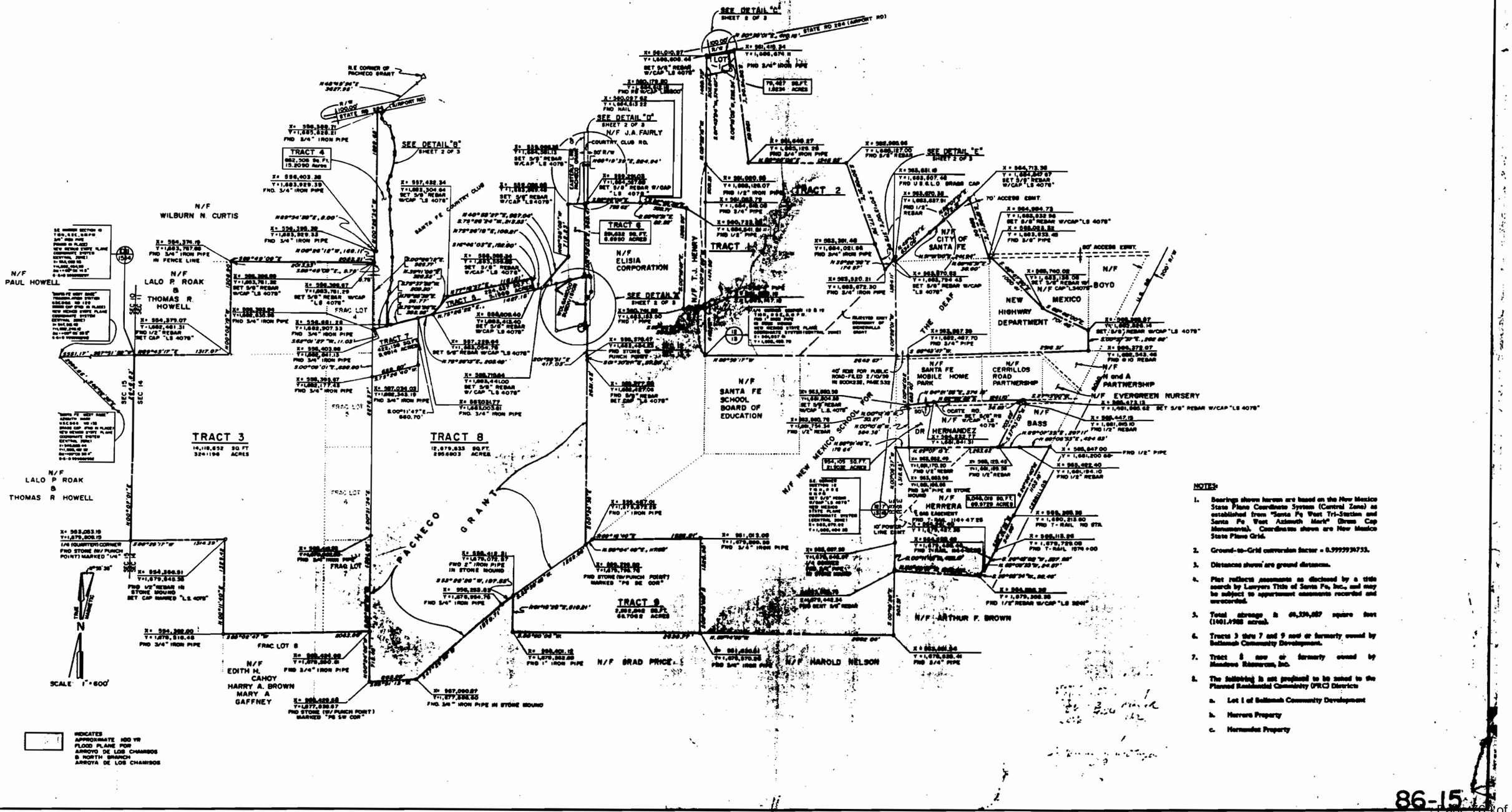
VICINITY MAP
SCALE 1" = 1000'

Mazria Associates, Inc.
The Flance Company
Calthorpe Associates
Jorge Gonzalez & Associates
Campbell Okuma Perkins Associates, Inc.
Housing Support Inc.
The Enterprise Foundation

REVISION BOX

NO.	DATE	REVISION	BY
1	12-20-93	MAZRIA ADDITIONS	JGBA
2	1-5-94	CITY ADDITIONS(PORTER)	JGBA

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

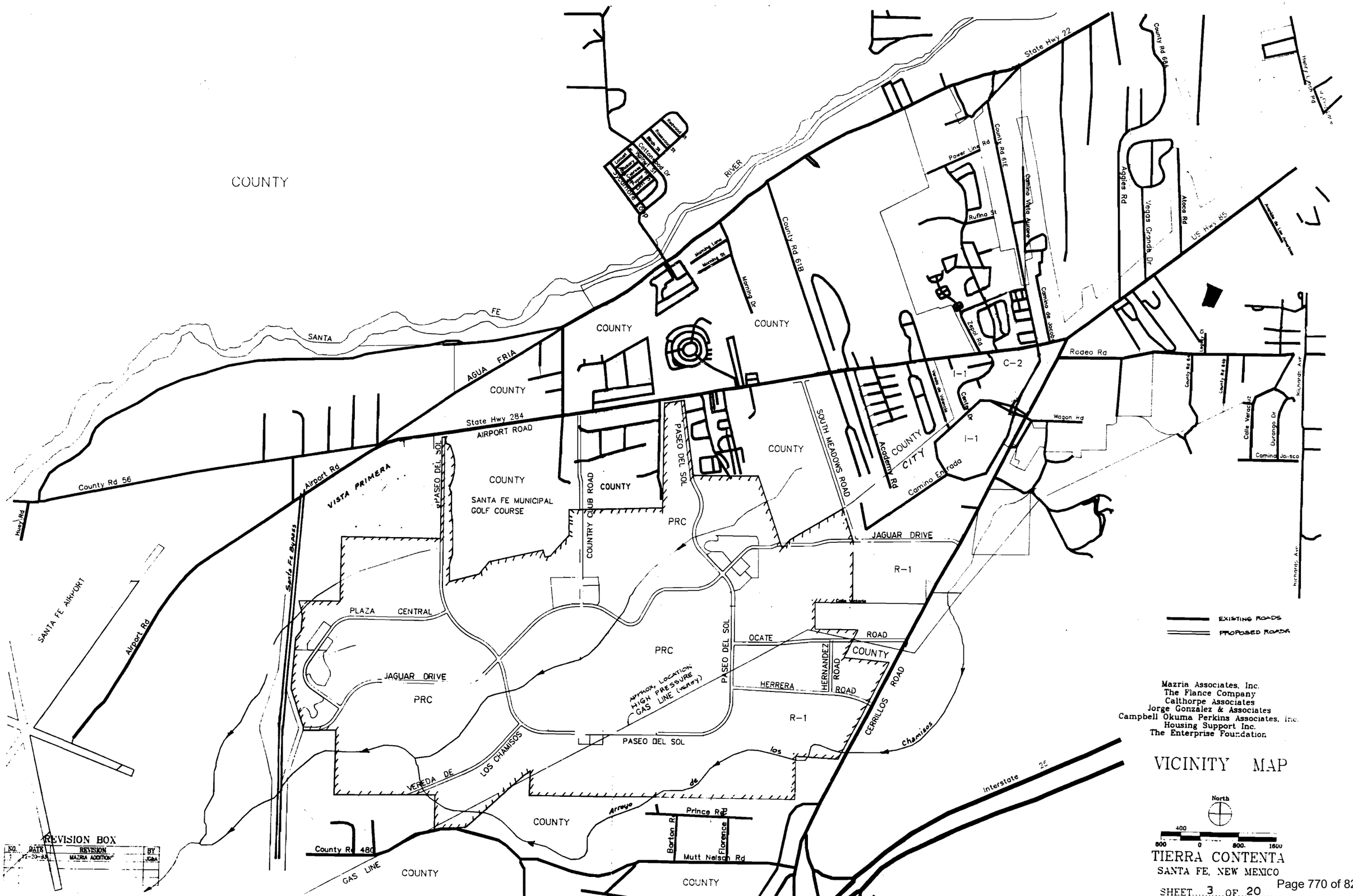


NOTES:

1. Bearings shown hereon are based on the New Mexico State Plane Coordinate System (Central Zone) as established from "Santa Fe West Tri-Station and Santa Fe West Azimuth Mark" (Brass Cap Monuments). Coordinates shown are New Mexico State Plane Grid.
2. Ground-to-Grid conversion factor = 0.9999939733.
3. Distance shown are ground distance.
4. Plat reflects easements as disclosed by a title search by Lawyers Title of Santa Fe, Inc., and may be subject to appurtenant easements recorded and unrecorded.
5. Total acreage is 64,334,057 square feet (1401.4988 acres).
6. Tracts 3 thru 7 and 9 now or formerly owned by Sellemah Community Development.
7. Tract 8 now or formerly owned by Meadows Resources, Inc.
8. The Subdivision is not proposed to be zoned to the Planned Residential Community (PRC) Districts
   a. Lot 1 of Sellemah Community Development
   b. Herrera Property
   c. Hernandez Property

86-15

SHEET 1 OF 10


COUNTY
SANTA FE RIVER
State Hwy 22
County Rd 68A
Power Line Rd
County Rd 61E
Camino Vista Aurora
Rufina St
Aggies Rd
Vegas Grande Dr
Atoca Rd
US Hwy 85
Camino de Jacobo
Zepol Rd
Rodeo Rd
C-2
I-1
Wagon Rd
Camino Entrada
Academy Rd
SOUTH MEADOWS ROAD
County Rd 61B
Morning Dr
Morning Lane
Morning St
Cottonwood Dr
Sycamore Top
AGUA FRIA
State Hwy 284
AIRPORT ROAD
County Rd 56
Airport Rd
VISTA PRIMERA
PASEO DEL SOL
SANTA FE MUNICIPAL GOLF COURSE
COUNTRY CLUB ROAD
PRC
JAGUAR DRIVE
R-1
Santa Fe Bypass
SANTA FE AIRPORT
PLAZA CENTRAL
OCATE ROAD
HERNANDEZ ROAD
HERRERA ROAD
CERRILLOS ROAD
APPROX. LOCATION HIGH PRESSURE GAS LINE (VERIFY)
VEREDA DE LOS CHAMISOS
Arroyo de los Chamisos
Interstate 25
Prince Rd
Barton Rd
Florence Rd
Mutt Nelson Rd
County Rd 480
GAS LINE
Huey Rd
Calle Veracruz
Durango Dr
Camino Jalisco
Kichards Ave
EXISTING ROADS
PROPOSED ROADS
Mazria Associates, Inc.
The Flance Company
Calthorpe Associates
Jorge Gonzalez & Associates
Campbell Okuma Perkins Associates, Inc.
Housing Support Inc.
The Enterprise Foundation
VICINITY MAP
North
400
800 0 800 1600
TIERRA CONTENTA
SANTA FE, NEW MEXICO
SHEET 3 OF 20
REVISION BOX
NO. DATE REVISION BY
1 12-20-93 MAZRIA ADDITION JG&A

AIRPORT ACRES MOBILE HOME PARK

AIRPORT ROAD

AGUA FRIA ROAD

SANTA FE BYPASS

PASEO DEL SOL

4-5 UNITS/ACRE

VISTA PRIMERA

N/F LALO P. ROAK & THOMAS R. HOWELL

SANTA FE COUNTRY CLUB AND GOLF COURSE

PRC AND ANNEXATION BOUNDARY

1 UNIT/ACRE

COUNTRY CLUB ESTATES SUBDIVISION

COUNTRY CLUB ROAD

N/F J.A. FAIRLY

N/F T.J. HENRY

N/F KEN PRATER

ELISIA CORPORATION

WEST MEADOWS SUBDIVISION

AIRPORT MOBILE HOME PARK

PRC AND ANNEXATION BOUNDARY
6-8 UNITS/ACRE

SOUTH MEADOWS ROAD

VALDES INDUSTRIAL PARK

NIBLAK

MONTESSORI

LA ENTRADA

NEW MEXICO STATE POLICE

SANTA FE PUBLIC SCHOOLS

JAGUAR DRIVE

PRC BOUNDARY

NEW MEXICO SCHOOL FOR THE DEAF

NEW MEXICO HIGHWAY DEPARTMENT

CERRILLOS ROAD

OCATE MOBILE HOME PARK
10 UNITS/ACRE

EVERGREEN NURSERY

CAPITAL HIGH SCHOOL
(45.60 AC.)

HERNANDEZ

HERNANDEZ PROPOSED COMMERCIAL-C2 (5.40 AC.)

PROPOSED R-1 MULTI-FAMILY RESID. (:0.00 AC.)

PROPOSED M-1 LIGHT INDUSTRIAL

BASS

HERRERA

PROPOSED R-1 MULTI-FAMILY RESIDENTIAL

HERRERA PROPOSED COMMERCIAL-C2 (12.52 AC.)

HERRERA PROPOSED COMMERCIAL-C2 (21.98 AC.)

PROPOSED R-1 MULTI-FAMILY RESIDENTIAL (36.48 AC.)

OPEN SPACE

TRAIL

ACTIVITY NODE

PLAZA CENTRAL

CANADA DE LOS CHAMISOS

N/F/ CARMELO PATANIA

N/F BRAD PRICE

N/F/ HAROLD NELSON

N/F ARTHUR F. BROWN

N/F EDITH HELEN CAHOY
HARRY A. BROWN
MARY A. GAFFNEY

N/F M.V. BROWN

PRC AND ANNEXATION BOUNDARY

PRC AND ANNEXATION BOUNDARY

ANNEXATION BOUNDARY

LESS THAN OR EQUAL TO 1 UNIT/ACRE

LESS THAN OR EQUAL TO 1 UNIT/ACRE

LEGEND

AREA = 73.90 AC.	RESIDENTIAL - 10-20 DU/AC. (AVERAGE 17 DU/AC.)
AREA = 306.70 AC.	RESIDENTIAL - 6-9 DU/AC. (AVERAGE 7.40 DU/AC.)
AREA = 382.00 AC.	RESIDENTIAL - 1-5 DU/AC. (AVERAGE 4.50 DU/AC.)
AREA = 18.50 AC.	VILLAGE COMMERCIAL
AREA = 7.70 AC.	NEIGHBORHOOD COMMERCIAL
AREA = 15.60 AC.	OFFICE/BUSINESS INCUBATOR
AREA = 11.60 AC.	COMMUNITY
AREA = 132.50 AC.	SCHOOL
AREA = 324.20 AC.	PARK AND OPEN SPACE
AREA = 60.60 AC.	MAJOR ROADWAYS

TOTAL ACREAGE
1331.30 ACRES±

VICINITY MAP
NOT TO SCALE

APPROVED BY THE CITY COUNCIL
ON FEBRUARY 23. 1994.

Mayor Date

City Clerk Date

City Planner Date

Mazria Associates, Inc.
The Flance Company
Calthorpe Associates
Jorge Gonzalez & Associates
Campbell Okuma Perkins Associates, Inc.
Housing Support Inc.
The Enterprise Foundation

REVISED MASTER PLAN PRC AND ANNEXATION

North

1/8 MILE

250 0 500 1000

TIERRA CONTENTA
SANTA FE, NEW MEXICO
SHEET 4 OF 20

REVISION BOX

NO.	DATE	REVISION	BY
1	12-20-93	MAZRIA ADDITIONS	JCBA
2	1-5-94	CITY ADDITIONS(PORTER)	JCBA

J:\SMPLUS - 4/13/94

29203

PHASE 1 DEVELOPMENT PROGRAM AND TRACT DATA

TRACT	LAND USE	NET ACREAGE	NO.OF UNITS	OWNER
1	Office / Business Incubator	3.0		City / TCC
2	Residential (6-9 du/acre)	21.6	162	City / TCC
3	Park	1.5		City / TCC
4	Residential (10-20 du/acre)	6.5	111	City / TCC
5	Residential (6-9 du/acre)	9.3	70	City / TCC
6	Residential (6-9 du/acre)	6.0	45	City / TCC
7	Residential (6-9 du/acre)	2.7	24	City / TCC
8	High School Expansion	10.0		City / TCC
9	Residential (1-5 du/acre)	8.0	36	City / TCC
10	Residential (1-5 du/acre)	11.5	52	City / TCC
11	Residential (6-9 du/acre)	13.7	103	City / TCC
12	Elementary School	8.2		City / TCC
13	Community	2.6		City / TCC
14	Neighborhood Commercial	3.0		City / TCC
15	Park	1.6		City / TCC
16	Community	3.4		City / TCC
17	Residential (10-20 du/acre)	6.2	105	City / TCC
18	Residential (6-9 du/acre)	11.3	85	City / TCC
19	Residential (10-20 du/acre)	5.3	90	City / TCC
20	Residential (10-20 du/acre)	6.0	96	SFD
21	Residential (6-9 du/acre)	5.2	36	SFD
22	Residential (1-5 du/acre)	8.8	35	SFD
23	Residential (1-5 du/acre)	39.5	158	SFD
24	Residential (1-5 du/acre)	20.0	90	Elisia
25	Residential (6-9 du/acre)	10.0	75	Elisia
26	Residential (6-9 du/acre)	16.0	120	Elisia
29	Residential (1-5 du/acre)	2.0	9	Elisia
30	Residential (1-5 du/acre)	9.2	41	Elisia
32	Residential (6-9 du/acre)	5.7	43	City / TCC
33	Residential (6-9 du/acre)	2.5	15	Prater
34	Community	1.5		City / TCC
PHASE 1 TOTALS		261.8	1601	

PHASE 2 DEVELOPMENT PROGRAM AND TRACT DATA

TRACT	LAND USE	NET ACREAGE	NO.OF UNITS	OWNER
27	Park	1.3		Elisia
28	Neighborhood Commercial	2.0		Elisia
31	Residential (10-20 du/acre)	7.0	126	Elisia
35	Elementary School	8.0		City / TCC
36	Residential (10-20 du/acre)	5.0	85	City / TCC
37	Residential (6-9 du/acre)	13.0	98	City / TCC
38	Residential (6-9 du/acre)	37.0	278	City / TCC
39	Residential (1-5 du/acre)	37.0	167	City / TCC
40	Residential (1-5 du/acre)	1.0	5	City / TCC
41	Residential (1-5 du/acre)	37.6	169	City / TCC
42	Residential (6-9 du/acre)	38.1	286	City / TCC
43	Residential (6-9 du/acre)	34.4	258	City / TCC
44	Residential (1-5 du/acre)	21.0	95	City / TCC
45	Residential (1-5 du/acre)	2.6	12	City / TCC
46	Residential (1-5 du/acre)	10.0	45	City / TCC
47	Residential (1-5 du/acre)	11.0	50	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)	7.3	124	City / TCC
51	Office / Business Incubator	12.6		City / TCC
52	Community	2.8		City / TCC
53	Village Commercial	5.5		City / TCC
54	Village Commercial	11.0		City / TCC
74	Residential (1-5 du/acre)	24.2	97	SFD
PHASE 2 TOTALS		336.7	1994	

PHASE 3 DEVELOPMENT PROGRAM AND TRACT DATA

TRACT	LAND USE	NET ACREAGE	NO.OF UNITS	OWNER
55	Residential (1-5 du/acre)	22.8	103	City / TCC
56	Residential (1-5 du/acre)	5.7	26	City / TCC
57	Residential (1-5 du/acre)	43.2	194	City / TCC
58	Residential (6-9 du/acre)	14.8	111	City / TCC
59	Private School	8.0		City / TCC
60	Residential (10-20 du/acre)	7.7	131	City / TCC
61	Residential (6-9 du/acre)	29.3	220	City / TCC
62	Residential (1-5 du/acre)	23.2	104	City / TCC
63	Residential (10-20 du/acre)	6.0	102	City / TCC
64	Community	1.3		City / TCC
65	Park	1.0		City / TCC
66	Neighborhood Commercial	1.1		SFD
67	Neighborhood Commercial	1.6		Elisia
68	Residential (10-20 du/acre)	6.6	119	Elisia
69	Residential (6-9 du/acre)	22.4	168	Elisia
70	Residential (10-20 du/acre)	4.5	72	SFD
71	Residential (6-9 du/acre)	13.7	96	SFD
72	School for the Deaf Campus	40.5		SFD
73	Residential (1-5 du/acre)	43.7	175	SFD
PHASE 3 TOTALS		297.1	1621	

CITY OF SANTA FE/TCC	NO. OF UNITS	% TOTAL UNITS	ACREAGE
Residential (1-5 du/acre)	1058	28.7	234.6
Residential (6-19 du/acre)?	1783	48.3	236.9
Residential (10-20 du/acre)	847	23.0	49.8
Neighborhood Commercial			3.0
Community			11.6
Office / Business Incubator			15.6
Village Commercial			16.5
Schools			34.2
Park / Open Space			313.4
Major Roads			44.4
CITY OF SANTA FE / TCC TOTAL	3688	100.0	860.0

ELISIA PARTNERSHIP	NO. OF UNITS	% TOTAL UNITS	ACREAGE
Residential (1-5 du/acre)	140	18.7	31.2
Residential (6-19 du/acre)	363	48.5	48.4
Residential (10-20 du/acre)	245	32.8	13.6
Neighborhood Commercial			3.6
Park / Open Space			48.9
Major Roads			4.3
ELISIA PARTNERSHIP TOTAL	748	100.0	150.0

SCHOOL FOR THE DEAF	NO. OF UNITS	% TOTAL UNITS	ACREAGE
Residential (1-5 du/acre)	465	60.8	116.2
Residential (6-19 du/acre)	132	17.2	18.9
Residential (10-20 du/acre)	168	22.0	10.5
Neighborhood Commercial			1.1
School			40.5
Park / Open Space			61.9
Major Roads			11.9
SCHOOL FOR THE DEAF TOTAL	765	100.0	261.0

PRATER	NO. OF UNITS	% TOTAL UNITS	ACREAGE
Residential (6-19 du/acre)	15	100.0	2.5
PRATER TOTAL	15	100.0	2.5

SANTA FE PUBLIC SCHOOLS	UNITS	NO. OF UNITS	% TOTAL ACREAGE
Schools			57.8
SANTA FE PUBLIC SCHOOLS TOTAL			57.8

PRC AREA	NO. OF UNITS	% TOTAL UNITS	ACREAGE
Residential (1-5 du/acre)	1663	31.9	382.0
Residential (6-19 du/acre)	2293	44.0	306.7
Residential (10-20 du/acre)	1260	24.0	73.9
Neighborhood Commercial			7.7
Community			11.6
Office / Business Incubator			15.6
Village Commercial			16.5
Schools			132.5
Park Open Space			324.2
Major Roads			60.6
PRC TOTAL	5216	100.0	1331.3
Park / Open Space acreage per dwelling unit			.062

HERRERA ASSOCIATES * (not included in PRC request)	NO. OF UNITS	% TOTAL UNITS	ACREAGE
Multifamily Residential (RM-1)	390	100.0	35.5
General Commercial (C-2)			34.5
Park / Open Space			*
Major Roads			*
SEE NOTE * 2			
HERRERA ASSOCIATES TOTAL	390	100.0	70.0

DR. HERNANDEZ * (not included in PRC request)	NO. OF UNITS	% TOTAL UNITS	ACREAGE
Multifamily Residential (RM-1)	200	100.0	10.0
General Commercial (C-2)			5.4
Light Industrial (I-1)			4.6
Park / Open Space			*
Major Roads			*
SEE NOTE * 3			
DR. HERNANDEZ TOTAL	200	100.0	20.0

* Gross acreage estimates, no deductions made for Park / Open Space or Major Roads.

ANNEXATION AREA	NO. OF UNITS	% TOTAL UNITS	ACREAGE
Residential (1-5 du/acre)	1663	28.7	382.0
Residential (6-19 du/acre)	2293	39.5	306.7
Residential (10-20 du/acre)	1850	31.8	73.9
Neighborhood Commercial			7.7
Community			11.6
Office / Business Incubator			15.6
Village Commercial			16.5
Multifamily Residential (RM-1)			45.5
General Commercial (C-2)			34.5
Light Industrial (I-1)			4.6
Schools			132.5
Park / Open Space			324.2
Major Roads			60.6
ANNEXATION AREA TOTAL	5806	100.0	1421.3
Gross Density of Annexation Area			4.1 du/acre

NOTES:

1. LOTS FRONTING ON CERRILLOS ROAD SHALL COMPLY WITH THE CERRILLOS ROAD HIGHWAY CORRIDOR.

2. FOR PHASING PLAN AND DEVELOPMENT PROGRAM SEE ABOVE. SEE ALSO RESTATED ANNEXATION AGREEMENT ENTITLED "TIERRA CONTENTA, WOLGAMOOD SUBDIVISION AND CONTIGUOUS LAND (EAST)" FOR CONDITIONS OF DEVELOPMENT.

3. AT THE TIME OF APPLICATION FOR PLAT OR REZONING, A SYSTEM OF APPROPRIATELY SCALED LOCAL ROADS SHALL BE ESTABLISHED WHICH CONNECT OR ARE STUBBED OUT TO PERMIT LATER CONNECTION TO ADJOINING LOCAL ROADS ON PROPERTIES WITHIN OR NEXT TO TIERRA 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. FOR FINAL SUBDIVISION PLATS OR DEVELOPMENT PLANS (IN THE CASE OF MULTI-FAMILY), THE DISPOSITION OF LANDS OVER 30% THAT ARE NOT LOCATED IN THE PUBLIC OPEN SPACE SYSTEM SHALL BE CLARIFIED. LANDS OUTSIDE THE OPEN SPACE SYSTEM THAT ARE OVER 30% SHALL BE IDENTIFIED AS REMAINING UNDISTURBED PER THE CITY CODE OR AS REQUIRING A VARIANCE.

7. SUBMITTALS SHALL BE PREPARED ON A PHASE BY PHASE BASIS FOR IMPROVEMENT PLANS, VEGETATION PLANS (INCLUDING USE OF NATIVE PLANTS) AND IRRIGATION PLANS (INCLUDING XERISCAPE AND USE OF EFFLUENT WATER) IN PARKS, OPEN SPACE, ROADWAYS, DRAINAGES, AND COMMUNITY FACILITIES. THE CITY PARKS AND PUBLIC WORKS DEPARTMENTS SHALL REVIEW THE SUBMITTALS TO DETERMINE ACCEPTABLE PLANS.

8. THERE SHALL BE ENTRANCE WAYS OR TRAIL HEADS TO PROVIDE CONVENIENT ACCESS TO THE NEIGHBORHOOD AND COMMUNITY PARKS LOCATED WITHIN THE URBAN PARK.

9. ON A PHASE BY PHASE BASIS, THE CITY PARKS DEPARTMENT SHALL RECOMMEND SIZE AND DEVELOPMENT CRITERIA FOR PARK IMPROVEMENTS.

10. ROADS WILL BE CONSTRUCTED CONSISTENT WITH CITY CODE OR VARIANCES FROM THE CITY CODE SHALL BE OBTAINED FROM CITY HALL.

11. FOR AMENDED MASTER PLAN SEE SHEET 4 OF 20. SEE ALSO RESTATED ANNEXATION AGREEMENT ENTITLED "TIERRA CONTENTA, WOLGAMOOD SUBDIVISION AND CONTIGUOUS LAND (EAST)"FOR CONDITIONS OF DEVELOPMENT.

12. HERRERA PROPERTIES: FOR CONDITIONS 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 CONDITIONS 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, SCHEDULE OF IMPROVEMENTS AND THE SCHEDULE OF LAND TO BE DEDICATED TO THE CITY OF SANTA FE.

15. DEVELOPMENT WITHIN THE PRC SHALL COMPLY WITH THE APPROVED DESIGN GUIDELINES. (PHASE IA APPROVED BY THE CITY COUNCIL ON NOVEMBER 9, 1994.)

APPROVED BY THE CITY COUNCIL
ON FEBRUARY 23. 1994.

Mayor — Date 12/6/94

City Clerk — Date 12/6/94

City Planner — Date 12/6/94

SEAL

Mazria Associates, Inc.
The Flance Company
Calthorpe Associates
Jorge Gonzalez & Associates
Campbell Okuma Perkins Associates, Inc.
Housing Support Inc.
The Enterprise Foundation

REVISED

DEVELOPMENT PROGRAM

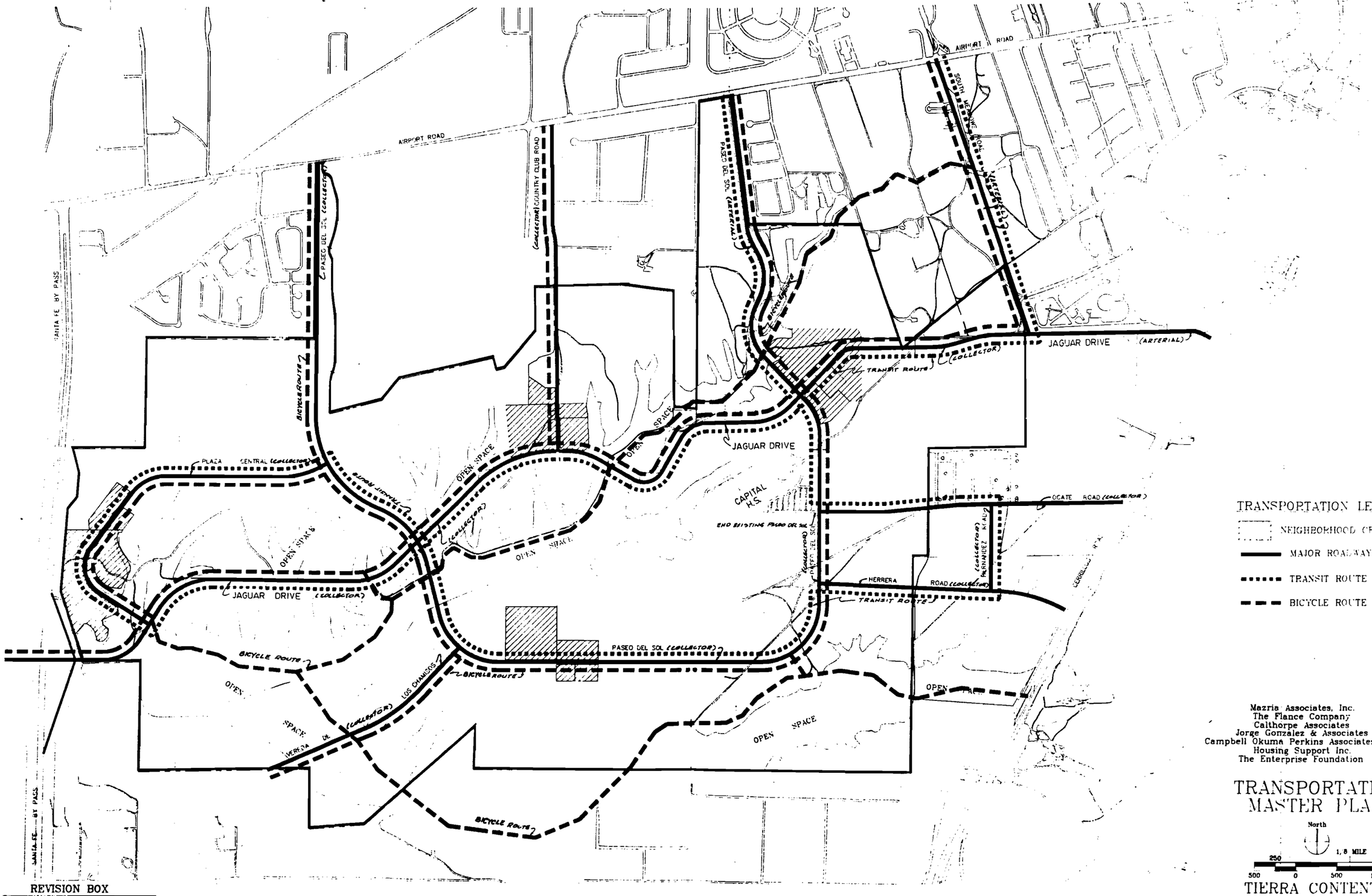
North

250 0 500 1000 1/8 MILE

TIERRA CONTENTA

SANTA FE, NEW MEXICO

SHEET 5 OF 20



TRANSPORTATION LEGEND

- NEIGHBORHOOD CENTER
- MAJOR ROADWAYS
- TRANSIT ROUTE
- BICYCLE ROUTE

REVISION BOX

NO.	DATE	REVISION	BY
1	12-20-93	MAZRIA ADDITIONS	JGBA

Mazria Associates, Inc.
The Flance Company
Calthorpe Associates
Jorge Gonzalez & Associates
Campbell Okuma Perkins Associates, Inc
Housing Support Inc.
The Enterprise Foundation

TRANSPORTATION MASTER PLAN

North

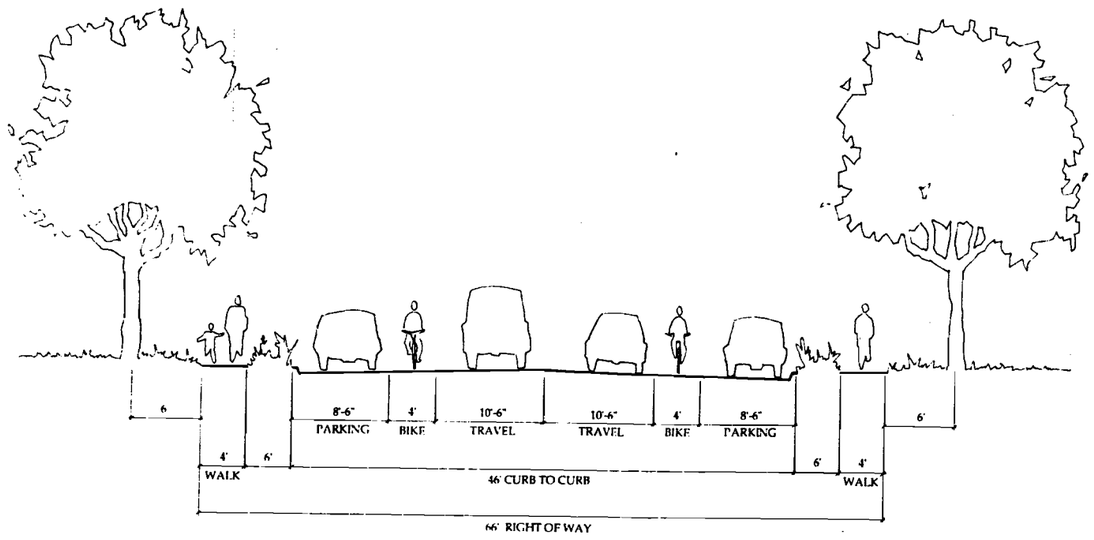
1/8 MILE

250 0 500 1000

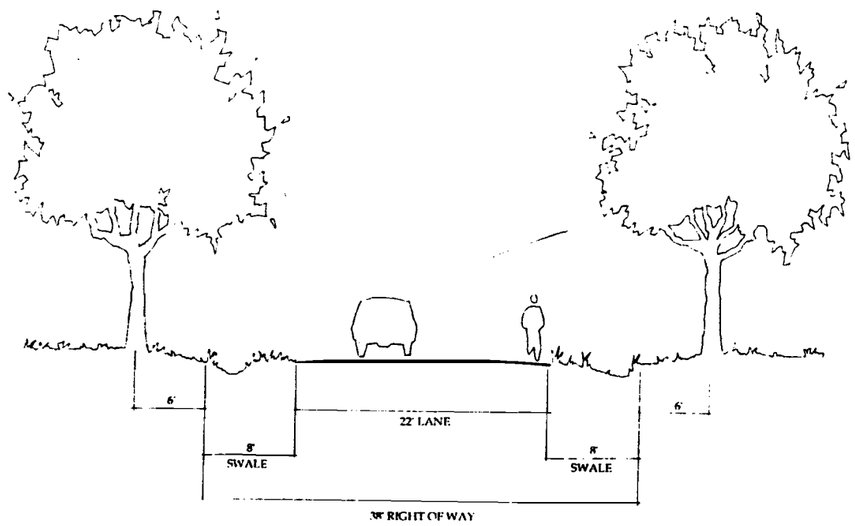
TIERRA CONTENTA

SANTA FE, NEW MEXICO

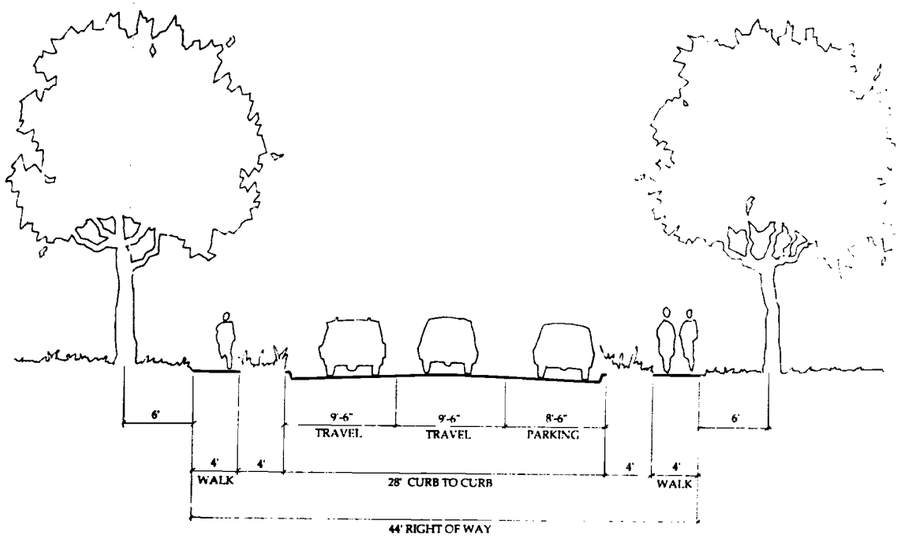
SHEET 6 OF 20



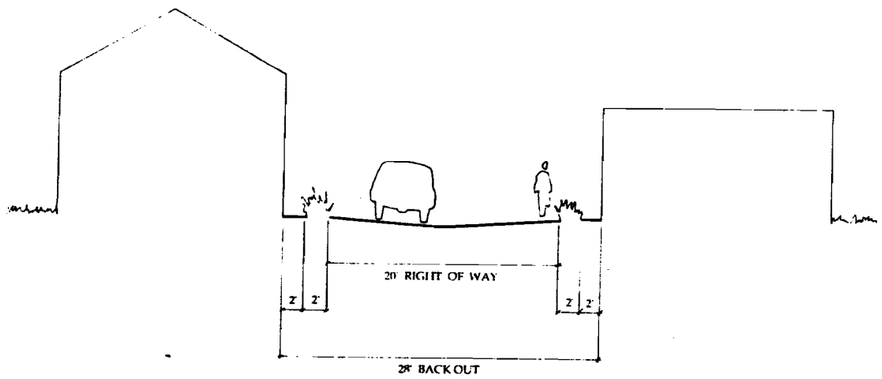
COLLECTOR



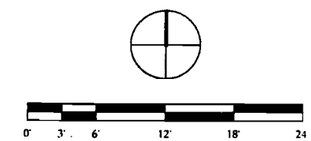
RESIDENTIAL LANE



SUB-COLLECTOR



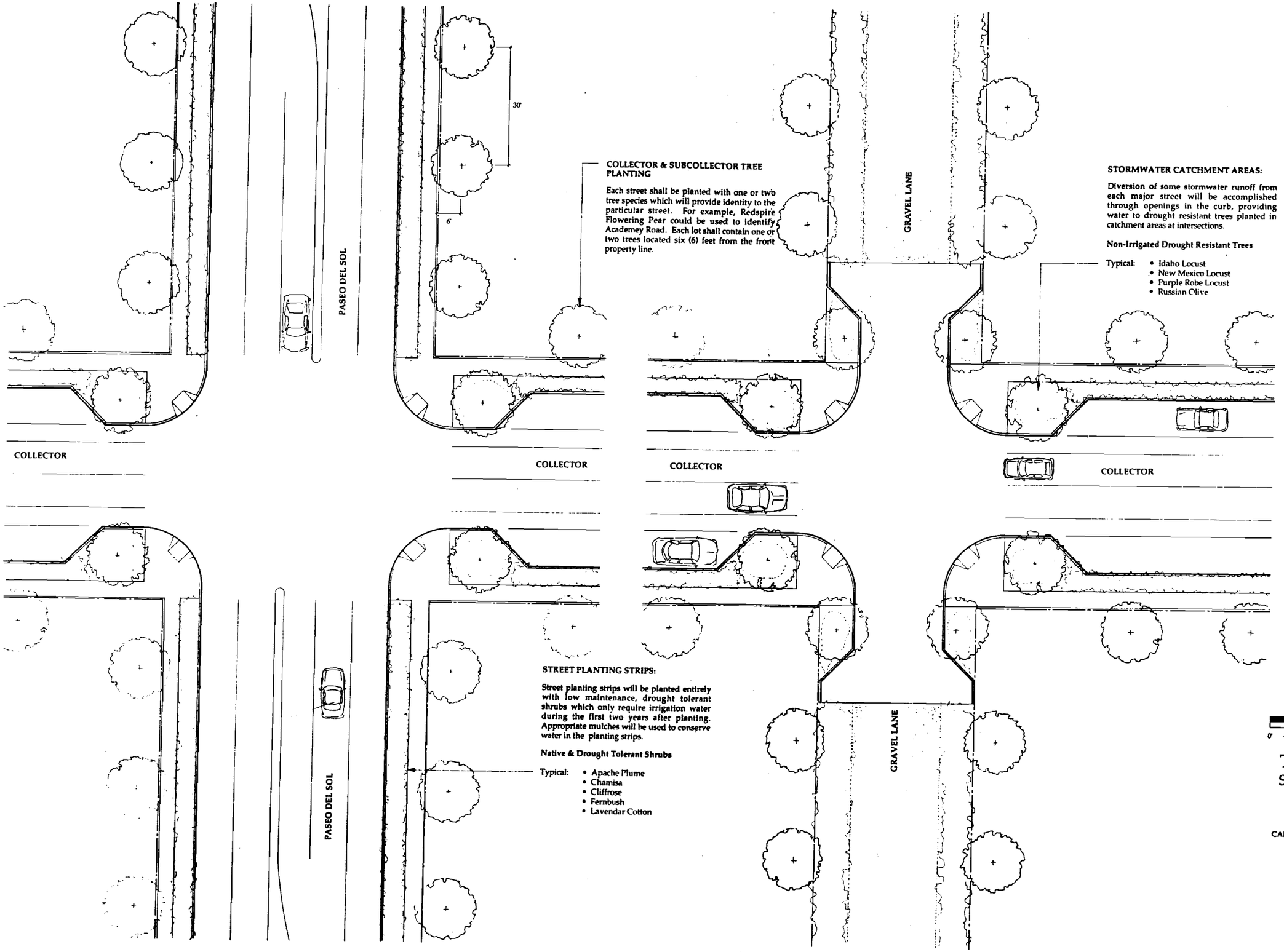
ALLEY



TIERRA CONTENTA
SANTA FE, NEW MEXICO

MAZRIA ASSOCIATES, INC.
THE FLANCE COMPANY
CALTHORPE ASSOCIATES
JORGE GONZALES & ASSOCIATES
CAMPBELL OKUMA PERKINS ASSOCIATES, INC
HOUSING SUPPORT, INC.
THE ENTERPRISE FOUNDATION

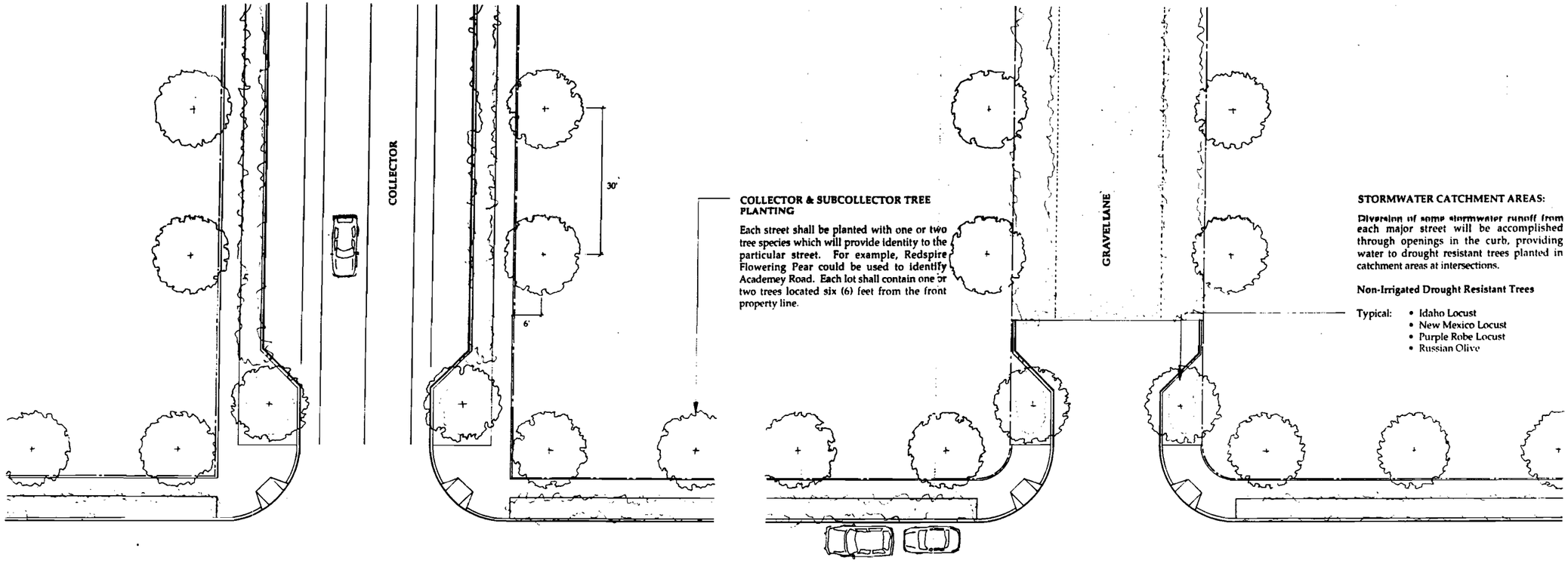
TYPICAL ROAD SECTIONS



TIERRA CONTENTA
SANTA FE, NEW MEXICO

MAZRIA ASSOCIATES, INC.
THE FLANCE COMPANY
CALTHORPE ASSOCIATES
JORGE GONZALES & ASSOCIATES
CAMPBELL OKUMA PERKINS ASSOCIATES, INC.
HOUSING SUPPORT, INC.
THE ENTERPRISE FOUNDATION

TYPICAL STREETSCAPE PLANS



SUB-COLLECTOR

SUB-COLLECTOR

SUB-COLLECTOR

SUB-COLLECTOR

COLLECTOR & SUBCOLLECTOR TREE PLANTING

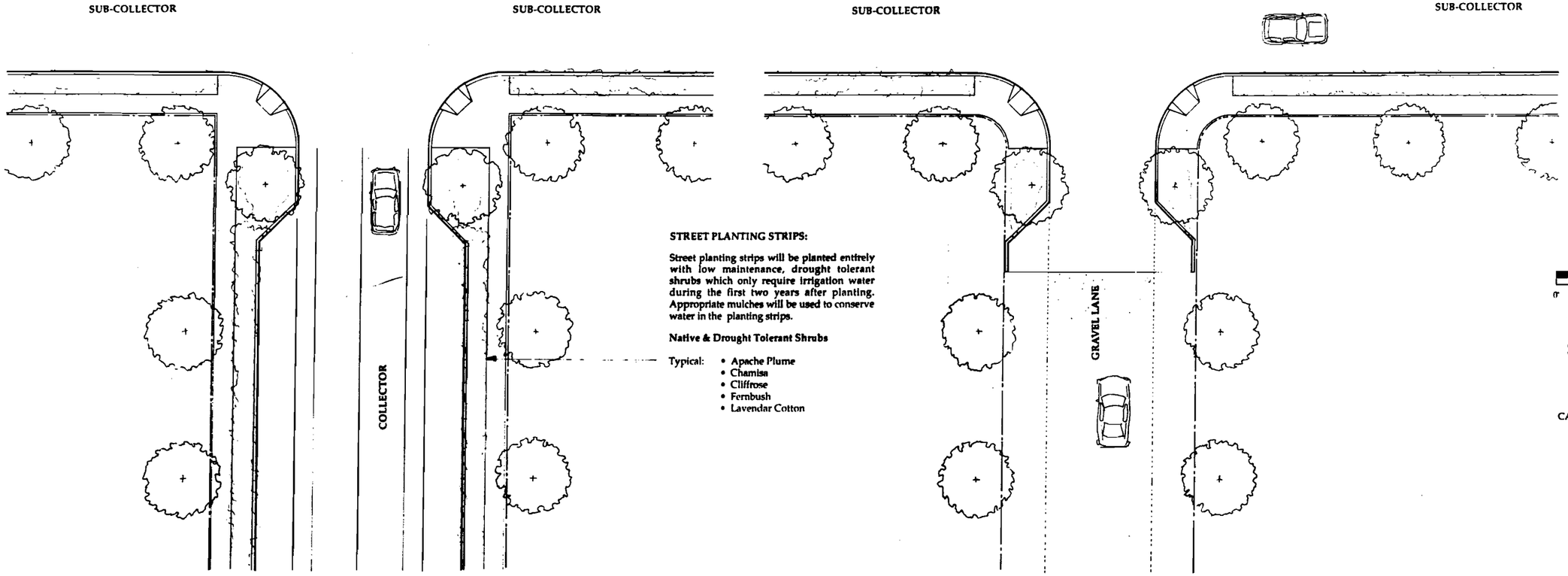
Each street shall be planted with one or two tree species which will provide identity to the particular street. For example, Redspire Flowering Pear could be used to identify Academey Road. Each lot shall contain one or two trees located six (6) feet from the front property line.

STORMWATER CATCHMENT AREAS:

Diversion of some stormwater runoff from each major street will be accomplished through openings in the curb, providing water to drought resistant trees planted in catchment areas at intersections.

Non-Irrigated Drought Resistant Trees

Typical:
- Idaho Locust
- New Mexico Locust
- Purple Robe Locust
- Russian Olive



STREET PLANTING STRIPS:

Street planting strips will be planted entirely with low maintenance, drought tolerant shrubs which only require irrigation water during the first two years after planting. Appropriate mulches will be used to conserve water in the planting strips.

Native & Drought Tolerant Shrubs

Typical:
- Apache Plume
- Chamisa
- Cliffrose
- Fernbush
- Lavendar Cotton

0' 4' 8' 12' 16' 32'

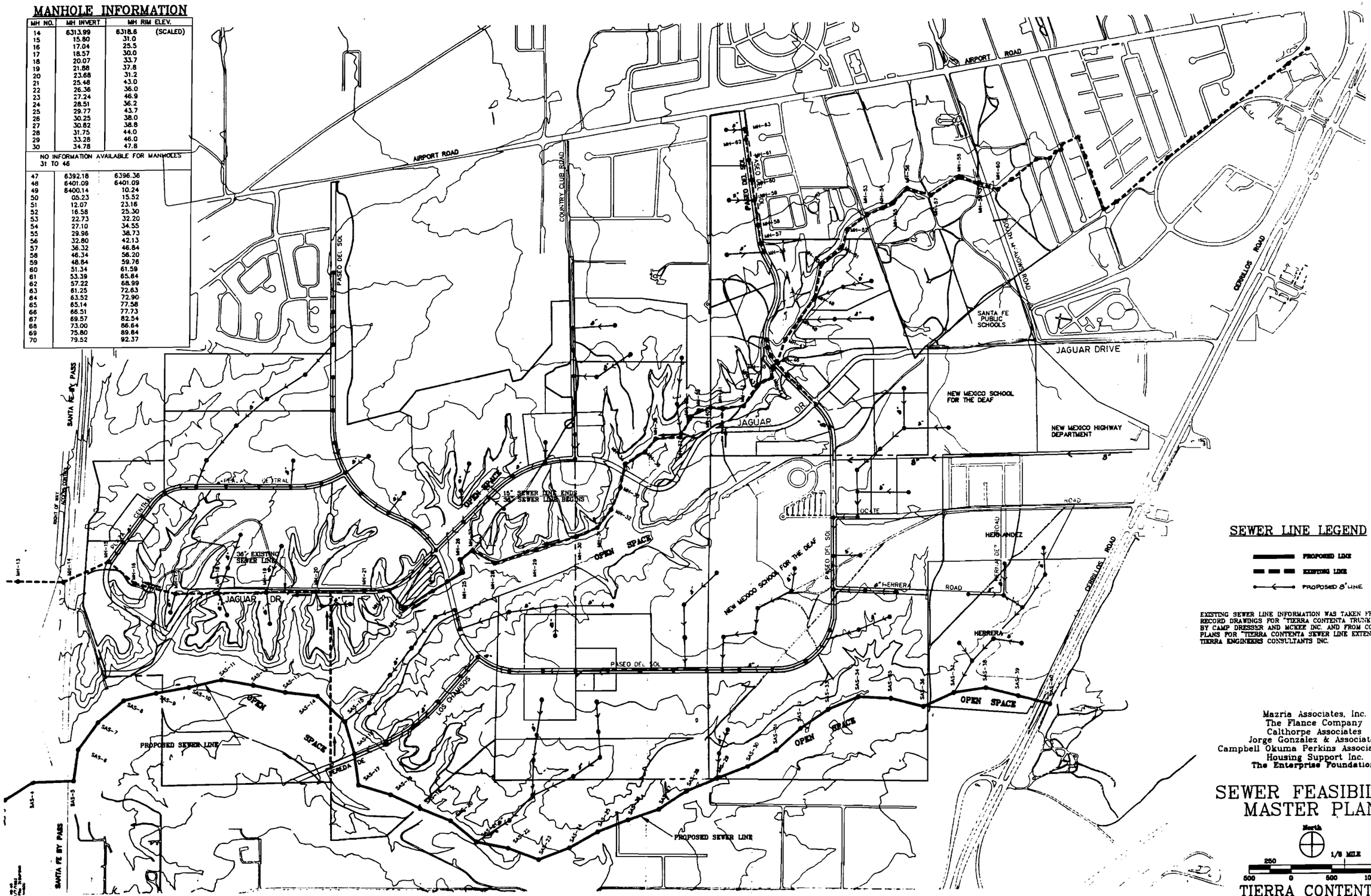
TIERRA CONTENTA
SANTA FE, NEW MEXICO

MAZRIA ASSOCIATES, INC.
THE FLANCE COMPANY
CALTHORPE ASSOCIATES
JORGE GONZALES & ASSOCIATES
CAMPBELL OKUMA PERKINS ASSOCIATES, INC
HOUSING SUPPORT, INC.
THE ENTERPRISE FOUNDATION

TYPICAL STREETSCAPE PLANS

MANHOLE INFORMATION

MH NO.	MH INVERT	MH RIM ELEV.
14	6313.99	6318.6 (SCALED)
15	15.80	31.0
16	17.04	25.5
17	18.57	30.0
18	20.07	33.7
19	21.88	37.8
20	23.68	31.2
21	25.48	43.0
22	26.36	36.0
23	27.24	46.9
24	28.51	36.2
25	29.77	43.7
26	30.25	38.0
27	30.82	38.8
28	31.75	44.0
29	33.28	46.0
30	34.78	47.8
NO INFORMATION AVAILABLE FOR MANHOLES 31 TO 46		
47	6392.18	6396.36
48	6401.09	6401.09
49	6400.14	10.24
50	05.23	15.52
51	12.07	23.16
52	16.58	25.30
53	22.73	32.20
54	27.10	34.55
55	29.96	38.73
56	32.80	42.13
57	36.32	46.84
58	46.34	56.20
59	48.84	59.76
60	51.34	61.59
61	53.39	65.84
62	57.22	68.99
63	61.25	72.63
64	63.52	72.90
65	65.14	77.58
66	66.51	77.73
67	69.57	82.54
68	73.00	86.64
69	75.80	89.84
70	79.52	92.37



SEWER LINE LEGEND

- PROPOSED LINE
- EXISTING LINE
- PROPOSED 8" LINE

EXISTING SEWER LINE INFORMATION WAS TAKEN FROM RECORD DRAWINGS FOR "TIERRA CONTENTA TRUNK SEWER" BY CAMP DRESSER AND MCKEE INC. AND FROM CONSTRUCTION PLANS FOR "TIERRA CONTENTA SEWER LINE EXTENSION" BY TIERRA ENGINEERS CONSULTANTS INC.

Mazria Associates, Inc.
The Flance Company
Calthorpe Associates
Jorge Gonzalez & Associates
Campbell Okuma Perkins Associates, Inc.
Housing Support Inc.
The Enterprise Foundation

SEWER FEASIBILITY MASTER PLAN

North

1/8 MILE

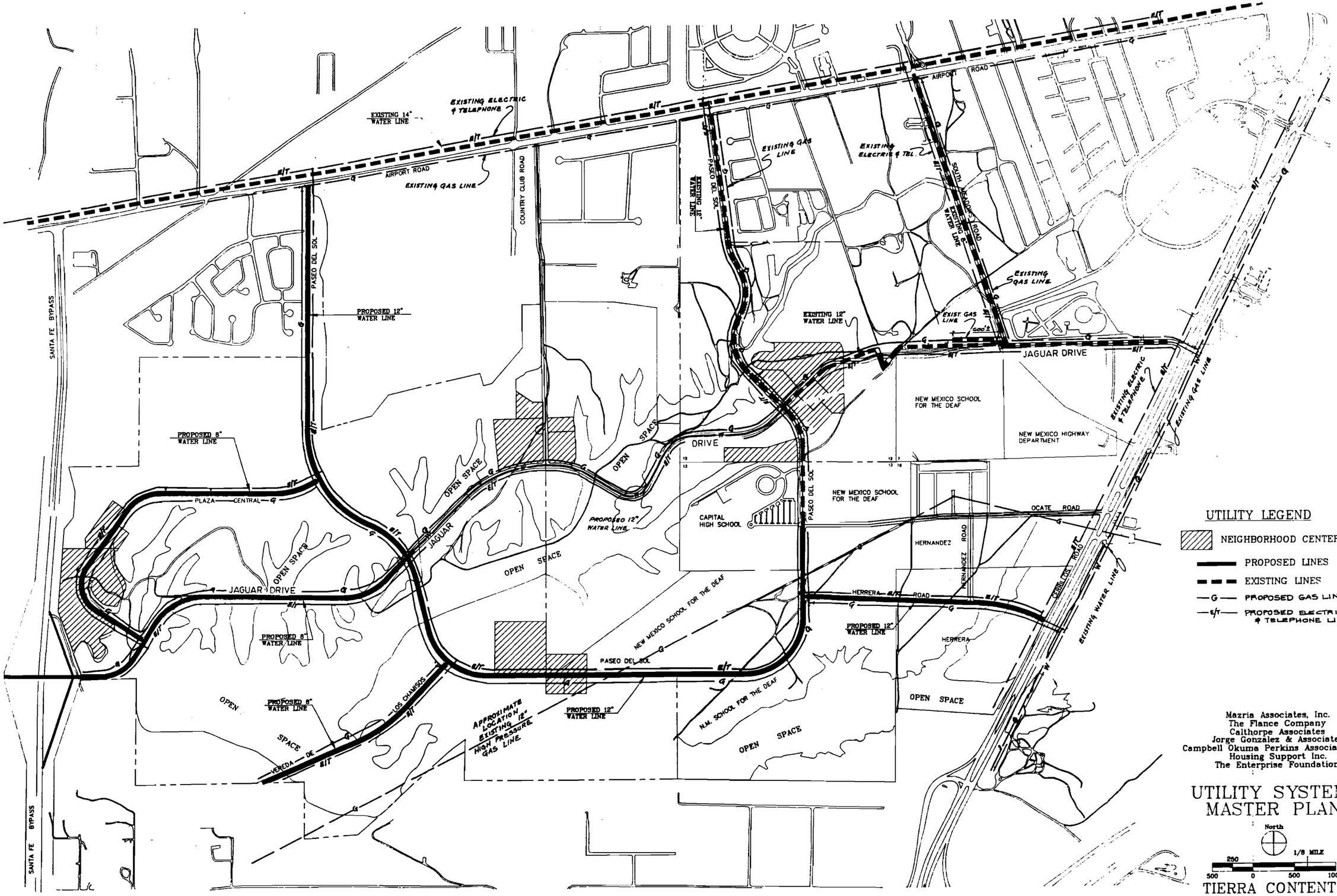
250 500 0 500 1000

TIERRA CONTENTA

SANTA FE NEW MEXICO

REVISION BOX

NO.	DATE	REVISION	BY
1	12-20-93	MAZRIA ADDITIONS	JGbA



UTILITY LEGEND

- NEIGHBORHOOD CENTERS
- PROPOSED LINES
- EXISTING LINES
- —G— PROPOSED GAS LINES
- —E/T— PROPOSED ELECTRIC & TELEPHONE LINES

NO.	DATE	REVISION	BY
1	12-20-93	MAZRIA ADDITIONS	JGM

Mazria Associates, Inc.
The Flance Company
Calthorpe Associates
Jorge Gonzalez & Associates
Campbell Okuma Perkins Associates, Inc
Housing Support Inc.
The Enterprise Foundation

UTILITY SYSTEMS MASTER PLAN

North

250 0 500 1000
1/8 MILE

TIERRA CONTENTA
SANTA FE, NEW MEXICO

MATCH LINE

SEE SHEET NO. 12

JAGUAR DRIVE

PLAZA CENTRAL

OPEN SPACE

OPEN SPACE

PASEO DEL SOL

LOS CHAMISOS

NON-BUILDABLE AREA BOUNDARY

VEREDA DE

SANTA FE BY-PASS

V= 10 F.P.S.
A= 10.000 S.F.
Q= 10.000 cfs

V= 10 F.P.S.
A= 200'x4'= 800 S.F.
Q= 800'x10= 8000 cfs

NON BUILDABLE AREA

LEGEND

- NATURAL DRAINAGE COURSE
- CULVERT
- PROPERTY BOUNDARY
- LIMITS OF OPEN SPACE
- DETENTION BASIN / PONDS

KEY MAP

REVISION BOX

NO.	DATE	REVISION	BY
1	12-20-83	MAZRIA ADDITIONS	JGM

Mazria Associates, Inc.
The Flance Company
Calthorpe Associates
Jorge Gonzalez & Associates
Campbell Okuma Perkins Associates, Inc.
Housing Support Inc.
The Enterprise Foundation

TERRAIN MANAGEMENT MASTER PLAN

North

200 0 200 400

TIERRA CONTENTA
SANTA FE, NEW MEXICO

SHEET 12 OF 12

AIRPORT ROAD

SANTA FE BY-PASS

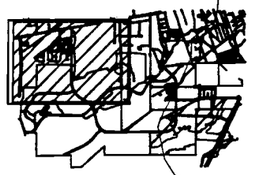
PASEO DEL SOL

COUNTRY CLUB ROAD

PLAZA CENTRAL

OPEN SPACE

ACADEMY STREET



KEY MAP

NOTE:
SEE SHEET NO. 11 FOR LEGEND

SEE SHEET NO. 11 MATCH LINE

REVISION BOX

NO.	DATE	REVISION	BY
1	12-20-93	MAZRIA ADDITIONS	JCdeA

Mazria Associates, Inc.
The Flance Company
Calthorpe Associates
Jorge Gonzalez & Associates
Campbell Okuma Perkins Associates, Inc.
Housing Support Inc.
The Enterprise Foundation

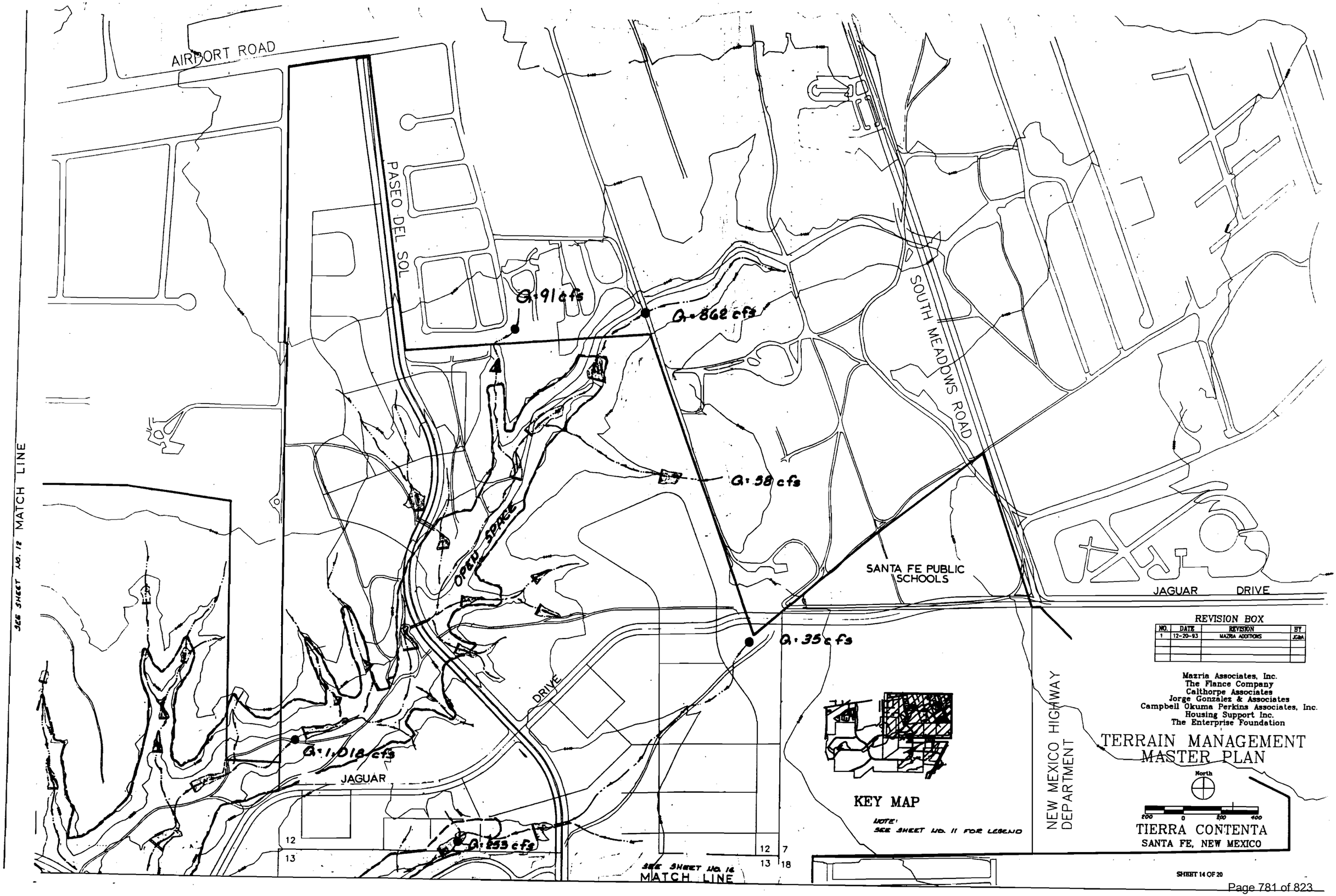
TERRAIN MANAGEMENT MASTER PLAN

North

200 0 200 400

TIERRA CONTENTA
SANTA FE, NEW MEXICO

SHEET 13 OF 20


AIRPORT ROAD
PASEO DEL SOL
SOUTH MEADOWS ROAD
Q=91 cfs
Q=862 cfs
Q=58 cfs
Q=35 cfs
Q=1,018 cfs
Q=253 cfs
OPEN SPACE
SANTA FE PUBLIC SCHOOLS
JAGUAR DRIVE
JAGUAR
DRIVE
NEW MEXICO HIGHWAY DEPARTMENT
SEE SHEET NO. 12 MATCH LINE
SEE SHEET NO. 16 MATCH LINE
12
13
12
13
7
18
KEY MAP
NOTE: SEE SHEET NO. 11 FOR LEGEND
REVISION BOX
NO. DATE REVISION BY
1 12-20-93 MAZRIA ADDITIONS JG&A
Mazria Associates, Inc.
The Flance Company
Calthorpe Associates
Jorge Gonzalez & Associates
Campbell Okuma Perkins Associates, Inc.
Housing Support Inc.
The Enterprise Foundation
TERRAIN MANAGEMENT MASTER PLAN
North
200 0 200 400
TIERRA CONTENTA
SANTA FE, NEW MEXICO
SHEET 14 OF 20

MATCH LINE

SEE SHEET NO. 13

PASEO DEL

OCATE

ROAD

CAPITAL HIGH SCHOOL

HERNANDEZ

HERNANDEZ ROAD

CERRILLOS ROAD

OPEN SPACE

HERRERA

ROAD

NEW MEXICO SCHOOL FOR THE DEAF

HERRERA

PASEO DEL SOL

OPEN SPACE

OPEN SPACE

SEE SHEET NO. 11 MATCH LINE

REVISION BOX

NO.	DATE	REVISION	BY
1	12-20-85	MASTER ADDITIONS	JCBA

KEY MAP

NOTE:
SEE SHEET NO. 11 FOR LEGEND.

Mazria Associates, Inc.
The Flance Company
Calthorpe Associates
Jorge Gonzalez & Associates
Campbell Okuma Perkins Associates, Inc.
Housing Support Inc.
The Enterprise Foundation

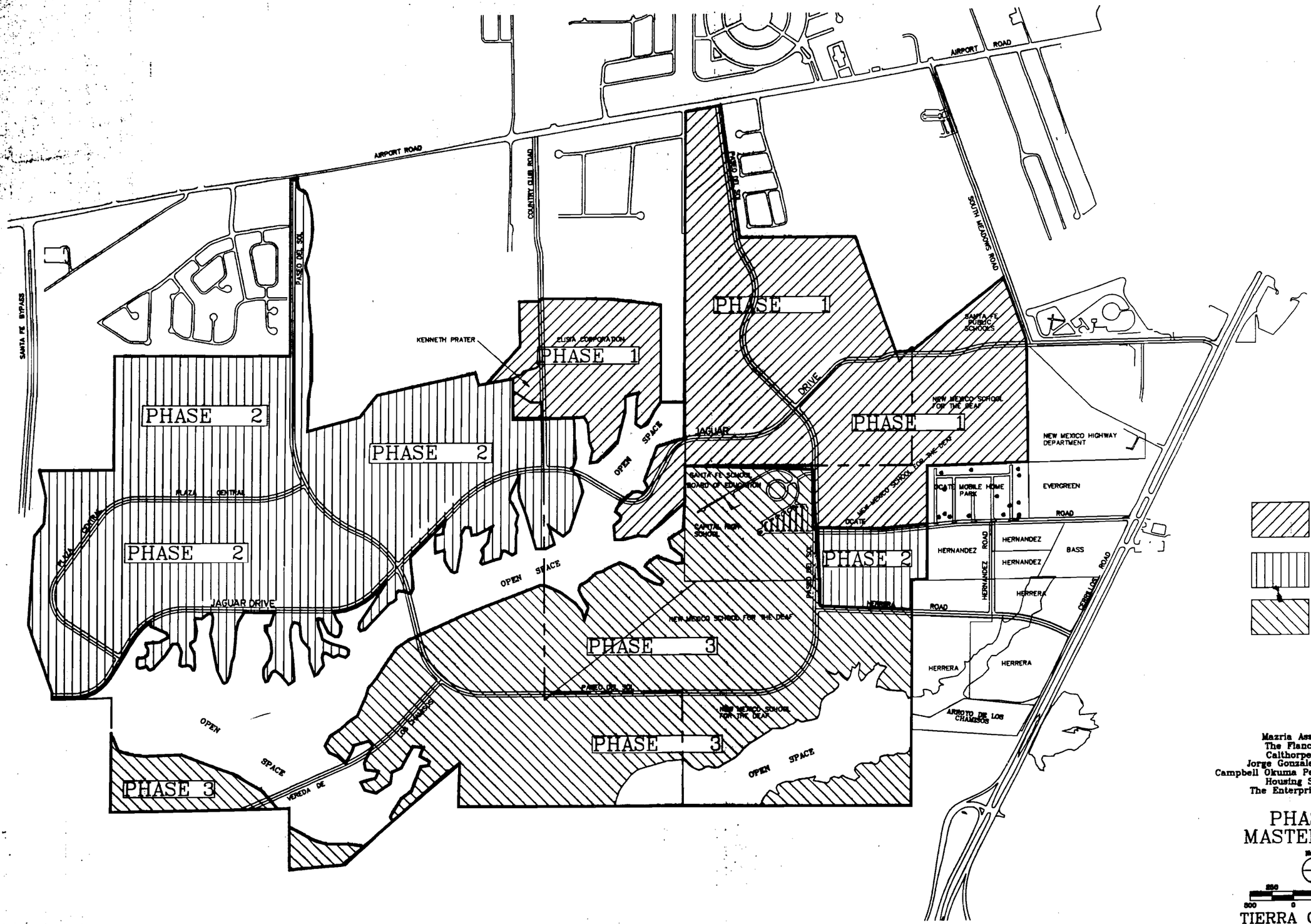
TERRAIN MANAGEMENT MASTER PLAN

North

200 0 200 400

TIERRA CONTENTA
SANTA FE, NEW MEXICO

SHEET 15 OF 20



Mazria Associates, Inc.
The Flance Company
Calthorpe Associates
Jorge Gonzalez & Associates
Campbell Okuma Perkins Associates, Inc
Housing Support Inc.
The Enterprise Foundation

PHASING MASTER PLAN

North

1/8 MILE

250

500 0 500 1000

TIERRA CONTENTA

SANTA FE, NEW MEXICO

SHEET 16 OF 20

REVISION BOX

NO.	DATE	REVISION	BY
1	12-20-93	MAZRIA ADDITIONS	JGA


8400
8440
8480
8520
8560
8600
8640
8680
8720
8760
8800
8840
8880
8920
8960
9000
9040
9080
9120
9160
9200
9240
9280
9320
9360
9400
9440
9480
9520
9560
9600
9640
9680
9720
9760
9800
9840
9880
9920
9960
10000

North

Scale: 1" = 200'
Contour Interval = 4 feet

Mazria Associates, Inc.
The Flance Company
Calthorpe Associates
Jorge Gonzalez & Associates
Campbell Okuma Perkins Associates, Inc.
Housing Support Inc.
The Enterprise Foundation

SLOPE ANALYSIS MASTER PLAN

North

100
200 0 200 400

TIERRA CONTENTA

SANTA FE, NEW MEXICO

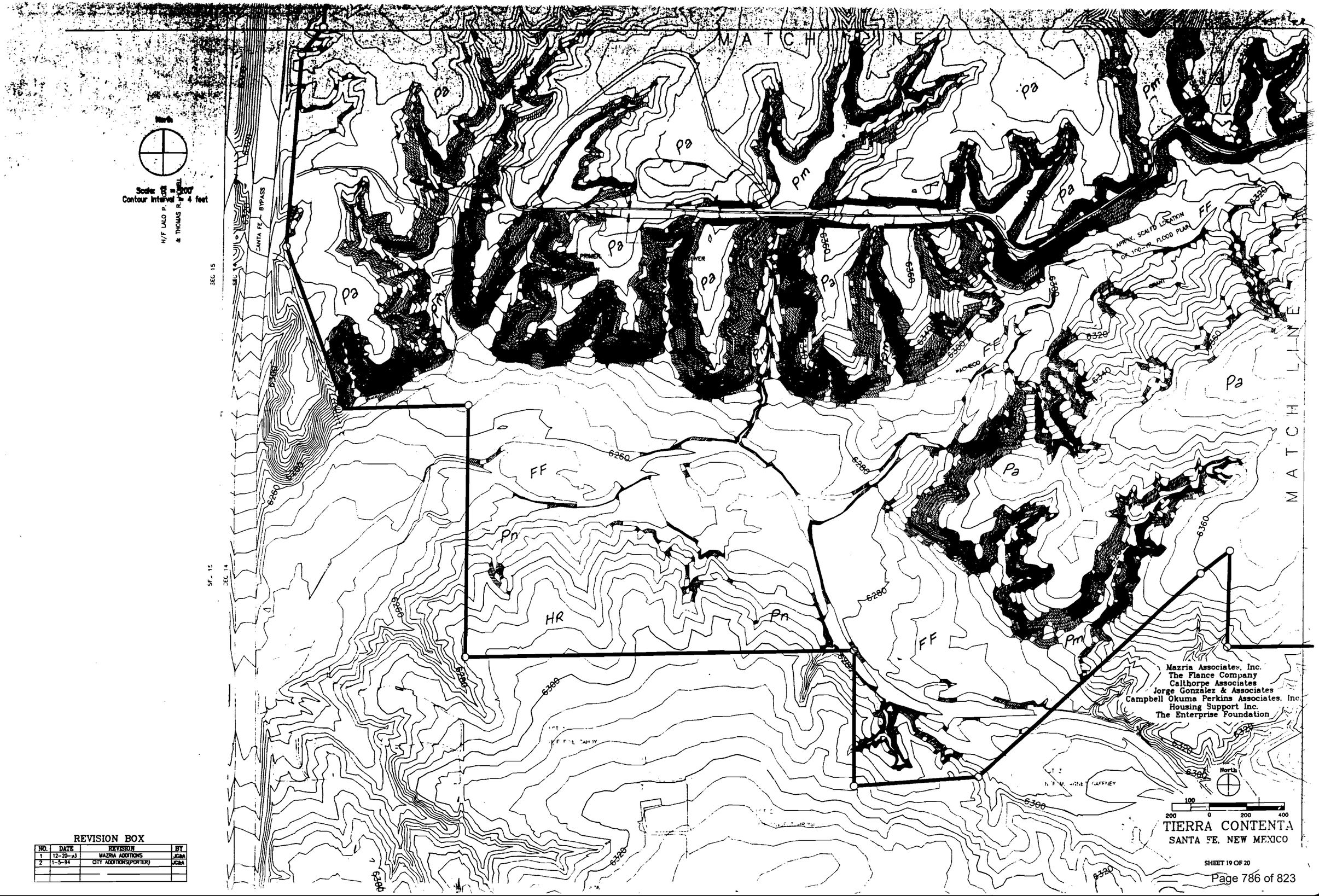
REVISION BOX

NO.	DATE	REVISION	BY
1	12-20-93	MAZRIA ADDITIONS	JC&A
2	1-5-94	CITY ADDITIONS (PORTER)	JC&A

MATCH LINE

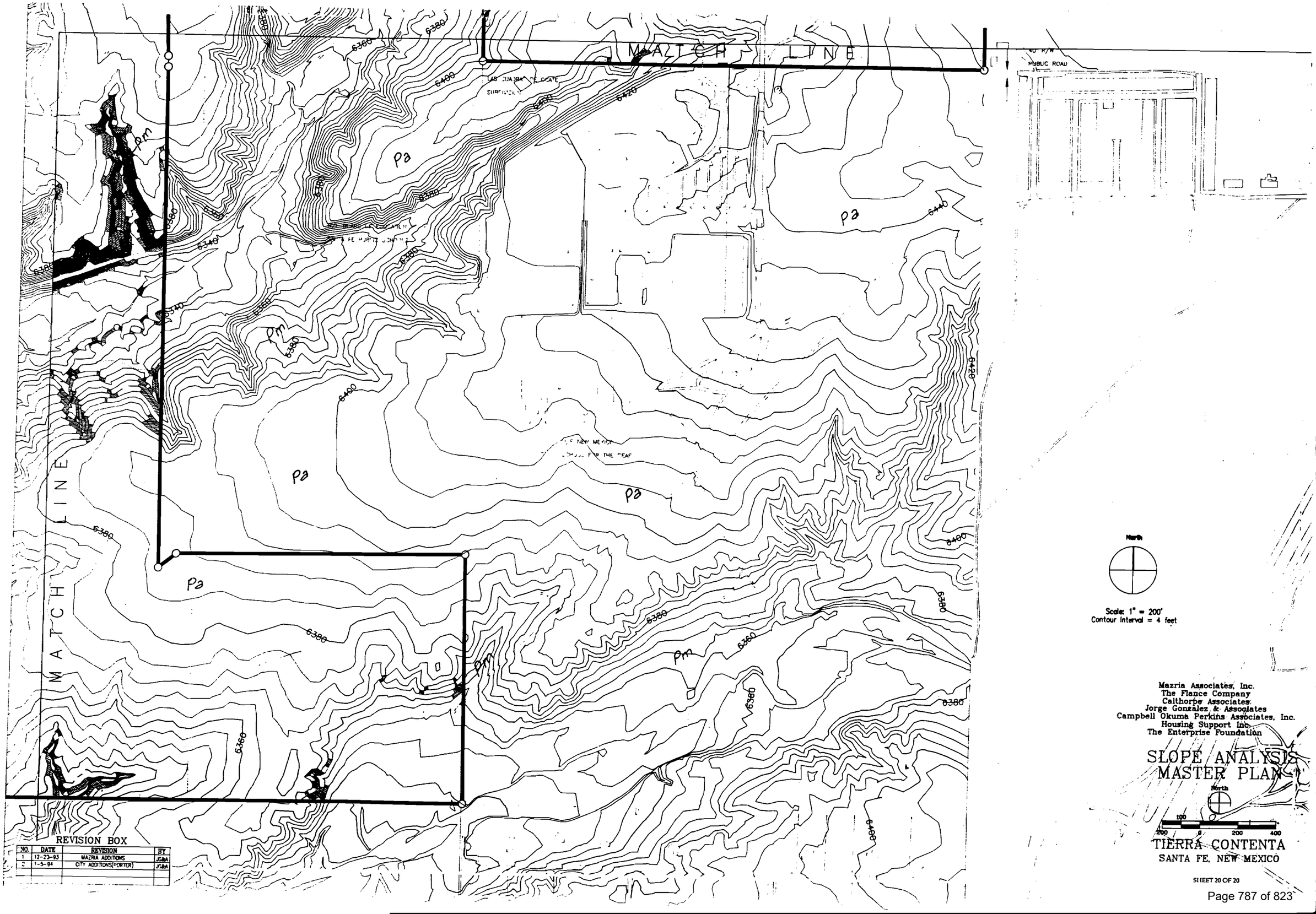
MATCH LINE

SHEET 18 OF 20



REVISION BOX

NO.	DATE	REVISION	BY
1	12-20-93	MAZRIA ADDITIONS	JG&A
2	1-5-94	CITY ADDITIONS(PORTER)	JG&A



REVISION BOX

NO.	DATE	REVISION	BY
1	12-23-93	MAZRIA ADDITIONS	JG&A
2	1-5-94	CITY ADDITIONS(PORTER)	JG&A

Mazria Associates, Inc.
The Flance Company
Calthorpe Associates
Jorge Gonzalez & Associates
Campbell Okuma Perkins Associates, Inc.
Housing Support Inc.
The Enterprise Foundation

SLOPE ANALYSIS
MASTER PLAN

North

100 0 200 400

TIERRA CONTENTA
SANTA FE, NEW MEXICO

SHEET 20 OF 20

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%).

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(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.

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(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.

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(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.**

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(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.

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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

COUNTY CLERK SANTA FE COUNTY NEW MEXICO JONA G. ARMIJO

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 Gurule, 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

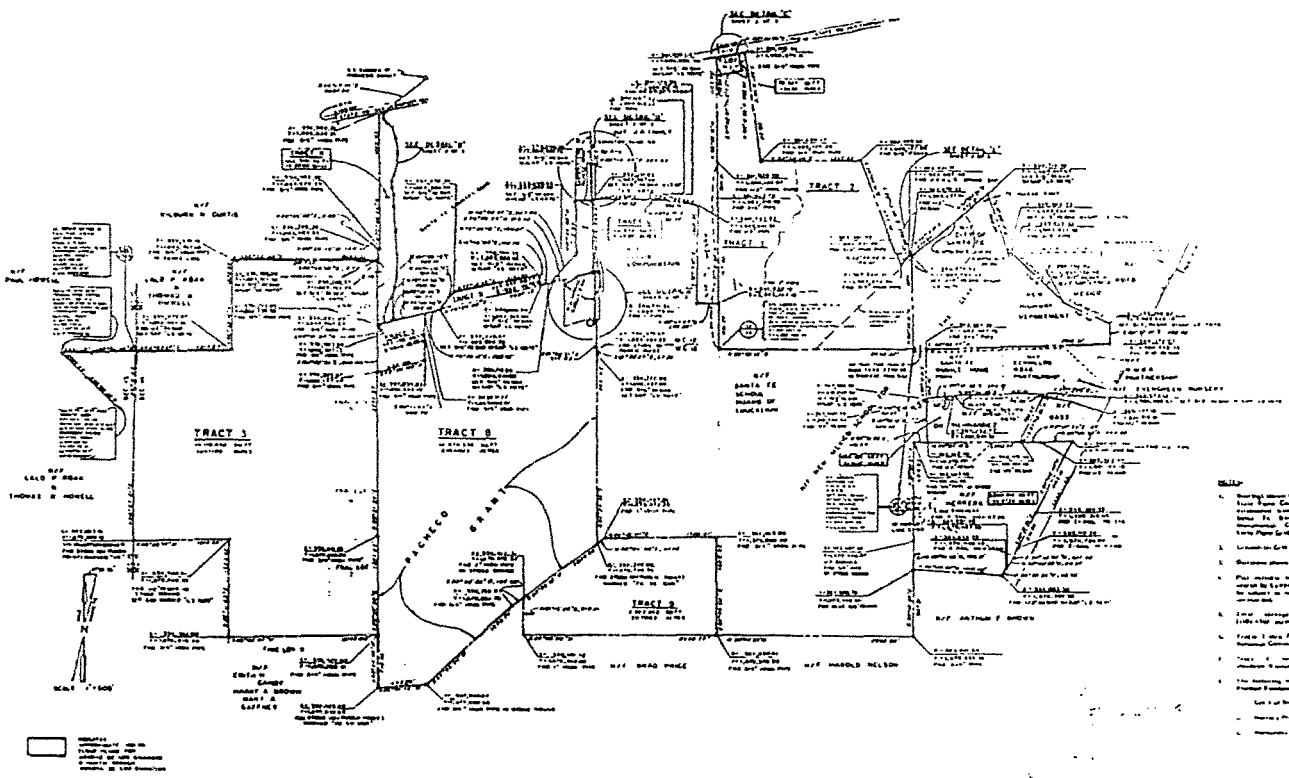
CONTIGUOUS LANDS (EAST)

within

TOWNSHIP 16 NORTH, RANGES 8 & 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN

SANTA FE COUNTY, NEW MEXICO

JUNE 1986

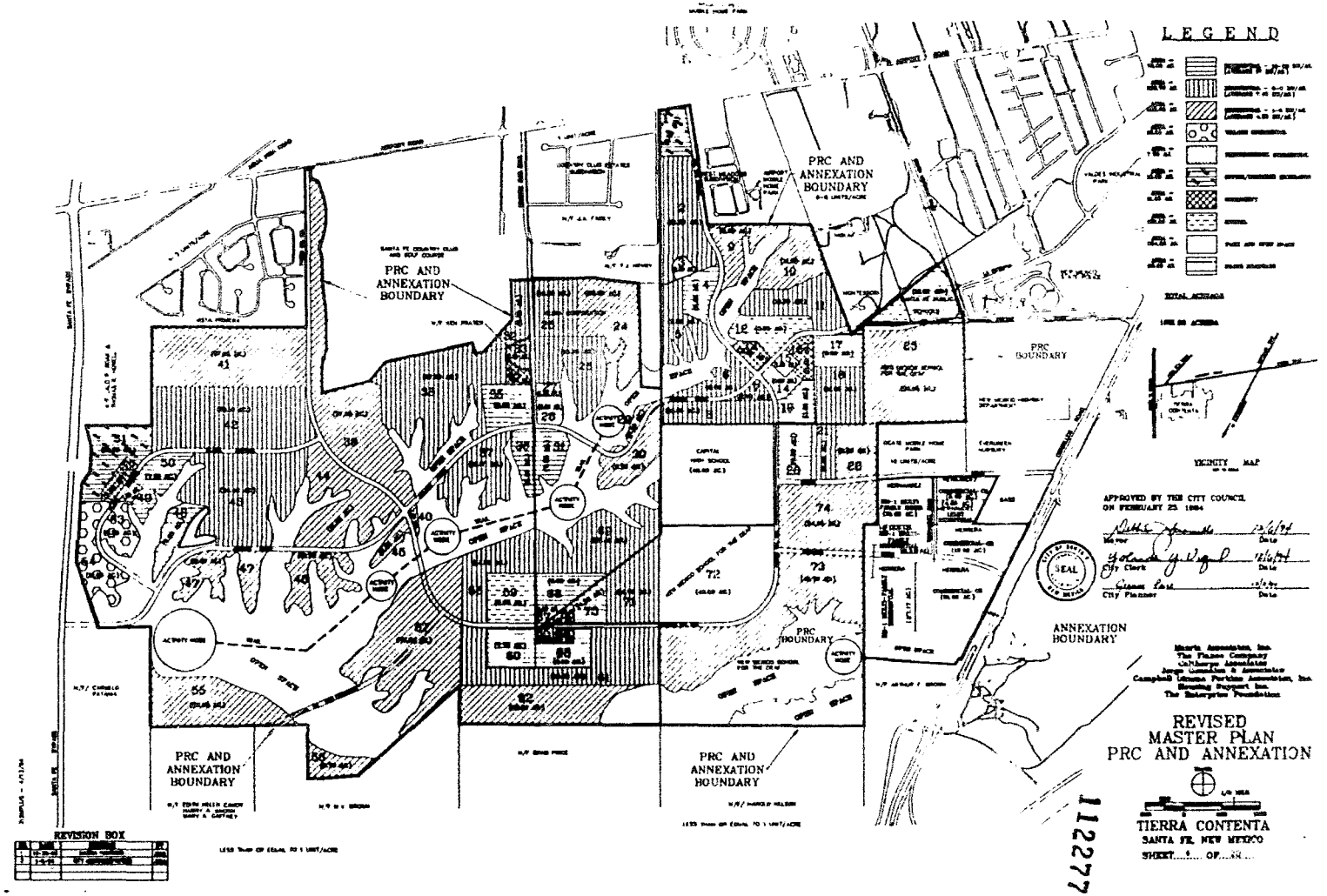


1122776

86-15

SHEET 20F 20

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 11
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 410 20 du/acre	6.5	131	City	TCC
5	Residential 16.9 du/acre	4.1	70	City	TCC
6	Residential 16.9 du/acre	4.1	69	City	TCC
7	Residential 16.9 du/acre	2.7	46	City	TCC
8	High School Expansion	10.0		City	TCC
9	Residential 11.5 du/acre	4.0		City	TCC
10	Residential 11.5 du/acre	11.7	147	City	TCC
11	Residential 16.9 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	Community	1.6		City	TCC
17	Residential 410 20 du/acre	8.1	163	City	TCC
18	Residential 16.9 du/acre	11.1	185	City	TCC
19	Residential 410 20 du/acre	4.0	65	City	TCC
20	Residential 16.9 du/acre	5.2	90	SFD	
21	Residential 16.9 du/acre	9.4	156	SFD	
22	Residential 11.5 du/acre	10.4	119	SFD	
23	Residential 11.5 du/acre	24.1	358	SFD	
24	Residential 11.5 du/acre	10.0	92	Private	
25	Residential 16.9 du/acre	10.0	170	Private	
26	Residential 16.9 du/acre	10.0	170	Private	
29	Residential 11.5 du/acre	4.0	4	Private	
30	Residential 11.5 du/acre	4.0	41	Private	
32	Residential 16.9 du/acre	5.7	96	City	TCC
33	Residential 16.9 du/acre	4.5	76	Water	
34	Community	7.5		City	TCC
PHASE 1 TOTALS		161.8	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	1.0		City	TCC
31	Residential 410 20 du/acre	7.0	126	City	TCC
35	Elementary School	8.0		City	TCC
36	Residential 410 20 du/acre	5.0	95	City	TCC
37	Residential 16.9 du/acre	13.5	228	City	TCC
38	Residential 16.9 du/acre	37.0		City	TCC
39	Residential 11.5 du/acre	17.5		City	TCC
40	Residential 11.5 du/acre	1.0		City	TCC
41	Residential 11.5 du/acre	37.6	165	City	TCC
42	Residential 16.9 du/acre	11.1	186	City	TCC
43	Residential 16.9 du/acre	34.6	38	City	TCC
44	Residential 11.5 du/acre	21.0	97	City	TCC
45	Residential 11.5 du/acre	21.0	97	City	TCC
46	Residential 11.5 du/acre	10.0	45	City	TCC
47	Residential 11.5 du/acre	11.0	51	City	TCC
48	Residential 410 20 du/acre	5.0	95	City	TCC
49	Park	1.5		City	TCC
50	Residential 410 20 du/acre	7.0	126	City	TCC
51	Office - Business Incubator	12.5		City	TCC
52	Community	7.0		City	TCC
53	Village Commercial	3.5		City	TCC
54	Village Commercial	11.3		City	TCC
74	Residential 11.5 du/acre	24.2	97	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 11.5 du/acre	22.8	131	City	TCC
56	Residential 11.5 du/acre	1.5	16	City	TCC
57	Residential 11.5 du/acre	4.1	36	City	TCC
58	Residential 16.9 du/acre	1.6	27	City	TCC
59	Private School	8.1		City	TCC
60	Residential 410 20 du/acre	4.1	82	City	TCC
61	Residential 16.9 du/acre	4.1	69	City	TCC
62	Residential 11.5 du/acre	7.1	82	City	TCC
63	Residential 410 20 du/acre	6.0	114	City	TCC
64	Community	1.3		City	TCC
65	Park	1.0		City	TCC
66	Neighborhood Commercial	1.1		SFD	
67	Neighborhood Commercial	1.6		Private	
68	Residential 410 20 du/acre	6.6	114	Private	
69	Residential 16.9 du/acre	20.1	168	Private	
70	Residential 410 20 du/acre	4.3	73	SFD	
71	Residential 16.9 du/acre	10.7	96	SFD	
72	School for the Deaf Campus	15.9		SFD	
73	Residential 11.5 du/acre	10.7	135	SFD	
PHASE 3 TOTALS		297.1	1601		

CITY OF SANTA FE TCC

	NET DU UNITS	% TOTAL UNITS	ACREAGE
Residential 11.5 du/acre	1054	19.1	138.6
Residential 16.19 du/acre	1783	44.3	84.9
Residential 410 20 du/acre	847	21.0	57.8
Neighborhood Commercial			11.6
Common Sq			11.5
Office - Business Incubator			15.5
Village Commercial			14.5
Schools			24.7
Park Town Square			23.4
Major Roads			33.4
CITY OF SANTA FE TCC TOTAL	5684	100.0	440.1

RIVISTA PARTNERSHIP

	NET DU UNITS	% TOTAL UNITS	ACREAGE
Residential 11.5 du/acre	140	19.1	12.2
Residential 16.19 du/acre	308	44.5	48.6
Residential 410 20 du/acre	240	34.8	15.6
Neighborhood Commercial			1.6
Park Town Square			4.3
Major Roads			4.7
RIVISTA PARTNERSHIP TOTAL	748	100.0	90.0

SHARER FAM TRE DEAF

	NET DU UNITS	% TOTAL UNITS	ACREAGE
Residential 11.5 du/acre	485	100.0	42.2
Res density 16.19 du/acre	132	21.4	8.2
Res density 410 20 du/acre	198	32.0	7.5
Neighborhood Commercial			1.1
Village Commercial			2.4
Park Town Square			4.1
Major Roads			3.1
SHARER FAM TRE DEAF TOTAL	815	100.0	68.6

PRATER

	NET DU UNITS	% TOTAL UNITS	ACREAGE
Residential 16.19 du/acre			
PRATER TOTAL			

SANTA FE PUBLIC SCHOOLS

	NET DU UNITS	% TOTAL UNITS	ACREAGE
SCHOOLS			

SANTA FE PUBLIC SCHOOLS TOTAL

	NET DU UNITS	% TOTAL UNITS	ACREAGE
			57.8

PRE AREA	NET DU UNITS	% TOTAL UNITS	ACREAGE
Residential 11.5 du/acre	1065	31.9	92.7
Residential 16.19 du/acre	2293	68.0	140.7
Residential 410 20 du/acre	1.0	1.0	1.0
Neighborhood Commercial			
Community			1.5
Office - Business Incubator			1.5
Village Commercial			15.5
Schools			6.0
Park Town Square			5.0
Major Roads			5.1
PRE TOTAL	3359	100.0	319.1

Park Town Square acreage per dwelling unit

HERRERA ASSOCIATES

	NET DU UNITS	% TOTAL UNITS	ACREAGE
Multi Family Residential (MF)	390	100.0	19.5
General Commercial			12.5
Park Town Square			4.0
Major Roads			3.0

SEE NOTE # 2

HERRERA ASSOCIATES TOTAL

	NET DU UNITS	% TOTAL UNITS	ACREAGE
390	100.0	39.0	

DR HERNANDEZ

	NET DU UNITS	% TOTAL UNITS	ACREAGE
Multi Family Residential (MF)	259	100.0	13.0
General Commercial			9.1
Park			4.0
Major Roads			3.0

SEE NOTE # 2

DR HERNANDEZ TOTAL

	NET DU UNITS	% TOTAL UNITS	ACREAGE
259	100.0	29.1	

ANNEXATION AREA

	NET DU UNITS	% TOTAL UNITS	ACREAGE
Residential 11.5 du/acre	1547	79.1	134.5
Residential 16.19 du/acre	272	13.9	16.8
Res density 410 20 du/acre	137	7.0	7.0
Neighborhood Commercial			1.5
Community			1.5
Office - Business Incubator			1.5
Village Commercial			14.5
Multi Family Residential (MF)			19.5
General Commercial			12.5
Park			4.0
Schools			6.0
Park Town Square			5.0
Major Roads			5.1
ANNEXATION AREA TOTAL	1956	100.0	191.1

NOTES

1. THE PROVISIONS OF CHAPTER 14 OF THE CITY CODE SHALL COMPLY WITH THE CONDITIONS SHOWN ON THIS DRAWING.

2. THIS PHASING PLAN AND DEVELOPMENT PROGRAM SEE ABOVE SEE ALSO AGREEMENT ENTITLED "TIERRA CONTENTA ANNEXATION AGREEMENT" AND THE "ANNEXATION AGREEMENT" AND THE "ANNEXATION AGREEMENT" AND THE "

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

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 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

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 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.