City of Santa Fe

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION AUGUST 05, 2021 AT 6:00 PM MEETING VIRTUALLY

SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT

Attendance: In response to the State's declaration of a Public Health Emergency, the Mayor's Proclamation of Emergency, the ban on public gatherings in excess of those permitted in the current Public Health Order, and the need to incorporate technology and practices to re-institute in-person meetings consistent with the limitations established by the Order, the Planning Commission meeting will be conducted virtually.
Viewing on YouTube: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at https://www.youtube.com/channel/UCuW5Fb7iWuKpTdsWYNDurgA. The YouTube live stream can be accessed at this address from most computers, mobile devices, or smartphones. A video recording of the meeting will be posted on YouTube and available for viewing after the meeting.

Attending on Zoom: Members of the public may attend the Zoom meeting on a computer, mobile device, or phone. The video conference link and teleconference number will be posted at https://santafe.primegov.com/public/portal at least seventy-two (72) hours before the meeting: https://www.santafenm.gov/events. The direct Zoom link is: https://us02web.zoom.us/j/83138050511?pwd=UlhueHUwd2VLUG5JM1c4RURFZ1NKdz09 and use password: 349362.

Attending Zoom by Phone: Members of the public can attend the Zoom meeting by phone by dialing:
US: 1 346 248 7799 or 1 669 900 6833 or 1 253 215 8782 or 1 312 626 6799 or 1 929 205 6099 or 1 301 715 8592
Webinar ID: 831 3805 0511

Public Comment:

- By video: A person attending the Zoom meeting by using a computer, mobile device, or smart phone may provide public comment during the meeting. Attendees should use the "Raise Hand" function to be recognized by the chair to speak at the appropriate time.

- By phone: A person attending the Zoom meeting by phone may provide public comment during the meeting but **must** provide advance notice to City staff. Please contact Noah Berke (505-490-5930, nlberke@santafenm.gov) at least seventy-two (72) hours in advance of the meeting and provide your **full name, address, and the phone number** you will be using to call in to the teleconference. Without your phone number, the chair will not be able to recognize you to speak at the meeting.
- In writing: A person may submit written public comments in at least seventy-two (72) hours in advance of the meeting via the virtual comment "button" at https://santafe.primegov.com/public/portal.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES:

1. July 1, 2021

E. APPROVAL OF FINDINGS/CONCLUSIONS

F. OLD BUSINESS

G. NEW BUSINESS

1. Policy Subcommittee recommendations for Cannabis Legislation.

2. **Case #2021-3809. Southside Teen Center Development Plan**. Wilson & Company, Agent for the City of Santa Fe, owner, requests final development plan approval for construction of a new teen center to be located at the southwest corner of Valentine Way and Country Club Road, approximately 500 feet north of Jaguar Drive. The teen center will comprise a building of 17,188 sq. ft. to be constructed and operated by the City of Santa Fe, along with on-site parking and open space area(s). The property is located within the Tierra Contenta Master Plan Area Phase 1A, as Tract 11, zoned PRC (Planned Residential Community) and is approximately 1.81

acre in size. (John Neunuebel, Case Manager, jcneunuebel@santafenm.gov 955-6656.)

3. **Case #2021-3804. Villa Sendero Development Plan Amendment for Phase II.** Dekker/Perich/Sabatini - Will Gleason, Agent, for Villa Sendero, LLC, CSM Properties, LTD, Owner, requests approval of a Development Plan Amendment. The Applicant requests approval of Phase II of the project to include 24 additional multi-family units on a parcel, approximately 1-acre in size, to the southwest of the subject property, directly south of the Fashion Outlets of Santa Fe. The Amendment to Phase II also includes a fitness building, to replace an apartment building in Phase I, resulting in a net gain of 6 units to the Villa Sendero project to 258 units and minor changes to a drive aisle and multi-use trail. The property is approximately 11.4 acres, zoned C-2 (General Commercial) and is located at 5132 Beckner Road. (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov, 955-6325)

4. **Case #2021-3805. Aleksander Estates Subdivision General Plan Amendment.** Montoya Land Use Consulting, Agent, for Next Generation Contracting, Inc., Owner, requests approval of a General Plan Future Land Use Amendment to change the designation from Low Density Residential (1 dwelling unit per acre) and (1-3 dwelling units per acre) to (3-7 dwelling units per acre) for approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov, 955-6325).

5. **Case #2021-3806. Aleksander Estates Subdivision Rezoning.** Montoya Land Use Consulting, Agent, Next Generation Contracting, Inc., Owner, requests approval of rezoning from R-1 (1 dwelling unit per acre) to R-7 (7 dwelling units per acre) for approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov, 955-6325).

6. **Case #2021-3807. Aleksander Estates Subdivision Preliminary Development Plan.** Montoya Land Use Consulting, Agent, Next Generation Contracting, Inc., Owner, requests preliminary development Plan approval of a preliminary subdivision for 59 single-family residential lots on approximately 8.38 acres. The property is zoned R-1 (Residential and is located on the east side of Kates Way, north of South Meadows

Road. (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov, 955-6325).

7. **Case #2021-3808. Aleksander Estates Preliminary Subdivision Plat**. Montoya Land Use Consulting, Agent, for Next Generation Contracting, Inc., Owner, requests preliminary subdivision plat approval for 59 single-family residential lots on approximately 8.38 acres of vacant land.

The property is zoned R-1 (Residential- one dwelling unit per acre) and is located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov, 955-6325).

H. STAFF COMMUNICATIONS

I. MATTERS FROM THE COMMISSION

J. ADJOURNMENT

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

SUMMARY INDEX
PLANNING COMMISSION MINUTES
JULY 1, 2021

ITEM	ACTION TAKEN	PAGE(S)
A. Roll Call	Quorum Present	1
B. Pledge of Allegiance	Recited	1
C. Approval of Agenda	Approved as published	2
D. Approval of Minutes	Approved	2
E. Findings & Conclusions	None	2
F. Old Business	None	2
G. New Business		
1. Case # 2021-3651 PODS Storage Facility Findings of Fact and Conclusions of Law	Approved	2-6
2. Case #2020-2639 1160 Camino De Cruz Blanca Telecommunications facility Findings of Fact and Conclusions of Law	Approved	6-14
H. Staff Communications	Comments	14
I. Matters from the Commission Policy Subcommittee Update	Comments	14-15
J. Adjournment	Adjourned at 8:02 pm	15

MINUTES OF THE CITY OF SANTA FE PLANNING COMMISSION
Thursday, July 1, 2021 - 6:00 pm
VIRTUAL HEARING

CALL TO ORDER

A regular meeting of the City of Santa Fe Planning Commission was called to order by Chair Gutierrez on the above date at approximately 6:00 p.m. at a virtual meeting.

A. ROLL CALL

Roll Call indicated the presence of a quorum for the meeting.

Members Present
Commissioner Brian Patrick Gutierrez, Chair
Commissioner Mark Hogan, Vice Chair
Commissioner Janet Clow, Secretary
Commissioner Lee Garcia
Commissioner Carly Piccarello
Commissioner Dominic Sategna

Members Absent
Commissioner Pilar Faulkner (excused)
Commissioner Jessica Lawrence (excused)
One Vacancy

Others Present:
Mr. Jason Kluck, Interim Land Use Director
Mr. Noah Berke, Planning Manager
Ms. Sally Paez, Assistant City Attorney
Ms. Melissa D. Byers, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Land Use Department.

B. PLEDGE OF ALLEGIANCE

Commissioner Hogan led the pledge of allegiance.

C. APPROVAL OF AGENDA

Mr. Berke stated that Commissioner Chavez has resigned from the Commission, therefore the Commission has one vacancy.

MOTION: Commissioner Hogan moved, seconded by Commissioner Garcia to approve the agenda, as presented.

VOTE: The motion passed by unanimous roll call vote with Commissioners Clow, Garcia, Hogan, Piccarello and Sategna voting in favor and none voting against.

D. APPROVAL OF MINUTES

1. June 3, 2021

MOTION: Commissioner Hogan moved, seconded by Commissioner Sategna to approve the minutes of June 3, 2021 as presented.

VOTE: The motion passed by unanimous roll call vote with Commissioners Clow, Garcia, Hogan, Piccarello and Sategna voting in favor and none voting against.

E. APPROVAL OF FINDINGS/CONCLUSIONS

None

F. OLD BUSINESS

None

G. NEW BUSINESS

1. **Case #2021-3651. PODS Storage Facility Development Plan.** James W. Siebert & Associates, Inc., Agent, for CCSF/599, LLC, Owner, requests Development Plan approval for a PODS storage facility on approximately 4.47 acres. The proposal consists of 52,800 square feet of building area to be constructed in two phases: Phase I will consist of a 40,000 square foot building and Phase 2 will consist of 12,800 square feet of building area or outdoor storage space on the north side of the building. The property is zoned I-1 (Light Industrial) and is located at 4900 Hart Road. (Donna Wynant, Case Manager)

STAFF REPORT

James W. Siebert & Associates, Inc., Agent, for CCSF/599, LLC, Owner, requests Development Plan approval for a PODS storage facility on approximately 4.47 acres. The proposal consists of 52,800 square feet of building area to be constructed in two phases: Phase I will consist of a 40,000 square foot building and Phase 2 will consist of 12,800 square feet of building area of outdoor storage space on the north side of the building. The property is zoned I-1 (Light Industrial) and is located at 4900 Hart Road. (Donna Wynant, AICP, Case Manager)

The Applicant is also requesting a Lot Line Adjustment, which is reviewed administratively (Case #2021-3652) between Lot 4 (4800 Hart Road) and Lot 5 (4900 Hart Road) in the Hart Business Park. Lot 4 will be increasing in size by 0.23 acres (10,019 sq. ft.) and Lot 5 will be decreasing in size by 0.23 acres (10,019 sq. ft.). The lot line adjustment will reconfigure the lots for the future design of the PODS facility.

The Applicant requests approval of 52,800 square feet of building area to be constructed in two phases: Phase I will consist of a 40,000 square foot building and Phase 2 will consist of 12,800 square feet of building area or outdoor storage space on the north side of the building. The property is zoned I-1 (Light Industrial) and is located at 4900 Hart Road. Part of the application includes a lot line adjustment to reconfigure the north lot line of Lot 5-A to better accommodate the proposed layout. Therefore, the approval of this Project is contingent on the administrative approval of the lot line adjustment.

As a storage facility with possible outdoor storage, the POD business is a permitted use in the I-1 district. Any outdoor storage however must be screened per Subsection 14-8.5(C)(3) with a solid wall or fence at least six (6) feet in height, around the entire yard with no object stacked or stored higher than the minimum height of the enclosing wall or fence.

Lot 5, including the adjustment that will occur to Lot 5, is vacant of any structures. Drop inlets have been constructed on Hart Drive and a culvert carries storm water to the south into a drainage swale and storm water pond. There are fire hydrants at the south end of the lot located between the curb and sidewalk at the west side of Hart Road and on the east side of Hart Road, south of the cul-de-sac. There is a 5-foot sidewalk along the length of lot 5 on the west side of Hart Road.

STAFF RECOMMENDATION

The Land Use Department recommended **APPROVAL** with the conditions of approval as outlined in the report . Ms. Wynant noted Condition #4 requires a solid wall of at least 6 feet in height with access through solid gates. The wall erected should be around the entire yard and no object stacked/stored higher than the minimum height of the enclosing wall or fence. Secondly, Condition #5, the approval of the plan is contingent upon the adjustment of the lot line and could be reviewed and approved administratively.

Two motions will be required in this case:

- Approve or deny the development plan for Case No. 2021-3651 subject to the required general findings, and subject to the conditions of approval and technical corrections recommended by staff in Section II and Exhibit A of this staff report.
- Approve or deny the Findings of Fact and Conclusions of Law for Case No. 2021-3651 as shown in Exhibit C of the staff report.

APPLICANT'S PRESENTATION

Jim Siebert, 952 Mercer Street, Santa Fe was sworn.

Gary Krupnick, Mike Gomez and Richard Kent were also sworn, in the event they were called upon to testify.

Mr. Siebert described the location and surrounding area of the project. He said no offsite infrastructure is needed. The decision to put the PODS development within the lot was twofold; they are easier to maintain on-site, and they can irrigate the landscape by putting it around the PODS. The access point is positioned to avoid trucks having to go in and out on a curved road. The secondary access is a base course road that goes to Aviation Drive. Two connections in different places provide for a looped water line in case one is disrupted.

He noted the Architectural Review Committee for the park was concerned about the color which may present darker than it is. Samples of the panels have been ordered and if the Review committee does not like the color it will probably be lighter.

Mr. Siebert concluded his presentation. He introduced Gary Krupnick, the owner and developer of the PODS, Richard Kent, the architect and Mike Gomez the engineer.

Mr. Krupnick, 687 Old Willows Path, NY, indicated there are two types of PODS marketed. Domestic PODS come in three sizes and have a roll up door. The product is 8 feet high and 8 feet wide and can be as long as 16 feet. PODS are delivered, loaded

by the customer and then scheduled by the customer for pickup. The unit is put into an acclimatized secure building such as this facility. PODS are stacked mostly 4 units high with no racks or shelving and are about 10-12 inches apart. The building has a high density sprinkler system that puts out 125 gallons per minute per each head.

Mr. Krupnick explained POD users who want to retrieve something from their unit must schedule access online for a specific day and time. Users are restricted from entering the building and the POD is placed outside the building. There are additional fees for the removal and replacement of the POD.

He explained he does not own the company. He designed the buildings and leases them long-term to the Ontario Pension Fund in Canada. The PODS Company was acquired by the fund about five years ago. They are one of the strongest financial operations in the world.

Mr. Krupnick stood for questions.

PUBLIC HEARING

Chair Gutierrez closed the public hearing seeing no one present to testify.

COMMISSION DISCUSSION

Commissioner Hogan asked about the screening of the exterior of the property.

Mr. Siebert explained where the PODS are stored there will be a 6-foot cedar fence with solid gates on both sides. The site is sunken, and actual visibility of the PODS is only about 6 feet high.

Commissioner Hogan asked if the cedar fence would be treated because of possible deterioration over the years and visibility from 599.

Mr. Siebert explained this is at the opposite end of the park and the building is not visible at that point. He asked Mr. Krupnick to address the fence treatment.

Mr. Krupnick indicated the fence is usually set on steel poles and deterioration should not occur. They maintain the properties at the highest level and have not had problems. He offered to look into an environmentally friendly treatment for the fence if the Commission wanted.

Commissioner Garcia asked if the lot line adjustment will be mostly on the ingress and egress from the main road.

Mr. Siebert said that was correct. They have found that the lot lines are always wrong in business parks and have to be adjusted.

Commissioner Garcia asked if the emergency drive would have a locked gate.

Mr. Siebert said he understood it would be a crash gate, in case of emergency and the need to get out of the lot.

Commissioner Garcia noted the building is fairly large. He asked Mr. Siebert to elaborate about fire safety.

Mr. Siebert said this is the most advanced fire protection system he has seen. He asked Mr. Krupnick to elaborate.

Mr. Krupnick explained this is an ESFR suppression system and exceeds the NFPA requirements and built to the highest standards you can get. The sprinkler water containers are separated vertically 10-12 inches to create a water wall when a sprinkler head goes off in any area. The national code requires on the perimeter that every 100 feet have an exit door at every exit door have a standpipe. Firefighters can progress into the building, hook up to the pipe and can put a wall of water in front of them.

Commissioner Garcia asked when the industrial area will be connected.

Mr. Berke said the Pavilions Industrial Park includes some improvement of Jaguar Drive, but it is not yet developed. The City has discussed building that improvement all the way to the airport, but he is not sure of the timing. It is a priority for Public Works, but the engineer who initiated that is no longer with the City.

MOTION: In Case #2021-3651, PODS Storage Facility Development Plan, Commissioner Sategna moved to approve subject to the required general findings and the conditions of approval and technical corrections recommended by staff in section 2, Exhibit A, of the staff report; and to approve the Findings of Fact and Conclusions of Law as shown in Exhibit C, of the staff report. The motion was seconded by Commissioner Hogan.

VOTE: The motion passed by unanimous roll call vote with Commissioners Clow, Garcia, Hogan, Piccarello and Sategna voting in favor and none voting against.

2. **Case #2020-2639. 1160 Camino De Cruz Blanca Telecommunications Facility.** Gravity Pad Partners, LLC, Agent, for AT&T/FirstNet NML0255, Applicant, requests approval of a new telecommunication facility with a waiver to height, pursuant to Subsection 14-6.2(E) "Telecommunication Facilities". The property is approximately 19.04 acres, zoned R-1PUD (Residential – one dwelling unit per acre, Planned Unit Development), and

is within the Historic Design Review Overlay. (Dan Esquibel, Case Manager)

STAFF REPORT

Gravity Pad Partners, LLC, Agent, for AT&T/FirstNet NML0255, Applicant, requests approval of a new telecommunication facility with a waiver to height, pursuant to Section 14-6.2(E) "Telecommunication Facilities". The property is approximately 19.04 acres, zoned R-1PUD (Residential – one dwelling unit per acre, Planned Unit Development), and is within the Historic Design Review Overlay.

Gravity Pad Partners, LLC, Agent for AT&T and FirstNet, is requesting to construct a new "Telecommunications Facilities" (base station) located at 1160 Camino De Cruz Blanca, off the east end of the St. John's College parking area. The base station design before the Planning Commission is the second design iteration. The first design was presented and denied by the Historic District Review Board (HDRB) on August 11, 2020. The first design was a 75' high mono-pine tower and related equipment. The Applicant has now filed a second application with a new design that consists of a 65' high monopole design tower, open antennas and related ground equipment. The tower will be set back approximately 72 feet from the north property line. As set forth in Subsection 14-12.1, telecommunications facilities are defined as follows:

> TELECOMMUNICATIONS FACILITIES The plant, equipment and property, including but not limited to, fiber optic lines, cables, wires, conduits, ducts, pedestals, towers, antennas, electronics and other appurtenances used or to be used to transmit, receive, distribute, provide or offer telecommunication services.

Review by the Planning Commission is required because the base station is in an R-1 District (Residential-1 dwelling unit per acre), and included in the request is a waiver to allow the antennas and tower to exceed the 35-foot height limit for nonresidential use structures in an R-1 District. The Applicant is requesting a waiver pursuant to Subsection 14-6.2(E)(8) "Waivers," to allow both the antenna heights and tower height a maximum height of 65 feet. The waiver will address both the proposed antenna height and any "co-location" on the tower exceeding the 35' height limit allowed by the district.

Subsection 14-6.2(E)(5)(k) requires towers to be set back from property lines by a distance that is at least equal to the height of the tower. The proposed distance to all surrounding property lines exceeds the height of the tower with the closest property line approximately 72 feet, which is the north property line adjacent to Camino De Cruz Blanca.

This public hearing addresses compliance with Subsection 14-6.2(E)(5) "General Requirements" and Subsection 14-6.2(E)(8) "Waivers".

The Planning Commission does not have authority to consider radio frequency (RF) emissions as part of its review of this case. Federal law provides that no state or local government may regulate the placement, construction, or modification of telecommunications facilities based on the environmental effects of RF emissions. In this context, federal courts in New Mexico have concluded that "environmental effects" include health effects. The Commission's review and decision to approve or deny must not be based upon the environmental or health impacts of RF emissions but rather upon the criteria provided in this report. The Applicants have complied with all process requirements of Chapter 14.

STAFF RECOMMENDATION

The Land Use Department recommended APPROVAL, subject to the recommended conditions of approval, included in Section II of the staff report.

Three motions will be required in this case:

- APPROVE or DENY the Telecommunication Facility under Subsection 14-6.2(E) subject to conditions of approval recommended by staff.
- APPROVE or DENY the waiver to height pursuant to Subsection 14-6.2(E)(8) subject to conditions of approval recommended by staff.
- APPROVE or DENY the Findings of Fact and Conclusions of Law listed in Exhibit A.

Mr. Esquibel provided an overview of telecommunications and how typically a city/county is covered by acquiring grids with frequencies they reuse. Frequencies are separated far enough from each other to avoid problems with a tower. Towers that reach capacity are broken into more towers. When all bandwidth and channels have been taken up the capacity has been reached. Ensuring that equipment supports users in the area, typically forces breaking the towers into smaller sectors.

Mr. Esquibel provided a brief description of 4G and 5G frequency. He said the intent of the Code is to try to hide the ugliness and industrial look many of the towers have. The Methodist Church off Cordova was cited as an example of hidden telecommunications that you wouldn't know was there.

APPLICANT'S PRESENTATION

Sean Milks, 205 Tierra de Corrales, Corrales, New Mexico, was sworn in. He is a local resident and one of the principal owners of Gravity Pad. They have built sites across New Mexico for about 16 years. He has been in the industry for over 24 years, doing quite a few sites in Santa Fe, one the St. John's Methodist Church. That site talks to the site proposed. He has been working on the St. John's College area since 2009 and gone through hundreds of renditions to resolve the need for coverage. He wants to build something that accommodates all of the FCC wireless carriers and the emergency responders, but it has been difficult. He has been working with the neighborhoods and

has held 2-3 ENNs (Early Neighborhood Notifications). Ultimately, no matter where the equipment is placed, someone will object.

He is also working with carriers and the State Historic Preservation Office (SHPO). The site is lower by 15 feet and barely peaks over the tree line and they chose the monopole instead of the larger monopine, specifically because the pole is significantly smaller and the least obtrusive. The ground equipment will be covered with a 6-foot coyote fence that matches the existing fence.

Mr. Milks said they have exhausted every scenario possible, and the proposed area is the best possible solution. It will provide coverage for the college, the surrounding neighborhoods and roads.

Mr. Milks stood for questions.

PUBLIC HEARING

Richard Groenendyke, 1128 W. Ridge Rd., Santa Fe was sworn. He lives a mile from the site of the cell tower and believes the proposal should be granted. First, the Dale Ball Trail is behind him, and telephone reception is dismal. They have no service, or dropped calls and in terms of public safety, service is a real need for the hikers. In emergencies first responders need to get to them quickly and that isn't possible without cell coverage. Secondly, St. John's College has over 400 kids, 50 or so faculty, plus visitors. The college is one of the City's best community assets and the phone reception is terrible. It is imperative students be able to contact others in emergencies. The college has a real need and has worked at finding a solution since 2009 and this is the best proposal.

He disclosed he is on the Board of St. John's College. There have been comments that the College is interested in profit and a ground lease and payments to the College. He said he has been authorized to tell them that if the cell tower is approved, every dollar received will be dedicated to student scholarships in the Santa Fe area. The college is not in this for the money; they want to increase the experience for the students and the brand of the College. This is a matter of public safety.

Mr. Groenendyke said aesthetics are important to the neighbors. He is one of them, but the number of people who will benefit from the public safety and the benefits of the cell tower, outweighs the aesthetics. No one is in favor of a 65-foot tower. He urged the Commission to use their best judgment and to realize there are people like himself and the College, who are very much in favor of the cell tower.

Christine Guevara, 26 Camino de Verdad, Executive Director of Health and Safety of St. John's College, said the safety concern is the primary reason St. John's College is interested in the cell tower and goes well beyond the student body. The College constantly hears concerns from prospective families. A parent's number one concern is

the safety of the campus. It is unsettling when parents learn their students will unlikely be able to call home from the campus. That makes them struggle to commit to the community. Also, the College welcomes community members to enjoy their bookstore, coffee shop and hiking trails and the community is reliant on cell coverage.

Daniel Campbell, 1160 Camino de Cruz Blanca, was sworn in. He is the Director of Public Safety with St. John's College. With over 20 years as a first responder, he is well aware of the need for good communication. The College needs cell coverage, first because the students cannot rely on land coverage. The phone service is outdated, and students have to use their cell phones. Calls received by the college switchboard are forwarded to the operator's cell phones when away from their desks. He is concerned about human threats - workplace violence to active shooters; natural threats of animals and natural disasters, and about emergency notifications. The campus system allows students to alert them of an emergency via their cell phone with the press of a couple of buttons. That is useless without proper cell coverage. He also knows, as a first responder of their reliance on cell towers. Someone on the trail with an emergency may have to use their phone to assist responders finding that location more quickly. In addition to the need of St. John's College, they are surrounded by other schools and other members of the community will benefit. He said he can appreciate not wanting to look at the cell tower, but when considering human life, there is no comparison. The cell tower is needed for the safety of students and community.

Cesar Cervantes, 6 Esquina Road in Santa Fe said he is the Director of Student Life and oversees an on call system for their senior live-in residents. They are the primary responders to a student in crises or with concerns. He regularly communicates with them and experiences dropped calls, making it difficult to assists. He recalled a number of times in an emergency or mental health issue being unable to connect, costing them precious time. He implored the Commission to grant the request.

Simran Thapa, 1160 Camino de Cruz Blanca, was sworn. She is a student at St. John's. She shared the uneasiness she feels as a woman when she walks back to her dorm late without cell reception on the open campus. In addition, she is participating in interviews that are conducted over the telephone because of the pandemic. There have been calls that were dropped and calls she wasn't able to return or call back and she has missed out on opportunities. There are many others with the same experiences. As an international student it is important to be able to contact her family, as well as meet obligations to maintain her status as an international student. That often involves receiving and making calls to and from the government. She has missed calls from her lawyer when going through a status change because of poor service.

Alexandre Cate was sworn. He is also a student and senior resident at the college. He reemphasized the importance of the student's ability to contact his family. It is a constant struggle the last few years with dropped calls. You can be in the same space and call back when a call is dropped, and the call is dropped again. The constant fluctuation of service is a big concern to all of the students.

Madeleine Carey, a property owner at 1674 Camino de Cruz Blanca was sworn. She said she is neutral but does oppose the monopine. She is happy for anyone whose lives would be improved by this, but it would not improve the coverage at her house.

Ms. Carey said she and her neighbors are in the same position as the students. She said her concern is procedural, with the high impact components that would be authorized around trails. The city road adjacent to this has no marked lines and the neighborhood association owns the private road and the trail. That is one of the two routes used by hikers. There is a spiderweb of trails to where this site is located, among others and the neighborhood has made clear there are a lot of design concerns. The City will negotiate a lot of things that the neighborhood would like input on -such as the road markings, bus route, etc. Also, she isn't sure how to support in public comment, increasing connectivity. She bought her home and works from home without connectivity. And it is not clear there will ever be a proposal that improves service for her.

Nicole Noah Roen, 1621 Camino de Cruz Blanca, was sworn. She said many neighbors, including her, have voiced at other meetings they are not in favor of this structure. She found it interesting that the presentation did not display a picture of the proposed structure. It was also interesting that St. John's will benefit quite a bit with this for their students and staff, yet they do not want to have the structure on their campus. She thought the safety of their students and the wireless is the college's responsibility to provide. On another point, this is not a matter of coverage going from none to a significant amount. The tower coverage is currently 88% and will be increased by 9%.

Louise Yakey, 2371 Camino Carlos Rey was sworn. She has a number of different roles at St. John's, and a daughter who will attend St. John's College next month. Before Covid she was at the college and had been embarrassed by the number of parents at the college trying to make phone calls. They were upset and walking around campus trying to get a signal. Also, she hikes at the College a lot and often has no cell coverage. She recalled being unable to get service when hiking and trying to alert her husband about a rattlesnake. He was coming down the trail behind her with their dog. She said she runs a nonprofit and hires St. John's students to mentor. Frequently she is unable to communicate with them about their schedules, or to reach people for scheduling or contact guest speakers. She said this is not how we want people to think about St. John's or about Santa Fe. She would like to think if her daughter needs to reach campus security, or contact someone, that was possible. She said this inexcusable.

Malcom Jamar Morgan, 1160 Camino de Cruz Blanca, was sworn. He is a college resident and wanted to state the concern is more than just safety. They have student health issues and staff struggles to contact the student. He reported as a new father of a foster child with some mental health issues, he experienced not being able to contact him. He said it was embarrassing to initiate a search with CYFD for a missing foster child when the reality was his child was not receiving his call. Senior residents also do rounds around the campus. They experience numerous times calls that are dropped with first

responders. He sees this as a major safety concern when time may be crucial. As they work with students and open campus to the community there will be greater concern. He hoped the situation could be remedied.

George Wilson, a property owner at 1615 Camino de Cruz Blanca was sworn. He said he is neutral and the need for safety is critical. His concern is this does not actually improve safety or increase coverage. Also no one has said if the tower is built, whether someone on the trail could actually place a call. His best reception is on his roof, so he understands the need. He said also mentioned was the 4G and 5G technology. St. John's can easily look at 5G nodes that provide safety within the campus. He thought it interesting that St. John's has many possible locations, but it's not clear if the campus has the best location for the community, or just for the campus. He thought if the College wants to solve the problem correctly and have coverage throughout the neighborhood and trails system, they should find the optimal location. The height of the tower has been reduced, which apparently would give them better coverage since talking about safety. They have talked about safety but are not solving the right problem.

He asked that the Commission look at resolving this correctly. They have been at this for many years. They could come up with a solution if the College is willing to partner with the community and solve this the right way. One that provides safety and moves the City forward.

Ruben Romero was unable to communicate due to technical difficulties.

Jamie Polk, 736 Calle Los Miradoras, was sworn in. He agreed they haven't looked at the optimal location. He thought there must be a better way in a campus building that could be hidden like St. John's Church, than to jam this into his neighborhood. He wanted Mr. Milks to explain why it cannot be on campus. He said he wondered how the Historic Districts Review Board turning this project down squares with this hearing going forward.

Rennie Finley, 1215 La Rambla, was sworn. She reinforced what Mr. Wilson and Mr. Polk said and also would question how this fit in with the HDRB. The safety of hikers and the convenience of St. John's is important and the whole problem should be addressed as a community.

Chair Gutierrez closed the public hearing. He indicated if Ruben Romero were able to connect at some point, he would reopen the public comment for him.

COMMISSION DISCUSSION

Chair Gutierrez asked if there was a photograph of the proposed tower.

Mr. Esquibel displayed an image from Exhibit G, 10.

Commissioner Garcia asked Mr. Milks how the best placement for the tower was determined and why this was chosen as the best.

Mr. Milks explained they used software that directed them on the triangulation of sites this tower would talk to, and the optimum site for communication with the other cell towers, with 99% coverage of the college campus, surrounding area and neighborhoods. He explained the increase is significant, it is not 9%, and yes, the trails will have coverage. The tower is designed to accommodate Verizon, T-Mobile, Dish Network and of course AT&T. This is 100% the best location with the neighborhood and the College. They looked at 9-12 locations and at other buildings, the water tower, the high school and the campus dorms.

Commissioner Garcia confirmed the height of the monopole is 65 feet. He asked if correct that HDRB denied approval.

Chair Gutierrez asked Attorney Paez to answer.

Attorney Paez explained an initial application was presented to the HDRB last summer but was denied. The first case had more than one location. This amended second application has a single location; the height has been lowered, and the proposed design was changed. This will go back to the HBoard in their first meeting in July. They will review slightly different factors and the height waiver through the lens of the Historic District.

Also, happening simultaneously is the process required by the National Historic Preservation Act. That was not initiated in the first application and now has been initiated. SHPO is looking at this and a MOU (Memo of Understanding) will be needed. The historic review was triggered because the State found adverse effects on the campus, which is a nationally registered historic property.

Chair Gutierrez asked how much increase there would be in coverage. They have heard from 88% to 98%.

Mr. Milks explained until the site is built everything is an estimate, but coverage and capacity will be significantly increased.

Attorney Paez indicated a caller who wished to speak.

Chair Gutierrez apologized and explained that the public comment portion of the meeting had been closed.

MOTION: In Case #2020-2639, 1160 Camino De Cruz Blanca, Commissioner Sategna moved to approve the Telecommunications Facility under subsection 14-6.2(E) subject to conditions of approval recommended by staff; and to approve the waiver to height, pursuant to subsection 14-

6.2(E)8, subject to conditions of approval recommended by staff; and to approve the Findings of Fact and Conclusions of Law listed in Exhibit A. The motion was seconded by Commissioner Garcia.

VOTE: The motion passed by unanimous roll call vote with Commissioners Clow (with comment), Garcia, Hogan, Piccarello and Sategna voting in favor and none voting against.

Commissioner Clow explained her vote was based on the fact that this is going to HDRB and SHPO.

H. STAFF COMMUNICATIONS

Attorney Paez introduced Jason Kluck. She said he has been working as the Assistant Land Use Director and will be the Interim Land Use Director.

Director Kluck said he was happy to support the Commission.

Attorney Paez reported discussions are ongoing about returning to City Hall and employees are slowly transitioning back into the office. A date will be set to open the front doors to City Hall with a host directing traffic through the facilities. The Governing Body has started operating in a hybrid model with Councilors at City Hall but staff and the public attending remotely. The Commission will remain virtual for July but likely they will meet in August either in person or a hybrid version. The Governor's emergency order ends in July and she believes the City will implement another limited emergency order to get them through the next meeting.

Chair Gutierrez asked for clarification that once they start meeting in person, they can no longer do both, in person and virtually.

Attorney Paez explained for Commissioners to attend virtually, a declared emergency order is needed. The ordinance amendment could be flexible and as State law, if impractical for someone to attend in person, that person could attend virtually. The City rule for virtual attendance is linked to a declaration of an ongoing emergency. Without that emergency Commissioners cannot attend remotely under the Open Meetings Act.

I. MATTERS FROM THE COMMISSION

- Policy Subcommittee Update.

Commissioner Clow thought the priority is the marijuana ordinance and they will address that next week with the help of Attorney Paez.

Attorney Paez added that City management and leadership discussing policy on how to handle cannabis and the ordinance amendments. She sees the subcommittee as the experts on the scope of the City's regulatory authority to zone cannabis, and the types of decisions they can make. The subcommittee can make recommendations where to include the amendments in Chapter 14. The Planning Commission's knowledge of the Land Use Code makes them well suited to recommending amendments to accommodate the City's policy choices, in terms of zoning.

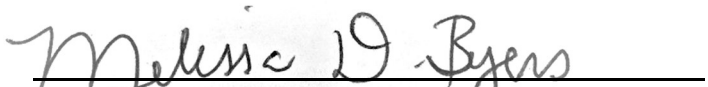
Commissioner Hogan said he appreciated the explanation. He wondered why the Commission would weigh in on the recreational marijuana issue. From that perspective it makes sense.

Attorney Paez said almost all amendments to the zoning code are required to come before the Planning Commission.

L. ADJOURNMENT

Chair Gutierrez adjourned the meeting at 8:02 pm.

Submitted by:



Melissa D. Byers, Stenographer for
Byers Organizational Support Services

Approved by:

Brian Gutierrez, Chair

City of Santa Fe New Mexico
Memorandum

Date: August 4, 2021, for the August 5, 2021 Meeting of the Planning Commission

To: Planning Commission

From: The Policy Subcommittee of the Planning Commission

CC: Jason Kluck, Interim Planning and Land Use Department Director
Noah Berke, Current Planning Division Manager

RE: Policy Subcommittee Cannabis Recommendations

ITEM & ISSUE:

In the 2021 Special Session, the New Mexico Legislature adopted the Cannabis Regulation Act (House Bill 2), which legalized recreational cannabis use by adults twenty-one (21) years old and over. The Act, which took effect on June 29, 2021, allows local jurisdictions to adopt zoning and land use regulations but limits the extent of local regulatory authority. This memorandum sets forth the Policy Subcommittee's preliminary recommendations for cannabis land use regulations. The Policy Subcommittee requests input from the full Planning Commission on these recommendations. Following input from the Planning Commission, the Policy Subcommittee will work with Staff to incorporate the recommendations into draft amendments to the Land Development Code, as set forth in Chapter 14 of the Santa Fe City Code. The resulting legislation will require review at public hearings before the Planning Commission and Governing Body before adoption.

The State has clearly outlined that local jurisdictions cannot:

- Prevent anyone properly licensed from transporting cannabis products on public roads;
- Completely prohibit the operation of a cannabis licensee;
- Prohibit or limit signage identifying a business as a cannabis establishment if it's attached to or located on the business premises;
- Require a cannabis establishment or a cannabis consumption area be located more than 300 feet from a school or daycare center that existed when the cannabis establishment or consumption area was licensed;
- Require an existing cannabis licensee to relocate to a new premises; or
- Prohibit an adult New Mexican from producing homegrown cannabis.

Local jurisdictions can adopt rules that reasonably limit conditions like density of cannabis establishments and operating times.

The Policy Subcommittee has conducted several meetings to formalize answers to the broad land use policy questions that Staff posed to the Governing Body on July 14, 2021. Subcommittee members have also worked to research the legislative limitations, best practices, and experiences of other places, and have appreciated the assistance of staff in this research. The Subcommittee's primary focus has been to make recommendations regarding appropriate time, place, and manner restrictions for the following types of cannabis establishments: commercial retail, production (growing), testing and research laboratories, manufacturing facilities, and vertically integrated cannabis establishments. The Policy Subcommittee's recommendations are aimed at promoting the cannabis economy while protecting public health, safety, and the general welfare.

During this process, the Policy Subcommittee has expressed concern that the City's desired timeline assigned to the promulgation of the policy related to the cannabis legislation has impeded the Subcommittee's completion of a thorough and effective set of recommendations. The Subcommittee notes the complexity of this industry and its impacts (both positive and negative) on the community need further examination. It would be beneficial to seek more community feedback prior to making any final recommendations.

Although the Policy Subcommittee has submitted a limited series of general recommendations, it is the intent of the Subcommittee to continue working on producing more impactful and substantive recommendations to address several gaps and "unknowns" in the current recommendation submission. Regulatory requirements for cannabis consumption areas have not been addressed in this work because of additional time available before that licensing is implemented and because of time pressures to complete the regulations for the other uses. The Subcommittee recommends that cannabis consumption areas be an immediate priority after the current ordinance is adopted, so that thoughtful and complete work can be done before that licensing begins. The Subcommittee intends to address consumption in a separate set of recommendations (estimated start date mid-to-late September). The Policy Subcommittee recognizes that additional recommendations and legislation will likely be required in the future to address unresolved issues and make any desired adjustments to the City's regulatory framework.

RECOMMENDATIONS:

The Policy Subcommittee proposes the following recommendations in response to the questions posed by Staff.

- Should the density of cannabis establishments be limited, in all or part of the City?

  Yes. The Policy Subcommittee recommends the adoption of a minimum distance between commercial retail establishments, as measured from the property lines of a parcel, to avoid the potential negative consequences that might result from concentrating retail establishments, and recommends a uniform minimum distance across the city to promote equitable requirements in all areas of town and ease of enforcement. Staff has provided maps

that illustrate buffer zones of various sizes, ranging from 100 feet to 600 feet. The Policy Subcommittee anticipates making a recommendation for a buffer of between 300 and 600 feet, following input from the public and the full Planning Commission. The Policy Subcommittee is also exploring whether density limitations might be appropriate for other types of cannabis establishments, including production (growing) and manufacturing establishments.

The Policy Subcommittee recommends that density be uniform throughout the entire city, meaning that no district shall be at a higher or lesser density than any other district. Consistency in regards to density is a critical part of the intent of the New Mexico state law to ensuring equity.

- Should the City adopt operating times for cannabis establishments?

  Yes. The Policy Subcommittee recommends limiting commercial retail establishments to operating hours of 7 AM – 12 AM (midnight). This would be consistent with what Santa Fe County has adopted.

- Should cannabis uses be located a minimum distance from schools, daycare centers, religious institutions, and/or residential neighborhoods?

  Yes. Cannabis establishments should be located no closer than 300 feet from a school or daycare center. The Policy Subcommittee does not recommend a minimum distance from religious institutions or residentially zoned districts. The Policy Subcommittee notes that existing provisions in Chapter 14 require up to an 8 foot wall and a 15 foot landscape buffer between commercial uses and residentially zoned districts, which appear sufficient to address potential residential concerns about noise and odor. To further protect residential neighborhoods, the Policy Subcommittee also recommends prohibiting home occupations that involve commercial cannabis activities, which would be consistent with what Santa Fe County has adopted.

- Should a special use permit be required to operate a cannabis establishment in certain areas?

  Yes. At a minimum, the Policy Subcommittee recommends that a Special Use Permit should be required for all outdoor commercial growing operations; all large growing operations (22,000 sq. ft. of canopy or more); and all growing operations in C-2 and BIP districts.

- Should the City adopt regulations to allow recreational cannabis consumption areas?

  Yes, but not as part of the initial legislation currently under way. The Policy Subcommittee recommends that consumption areas should be prohibited until the City has had an opportunity to conduct further study and obtain additional input from the community and stakeholders. The State of New Mexico has not drafted regulations for consumption areas and therefore the Policy Subcommittee is not in a position to offer guidance until such regulations are promulgated at the State level. The Policy Subcommittee anticipates that additional legislation on this topic will be drafted and proposed in the near future.

- Should the Table of Permitted Uses be revised to clarify or amend the zoning districts in which the various types of cannabis establishments may be located? E.g., should certain zoning districts be reserved for uses other than cannabis establishments to prevent unintended consequences, such as a proliferation of cannabis establishments that could drive other businesses out or cause rent and property prices to go up?

  Yes. For clarity, the Policy Subcommittee recommends that various types of cannabis establishments should be added to the Table of Permitted Uses. The Policy Subcommittee recommends basing the permitted zoning districts on the existing categories, with the following recommended changes:

  Retail cannabis should be allowed in zones where other retail is allowed, subject to the density and proximity to school/daycare limitations described above. Permitted districts include the C-2, BCD, industrial districts, shopping center districts, and mixed use districts.

  Cannabis manufacturing uses should be divided into two categories. Methods of manufacturing that involve volatile solvents pose a greater risk to public safety should be restricted to industrial zoning districts. Research and testing laboratories that use volatile solvents should likewise be treated as heavy manufacturing. Methods of manufacturing that pose a lower risk to public safety should be allowed in the zoning districts that currently allow laboratory, light manufacturing, and assembly uses, which includes the C-2, BCD, and industrial zoning districts.

  Regarding cannabis production (growing), the Policy Subcommittee notes that facility size appears to be critical to managing this industry in other cities and states, and that other jurisdictions have regulated facility size based on a calculation of the total area of the canopy of mature plants present at the facility at any one time. The Policy Subcommittee recommends ongoing study of this issue and intends to retain this as a policy priority in the near future. At this time, the Policy Subcommittee recommends creating five different categories of producers and requiring special use permits for most growing operations, as follows:

  Cannabis Producer Microbusiness (up to 200 mature plants)
  - **Permitted indoors: I-1, I-2**
  - **Permitted indoors or outdoors with Special Use Permit: C-4, BIP**

  Cannabis Producer, Extra Small (up to 2500 sq. ft. canopy)
  - **Permitted indoors: I-1, I-2**
  - **Permitted indoors or outdoors with Special Use Permit: C-4, BIP**

  Cannabis Producer, Small (2,500-10,000 sq. ft. canopy)
  - **Permitted indoors: I-1, I-2**
  - **Permitted indoors or outdoors with Special Use Permit: C-4, BIP**

  Cannabis Producer, Medium (10,000-22,000 sq. ft. canopy indoors or up to 1 acre outdoors)
  - **Permitted indoors: I-1, I-2**
  - **Permitted indoors or outdoors with Special Use Permit: C-4, BIP**

Cannabis Producer, Large (over 22,000 sq. ft. canopy)

- **Permitted indoors or outdoors with Special Use Permit: I-1, I-2.**

Finally, House Bill 2 creates a type of establishment called a "vertically integrated cannabis establishment" that allows a person licensed by the State to act as all or any combination of the following: a cannabis courier, a cannabis manufacturer, a cannabis producer, or a cannabis retailer. The Policy Subcommittee recommends that a licensee seeking to run one a vertically integrated cannabis establishments must be located in a zoning district that allows all of the contemplated uses.

- Are Chapter 14 amendments needed to address issues related to safety and security, or odors and ventilation?

Regarding safety and security, House Bill 2 requires the Cannabis Control Division of the New Mexico Regulation and Licensing Department to adopt regulations to address security requirements, and comprehensive draft regulations have been published for comment. The Policy Subcommittee intends to review the regulations when they have been promulgated and made available to the public to ensure they are appropriate for the City of Santa Fe. The Policy Subcommittee intends to propose additional legislation if any gaps are identified.

Regarding odor and ventilation, the Policy Subcommittee notes that existing building and fire codes and the City's nuisance ordinance likely address most of the concerns about preventing nuisance odors and ensuring safe, well-ventilated operations. The Policy Subcommittee recommends adding some general language to Chapter 14 to further address these issues, based on provisions that have been adopted by the City of Albuquerque and the County of Santa Fe. The City of Albuquerque requires cannabis establishments to have an odor control plan approved by the City. The County of Santa Fe requires certain cannabis producers and manufacturers to use industry standards to minimize odorous, toxic, or noxious matter.

- What should the process be for conducting stakeholder outreach and community conversations, prior to the adoption of new land use regulations for cannabis?

The Policy Subcommittee understands that the Governing Body solicited public input on cannabis at the Governing Body meeting held August 2, 2021. Public input is invited at the Planning Commission meeting scheduled for August 5, and notice of this opportunity has been posted on the City's Facebook page. In addition, public hearings are legally required as part of the approval of any legislative language. The Policy Subcommittee recommends that the City continue to issue media releases to alert the public to additional opportunities to provide input at upcoming Planning Commission and Governing Body meetings. Additional public input will also be sought for the regulations for cannabis consumption areas.

The Policy Subcommittee regrets that there is not more time available for more stakeholder outreach outside of public meetings and recommends that this be improved as part of the Subcommittee's process for all future work.

- Should the definitions in Chapter 14 be amended to include new definitions for various types of cannabis establishments?

  Yes. The definitions should be consistent with State and County definitions, as customized to describe various types of land uses.

APPENDIX:
PROPOSED NEW DEFINITIONS FOR § 14-12.1 (WORKING DRAFT)

CANNABIS CANOPY AREA
The measurement in square feet of the boundaries of all area(s) that will contain mature cannabis plants. If plants are being cultivated using a shelving system, the surface area of each level shall be included in the total canopy calculation.

CANNABIS CONSUMPTION AREA
An area where cannabis products may be served and consumed by smoking, vaping, or ingesting, provided that alcohol cannot be sold or consumed in a cannabis consumption area and entry is limited to patrons 21 years of age or older.

CANNABIS ESTABLISHMENT
A broad term that includes a cannabis testing laboratory, a cannabis manufacturer, a cannabis producer, a cannabis retailer, a cannabis research laboratory, a vertically integrated cannabis establishment, a cannabis producer microbusiness, or an integrated cannabis microbusiness.

CANNABIS MANUFACUTURING, LIGHT
A use that involves compounding, blending, extracting, infusing, packaging, or otherwise preparing a cannabis product using mechanical methods, nonvolatile solvents, or no solvents.

CANNABIS MANUFACTURING, HEAVY
A use that involves compounding, blending, extracting, infusing, packaging, or otherwise preparing a cannabis product using volatile solvents, e.g., butane, heptane, hexane, or propane.

CANNABIS PRODUCER, EXTRA SMALL
A business conducted by a person licensed to cultivate cannabis, including the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis, provided that the cannabis canopy area for an extra small cannabis producer may not exceed twenty-five hundred (2,500) square feet at any one time.

CANNABIS PRODUCER, LARGE
A business conducted by a person licensed to cultivate cannabis, including the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis. The cannabis canopy area for a large cannabis producer may exceed twenty-two thousand (22,000) square feet.

CANNABIS PRODUCER, MEDIUM
A business conducted by a person licensed to cultivate cannabis, including the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis, provided that the cannabis canopy area for a medium cannabis producer may not exceed twenty-two thousand (22,000) square feet at any one time,

or one (1) acre, if growing will occur outdoors.

CANNABIS PRODUCER, SMALL
A business conducted by a person licensed to cultivate cannabis, including the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis, provided that the cannabis canopy area for a small cannabis producer may not exceed five thousand (5,000) square feet at any one time.

CANNABIS PRODUCER MICROBUSINESS
A small business conducted by a person licensed to cultivate cannabis at a single location, including the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis, provided that the person may not possess more than two hundred (200) total mature cannabis plants at any one time.

CANNABIS PRODUCT
A product that is or that contains cannabis or cannabis extracts, including edible or topical products that may also contain other ingredients.

CANNABIS RESEARCH LABORATORY
A facility that produces or possesses cannabis or cannabis products for the purpose of studying cannabis cultivation, characteristics, or uses, provided that a cannabis research laboratory that conducts heavy cannabis manufacturing activities shall be classified as "cannabis manufacturing, heavy."

CANNABIS TESTING LABORATORY
A facility where cannabis products are sampled, collected, and tested, provided that a cannabis testing laboratory that conducts heavy cannabis manufacturing activities shall be classified as "cannabis manufacturing, heavy."

COMMERCIAL CANNABIS ACTIVITY
Cultivating, producing, possessing, manufacturing, storing, testing, researching, labeling, selling, purchasing for resale, or consigning cannabis products (but excluding personal growing and use, medical cannabis program activities, and cannabis training and education programs).

COMMERCIAL CANNABIS RETAILER
A business conducted by a person that is licensed to sell cannabis products directly to consumers who are twenty-one years of age or older.

INTEGRATED CANNABIS MICROBUSINESS
A small business conducted by a person that is authorized to act as all or any combination of the following: a cannabis courier, a cannabis producer at a single location (and possessing no more than two hundred (200) total mature cannabis plants at any one time), a cannabis manufacturer at a singled location, or a cannabis retailer at a single location selling only products that they have manufactured.

VERTICALLY INTEGRATED CANNABIS ESTABLISHMENT
A business conducted by a person that is authorized to act as all or any combination of the following: a cannabis courier, a cannabis manufacturer, a cannabis producer or a cannabis retailer.

Land Use Department
Planning Commission Staff Report

Case No:	2021-3809
Hearing Date:	August 5, 2021
Applicant:	City of Santa Fe Public Wks.Dept.
Request:	Approval of Final Development Plan
Location:	SW Corner of Valentine Way & Country Club Road approximately 500' north of Jaguar Drive
Case Mgr.:	John Neunuebel, Planner Senior
Zoning:	PRC (Planned Residential Community)
Overlay:	Overlay Not Applicable; (Subject Site Located Within Tierra Contenta Master Plan Area)
Pre-app Mtg:	March 25, 2021
ENN Mtg:	May 13, 2021
Proposal:	Proposed Development Plan approval for a new public facility comprising the Southside Teen Center on a site +/-1.81 acres

Case #2021-3809. Southside Teen Center Development Plan. Wilson & Company, Agent for the City of Santa Fe, requests final development plan approval for construction of a new teen center to be located at the southwest corner of Valentine Way and Country Club Road, approximately 500 feet north of Jaguar Drive. The teen center will comprise a building of 17,188 sq. ft. to be constructed and operated by the City of Santa Fe, along with on-site parking and open space area(s). The property is located within the Tierra Contenta Master Plan Area Phase 1A, as Tract 11, zoned PRC (Planned Residential Community) and is approximately 1.81 acre in size. (John Neunuebel, Case Manager, jcneunuebel@santafenm.gov Telephone: 505-955-6656.)

I. RECOMMENDATION:

Staff recommends that the Commission should **APPROVE** the proposed development plan (Case #2021-3809), subject to conditions of approval and technical corrections outlined in this report.

Two motions will be required for this case:

- *Approve or deny the Development Plan for Case #2021-3809, subject to the conditions of approval and technical corrections recommended by staff;*
- *Approve or deny the Findings of Fact and Conclusions of Law for Case #2021-3809 (Exhibit A(2))*

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval:

#	Condition of Approval	Dept. or Division	To be completed by:
1	1. Add crosswalks at the Valentine Way/ Country Club Rd. intersection. 2. Use Santa Fe custom bike racks. Also, add actual location of bike racks on Site Plan per Key Note 8. 3. Utilize green bike lanes bordering the Southside Teen Center. (Note: Please refer to attachment from MPO for further description of above project conditions.)	Land Use Department Metropolitan Planning Org.	Prior to Recordation
2	1) Add Plans must comply with 14-8.2 Terrain and Stormwater Management section of the City Code. Drainage study must be presented with volune of water required to be retained or detained on site. Details of the retention or detention structures must be provided.	Land Use Department Technical Review	Prior to Permits Issued for Additional Impervious Surface
3	1) Add title block to Site Plan and selected sheets that indicates the following: "SOUTHSIDE TEEN CENTER DEVELOPMENT PLAN" 2. Add Vicinity map to Site Plan sheet 3. Add exterior lighting plan. 4. Add signature line(s) for Planning Commission chair, City staff, and outside agencies. 5. .Prepare the following sheets for recordation including re-pagination: General Notes sheet (Sheet L-701); Site Plan sheet (Sheet C-103); Planting Plan (Sheet L-701); and Exterior Elevations (Sheet A-202).	Land Use Department Current Planning Division	Prior to Recordation

Following standard practice, redline comments will be provided to the surveyor who shall make any necessary changes to comply with technical corrections, and submit the corrected plat in Mylar.

III. EXECUTIVE SUMMARY:

The proposed Southside Teen Center development plan will provide for the construction of a 17,188 sq. ft-building to be utilized as a teen center operated by the City of Santa Fe, along with on-site parking and open space area(s). The subject 1.8 acre project site is located on a larger City-owned, 4.5-acre parcel

within the Tierra Contenta Master Plan area located at 6600 Valentine Way. Other nearby public facilities include the City's Southside Public Library located to the east (east side of Country Club Road), the Santa Fe Family YMCA located to the west, and the Boys and Girls Club is located to the south. The Family Advocacy Center, a social services provider, is located to the north (north side of Valentine Way).

The proposed Southside Teen Center Development Plan meets all applicable development standards and will not create non-conformities with either Chapter 14 Land Development or the Tierra Contenta Master Plan; therefore, staff are recommending **APPROVAL**

IV. BACKGROUND

Tierra Contenta Master Plan area was annexed into the City pursuant to Annexation Agreement in 1985 and subsequently "Restated" with recordation on July 19, 1994. The site is part of Tract 23 created by subdivision plat in 1998. The City acquired Tract 23 from Tierra Contenta Corporation on January 25, 2002. The proposed new development plan will affect approximately 1.8 acres of the larger City-owned parcel, bounded on 3 sides by Valentine Way, Country Club Road, and Jaguar Drive.

The most recent update of the Tierra Contenta Master Plan (2016) designates the subject site for "Community" uses, while the initial iteration of the Master Plan (2001) specified "Future Youth Center" on the site.

V. EXISTING CONDITIONS:

The subject site is vacant and is included in mass grading of the larger surrounding area as was required in completion of nearby structures and adjacent roadways. As with most areas within the Tierra Contenta Master Plan area, the underlying zoning district is PRC Planned Residential Community.

Surrounding Land Uses/ Facilities

East	West	North	South
Southside Library	Santa Fe Family YMCA	Santa Fe Social Services Center	Boys & Girls Club(s)
Bluffs Apartment Community (Northeast of Site)		Single-Family Homes (Northwest of Site)	Zona Del Sol Family Center

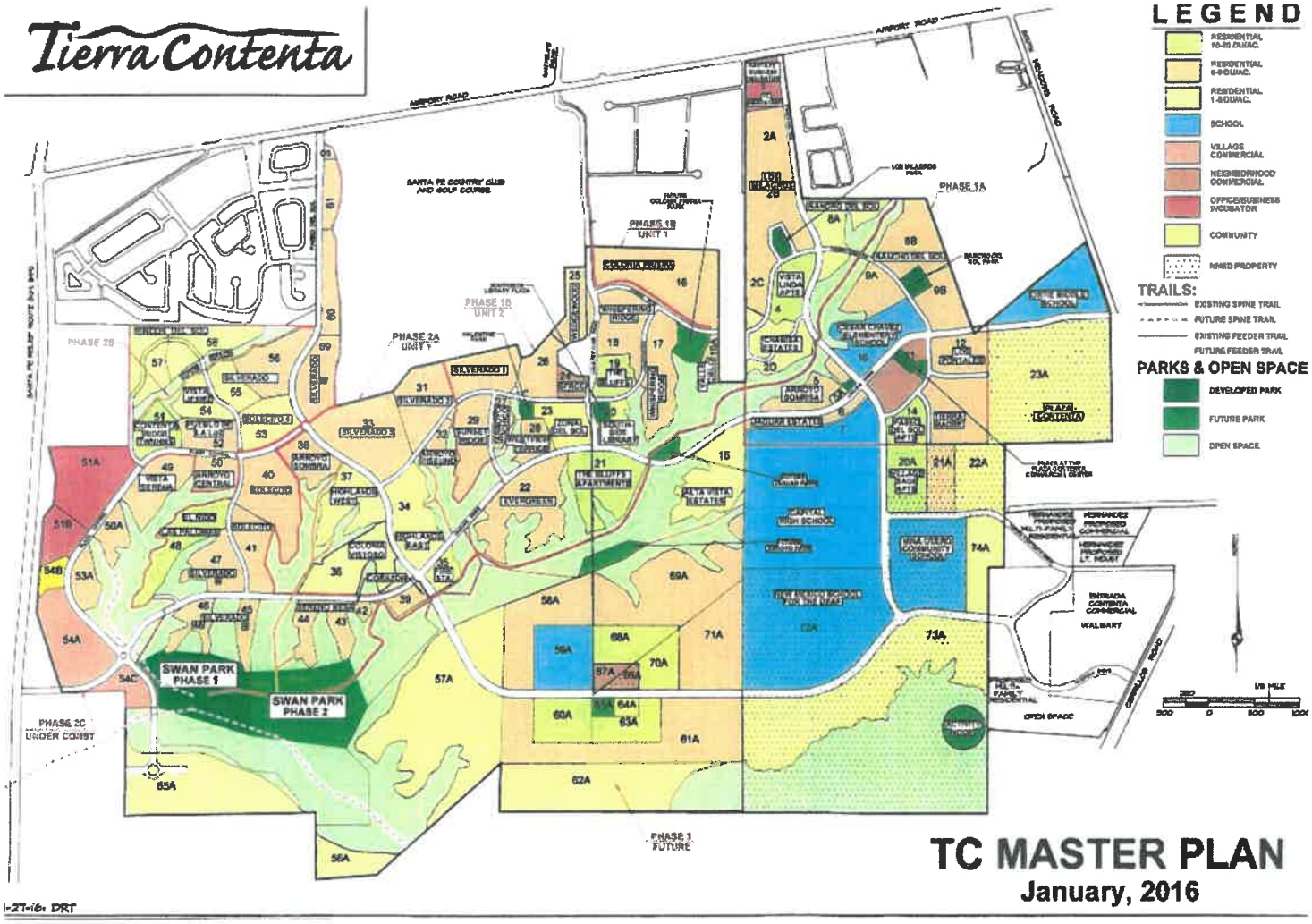
VI. PROJECT DESCRIPTION AND ANALYSIS:

Project Description

The proposed project site is approximately 1.81 acres and is designated as "Lease Lot 2" within a larger parcel owned by the City of Santa Fe. The building facades are oriented toward adjoinging street frontages with parking placed behind the structure pusuant to design themes within the Tierra Contenta Master Plan. The new 17,188 sq.ft. building will include lobby/entry area; gymasium, with weight room; performance stages, both interior & exterior; game room; instructional/ meeting areas; and kitchen/ snack bar. The building is a maximum of 31' in height in accommodation of gymnasium and atrium areas.

Conceptual aerial view of site plan (Smaller building to left is Santa Fe Family YMCA with some shared parking potential in the future.)

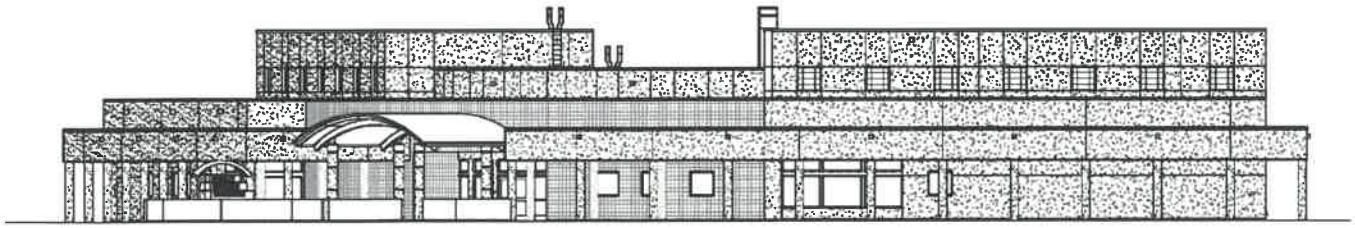
Tierra Contenta Master Plan



As indicated on the Master Plan land use map, the subject site is intended within a larger area earmarked for Community uses, with the original Master Plan (2001) having specifically called for a "Future Youth Center" on the site.

Architectural Design

The design of exterior elevations comprise varied materials and textures and meet the Architectural Design Standards per SFCC Table 14-8.7-2, as well as design standards within the Tierra Contenta Master Plan. In particular; the building facades have been located close to street frontages with parking areas located behind the structure.



Access and Traffic
The project is located at the intersection of two collector roadways (Valentine Way and Country Club Road) and is accessible by various modes of transportation. Country Club Road has dedicated bike lanes, and an existing bus stop and shelter on Country Club Road will be immediately adjacent to the primary entry into the teen center building. Access to the parking area will be provided by a driveway to be located west of the building and extending southward from Valentine Way. An analysis by Wilson & Company, the primary design and engineering consultant for the teen center, as well as the City's contracted traffic engineers, have determined that area streets and intersections being designed to accommodate new development will adequately accommodate traffic generated by the teen center.

Parking
There will initially be 31 off-street parking spaces provided within parking lot areas located to the southwest of the building and accessed from Valentine Way, with area for potential expansion of parking in the future. Pursuant to SFCC Table 14-8.5.1 Parking and Loading Requirements, there is no pre-determined parking requirements for "Enclosed Recreational Building, Specialized Facilities, and Related Uses;" however, required parking is instead determined by the City during the planning and permitting process for the subject use. Proposed on-site parking has been deemed sufficient for the Teen Center, especially given that primary users of the building will be youth who will walk or bicycle, or ride in vans, busses, or private vehicles, and dropped-off at the facility.

Fire
The Fire Department Prevention Division has reviewed this proposal and has provided comments regarding standardized requirements as will be reviewed during the building permit process, as attached to this report

Water, Sewer, and Dry Utilities
All utilities are already provided on site and/or are readily available in service of the new Teen Center.

Landscaping
A conceptual landscaping plan provides for required landscaping in the developed portions or the site, including street trees along the Valentine Way and Country Club Road frontages.

Water Budget
Public Works project staff are in process of working with Water Division staff in completion of the water budget as will berequired during the building permit review process.

Grading and Drainage
Mass grading of the site and surrounding areas has already occurred in accommodating area roadways and other existing development. The project site as included within the larger, surrounding City-owned property is utilized in comprehensively accommodating stormwater runoff, although the project is conditioned to complete a drainage plan as part of the building permit process.

Lighting and Signage
An external lighting plan for the project site will be provided prior to recordation of the Development Plan, and the project is so conditioned.

Environmental Review: Archaeology and Prairie Dogs

The Project is located within the Suburban Archaeological District. An archaeological clearance permit is not required as the parcel is under 10 acres. The site will be assessed for Gunnison's prairie dogs and any colonies will be relocated prior to issuance of construction permit

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

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

Criterion 1: that the Planning Commission has the authority and is empowered to approve the development plan under the section of Chapter 14 described in the application;	**Criterion Met:** (Yes/No) **YES**
Santa Fe City Code (SFCC) Subsection 14-3.8(B)(3)(b) requires a development plan for development with a gross floor area of over ten thousand square feet in the PRC Planned Residential Community zone. 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**
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. Subject to staff recommended conditions of approval, the proposed development plan complies with both SFCC Chapter 14 and the Tierra Contenta Master Plan, and would not adversely affect the public interest. The project serves the public interest through the construction and operation of a needed public service facility in the form of the Southside Teen Center and complies with all City ordinances relating to the proposed project.	
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**
The subject property is located in an area with various public facilities and services including the Southside Library, Santa Fe Family YMCA, and Boys and Girls Clubs. The proposed use and scale of the Project is compatible with land uses in the vicinity and is adherence to the Tierra Contenta Master Plan.	

VIII. EARLY NEIGHBORHOOD NOTIFICATION

An ENN meeting was conducted via a virtual format on May 13, 2021. There were 19 meeting participants including City project team (4 persons).

Discussion of the project included the following: Although design and use of the facility included consideration that youth ages 9-14 may be primary user group, it is important to recognize that multi-generational users may occasionally use the facility; Open space surrounding the facility would best be maximized to the extent possible, perhaps by reducing parking lot area; Designated walkways or trail segments to provide connectivity with adjacent neighborhood; Possibility that existing nearby basketball

court may make proposed basketball court redundant; Concerns regarding increased foot and vehicular traffic on adjacent neighborhoods; and use of solar panels in achieving increased sustainability. Also discussed was additional funding of $1.8 million recently made available for the project that would best be programmed as soon as possible with community input.

IX. EXPIRATION

Per SFCC Subsection 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)."

The development plan, if approved by Planning Commission and the Findings of Fact and Conclusions of Law as adopted, will expire in three years, thus the expiration date would be August 5, 2024.

X. ATTACHMENTS:

EXHIBIT A:

1. Draft Findings of Fact/Conclusions of Law Case #2021-3809

EXHIBIT B: Development Review Team Memoranda Regarding Technical Corrections

1. ADA Site Review Memorandum
2. MPO Memorandum
3. Fire Prevention Memorandum
4. Terrain Mgmt./ Drainage Memorandum
5. Water/Irrigation Memorandum

EXHIBIT C: Maps and Photos

1. Site Photos

EXHIBIT D: ENN Materials
(Early Neighborhood Notification Meeting Summary – See Exhibit E 2 below)

EXHIBIT E: Applicant Materials

1. Development Plan Application
2. Early Neighborhood Notification Meeting Summary
3. Proposed Development Plan; Including Architectural Renderings, Site Details, and Landscape Plan

APPROVED BY:

Title	Name	Initials
Interim Land Use Director	Jason Kluck	jmk
Land Use Planner Manager	Noah Berke, AICP, CFM	NLB
Land Use Department Case Manager	John Neunuebel	

City of Santa Fe, New Mexico

Exhibit A

Draft
Findings of Fact/Conclusions of Law Case #2021-3809

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

Case #2021-3809
6600 Valentine Way; Southside Teen Center Development Plan

Owner's/Applicant's Name – City of Santa Fe, Public Works Department
Agent's Name – Brett E. Beaty, Wilson & Company

THIS MATTER came before the Planning Commission (Commission) for hearing on August 5, 2021 upon the application (Application) of Wilson & Company as agent for City of Santa Fe Public Works Department (Applicant).

The Application pertains to property generally located at 6600 Valentine Way on a project site totaling approximately 1.8 acres (Property) within a larger 4.5-acre site owned by the City of Santa Fe. The Applicant requests approval of a development plan intended to provide for the Southside Teen Center. The teen center will comprise a building of 17,188 sqare feet to be constructed and operated by the City of Santa Fe, along with on-site parking and open space area(s). The Property is located within the Tierra Contenta Master Plan Area Phase 1A, as Tract 11, and is zoned PRC (Planned Residential Community).

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. 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.
2. The Santa Fe City Code ("SFCC") Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC Section 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC Section 14-3.1(F)(2)(a)(iv)]; and (c) compliance with notice and public hearing requirements [SFCC Section 14-3.1(H)-(I)].
3. A pre-application conference was held on March 25, 2021, in accordance with SFCC Section 14-3.l(E).
4. Pursuant to SFCC Section 14-3.1(H)(1), notice of the ENN meeting was properly given.
5. Pursuant to SFCC Section 14-3.1(F), an ENN meeting was held on May 13, 2021 and was conducted in a virtual meeting format pursuant to the City of Santa Fe's Covid Pandemic-related procedures and requirements. There were nineteen attendees in addition to the Applicant's project team and city staff. Issues identified and discussed comprised use of the new facility by various groups, open space areas, walkways or trail segments, associated pedestrian and vehicular traffic, and programming of additional funding for the facility.

6. Pursuant to SFCC Sections 14-2.3(C)(1) and 14-3.8(B)(3), the Commission has the authority to review and approve or disapprove development plans.
7. City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
8. Staff recommended that the Commission should approve the development plan, subject to certain conditions of approval (the Conditions) and technical corrections, as set forth in the Staff Report.
9. The Tierra Contenta Master Plan designates the property for "Community Uses."
10. The project is subject to the Tierra Contenta Master Plan Design Standards.

Development Plan

11. Under SFCC 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 by the Commission.
12. SFCC 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 Section 14-3.8(D).
13. SFCC 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).
14. The information contained in the Staff Report and exhibits is sufficient to establish that the Submittal Requirements have been met.
15. SFCC Section 14-3.8(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 approving a development plan.
16. Pursuant to SFCC Section 14-3.8(D)(1)(a), the Commission finds that it has the authority and is empowered to approve the development plan under SFCC Sections 14-2.3(C)(1) and 14-3.8(B)(3)(a).
17. Pursuant to SFCC Section 14-3.8(D)(1)(b), the Commission finds that the development plan will not adversely affect the public interest, as it is a permitted use in the zoning district.
18. Pursuant to SFCC Section 14-3.8(D)(1)(c), the Commission finds 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 site is surrounded by residential and institutional uses including the Southside Library, Boys & Girls Club(s), and Santa Fe Family YMCA. All adjacent areas are zoned PRC (Planned Residential Community) as is the subject site.
19. Pursuant to SFCC 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."
20. The Commission finds that the Conditions set forth in the Staff Report are necessary to accomplish the proper development of the area and to implement the policies of the general plan.

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 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.

Development Plan

2. The Commission has the authority to review and approve the development plan subject to conditions.
3. The Applicant met the applicable Submittal Requirements.
4. The development plan should be approved because all applicable code requirements and criteria for development plan approval have been met, and because the development plan is consistent with the Tierra Contenta Master Plan.

WHEREFORE, IT IS ORDERED ON THE 5th DAY OF AUGUST 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the development plan requested in Case #2021-3809, subject to the Conditions and the technical corrections set forth in the Staff Report and attached exhibits. 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 SFCC Section 14-3.19(B)(6) or an extension is granted pursuant to SFCC Section 14-3.19(C).

_____ _____

Brian Guitteriez
Chairperson

Date:

FILED:

_____ _____

Kristine Bustos-Mihelcic
City Clerk

Date:

APPROVED AS TO FORM:

_____ _____

Sally A. Paez
Assistant City Attorney

Date:

City of Santa Fe, New Mexico

Exhibit B

Development Review Team

1. ADA Site Review Memorandum
2. MPO Memorandum
3. Fire Prevention Memorandum
4. Terrain Management/ Drainage Memorandum
5. Water Service/ Irrigation Memorandum

Development Review Team Comment Form

Date: 7/04/2021

Staff person: Jason M. Kluck

Dept/Div: Land Use – ADA Site Review

Case: **Case #2021-3809 South Side Teen Center**

6600 Valentine Way

Case Mgr: John Neunuebel

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:	Must be completed by:
Approval Comments: Provide Design Professional Seal and signature with date signed on all drawing sheets. Accessibility feature design within the Public Right-of-Way shall comply with NMDOT Pedestrian Access Route Details (Serial 608). 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. Sidewalks within the subdivision shall provide for a continuous accessible path of travel route(s). (Provide signage at closest intersection with accessible connection indicating "Accessible Route Ends Ahead" or "No Accessible Route" and provide detour at any temporary or permanent inaccessible routes.) Walking surfaces along the accessible path of travel route(s) shall be firm, stable and slip resistant and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. Walking surfaces along the accessible path of travel shall not exceed 1:20 (5%) running slopes without handrail(s) in accordance with current ANSI 117.1 standards 505 & 2015 IBC 1014. Cross slopes shall not exceed 2% staff	Prior to Recording

recommends 1% to 1.5% as a target cross slope. Walkways shall provide 5' diameter turning space every 200 linear feet of run. It is preferred to have marked crossings where the accessible route crosses vehicular traffic lanes. Site ramps and stairs shall comply with the 2015 IBC and ICC A117.1-2009. Driveway and intersection crossings shall not exceed 2% cross slope, shall have a level maneuvering space, shall have 1/4" max. vertical deflections, and 10% max. flare slope. Curb ramps shall have the required 5' clear length landing and turning space. Changes in direction shall comply with 304.3. Curb Ramps within the site shall have a target running slope of 7% or less typical and 1:12 (8.33%) maximum. Curb Ramp landing target slope is 1.5% and shall not exceed 2% running and cross slope maximum in any direction. At curb ramp landings and other transitions leading directly into the vehicular way along the accessible path of travel route(s), provide detectable warning surfaces immediately prior to entry into the vehicular way, road/drive crossings and cross walks. Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30" vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8. Vertical clearance: Provide and maintain 80" of vertical clearance for the full width of all sidewalks/pedestrian routes. Rails or other barriers shall be provided where the vertical clearance is less than 80". The leading edge of such rails or barrier shall be located 27" max. above the floor. (307.4) Provide and maintain 98" vertical clearance at van parking spaces and access aisles, and accessible routes. (502.6) At Passenger Loading Zones, provide and maintain 114" min. vertical clearance at the exterior vehicular route and access aisles serving the vehicle pull-up space. (503.5)	

Development Review Team

Comment Form

Date: 7/13/21

Staff person: Leah Yngve

Dept/Div: Land Use/MPO

Case: **Case #2021-3809. Southside Teen Center Development Plan**

Case Mgr: John Neunuebel

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
1 Add crosswalks at the Valentine Way/Country Club Rd intersection	Prior to Signature Sheet Process
2 Use Santa Fe custom bike racks	Prior to Signature Sheet Process
3 Utilize green bike lanes bordering the Southside Teen Center	Prior to Signature Sheet Process

Technical Corrections*:	Must be completed by:
1 C-103/104 #8-bike racks is listed but not labeled on the map	

*Must made prior to recording and/or permit issuance

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]

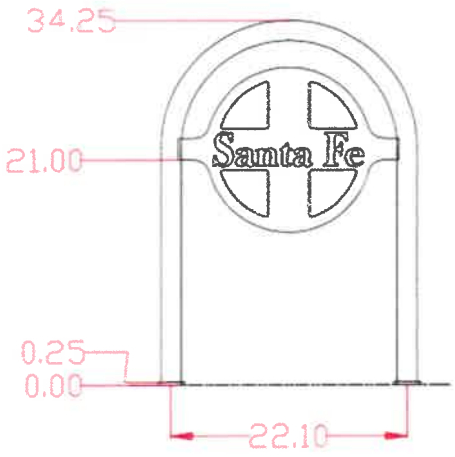
Explanation of Conditions or Corrections (if needed):

These requirements are to improve bicycle and pedestrian access in light of the statement that "Most of the teens will walk, bicycle or ride in vans to the facility," and given that youth may need additional protection when using our streets.

1. Crosswalks at Valentine Way/Country Club Rd Intersection
Given that the main entrance is at this corner and it is expected many youth will arrive by foot or bicycle, crosswalks will make this a safer intersection. The size of the intersection is small enough and traffic speeds low enough that crosswalks alone are an appropriate measure to increase visibility of people walking and needing to cross. Continental crosswalks are recommended for maximum visibility.

2. Custom Santa Fe bike racks

Custom Santa Fe bike racks have been used in a few select locations across town, but mostly in the downtown area. Given this is a City of Santa Fe building for Santa Fe youth, custom bike racks would be appropriate, enhance the aesthetics, promote a sense of identity, and support youth that bike. These racks are custom made by Dero and the MPO has more specifications.



3. Green Bike Lanes

Many youth do not have access to a car or are not old enough to drive and therefore may choose to ride a bicycle to the teen center. A treatment of green bike lanes along Country Club Rd adjacent to the Teen Center will increase the visibility and safety of the existing bike lanes. Green bike lanes already exist in Santa Fe in a few locations as part of the 2015 green bike lane treatment experiment to determine which paint works best. More benefits of green bike lanes are here: https://nacto.org/publication/urban-bikeway-design-guide/bikeway-signing-marking/colored-bike-facilities/ and include:

- Promotes the multi-modal nature of a corridor.
- Increases the visibility of bicyclists.
- Discourages illegal parking in the bike lane.
- When used in conflict areas, raises motorist and bicyclist awareness to potential areas of conflict.
- Increases bicyclist comfort though clearly delineated space.
- Increases motorist yielding behavior.
- Helps reduce bicycle conflicts with turning motorists.

Development Review Team

Comment Form

Date: 07/14/2021

Staff person: Geronimo Griego

Dept/Div: Fire Prevention

Case: 2021-3809 Southside Teen Center

Case Mgr: John Neunuebel

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:	Must be completed by:
	Prior to planning commission.

Technical Corrections*:	Must be completed by:
1. Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC 2015 Section 503.2.1) 2. 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. (Appendix D Table D103.4) 3. Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads. 4. Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1) 5. 507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building. 6. Shall have water supply that meets fire flow requirements as per IFC (Appendix B)	At the time of any new construction or remodel.

Development Review Team
Comment Form

Date: 7/20/21

Staff person: Dee Beingessner

Dept/Div: Land Use/Terrain Management

Case: **Case #2021-3809 Southside Teen Center**

Case Mgr: John Neunuebel

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
1 Plans must comply with the 14-8.2 Terrain and Stormwater Management section of the City Code. Drainage Study must be presented with volume of water required to be retained or detained on site. Details of the retention or detention structures must be provided	Prior to permits issued for additional impervious surface
2	

Technical Corrections*:	Must be completed by:
1 Dust Control Note Shall be placed on the Development Plan or construction plans (see attached)	Prior to recordation or permitting
2 Gunnison's Prairie dog note shall be placed on the Development Plan or construction plans (see attached)	Prior to recordation or permitting
4 Include Pond Measuring device in pond if pond will be proposed (example included below)	Prior to permitting
3 This Development shall comply with the most current requirements of the American with Disabilities Act (ADA). Place a note on the Plan to reflect this condition	Prior to permitting
4 Other comments will be provided on these plans at the time of the building permit and changes may be required during permitting process	Prior to permitting
5 Include engineer's stormwater infrastructure certification below.	

*Must made prior to recording and/or permit issuance

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)

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.

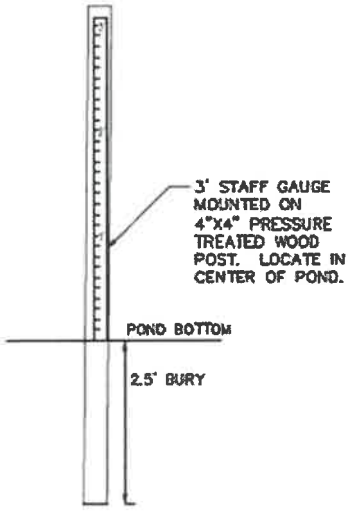
- Cover: install cover materials such as tackifiers, erosion control blankets, gravel, vegetation (when appropriate), cold-millings, etc. during periods of inactivity and properly anchor the cover.
- Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 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



POST & STAFF GAUGE
NTS

Technical Corrections*:	Must be completed by:
N/A	Prior to recording

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply:

General ADA Site Compliance Requirements for all phases of development of this project, as applicable

On-Site ADA Site Compliance Requirements as applicable:

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.

IBC 1104.1 Site arrival points: At least one (firm, stable, slip resistant) accessible route within the site shall be provided from: public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.

Accessibility feature design within the Site shall comply with NMDOT Pedestrian Access Route Details (Serial 608) or demonstrate compliance with applicable ADA regulations by other means as provided in the permitted Construction Documents.

All walk surfaces along the accessible path of travel shall be firm, stable and slip resistant and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. At curb ramp landings and other transitions leading directly into the vehicular way along the accessible path of travel route(s), provide detectable warning surfaces immediately prior to entry into the vehicular way, road/drive crossings and cross walks.

All walk surfaces along the accessible path of travel shall not exceed 1:20 (5%) running slopes without handrail(s) in accordance with current ANSI 117.1 standards 505 & 2015 IBC 1014. Cross slopes shall not exceed 2% staff recommends 1% to 1.5% as a target cross slope. Walkways shall provide 5' diameter turning space every 200 linear feet of run. It is preferred to have marked crossings where the accessible route crosses vehicular traffic lanes.

Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30" vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.

Ramps within the site shall have 1:12 (8.33%) running slope and 1:48 (2%) cross slope max. With a max. rise of 30" and with 5' clear length landings where straight. Changes in direction shall comply with 304.3. Landing typical slope is 1.5% and shall not exceed 2% running and cross slope.

Curb Ramps shall have the required 5' clear length landing and turning space. Changes in direction shall

comply with 304.3. Curb Ramps within the site shall have a target running slope of 7% or less typical and 1:12 (8.33%) maximum. Curb Ramp landing target slope is 1.5% and shall not exceed 2% running and cross slope maximum in any direction.

Accessible parking spaces and access aisles shall not exceed 2% slope in any direction. 1%-1.5% is the preferred target slope.

ADA parking signage shall comply with the 2015 New Mexico Accessible Parking Checklist. Accessible Signage Detail - Signage with required language per the NM Accessible Parking Checklist is required at ALL ADA Parking spaces. Parking signage height shall be 84" above the floor of the parking space, measured to the bottom of the R7-8 sign in the Public right-of-way, accessible path of travel, pedestrian way or path of the means of egress. Locate Van Accessible Parking signs immediately below the reserved parking sign at wall mounted or other locations not in the pedestrian way. At Van Accessible signs located in the pedestrian way, the R7-8A Van Accessible sign shall be mounted at 84" to bottom of the sign. Wall mounted signs and signs not mounted in the public way shall be 60" (84" is preferred) minimum above the floor of the parking space, measured to the bottom of the sign.

ADA parking space and aisle striping shall comply with the 2015 NM Accessible Parking Checklist, Section 9 (NMBC-1111 Section 1.4 through 1.4.3). The ADA parking space access aisle shall be clearly marked by diagonal pavement striping. "NO PARKING" lettering shall be stenciled in 1 foot high min. and 2 inches wide min. strokes, and located at the drive end of the striped access aisle. The International Symbol of Accessibility (ISA) shall be stenciled at all parking spaces, centered on the space and aligned with the drive end of the parking space striping. All pavement striping and markings shall be stenciled with pavement paint; blue on concrete paving or white on asphalt paving.

Ensure ADA Accessible parking spaces are located in close physical proximity to any adjacent accessible entrances or accessible housing units (60% of all entrances shall be accessible on new construction), with the shortest path of travel available from the parking area to the unit(s) and accessible entrances. Ensure accessible routes from Accessible parking space aisle(s) to building entrance are provided/maintained. Wheel stops are encouraged at all ADA accessible parking spaces to help ensure required clearance along the accessible path of travel is maintained.

Vertical clearance: Provide and maintain 80" of vertical clearance for the full width of all sidewalks/pedestrian routes. Rails or other barriers shall be provided where the vertical clearance is less than 80". The leading edge of such rails or barrier shall be located 27" max. above the floor. (307.4) Provide and maintain 98" vertical clearance at van parking spaces and access aisles, and accessible routes. (502.6) At Passenger Loading Zones, provide and maintain 114" min. vertical clearance at the exterior vehicular route and access aisles serving the vehicle pull-up space. (503.5)
Bicycle parking spaces shall comply with the requirements set forth in SFCC Chapter 14, (Subsection 14-8.6(E) along with Appendix Exhibit D, bicycle rack standards and dimensions for size, clearance and location.

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.

Bicycle parking spaces shall comply with the requirements set forth in SFCC Chapter 14, (Subsection 14-8.6(E) along with Appendix Exhibit D, bicycle rack standards and dimensions for size, clearance and location. Bicycle parking spaces shall be provided within 50' of the building entrance(s).

Off-Site ADA Site Compliance Requirements as applicable:

Accessibility feature design within the Public Right-of-Way shall comply with NMDOT Pedestrian Access Route Details (Serial 608).

Driveway and intersection crossings shall not exceed 2% cross slope, shall have a level maneuvering space, shall have 1/4" max. vertical deflections, and 10% max. flare slope.

Curb Ramps shall have the required 5' clear length landing and turning space. Changes in direction shall comply with 304.3. Curb Ramps within the site shall have a target running slope of 7% or less typical and 1:12 (8.33%) maximum. Curb Ramp landing target slope is 1.5% and shall not exceed 2% running and cross slope maximum in any direction.

All walk surface along the accessible path of travel shall be firm, stable and slip resistant and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. At curb ramp landings and other transitions leading directly into the vehicular way along the accessible path of travel route(s), provide detectable warning surfaces immediately prior to entry into the vehicular way, road/drive crossings and cross walks.

Sidewalks and Walkways along the accessible path of travel shall not exceed 1:20 (5%) running slopes without handrail(s) in accordance with current ANSI 117.1 standards 505 & 2015 IBC 1014. Cross slopes shall not exceed 2% staff recommends 1% to 1.5% as a target cross slope. Walkways shall provide 5' diameter turning space every 200 linear feet of run. It is preferred to have marked crossings where the accessible route crosses vehicular traffic lanes.

Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30" vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.

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.

Development Review Team

Comment Form

Date: 12/13/2021
Staff person: Lawrence Rivera
Dept/Div: Land Use/Terrain Management – Landscape/Irrigation Review
Case #2021-3809. Southside Teen Center Development Plan
Case Manager: John Neunuebel, jcneunuebel@santafenm.gov 955-6656.

Review by this division/department of the Preliminary Development plan set has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:	Must be completed by:

Technical Corrections*:	Must be completed by:
1. Provide a dedicated irrigation water meter.	Prior to permit review
2. Provide professional landscape irrigation details of backflow preventer, controller, master valve, electric valve, electric drip valve, valve box assembly, end flush cap, and emitter placement. Following COSF code in 14-8.4 (E) (4) and Landscape Irrigation Design Standards City of Santa Fe.	Prior to permit review
7. Note on plan: "All disturbed areas shall be restored per COSF Code 14-8.2(D)(5)".	Prior to permit review
9. Seeded areas shall be graded two inches (2") below top of concrete curbs and sidewalks. Add a heat treated compost material one inch (1") depth to all seeded areas. Disk or rototill soil and amendments 4-6" depth. Grade prepared soil level removing all stones ¾" and larger. Sowing shall be accomplished by drill seeding, Hydro-seeding, or by hand raking into the soil. Mulch is to be used at the rate of two tons per acre and tucked with a disk or anchored with a tackifier or by Hydro-seed, the slurry is to contain mulch and tackifier as recommended by the manufacturer. Slopes of 3:1 and greater shall be seeded by hand raking into soil or by the use of a hydro-seeder. Install erosion control fabric or matts on all fill slopes greater than a 3:1. All seeding shall is to be done between May 15 and August 15. - A one year Warrantee shall be provided by the contractor. A 70% germination rate equal to the surrounding native pristine landscape is required.	Prior to permit review
13 Staff reserves the right to require additional submittals upon receiving revisions.	

*Must made prior to recording and/or permit issuance

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):

City of Santa Fe, New Mexico

Exhibit C

Maps and Photos

1. **Site Photos**

Facing South From Valentine Way

Facing West from Country Club Rd. toward bus shelter with site behind

City of Santa Fe, New Mexico

Exhibit D

ENN Materials

1. **Early Neighborhood Notification Meeting Summary**

Meeting Notes

Meeting Title: Early Neighborhood Notification (ENN)

From: Brett E. Beaty, AIA

Date: 5/17/2021

Attendees: This was a public meeting that included Brett Beaty and Tim Rugg from Wilson & Company, Sam Burnett and John Neunuebel from the City of Santa Fe

Project Title: Southside Teen Center
Project no.: 20-600-030-01

Meeting Summary - 5/12/2021:

There were 19 meeting participants including City project team (4 persons), as well as City Councilor Abeyta also in attendance.

City staff provided an overview of the approval process for the impending Application for Development Plan including its future consideration during public hearing before the City's Planning Commission. The project team provided an overview of the proposed Site Plan, building floor plans including programed spaces such as gymnasium and meeting rooms, and exterior elevations.

Discussion of the project included the following: Although design and use of the facility included consideration that youth ages 9-14 may be primary user group, it is important to recognize that multi-generational users may occasionally use the facility; Open space surrounding the facility would best be maximized to the extent possible, perhaps by reducing parking lot area; Designated walkways or trail segments to provide connectivity with adjacent neighborhood; Possibility that existing nearby basketball court may make proposed basketball court redundant; Concerns regarding increased foot and vehicular traffic on adjacent neighborhoods; and use of solar panels in achieving increased sustainability. Also discussed was additional funding of $1.8 million recently made available for the project that would best be programmed as soon as possible with community in-put.

Follow-up action required by: ☐ Wilson & Company ☐ Contact
No Follow up required

City of Santa Fe, New Mexico

Exhibit E

Applicant Materials

1. **Application for Development Plan & Submittal Ltr.**
2. **Proposed Development Plan; Including Site Plan, Architectural Renderings, and Landscape Plan**

(date stamp)

DEVELOPMENT PLAN APPLICATION

Parcel Information

Project Name: Southside Teen Center

Address: TBD - Country Club Drive & Valentine Way

Property Size:

Current Use of Land: Vacant

Proposed Use of Land: New City Facility

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

Are any variances required? YES ☐ NO ☒

Preapplication Conference Date: March 25, 2021

Early Neighborhood Notice (ENN) meeting date: May 13, 2021

Zoning: PRC

Property Owner Information

Name: City of Santa Fe - Public Works Department
First *Last*

Address: 200 Lincoln Ave
Street Address *Suite/Unit #*

Santa Fe, New Mexico 87504
City *State* *ZIP Code*

Phone: (505) 795-2491 E-mail Address: jsburnett@santafenm.gov

Applicant/Agent Information (if different from owner)

Company Name: Wilson & Company

Name: Brett E. Beaty, AIA
First *Last*

Address: 4401 Masthead St. NE Suite 150
Street Address *Suite/Unit #*

Albuquerque, New Mexico 87109
City *State* *ZIP Code*

Phone: (505) 301-0358 E-mail Address: brett.beaty@wilsonco.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:

I/We authorize J Sam Burnett / City of Santa Fe to act as my/our agent to execute this application.

Signed: _____ Date: 7/19/2021

Signed: _____ Date: _____

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

☒ *Six (6) 24"x36" plan sets and one (1) CD are 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)								

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

Signature: Brett E Beaty Date: June 20, 2021

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.

WILSON &COMPANY
HIGHER RELATIONSHIPS

4401 Masthead Street NE. Suite 150
Albuquerque, NM 87109
505 348 4000 (phone)
505 348 4055 (fax)
wilsonco.com

June 15, 2021

John Neunuebel
Senior Planner
City of Santa Fe – Land Use
200 Lincoln Ave
Santa Fe, NM 87501

Re: Southside Teen Center – Application for Development Plan

Project Overview:

We are submitting for your consideration this application for Development Plan for a new teen center to be located at the southwest corner of Valentine Way and Country Club Road, approximately 500 feet north of Jaguar Drive. The proposed South Side Teen Center will be constructed and operated by the City of Santa Fe, and will include the following: lobby area; gymnasium; performance stage; game room; weight room; instructional/ meeting areas; and kitchen/ snack bar. The new building will measure 17,188 square feet in size on a 1.806 acre parcel within an established PRC (Planned Residential Community zone of Tierra Contenta. The site consists of limited on-site parking and open space play areas. Please refer to attachments including Project Site Plan for additional information. There are no variances or waivers required for this development.

The facility is planned to achieve LEED Silver with an emphasis on reduced water consumption, energy efficiency, solar energy and waste reduction and recycling.

The teens that are using the facility will be supervised at all times by staff. Neither the building nor outdoor play areas will be available after hours.

Legal Description:

Lease Lot 2, Tract 23 of Tierra Contenta Subdivision, Phase 1B, Unit 1, Lying within Sections 12 & 13, T16N, R9E, NMPM, City & County of Santa Fe, New Mexico

Traffic:

The development of the Teen Center is consisted with the Tierra Contenta Master Plan. Most of the teens will walk, bicycle or ride in vans to the facility with a limited number dropped off by parents or guardians. The neighborhood streets and intersections are designed to accommodate new development. The surrounding roadway network can adequately handle the traffic generated by the proposed development.

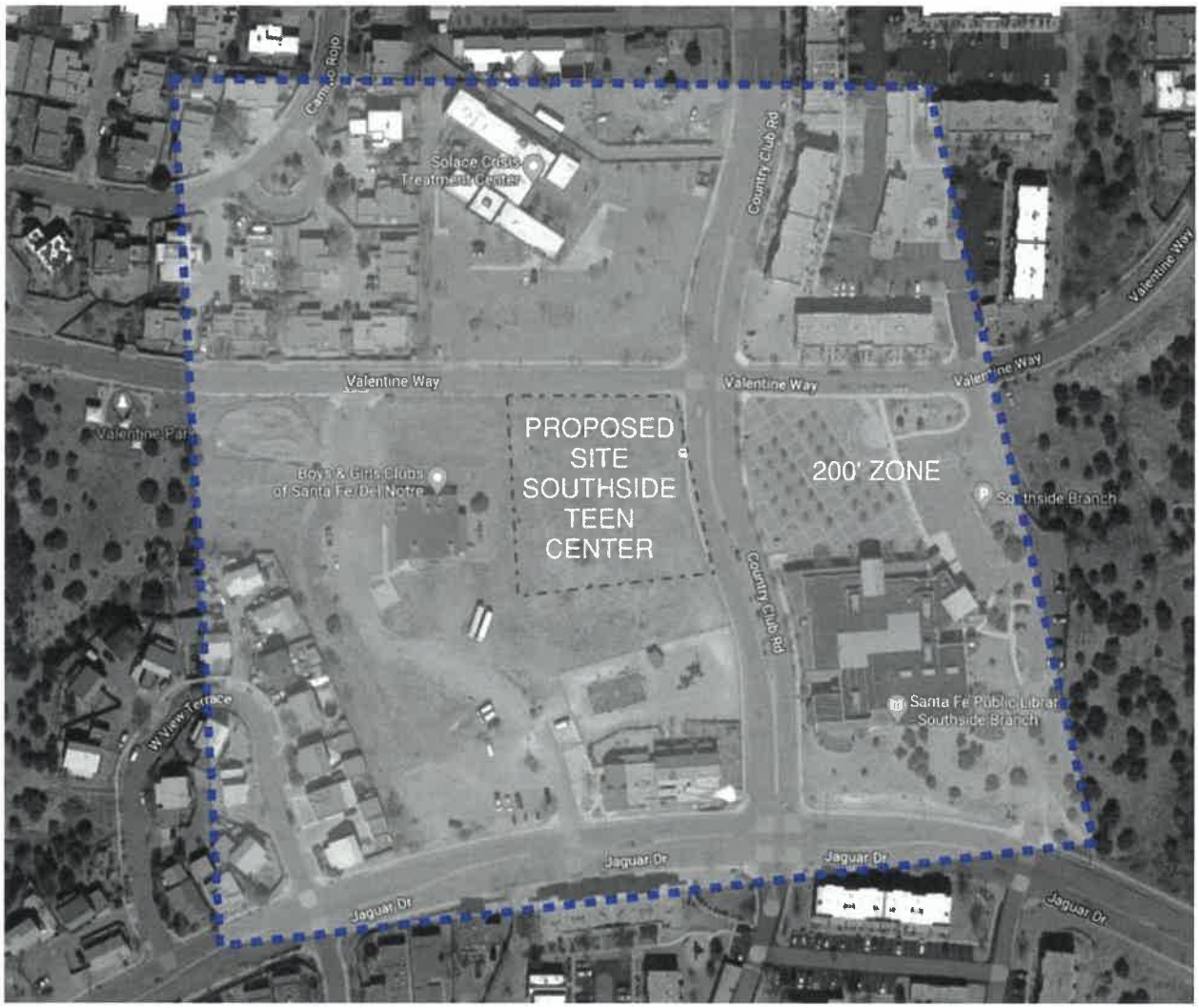
Water:

The Total Development Water Budget is 3.21 acre-feet per year.

Year 1: 960,127 Gal.
Year 2: 960,127 Gal.
Year 3: 941,687 Gal.
953,980 Gal. Average water usage (in gallons)
+93,490 Gal. 9.8% Contingency Fee
Total 1,047,470 Gal. = 3.21 Acre-feet per year

WILSON &COMPANY

Existing conditions – Aerial Photo:



The site has residential single-family homes and multi-family housing to the north and west. The existing Southside Library is directly across the street to the east. Zona Del Sol is directly South of the proposed Teen Center and the YMCA is directly west on the same property.

Approval Criteria:

The proposed teen center is an amenity to the community and will not adversely affect the public interest. The following are prescribed conditions of the proposed development.

1. On-site parking is adequate for anticipated parking needs but limited to achieve LEED credits.
2. The building fronts directly on Valentine Way and Country Club Road with the open space and parking behind the building.
3. The proposed development requires no dedication of easements, right of way or access rights.

4. The site is relatively flat; therefore, there are no special considerations for slopes or drainage. Site drainage is being mitigate with on-site infiltration and detention ponding.
5. Hours of operation
6. The proposed facility is managed by City of Santa Fe Staff; therefore, loud and/or disruptive noises originating from this site should not occur.

Feel free to contact us if you have any questions or concerns regarding this development plan application.

Sincerely,

Brett E Beaty

Brett E. Beaty, AIA
Project Manager
(505) 301-0358

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GENERAL NOTES

1. SPECIFICATIONS: THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) 2019 SPECIFICATIONS WILL GOVERN THE CONSTRUCTION OF THIS PROJECT.

2. NMDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, 2019 EDITION: MAY BE FOUND ON THE NMDOT'S WEB SITE OR BY USING THE FOLLOWING WEB LINK: HTTP://NMSHTD.STATE.NM.US/UPLOAD/IMAGES/CONTRACTS_UNIT/2014_SPECS_FOR_HIGHWAY_AND_BRIDGE_CONSTRUCTION.PDF

3. NMDOT STANDARD DRAWINGS: MAY BE FOUND ON THE NMDOT'S WEB SITE OR BY USING THE FOLLOWING WEB LINK: HTTP://NMSHTD.STATE.NM.US?MAIN.ASP?SECID=14793

4. ELECTRONIC CONTROL DATA: ELECTRONIC CONTROL DATA FOR CONSTRUCTION SURVEY STAKING WILL BE PROVIDED BY THE PROJECT MANAGER.

5. PLAN DIMENSIONS: ALL DIMENSIONS ON THE PLANS ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ALL OTHER PERTINENT INFORMATION THAT MAY BE REQUIRED TO COMPLETE THE WORK.

6. ESTIMATED QUANTITIES: ALL QUANTITIES SCHEDULED IN THE PLANS ARE FOR ESTIMATED PURPOSES ONLY. PAYMENT AND MEASUREMENT OF QUANTITIES SHALL BE DONE IN ACCORDANCE WITH SECTION 109 - MEASUREMENT AND PAYMENT OF THE NMDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, 2014 EDITION.

7. CONFINEMENT TO CONSTRUCTION LIMITS: THE CONTRACTOR WILL BE REQUIRED TO CONFINE HIS WORK WITHIN THE CONSTRUCTION LIMITS AND/OR NEW RIGHT-OF-WAY OR EASEMENT LIMITS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROHIBIT VEHICLES AND EQUIPMENT FROM DRIVING UPON, ACROSS, OR TURNING ON PRIVATE PROPERTY ADJACENT TO PROJECT LIMITS.

8. CPM SCHEDULE: THE CONTRACTOR SHALL SUBMIT TO THE PROJECT MANAGER A CRITICAL PATH PROJECT SCHEDULE TWO (2) WEEKS PRIOR TO THE PRECONSTRUCTION CONFERENCE. THE CRITICAL PATH PROJECT SCHEDULE IS TO INCLUDE LOGIC POINTS, OR PRODUCTION LEVELS, USED IN ITS DEVELOPMENT. THE SCHEDULE SHALL BE UPDATED MONTHLY OR AS REQUIRED BY THE PROJECT MANAGER. THE WORK SHALL BE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

9. CONTRACTOR WEEKLY WORK SCHEDULE: THE CONTRACTOR SHALL SUBMIT FOR THE CITY PROJECT MANAGER'S APPROVAL A WEEKLY WORK SCHEDULE (I.E. DAYS & HOURS TO BE WORKED) AT THE PRECONSTRUCTION MEETING. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR DETERMINES A CHANGE TO THEIR REGULAR WORK SCHEDULE IS NECESSARY, THE CONTRACTOR SHALL SUBMIT A REVISED WORK SCHEDULE TO THE CITY PROJECT MANAGER FOR APPROVAL AT LEAST ONE WEEK IN ADVANCE OF THE SCHEDULED WORK WEEK TO ALLOW THE CITY SUFFICIENT TIME TO SCHEDULE CITY INSPECTION PERSONNEL.

10. WEEKLY PROJECT MEETING: THE CONTRACTOR SHALL COORDINATE AND CONDUCT A WEEKLY PROJECT MEETING DURING CONSTRUCTION, IN COORDINATION WITH THE PROJECT MANAGER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING MEETING LOCATION AND SHALL INVITE APPROPRIATE CITY STAFF & UTILITY COMPANY REPRESENTATIVES. THE COST ASSOCIATED WITH THESE WEEKLY MEETINGS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO FURTHER MEASUREMENT OR PAYMENT WILL BE MADE THEREFORE.

11. NOISE ORDINANCE: CITY OF SANTA FE NOISE ORDINANCE SFCC S 10-2.4 B. (5) (a) PROHIBITS OPERATION OF EQUIPMENT USED IN CONSTRUCTION WORK ON STREETS IN RESIDENTIAL OR COMMERCIALLY ZONED AREAS BETWEEN THE HOURS OF 9:00 P.M. AND 7:00 A.M. THE FOLLOWING DAY. IN ACCORDANCE WITH SFCC S 10-2.8 PERMITS, THE CONTRACTOR MAY REQUEST APPROVAL OF A PERMIT TO BE EXEMPT FROM THE AFOREMENTIONED NOISE ORDINANCE FOR THE DURATION OF PROJECT CONSTRUCTION.

12. MAINTENANCE OF AS-BUILT PLANS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A CURRENT SET OF AS-BUILT PLANS FOR THE PROJECT. AS-BUILT PLANS WILL BE MADE AVAILABLE TO THE PROJECT MANAGER AT ALL TIMES. ALL DATA MUST BE PROVIDED PRIOR TO FINAL PAYMENT.

13. PROTECTION OF SURVEY MONUMENTS: THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT HORIZONTAL AND VERTICAL CONTROL SURVEY MONUMENTS (BENCHMARK) FROM DAMAGE PRIOR TO INITIATING CONSTRUCTION. IF DURING THE COURSE OF CONSTRUCTION OPERATIONS THE CONTRACTOR DISTURBS OR DESTROYS A MARK, THE CONTRACTOR SHALL ESTABLISH A NEW MARK IN COMPLIANCE WITH THE STANDARDS ARE PROCEDURES SET FORTH IN THE "GEODETIC MARK PRESERVATION GUIDEBOOK", NATIONAL GEODETIC SURVEY, MARCH 1990, AT CONTRACTORS EXPENSE. CONTACT: NGS MARK, PRESERVATION CENTER - NOAA, TELEPHONE (505) 768 3606.

14. VERIFYING EXISTING: THE CONTRACTOR SHALL FIELD VERIFY ALL CONSTRUCTION CENTERLINES AND EXISTING GROUND LINE PROFILES PRIOR TO INITIATING AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL UTILIZE THE FIELD VERIFICATION DATA TO ADJUST THE PROPOSED HORIZONTAL AND VERTICAL ALIGNMENTS TO BETTER FIT THE EXISTING FIELD CONDITIONS. THE CONTRACTOR SHALL SUBMIT PROPOSED MODIFICATIONS TO THE PROJECT MANAGER FOR APPROVAL PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE WORK AND COST ASSOCIATED WITH VERIFYING EXISTING SHALL BE CONSIDERED AS INCLUDED IN THE CONTRACT PRICE FOR ITEM NO. 801000 - CONSTRUCTION STAKING BY THE CONTRACTOR AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR, THE CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS, DIMENSIONS, AND RIGHT-OF-WAY PRIOR TO THE BEGINNING OF CONSTRUCTION. THE ELEVATIONS WERE BASED ON AS-BUILT AND FIELD SURVEY DATA. THE CONTRACTOR SHALL LIMIT ALL WORK ON THIS PROJECT WITHIN THE EXISTING RIGHT-OF-WAY OR PUBLIC EASEMENTS. PAYMENT FOR THIS WORK SHALL BE INCLUDED IN THE CONTRACT PRICE.

15. CONTRACTOR COORDINATION WITH UTILITIES: THE CONTRACTOR IS HEREBY ADVISED THE UTILITY RELOCATION WORK BY UTILITY OWNERS MAY HAVE TO BE PERFORMED CONCURRENTLY WITH CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE FOR UTILITY WORK IN CONJUNCTION WITH CONSTRUCTION OPERATIONS AND IS HEREBY REQUIRED TO COORDINATE THE SCHEDULING OF WORK WITH THE RESPECTIVE UTILITY OWNERS AT LEAST TWO (2) WEEKS AHEAD OF SCHEDULED ACTIVITIES. NO CLAIMS FOR DELAYS DUE TO NEGLECT OF COORDINATION BY THE CONTRACTOR WILL BE ALLOWED. CLAIMS BEYOND THE CONTROL OF THE CONTRACTOR WILL BE HANDLED IN ACCORDANCE WITH SUBSECTION 105.6, COOPERATION WITH UTILITIES, AND SECTION 107.18, CONTRACTOR'S RESPONSIBILITY FOR WORK, OF THE NMDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, 2019 EDITION.

16. LOCATION AND PROTECTION OF EXISTING UTILITIES: THE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE PROJECT AND NO ADDITIONAL PAYMENT WILL BE MADE. DAMAGES OR REPAIRS THAT OCCUR DURING CONSTRUCTION SHALL BE MADE AT THE CONTRACTOR'S EXPENSE AND NO ADDITIONAL PAYMENT WILL BE MADE. THIS INCIDENTAL WORK SHALL ALSO INCLUDE ANY POT HOLING OR OTHER WORK REQUIRED TO VERIFY UTILITIES. CONTACT NEW MEXICO ONE CALL SYSTEMS, INC. 1-800-321-ALER(T).

17. UTILITY DISCLAIMER: UTILITY LOCATIONS SHOWN HEREIN ARE BASED ON THE BEST AVAILABLE EVIDENCE INCLUDING PHYSICAL FEATURES SUCH AS VALVES, PEDESTALS AND WARNING MARKERS. THE SURVEYOR MAKES NO GUARANTEE AS TO COMPLETENESS OR ACCURACY OF THE UTILITY DATA SHOWN. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES PRIOR TO DIGGING.

18. DELAYS IN CONSTRUCTION: THE CONTRACTOR SHALL NOT RECEIVE ADDITIONAL COMPENSATION OR TIME EXTENSION FOR DELAYS OR INCONVENIENCES OR DAMAGES SUSTAINED DUE TO ANY INTERFERENCES FROM SAID UTILITY APPURTENANCES OR THE OPERATION OF MOVING THEM RESULTING FROM CONTRACTOR'S NEGLIGENCE.

19. UTILITY CROSSING: UTILITY CROSSINGS WHICH HAVE ONE OR MORE LINES WITHIN A TWO FOOT PRISM SHALL BE INCLUDED AS ONE CROSSING.

20. CONSTRUCTION YARD: THE CONTRACTOR SHALL PROVIDE AT THE CONTRACTOR'S OWN EXPENSE AND WITHOUT LIABILITY TO THE OWNER ANY ADDITIONAL LAND AND ACCESS THERETO THAT THE CONTRACTOR MAY DESIRE FOR A TEMPORARY STAGING AREA OR YARD FOR STORAGE OF EQUIPMENT AND MATERIALS. NPDES SWPPP MEASURES AND INSPECTIONS TO ANY SUCH AREA OR YARD UTILIZED FOR PURPOSES OF THE PROJECT MAY APPLY.

21. PRIVATE VEHICLES: PARKING OF PRIVATE VEHICLES SHALL NOT BE ALLOWED ALONG CONSTRUCTION AREAS THROUGHOUT THE CONSTRUCTION LIMITS.

22. CONSTRUCTION WATER: THE CITY OF SANTA FE MAY PROHIBIT THE USE OF POTABLE WATER (FROM FIRE HYDRANTS) FOR CONSTRUCTION PURPOSED AND THE CONTRACTOR MAY BE REQUIRED TO USE RECLAIMED OR EFFLUENT WATER. THE CONTRACTOR SHOULD CONTACT THE CITY'S WASTEWATER DIVISION AT 955 4650 FOR MORE INFORMATION AND PRICING REGARDING THE AVAILABILITY, USE AND PRICING OF THE FIRE HYDRANT WATER METERING. IT WILL BE THE CONTRACTORS RESPONISIBILY TO SECURE AND SUPPLY WATER FOR THE PROJECT. THE COST WILL BE INCIDENTAL TO COMPLETION OF THE PROJECT AND NO SEPARATE PAYMENT WILL BE MADE THEREFOR.

23. MATERIAL PITS: NO MATERIAL PITS HAVE BEEN DESIGNATED FOR THIS PROJECT. THE CONTRACTOR MAY OBTAIN SPECIFICATION BORROW OR SURFACING MATERIAL FROM ANY ACCEPTABLE SOURCE. ALL MATERIAL PIT ACTION SHALL BE GOVERNED BY SECTION 106, "CONTROL OF MATERIALS", OF THE NEW MEXICO DEPARTMENT OF TRANSPORTATION, SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, 2019 EDITION.

24. "R" VALUE: THE DESIGN "R" FOR THE PROJECT IS 50. MATERIAL WITH AN "R" VALUE LESS THAN THE DESIGN "R" VALUE SHALL NOT BE PLACED IN OR BE ALLOWED TO REMAIN WITHIN THE TOP TWO (2) FEET OF THE FINISHED SUBGRADE. THIS SHALL INCLUDE DETOUR SUBGRADE. REMOVAL OF UNSUITABLE MATERIAL SHALL BE PAID FOR AS ITEM 203200 - SUB EXCAVATION.

25. WARPING OF SLOPES: THE CONTRACTOR SHALL WARP SLOPES WHERE NECESSARY TO STAY WITHIN THE RIGHT-OF-WAY OR CONSTRUCTION EASEMENT LIMITS.

26. EARTHWORK HAUL: THE EARTHWORK HAUL ON THIS PROJECT WILL BE CONSIDERED AS INCLUDED IN THE CONTRACT PRICE FOR THE ITEMS 203000 - UNCLASSIFIED EXCAVATION, AND 203100 - BORROW AS APPLICABLE, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE.

27. LANDFILL FEES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LANDFILL DUMPING FEES. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE PROJECT AND NO MEASUREMENT OR PAYMENT WILL BE MADE.

28. MISCELLANEOUS PAVING: MATERIALS AND CONSTRUCTION REQUIREMENTS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 417, OF THE LATEST NMDOT SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION. MISCELLANOUS PAVING WILL BE PAID FOR AT THE CONTRACT UNIT PRICE PER SQUARE YARD. THE UNIT PRICE SHALL INCLUDE ALL MATERIAL INCLUDING AGGREGATE, BITUMINOUS MATERIALS, HYDRATED LIME, MIXING, HAULING, PLACEMENT AND COMPACTION, AS WELL AS PRIME COAT MATERIAL AND BITUMINOUS MATERIAL FOR TACK COAT.

29. PAVEMENT ABUTMENT: WHEN ABUTTING NEW PAVEMENT TO EXISTING, SAW-CUT EXISTING PAVEMENT TO A NEAR VERTICAL CUT, OR AS APPROVED BY THE PROJECT MANAGER. THE COST OF SAW CUTTINGS SHALL BE INCIDENTAL TO THE PAVEMENT, AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

30. REMOVALS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVALS REQUIRED TO COMPLETE THIS PROJECT. IF ADDITIONAL REMOVALS NOT LISTED IN PLANS ARE NECESSARY TO COMPLETE THIS PROJECT, THE WORK AND COSTS ASSOCIATED WILL BE CONSIDERED AS INCLUDED IN THE CONTRACT PRICE FOR ITEM 601000 - REMOVAL OF STRUCTURES AND OBSTRUCTERS AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

31. DISPOSAL OF ASPHALT MATERIAL: THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF MATERIAL (I.E. ASPHALT, CONCRETE, VEGETATION, UNSTABLE EARTH, METAL, & OTHER DEBRIS) REMOVED ON THE PROJECT BY HAULING IT TO AN APPROVED LANDFILL IN ACCORDANCE WITH THE REGULATIONS OF THE NEW MEXICO SOLID WASTE ACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAULING AND DUMPING FEES.

32. ADA COMPLIANCE: THE CONTRACTOR SHALL ENSURE ADA COMPLIANCE FOR CONSTRUCTION OF ADA FEATURES AND APPURTENANCES (INCLUDING, BUT NOT LIMITED TO, SIDEWALK & CURB RAMP CROSS SLOPES, RAMP SLOPES, LEVEL LANDING, ETC) AS DETAILED IN THE PLANS AND IN ACCORDANCE WITH REFERENCED STANDARD DRAWING, SPECIFICATIONS AND ESTABLISHED ADA GUIDELINES AND STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD CHECKING SLOPES AND DIMENSIONS OF ALL FORM WORK FOR COMPLIANCE PRIOR TO INSTALLATION OF CONCRETE. THE CITY RESERVES THE RIGHT TO INSPECT ANY ADA FEATURES AND APPURTENANCES AT ANY TIME BEFORE FINAL COMPLETION OF THE PROJECT AND MAY REQUIRE THE CONTRACTOR TO REMOVE, REPLACE, AND/OR CORRECT ANY WORK AT THE CONTRACTORS EXPENSE THAT IN NOT IN COMPLIANCE, AS DETERMINED BY THE PROJECT MANAGER.

33. FHWA DESIGNING SIDEWALK & TRAILS FOR ACCESS PART 2 OF 2 BEST PRACTICES DESIGN GUIDE SECTION 14.5.1 GRADE RECOMMENDS MAXIMUM GRADES FOR SHARED USE PATHS BE 8.3% FOR A MAX DISTANCE OF 200FT.

34. HANDRAIL TO BE PLACED ON SIDEWALK WHERE EVER SLOPES ARE GREATER THAN 5%.

35. TEMPORARY ACCESS ROUTES FOR PEDESTRIANS: ANY TEMPORARY ACCESS ROUTES FOR PEDESTRIANS SHALL BE ADA COMPLIANT.

36. PUBLIC NOTIFICATIONS OF ROAD AND LANE CLOSURES: THE CONTRACTOR SHALL KEEP THE LOCAL MEDIA INFORMED OF LANE CLOSURES THAT WILL RESTRICT THE NORMAL FLOW OF TRAFFIC. AT LEAST ONE (1) WEEK PRIOR TO SUCH CLOSURES THRU THE PROJECT MANAGER. THIS WORK WILL BE CONSIDERED AS INCIDENTAL TO THE COMPLETION OF THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

37. TRAFFIC CONTROL DEVICES: ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE NMDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (2019 EDITION) AND ANY APPLICABLE SPECIAL PROVISIONS AND/OR SUPPLEMENTAL SPECIFICATIONS AND THE 2009 EDITION OF THE MUTCD SHALL APPLY.

38. TRAFFIC CONTROL DEVICES: PAYMENT FOR TRAFFIC CONTROL DEVICES REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT WILL BE MADE UNDER ITEM 702810 - TRAFFIC CONTROL DEVICES FOR CONSTRUCTION. PAYMENT SHALL BE FULL COMPENSATION FOR FURNISHING ALL MATERIALS, TOOLS, LABOR, EQUIPMENT, HAULING, AND ANY OTHER APPURTENANCES NECESSARY TO SATISFACTORILY COMPLETE AND MAINTAIN ADEQUATE AND SAFE TRAFFIC CONTROL UNTIL THE COMPLETION OF THE PROJECT.

39. PAVEMENT MARKINGS: ALL REFLECTORIZED PLASTIC STRIPING SHALL BE 3M 3801-ES INTERSECTION GRADE TAPE, 60 MIL (NO SUBSTITUTES).

40. SIGN FACE SPECIFICATIONS: EACH SIGN FACE SHOWN ON THE PLANS SHALL MEET THE SPECIFICATIONS IN THE STANDARD HIGHWAY SIGNS MANUAL (2009 EDITION) FOR PROPER ARRANGEMENT, SPACING OF LETTERS, LETTER HEIGHT, LETTER SERIES, SYMBOLS AND BORDERS FOR SPECIFIED SIZE AND MESSAGE. UNLESS OTHERWISE SPECIFIED, ALL SIGNS SHALL HAVE A REFLECTIVITY III SHEETING FOR LEGEND, BORDER AND BACKGROUND. ONLY ALUMINUM PANEL SIGNS ARE PERMITTED.

41. ALL SIGNING HARDWARE (PERMANENT SIGNING): ALL SIGNING HARDWARE INCLUDING BRACKETS (FOR MOUNTING ALL STREET NAME SIGNS, ETC.) ARE CONSIDERED INCIDENTAL TO SIGN INSTALLATION AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE.

42. LATERAL CLEARANCE OF SIGNS: THE LATERAL CLEARANCE OF PERMANENT SIGNS SHALL BE NO CLOSER THAN TWO (2) FEET FROM THE FACE OF CURB.

43. CLEARING AND GRUBBING: TRAIL BE CLEARING AND GRUBBING SHALL INCLUDE: BLADING, REMOVAL OR VEGETATION, GRASSES, ETC., AND PROPER DISPOSAL OF REMOVED VEGETATION.

ENVIRONMENTAL NOTES

1. DISPOSAL OF UNSUITABLE MATERIALS AND DEBRIS: ITEMS DESIGNATED FOR REMOVAL. WITHOUT SALVAGE, UNSUITABLE CONSTRUCTION MATERIALS AND DEBRIS FROM CLEARING AND GRUBBING ARE TO BE PLACED IN AN ENVIRONMENTALLY SUITABLE DISPOSAL SITE SECURED AND COORDINATED BY THE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER, IN WRITING, OF THE DETAILS OF THE DISPOSAL OPERATION. BORROW MATERIAL, ROCK WASTE, VEGETATIVE DEBRIS, ETC., SHALL NOT BE PLACED IN WETLAND AREAS OR AREAS WHICH MAY IMPACT ENDANGERED SPECIES OR ARCHAEOLOGICAL RESOURCES. AN ARCHAEOLOGICAL SURVEY AND ENVIRONMENTAL CLEARANCE SHALL BE OBTAINED BY THE CONTRACTOR BEFORE DISPOSAL SITES ARE ACCEPTED IN ACCORDANCE WITH SUBSECTION 107.12 - CONTRACTORS RESPONSIBILITY FOR ARCHEOLOGICAL CLEARANCE.

2. REPORTING AND CLEAN UP OF SPILLS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING AND CLEAN UP OF SPILLS ASSOCIATED WITH PROJECT CONSTRUCTION AND SHALL REPORT AND RESPOND TO SPILLS OF HAZARDOUS MATERIALS SUCH AS GASOLINE, DIESEL, MOTOR OILS, SOLVENTS, CHEMICALS, TOXIC AND CORROSIVE SUBSTANCES, AND OTHER MATERIALS WHICH MAY BE A THREAT TO PUBLIC HEALTH OR THE ENVIRONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING PAST SPILLS ENCOUNTERED DURING OF CONSTRUCTION AND OF CURRENT SPILLS NOT ASSOCIATED WITH CONSTRUCTION. REPORTS SHALL BE MADE IMMEDIATELY TO THE NM ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE TEAM AT 827-4308 OR 470-3657 AND THE PROJECT MANAGER. ANY UNREPORTED SPILLS IDENTIFIED AFTER CONSTRUCTION SHALL BE CLEANED UP BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT. THE CONTRACTOR SHALL BEAR THE FULL COST OF CLEAN UP SPILLS.

3. CONTRACTORS ACTIVITIES IN THE VICINITY OF WATERWAYS: ALL WORK IN THE VICINITY OF LIVE STREAMS, WATER IMPOUNDMENTS, AND WETLANDS OF IRRIGATION SUPPLIES SHALL BE AFFECTED IN SUCH A MANNER AS TO MINIMIZE VEGETATION REMOVAL, SOIL DISTURBANCE, AND EROSION. CROSSINGS OF LIVE STREAMS WITH HEAVY EQUIPMENT SHALL BE MINIMIZED, AS DETERMINED BY THE PROJECT MANAGER. EQUIPMENT REFUELING, MAINTENANCE, AND CEMENT DUMPING IN THE VICINITY OF WATER COURSES ARE STRICTLY PROHIBITED AND SHALL BE PERFORMED IN PROPER CONTAINMENT AREAS.

4. RESEEDING: ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESEEDED ACCORDANCE WITH THE REVEGETATION/EROSION CONTROL PLAN.

5. TREE REMOVAL: CONTRACTOR SHALL REMOVE EXISTING OF 2" CALIPER OR LESS TREES WITH NATIVE SOIL LEFT ON THE ROOTS AND THE ROOT BALL WRAPPED IN BURLAP. TREES SHALL BE DELIVERED TO PROPERTY OWNER FOR TRANSPLANTING. THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO ITEM 601000 - REMOVAL OF STRUCTURES AND OBSTRUCTIONS AND NO ADDITIONAL MEASUREMENT OR PAYMENT SHALL BE MADE THEREFORE.

6. PRAIRIE DOG AND BURROWING OWL SURVEY: PRIOR TO CONSTRUCTION, A SURVEY FOR PRAIRIE DOGS AND BURROWING OWLS SHALL BE CONDUCTED BY THE CONTRACTOR THROUGHOUT THE PROJECT LIMITS AND WITHIN THE EXISTING RIGHT-OF-WAY. PRAIRIE DOG SURVEYS SHALL BE CONDUCTED BETWEEN APRIL AND SEPTEMBER. IF PRAIRIE DOGS ARE FOUND, THEY SHALL BE RELOCATED IN COMPLIANCE WITH CITY OF SANTA FE ORDINANCES TO AN APPROPRIATE HABITAT OUTSIDE OF THE BREEDING SEASON (MAY 1 - JUNE 15).

7. PRAIRIE DOG LOCATION: IN THE EVENT PRAIRIE DOGS ARE LOCATED WITHIN THE PROJECT LIMITS DURING CONSTRUCTION THE CONTRACTOR SHALL CEASE WORK IN THE AREA IMMEDIATELY AND NOTIFY THE PROJECT MANAGER. THE CONTRACTOR IS HEREBY ADVISED OF THE CITY OF SANTA FE ORDINANCE (ARTICLE 14-8.12) REGARDING THE HUMANE RELOCATION OF GUNNISON PRAIRIE DOGS AND SHALL BE REQUIRED TO ADHERE TO ALL FACETS OF THE ORDINANCE IF THE NEED ARISES.

TESCP ADDITIONAL NOTES

1. CITY OF SANTA FE STORMWATER ILLICIT DISCHARGE CONTROL: SFCC 13-2 PROHIBITS THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, SLURRIES, MUD, PLASTERS, CONCRETE RINSATES AND ANY CONSTRUCTION MATERIALS, WASTES AND GARBAGE, ETC. TO THE STORM DRAIN SYSTEM. THE STORM DRAIN SYSTEM INCLUDES ROADS, STREETS, CURBS, GUTTERS, DROP INLETS, PIPED STORM DRAINS, CULVERTS, RETENTION AND DETENTION BASINS, NATURAL AND MAN-MADE DRAINAGE CHANNELS, ARROYOS, RIVERS AND ANY FACILITY AND APPURTENANCE BY WHICH STORMWATER IS COLLECTED AND/OR CONVEYED.

2. CITY OF SANTA FE TERRAIN AND STORMWATER REGULATIONS: SFCC 14-8.2 REQUIRES THAT CONSTRUCTION DISTURBED AREA SHALL BE PROTECTED AGAINST EROSION. SEDIMENT MUST BE CONTAINED ON THE DISTURBED AREA BY THE USE OF TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SUCH AS SILT FENCING, MULCH SOCKS, SWALES, BERMS, GEOTEXTILES, SEDIMENT BASINS AND TRAPS. PROTECTION FOR STORM DRAIN INLETS SHALL BE PROVIDED TO PREVENT THE ENTRY OF SEDIMENT FROM THE SITE WHILE STILL ALLOWING THE ENTRY OF STORMWATER. CONTROL DEVICES SHALL BE KEPT IN PLACE AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.

3. THE CONTRACTOR SHALL NOT REMOVE SILT FENCES AND MULCH SOCKS OR OTHER TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES UNTIL DISTURBED AREAS ARE STABILIZED. THE CONTRACTOR SHALL REMOVE SUCH DEVICES ONLY AT THE DIRECTION OF THE PROJECT MANAGER. SUCH DIRECTION MAY BE GIVEN PRIOR TO OR ON THE DATE OF THE WARRANTY INSPECTION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO ITEM NO. 603280 - SWPPP MANAGMENT AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

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), OR AS OUTLINED ON THE, 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 PERSON, 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.

LEGEND

SYMBOL	DESCRIPTION
	GAS
	SPOT
	FENCE-CHAIN LINK

NMDOT STANDARD SERIALS

	SERIAL
TEMPORARY EROSION CONTROL & SEDIMENT CONTROL MEASURES	603-01-1/7
TEMPORARY EROSION CONTROL & SEDIMENT CONTROL MEASURES CHECK DAMS	603-01-2/7
TEMPORARY EROSION CONTROL & SEDIMENT CONTROL MEASURES SILT FENCE	603-01-3/7
TEMPORARY EROSION CONTROL & SEDIMENT CONTROL MEASURES CULVERT & DROP INLET PROTECTION	603-01-4/7
TEMPORARY EROSION CONTROL & SEDIMENT CONTROL MEASURES SEDIMENT BASIN, SEDIMENT TRAP & EARTH DIKE	603-01-5/7
TEMPORARY EROSION CONTROL & SEDIMENT CONTROL MEASURES PIPE SLOPE DRAIN & SURFACE ROUGHENING	603-01-6/7
TEMPORARY EROSION CONTROL & SEDIMENT CONTROL MEASURES OFFSITE TRACKING PREVENTION & DIVERSION DIKE	603-01-7/7
DETECTABLE WARNING SURFACE	608-001-8/12
DRIVEWAY APRONS	608-001-9/12
SMALL SIGN SUPPORT INSTALLATION DETAILS	701-02-1/3
SMALL SIGN SUPPORT INSTALLATION DETAILS	701-02-2/3
MULTI-DIRECTIONAL SLIP BASE POST DETAILS	701-02-3/3
CONSTRUCTION SIGN FACE DETAILS	702-01-1/3
CHANNELIZATION DEVICES AND PORTABLE SIGN SUPPORTS FOR CONST.. MAIN.. UTIL.. AND INCIDENT MGMT. OPERATIONS	702-01-2/3
CONSTRUCTION TRAFFIC NOTES	702-01-3/3

UTILITY CONTACTS

UTILITY COMPANY	CONTACT NAME	PHONE NUMBER	UTILITY SERVICE
NEW MEXICO GAS COMPANY	ANDREA MARTINEZ	505-473-7228	GAS
PUBLIC SERVICE CO. OF NM	TOM DOMINGUEZ	505-473-3209	PNM
CENTURY LINK	JEFF CORIA	505-473-1975	PHONE
COMCAST CABLE OF SANTA FE	DAVE AIKIN	505-438-5830	CABLE
CITY OF SANTA FE WATER	ANTONIO TRUJILLO	505-955-4266	WATER
CITY OF SANTA FE SEWER	BRYAN ROMERO	505-955-4623	SEWER

A1 GENERAL NOTES

WILSON & COMPANY
4401 MASTHEAD STREET NE
SUITE 150
ALBUQUERQUE, NM 87109
PHONE: (505) 348-4000

CONSULTANTS

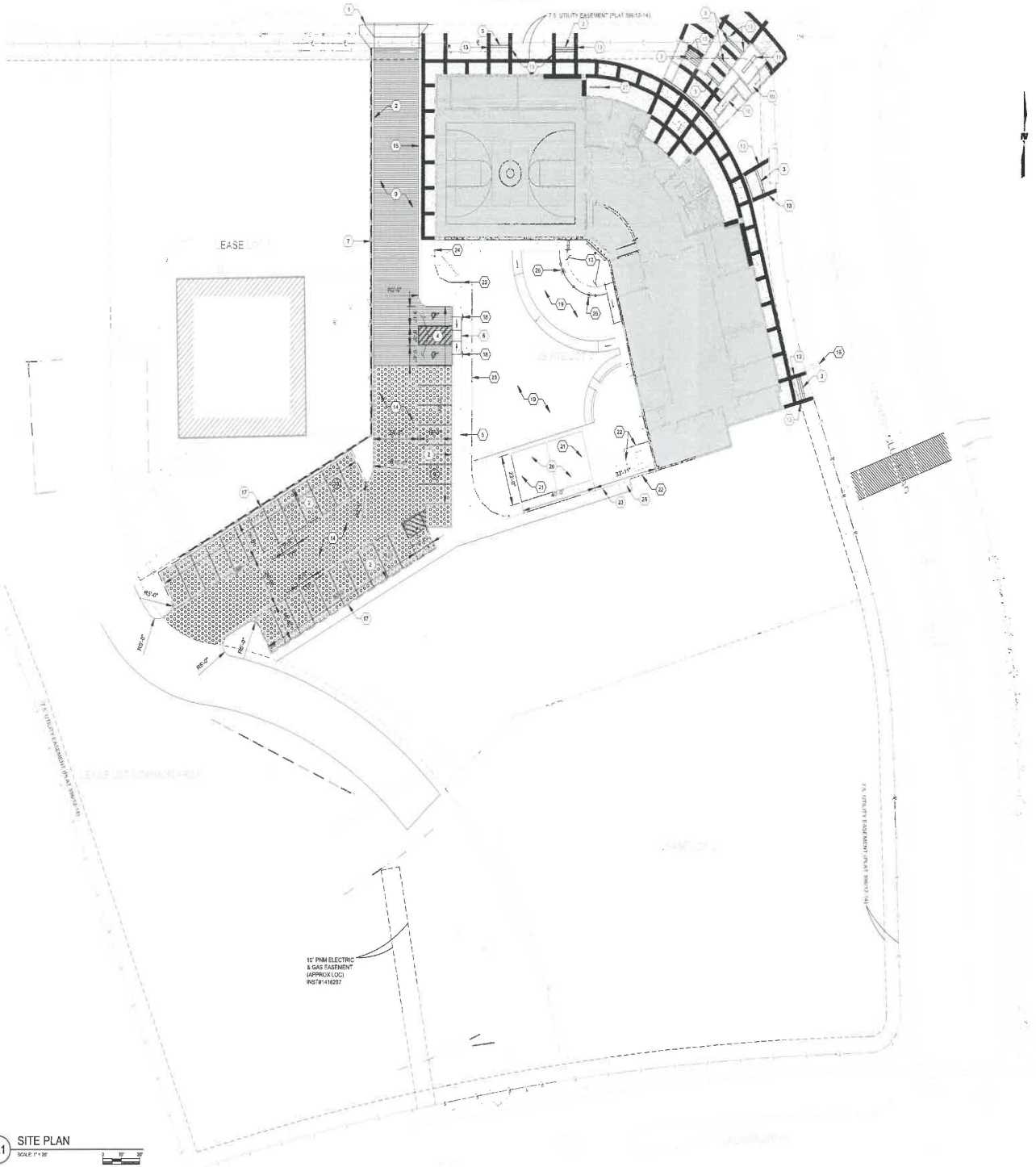
SEAL: JAMES E. LOPE[Z] LICENSED PROFESSIONAL ENGINEER 6/18/21

PROJECT NAME: SANTA FE SOUTH TEEN CENTER
SANTA FE, NEW MEXICO

MARK	DATE	DESCRIPTION
	06.18.2021	PERMIT SET

PROJECT NO: 20-600-030-01
DRAWN BY DY
CHECKED BY JEL
SHEET TITLE: GENERAL NOTES

C-001



A1 SITE PLAN
SCALE: 1" = 20'

KEYNOTES

1. TYPE 2C DRIVEWAY APRON PER NMDOT DETAIL 608-001-3 SHEET C-505.
2. 6" CURB PER DETAIL SHEET C-501.
3. STAIRS.
4. SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.
5. SIDEWALK PER DETAIL SHEET C-501.
6. ADA RAMP PER DETAIL SHEET C-501.
7. RETAINING WALL.
8. BIKERACK.
9. CONCRETE.
10. RAMP.
11. MONUMENT SIGN. SEE ARCHITECTURAL PLANS.
12. STAGE FRONT. SEE ARCHITECTURAL PLANS.
13. HANDRAILS. SEE ARCHITECTURAL PLANS.
14. CONSTRUCT PERMEABLE PAVMENT. SEE SHEET C-502
15. 24" SIDEWALK CULVERT WITH STEEL PLATE TOP PER DETAIL SHEET C-502.
16. DEPRESSED CURB & GUTTER PER DETAIL H10 SHEET C-501.
17. CARPORT WITH PHOTO VOLTAICS.
18. ADA SIGN.
19. ARTIFICIAL TURF.
20. 4" CONCRETE WITH 8" TURNDOWN EDGE, 6X6 WWF.
21. BASKETBALL, BACKBOARD/GOALS.
22. CHAIN LINK FENCE WITH PRIVACY SLATS.
23. CHAIN LINK FENCE.
24. 3' WIDE GATE WITH EXIT DEVICE.
25. DOUBLE 9' GATE WITH CHAIN AND PADLOCK.
26. STORM DRAIN INLET.
27. BIKE RACK.

LEGEND

- EXISTING ROW BOUNDARY
- CONCRETE
- ASPHALT
- PERMEABLE PAVING (ALTERNATE #4)
- PROPOSED BUILDING
- CONCRETE COLOR 1
- CONCRETE COLOR 2
- RETAINING WALL

WILSON & COMPANY
4401 MASTHEAD STREET NE
SUITE 150
ALBUQUERQUE, NM 87109
PHONE: (505) 348-4000

CONSULTANTS

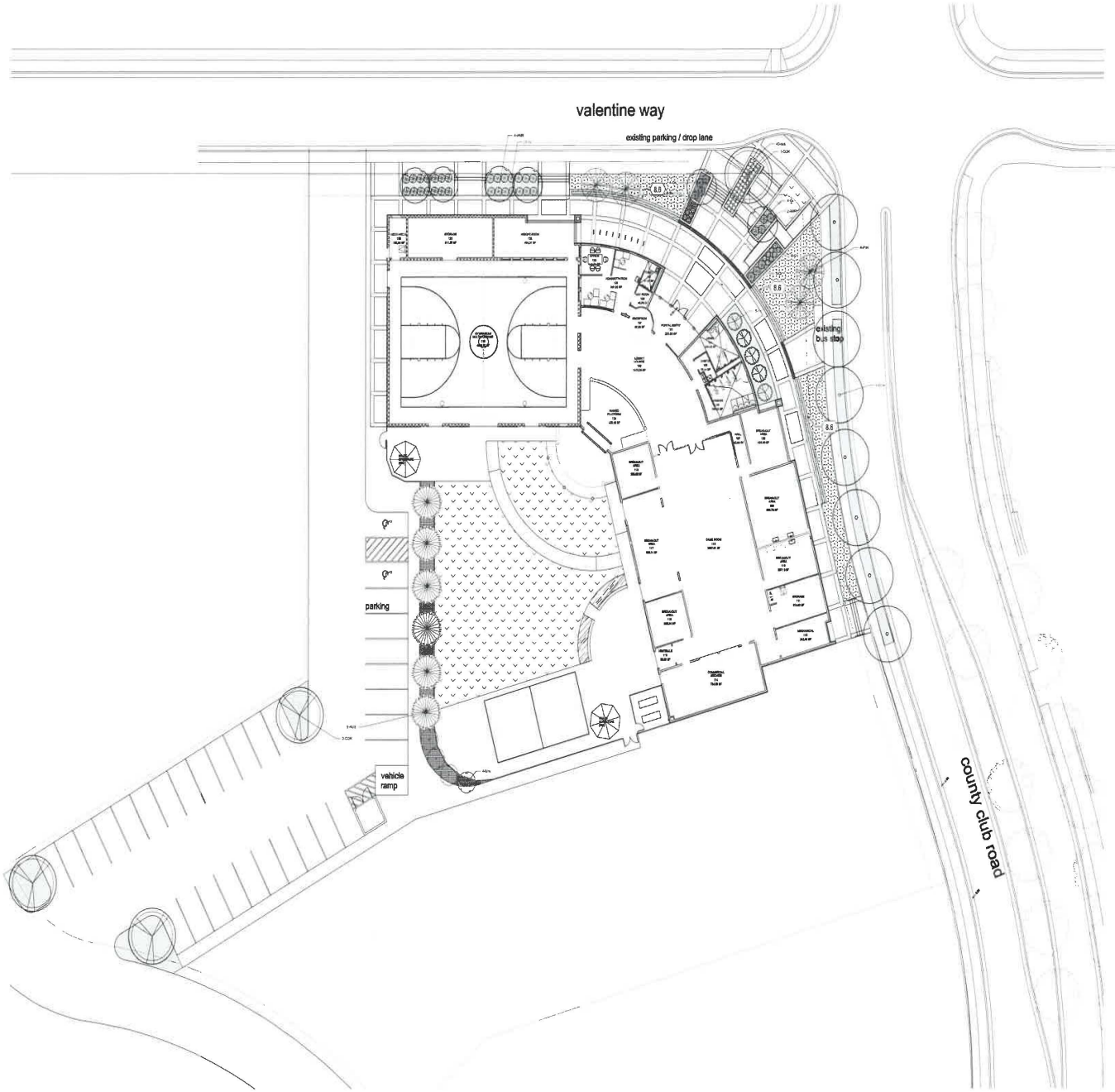
SEAL

PROJECT NAME:
SANTA FE SOUTH TEEN CENTER
SANTA FE, NEW MEXICO

MARK	DATE	DESCRIPTION
	08.18.2021	PERMIT SET

PROJECT NO: 20-800-030-01
DRAWN BY DY
CHECKED BY JEL
SHEET TITLE
SITE PLAN

C-103
SHEET 006 OF 118



PLANTING DETAIL KEYNOTES

8.1	TREE PLANTING	L.702
8.2	SHRUB PLANTING	L.702
8.3	PERENNIAL PLANTING	L.702
8.4	MULCH	L.702
8.5	SOIL PROFILE AT PLANTING BED	L.702
8.6	STORMWATER ACEQUIA	L.702
8.7	ARTIFICIAL TURF	L.702

PLANT PALETTE

TREES

SYMBOL	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AMR	6	Acer ginnala 'Flame'	Flame Amur Maple	2.0" CAL
	AUS	6	Pinus nigra	Austrian Pine	8' HT
	COK	4	Quercus muehlenbergii	Chickapin Oak	2.5" CAL
	ELM	8	Ulmus p. 'Emerald Sunshine'	Emerald Sunshine Elm	2.5" CAL
	PIN	4	Pinus edulis	Pinon Pine	8' HT

SHRUBS

SYMBOL	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	Fn	5	Forestiera neomexicana	New Mexico Privet	5 GAL
	Gr	39	Rhus t. 'GroLow'	GroLow Creeping Sumac	5 GAL
	Mm	4	Cercocarpus ledifolius	Curleaf Mountain Mahogany	5 GAL
	Sn	16	Symphorocarpus alba	Snowberry	5 GAL
025		0			

PERENNIALS

SYMBOL	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE
		40	Nassella tenuissima	Mexican Feathergrass	1 GAL

MULCHES

WOOD MULCH, 3" DEPTH, 1" - 3" LONG

GRAVEL MULCH, 3" DEPTH, SANTA FE BROWN WITH NON-WOVEN WEED BARRIER

GARDEN SOIL, 1/3 COMPOST, 2/3 CLEAN SANDY SOILS, 12" DEPTH

TURF - SEED MIX LEGEND

NATIVE SEED MIX: BLUE GRAMA GRASS @ 4 LBS/1000 SF
PLANTS OF SOUTHWEST HIGH PLAINS MIX @ 1 OZ /1000 SF

ARTIFICIAL TURF / SPORTS QUALITY. SEE CIVIL SHEETS FOR DETAILS.

WILSON & COMPANY
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CONSULTANTS

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SEAL

PROJECT NAME:
CITY OF SANTA FE
SOUTHSIDE TEEN CENTER
SANTA FE, NEW MEXICO

MARK	DATE	DESCRIPTION
-	06.18.2021	PERMIT SET

PROJECT NO: 20.600.030.01
DRAWN BY AT/FO
CHECKED BY FO
SHEET TITLE
PLANTING PLAN

L-701

SHEET 025 OF 118

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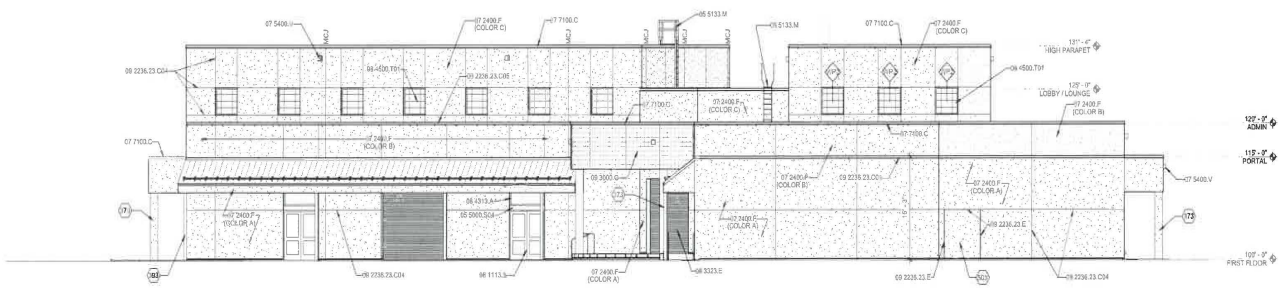
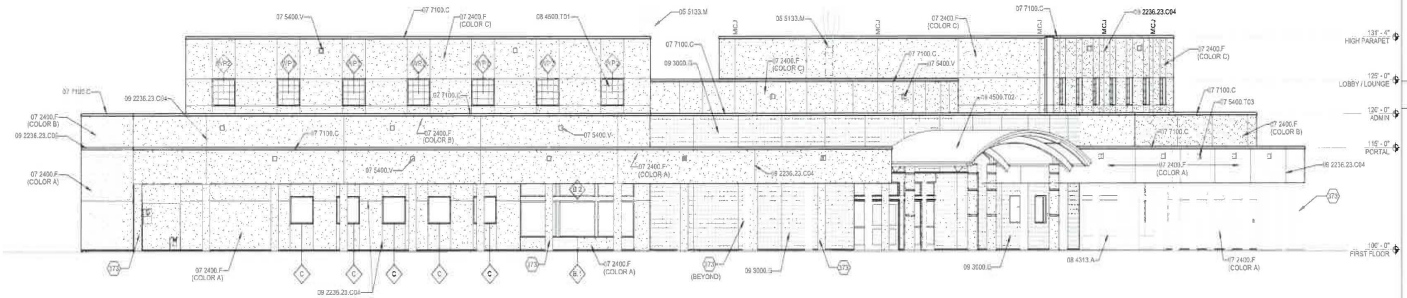
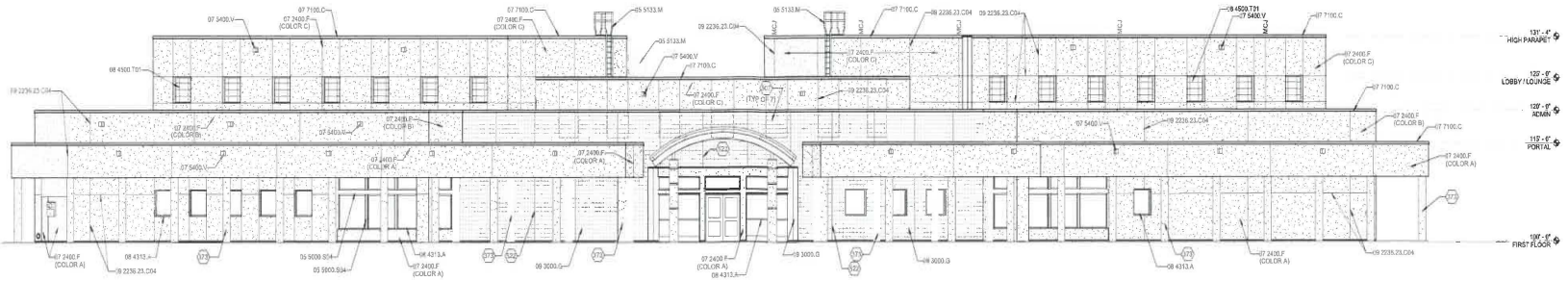
H1 GAMEROOM - WEST
1/8" = 1'-0"



F1 GAMEROOM - SOUTH
1/8" = 1'-0"



C1 GAMEROOM - EAST
1/8" = 1'-0"



A1 ADMIN - NORTH
1/8" = 1'-0"

GENERAL SHEET NOTES

1. FINISH FLOOR ELEVATIONS INDICATED ARE BASED ON AN ELEVATION OF 100'-0" - REFER TO CIVIL GRADING AND DRAINAGE PLAN FOR CONTROL DATUM AND BENCHMARK INFORMATION.
2. REFER TO STRUCTURAL FOUNDATION PLAN FOR CONCRETE AND MASONRY REINFORCING.

REFERENCE KEYNOTES

05 5000.S04	STEEL TUBE
05 5133.M	METAL LADDER
05 5213.S05	STAINLESS STEEL RAILING SYSTEM
07 2400.F	FINISH COAT
07 4113.M	METAL ROOF PANEL
07 4113.T	TRIM
07 5400.T03	TPO COATED METAL
07 5400.V	OVERFLOW SCUPPER
07 7100.C	COPING
08 1113.S	STEEL DOOR
08 1113.S01	STEEL FRAME
08 3323.E	EXTERIOR COILING DOOR
08 4313.A	ALUMINUM FRAMED STOREFRONT
08 4500.T01	TRANSLUCENT WALL ASSEMBLY
08 4500.T02	TRANSLUCENT ROOF ASSEMBLY
09 2236.23.C04	CONTROL JOINT
09 2236.23.C05	CHANNEL SCREED
09 2236.23.E	EXPANSION JOINT
09 3000.G	GLAZED WALL TILE

SHEET KEYNOTES

373	STRUCTURAL CAST-IN-PLACE CONCRETE COLUMN.
383	STRUCTURAL COLUMN.
503	PROVIDE A 6'-4" WIDE x 7'-4" HIGH KNOCK-OUT WALL.
507	DASHED LINE INDICATES TRANSLUCENT WALL ASSEMBLY BEYOND.
508	DASHED LINE INDICATES RAMP BEYOND.
522	TILE EXPANSION JOINT. REFER TO DETAIL E7/A-306 AND SPECIFICATION SECTION 09 3000.

LEGEND

MCJ — MASONRY CONTROL JOINT REFER TO DETAIL J4/A-304

CONTROL JOINT REFER TO DETAIL J2/A-304

WILSON & COMPANY
4401 MASTHEAD STREET NE
SUITE 150
ALBUQUERQUE, NM 87109
PHONE: (505) 348-4000

CONSULTANTS

SEAL

STATE OF NEW MEXICO
TIMOTHY J. BLAIS
NO. 103669
REGISTERED ARCHITECT
06-18-21

PROJECT NAME:
CITY OF SANTA FE
SOUTHSIDE TEEN CENTER
SANTA FE, NEW MEXICO

MARK	DATE	DESCRIPTION
-	06.18.2021	PERMIT SET

PROJECT NO: 20.600.030.01
DRAWN BY SLW
CHECKED BY TJR

SHEET TITLE
EXTERIOR ELEVATIONS

A-201

SHEET 045 OF 118

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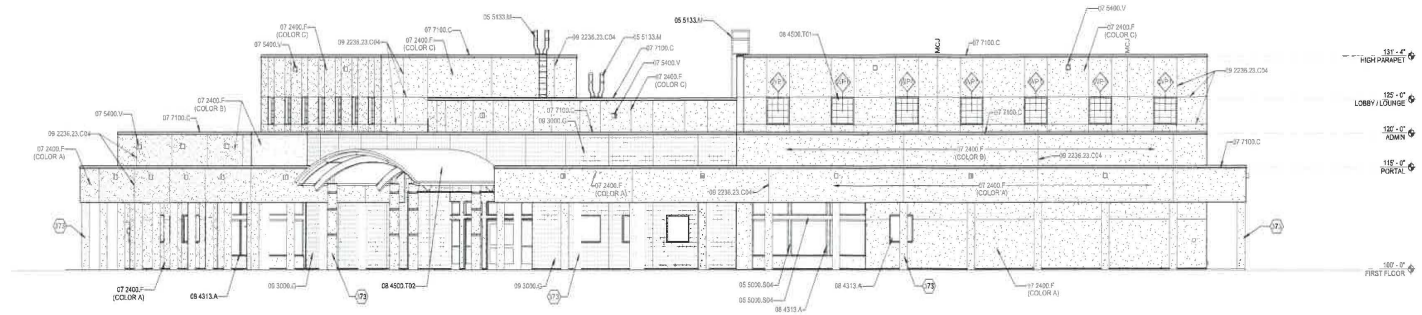
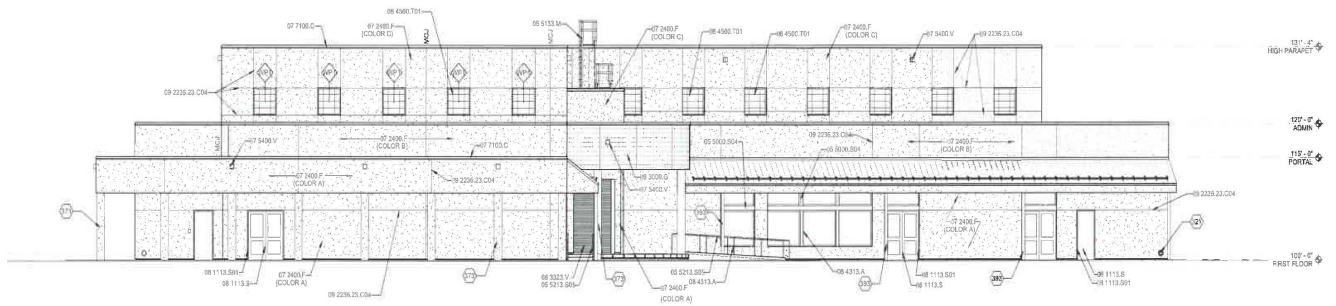
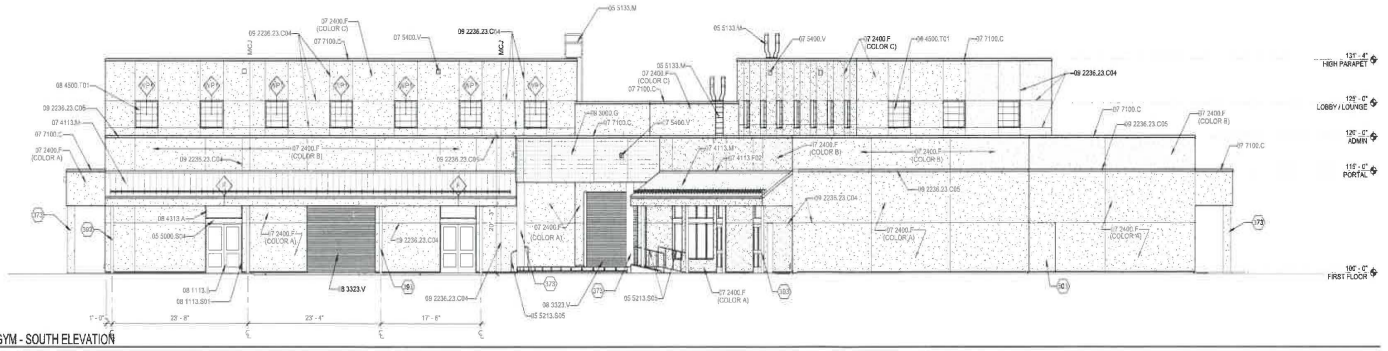


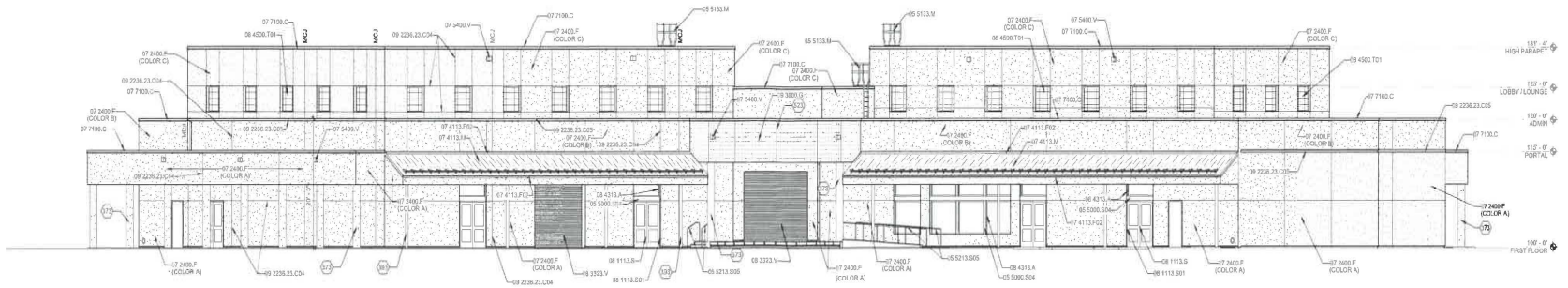
H1 GYM - NORTH ELEVATION
1/8" = 1'-0"



F1 GYM - WEST ELEVATION
1/8" = 1'-0"



C1 GYM - SOUTH ELEVATION
1/8" = 1'-0"



A1 LOUNGE - SOUTH
1/8" = 1'-0"

GENERAL SHEET NOTES

1. FINISH FLOOR ELEVATIONS INDICATED ARE BASED ON AN ELEVATION OF 100'-0" - REFER TO CIVIL GRADING AND DRAINAGE PLAN FOR CONTROL DATUM AND BENCHMARK INFORMATION.
2. REFER TO STRUCTURAL FOUNDATION PLAN FOR CONCRETE AND MASONRY REINFORCING.

REFERENCE KEYNOTES

05 5000.S04	STEEL TUBE
05 5133.M	METAL LADDER
05 5213.S05	STAINLESS STEEL RAILING SYSTEM
07 2400.F	FINISH COAT
07 4113.F02	FLASHING
07 4113.M	METAL ROOF PANEL
07 5400.V	OVERFLOW SCUPPER
07 7100.C	COPING
08 1113.S	STEEL DOOR
08 1113.S01	STEEL FRAME
08 3323.V	OVERHEAD COILING DOOR
08 4313.A	ALUMINUM FRAMED STOREFRONT
08 4500.T01	TRANSLUCENT WALL ASSEMBLY
08 4500.T02	TRANSLUCENT ROOF ASSEMBLY
09 2236.23.C04	CONTROL JOINT
09 2236.23.C05	CHANNEL SCREED
09 3000.G	GLAZED WALL TILE

SHEET KEYNOTES

321	PLUMBING DOWNSPOUT NOZZLE.
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LEGEND

MCJ — MASONRY CONTROL JOINT REFER TO DETAIL J4/ A-304

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CONSULTANTS

SEAL

STATE OF NEW MEXICO
TIMOTHY J. SLAVIC
NO. 6156
REGISTERED ARCHITECT
06-18-21

PROJECT NAME:
CITY OF SANTA FE
SOUTHSIDE TEEN CENTER
SANTA FE, NEW MEXICO

MARK	DATE	DESCRIPTION
-	06.18.2021	PERMIT SET

PROJECT NO: 20.600.030.01
DRAWN BY SLW
CHECKED BY TJR
SHEET TITLE
EXTERIOR ELEVATIONS

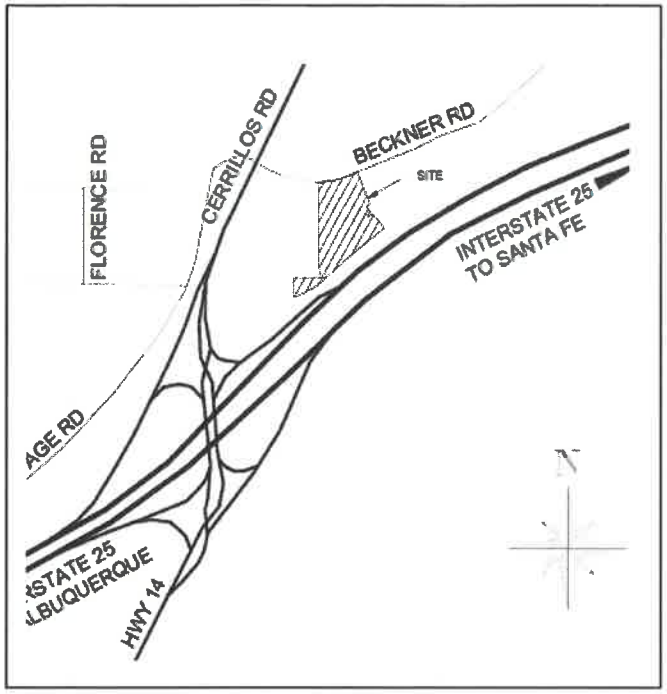
A-202

SHEET 048 OF 118

6/17/2021 10:15:42 AM

Land Use Department
Planning Commission Staff Report

Case No:	2021-3804
PC Hearing:	August 5, 2021
Applicant:	Dekker/Perich/Sabatini - Will Gleason, agent for Villa Sendero, LLC, CSM Properties, LTD
Request:	Development Plan Amendment
Location:	5132 Beckner Road
Case Mgr.:	Donna Wynant, AICP
Zoning:	C-2 (General Commercial)
Pre-app.:	January 7, 2021
ENN Mtg.:	May 3, 2021
Proposal:	Development Plan Amendment to add 24 additional multi-family units, but with additional changes will yield only 6 units for a 258-unit multi-family apartment community instead of the original 252 unit for the Villa Sendero



Case #2021-3804. Villa Sendero Development Plan Amendment for Phase II. Dekker/Perich/Sabatini - Will Gleason, Agent, for Villa Sendero, LLC, CSM Properties, LTD, Owner, requests approval of a Development Plan Amendment. The Applicant requests approval of Phase II of the project to include 24 additional multi-family units on a parcel, approximately 1-acre in size, to the southwest of the subject property, directly south of the Fashion Outlets of Santa Fe. The Amendment to Phase II also includes a fitness building, to replace an apartment building in Phase I, resulting in a net gain of 6 units to the Villa Sendero project to 258 units and minor changes to a drive aisle and multi-use trail. The property is approximately 11.4 acres, zoned C-2 (General Commercial) and is located at 5132 Beckner Road. (Donna Wynant, AICP, Case Manager)

I. RECOMMENDATION

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

Two motions will be required in this case:

- *Approve or deny the development plan amendment for Case No. 2021-3804 subject to the required general findings, and subject to the conditions of approval and technical corrections recommended by staff in Section II and Exhibit A of this staff report.*
- *Approve or deny the Findings of Fact and Conclusions of Law for Case No. 2021-3804, as shown in Exhibit C of this report.*

II. CONDITIONS OF APPROVAL

The following are conditions of approval for this project from the City's Development Review Team. The conditions and technical corrections are also listed in Exhibit A.

#	CONDITIONS OF APPROVAL	Dept/ Division	To Be Completed
1	Add bicycle parking to the southwest corner	MPO	Prior to Signature Sheet Process
2	Connect trail to the Diverging Diamond Trail	MPO	Prior to Signature Sheet Process
3	Shall comply with Section D106 Multiple-Family Residential Developments. Shall comply with the remoteness provision.	Fire Prevention	Prior to Planning Commission

III. EXECUTIVE SUMMARY

The Villa Sendero apartment development (Case # 2019-1330) was approved by the Planning Commission on January 23, 2020 for a 252-unit multi-family apartment community. The development is currently under construction on an 11.4-acre site located at 5132 Beckner Road. The applicant, Villa Sendero, LLC, is now requesting an amendment to the Villa Sendero Development Plan for Phase II of the project that includes the addition of an approximately 1-acre parcel to the southwest of the subject property, located directly south of the Fashion Outlets of Santa Fe, totaling approximately 12.4 acres. The additional parcel will facilitate the construction of 24 additional units of multi-family housing, comprised in a single 3-story building. In addition, within the original parcel, a fitness building will be replacing an 18-unit apartment building. These changes amount to a net gain of six units to the Villa Sendero project to total 258 units. Other minor changes include the drive aisle extending to the adjacent 1-acre parcel as well as the multi-use trail moving to the south edge of this road. The overall site and surrounding area is zoned C-2 (General Commercial). Multi-family residential development is a permissible use in the C-2 district.

The Applicant has indicated, at the time this application was submitted, that the additional 1-acre parcel is owned by CSM Properties, LTD and is under contract to be purchased by Villa Sendero, LLC. When the purchase is complete, the Applicant will submit a lot line adjustment to fully incorporate the 1-acre parcel into the Villa Sendero development.

The proposed development plan requires Planning Commission approval as it will be new construction exceeding 10,000 square feet per Subsection 14-3.8(B)(3)(b). The additional 1-acre site will add 26,499 square feet and with Phase I, will total 257,621 square feet of new construction.

Subsection 14-3.19(D)(1) states that development plan amendments *"shall be the same as those that apply to a new application for the type of approval proposed for amendment, unless a specific alternative procedure is provided in this section or elsewhere in Chapter 14."* The Commission's review of this

development plan amendment will therefore focus on compatibility with surrounding uses and consistency with applicable site design standards.

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 of approval identified in Section II of this report and technical corrections in Exhibit B.

Should the Commission approve this application, the development plan will be recorded and the project will proceed to construction permit review. No other public review procedures apply to this project.

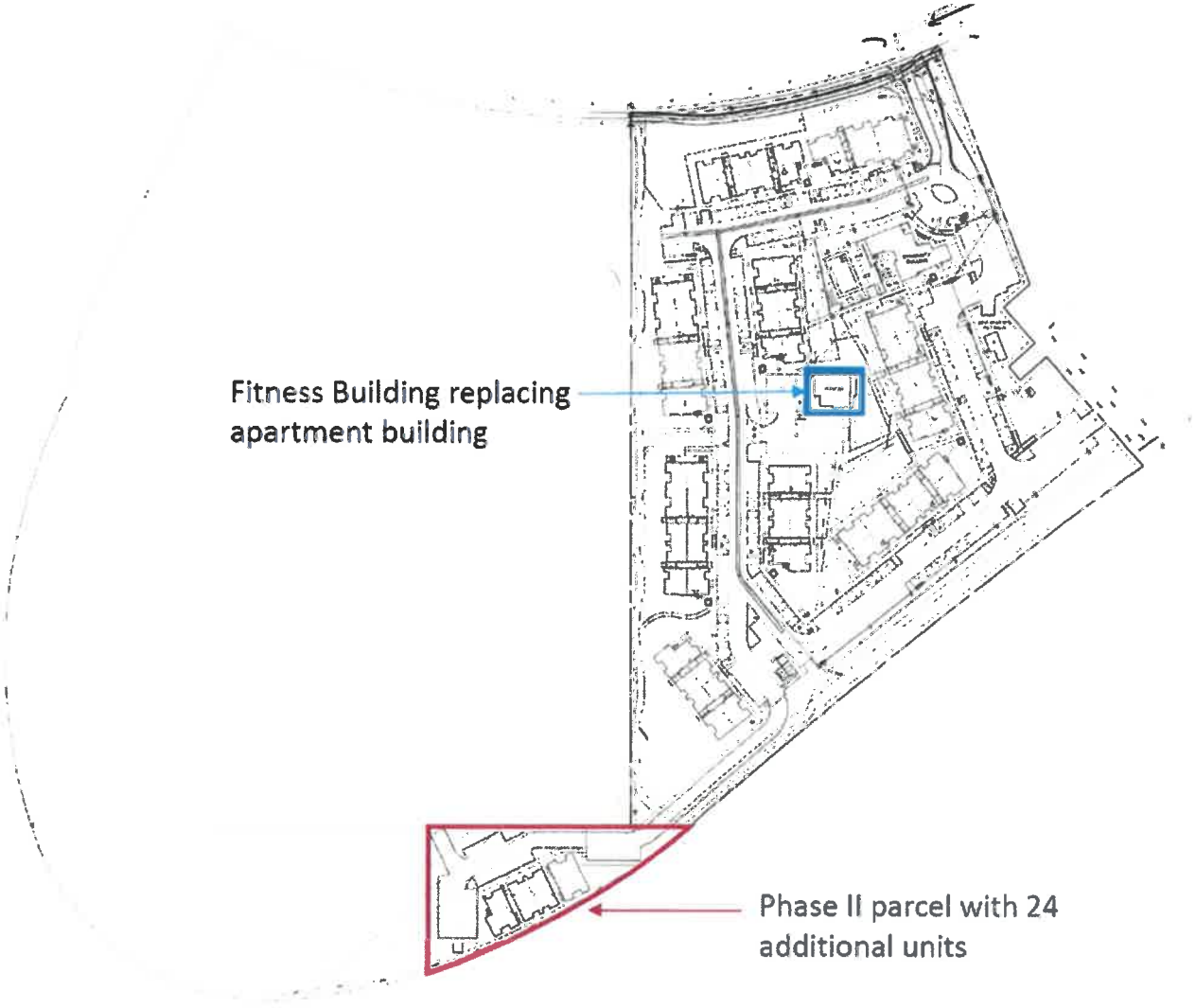
IV. PROJECT DESCRIPTION

The original 11.4 acre site is shown below with the addition of a one acre parcel to its southwest, just south of the Fashion Outlets Santa Fe mall to accommodate a 24 unit building.

Vicinity Map
(as provided in the Terrain Management Report)

The Project consists of 10 three-story buildings of one-, two- and three-bedroom units (Phase I: 9 buildings + Phase II: 1 building), 1 community building, and 1 fitness building.

- 5,000 square foot community building with lobby, party room and demonstration kitchen, billiards room, game room, social lounge with kitchenette, mailroom, and leasing offices
- 2,500 square foot fitness building
- Outdoor community areas include pool/spa, children's play area, patio area with grills and fire pit, and dog park
- Surface and covered parking
- Multi-use trail that connects with existing trail system at Las Soleras
- Landscaped areas and hardscaped pedestrian spaces

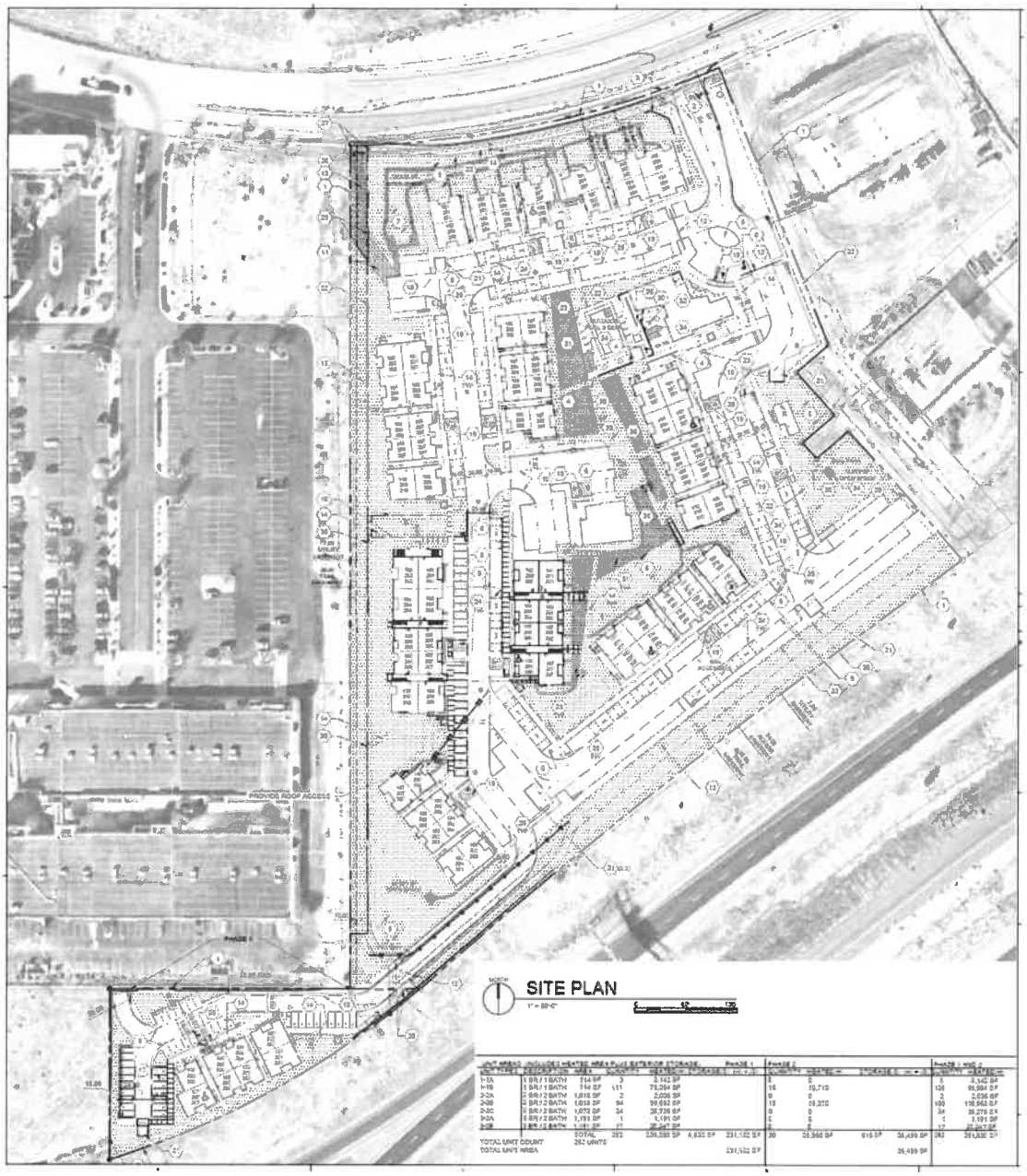


- Phase I is currently under construction

- Development Plan Amendment proposes:
  - Replacing an apartment building with a fitness building (18 units removed)
  - Construction of 24 additional units comprised in single 3-story building on Phase II parcel (24 units added)
  - Proposed project total 258 units (252 units in Phase I minus the removal of a centrally located 18 unit building for a fitness center plus a 24 unit building in Phase II)
  - Net gain of 6 units (approved for 252 units)
  - Drive aisle will extend to adjacent parcel, with the trail to be moved to the south edge of the rive aisle.
  - Development Plan Amendment Parking:
  - Total Provided Parking Spaces: 446
    - Total Required Parking Spaces; 356

The size and breakdown of the 258 units and other buildings are as follows (as shown on the Site Details page DP1-1 in the Applicant's plan set.):

BUILDING AREAS (GROSS HEATED)					
BLDG NAME	BLDG TYPE	1ST FLR	2ND FLR	3RD FLR	TOTAL
A	2	6,391 SF	6,349 SF	6,349 SF	19,089 SF
B	3	6,689 SF	6,647 SF	6,647 SF	19,983 SF
C	3	6,689 SF	6,647 SF	6,647 SF	19,983 SF
D	1	9,121 SF	9,082 SF	9,082 SF	27,285 SF
E	2	6,391 SF	6,349 SF	6,349 SF	19,089 SF
F	1	9,121 SF	9,082 SF	9,082 SF	27,285 SF
G	3	6,689 SF	6,647 SF	6,647 SF	19,983 SF
H	3	6,689 SF	6,647 SF	6,647 SF	19,983 SF
I	1	9,121 SF	9,082 SF	9,082 SF	27,285 SF
J	1	9,121 SF	9,082 SF	9,082 SF	27,285 SF
COMMUNITY BLDG		4,463 SF			4,463 SF
BIKE STORAGE/PET WASH		679 SF			679 SF
POOL EQUIPMENT		277 SF			277 SF
FITNESS BUILDING		2,604 SF			2,604 SF
TOTAL PHASE 1					235,273 SF
L	3	6,689 SF	6,647 SF	6,647 SF	
TOTAL PHASE 2					19,983 SF
TOTAL PHASE 1 AND 2					255,256 SF
BUILDING AREAS (COVERED)					
BLDG NAME	BLDG TYPE	1ST FLR	2ND FLR	3RD FLR	TOTAL
A	2	1,786 SF	1,215 SF	1,231 SF	4,232 SF
B	3	1,732 SF	1,171 SF	1,199 SF	4,102 SF
C	3	1,732 SF	1,171 SF	1,199 SF	4,102 SF
D	1	2,259 SF	1,663 SF	1,683 SF	5,875 SF
E	2	1,786 SF	1,215 SF	1,231 SF	4,232 SF
F	1	2,259 SF	1,663 SF	1,683 SF	5,875 SF
G	3	1,732 SF	1,171 SF	1,199 SF	4,102 SF
H	3	1,732 SF	1,171 SF	1,199 SF	4,102 SF
I	1	2,259 SF	1,663 SF	1,683 SF	5,875 SF
J	1	2,259 SF	1,663 SF	1,683 SF	5,875 SF
COMMUNITY BUILDING		517 SF			517 SF
BIKE STORAGE/PET WASH		101 SF			101 SF
FITNESS BUILDING		2,777 SF			2,777 SF
TOTAL PHASE 1					51,767 SF
L	3	1,732 SF	1,171 SF	1,199 SF	
TOTAL PHASE 2					4,102 SF
TOTAL PHASE 1 AND 2					55,869 SF



Access, Traffic and Parking

The original development plan (Phase I) has been fully reviewed and approved with construction underway. The overall development will be accessed via Beckner Road by means of a full access driveway at the northeast corner of the site. A secondary emergency access from Beckner Road will be constructed at the property's northwest corner.

The development plan proposes a total of 440 parking spaces distributed throughout the overall site which exceeds the City's required 356 spaces by 84 spaces. The Applicant shows 140 of these as covered spaces. The 14 bicycle spaces to be dispersed throughout the site are in compliance with Table 14-8.6-3 which requires 12 spaces for 100 or more parking spaces. The MPO requires bicycle spaces to be added to the southwest corner of the site.

PARKING CALCULATION PHASE 1: REQUIRED (14-8.6 SFCC)	
111 UNITS x 1.25 SPACES/UNIT (<800 SF UNITS)	= 139 SPACES
123 UNITS x 1.5 SPACES/UNIT (800-1200 SF UNITS)	= 185 SPACES
SPACES REQUIRED	= 324 SPACES
(INCLUDES 11 STANDARD ACCESSIBLE SPACES AND 2 VAN ACCESSIBLE SPACES)	
SPACES PROVIDED	= 397 SPACES
COVERED PARKING	= 140 SPACES
PARKING CALCULATION PHASE 2:	
15 UNITS x 1.25 SPACES/UNIT (<800 SF)	= 19 SPACES
9 UNITS x 1.5 SPACES/UNIT (800-1200 SF)	= 14 SPACES
SPACES REQUIRED	= 32 SPACES
(INCLUDES 1 STANDARD ACCESSIBLE SPACES)	
SPACES PROVIDED	= 43 SPACES
TOTAL PARKING PROVIDED PHASE 1 AND PHASE 2:	**440 SPACES**
BICYCLE PARKING (TABLE 14-8.6-3)	
REQUIRED: 100 OR MORE AUTOMOBILE SPACES; 12 BICYCLE SPACES REQUIRED	
PROVIDED: 14 BICYCLE SPACES DISPERSED ACROSS THE SITE	

Fire Protection and Emergency Access

Fire and emergency access was reviewed and approved for Phase I. The drive aisle will be extended to the one acre site which will have a modified hammerhead to give access to the new 24 unit building. (See Fire Access Plan on sheet C-303 in the Applicant's plan set.) All buildings will be equipped with automatic fire suppression and, in accordance with IFC requirements, the drive lanes will be 26 feet wide to serve the three-story buildings. Access to the resident parking areas will be controlled by vehicular gates which will be equipped with emergency strobes.

A secondary emergency access from Beckner Road will be constructed at the property's northwest corner, which will be incorporated into the northernmost segment of the new trail. The requisite 20-foot drivable surface will be achieved through the addition of two 5-foot base course shoulders to the 10-foot asphalt trail that connects the parking lot in the northwest corner to the trail along the west property line out to Beckner Road. (See Sheet C-504- "Trail Plan and Profile" in the Applicant's Plan Set.) Removable bollards will be installed adjacent to the sidewalk to prevent trail access by prohibited motorized vehicles

Terrain Management, Landscaping and Archeological

The property is fairly flat with few trees and shrubs and is not in the floodplain. The Project is located within the Suburban Archaeological District. Per the attached NMCRIS map from the State Historic Preservation Division, the property has been surveyed and there are no archaeological sites on the parcel. (See Exhibit F: Applicant submittals)

No naturally occurring 30% slopes exist on the property. Some isolated man-made 30% slopes exist along the southern portion of the west boundary. Stormwater will be directed to a series of decentralized detention ponds incorporated into the open space and landscaped areas, which will overflow into Beckner Road. The on-site detention is adequate to ensure that historic flows will not be increased.

Water & Sewer

A new public 8" water main will be constructed on-site, connecting to the existing 12" public main in Beckner Road, with a looped connection to the existing 8" main on the Fashion Outlet property. The Project's annual water demand, as identified for Phase I, is as follows and will be revised to reflect the additional 6 units (258 total units) to result with Phase II.

- 252 dwelling units x 0.13 afy/unit = 32.87 afy
- 9.8% Contingency per SFCC §14-8.13(E)(1) = 3.22 afy
- Total Annual Water Budget 36.09 afy

Lighting & Signage

The Site Lighting and Photometric Plans shows site lighting in the parking areas via two types of LED fixtures mounted at a height of 16 feet. A few areas on the plan require reduction in lighting that exceeds the maximum 2.5 foot candles.

Open Space, Parks and Trails

Per SFCC §14-7.5(D)(8)(c), in the C-2 district a minimum of 250 square feet of open space is required per ground floor dwelling unit. The open space shown on the development plan well exceeds the required open space:

- Required Open Space: 250 s.f. x 84 = 21,000 s.f. (0.48 acres)
- Provided Open Space: 190,176 s.f. (±4.36 acres)

Landscaping is provided in accordance with City Code requirements and plantings include a combination of deciduous and evergreen trees, shrubs, and ornamental and native grasses. Stormwater collection swales are a key feature in the landscaped open space and will serve to maximize passive water harvesting and infiltration.

The 10-foot asphalt public trail will be constructed along the property's south and west boundaries, which will connect to the sidewalk on Beckner Road and eventually to future trails planned for the area. A twenty-foot wide public, non-motorized trail easement will be dedicated to the City of Santa Fe. Several connection points are provided from the Project's pedestrian areas to the trail. The trail will be located along the south side of the extended drive aisle to the new 1 acre parcel. The MPO staff is requiring the trail connect further to the west beyond their site to the trail, as shown here:

The MPO states in their review, that the new southwest addition of residential units does not have any bicycle parking specified. The other locations are too far to be useful to these residents so this section should include its own bicycle parking. The minimum number of bicycle spaces is being met, however given the size of the development, additional bicycle parking is recommended.

Regarding any trail connections to the west, the possibility exists to provide a beneficial connection from the Villa Sendero trail to the Diverging Diamond Trail. The Diverging Diamond Trail (below in green dash) provides a safe connection under I-25 to the Rail Runner 599 Station, businesses, and county trails. The

Villa Sendero development will be approximately 800 feet from the completed Diverging Diamond Trail and if connected would provide safe access for residents to this amenity.

Affordable Housing

The project will meet the requirements of the affordable housing ordinance for rental properties by paying a fee in-lieu of constructing affordable units to the Affordable Housing Trust Fund, as allowed by Section 14-8.11. A revised affordable housing proposal has not yet been submitted to reflect the additional 6 units that this amended development plan would yield.

V. DEVELOPMENT PLAN APPROVAL CRITERIA

Chapter 14 requires the Planning Commission to make the following findings to approve a development plan:

Approval Criteria- Necessary Findings (Section 14-3.8D))

Criterion 1: **Planning Commission is empowered to approve the plan under the section of Chapter 14 described in the application;**	**Criterion Met:** (Yes/No) **YES**

Applicant's 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:
Staff concurs with the Applicant's response. The Planning Commission is empowered to approve this proposal for a development plan as per Subsection 14-2.3(C)(1).

Criterion 2: **that approving the development plan will not adversely affect the public interest; and**	**Criterion Met:** (Yes/No) **YES**

Applicant's Response:
"This project serves the public interest through the provision of much-needed housing proximate to employment and services, the construction of a new public trail, preservation of 4.36 acres of open space, and significant contribution to the Affordable Housing Trust Fund."

Staff Response:
The public interest is not defined, however ordinances, Chapter 14, and the General Plan were adopted by elected officials who serve as the public interest. This proposal satisfies the regulations in Chapter 14 and fulfills the 4-4-G-1 section of the General Plan with regards to infill with residential development.

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 subject property is located in a mixed-use area comprising significant commercial, institutional, and multi-family development. The proposed use and scale of the Project is compatible with land uses in the vicinity."

Staff Response:
Staff concurs with the Applicant's response. The Project is in a C-2 (General Commercial) District and is surrounded by a mall, hospital, senior living, and both multi-family and single family residential development and is adjacent to Interstate 25 to the south, and a veteran's clinic and a PNM substation to the east. The Applicant has stated that the buildings will have acoustically-rated windows that reduce exterior noise levels inside of units to an acceptable level by HUD standards. Therefore the Project is compatible with the surrounding uses.

VII. EARLY NEIGHBORHOOD NOTIFICATION

An Early Neighborhood Notification Meeting was held virtually on May 3, 2021, via zoom. No members of the public attended. The Applicant presented a slide show to the City staff person and the development team that featured an overview of the project, architectural renderings, and other relevant information.

VII. EXPIRATION

The final development plan proposal will expire three years from the date of final action (approval of the findings of fact and conclusions of law) by the Planning Commission. Should the Commission approve the development plan and adopt the findings as proposed, the expiration of the final development plan will be August 5, 2024.

VIII. ATTACHMENTS

EXHIBIT A: Technical Corrections

EXHIBIT B: Development Review Team Memoranda

1. Landscape Review, Lawrence Rivera
2. MPO Review, Leah Yngve
3. Solid Waste Division, Eric Lucero
4. Fire Prevention, Geronimo Griego
5. Wastewater Review, Stan Holland
6. Traffic Review, Wilson & Company (on contract with City)
7. Technical Review, Dee Beingessner
8. ADA Review, Jason Kluck

EXHIBIT C: Findings of Fact and Conclusions of Law

EXHIBIT D: MAPS & PHOTOS

1. Future Land Use
2. Current Zoning
3. Aerial Photo

EXHIBIT E: ENN Materials

1. City ENN Notes
2. ENN Guidelines

EXHIBIT F: Applicant Submittals

1. Development Plan Amendment Application
2. Full Plan Set
3. Grading and Drainage Plan

APPROVED BY:

Title	Name	Initials
Interim Land Use Department Director	Jason Kluck	
Land Use Planner Manager	Noah Berke	NLB
Land Use Department Senior Planner	Donna Wynant	DJW

City of Santa Fe, New Mexico

Planning Commission

Exhibit A

Technical Corrections

Villa Sendero Apt. Dev. Plan Amendment for Phase II

Case #2021-3804

Technical Corrections

#	TECHNICAL CORRECTIONS	Dept/ Division	To be completed by:
1	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. Separate zones are required for permanent and temporary irrigation lines.	Land Use/Landscape & Irrigation Review	Prior to permit review
2	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER shall be six (6) feet in height.	Land Use/Landscape & Irrigation Review	Prior to permit review
3	A water level measuring device with zero set at finish grade located at the center of each pond is required.	Land Use/Landscape & Irrigation Review	Prior to permit review
4	A security fence around ponds three feet and deeper with a maintenance gate is required.	Land Use/Landscape & Irrigation Review	Prior to permit review
5	Note on plan: "All disturbed areas shall be restored per COSF Code 14-8.2(D)(5)".	Land Use/Landscape & Irrigation Review	Prior to permit review
6	Provide lawn type and seed mix percentage, note sod or seed.	Land Use/Landscape & Irrigation Review	Prior to permit review
7	Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code.	Land Use/Landscape & Irrigation Review	Prior to permit review
8	On page C-506 the crosswalks are not indicated on the map	Land Use/MPO	Prior to Signature Sheet Process
9	1. Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC 2015 Section 503.2.1) 2. 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. (Appendix D Table D103.4)	Fire Prevention	At the time of any new construction or remodel

	3. Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads. 4. Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1) 5. 507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building. 6. Shall have water supply that meets fire flow requirements as per IFC (Appendix B) 7. Shall comply with Section D102.1 Access and Loading (75,000 lbs). 8. 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. (Appendix D Table D103.4) 9. Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade. 10. Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates. 11. Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.		
6	Sheet C-506- Striping Key #1 and Striping and Paint Notes #3 call out a continental crosswalk in the plans to continental striping.	Traffic Engineering-Wilson & Co.	Prior to signature sheet.
7	Sheet C-506 – For the southbound traffic near the southern portion of the driveway, add a stop sign next to the stop bar.	Traffic Engineering-Wilson & Co.	Prior to signature sheet.
8	Sheet C-506 – For the crosswalk at the southern side of the property, verify horizontal sight distance of vehicles travelling NE. Need to verify that drivers can see the crosswalk when going around the horizontal curve.	Traffic Engineering-Wilson & Co.	Prior to signature sheet.
9	ADA Site Review – See attached memo for ADA standards.	Land Use/ADA Review	

City of Santa Fe, New Mexico

Planning Commission

Exhibit B

DRT Memos

1. Landscape Review, Lawrence Rivera
2. MPO Review, Leah Yngve
3. Solid Waste Division, Eric Lucero
4. Fire Prevention, Geronimo Griego
5. Wastewater Review, Stan Holland
6. Traffic Review, Wilson & Company,
   (on contract with City)
7. Technical Review, Dee Beingessner
8. ADA Review, Jason Kluck

Development Review Team

Comment Form

Date: 7/12/2021

Staff person: Lawrence Rivera

Dept/Div: Land Use/Terrain Management – Landscape/Irrigation Review

Case #2021-3804. Villa Sendero Development Plan Amendment for Phase II
Case Manager: Donna Wynant, AICP, djwynant@santafenm.gov, 955-6325

Review by this division/department of the Preliminary Development plan set has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:	Must be completed by:

Technical Corrections*:	Must be completed by:
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. Separate zones are required for permanent and temporary irrigation lines.	Prior to permit review
2. JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER shall be six (6) feet in height.	Prior to permit review
3. A water level measuring device with zero set at finish grade located at the center of each pond is required.	Prior to permit review
4. A security fence around ponds three feet and deeper with a maintenance gate is required.	Prior to permit review
5. Note on plan: "All disturbed areas shall be restored per COSF Code 14-8.2(D)(5)".	Prior to permit review
6. Provide lawn type and seed mix percentage, note sod or seed.	Prior to permit review
7 Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code.	Prior to permit review
Staff reserves the right to require additional submittals upon receiving revisions.	

*Must made prior to recording and/or permit issuance

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):

Development Review Team

Comment Form

Date: 7/13/21

Staff person: Leah Yngve

Dept/Div: Land Use/MPO

Case: **Case #2021-3804. Villa Sendero Development Plan Amendment for Phase II**

Case Mgr: Donna Wynant

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
1 Add bicycle parking to the southwest corner	Prior to Signature Sheet Process
2 Connect trail to the Diverging Diamond Trail	Prior to Signature Sheet Process

Technical Corrections*:	Must be completed by:
1 On page C-506 the crosswalks are not indicated on the map	

*Must made prior to recording and/or permit issuance

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):

1. Bicycle Parking
The new southwest addition of residential units does not have any bicycle parking specified. The other locations are too far to be useful to these residents so this section should include its own bicycle parking.

The minimum number of bicycle spaces is being met, however given the size of the development, additional bicycle parking is recommended.

The type of bicycle rack was not specified in the plans. The inverted U bicycle rack is required by code.

2. Trail connection

The possibility exists to provide a beneficial connection from the Villa Sendero trail to the Diverging Diamond Trail.

The Diverging Diamond Trail (below in green dash) provides a safe connection under I-25 to the Rail Runner 599 Station, businesses, and county trails. The Villa Sendero development will be approximately 800 feet from the completed Diverging Diamond Trail and if connected would provide safe access for residents to this amenity.

LUCERO, ERIC J.
Tue 7/13/2021 8:42 AM

To: WYNANT, DONNA J.

Good morning Donna,

In regards to cases:

Case #2021-3804. **Villa Sendero Development Plan Amendment for Phase II. Dekker/Perich/Sabatini - Will Gleason, Agent, for Villa Sendero, LLC, CSM Properties, LTD, Owner, requests approval of a Development Plan Amendment. The Applicant requests approval of Phase II of the project to include 24 additional multi-family units on a parcel, approximately 1-acre in size, to the southwest of the subject property, directly south of the Fashion Outlets of Santa Fe. The Amendment to Phase II also includes a fitness building, to replace an apartment building in Phase I, resulting in a net gain of 6 units to the Villa Sendero project to 258 units and minor changes to a drive aisle and multi-use trail. The property is approximately 11.4 acres, zoned C-2 (General Commercial) and is located at 5132 Beckner Road.**

Case #2021-3805. **Aleksander Estates Subdivision General Plan Amendment. Montoya Land Use Consulting, Agent, for Next Generation Contracting, Inc., Owner, requests approval of a General Plan Future Land Use Amendment to change the designation from Low Density Residential (1 dwelling unit per acre) and (1-3 dwelling units per acre) to (3-7 dwelling units per acre) for approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road.**

Case #2021-3806. **Aleksander Estates Subdivision Rezoning. Montoya Land Use Consulting, Agent, Next Generation Contracting, Inc., Owner, requests approval of rezoning from R-1 (1 dwelling unit per acre) to R-7 (7 dwelling units per acre) for approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road.**

Case #2021-3807. **Aleksander Estates Subdivision Preliminary Development Plan. Montoya Land Use Consulting, Agent, Next Generation Contracting, Inc., Owner, requests preliminary development Plan approval of a preliminary subdivision for 59 single-family residential lots on approximately 8.38 acres. The property is zoned R-1 (Residential and is located on the east side of Kates Way, north of South Meadows Road.**

Case #2021-3808. **Aleksander Estates Preliminary Subdivision Plat. Montoya Land Use Consulting, Agent, for Next Generation Contracting, Inc., Owner, requests preliminary subdivision plat approval for 59 single-family residential lots on approximately 8.38 acres of vacant land. The property is zoned R-1 (Residential- one dwelling unit per acre) and is located on the east side of Kates Way, north of South Meadows Road.**

I have no comments at this time.

Thanks,

Eric J Lucero
Operations Manager
City of Santa Fe
Environmental Services Division

Development Review Team

Comment Form

Date: 07/21/2021

Staff person: Geronimo Griego

Dept/Div: Fire Prevention

Case: 2021-3800 3801 3837 3838 Monte Sereno

Case Mgr: Donna Wynant

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:	Must be completed by:
1. Shall comply with Section D106 Multiple-Family Residential Developments. Shall comply with the remoteness provision.	Prior to planning commission.

Technical Corrections*:	Must be completed by:
2. Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC 2015 Section 503.2.1) 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. (Appendix D Table D103.4) 4. Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads. 5. Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1) 6. 507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building.	At the time of any new construction or remodel.

7. Shall have water supply that meets fire flow requirements as per IFC (Appendix B) 8. Shall comply with Section D102.1 Access and Loading (75,000 lbs). 9. 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. (Appendix D Table D103.4) 10. Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade. 11. Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates. 12. Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.	

*Must made prior to recording and/or permit issuance

RE: DRT comments on Villa Sendero and Alexander Estates Subdivision

HS

HOLLAND, TOWNSEND S.
Mon 7/26/2021 2:41 PM

To: WYNANT, DONNA J.

Sorry to get back late. No comment for Aleksander Subdivision

Villa Sendero Download Show email

Villa Sendero

GV

Gallegos, Audra V. <Audra.Gallegos@wilsonco.com
>

To: BERKE, NOAH L.

Hi Noah,
The following are the Traffic comments on the Villa Sendero development:

- Sheet C-506 – Striping Key #1 and Striping and Paint Notes #3 call out a continental crosswalk but the plans show a transverse crosswalk. Change the crosswalk in the plans to continental striping.
- Sheet C-506 – For the southbound traffic near the southern portion of the driveway, add a stop sign next to the stop bar
- Sheet C-506 – For the crosswalk at the southern side of the property, verify horizontal sight distance of vehicles travelling NE. Need to verify that drivers can see the crosswalk when going around the horizontal curve.

Please let me know if you have any questions.

Thank you!

Audra V. Gallegos, PE
Civil Engineer

Wilson & Company, Inc., Engineers & Architects
4401 Masthead Street NE, Suite 150 | Albuquerque, NM 87109
505 348 4110 (direct) | 505 250 4853 (cell)
wilsonco.com

Villa Sendero

BEINGESSNER, DEE <dabeingessner@santafenm.gov>
Tue 7/20/2021 3:45 PM
To: WYNANT, DONNA J. <djwynant@santafenm.gov>

Donna,

I didn't have any other comments for Villa Sendero.

Dee

Development Review Team Comment Form

Date: 7/04/2021

Staff person: Jason M. Kluck

Dept/Div: Land Use – ADA Site Review

Case: **Case #2021-3804 Villa Sendero - Development Plan Amendment**

5132 Beckner Road

Case Mgr: Donna Wynant

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:	Must be completed by:
Approval Comments: Provide Design Professional Seal and signature with date signed on all drawing sheets. 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. Sidewalks and walkways shall provide for a continuous accessible path of travel route(s). (Provide signage at closest intersection with accessible connection indicating "Accessible Route Ends Ahead" or "No Accessible Route" and provide detour at any temporary or permanent inaccessible routes.) Walking surfaces along the accessible path of travel route(s) shall be firm, stable and slip resistant and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. Walking surfaces along the accessible path of travel shall not exceed 1:20 (5%) running slopes without handrail(s) in accordance with current ANSI 117.1 standards 505 & 2015 IBC 1014. Cross slopes shall not exceed 2% staff recommends 1% to 1.5% as a target cross slope. Walkways shall provide 5' diameter turning space every 200 linear feet of run. It is preferred to have marked crossings where the accessible route crosses vehicular traffic lanes.	Prior to Recording

Site ramps and stairs shall comply with the 2015 IBC and ICC A117.1-2009. Driveway and intersection crossings shall not exceed 2% cross slope, shall have a level maneuvering space, shall have 1/4" max. vertical deflections, and 10% max. flare slope. Curb ramps shall have the required 5' clear length landing and turning space. Changes in direction shall comply with 304.3. Curb Ramps within the site shall have a target running slope of 7% or less typical and 1:12 (8.33%) maximum. Curb Ramp landing target slope is 1.5% and shall not exceed 2% running and cross slope maximum in any direction. At curb ramp landings and other transitions leading directly into the vehicular way along the accessible path of travel route(s), provide detectable warning surfaces immediately prior to entry into the vehicular way, road/drive crossings and cross walks. Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30" vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8. Vertical clearance: Provide and maintain 80" of vertical clearance for the full width of all sidewalks/pedestrian routes. Rails or other barriers shall be provided where the vertical clearance is less than 80". The leading edge of such rails or barrier shall be located 27" max. above the floor. (307.4) Provide and maintain 98" vertical clearance at van parking spaces and access aisles, and accessible routes. (502.6) At Passenger Loading Zones, provide and maintain 114" min. vertical clearance at the exterior vehicular route and access aisles serving the vehicle pull-up space. (503.5)	

Technical Corrections*:	Must be completed by:
Provide detectable warning surfaces at curb ramps and transitions to driveway crossings along the accessible paths of travel. Accessibility feature design within the Site shall comply with NMDOT Pedestrian Access Route Details (Serial 608) or demonstrate compliance with applicable ADA regulations by other means as provided in the permitted Construction Documents (On-site curb ramps.)	Prior to recording

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply:

General ADA Site Compliance Requirements for all phases of development of this project, as applicable

On-Site ADA Site Compliance Requirements as applicable:

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.

IBC 1104.1 Site arrival points: At least one (firm, stable, slip resistant) accessible route within the site shall be provided from: public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.

Accessibility feature design within the Site shall comply with NMDOT Pedestrian Access Route Details (Serial 608) or demonstrate compliance with applicable ADA regulations by other means as provided in the permitted Construction Documents.

All walk surfaces along the accessible path of travel shall be firm, stable and slip resistant and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. At curb ramp landings and other transitions leading directly into the vehicular way along the accessible path of travel route(s), provide detectable warning surfaces immediately prior to entry into the vehicular way, road/drive crossings and cross walks.

All walk surfaces along the accessible path of travel shall not exceed 1:20 (5%) running slopes without handrail(s) in accordance with current ANSI 117.1 standards 505 & 2015 IBC 1014. Cross slopes shall not exceed 2% staff recommends 1% to 1.5% as a target cross slope. Walkways shall provide 5' diameter turning space every 200 linear feet of run. It is preferred to have marked crossings where the accessible route crosses vehicular traffic lanes.

Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30" vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.

Ramps within the site shall have 1:12 (8.33%) running slope and 1:48 (2%) cross slope max. With a max. rise of 30" and with 5' clear length landings where straight. Changes in direction shall comply with 304.3. Landing typical slope is 1.5% and shall not exceed 2% running and cross slope.

Curb Ramps shall have the required 5' clear length landing and turning space. Changes in direction shall comply with 304.3. Curb Ramps within the site shall have a target running slope of 7% or less typical and 1:12 (8.33%) maximum. Curb Ramp landing target slope is 1.5% and shall not exceed 2% running and cross slope maximum in any direction.

Accessible parking spaces and access aisles shall not exceed 2% slope in any direction. 1%-1.5% is the preferred target slope.

ADA parking signage shall comply with the 2015 New Mexico Accessible Parking Checklist. Accessible Signage Detail - Signage with required language per the NM Accessible Parking Checklist is required at ALL ADA Parking spaces. Parking signage height shall be 84" above the floor of the parking space, measured to the bottom of the R7-8 sign in the Public right-of-way, accessible path of travel, pedestrian way or path of the means of egress. Locate Van Accessible Parking signs immediately below the reserved parking sign at wall mounted or other locations not in the pedestrian way. At Van Accessible signs located in the pedestrian way, the R7-8A Van Accessible sign shall be mounted at 84" to bottom of the sign. Wall mounted signs and signs not mounted in the public way shall be 60" (84" is preferred) minimum above the floor of the parking space, measured to the bottom of the sign.

ADA parking space and aisle striping shall comply with the 2015 NM Accessible Parking Checklist, Section 9 (NMBC-1111 Section 1.4 through 1.4.3). The ADA parking space access aisle shall be clearly marked by diagonal pavement striping. "NO PARKING" lettering shall be stenciled in 1 foot high min. and 2 inches wide min. strokes, and located at the drive end of the striped access aisle. The International Symbol of Accessibility (ISA) shall be stenciled at all parking spaces, centered on the space and aligned with the drive end of the parking space striping. All pavement striping and markings shall be stenciled with pavement paint; blue on concrete paving or white on asphalt paving.

Ensure ADA Accessible parking spaces are located in close physical proximity to any adjacent accessible entrances or accessible housing units (60% of all entrances shall be accessible on new construction), with the shortest path of travel available from the parking area to the unit(s) and accessible entrances. Ensure accessible routes from Accessible parking space aisle(s) to building entrance are provided/maintained. Wheel stops are encouraged at all ADA accessible parking spaces to help ensure required clearance along the accessible path of travel is maintained.

Vertical clearance: Provide and maintain 80" of vertical clearance for the full width of all sidewalks/pedestrian routes. Rails or other barriers shall be provided where the vertical clearance is less than 80". The leading edge of such rails or barrier shall be located 27" max. above the floor. (307.4) Provide and maintain 98" vertical clearance at van parking spaces and access aisles, and accessible routes. (502.6) At Passenger Loading Zones, provide and maintain 114" min. vertical clearance at the exterior vehicular route and access aisles serving the vehicle pull-up space. (503.5)
Bicycle parking spaces shall comply with the requirements set forth in SFCC Chapter 14, (Subsection 14-8.6(E) along with Appendix Exhibit D, bicycle rack standards and dimensions for size, clearance and location.

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.

Bicycle parking spaces shall comply with the requirements set forth in SFCC Chapter 14, (Subsection 14-8.6(E) along with Appendix Exhibit D, bicycle rack standards and dimensions for size, clearance and location. Bicycle parking spaces shall be provided within 50' of the building entrance(s).

City of Santa Fe, New Mexico

Planning Commission

Exhibit C

Findings of Fact & Conclusions of Law

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

Case #2021-3804 – Villa Sendero Development Plan Amendment for Phase II
Owner's/Applicant's Name – Villa Sendero, LLC, CSM Properties, LTD
Agent's Name – Dekker/Perich/Sabatini- Will Gleason

THIS MATTER came before the Planning Commission (Commission) for hearing on August 5, 2021 upon the application (Application) of Dekker/Perich/Sabatini- Will Gleason, as agent for Villa Sendero, LLC, CSM Properties, LTD. The Applicant requests approval of a development plan amendment for Phase II of the Villa Sendero development (Project) to include 24 additional multi-family units on a parcel, approximately 1-acre in size, to the southwest of the subject property, directly south of the Fashion Outlets of Santa Fe. The Project also includes a fitness building to replace an apartment building in Phase I, which will result in a net gain of 6 units to the Villa Sendero project and a total 258 units, and minor changes to a drive aisle and multi-use trail. The Property totals approximately 11.4 acres, is zoned C-2 (General Commercial) and is located at 5132 Beckner Road.

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 C-2 zoning district allows for multi-family residential development when it is part of a use for which a development plan is required.
2. The Project consists of 24 additional multi-family units on a parcel, approximately 1-acre in size, to the southwest of the subject property, directly south of the Fashion Outlets of Santa Fe. The Project also includes a fitness building to replace an apartment building in Phase I, which will result in a net gain of 6 units to the Villa Sendero project and a total of 258 units, and minor changes to a drive aisle and multi-use trail.
3. Under the Santa Fe City Code (SFCC) Section 14-3.8(C)(4), the planning commission has the authority provided in Section 14-3.19(D) to amend development approvals.
4. Under SFCC Section 14-2.3(C)(2), the "planning commission shall review and approve or disapprove amendments [to development] plans . . . previously approved by the planning commission."
5. Under SFCC Section 14-3.19(D)(1), "[p]rocedures for substantive amendment or revisions to final actions to approve development shall be the same as those that apply to a new application for the type of approval proposed for amendment, unless a specific alternative procedure is provided in this section or elsewhere in Chapter 14."
6. SFCC Section14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC § 14-3.1(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC § 14-3.1(F)(2)(a)(iv) & (xi)]; and (c) compliance with notice and public hearing requirements [SFCC § 14-3.1(H)-(I)].

7. A pre-application conference was held on January 7, 2021.
8. The Applicant conducted a virtual ENN meeting on May 3, 2021, using Zoom.
9. Pursuant to SFCC Section 14-3.1(H), notice of the ENN meeting was properly given.
10. The ENN meeting was attended by representatives of the Applicant and City staff. No members of the public attended.
11. Code Section 14-3.8(C)(1) requires applicants for development plan approval to submit certain plans and other documentation that show compliance with applicable provisions of the Code (Submittal Requirements).
12. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings (Staff Report).
13. Staff recommended that the Commission approve the development plan amendment, subject to certain conditions of approval and technical corrections set forth in the Staff Report and attached exhibits.
14. The information contained in the Staff Report and exhibits is sufficient to establish that the Submittal Requirements have been met.
15. SFCC 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 Section 14-3.8(D).
16. 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 prior to making a decision.
17. SFCC 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 a development plan may be approved.
18. Pursuant to SFCC Section 14-3.8(D)(1)(a), the Commission finds that it is empowered to approve the development plan amendment under SFCC Sections 14-2.3(C)(1)-(2), 14-3.8(B)(4), and 14-3.19(D)(1).
19. Pursuant to SFCC Section 14-3.8(D)(1)(b), the Commission finds that approving the development plan amendment would not adversely affect the public interest.
20. Pursuant to SFCC Section 14-3.8(D)(1)(c), the Commission finds 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 Project. The subject property is located in a mixed-use area comprising significant commercial, institutional, and multi-family development. The proposed use and scale of the Project is compatible with land uses in the vicinity.
21. Under SFCC Section 14-3.8(D)(2), the Commission is authorized to specify conditions of approval for a development plan amendment that are necessary to accomplish the proper development of the area and to implement the policies of the general plan.
22. The Commission finds that the conditions and technical corrections set out in the Staff Report and exhibits are necessary to accomplish the proper development of the area and to implement the policies of the general plan.
23. The Applicant is willing and able to comply with the conditions and technical corrections set forth in the staff report and exhibits.

CONCLUSIONS OF LAW

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

1. The Commission has the authority under Chapter 14 of the SFCC to review and approve the Applicant's proposed development plan amendment subject to conditions.
2. The Applicant has complied with the Submittal Requirements.
3. The development plan amendment should be approved because all procedural requirements and criteria for development plan amendment approval have been met.

WHEREFORE, IT IS ORDERED ON THE 5th DAY OF AUGUST 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

The Development Plan Amendment is approved subject to the conditions and technical corrections set forth in the staff report and exhibits. The Development Plan Amendment 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 SFCC Section 14-3.19(B)(4), (6) or a time extension is granted pursuant to SFCC Section 14-3.19(C).

_____ _____

Brian Gutierrez Date:
Chairperson

FILED:

_____ _____

Kristine Bustos-Mihelcic Date:
City Clerk

APPROVED AS TO FORM:

_____ _____

Sally A. Paez Date:
Assistant City Attorney

City of Santa Fe, New Mexico

Planning Commission

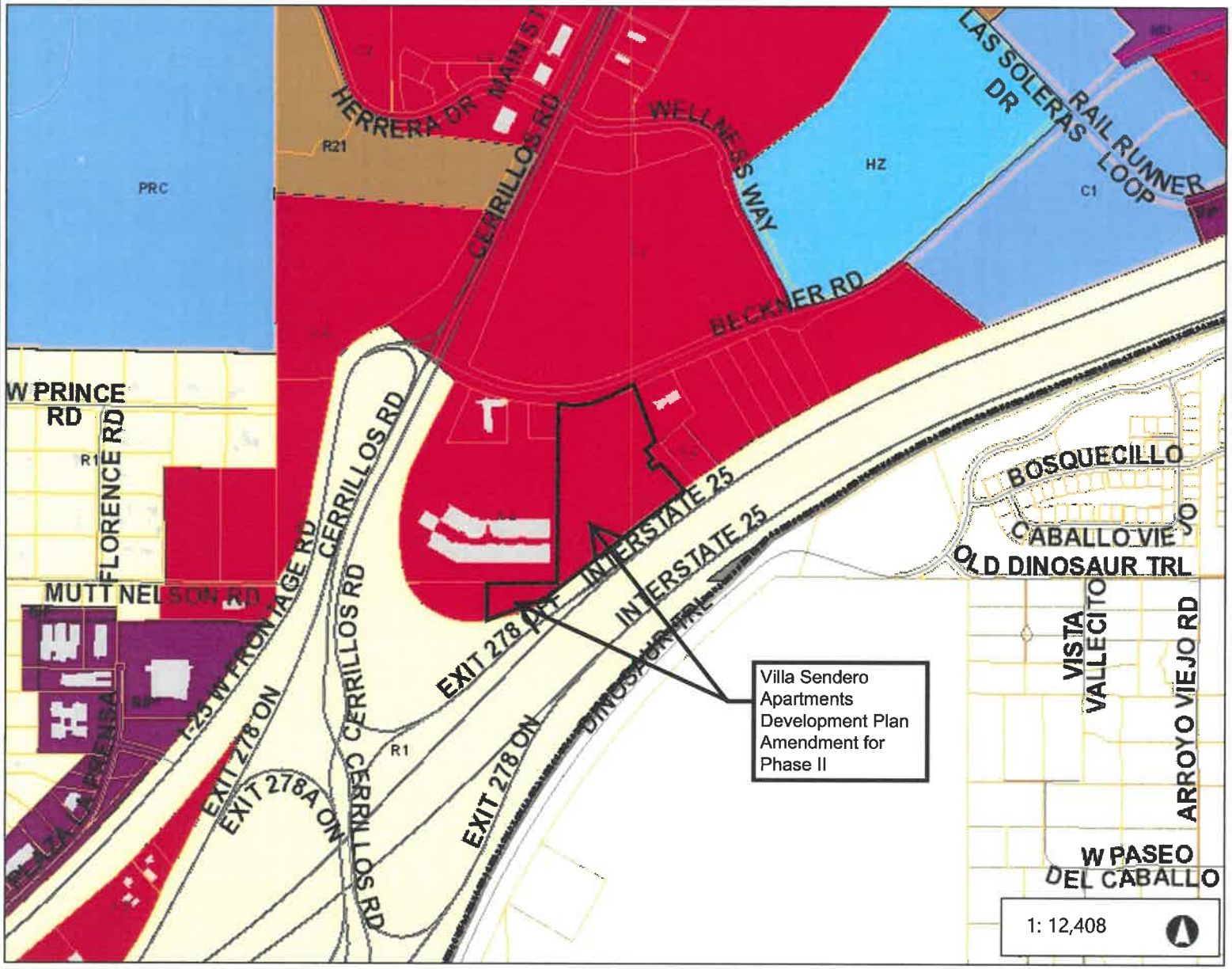
Exhibit D

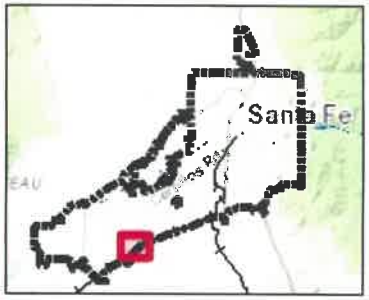
Maps and Photos

1. Aerial Photo
2. Current Zoning Map
3. Future Land Use Map
4. Street View Photo

City of Santa Fe
Mapping the City Different

Zoning Map





Legend

- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels

Zoning

- RR Rural Residential
- R1, (PUD) Single- Family 1du/ac.
- R2, (DT), (PUD),(AC) Single - Fami
- R3, (PUD) Single - Family 3du/ac
- R4 Single - Family 4du/ac
- R5, (DT), (PUD), (AC), R6, (PUD) S
- R7, (I), (PUD), R8 Single - Family 7
- RC5, RC5AC Compound 5du/ac
- RC8, RC8AC Compound 8du/ac
- R10, (PUD) Multiple - Family 10du/
- R12, (PUD) Multiple - Family 12du/
- R21, (PUD) Multiple - Family 21du/
- R29, (PUD),(AC) Multiple - Family 2
- RAC Residential Arts & Crafts
- MHP Mobile Home Park
- C1, (PUD) Office and Related Com
- C2, (PUD) General Commercial
- C4 Limited Office and Retail
- HZ Hospital Zone

Notes

© Latitude Geographics Group Ltd.

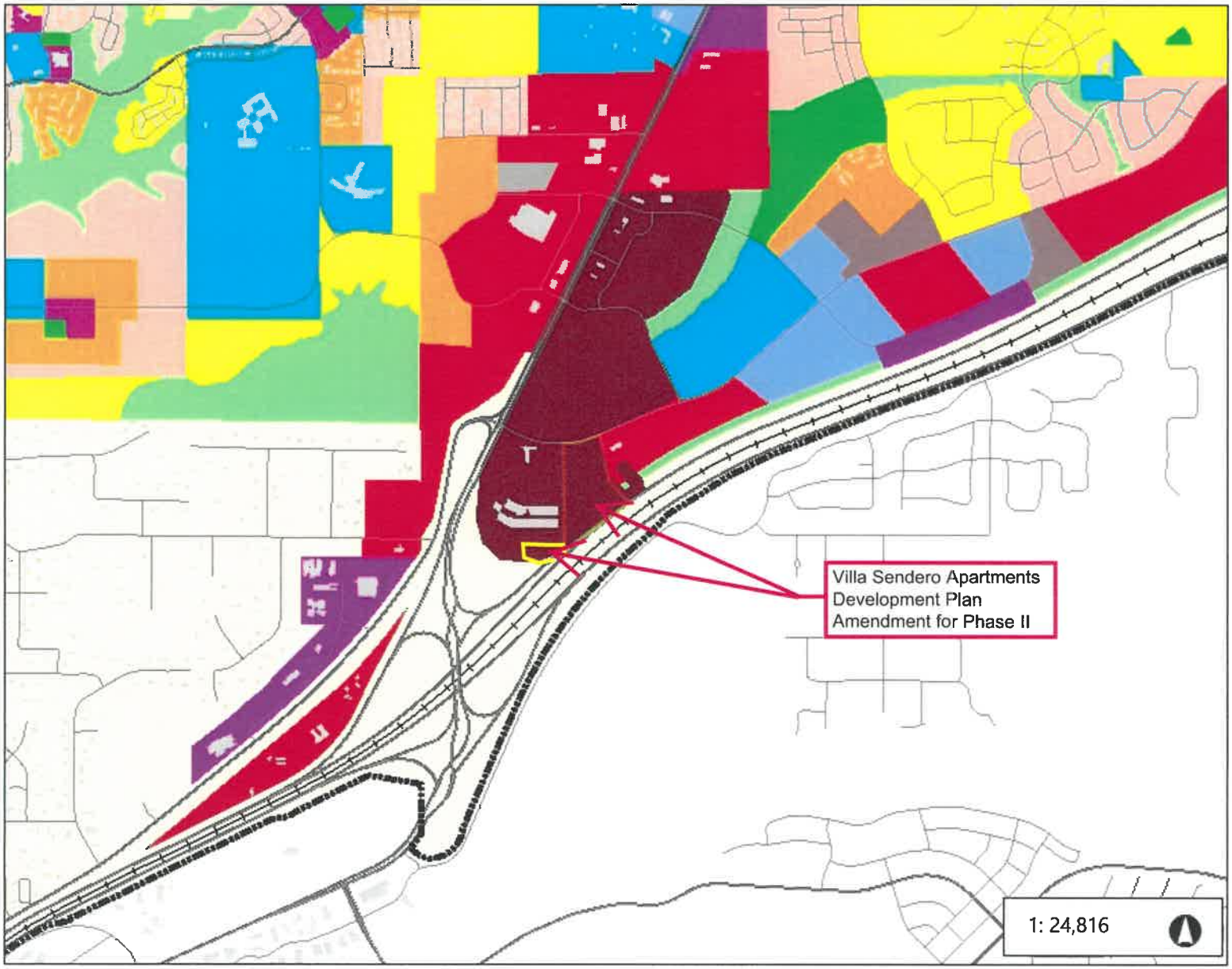
2,068.0 0 1,033.99 2,068.0 Feet

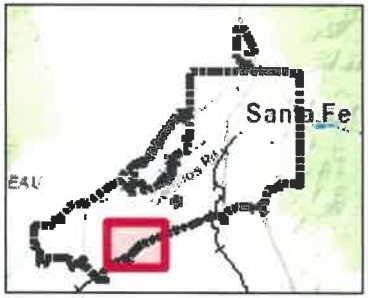
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

City of Santa Fe
Mapping the City Different

Future Land Use Map





Legend

- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe River
- Rail Road

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
- 12-29 dwellings per acre
- Regional Commercial
- Community Commercial
- Neighborhood Center
- Transitional Mixed Use
- Business Park
- Office
- Industrial
- Public/Institutional
- Open Space
- Parks

Notes

© Latitude Geographics Group Ltd.

4,136.0 0 2,067.98 4,136.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Google Street View

View of site from I-25 Off-Ramp towards additional one acre parcel south of the Fashion Outlets of Santa Fe

City of Santa Fe, New Mexico

Planning Commission

Exhibit E

Early Neighborhood Notification Materials

1. Meeting Notes
2. ENN Guidelines

City of Santa Fe
Land Use Department
Early Neighborhood Notification
Meeting Notes

Project Name	Villa Sendero Apartments Development Plan Amendment for Phase II
Project Location	5132 Beckner Road
Project Description	The Applicant requests approval of Phase II of the project to include 24 additional multi-family units on a parcel, approximately 1-acre in size, to the southwest of the subject property, directly south of the Fashion Outlets of Santa Fe. The Amendment to Phase II also includes a fitness building, to replace an apartment building in Phase I, resulting in a net gain of 6 units to the Villa Sendero project to 258 units and minor changes to a drive aisle and multi-use trail. The property is approximately 11.4 acres, zoned C-2
Applicant / Owner	Villa Sendero, LLC CSM
Agent	Dekker/Perich/Sabatini – Will Gleason
Pre-App Meeting Date	January 7, 2021
ENN Meeting Date	May 3, 2021
ENN Meeting Location	Virtual Zoom meeting
Application Type	Development Plan Amendment
Land Use Staff	Donna Wynant
Other Staff	N/A
Attendance	Development team, one city staff, and no members of the public

Notes/Comments:

The Applicant started the meeting at 5:30 and gave a presentation to the Development team and City staff, even though no one from the public was in attendance. The applicant recorded the zoom meeting in the event anyone from the public would request a record of the meeting.

EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information

Project Name: **Villa Sendero Apartments Development Plan Amendment**

Address: **5200 Beckner Road** Parcel Size: 1 acre

Zoning: C-2 Future Land Use:

Preapplication Conference Date: **January 7, 2021**

Detailed Project Description: 24 additional units on a one acre parcel connected to Villa Sendero project that is currently under construction.

Property Owner Information

Name: **CSM Properties, LTD, Attn: Chuck Bryant**

Address: **2848 Paseo De Los Puerlos, Santa Fe, NM 87507**

Phone: **505-795-3340** E-mail Address: **chuckbryant@earthlink.net**

Applicant/Agent Information (if different from owner):

Name: **Applicant: Villa Sendero, LLC / Agent: Will Gleason, Dekker/Perich/Sabatini**

Address: **2600 N. Dallas Parkway, Suite 370, Frisco, Texas 75034**

Phone: **505-228-1493** E-mail Address: **WillG@dpsdesign.org**

Agent Authorization (if applicable):

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

I/We authorize See attached letter of authorization. to act as my/our agent to execute this application.

Signed: Date:

Signed: Date:

Proposed ENN Meeting Dates:

Provide 2 options:	*Preferred Option*	*Alternative*
DATE:	May 3, 2021	
TIME:	5:30 PM	
LOCATION:	Virtual via ZOOM	

ENN GUIDELINES

Applicant Information

Project Name: **Villa Sendero Apartment Homes – Development Plan Amendment**

Name: **Gleason** (*Last*) **Will** (*First*) (*M.I.*)

Address: **7601 Jefferson St NE** (*Street Address*) **100** (*Suite/Unit #*)

Albuquerque (*City*) **NM** (*State*) **87109** (*ZIP Code*)

Phone: **(505) 761-9700** E-mail Address: **WillG@dpsdesign.org**

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.***

PROJECT SUMMARY: *The original phase of the Villa Sendero Development Plan consisted of an 11.4-acre subject property located at 5132 Beckner Rd immediately east of the Fashion Outlets of Santa Fe. The property is zoned C-2 (General Commercial) and is approved for 252 units of multi-family apartment homes. This request is for an amendment to the Villa Sendero Development Plan to include an additional approximately 1-acre parcel located to the southwest of the subject property that will facilitate the construction of an additional 24 units comprised in a single, 3-story building.*

The proposed three-story multi-family building on this additional parcel is consistent with the existing commercial development in the area. A new 10-foot public trail will be constructed along the west and south property boundaries of the original 11.4-acre property, which will provide a connection to the future Las Soleras trail along I-25.

(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 site slopes gently from the east to the west. There are no arroyos on the property. Street trees will be provided along the Beckner Road frontage. Storm water will be collected in a series of ponding area, which will be landscaped and incorporated into the open space to maximize passive water harvesting.

(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.***

The property is located in the Suburban Archaeological Review District and, per the approved archaeology survey, there are no archaeology sites on the property.

(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 property is surrounded by C-2 zoning on the west, north, and east and I-25 is to the south. As described above, the scale of the project is consistent with the existing commercial uses in the vicinity. As an infill site, the project satisfies the General Plan principle of creating a compact urban form.

(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.***

The project design includes a public trail and internal pedestrian connections to the existing sidewalk along Beckner Rd. Furthermore, a traffic study was conducted and any necessary roadway improvements will be implemented to ensure adequate levels of service. No negative impact on access to services is anticipated.

(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.***

The creation of new housing supply is critical to economic development in Santa Fe by providing more housing opportunities for the employment base. In addition, the project will create jobs in the construction-related industries.

(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.***

A fee-in-lieu will be paid to the Affordable Housing Trust Fund in accordance with the Santa Fe Homes Program.

(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.***

The project will be served by existing water and sewer infrastructure as well as existing emergency services. The site is served by Route 12 of the Santa Fe Trails Bus System and there is a bus stop on Beckner Rd immediately west of the property. The area is served by several public schools and a school impact form is submitted with this report.

(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.***

Water rights were acquired for the original phase of the project and the applicant will work with the City to determine whether additional water rights will be needed. Water conservation measures will be employed, including the use of water conserving plumbing fixtures, as well as passive storm water harvesting. As an infill project, efficient use is being made of existing water infrastructure.

(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.***

Community integration is enhanced through providing housing opportunities near services and employment. In addition, the project will provide new public trails, providing connectivity to the surrounding neighborhood.

(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.***

As an infill site, the proposed project promotes a compact urban form. Furthermore, the site is easily accessible to commercial services and employment.

(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: Villa Sendero Apartments
2. Location of Property: Bekner Road, just east of Cerrillos Road
3. Owner/Agent Name: DeKker Perich Sabatini
   Mailing Address: 7601 Jefferson NE, Suite 100, Albuquerque, NM 87109
   Phone & Fax: 505-228-1493
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	1BR - 15 2BR - 9 24	$1,650.00

5. Elementary School Zone for Proposed Development: Pinon
6. Middle School Zone for Proposed Development: Milagro
7. High School Zone for Proposed Development: Santa Fe
8. Build out Rates (Year/s; #/yr): Full occupancy by Q4 2022

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

Form No. A-345
12/65

407019

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 16 day of September, 1980, by and between The New Mexico State Highway Department, part Y of the first part, and C.S.M. Properties, LTD, Rt. 4 Box 75, Santa Fe, N.M. 87501 party of the second part.

WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of One Thousand Two Hundred Fifty Seven Dollars ($1,257.00) Dollars lawful money of the United States of America, to ..... in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do ..... by these presents, demise, release and forever quitclaim, unto the said party of the second part and to its heirs and assigns, the following described strip, tract or parcel of land and real estate, lying, situate and being in the County of Santa Fe, State of New Mexico, to wit:

(5-2-EL-1) A certain tract or parcel of land, lying and being situate in the NE¼ NW¼ of Section 19, T.16N., R.9E., NMPM, County of Santa Fe, State of New Mexico, being more particularly bounded and described as follows, to wit:

Beginning at a point for the Northwesterly corner of the NE¼ NW¼ of Section 19; thence Easterly along the Northerly line of Section 19 a distance of 366.25 feet to a point on the Northerly right of way and Access Control line of NMP I-025-5(36)272, County of Santa Fe, State of New Mexico and point on curve; thence Southwesterly along the said Northerly right of way and Access Control line of NMP I-025-5(36)272 on a 0.736° curve (radius = 7789.44 feet) thru an arc of 0°20'35" to the left a distance of 46.61 feet; thence S.55°05'28"W. a distance of 84.59 feet to a point of curve; thence Southwesterly on a 5.612° curve (radius = 1020.92 feet) thru an arc of 16°20'31" to the right a distance of 291.20 feet to a point on the Westerly line of the NE¼ NW¼ of Section 19 and point on the Westerly line of the property of the Grantor; thence Northerly along the said Westerly line of the property of the Grantor a distance of 204.15 feet to the point and place of beginning.

Containing 43,258 square feet, more or less.

Access controlled. Access will not be permitted on to or off of Ramp C of Interstate 25.

Subject to any existing easements, assignments or taxes. Grantee, its heirs and assignees hereby releases and waives any possible claims for damages of any kind whatsoever arising from the construction or maintenance of NMP I-025-5(36)272.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said party of the second part, and to its heirs and assigns forever.

IN WITNESS WHEREOF, the said part ..... of the first part ha..... hereunto set ..... hand..... and seal..... the day and year first above written.

465,661
OF NEW MEXICO)
TY OF SANTA FE)SS
my Hand and Seal of Office
AROLINA R. GONZALES
Clerk, Santa Fe County, N.M.

I hereby certify that this instrument was filed for record on the 7 day of Oct A.D. 1980 at 2:31 o'clock P.M. and was duly recorded in book 407 page 019 of the records of Santa Fe County.

Deputy

J. J. "Buddy" Hewett
Chief Highway Administrator

STATE OF NEW MEXICO
County of Santa Fe

On this 16th day of September, 1980, before me personally appeared Joe Hewett to me known to be the person described in and who executed the foregoing instrument and acknowledged that ..... executed the same as ..... free act and deed.

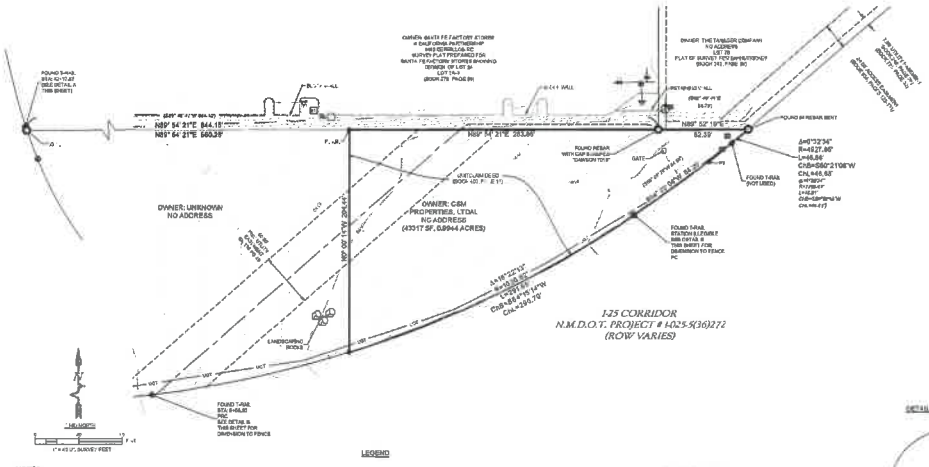
Witness my hand and seal the day and year last above written.

Kathleen A. Sullivan
Notary Public.

My Commission expires: Sept. 22, 1984

BOUNDARY AND TOPOGRAPHIC SURVEY

WITHIN SECTION 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M.,
SANTA FE, SANTA FE COUNTY, NEW MEXICO



LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND BEING A PORTION OF THE ASSESSOR'S PARCEL NUMBER 2616104 WITH THE SANTA FE COUNTY, NEW MEXICO ASSESSOR, AS DESCRIBED IN THE QUITCLAIM DEED FILED WITH THE SANTA FE COUNTY CLERK IN BOOK 407, PAGE 018 AND BEING LOT 9-3-EL-1 AS SHOWN ON THE RIGHT-OF-WAY & ACCESS CONTROL MAP PREPARED BY THE NEW MEXICO DEPARTMENT OF TRANSPORTATION AS PROJECT NUMBER I-025-5(36)272, SAID PARCEL BEING BOUNDED ON THE NORTH BY LOT 2A AND 3B, LAND OF EANN & TRICKEY FILED WITH SAID COUNTY CLERK IN BOOK 348, PAGE 038 AND BOUNDED ON THE SOUTH BY INTERSTATE 25, ALL WITHIN SECTION 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, AND SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED BEING THE SOUTHWEST CORNER OF SAID LOT 2A, LAND OF EANN & TRICKEY AND BEING A FOUND #4 BAR (WITH NO CAP);

THENCE, N 89° 54' 21" E, 660.26 FEET TO A SET BAR WITH CAP STAMPED "PS 10655" AND THE POINT OF BEGINNING;

THENCE, N 89° 54' 21" E, 283.80 FEET TO A FOUND BAR WITH CAP STAMPED "DAWSON 7015";

THENCE, N 89° 53' 19" E, 82.39 FEET TO A FOUND BAR (WITH NO CAP) ON THE NORTHERLY RIGHT-OF-WAY & ACCESS CONTROL LINE OF INTERSTATE 25;

THENCE, PROCEEDING ALONG SAID NORTHERLY RIGHT-OF-WAY & ACCESS CONTROL LINE OF INTERSTATE 25 THE FOLLOWING CALLS:

SOUTHWESTERLY ALONG AN ARC OF A CURVE TO THE RIGHT A DISTANCE OF 46.86 FEET (SAID CURVE HAVING A RADIUS OF 4627.90 FEET AND A LONG CHORD WHICH BEARS S 82° 21' 08" W, 46.85 FEET) TO A POINT OF TANGENCY;

S 64° 23' 04" W, 91.20 FEET TO A POINT OF CURVATURE AND A FOUND T-RAIL;

SOUTHWESTERLY ALONG AN ARC OF A CURVE TO THE RIGHT A DISTANCE OF 281.88 FEET (SAID CURVE HAVING A RADIUS OF 1022.92 FEET AND A LONG CHORD WHICH BEARS S 64° 18' 54" W, 280.70 FEET) TO A SET BAR AND CAP STAMPED "PS 10655";

THENCE, N 0° 05' 14" W, 284.42 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 9.9944 ACRES MORE OR LESS.

NOTES:

1. OWNER OF RECORD: CSM PROPERTIES LOTAL
2. SUBJECT PROPERTY IS ZONED "C-2" GENERAL COMMERCIAL.

FLOOD ZONE:

UNLESS OTHERWISE SHOWN THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AREA "X" OF MINIMAL FLOOD HAZARD PER MAP NO. 35049C0506E EFFECTIVE DATE: DECEMBER 4, 2012.

REFERENCE DOCUMENTS

1. PLAT OF SURVEY PREPARED FOR EANN/TRICKEY, RECORDED IN BOOK 348 PAGE 39, DATED JUNE 2, 1993, SANTA FE COUNTY RECORDS.
2. QUITCLAIM DEED BETWEEN NEW MEXICO STATE HIGHWAY DEPARTMENT AND CSM PROPERTIES, BOOK 407 PAGE 18, DATED SEPTEMBER 18, 1998, SANTA FE COUNTY RECORDS.
3. EASEMENT SURVEY PREPARED FOR BECKNER ROAD EQUITIES RECORDED AS DOCUMENT NUMBER 1740711, DATED APRIL 4, 2017, SANTA FE COUNTY RECORDS.
4. SURVEY PLAT PREPARED FOR SANTA FE FACTORY STORES, RECORDED IN BOOK 272 PAGE 36, DATED APRIL 27, 1994, SANTA FE COUNTY RECORDS.
5. BOUNDARY SURVEY PREPARED FOR TERRY AND ASSOCIATES RECORDED IN BOOK 656, PAGE 41, DATED OCTOBER 23, 2020, SANTA FE COUNTY RECORDS.
6. SURVEY PLAT PREPARED FOR EANN/TRICKEY RECORDED IN BOOK 692 PAGE 35, DATED JULY 7, 2005, SANTA FE COUNTY RECORDS.
7. N.M.D.O.T. RIGHT OF WAY MAP PROJECT I-025-5(36)272 DATED JUNE 18, 1971

LEGEND

- ● = FOUND REBAR WITH CAP AS NOTED
- ■ = SET NO. 6 BAR WITH CAP STAMPED "PS 10655"
- ◆ = FOUND N.M.D.O.T. ROW T-RAIL
- ☆ = LIGHT POLE
- ⋔ = FIRE HYDRANT
- ⓣ = TELEPHONE MANHOLE
- ☎ = TELEPHONE PEDESTAL
- ⋕ = WATER VALVE
- □ = FIBER OPTIC PULLBOX
- ⊠ = ELECTRIC TRANSFORMER
- ——— = SUBJECT PROPERTY LINE
- ——— = PROPERTY LINE NOTED ON QUITCLAIM DEED (407,18)
- ——— = ADJOINER PROPERTY LINE
- ——— = EASEMENT LINE
- ——— = BARBED WIRE FENCE
- ——T——T—— = UNDERGROUND TELEPHONE
- ——W——W—— = UNDERGROUND WATER LINE
- ——— = CURB AND GUTTER
- ——— = EXISTING CONTOUR, 1' INTERVAL
- S40°26'46"W 46.81' = MEASURED DISTANCE
- (S40°26'46"W 46.81') = RECORD DISTANCE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

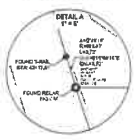
COORDINATE NOTE

REFERENCE FRAME: NAD 1983(2011) (EPOCH 2010.000)
MODIFIED U.S. STATE PLANE NEW MEXICO CENTRAL ZONE (3002)
GRID TO GROUND SCALE FACTOR: 1.00040638479
SCALED FROM: NSP3813.21637', W156°01'64.49488"
(N=1877066.69' E=1705272.19')
ALL DISTANCES ARE GROUND DISTANCES
UNITS ARE U.S. SURVEY FEET

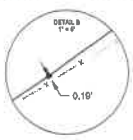
VERTICAL DATUM
NAVD 1988
GEOID 12A (CONUS)

METHODS
ORIGINAL CONTROL ON THIS PROJECT WAS OBSERVED AND SET ON DECEMBER 4, 2020. ALL POINTS WERE OBSERVED USING TRIMBLE S5 TOTAL STATION AND TRIMBLE R8 GPS RECEIVERS UTILIZING RTK GPS METHODS.

DETAIL FOR T-RAIL AND REBAR



DETAIL FOR FENCE DISTANCE FROM RIGHT OF WAY MONUMENT



SURVEYOR'S CERTIFICATION

I, WILLIAM F. BREWSTER, NEW MEXICO PROFESSIONAL SURVEYOR NO. 10655, DO HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY 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; THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM F. BREWSTER
NEW MEXICO
10655
PROFESSIONAL SURVEYOR

WILLIAM F. BREWSTER, NMPS 10655

5-07-2021
DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

CURRENT OWNER: CSM PROPERTIES LTD
LOT 9-3-EL-1

LEGAL DESCRIPTION:
PLSS DESCRIPTION: WITHIN SECTION 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., SANTA FE, SANTA FE COUNTY, NEW MEXICO
BOOK 407, PAGE 018

CITY: SANTA FE
COUNTY: SANTA FE
STATE: NEW MEXICO

COUNTY OF SANTA FE) SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the ____ day of ____, 20__,
A.D. at _____ o'clock _____ and was duly recorded in book _____ page(s) _____ of the records of Santa Fe County.
Witness my Hand and Seal of office
GERALDINE SALAZAR
County Clerk, Santa Fe County, N.M.

County Clerk

Deputy

SOUDER, MILLER & ASSOCIATES
5464 Wedco Arroyo Rd, Suite D
Albuquerque, NM 87111

TERRY & ASSOCIATES, LLC
SANTA FE, NEW MEXICO

BOUNDARY SURVEY
WITHIN SECTION 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M.
SANTA FE, SANTA FE COUNTY, NEW MEXICO

Designed: JDA
Drawn: JDA
Checked: WFB
Date: FEBRUARY 2021
E-W: Horiz.
Vert.
Project No: 2429856
Sheet: 1 OF 1

DocuSign Envelope ID: AE949720-5BB5-44E6-A2CB-A4AC304DAB4E

City of Santa Fe
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Villa Sendero Apartments, 1 acre add-on parcel located at Beckner Road, Santa Fe, NM

To Whom It May Concern:

This letter shall serve as authorization for Dekker Perich Sabatani to act on my behalf with respect to the referenced property regarding land use applications to be submitted to the City of Santa Fe.

Sincerely,

Villa Sendero, LLC,
a Delaware limited liability company

By: Tekin & Associates, LLC,
a Texas limited liability company,
Manager

By: DocuSigned by: _____ Date: 4/14/2021
Mark A. Tekin, Manager

DocuSign Envelope ID: C3000EA0-8E0D-4122-9CA4-0AFCD013AC77

City of Santa Fe
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

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Sincerely,

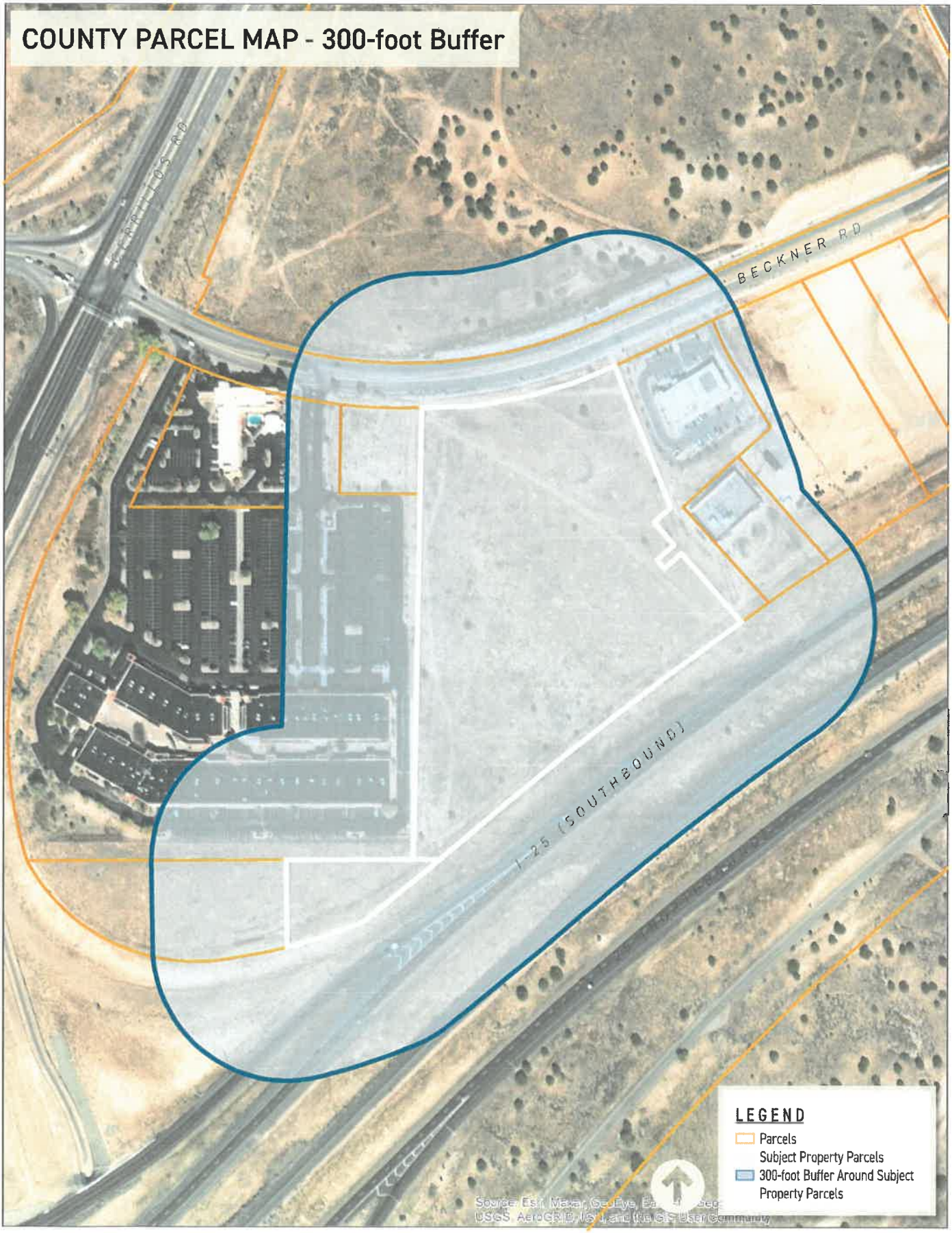
CSM Properties, Ltd

DocuSigned by:
By: Charles Bryant
Charles F. Bryant, General Partner

Date: 4/14/2021

VILLA SENDERO
ENN MAILING LOG

Name	Address	City	State	Zip
CSM PROPERTIES LDTAL	2848 PASEO DE LOS PUEBLOS	SANTA FE	NM	87507
INN AT SANTA FE LLC	1524 CLOVERFIELD BLVD SPC B	SANTA MONICA	CA	90404-3545
WELLS FARGO BA, NATL ASSOC TRSTE JP MORGAN CHASE	5221 N O'CONNOR BLVD STE 600	IRVING	TX	75039
SANTA FE FACTORY STORES	4100 MAC ARTHUR BLVD #200	NEWPORT BEACH	CA	92660
THE TANAGER CO.	PO BOX 7817	ALBUQUERQUE	NM	87194
TOSA PROPERTIES, LLC	5000 EDITH BLVD NE	ALBUQUERQUE	NM	87107
PUBLIC SERVICE COMPANY OF NEW MEXICO	ALVARADO SQUARE	ALBUQUERQUE	NM	87158
WKS INVESTMENTS, LLC	P.O. BOX 1984	SANTA FE	NM	87504-1984
BECKNER ROAD EQUITIES, INC	8220 SAN PEDRO DR NE #500	ALBUQUERQUE	NM	87113
OCCUPANT	8376 CERRILLOS RD	SANTA FE	NM	87507
OCCUPANT	8380 CERRILLOS RD	SANTA FE	NM	87507
OCCUPANT	5407 BECKNER RD	SANTA FE	NM	87507
OCCUPANT	5400 BECKNER RD	SANTA FE	NM	87507
OCCUPANT	5152 BECKNER RD	SANTA FE	NM	87507
OCCUPANT	5396 BECKNER RD	SANTA FE	NM	87507


COUNTY PARCEL MAP - 300-foot Buffer
BECKNER RD
I-25 (SOUTHBOUND)
LEGEND
Parcels
Subject Property Parcels
300-foot Buffer Around Subject Property Parcels

City of Santa Fe, New Mexico

Planning Commission

Exhibit F

Applicant Submittals

1. Development Plan Amendment Application
2. Full Plan Set
3. Grading and Drainage Plan
4. Terrain Management Report

PLAN OR PLAT AMENDMENT APPLICATION

Parcel Information

Project Name: **Villa Sendero Development Plan Amendment Phase II**

Address: **5132 Beckner Road** Zoning: **C-2**

Previous Approvals: Development Plan Purpose of Amendment: **Phase II: Additional parcel/unit count change from 252 to 258**

Property Owner Information

Company Name: Villa Sendero, LLC, CSM Properties, LTD

Name: *Last* *First* *M.I.*

Address: **2600 N Dallas Parkway Suite 370**
Street Address *Suite/Unit #*

Frisco **TX** **75034**
City *State* *ZIP Code*

Phone: ( ) E-mail Address:

Applicant/Agent Information (if different from owner)

Company Name: Dekker/Perich/Sabatini

Name: **Gleason** **Will**
Last *First* *M.I.*

Address: **7601 Jefferson St NE** **Suite 100**
Street Address *Suite/Unit #*

Albuquerque **NM** **87109**
City *State* *ZIP Code*

Phone: **(505) 761-9700** E-mail Address: **WillG@dpsdesign.org**

Correspondence Directed to: ☐ Owner ☐ Applicant X☐ Both

Agent Authorization (if applicable)

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

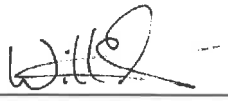
I/We authorize See attached Letters of Authorization to act as my/our agent to execute this application.

Signed: Date:

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 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 preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and annexation requirements.

Signature:  Date: **6/18/2021**

DEKKER
PERICH
SABATINI

June 18, 2021

Donna Wynant, Senior Planner
Current Planning Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Villa Sendero Apartment Homes, 5132 Beckner Road
Development Plan Amendment Phase II Application

Dear Ms. Wynant,

This letter is respectfully submitted on behalf of Villa Sendero, LLC in application for Development Plan Amendment approval of a multi-family apartment community for consideration by the Planning Commission. The subject property is located at 5132 Beckner Road and is currently under construction according to the previously approved Development Plan for 252 units.

The applicant, Villa Sendero, LLC, is requesting an amendment to the Villa Sendero Development Plan for Phase II of the project that includes the addition of an approximately 1-acre parcel to the southwest of the subject property, located directly south of the Fashion Outlets of Santa Fe that will facilitate the construction of 24 additional units of multi-family housing, comprised in a single 3-story building. In addition, within the original parcel, a fitness building will be replacing an apartment building. These changes amount to a net gain of 6 units to the Villa Sendero project to total 258 units. Other minor changes include the drive aisle extending to the adjacent 1-acre parcel as well as the multi-use trail moving to the south edge of this road.

The 1-acre parcel to the southwest of the subject property is owned by CSM Properties, LTD at this time. It is under contract to be purchased by Villa Sendero, LLC. When the purchase is complete, a replat action will be submitted for approval that includes a lot line adjustment to fully incorporate the 1-acre parcel into the Villa Sendero development. Letters of Authorization from both CSM Properties, LTD and Villa Sendero, LLC are included in this application.

Sincerely,

Will Gleason, Dekker/Perich/Sabatini
Agent for Villa Sendero, LLC

DocuSign Envelope ID: C3000EA0-8E0D-4122-9CA4-0AFCD013AC77

City of Santa Fe
Land Use Department
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Santa Fe, NM 87501

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DocuSigned by:
By: Charles Bryant
Charles F. Bryant, General Partner

Date: 4/14/2021

DocuSign Envelope ID: AE949720-5BB5-44E6-A2CB-A4AC304DAB4E

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PCL XL error
    Error: IllegalOperatorSequence
    Operator: ReadImage
    Position: 209548

PLAN OR PLAT AMENDMENT APPLICATION

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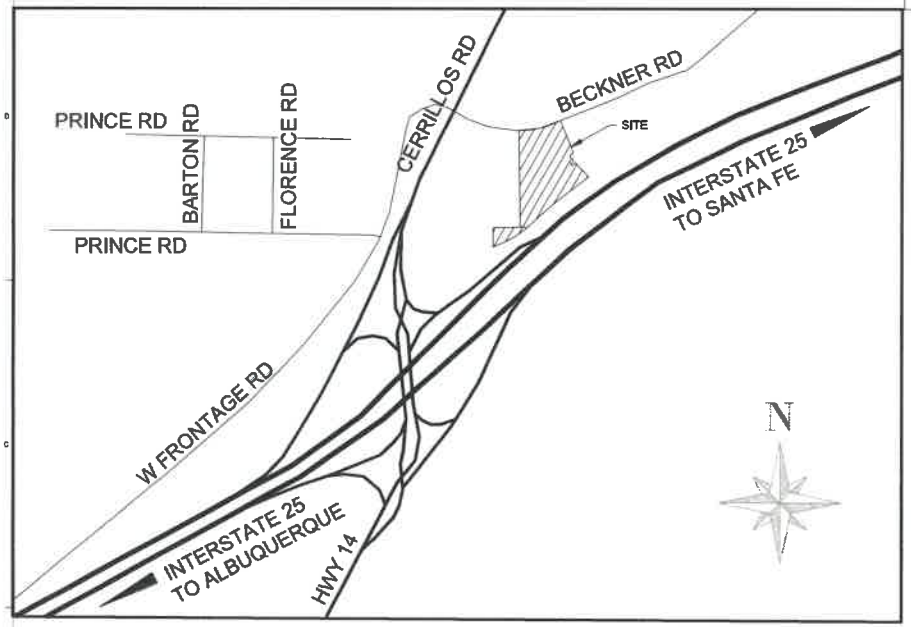
Mark A. Tekin, Manager

VICINITY MAP



DRAWING INDEX

DP1-1	DEVELOPMENT PLAN
DP1-2	SITE DETAILS
LI-00	IRRIGATION OVERVIEW
LI-01	IRRIGATION PLAN
LI-02	IRRIGATION PLAN
LI-03	IRRIGATION PLAN
LI-04	IRRIGATION PLAN
LI-05	IRRIGATION PLAN
LI-06	IRRIGATION PLAN
LP-00	PLANTING OVERVIEW
DP5-1	CONCEPTUAL BUILDING ELEVATIONS
DP5-2	CONCEPTUAL BUILDING FLOOR PLANS
DP5-3	CONCEPTUAL BUILDING FLOOR PLANS
DP5-4	CONCEPTUAL BUILDING FLOOR PLANS
ES101	ELECTRICAL SITE LIGHTING PLAN
ES102	SITE LIGHTING PHOTOMETRICS
ES103	LIGHT FIXTURE SCHEDULE
SV-1	ALTA SURVEY
SV-2	BOUNDARY AND TOPOGRAPHIC SURVEY
C-101	CIVIL SITE PLAN
C-102	SLOPE ANALYSIS MAP
C-203	TYPICAL SECTIONS
C-205	GEOMETRICS PLAN
C-302	MASTER UTILITY PLAN
C-302A	UTILITY NOTES AND DETAILS
C-303	FIRE ACCESS PLAN
C-400	GRADING AND DRAINAGE PLANS (OVERALL)
C-405	GRADING AND DRAINAGE PLAN (CONT'D)
C-406	GRADING AND DRAINAGE PLAN (CONT'D)
C-408	GRADING AND DRAINAGE PLAN (CONT'D)
C-409	GRADING AND DRAINAGE PLAN (CONT'D)
C-412	GRADING AND DRAINAGE PLAN (CONT'D)
C-413	GRADING AND DRAINAGE PLAN (CONT'D)
C-503A	ROADWAY PLAN AND PROFILES
C-504	TRAIL PLAN AND PROFILES
C-505	TRAIL PLAN AND PROFILES
C-506	SIGNING AND STRIPING PLAN
C-603	SANITARY SEWER PLAN AND PROFILES
C-651	STRUCTURE SECTIONS
C-654	STRUCTURE SECTIONS
C-801	STORM WATER POLLUTION PREVENTION PLAN
C-802	TEMPORARY EROSION CONTROL PLAN
C-803	PERMANENT EROSION CONTROL PLAN

TEKIN & ASSOCIATES
REAL ESTATE INVESTMENT & DEVELOPMENT

OWNER

TEKIN & ASSOCIATES, LLC.
2600 N Dallas Parkway, Suite 370
Frisco, TX 75034
PHONE: 469.458.0485

DEKKER
PERICH
SABATINI

ARCHITECT/PLANNING

DEKKER/PERICH/SABATINI, LTD.
7601 Jefferson St. NE, Suite 100
Albuquerque, NM 87109
PHONE: 505.761.9700

LANDSCAPE

Yellowstone Landscaping
7525 Second Street NE
Albuquerque, NM 87184
PHONE: 505.898.9615

SFEC
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, NM 87505
(505) 982-2845 Fax (505) 982-2841
http://www.SFENGR.com

CIVIL

SANTA FE ENGINEERING CONSULTANTS, LLC.
1599 S. St. Francis Drive, Suite B
Santa Fe, NM 87505
PHONE: 505.982.2845

DEKKER PERICH SABATINI
ARCHITECTURE / DESIGN / INSPIRATION
7601 JEFFERSON ST. SUITE 100 ALBUQUERQUE, NM 87109 | 505.761.9700 DPSDESIGN.ORG

PROJECTS
PROJECT NO. 4
PROJECT NO. 5
PROJECT NO. 6
PROJECT NO. 7

VILLA SENDERO

5200 BECKNER RD.
SANTA FE, NM

DEVELOPMENT PLAN SUBMITTAL

DRAWING NAME

DRAWN BY
REVIEWED BY
DATE
PROJECT NO.

SHEET NO.
__ OF __

SITE PLAN

NORTH

1" = 60'-0"

0 60' 120'

UNIT AREAS: (INCLUDES HEATED AREA PLUS EXTERIOR STORAGE)			PHASE 1				PHASE 2				PHASE 1 AND 2	
UNIT TYPE	DESCRIPTION	AREA	QUANTITY	HEATED	STORAGE	TOTAL	QUANTITY	HEATED	STORAGE	TOTAL	QUANTITY	HEATED
1-1A	1 BR / 1 BATH	714 SF	3	2,142 SF			0	0			3	2,142 SF
1-1B	1 BR / 1 BATH	714 SF	111	79,254 SF			15	10,710			126	89,964 SF
2-2A	2 BR / 2 BATH	1,018 SF	2	2,036 SF			0	0			2	2,036 SF
2-2B	2 BR / 2 BATH	1,018 SF	94	95,692 SF			15	15,270			109	110,962 SF
2-2C	2 BR / 2 BATH	1,072 SF	24	25,728 SF			0	0			24	25,278 SF
3-2A	3 BR / 2 BATH	1,191 SF	1	1,191 SF			0	0			1	1,191 SF
3-2B	3 BR / 2 BATH	1,191 SF	17	20,247 SF			0	0			17	20,247 SF
		TOTAL	252	226,290 SF	4,832 SF	231,122 SF	30	25,980 SF	519 SF	26,499 SF	282	251,820 SF
TOTAL UNIT COUNT		252 UNITS										
TOTAL UNIT AREA						231,122 SF				26,499 SF		

KEYNOTES

1. PROPERTY LINE
2. MAIN VEHICULAR ENTRY
3. PROJECT MONUMENT SIGN RE: A1/DP1-2
4. SITE WALL
5. COMMON OPEN SPACE
6. LANDSCAPE AREA
7. DRAINAGE POND
8. FIRE HYDRANT
9. 26 FT WIDE FIRE APPARATUS ACCESS ROAD
10. 20 FT WIDE FIRE APPARATUS ACCESS ROAD
11. 6" COMPACTED BASE COURSE ALL WEATHER FIRE APPARATUS ACCESS ROAD
12. AUTOMATIC GATE
13. 10 FT WIDE ASPHALT PAVED TRAIL
14. CONCRETE SIDEWALK WIDTH AS SHOWN
15. CONCRETE CURB
16. ASPHALT PAVED PARKING AND DRIVE
17. 4" WIDE PAINTED STRIPING, TYPICAL
18. PAINTED PEDESTRIAN CROSSING
19. ACCESSIBLE PARKING STALL, ACCESS AISLE AND CURB RAMP RE: C5/DP1-2
20. POLE MOUNTED SHIELDED LIGHT FIXTURE RE: D1/DP1-2
21. SCREENED REFUSE ENCLOSURE RE: C1/DP1-2
22. 6 FT HIGH FENCE RE: B3/DP1-2
23. BICYCLE RACK RE: D4/DP1-2 AND B4/DP1-2
24. COVERED PARKING STRUCTURE
25. CURB RAMP
26. REMOVABLE BOLLARDS
27. 20 FT WIDE EMERGENCY ACCESS ROAD
28. NOT USED
29. 20 FT WIDE EMERGENCY ACCESS GATE WITH KEY HOLDER
30. 6 FT HIGH GATE
31. DRAINAGE MANAGEMENT SWALES, RE: CIVIL
32. EXTERIOR GAS FIREPIT
33. CONCRETE PAVING
34. SHADE STRUCTURE
35. POOL EQUIPMENT ENCLOSURE
36. SITE STEPS, RE: A4/DP1-2

STORMWATER AGREEMENT: PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS ARE ON PRIVATE PROPERTY AND 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 IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENT MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE AND STORMWATER MANAGEMENT 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.

OWNER'S PRINTED NAME

OWNER'S SIGNATURE / DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ______ DAY OF __________, 200____, (OR EQUAL)

NOTARY PUBLIC ______ MY COMMISSION EXPIRES

14-7.2-1 TABLE OF DIMENSIONAL STANDARDS

ZONE	MINIMUM LOT SIZE	MAXIMUM HEIGHT OF STRUCTURES	MINIMUM SETBACK REQUIREMENTS	MAXIMUM LOT COVERAGE
R-21 MULTIFAMILY	AS REQUIRED TO MEET DENSITY	TWO STORY, 26 FT PER DEVELOPMENT PLAN APPROVAL	ESTABLISHED BY DEVELOPMENT PLAN APPROVAL	40% PHASE 1 = 20% PHASE 2 = 19%

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING ON 09/07/17 WITH CONDITIONS CASE #2017-74

PLANNING COMMISSION CHAIRPERSON ______ DATE

PLANNING COMMISSION SECRETARY ______ DATE

REVIEWED BY THE SANTA FE LAND USE DEPARTMENT

CITY PLANNER ______ DATE

CITY ENGINEER FOR LAND USE ______ DATE

AFFIDAVIT

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THIS FINAL DEVELOPMENT PLAN TO BE PREPARED. ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

TALAS BOLERAS, LLC
OWNER'S PRINTED NAME

OWNER'S SIGNATURE / DATE

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY __________, THIS ____ DAY OF __________, 200____.

NOTARY PUBLIC

MY COMMISSION EXPIRES

DRAINAGE FACILITIES MAINTENANCE:
ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO. 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 AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES. WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:
A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).
B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.
C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.
D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.
E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

GUNNISON'S PRAIRIE DOG NOTE:
THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISON'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8.12).

ADA NOTE:
THIS DEVELOPMENT SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) FOR ALL INFRASTRUCTURE IMPROVEMENTS.

GENERAL NOTES

A. SOLID WASTE COLLECTION IS THE RESPONSIBILITY OF SF WASTE COLLECTION
B. EXTERIOR LUMINAIRES SHALL COMPLY WITH CHAPTER 14-8.9 SFCC
C. THE SITE SHALL COMPLY WITH THE INTERNATIONAL FIRE CODE (IFC) 2009
D. THE FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20' THROUGHOUT THE COMPLEX
E. THE SITE SHALL HAVE A WATER SUPPLY THAT MEETS FIRE FLOW AND HAVE A DISTANCE TO THE NEAREST HYDRANT TO MEET IFC REQUIREMENTS
F. ALL FIRE DEPARTMENT ACCESS SHALL HAVE A GRADE NO GREATER THAN 10%
G. THE SITE SHALL MEET ALL DEAD END REQUIREMENTS AS PER IFC OR PROVIDE EMERGENCY TURN-AROUND PER IFC
H. ALL BUILDINGS ARE TYPE V, WOOD FRAME CONSTRUCTION AND FULLY SPRINKLERED PER NFPA 13
I. FIRE APPARATUS ROAD GATES SHALL COMPLY WITH (IFC) 2009 SECTION D103.5 ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING TO THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
J. SIGHT TRIANGLE - LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA

PROJECT DATA

ZONING: R- MULTIFAMILY

LEGAL DESCRIPTION:
LOT 28 OF THE PLAT OF SURVEY PREPARED FOR EAKIN/TRICKEY, SECTIONS 7 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., SANTA FE, SANTA FE COUNTY, NEW MEXICO
SITE AREA: PHASE I = 11.39 ACRES (496,384.85 SF) PHASE II = .99 ACRES (43,252 SF)

DENSITY: 22.12 DU/ACRE

OPEN SPACE PHASE 1:	REQUIRED (250 SF x 84)	21,000 SF
	COMMON OPEN SPACE PROVIDED	172,816 SF
	PATIO / BALCONY	5,184 SF
	TOTAL OPEN SPACE PROVIDED	178,000 SF
OPEN SPACE PHASE 2:	REQUIRED (250 SF x 24)	1,000 SF
	COMMON OPEN SPACE PROVIDED	11,076 SF
	PATIO / BALCONY	529 SF
	TOTAL OPEN SPACE PROVIDED	11,605 SF
TOTAL OPEN SPACE PHASE 1 AND 2:		189,605 SF

LOT COVERAGE: TOTAL BUILDING GROUND COVERAGE PHASE 1 = 97,032 SF
TOTAL LOT COVERAGE (COVERAGE/SITE AREA) PHASE 1
97,032 SF / 496,384.85 SF = .1954 = 20% PHASE 1
TOTAL BUILDING GROUND COVERAGE PHASE 2 = 8,409 SF
TOTAL LOT COVERAGE (COVERAGE/SITE AREA)
8,409 SF / 43,253 SF = .1944 = 20%
FOR C-2 ZONE 60% MAXIMUM

BUILDING HEIGHT: (TABLE 14-7.2.1)
FOR C-2 ZONE, 45'-0" MAXIMUM HEIGHT, REFER TO BUILDING ELEVATIONS

PARKING CALCULATION PHASE 1: REQUIRED (14-8.5 SFCC)
111 UNITS x 1.25 SPACES/UNIT (<800 SF UNITS) = 139 SPACES
123 UNITS x 1.5 SPACES/UNIT (800-1200 SF UNITS) = 185 SPACES
SPACES REQUIRED = 324 SPACES
(INCLUDES 11 STANDARD ACCESSIBLE SPACES AND 2 VAN ACCESSIBLE SPACES)
SPACES PROVIDED = 397 SPACES
COVERED PARKING = 140 SPACES

PARKING CALCULATION PHASE 2:
15 UNITS x 1.25 SPACES/UNIT (<800 SF) = 19 SPACES
9 UNITS x 1.5 SPACES/UNIT (800-1200 SF) = 14 SPACES
SPACES REQUIRED = 32 SPACES
(INCLUDES 1 STANDARD ACCESSIBLE SPACES)
SPACES PROVIDED = 43 SPACES
TOTAL PARKING PROVIDED PHASE 1 AND PHASE 2: 440 SPACES
BICYCLE PARKING (TABLE 14-8.6-3)
REQUIRED: 100 OR MORE AUTOMOBILE SPACES; 12 BICYCLE SPACES REQUIRED
PROVIDED: 14 BICYCLE SPACES DISPERSED ACROSS THE SITE

BUILDING AREAS (GROSS HEATED)

BLDG NAME	BLDG TYPE	1ST FLR	2ND FLR	3RD FLR	TOTAL
A	2	6,391 SF	6,349 SF	6,349 SF	19,089 SF
B	3	6,689 SF	6,647 SF	6,647 SF	19,983 SF
C	3	6,689 SF	6,647 SF	6,647 SF	19,983 SF
D	1	9,121 SF	9,082 SF	9,082 SF	27,285 SF
E	2	6,391 SF	6,349 SF	6,349 SF	19,089 SF
F	1	9,121 SF	9,082 SF	9,082 SF	27,285 SF
G	3	6,689 SF	6,647 SF	6,647 SF	19,983 SF
H	3	6,689 SF	6,647 SF	6,647 SF	19,983 SF
I	1	9,121 SF	9,082 SF	9,082 SF	27,285 SF
J	1	9,121 SF	9,082 SF	9,082 SF	27,285 SF
COMMUNITY BLDG		4,463 SF			4,463 SF
BIKE STORAGE/PET WASH		679 SF			679 SF
POOL EQUIPMENT		277 SF			277 SF
FITNESS BUILDING		2,604 SF			2,604 SF
TOTAL PHASE 1					235,273 SF
L	3	6,689 SF	6,647 SF	6,647 SF	
TOTAL PHASE 2					19,983 SF
TOTAL PHASE 1 AND 2					255,256 SF

BUILDING AREAS (COVERED)

BLDG NAME	BLDG TYPE	1ST FLR	2ND FLR	3RD FLR	TOTAL
A	2	1,786 SF	1,215 SF	1,231 SF	4,232 SF
B	3	1,732 SF	1,171 SF	1,199 SF	4,102 SF
C	3	1,732 SF	1,171 SF	1,199 SF	4,102 SF
D	1	2,259 SF	1,663 SF	1,683 SF	5,675 SF
E	2	1,786 SF	1,215 SF	1,231 SF	4,232 SF
F	1	2,259 SF	1,663 SF	1,683 SF	5,675 SF
G	3	1,732 SF	1,171 SF	1,199 SF	4,102 SF
H	3	1,732 SF	1,171 SF	1,199 SF	4,102 SF
I	1	2,259 SF	1,663 SF	1,683 SF	5,675 SF
J	1	2,259 SF	1,663 SF	1,683 SF	5,675 SF
COMMUNITY BUILDING		517 SF			517 SF
BIKE STORAGE/PET WASH		101 SF			101 SF
FITNESS BUILDING		2,777 SF			2,777 SF
TOTAL PHASE 1					51,787 SF
L	3	1,732 SF	1,171 SF	1,199 SF	
TOTAL PHASE 2					4,102 SF
TOTAL PHASE 1 AND 2					55,889 SF

LEGEND

COMMON OPEN SPACE
FIRE DEPARTMENT ACCESS LANE
(ANSI TYPE A) ACCESSIBLE DWELLING UNIT
PROPERTY LINE
FIRE HYDRANT
FENCE

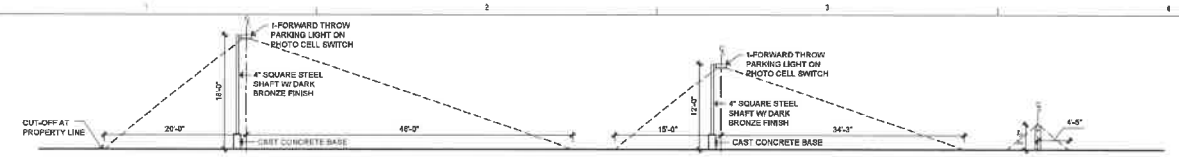
DEKKER PERICH SABATINI — ARCHITECTURE / DESIGN / INSPIRATION
7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109 | 505.761.9700 WWW.DPSDESIGN.ORG

VILLA SENDERO
5200 BECKNER RD.
SANTA FE, NM

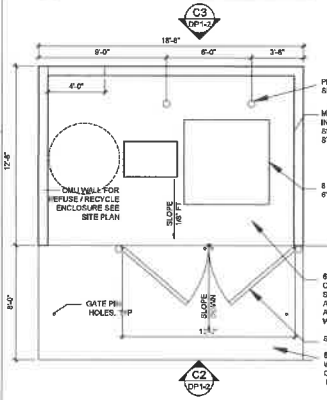
DEVELOPMENT PLAN

DRAWN BY: SP
REVIEWED BY: DM

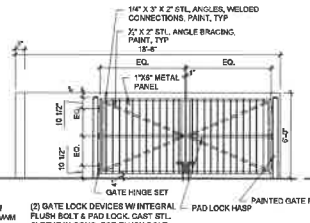
DP 1-1



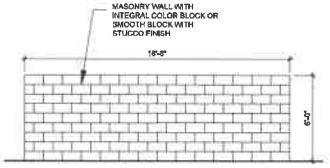
D1 SITE LIGHTS
1/8" = 1'-0"
16 FT. LIGHT POLE
12 FT. LIGHT POLE
BOLLARD



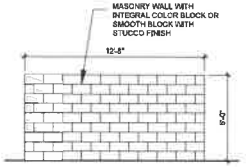
C1 REFUSE ENCLOSURE
1/4" = 1'-0"



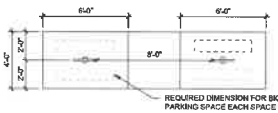
C2 REFUSE ENCLOSURE GATE
1/4" = 1'-0"



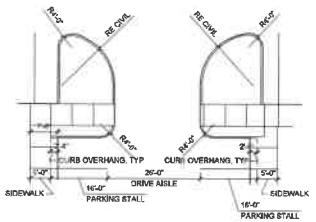
C3 TYPICAL ELEVATION REFUSE ENCLOSURE
1/4" = 1'-0"

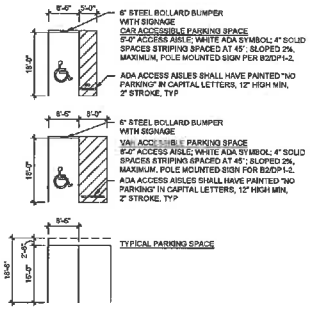


C4 TYPICAL ELEVATION REFUSE ENCLOSURE
1/4" = 1'-0"

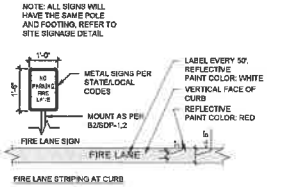


D4 BIKE PARKING RACKS
1/4" = 1'-0"

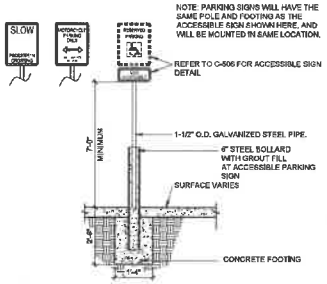




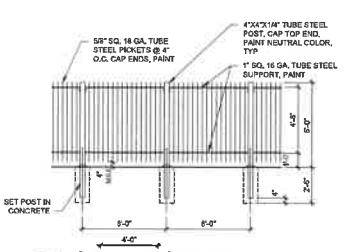
C5 TYP. PARKING DIMENSIONS
1/16" = 1'-0"



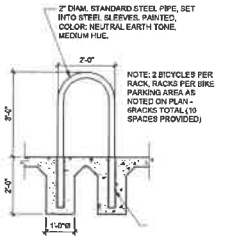
B1 FIRE LANE STRIPING AND SIGNAGE
1/2" = 1'-0"



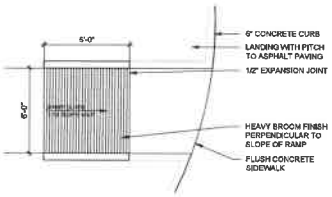
B2 PARKING SIGNS
1/2" = 1'-0"



B3 STEEL PICKET FENCE
1/4" = 1'-0"

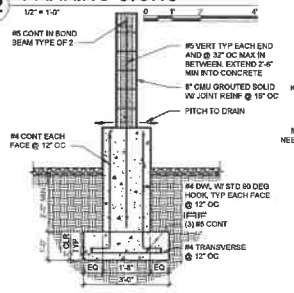


B4 TYPICAL BIKE RACK
1/2" = 1'-0"

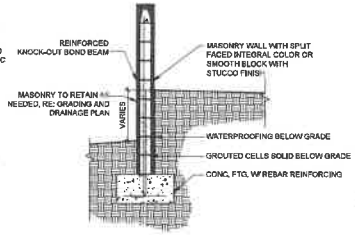


B5 ACCESSIBLE RAMP
1/4" = 1'-0"

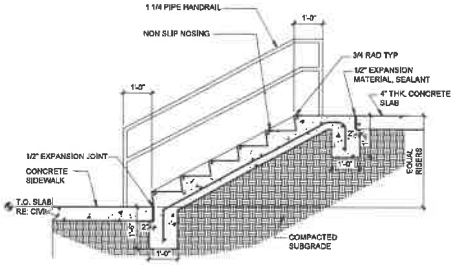
A1 MONUMENT SIGN
1/2" = 1'-0"



A2 MONUMENT SIGN SECTION
1/2" = 1'-0"



A3 MASONRY RETAINING WALL
1/2" = 1'-0"



A4 SITE STEPS
1/2" = 1'-0"

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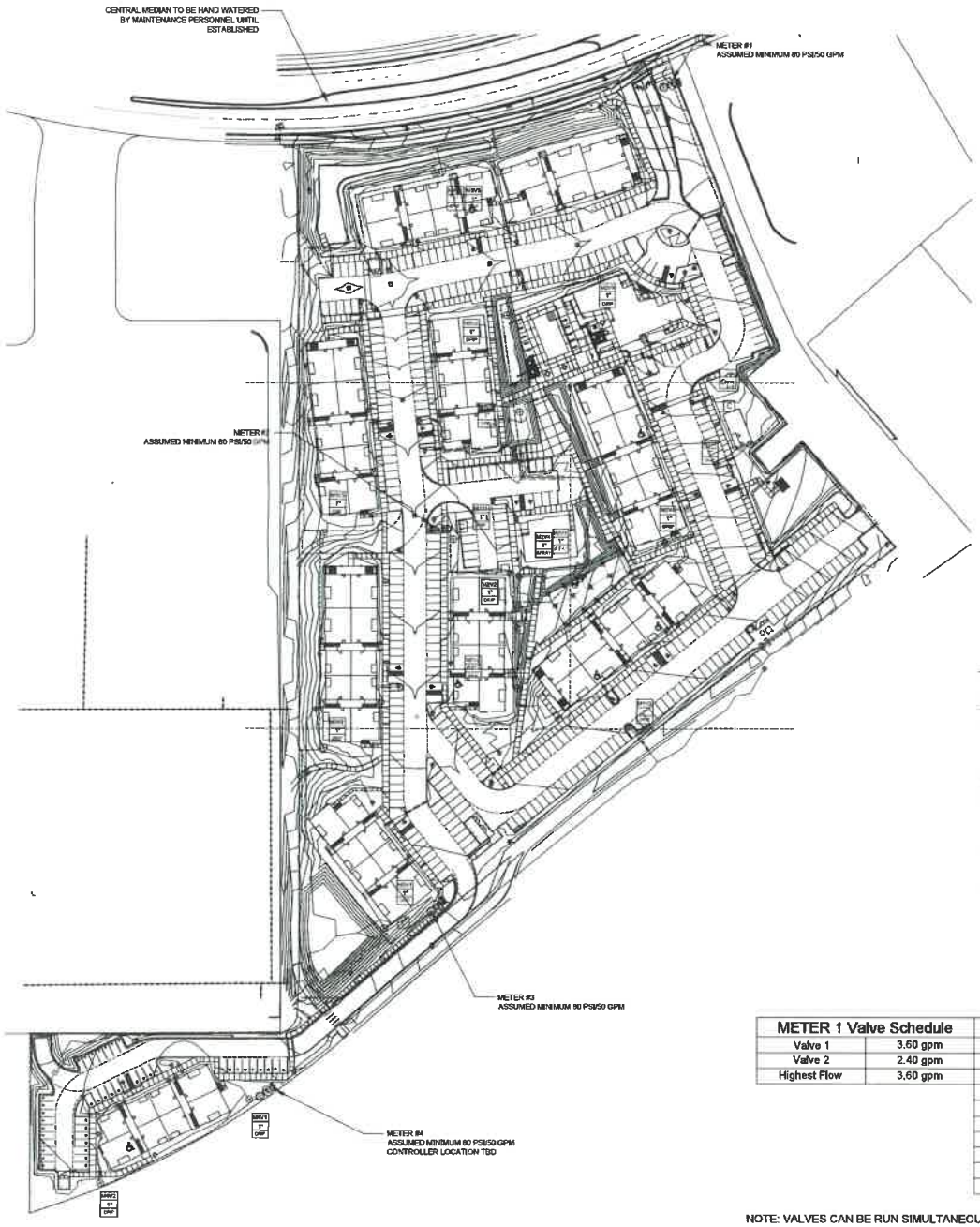
VILLA SENDERO
5200 BECKNER RD.
SANTA FE, NM

DEVELOPMENT PLAN

DRAWN BY: SP
RE VIEWED: DM
DATE:
PROJECT #:

DP 1-2



IRRIGATION LEGEND

Symbol	Item / Description	Manufacturer / Model	Size
C	Controller -confirm location in field	Rainbird ESP-LXD Flow Sensor Grounding	50 Station
	Ball Gate Valve -assumed point of connection	Spears Ball Valve	2"
BF MV	Reduced Pressure Backflow Preventer/Master Valve Assembly in Valve Box	Febco 825Y Rainbird PEB NDS 12"	2" 2"
	Automatic Valve in valve box	Rainbird PEB NDS 12"	as noted
	Automatic Drip Valve with pressure regulating filter in valve box	Rainbird PEB Rainbird PRF-100-RBY NDS 12"	1"
	Pop Up Spray Head	Hunter Pro-Spray PRS40 MP1000/2000 Series Nozzle	12" pop up
	Pop Up Spray Head	Hunter Pro-Spray PRS40 MP Side Strip Series Nozzle	12" pop up
	Rotor Spray Head	Rain Bird 5000 Series MPR Nozzle	12" rotor (4" on lawn)
	Manual Drain Valve (Not Shown) Install @ low point of spray zones	Spears Ball Valve 10" Round Box	1"
	Poly Drip Line w / Flush Cap 5 emitters per tree 2 emitters per shrub 4-6" depth bury	Agrifim TAE	½" 2 GPH
	PVC Mainline 30" depth bury	Sch. 40	2.5"
	PVC Spray Lateral 18" depth bury	Class 200	as noted
= = = = = =	New PVC Sleeve	Class 200	2" min.
V1 1" 20	Valve Sequence Valve Size Valve Type		

IRRIGATION NOTES:

1. IRRIGATION SYSTEM STANDARDS OUTLINED IN SECTION 14-8.4(E) OF THE SFCC WATER HARVESTING AND IRRIGATION STANDARDS AND THE CITY OF SANTA FE LANDSCAPE IRRIGATION DESIGN STANDARDS SHALL BE STRICTLY ADHERED TO.
2. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
3. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
4. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTOR, AND MASTER VALVE.
5. USE SIX 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.
6. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
7. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
8. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASEMENTS.
9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.
10. BACKFILL FOR TRENCHES SHALL BE CLEANED OF ALL ROCK AND DEBRIS

WATER BUDGET CALCULATIONS

YEAR 1 AND 2

DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 4 RUN TIMES PER WEEK
APPROX. 90 RUN CYCLES PER YEAR
236 TREES/ 1,416 GALLONS PER RUN CYCLE
704 SHRUBS/ 1,406 GALLONS PER RUN CYCLE
2,524 GALLONS PER RUN CYCLE X 90 RUN TIMES = 254,160 GPY/.78 ACRE FT.
3,149 SF TURF X 36" PER YEAR = 113,256 GPY/.15 ACRE FT.
TOTAL WATER USAGE PER YEAR = 367,416 GPY/1.13 ACRE FT.

YEAR 3 AND BEYOND

DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 3 RUN TIMES PER WEEK
APPROX. 77 RUN CYCLES PER YEAR
236 TREES/ 1,416 GALLONS PER RUN CYCLE
704 SHRUBS/ 1,406 GALLONS PER RUN CYCLE
2,524 GALLONS PER RUN CYCLE X 77 RUN TIMES = 217,756 GPY/.67 ACRE FT.
3,146 SF TURF X 36" PER YEAR = 113,256 GPY/.34 ACRE FT.
TOTAL WATER USAGE PER YEAR = 331,012 GPY/1.01 ACRE FT.

NOTE: THIS WATER BUDGET IS APPROXIMATE AND IS TO BE USED AS A GUIDELINE AND ADJUSTED ACCORDING TO CONDITIONS

METER 1 Valve Schedule	
Valve 1	3.60 gpm
Valve 2	2.40 gpm
Highest Flow	3.60 gpm

METER 2 Valve Schedule	
Valve 1	2.37 gpm
Valve 2	4.56 gpm
Valve 3	15.00 gpm
Valve 4	14.96 gpm
Valve 5	5.13 gpm
Valve 6	4.81 gpm
Valve 7	9.63 gpm
Valve 8	5.78 gpm
Valve 9	5.07 gpm
Highest Flow	15.00 gpm

METER 3 Valve Schedule	
Valve 1	6.25 gpm
Valve 2	3.89 gpm
Valve 3	3.77 gpm
Valve 4	5.44 gpm
Valve 5	3.45 gpm
Highest Flow	6.25 gpm

METER 4 Valve Schedule	
Valve 1	3.43 gpm
Valve 2	2.97 gpm
Highest Flow	3.43 gpm

NOTE: VALVES CAN BE RUN SIMULTANEOUSLY AS LONG AS THEY DO NOT EXCEED THE MAXIMUM HIGHEST FLOW

YELLOWSTONE LANDSCAPE
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Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com

STATE OF NEW MEXICO
JOHN GILLES BRALY
13126
REGISTERED LANDSCAPE ARCHITECT

Date: 5/28/2020
Revisions:
7/2/2020
8/6/2020
6/15/2021

Drawn by: VB
Reviewed by: CM

Villa Sendero
Landscape Irrigation
Santa Fe, NM

100% CONSTRUCTION DOCUMENTS

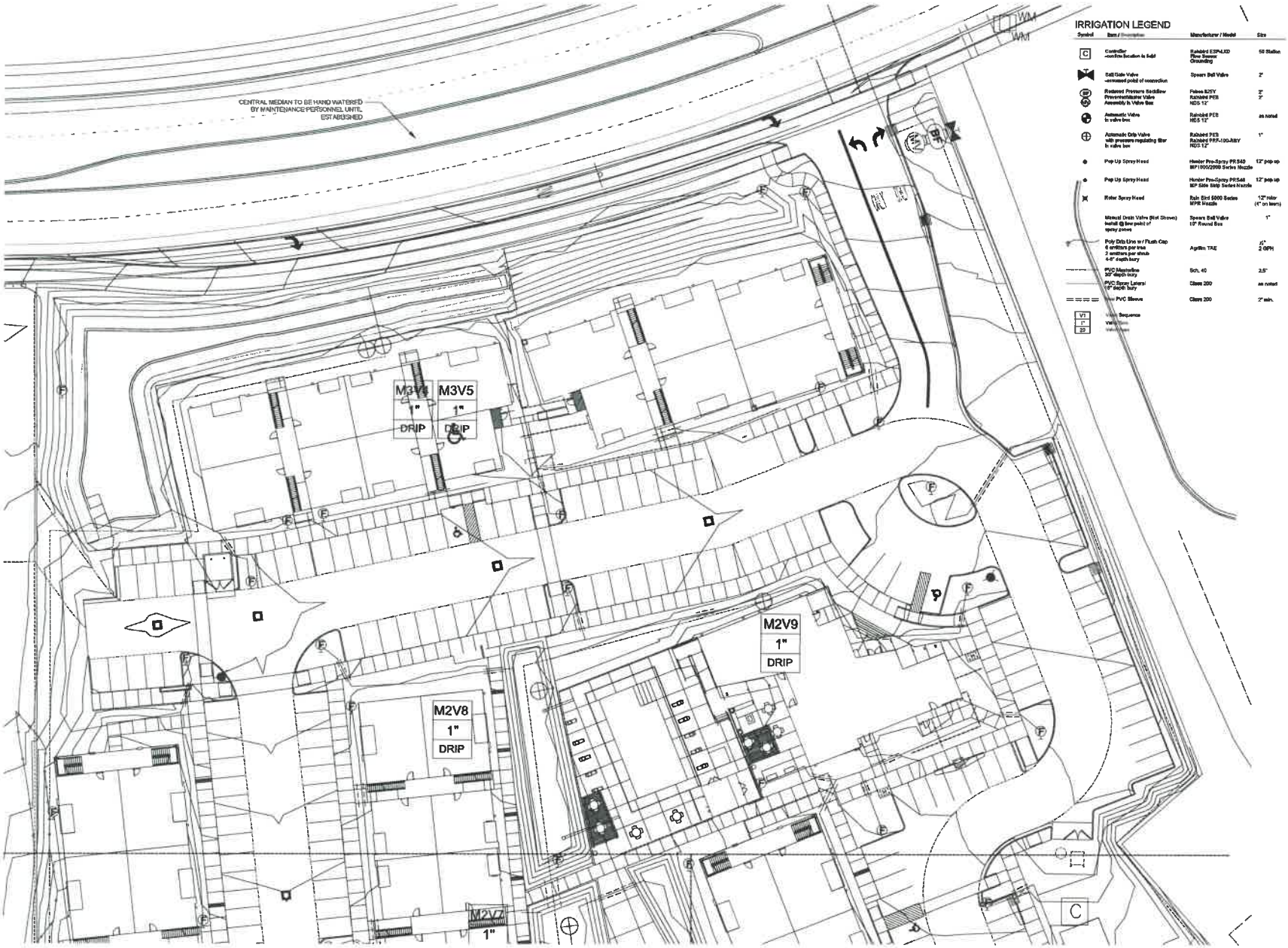
NORTH

Scale: 1" = 60'

30' 0 60' 120'

Sheet Title:
Irrigation Overview

Sheet Number:
LI-00



IRRIGATION LEGEND

Symbol	Item / Description	Manufacturer / Model	Size
C	Controller -confirm location in field	Rainbird ESP-LXD Flow Sensor Grounding	50 Station
	Ball Gate Valve -assumed point of connection	Spears Ball Valve	2"
	Reduced Pressure Backflow Preventer/Master Valve Assembly in Valve Box	Febco 825Y Rainbird PEB NDS 12"	2" 2"
	Automatic Valve in valve box	Rainbird PEB NDS 12"	as noted
	Automatic Drip Valve with pressure regulating filter in valve box	Rainbird PEB Rainbird PRF-100-ABY NDS 12"	1"
	Pop Up Spray Head	Hunter Pro-Spray PRS40 MP1000/2000 Series Nozzle	12" pop up
	Pop Up Spray Head	Hunter Pro-Spray PRS40 MP Side Strip Series Nozzle	12" pop up
	Rotor Spray Head	Rain Bird 5000 Series MPR Nozzle	12" rotor (4" on lawn)
	Manual Drain Valve (Not Shown) install @ low point of spray zones	Spears Ball Valve 10" Round Box	1"
	Poly Drip Line w/ Flush Cap 6 emitters per tree 2 emitters per shrub 4-6" depth bury	Agrifim TAE	½" 2 GPH
	PVC Mainline 30" depth bury	Sch. 40	2.5"
	PVC Spray Lateral 18" depth bury	Class 200	as noted
	PVC Sleeve	Class 200	2" min.
V1	Valve Sequence		
1"	Valve Size		
20	Valve Size		

YELLOWSTONE LANDSCAPE
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STATE OF NEW MEXICO
JOHN JULIUS BRALY
REGISTERED LANDSCAPE ARCHITECT

Date: 5/20/2020
Revisions:
- 7/2/2020
- 8/6/2020
- 6/15/2021

Drawn by: VB
Reviewed by: CM

Villa Sendero
Landscape Irrigation

Santa Fe, NM

100% CONSTRUCTION DOCUMENTS

NORTH

Scale: 1" = 20'

10' 0 20' 40'

Sheet Title:
Irrigation Plan

Sheet Number:
LI-01

IRRIGATION LEGEND

Symbol	Item / Description	Manufacturer / Model	Size
C	Controller -confirm location in field	Rainbird ESP-LX3 Flow Sensor Grounding	56 Station
	Ball Gate Valve -assumed point of connection	Spears Ball Valve	2"
BF	Reduced Pressure Backflow Preventer/Master Valve Assembly in Valve Box	Febco 825Y Rainbird PES NDS 12"	2" 2"
MV	Automatic Valve in valve box	Rainbird PEB NDS 12"	as noted
	Automatic Drip Valve with pressure regulating filter in valve box	Rainbird PEB Rainbird PRF-100-RBY NDS 12"	1"
	Pop Up Spray Head	Hunter Pro-Spray PRS40 MP1000/2000 Series Nozzle	12" pop up
	Pop Up Spray Head	Hunter Pro-Spray PRS40 MP Side Strip Series Nozzle	12" pop up
	Rotor Spray Head	Rain Bird 5000 Series MPR Nozzle	12" rotor (4" on lawn)
	Manual Drain Valve (Not Shown) Install @ low point of spray zones	Spears Ball Valve 10" Round Box	1"
	Poly Drip Line w/ Flush Cap 6 emitters per tree 2 emitters per shrub 4-6" depth bury	Agrilim TAB	½" 2 GPH
	PVC Mainline 30" depth bury	Sch. 40	2.5"
	PVC Spray Lateral 18" depth bury	Class 200	as noted
	New PVC Sleeve	Class 200	2" min.
V1	Valve Sequence		
1"	Valve Size		
20	Valve Type		

YELLOWSTONE LANDSCAPE
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design@yellowstonelandscape.com

STATE OF NEW MEXICO
JOHN DOUGLAS BRALY
128
REGISTERED LANDSCAPE ARCHITECT

Date: 5/28/2020
Revisions:
▲ 7/2/2020
▲ 8/6/2020
▲ 6/15/2021
▲
▲

Drawn by: VB
Reviewed by: CM

Villa Sendero Landscape Irrigation

Santa Fe, NM

100% CONSTRUCTION DOCUMENTS

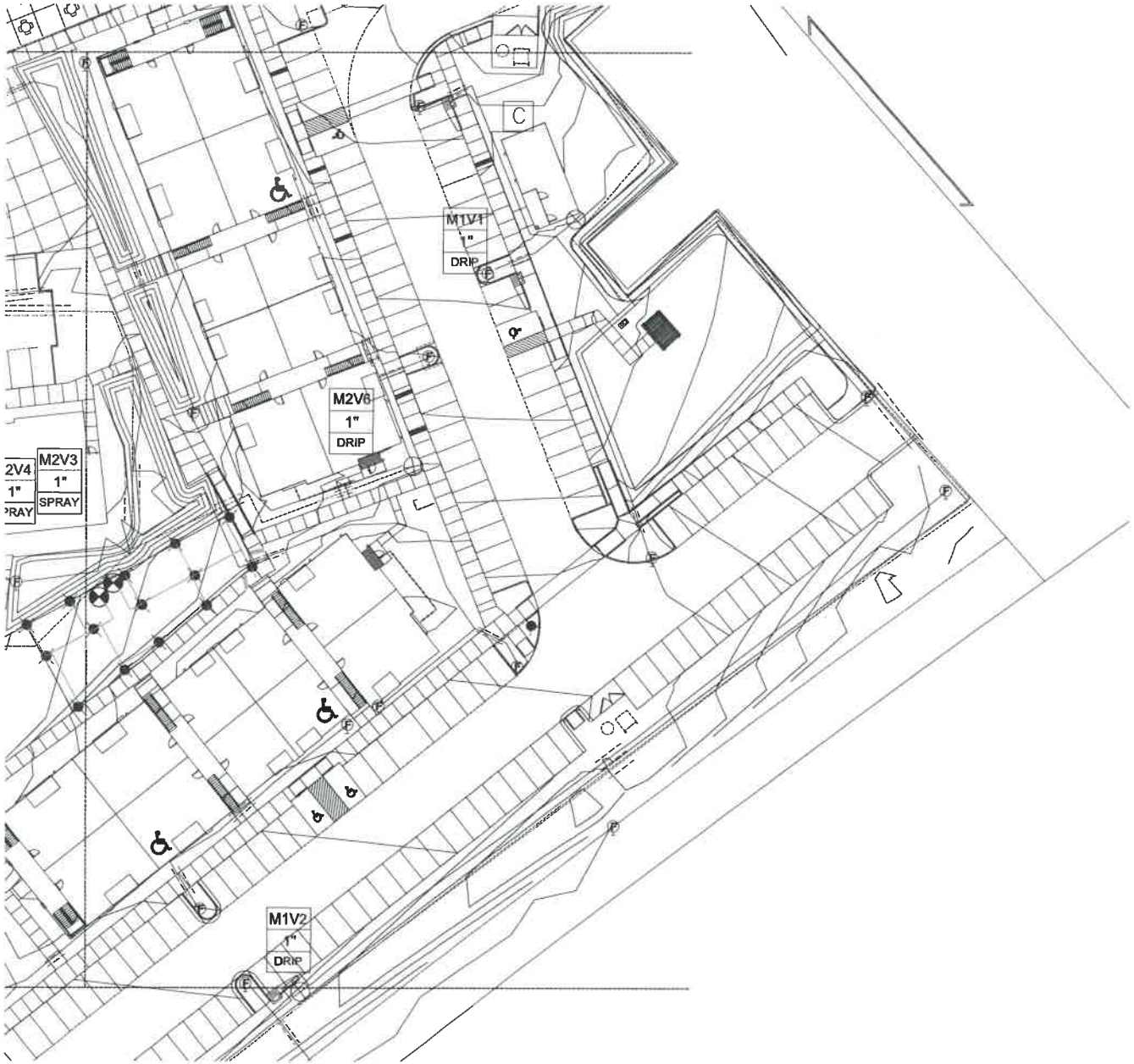
NORTH

Scale: 1" = 20'

10' 0 20' 40'

Sheet Title:
Irrigation Plan

Sheet Number:
LI-02



IRRIGATION LEGEND

Symbol	Item / Description	Manufacturer / Model	Size
C	Controller -confirm location in field	Rainbird ESP-LXD Flow Sensor Grounding	50 Station
	Ball Gate Valve -assumed point of connection	Spears Ball Valve	2"
BP / NV	Reduced Pressure Backflow Preventer/Master Valve Assembly in Valve Box	Febco 825Y Rainbird PEB NDS 12"	2" 2"
	Automatic Valve in valve box	Rainbird PEB NDS 12"	as noted
	Automatic Drip Valve with pressure regulating filter in valve box	Rainbird PEB Rainbird PRF-100-RBY NDS 12"	1"
	Pop Up Spray Head	Hunter Pro-Spray PRS40 MP1000/2000 Series Nozzle	12" pop up
	Pop Up Spray Head	Hunter Pro-Spray PRS40 MP Side Strip Series Nozzle	12" pop up
	Rotor Spray Head	Rain Bird 5000 Series MPR Nozzle	12" rotor (4" on lawn)
	Manual Drain Valve (Not Shown) install @ low point of spray zones	Spears Ball Valve 10" Round Box	1"
	Poly Drip Line w / Flush Cap 6 emitters per tree 2 emitters per shrub 4-6" depth bury	Agrilim TAE	½" 2 GPH
	PVC Mainline 30" depth bury	Sch. 40	2.5"
	PVC Spray Lateral 18" depth bury	Class 200	as noted
	New PVC Sleeve	Class 200	2" min.
V1	Valve Sequence		
1"	Valve Size		
20	Valve Type		

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STATE OF NEW MEXICO
JOHN DELLIES BRALY
REGISTERED LANDSCAPE ARCHITECT

Date: 5/28/2020
Revisions:
- 7/2/2020
- 8/6/2020
- 6/15/2021

Drawn by: VB
Reviewed by: CM

Villa Sendero
Landscape Irrigation
Santa Fe, NM

100% CONSTRUCTION DOCUMENTS

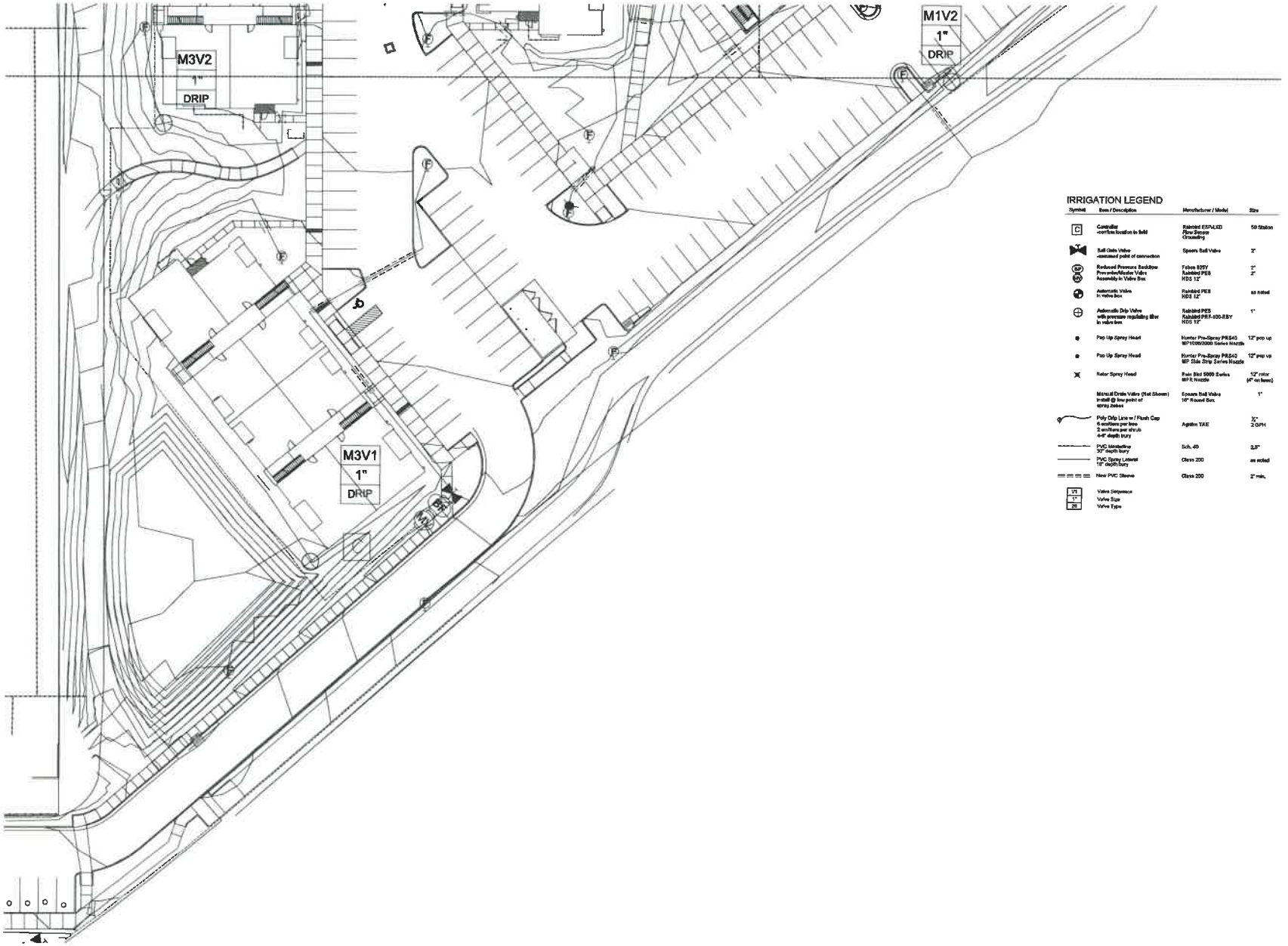
NORTH

Scale: 1" = 20'

10' 0 20' 40'

Sheet Title:
Irrigation Plan

Sheet Number:
LI-03



IRRIGATION LEGEND

Symbol	Item / Description	Manufacturer / Model	Size
C	Controller -confirm location in field	Rainbird ESP-LXD Flow Sensor Grounding	50 Station
	Ball Gate Valve -assumed point of connection	Spears Ball Valve	3"
BF DCA	Reduced Pressure Backflow Preventer/Master Valve Assembly in Valve Box	Febco 825Y Rainbird PEB NDS 12"	2" 2"
	Automatic Valve in valve box	Rainbird PEB NDS 12"	as noted
	Automatic Drip Valve with pressure regulating filter in valve box	Rainbird PEB Rainbird PRF-100-RBY NDS 12"	1"
	Pop Up Spray Head	Hunter Pro-Spray PRS40 MP1000/3000 Series Nozzle	12" pop up
	Pop Up Spray Head	Hunter Pro-Spray PRS40 MP Side Strip Series Nozzle	12" pop up
	Rotor Spray Head	Rain Bird 5000 Series MPR Nozzle	12" rotor (4" on berm)
	Manuall Drain Valve (Not Shown) Install @ low point of spray zones	Spears Ball Valve 10" Round Box	1"
	Poly Drip Line w / Flush Cap 6 emitters per tree 2 emitters per shrub 4-6" depth bury	Agrifim TAE	½" 2 GPH
	PVC Mainline 30" depth bury	Sch. 40	2.5"
	PVC Spray Lateral 12" depth bury	Class 200	as noted
	New PVC Sleeve	Class 200	2" min.
V1 1 28	Valve Sequence Valve Size Valve Type		

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STATE OF NEW MEXICO
JOHN CHARLES SHALT
#1708
REGISTERED LANDSCAPE ARCHITECT

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Reviewed by: CM

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Landscape Irrigation
Santa Fe, NM

100% CONSTRUCTION DOCUMENTS

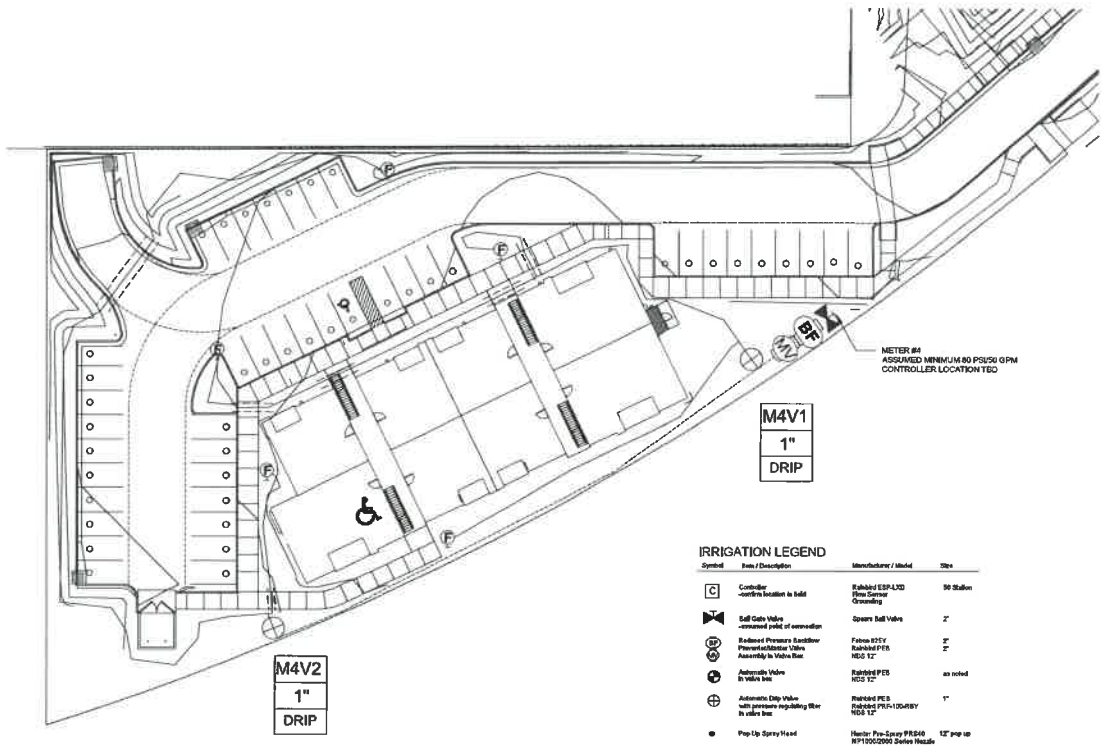
NORTH

Scale: 1" = 20'

10' 0 20' 40'

Sheet Title:
Irrigation Plan

Sheet Number:
LI-04



IRRIGATION LEGEND

Symbol	Item / Description	Manufacturer / Model	Size
C	Controller -confirm location in field	Rainbird ESP-LXD Flow Sensor Grounding	50 Station
	Ball Gate Valve -assumed point of connection	Spears Ball Valve	2"
BF MV	Reduced Pressure Backflow Preventer/Master Valve Assembly in Valve Box	Febco 825Y Rainbird PEB NDS 12"	2" 2"
	Automatic Valve in valve box	Rainbird PEB NDS 12"	as noted
	Automatic Drip Valve with pressure regulating filter in valve box	Rainbird PEB Rainbird PRF-100-RBY NDS 12"	1"
	Pop-Up Spray Head	Hunter Pro-Spray PRS40 NP1000/2000 Series Nozzle	12" pop up
	Pop-Up Spray Head	Hunter Pro-Spray PRS40 NP Side Strip Series Nozzle	12" pop up
	Rotor Spray Head	Rain Bird 5000 Series NPR Nozzle	12" rotor (4" on lawn)
	Manual Drain Valve (Not Shown) Install @ low point of spray zones.	Spears Ball Valve 10" Round Box	1"
	Poly Drip Line w / Flush Cap 6 emitters per tree 2 emitters per shrub 4-6" depth bury	Agrifim TAE	½" 2 GPH
	PVC Mainline 30" depth bury	Sch. 40	2.5"
	PVC Spray Lateral 18" depth bury	Class 200	as noted
	New PVC Sleeve	Class 200	2" min.
V1 1" 20	Valve Sequence Valve Size Valve Type		

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STATE OF NEW MEXICO
JOHN WILLIES, ITALY
REGISTERED LANDSCAPE ARCHITECT

Date: 5/28/2020
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- 8/6/2020
- 6/15/2021

Drawn by: VB
Reviewed by: CM

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Landscape Irrigation
Santa Fe, NM

100% CONSTRUCTION DOCUMENTS

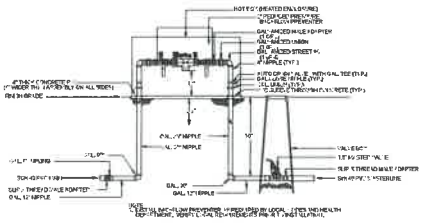
NORTH

Scale: 1" = 20'

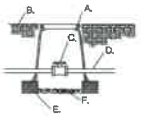
10' 0 20' 40'

Sheet Title:
Irrigation Plan

Sheet Number:
LI-05

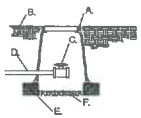


1 RP BACKFLOW/MASTER VALVE DETAIL
N.T.S.



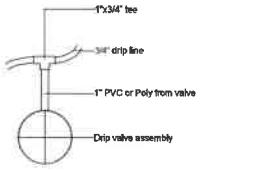
- A. NDS 6" ROUND BOX
- B. FINISH GRADE
- C. SPEARS SCH.80 BALL VALVE SIZE TO MAINLINE
- D. MAINLINE/24" BURY
- E. 8" X 8" X 16" CMU CONCRETE BLOCK
- F. 4" LAYER OF 3/4" GRAVEL

2 ISOLATION VALVE DETAIL
N.T.S.

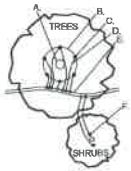


- A. NDS 6" ROUND BOX
- B. FINISH GRADE
- C. SPEARS SCH.80 BALL VALVE SIZE TO MAINLINE
- D. MAINLINE/24" BURY
- E. 8" X 8" X 16" CMU CONCRETE BLOCK
- F. 3/4" GRAVEL SUMP UNDER MANUAL DRAIN TO BE A MINIMUM OF 12" DEEP

3 MANUAL DRAIN VALVE DETAIL
N.T.S.



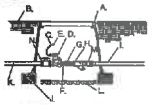
4 DRIP VALVE DETAIL
N.T.S.



- A. TREE TRUNK/ROOT CROWN
- B. 24" CIRCLE FROM TRUNK
- C. EMITTERS
- D. ½" DISTRIBUTION LINE
- E. PE DRIPLINE
- F. EMITTER PLACED WITHIN 6" OF PLANT STEM

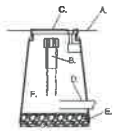
NOTE: PLACE EMITTER ABOVE PLANT ON SLOPE

5 EMITTER PLACEMENT DETAIL
N.T.S.



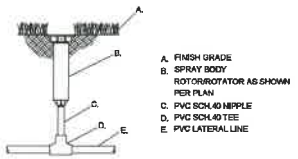
- A. CARSON PRODUCTS INC. 1419-18 BODY (ABS) VALVE BOX W/ BOLT DOWN COVER. (ABS) AND ONE 8" EXTENSION.
- B. FINISH GRADE
- C. 24" WIRE LOOP
- D. AUTOMATIC VALVE- SEE IRRIGATION LEGEND.
- E. DRY SPLICE CONNECTOR OR EQUAL
- F. SCH. 80 NIPPLE
- G. SCH. 80 COUPLING
- H. "WYE" STRAINER STRAINER SHALL BE INSTALLED TO PROVIDE ACCESS FOR MAINTENANCE AND REPLACEMENT OF FILTER
- I. LATERAL LINE/24" BURY
- J. 8" X 8" X 16" CMU CONCRETE BLOCK
- K. MASTERLINE/24" BURY
- L. 4" LAYER OF 3/4" GRAVEL
- M. PRESSURE REGULATOR
- N. SPEARS SCH.80 BALL VALVE

6 DRIP VALVE WITH FILTER & PRESSURE REGULATOR
N.T.S.



- A. FINISH GRADE
- B. END FLUSH CAP
- C. 6" ROUND BOX WITH LID
- D. 3/4" POLY DRIP PIPE
- E. 2" DEPTH OF GRAVEL
- F. 90° PVC FITTING

7 END FLUSH CAP
N.T.S.

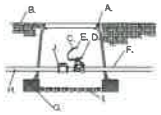


- A. FINISH GRADE
- B. SPRAY BODY ROTOR/ROTATOR AS SHOWN PER PLAN
- C. PVC SCH.40 NIPPLE
- D. PVC SCH.40 TEE
- E. PVC LATERAL LINE

8 IRRIGATION HEAD
N.T.S.

- A. WALL MOUNT CONTROLLER (see plan for model)
- B. 2" PVC SCH 40 CONDUIT AND FITTINGS
- C. WIRES TO REMOTE CONTROL VALVES
- D. JUNCTION BOX
- E. 1" PVC SCH 40 CONDUIT AND FITTINGS TO POWER SUPPLY

9 WALL MOUNTED AUTOMATIC CONTROLLER
N.T.S.



- A. CARSON PRODUCTS INC. 1419-18 BODY (ABS) VALVE BOX W/ BOLT DOWN COVER. (ABS) AND ONE 6" EXTENSION.
- B. FINISH GRADE
- C. 24" WIRE LOOP
- D. AUTOMATIC VALVE- SEE IRRIGATION LEGEND.
- E. DRY SPLICE CONNECTOR OR EQUAL
- F. LATERAL LINE/24" BURY
- G. 8" X 8" X 16" CMU CONCRETE BLOCK
- H. MASTERLINE/24" BURY
- I. 4" LAYER OF 3/4" GRAVEL
- J. SPEARS SCH.80 BALL VALVE

10 AUTOMATIC VALVE
N.T.S.

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Date: 5/28/2020
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- 6/15/2021

Drawn by: VB
Reviewed by: CM

Villa Sendero
Landscape Irrigation
Santa Fe, NM

100% CONSTRUCTION DOCUMENTS

NORTH

Scale:

Sheet Title:
Irrigation Details

Sheet Number:
LI-06

SITE DATA

SITE AREA TOTAL(12.33 ACRES)	537,126 SF
OPEN SPACE REQUIRED(250SF x 252UNITS)	63,000 SF
OPEN SPACE AREA PROVIDED	180,931 SF
DETENTION AREA PROVIDED	29,407 SF

OPEN SPACE VEGETATION(1 TREE& 2 SHRUBS PER 500SF, 25% EVERGREEN

TREES REQUIRED	126 (32)
TREES PROVIDED	158 (78)
SHRUBS REQUIRED	252 (63)
SHRUBS PROVIDED	704 (251)

DETENTION AREAS (1 TREE & 3 SHRUBS PER 500SF)

DETENTION AREA TOTAL	29,407 SF
TREES REQUIRED	59
TREES PROVIDED	61
SHRUBS REQUIRED	177
SHRUBS PROVIDED	267

PARKING LOT(10 SF LANDSCAPE PER PARKING STALL, 1 TREE PER 90SF OF LANDSCAPED AREA):

AREA REQUIRED(359 SPACES)	3,590 SF
INTERNAL AREA PROVIDED	9,723 SF
TREES REQUIRED	40
TREES PROVIDED	41

COOL SEASON TURF (SHALL NOT EXCEED 20% OF REQ'D OPEN SPACE):

COOL SEASON TURF ALLOWED	12,600 SF
COOL SEASON TURF PROVIDED	3,146 SF

STREET TREES(35' OC SPACING ALONG STREET):

REQUIRED STREET TREES(455LF)	13
PROVIDED STREET TREES	16

GENERAL PLANTING NOTES

A. PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE.
B. CONTRACTOR SHALL REFER TO CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION. DO NOT RELY ON LANDSCAPE DRAWINGS FOR GRADING INFORMATION.
C. THE LANDSCAPE PLAN SHALL BE COORDINATED WITH THE GRADING AND DRAINAGE PLAN.
D. ALL LANDSCAPE AREAS SHALL BE RECESSED BELOW GRADE.
E. CURB CUTS SHALL BE PLACED AT STRATEGIC LOCATIONS TO ALLOW FOR THE COLLECTION OF RUNOFF WATER IN LANDSCAPE AREAS.
F. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING AND IRRIGATION OPERATIONS.
G. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE CONDITIONS, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF THE WORK.
H. LANDSCAPING SHALL BE INSTALLED ACCORDING TO THE APPROVED PLAN; INSTALLATION SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDINGS OCCUPANCY.
I. THE LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PRIOR TO PLANTING AND RESERVES THE RIGHT TO REFUSE PLANT MATERIAL DEEMED UNACCEPTABLE.
J. PLANT MATERIAL MUST BE NURSERY GROWN AND PLANTS SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IN ORIGINAL NURSERY CONDITION.
K. MINIMUM INSTALLATION SIZES FOR PLANT MATERIAL VARY BY SPECIES. SEE SITE CALCULATIONS.
L. CONTRACTOR SHALL VERIFY PLANT QUANTITIES. PLANT QUANTITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
M. TREES ARE TO BE STAKED.
N. SOIL AMENDMENTS ARE REQUIRED FOR ALL PLANTING AREAS.
O. NATIVE SOILS MAY BE USED FOR LANDSCAPE INSTALLATION, BUT SHALL BE BLENDED WITH IMPORTED AMENDMENTS, COMPOST AND SOIL CONDITIONER. SEE SPECS.
P. ALL LANDSCAPE AREAS SHALL BE COVERED WITH 3/8" TO 1" Ø GRAVEL MULCH, 3" DEPTH OVER FILTER FABRIC, EXCLUDING DETENTION AREAS, WHICH SHALL BE COVERED WITH 2" - 4" Ø ANGULAR OR ROUND COBBLE, 4" DEPTH OVER FILTER FABRIC.
Q. LANDSCAPE GRAVEL MULCH AREAS SHALL BE COVERED WITH LANDSCAPE FILTER FABRIC PRIOR TO MULCHING IN ORDER TO MINIMIZE WEED GROWTH AND HELP MAINTAIN SOIL MOISTURE. SEEDED AREAS AND TURF GRASS AREAS SHALL NOT BE COVERED WITH FILTER FABRIC.
R. WHERE MULCH IS ADJACENT TO CONCRETE OR ASPHALT, FINISH GRADE OF MULCH SHALL BE 1/2" BELOW TOP OF CONCRETE, UNLESS OTHERWISE INDICATED.
S. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.

PLANT SCHEDULE OVERALL

WATER BUDGET CALCULATIONS

YEAR 1 AND 2

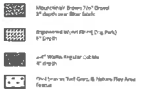
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 4 RUN TIMES PER WEEK
APPROX. 90 RUN CYCLES PER YEAR
236 TREES/ 1,416 GALLONS PER RUN CYCLE
704 SHRUBS/ 1,408 GALLONS PER RUN CYCLE
2,824 GALLONS PER RUN CYCLE X 90 RUN TIMES = 254,160 GPY/.78 ACRE FT.
3,146 SF TURF X 36" PER YEAR = 113,256 GPY/.15 ACRE FT.

YEAR 3 AND BEYOND

DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 3 RUN TIMES PER WEEK
APPROX. 77 RUN CYCLES PER YEAR
236 TREES/ 1,416 GALLONS PER RUN CYCLE
704 SHRUBS/ 1,408 GALLONS PER RUN CYCLE
2,824 GALLONS PER RUN CYCLE X 77 RUN TIMES = 217,756 GPY/.67 ACRE FT.
3,146 SF TURF X 36" PER YEAR = 113,256 GPY/.34 ACRE FT.

NOTE: THIS WATER BUDGET IS APPROXIMATE AND IS TO BE USED AS A GUIDELINE AND ADJUSTED ACCORDING TO CONDITIONS

REFERENCE NOTES SCHEDULE



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STATE OF NEW MEXICO — JOHN GILLIES HALY — 1709 — REGISTERED LANDSCAPE ARCHITECT

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- 8/6/2020
- 6/15/2021

Drawn by: VB
Reviewed by: CM

Villa Sendero
Planting Plan
Santa Fe, NM

100% CONSTRUCTION DOCUMENTS

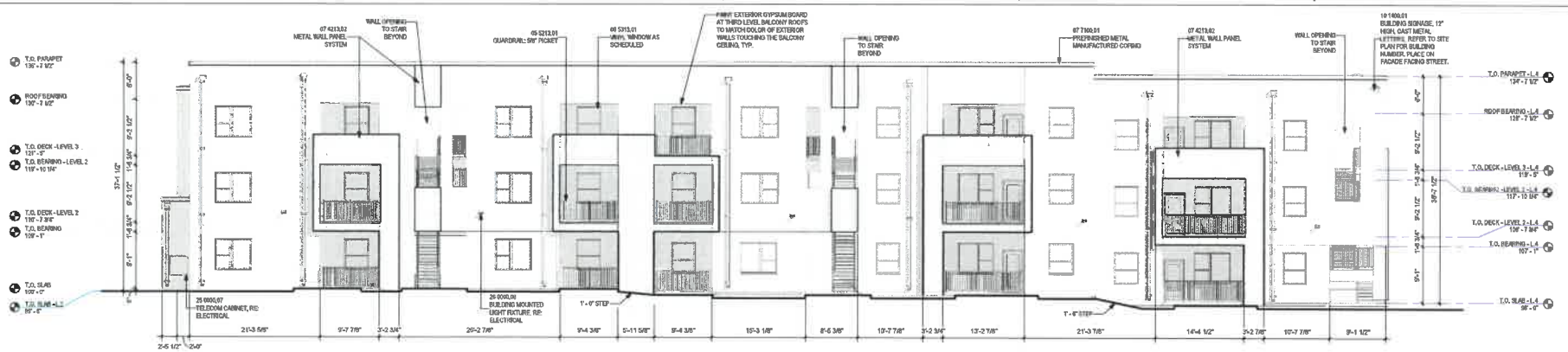
NORTH

Scale: 1" = 60'

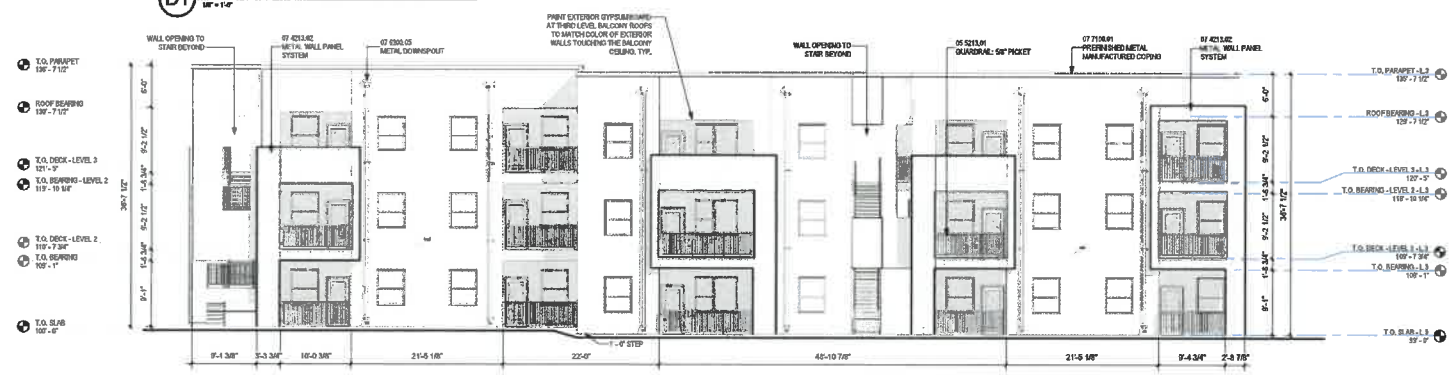
30' 0 60' 120'

Sheet Title:
Planting Overview

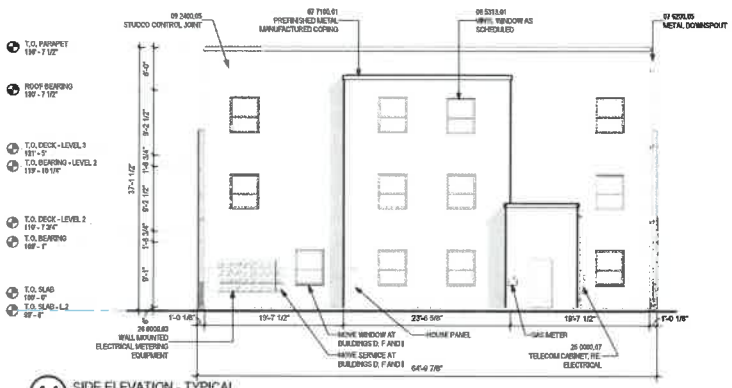
Sheet Number:
LP-00



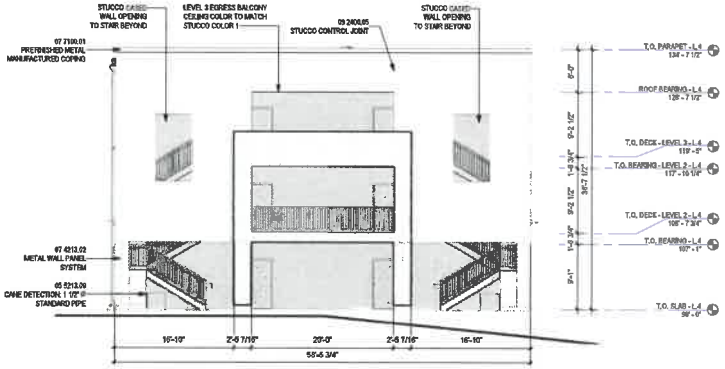
D1 FRONT/BACK ELEVATION - BUILDING 1
1/8" = 1'-0"



B1 FRONT/BACK ELEVATION - BUILDINGS 2 & 3
1/8" = 1'-0"



A1 SIDE ELEVATION - TYPICAL
1/8" = 1'-0"



C3 SIDE ELEVATION - BUILDINGS 1 & 2
1/8" = 1'-0"

GENERAL SHEET NOTES

A. DIRECT ROOF DRAINAGE TO SCUPPERS, DOWNSPOUTS AND PRECAST CONCRETE SPLASHBLOCKS
B. DIVERT WATER AWAY FROM BUILDING BY SLOPING THE EXTERIOR GRADE FROM BUILDINGS AND DIRECTING WATER TO DESIGNATED DRAINAGE SWALES AND DISCHARGE LOCATIONS
C. PAINT ALL WALL, CEILING AND ROOF MOUNTED EXHAUST CAPS, LOUVERS, GRILLES, PIPING AND EQUIPMENT VISIBLE FROM THE GROUND TO MATCH ADJACENT WALLS
D. METAL BALCONY GUARDRAILS TO BE PRIMED AND PAINTED TO MATCH METAL WALL PANEL COLOR DARK BRONZE
E. ALL CHANGES IN COLOR SHALL OCCUR AT INSIDE CORNER, U.N.O.
F. FINISH ALL EXPOSED EXTERIOR SURFACES INCLUDING SURFACES NOT SHOWN ON ELEVATIONS
G. REFER TO FLOOR PLANS FOR DOOR AND WINDOW TYPES
H. REFER TO CIVIL FOR FINISH GRADES
I. HORIZONTAL LOUVERS AT ALL EXTERIOR FULL LIGHT SWING DOORS
K. VINYL WINDOWS TO HAVE CLAY FRAME
L. PARAPET COPING AT APARTMENTS AND COMMUNITY BUILDING TO BE FIRESTONE UNA-CLAD METAL IN COLOR 'STONE WHITE' AT STUCCO COLOR 1 WALLS
M. PARAPET COPING AT APARTMENTS TO BE FIRESTONE UNA-CLAD METAL IN COLOR 'SLATE GRAY' AT STUCCO COLOR 2 WALLS
N. PARAPET COPING AT METAL PANELS AT APARTMENTS AND COMMUNITY BUILDING TO MATCH COLOR OF METAL PANEL
O. METAL DOWNSPOUTS AT COMMUNITY BUILDING TO BE COATED METAL GROUP IN COLOR 'STONE WHITE AT ALL STUCCO WALLS
P. METAL DOWNSPOUTS AT COMMUNITY BUILDING TO BE COATED METAL GROUP IN COLOR 'MEDIUM BRONZE' AT ALL METAL PANEL WALLS
Q. METAL DOWNSPOUTS AT APARTMENTS TO BE COATED METAL GROUP IN COLOR 'SLATE GRAY'
R. STEEL AT STAIRS, EXTERIOR HANDRAILS AND ALL GUARDRAILS TO BE PRIMED AND PAINTED IN COLOR CAST IRON (SW6203)
S. ALL EXTERIOR CEILINGS TO MATCH COLOR OF WALLS TOUCHING THE CEILING
T. OPEN CORRIDOR CEILING COLOR TO MATCH STUCCO COLOR 1

REFERENCE KEYNOTES

05 5213.01	GUARDRAIL: 5/8" PICKET
05 5213.09	CANE DETECTION, 1 1/2" Ø STANDARD PIPE
07 4213.02	METAL WALL PANEL SYSTEM
07 6200.05	METAL DOWNSPOUT
07 7100.01	PREFINISHED METAL MANUFACTURED COPING
08 5313.01	VINYL WINDOW AS SCHEDULED
09 2400.05	STUCCO CONTROL JOINT
10 1400.01	BUILDING SIGNAGE, 12" HIGH, CAST METAL LETTERS, REFER TO SITE PLAN FOR BUILDING NUMBER, PLACE ON FACADE FACING STREET.
26 0000.83	WALL MOUNTED ELECTRICAL METERING EQUIPMENT
26 0000.07	TEL ECOM CABINET, RE: ELECTRICAL
26 0000.08	BUILDING MOUNTED LIGHT FIXTURE, RE: ELECTRICAL

LEGEND

- STUCCO_COLOR 1_ALABASTER (SW7008)
- STUCCO_COLOR 2_DOVETAIL (SW7018)
- STUCCO_COLOR 3_FINISHED COLOR TO MATCH METAL PANEL COLOR
- 5V CRIMP METAL PANEL DARK BRONZE, MCELROY METALS (OR APPROVED COLOR FROM MANUFACTURER'S STANDARD RANGE)

DEKKER PERICH SABATINI | ARCHITECTURE / DESIGN / INSPIRATION | 7601 JEFFERSON ST NE | ALBUQUERQUE, NM 87109

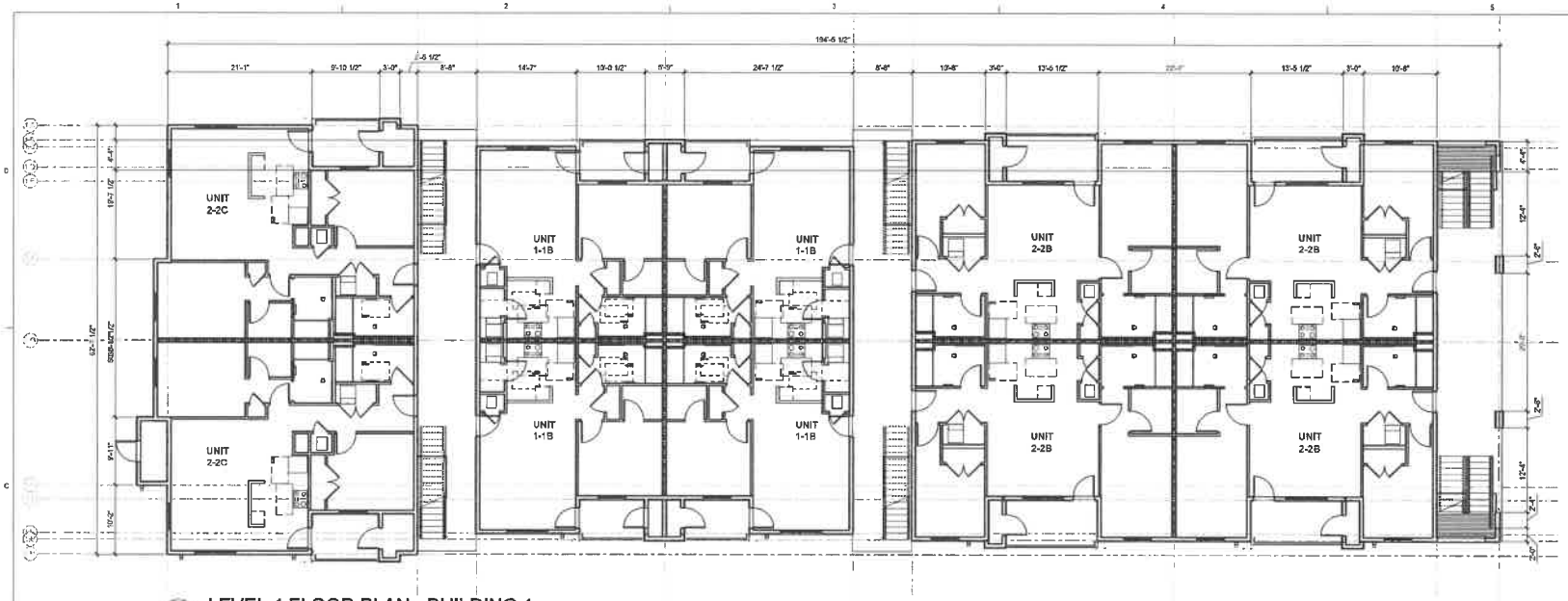
REVISIONS
RE-VISION #1
RE-VISION #2
RE-VISION #3
RE-VISION #4

VILLA SENDERO
5132 BECKNER RD.
SANTA FE, NM

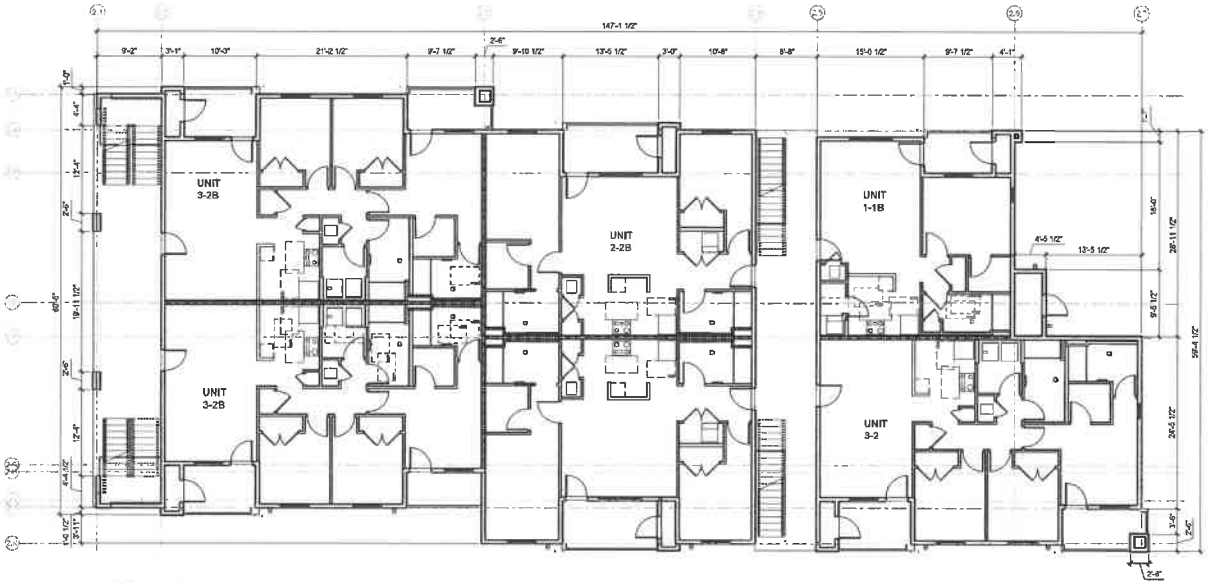
CONCEPTUAL BUILDING ELEVATIONS

DRAWN BY:
RE-VIEWED BY:
DATE: 10/24/2025
PROJECT NO.: 19-029

SHEET NO.
DP 5-1
OF



D1 LEVEL 1 FLOOR PLAN - BUILDING 1
1/8" = 1'-0"



A1 LEVEL 1 FLOOR PLAN - BUILDING 2
1/8" = 1'-0"

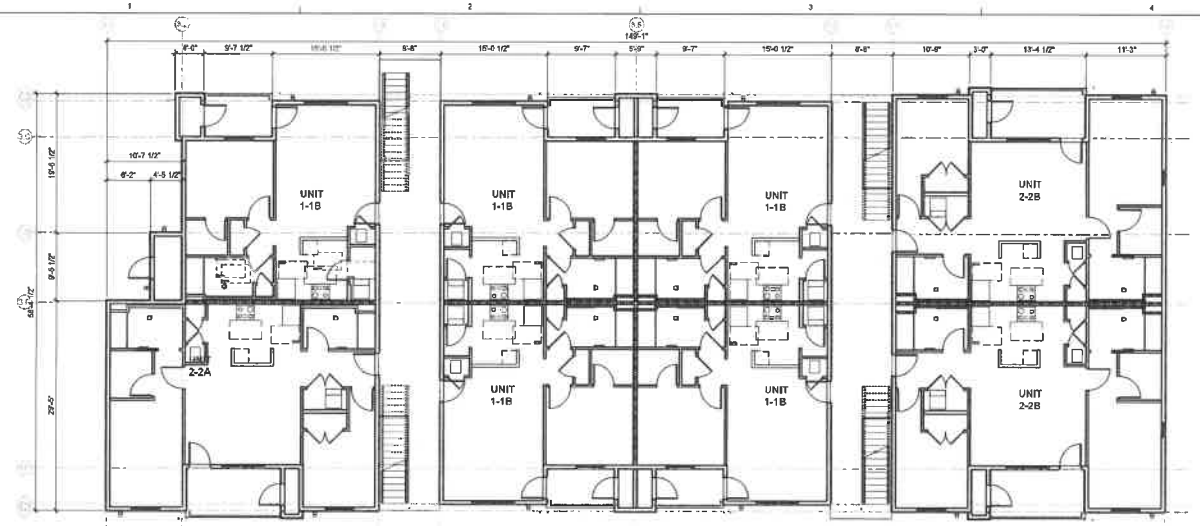
DEKKER PERICH SABATINI
ARCHITECTURE / DESIGN / INSPIRATION
7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109 | 505.761.9700 DPSDESIGN.ORG

VILLA SENDERO
5200 BECKNER RD.
SANTA FE, NM

CONCEPTUAL BUILDING FLOOR PLANS

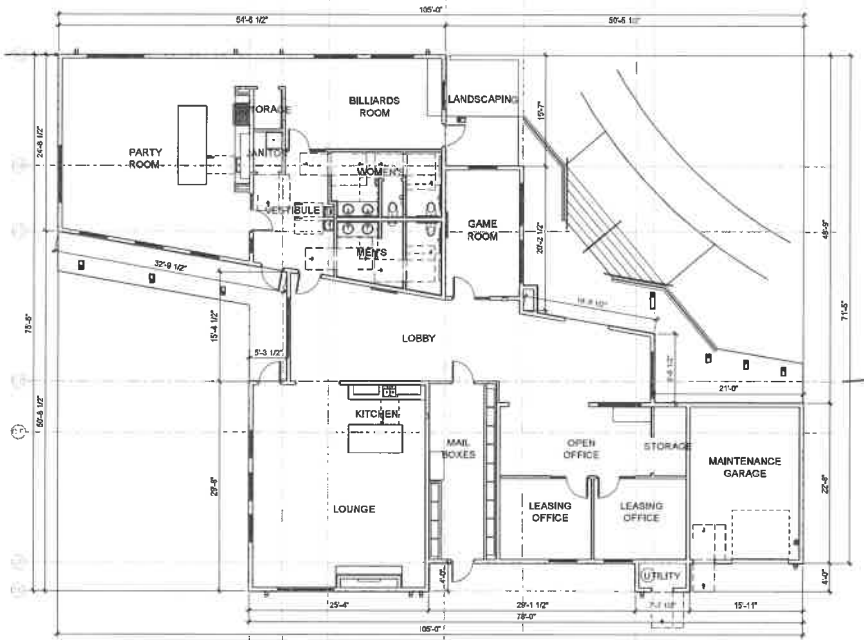
DRAWN BY: SP
REVIEWED BY: DM
DATE: 9-2-21
PROJECT NO.: 1-[illegible]

DP 5-2



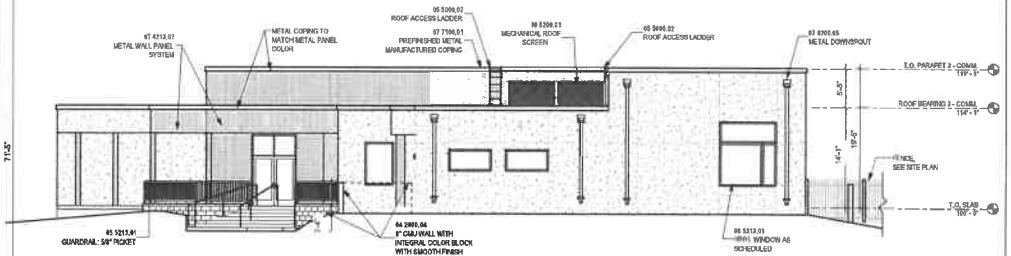
D1 LEVEL 1 FLOOR PLAN - BUILDING 3

1/8" = 1'-0"



A1 LEVEL 1 FLOOR PLAN - COMMUNITY BUILDING

1/8" = 1'-0"



B4 MAIN ENTRANCE ELEVATION - COMMUNITY BUILDING

1/8" = 1'-0"

GENERAL SHEET NOTES

A. DIRECT ROOF DRAINAGE TO SCUPPERS, DOWNSPOUTS AND PRECAST CONCRETE SPLASHBLOCKS
B. DIVERT WATER AWAY FROM BUILDING BY SLOPING THE EXTERIOR GRADE FROM BUILDINGS AND DIRECTING WATER TO DESIGNATED DRAINAGE SWALES AND DISCHARGE LOCATIONS
C. PAINT ALL WALL, CEILING AND ROOF MOUNTED EXHAUST CAPS, LOUVERS, GRILLES, PIPING AND EQUIPMENT VISIBLE FROM THE GROUND TO MATCH ADJACENT WALLS
D. METAL BALCONY GUARDRAILS TO BE PRIMED AND PAINTED TO MATCH METAL WALL PANEL COLOR DARK BRONZE
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F. FINISH ALL EXPOSED EXTERIOR SURFACES INCLUDING SURFACES NOT SHOWN ON ELEVATIONS
G. REFER TO FLOOR PLANS FOR DOOR AND WINDOW TYPES
H. REFER TO CIVIL FOR FOR FINISH GRADES
I. HORIZONTAL LOUVERS AT ALL EXTERIOR FULL LIGHT SWING DOORS
K. VINYL WINDOWS TO HAVE CLAY FRAME
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R. STEEL AT STAIRS, EXTERIOR HANDRAILS AND ALL GUARDRAILS TO BE PRIMED AND PAINTED IN COLOR CAST IRON (SW7020)
S. ALL EXTERIOR CEILINGS TO MATCH COLOR OF WALLS TOUCHING THE CEILING
T. OPEN CORRIDOR CEILING COLOR TO MATCH STUCCO COLOR 1

REFERENCE KEYNOTES

04 2000.04	8" CMU WALL WITH INTEGRAL COLOR BLOCK WITH SMOOTH FINISH
05 5000.02	ROOF ACCESS LADDER
05 5213.01	GUARDRAIL: 5/8" PICKET
05 5213.03	HANDRAIL: 1 1/2" Ø STANDARD PIPE, PAINT
07 4213.07	METAL WALL PANEL SYSTEM
07 6200.02	METAL SCUPPER
07 6200.05	METAL DOWNSPOUT
07 7190.01	PREFINISHED METAL MANUFACTURED COPING
08 4312.04	ALUMINUM-FRAMED STOREFRONT DOOR
08 5313.01	VINYL WINDOW AS SCHEDULED
08 5400.01	FIXED COMPOSITE WINDOW, BLACK FRAME
09 2000.05	STUCCO CONTROL JOINT
10 8200.01	MECHANICAL ROOF SCREEN, RE: STRUCTURAL 42 VSD4.1
16 0000.00	BUILDING MOUNTED LIGHT FIXTURE, RE: ELECTRICAL

LEGEND

STUCCO_COLOR 1_ALABASTER (SW7008)

STUCCO_COLOR 2_DOVETAIL (SW7018)

STUCCO_COLOR 3_FINISHED COLOR TO MATCH METAL PANEL COLOR

5V CRIMP METAL PANEL DARK BRONZE, MCELROY METALS (OR APPROVED COLOR (FROM MANUFACTURER'S STANDARD RANGE)

DEKKER PERICH SABATINI | ARCHITECTURE / DESIGN / INSPIRATION | 7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109 | 505.761.9700 DPSDESIGN.ORG

REVISIONS

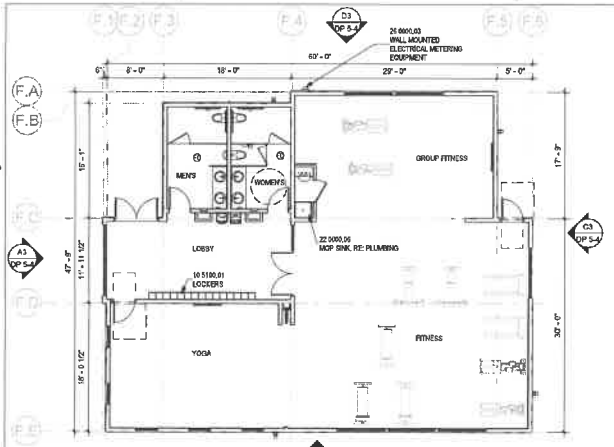
VILLA SENDERO

5200 BECKNER RD.
SANTA FE, NM

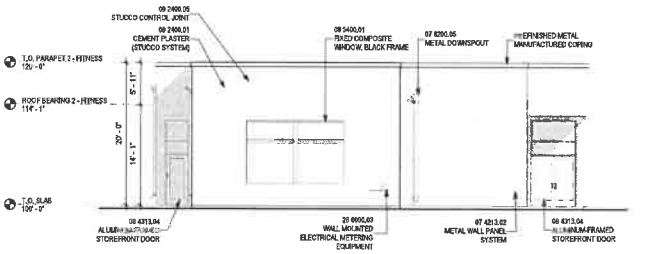
CONCEPTUAL BUILDING FLOOR PLANS

DRAWN BY: SP
REVIEWED BY: DM
DATE: 04-21-21
PROJECT No.: 17-010

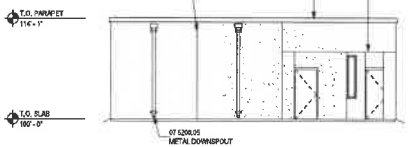
SHEET NO.
DP 5-3



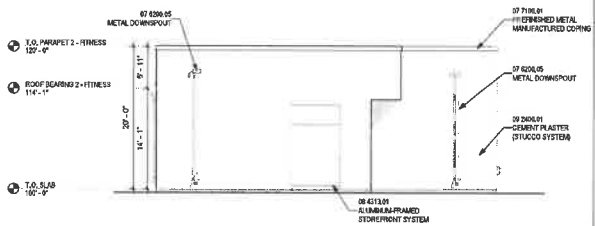
C1 LEVEL 1 FLOOR PLAN - FITNESS BUILDING
1/8" = 1'-0"



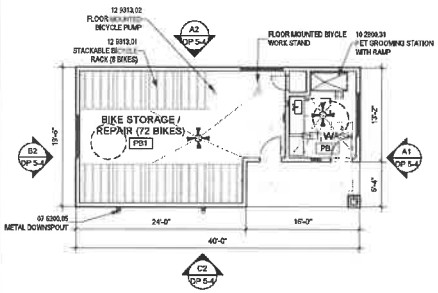
D3 NORTH ELEVATION - FITNESS BUILDING
1/8" = 1'-0"



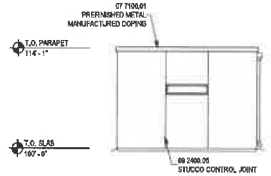
C2 SOUTH ELEVATION - BIKE STORAGE / PET WASH - BUILDING K
1/8" = 1'-0"



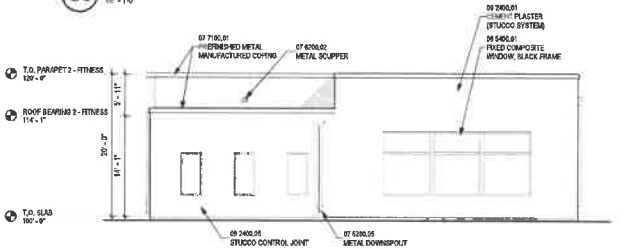
C3 EAST ELEVATION - FITNESS BUILDING
1/8" = 1'-0"



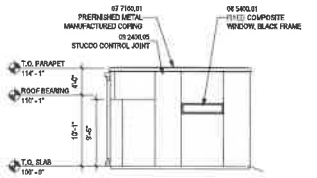
B1 LEVEL 1 FLOOR PLAN - BIKE STORAGE / PET WASH - BUILDING K
1/8" = 1'-0"



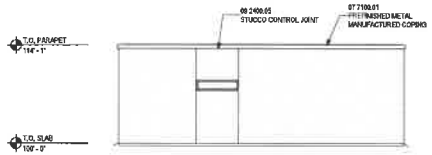
B2 WEST ELEVATION - BIKE STORAGE / PET WASH - BUILDING K
1/8" = 1'-0"



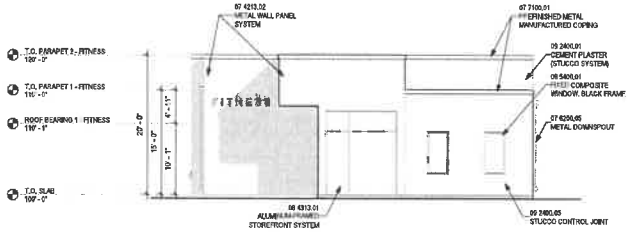
B3 SOUTH ELEVATION - FITNESS BUILDING
1/8" = 1'-0"



A1 EAST ELEVATION - BIKE STORAGE / PET WASH - BUILDING K
1/8" = 1'-0"



A2 NORTH ELEVATION - BIKE STORAGE / PET WASH - BUILDING K
1/8" = 1'-0"



A3 WEST ELEVATION - FITNESS BUILDING
1/8" = 1'-0"

GENERAL SHEET NOTES

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K. VINYL WINDOWS TO HAVE CLAY FRAME
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M. PARAPET COPING AT APARTMENTS TO BE FIRESTONE UNA-CLAD METAL IN COLOR "SLATE GRAY" AT STUCCO COLOR 2 WALLS
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R. STEEL AT ENTRY, EXTERIOR HANDRAILS AND ALL GUARDRAILS TO BE PRIMED AND PAINTED IN COLOR CAST IRON (SW6202)
S. ALL EXTERIOR CEILINGS TO MATCH COLOR OF WALLS TOUCHING THE CEILING
T. OPEN CORRIDOR CEILING COLOR TO MATCH STUCCO COLOR 1

REFERENCE KEYNOTES

07 4213.02	METAL WALL PANEL SYSTEM
07 6200.02	METAL SCUPPER
07 6200.05	METAL DOWNSPOUT
07 7100.01	PREFINISHED METAL MANUFACTURED COPING
08 4313.01	ALUMINUM-FRAMED STOREFRONT SYSTEM
08 4313.04	ALUMINUM-FRAMED STOREFRONT DOOR
08 5400.01	FIXED COMPOSITE WINDOW, BLACK FRAME
09 2400.01	CEMENT PLASTER (STUCCO SYSTEM)
09 2400.05	STUCCO CONTROL JOINT
10 2800.31	PET GROOMING STATION WITH RAMP
10 5100.01	LOCKERS
12 9313.01	STACKABLE BICYCLE RACK (8 BIKES)
12 9313.02	FLOOR MOUNTED BICYCLE PUMP
12 9313.03	FLOOR MOUNTED BICYCLE WORK STAND
22 9000.06	MOP SINK, RE: PLUMBING
26 0000.03	WALL MOUNTED ELECTRICAL METERING EQUIPMENT

LEGEND

STUCCO_COLOR 1_ALABASTER (SW7008)

STUCCO_COLOR 2_DOVETAIL (SW7018)

STUCCO_COLOR 3_FINISHED COLOR TO MATCH METAL PANEL COLOR

5V CRIMP METAL PANEL DARK BRONZE, MCELROY METALS (OR APPROVED COLOR FROM MANUFACTURER'S STANDARD RANGE)

DEKKER PERICH SABATINI
ARCHITECTURE / DESIGN / INSPIRATION
7601 [illegible]

REVISIONS
1 REVISION #1
2 REVISION #2
3 REVISION #3
4 REVISION #4

VILLA SENDERO
5132 BECKNER RD.
SANTA FE, NM

CONCEPTUAL BUILDING ELEVATIONS

DRAWN BY:
REVIEWED BY:
DATE: 04.04.2021
PROJECT NO: 19-0011

SHEET NO.
DP 5-4
OF

PLAN OR PLAT AMENDMENT APPLICATION

Parcel Information

Project Name: **Villa Sendero Development Plan Amendment Phase II**

Address: **5132 Beckner Road** Zoning: **C-2**

Previous Approvals: Development Plan Purpose of Amendment: **Phase II: Additional parcel/unit count change from 252 to 258**

Property Owner Information

Company Name: Villa Sendero, LLC, CSM Properties, LTD

Name: _____
Last *First* *M.I.*

Address: **2600 N Dallas Parkway Suite 370**
Street Address *Suite/Unit #*

Frisco **TX** **75034**
City *State* *ZIP Code*

Phone: **( )** E-mail Address: _____

Applicant/Agent Information (if different from owner)

Company Name: Dekker/Perich/Sabatini

Name: **Gleason** **Will**
Last *First* *M.I.*

Address: **7601 Jefferson St NE** **Suite 100**
Street Address *Suite/Unit #*

Albuquerque **NM** **87109**
City *State* *ZIP Code*

Phone: **(505) 761-9700** E-mail Address: **WillG@dpsdesign.org**

Correspondence Directed to: ☐ Owner ☐ Applicant X☐ Both

Agent Authorization (if applicable)

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

I/We authorize See attached Letters of Authorization to act as my/our agent to execute this application.

Signed: _____ Date: _____

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 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 preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and annexation requirements.

Signature: Date: **6/18/2021**

DEKKER
PERICH
SABATINI

June 18, 2021

Donna Wynant, Senior Planner
Current Planning Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Villa Sendero Apartment Homes, 5132 Beckner Road
Development Plan Amendment Phase II Application

Dear Ms. Wynant,

This letter is respectfully submitted on behalf of Villa Sendero, LLC in application for Development Plan Amendment approval of a multi-family apartment community for consideration by the Planning Commission. The subject property is located at 5132 Beckner Road and is currently under construction according to the previously approved Development Plan for 252 units.

The applicant, Villa Sendero, LLC, is requesting an amendment to the Villa Sendero Development Plan for Phase II of the project that includes the addition of an approximately 1-acre parcel to the southwest of the subject property, located directly south of the Fashion Outlets of Santa Fe that will facilitate the construction of 24 additional units of multi-family housing, comprised in a single 3-story building. In addition, within the original parcel, a fitness building will be replacing an apartment building. These changes amount to a net gain of 6 units to the Villa Sendero project to total 258 units. Other minor changes include the drive aisle extending to the adjacent 1-acre parcel as well as the multi-use trail moving to the south edge of this road.

The 1-acre parcel to the southwest of the subject property is owned by CSM Properties, LTD at this time. It is under contract to be purchased by Villa Sendero, LLC. When the purchase is complete, a replat action will be submitted for approval that includes a lot line adjustment to fully incorporate the 1-acre parcel into the Villa Sendero development. Letters of Authorization from both CSM Properties, LTD and Villa Sendero, LLC are included in this application.

Sincerely,

Will Gleason, Dekker/Perich/Sabatini
Agent for Villa Sendero, LLC

DocuSign Envelope ID: C3000EA0-8E0D-4122-9CA4-0AFCD013AC77

City of Santa Fe
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Villa Sendero Apartments, 1 acre add-on parcel located at Beckner Road, Santa Fe, NM

To Whom It May Concern:

This letter shall serve as authorization for Dekker Perich Sabatani to act on my behalf with respect to the referenced property regarding land use applications to be submitted to the City of Santa Fe.

Sincerely,

CSM Properties, Ltd

By: DocuSigned by: Charles Bryant _____ Date: 4/14/2021

Charles F. Bryant, General Partner

DocuSign Envelope ID: AE949720-5BB5-44E6-A2CB-A4AC304DAB4E

City of Santa Fe
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Villa Sendero Apartments, 1 acre add-on parcel located at Beckner Road, Santa Fe, NM

To Whom It May Concern:

This letter shall serve as authorization for Dekker Perich Sabatani to act on my behalf with respect to the referenced property regarding land use applications to be submitted to the City of Santa Fe.

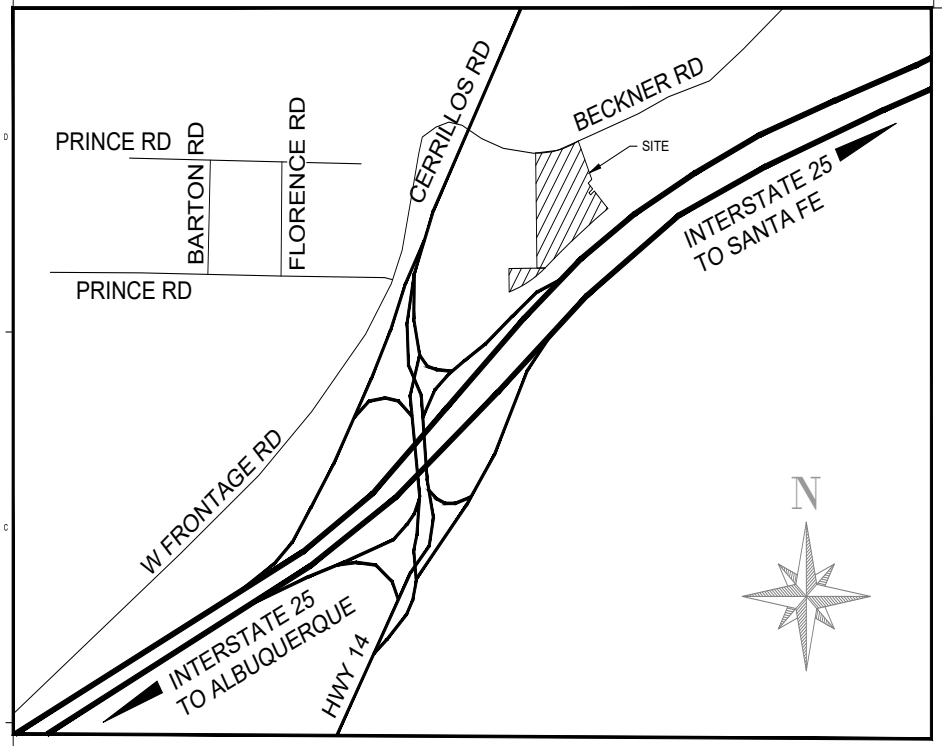
Sincerely,

Villa Sendero, LLC,
a Delaware limited liability company

By: Tekin & Associates, LLC,
a Texas limited liability company,
Manager

By: DocuSigned by: _____ Date: 4/14/2021
Mark A. Tekin, Manager

VICINITY MAP



DRAWING INDEX

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DP1-2	SITE DETAILS
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LI-01	IRRIGATION PLAN
LI-02	IRRIGATION PLAN
LI-03	IRRIGATION PLAN
LI-04	IRRIGATION PLAN
LI-05	IRRIGATION PLAN
LI-06	IRRIGATION PLAN
LP-00	PLANTING OVERVIEW
DP5-1	CONCEPTUAL BUILDING ELEVATIONS
DP5-2	CONCEPTUAL BUILDING FLOOR PLANS
DP5-3	CONCEPTUAL BUILDING FLOOR PLANS
DP5-4	CONCEPTUAL BUILDING FLOOR PLANS
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ES102	SITE LIGHTING PHOTOMETRICS
ES103	LIGHT FIXTURE SCHEDULE
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SV-2	BOUNDARY AND TOPOGRAPHIC SURVEY
C-101	CIVIL SITE PLAN
C-102	SLOPE ANALYSIS MAP
C-203	TYPICAL SECTIONS
C-205	GEOMETRICS PLAN
C-302	MASTER UTILITY PLAN
C-302A	UTILITY NOTES AND DETAILS
C-303	FIRE ACCESS PLAN
C-400	GRADING AND DRAINAGE PLANS (OVERALL)
C-405	GRADING AND DRAINAGE PLAN (CONT'D)
C-406	GRADING AND DRAINAGE PLAN (CONT'D)
C-408	GRADING AND DRAINAGE PLAN (CONT'D)
C-409	GRADING AND DRAINAGE PLAN (CONT'D)
C-412	GRADING AND DRAINAGE PLAN (CONT'D)
C-413	GRADING AND DRAINAGE PLAN (CONT'D)
C-503A	ROADWAY PLAN AND PROFILES
C-504	TRAIL PLAN AND PROFILES
C-505	TRAIL PLAN AND PROFILES
C-506	SIGNING AND STRIPING PLAN
C-603	SANITARY SEWER PLAN AND PROFILES
C-651	STRUCTURE SECTIONS
C-654	STRUCTURE SECTIONS
C-801	STORM WATER POLLUTION PREVENTION PLAN
C-802	TEMPORARY EROSION CONTROL PLAN
C-803	PERMANENT EROSION CONTROL PLAN

TEKIN & ASSOCIATES
REAL ESTATE INVESTMENT & DEVELOPMENT

OWNER

TEKIN & ASSOCIATES, LLC.
2600 N Dallas Parkway, Suite 370
Frisco, TX 75034
PHONE: 469.458.0485

DEKKER
PERICH
SABATINI

ARCHITECT/PLANNING

DEKKER/PERICH/SABATINI, LTD.
7601 Jefferson St. NE, Suite 100
Albuquerque, NM 87109
PHONE: 505.761.9700

LANDSCAPE

Yellowstone Landscaping
7525 Second Street NE
Albuquerque, NM 87184
PHONE: 505.898.9615

S F E C
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, NM 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

CIVIL

SANTA FE ENGINEERING CONSULTANTS, LLC.
1599 S. St. Francis Drive, Suite B
Santa Fe, NM 87505
PHONE: 505.982.2845

DEKKER PERICH SABATINI — ARCHITECTURE / DESIGN / INSPIRATION
7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

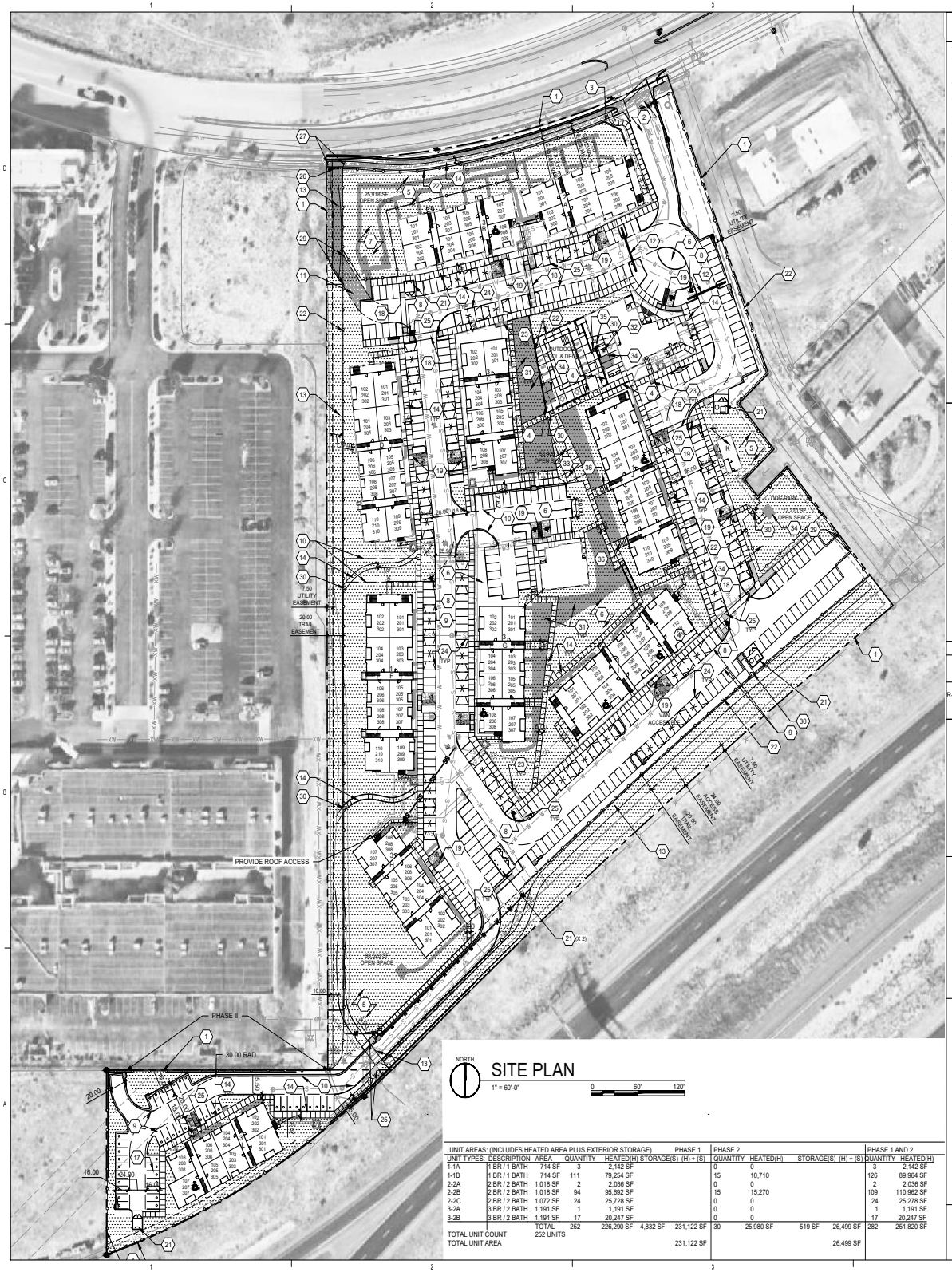
REVISIONS
REVISION #4 03/30/2018
REVISION #3 03/30/2018
REVISION #2 03/30/2018
REVISION #1 03/30/2018

VILLA SENDERO

5200 BECKNER RD.
SANTA FE, NM

DRAWING NAME
DEVELOPMENT PLAN SUBMITTAL

DRAWN BY:
REVIEWED BY:
DATE: 06-18-2019
PROJECT NO.: 19-0081
SHEET NO.
__ OF __



SITE PLAN

NORTH

1" = 60'-0"

0 60' 120'

UNIT AREAS: (INCLUDES HEATED AREA PLUS EXTERIOR STORAGE)				PHASE 1			PHASE 2				PHASE 1 AND 2	
UNIT TYPES:	DESCRIPTION	AREA	QUANTITY	HEATED(H)	STORAGE(S)	(H) + (S)	QUANTITY	HEATED(H)	STORAGE(S)	(H) + (S)	QUANTITY	HEATED(H)
1-1A	1 BR / 1 BATH	714 SF	3	2,142 SF			0	0			3	2,142 SF
1-1B	1 BR / 1 BATH	714 SF	111	79,254 SF			15	10,710			126	89,964 SF
2-2A	2 BR / 2 BATH	1,018 SF	2	2,036 SF			0	0			2	2,036 SF
2-2B	2 BR / 2 BATH	1,018 SF	94	95,692 SF			15	15,270			109	110,962 SF
2-2C	2 BR / 2 BATH	1,072 SF	24	25,728 SF			0	0			24	25,278 SF
3-2A	3 BR / 2 BATH	1,191 SF	1	1,191 SF			0	0			1	1,191 SF
3-2B	3 BR / 2 BATH	1,191 SF	17	20,247 SF			0	0			17	20,247 SF
		TOTAL	252	226,290 SF	4,832 SF	231,122 SF	30	25,980 SF	519 SF	26,499 SF	282	251,820 SF
TOTAL UNIT COUNT		252 UNITS										
TOTAL UNIT AREA						231,122 SF				26,499 SF		

KEYNOTES

1. PROPERTY LINE
2. MAIN VEHICULAR ENTRY
3. PROJECT MONUMENT SIGN RE: A1/DP1-2
4. SITE WALL
5. COMMON OPEN SPACE
6. LANDSCAPE AREA
7. DRAINAGE POND
8. FIRE HYDRANT
9. 26 FT WIDE FIRE APPARATUS ACCESS ROAD
10. 20 FT WIDE FIRE APPARATUS ACCESS ROAD
11. 6" COMPACTED BASE COURSE ALL WEATHER FIRE APPARATUS ACCESS ROAD
12. AUTOMATIC GATE
13. 10 FT WIDE ASPHALT PAVED TRAIL
14. CONCRETE SIDEWALK WIDTH AS SHOWN
15. CONCRETE CURB
16. ASPHALT PAVED PARKING AND DRIVE
17. 4" WIDE PAINTED STRIPING, TYPICAL
18. PAINTED PEDESTRIAN CROSSING
19. ACCESSIBLE PARKING STALL, ACCESS AISLE AND CURB RAMP RE: CS/DP1-2
20. POLE MOUNTED SHIELDED LIGHT FIXTURE RE: D1/DP1-2
21. SCREENED REFUSE ENCLOSURE RE: C1/DP1-2
22. 6 FT HIGH FENCE RE: B3/DP1-2
23. BICYCLE RACK RE: D4/DP1-2 AND B4/DP1-2
24. COVERED PARKING STRUCTURE
25. CURB RAMP
26. REMOVABLE BOLLARDS
27. 20 FT WIDE EMERGENCY ACCESS ROAD
28. NOT USED
29. 20 FT WIDE EMERGENCY ACCESS GATE WITH KEY HOLDER
30. 6 FT HIGH GATE
31. DRAINAGE MANAGEMENT SWALES, RE: CIVIL
32. EXTERIOR GAS FIREPIT
33. CONCRETE PAVING
34. SHADE STRUCTURE
35. POOL EQUIPMENT ENCLOSURE
36. SITE STEPS, RE: A4/DP1-2

STORMWATER AGREEMENT: PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS ARE ON PRIVATE PROPERTY AND 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 IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENT MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE AND STORMWATER MANAGEMENT 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.

OWNER'S PRINTED NAME

OWNER'S SIGNATURE / DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 200____. (OR EQUAL)

NOTARY PUBLIC MY COMMISSION EXPIRES

14-7.2-1 TABLE OF DIMENSIONAL STANDARDS

ZONE	MINIMUM LOT SIZE	MAXIMUM HEIGHT OF STRUCTURES	MINIMUM SETBACK REQUIREMENTS	MAXIMUM LOT COVERAGE
R-21 MULTIFAMILY	AS REQUIRED TO MEET DENSITY	TWO STORY, 26 FT PER DEVELOPMENT PLAN APPROVAL	ESTABLISHED BY DEVELOPMENT PLAN APPROVAL	40% PHASE 1 = 20% PHASE 2 = 19%

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING ON O9/07/17 WITH CONDITIONS CASE #2017-74

PLANNING COMMISSION CHAIRPERSON DATE

PLANNING COMMISSION SECRETARY DATE

REVIEWED BY THE SANTA FE LAND USE DEPARTMENT

CITY PLANNER DATE

CITY ENGINEER FOR LAND USE DATE

AFFIDAVIT

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THIS FINAL DEVELOPMENT PLAN TO BE PREPARED, ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

TA LAS SOLERAS, LLC
OWNER'S PRINTED NAME

OWNER'S SIGNATURE / DATE

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY _____ THIS ____ DAY OF _____, 200____.

NOTARY PUBLIC

MY COMMISSION EXPIRES

DRAINAGE FACILITIES MAINTENANCE:
ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO. 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 AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.
WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:
A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).
B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.
C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.
D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.
E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

GUNNISON'S PRAIRIE DOG NOTE:
THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISON'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8.12).

ADA NOTE:
THIS DEVELOPMENT SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) FOR ALL INFRASTRUCTURE IMPROVEMENTS.

GENERAL NOTES

A. SOLID WASTE COLLECTION IS THE RESPONSIBILITY OF SF WASTE COLLECTION
B. EXTERIOR LUMINAIRES SHALL COMPLY WITH CHAPTER 14-8.9 SFCC
C. THE SITE SHALL COMPLY WITH THE INTERNATIONAL FIRE CODE (IFC) 2009
D. THE FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20' THROUGHOUT THE COMPLEX.
E. THE SITE SHALL HAVE A WATER SUPPLY THAT MEETS FIRE FLOW AND HAVE A DISTANCE TO THE NEAREST HYDRANT TO MEET IFC REQUIREMENTS
F. ALL FIRE DEPARTMENT ACCESS SHALL HAVE A GRADE NO GREATER THAN 10%
G. THE SITE SHALL MEET ALL DEAD END REQUIREMENTS AS PER IFC OR PROVIDE EMERGENCY TURN-AROUND PER IFC
H. ALL BUILDINGS ARE TYPE V, WOOD FRAME CONSTRUCTION AND FULLY SPRINKLERED PER NFPA 13
I. FIRE APPARATUS ROAD GATES SHALL COMPLY WITH (IFC) 2009 SECTION D103.5 ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING TO THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
J. SIGHT TRIANGLE - LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA

PROJECT DATA

ZONING: R- MULTIFAMILY

LEGAL DESCRIPTION:
LOT 2B OF THE PLAT OF SURVEY PREPARED FOR EAKIN/TRICKEY, SECTIONS 7 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., SANTA FE, SANTA FE COUNTY, NEW MEXICO
SITE AREA: PHASE I =11.39 ACRES (496,384.85 SF) PHASE II = .99 ACRES (43,252 SF)

DENSITY: 22.12 DU/ACRE

OPEN SPACE PHASE 1:	REQUIRED (250 SF x 84)	21,000 SF
	COMMON OPEN SPACE PROVIDED	172,816 SF
	PATIO / BALCONY	5,184 SF
	TOTAL OPEN SPACE PROVIDED	178,000 SF
OPEN SPACE PHASE 2:	REQUIRED (250 SF x 24)	1,000 SF
	COMMON OPEN SPACE PROVIDED	11,076 SF
	PATIO / BALCONY	529 SF
	TOTAL OPEN SPACE PROVIDED	11,605 SF
TOTAL OPEN SPACE PHASE 1 AND 2:		**189,605 SF**

LOT COVERAGE: TOTAL BUILDING GROUND COVERAGE PHASE 1 = 97,032 SF
TOTAL LOT COVERAGE (COVERAGE/SITE AREA) PHASE 1
97,032 SF / 496,384.85 SF = .1954 = 20% PHASE 1
TOTAL BUILDING GROUND COVERAGE PHASE 2 = 8,409 SF
TOTAL LOT COVERAGE (COVERAGE/SITE AREA)
8,409 SF / 43,253 SF = .1944 = 20%
FOR C-2 ZONE 60% MAXIMUM

BUILDING HEIGHT: (TABLE 14-7.2.1)
FOR C-2 ZONE, 45'-0" MAXIMUM HEIGHT, REFER TO BUILDING ELEVATIONS

PARKING CALCULATION PHASE 1: REQUIRED (14-8.6 SFCC)

111 UNITS x 1.25 SPACES/UNIT (<800 SF UNITS)	= 139 SPACES
123 UNITS x 1.5 SPACES/UNIT (800-1200 SF UNITS)	= 185 SPACES
SPACES REQUIRED	= 324 SPACES
(INCLUDES 11 STANDARD ACCESSIBLE SPACES AND 2 VAN ACCESSIBLE SPACES)	
SPACES PROVIDED	= 197 SPACES
COVERED PARKING	= 140 SPACES

PARKING CALCULATION PHASE 2:

15 UNITS x 1.25 SPACES/UNIT (<800 SF)	= 19 SPACES
9 UNITS x 1.5 SPACES/UNIT (800-1200 SF)	= 14 SPACES
SPACES REQUIRED	= 32 SPACES
(INCLUDES 1 STANDARD ACCESSIBLE SPACES)	
SPACES PROVIDED	= 43 SPACES
TOTAL PARKING PROVIDED PHASE 1 AND PHASE 2:	**440 SPACES**

BICYCLE PARKING (TABLE 14-8.6-3)
REQUIRED: 100 OR MORE AUTOMOBILE SPACES: 12 BICYCLE SPACES REQUIRED
PROVIDED: 14 BICYCLE SPACES DISPERSED ACROSS THE SITE

BUILDING AREAS (GROSS HEATED)

BLDG NAME	BLDG TYPE	1ST FLR	2ND FLR	3RD FLR	TOTAL
A	2	6,391 SF	6,349 SF	6,349 SF	19,089 SF
B	3	6,689 SF	6,647 SF	6,647 SF	19,983 SF
C	3	6,689 SF	6,647 SF	6,647 SF	19,983 SF
D	1	9,121 SF	9,082 SF	9,082 SF	27,285 SF
E	2	6,391 SF	6,349 SF	6,349 SF	19,089 SF
F	1	9,121 SF	9,082 SF	9,082 SF	27,285 SF
G	3	6,689 SF	6,647 SF	6,647 SF	19,983 SF
H	3	6,689 SF	6,647 SF	6,647 SF	19,983 SF
I	1	9,121 SF	9,082 SF	9,082 SF	27,285 SF
J	1	9,121 SF	9,082 SF	9,082 SF	27,285 SF
COMMUNITY BLDG		4,463 SF			4,463 SF
BIKE STORAGE/PET WASH		679 SF			679 SF
POOL EQUIPMENT		277 SF			277 SF
FITNESS BUILDING		2,604 SF			2,604 SF
TOTAL **PHASE 1**					235,273 SF
L	3	6,689 SF	6,647 SF	6,647 SF	
TOTAL **PHASE 2**					19,983 SF
TOTAL PHASE 1 AND 2					255,256 SF

BUILDING AREAS (COVERED)

BLDG NAME	BLDG TYPE	1ST FLR	2ND FLR	3RD FLR	TOTAL
A	2	1,786 SF	1,215 SF	1,231 SF	4,232 SF
B	3	1,732 SF	1,171 SF	1,199 SF	4,102 SF
C	3	1,732 SF	1,171 SF	1,199 SF	4,102 SF
D	1	2,259 SF	1,663 SF	1,683 SF	5,875 SF
E	2	1,786 SF	1,215 SF	1,231 SF	4,232 SF
F	1	2,259 SF	1,663 SF	1,683 SF	5,875 SF
G	3	1,732 SF	1,171 SF	1,199 SF	4,102 SF
H	3	1,732 SF	1,171 SF	1,199 SF	4,102 SF
I	1	2,259 SF	1,663 SF	1,683 SF	5,875 SF
J	1	2,259 SF	1,663 SF	1,683 SF	5,875 SF
COMMUNITY BUILDING		517 SF			517 SF
BIKE STORAGE/PET WASH		101 SF			101 SF
FITNESS BUILDING		2,777 SF			2,777 SF
TOTAL PHASE 1					51,767 SF
L	3	1,732 SF	1,171 SF	1,199 SF	
TOTAL **PHASE 2**					4,102 SF
TOTAL PHASE 1 AND 2					55,869 SF

LEGEND

COMMON OPEN SPACE
FIRE DEPARTMENT ACCESS LANE
(ANSI TYPE A) ACCESSIBLE DWELLING UNIT
PROPERTY LINE
FIRE HYDRANT
FENCE

DEKKER PERICH SABATINI
ARCHITECTURE / DESIGN / INSPIRATION
7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

REVISIONS
REVISION #1 00/00/2019
REVISION #2 00/00/2019
REVISION #3 00/00/2019
REVISION #4 00/00/2019

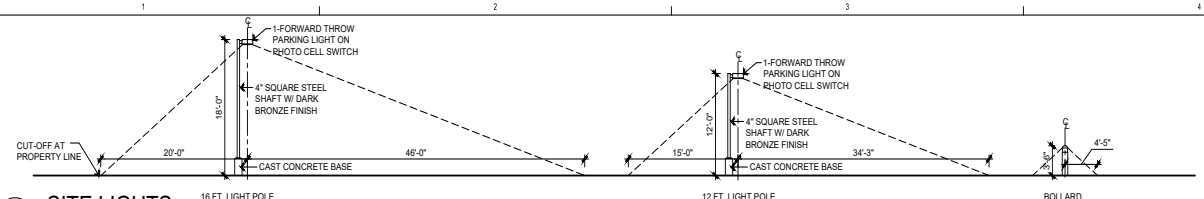
VILLA SENDERO

5200 BECKNER RD.
SANTA FE, NM

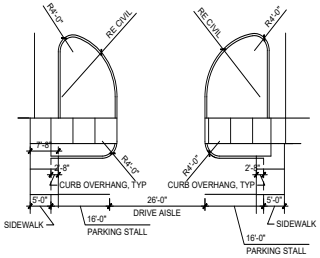
DRAWING NAME: DEVELOPMENT PLAN

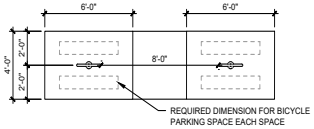
DRAWN BY: SP
REVIEWED BY: DM
DATE: 06-19-2019
PROJECT NO.: 19-0081

SHEET NO.: DP 1-1 OF _

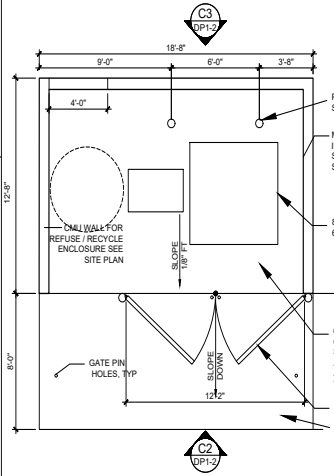


D1 SITE LIGHTS
1/8" = 1'-0"

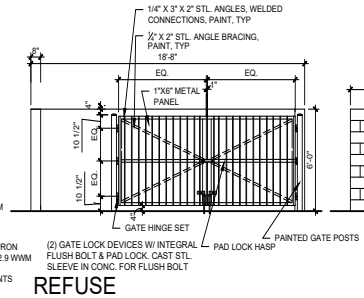




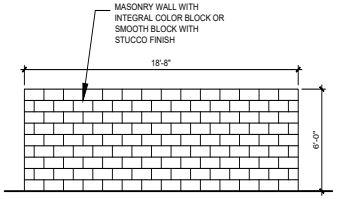
D4 BIKE PARKING RACKS
1/4" = 1'-0"



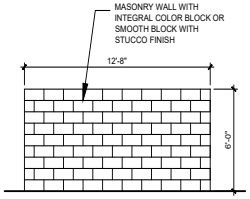
C1 REFUSE ENCLOSURE
1/4" = 1'-0"



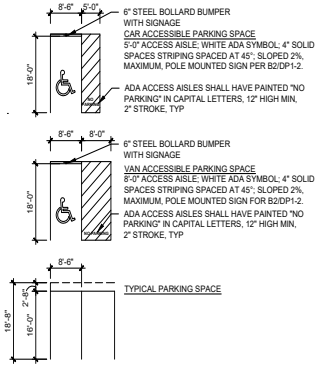
C2 REFUSE ENCLOSURE GATE
1/4" = 1'-0"



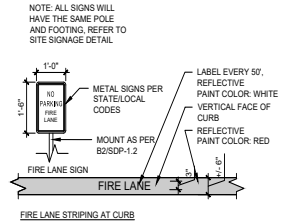
C3 TYPICAL ELEVATION REFUSE ENCLOSURE
1/4" = 1'-0"



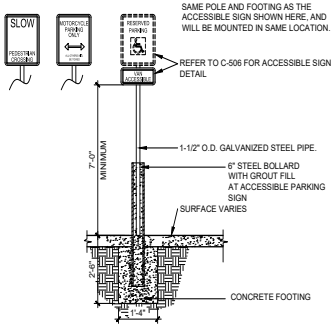
C4 TYPICAL ELEVATION REFUSE ENCLOSURE
1/4" = 1'-0"



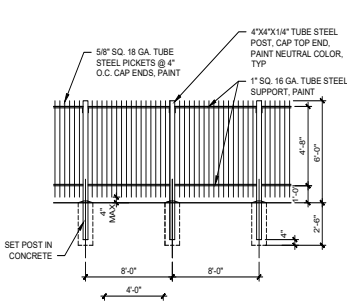
C5 TYP. PARKING DIMENSIONS
1/16" = 1'-0"



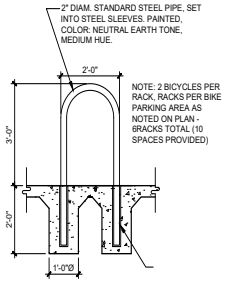
B1 FIRE LANE STRIPING AND SIGNAGE
1/2" = 1'-0"



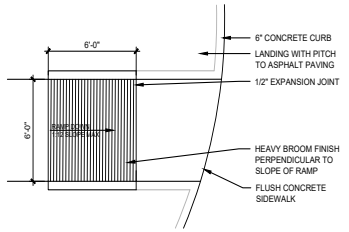
B2 PARKING SIGNS
1/2" = 1'-0"



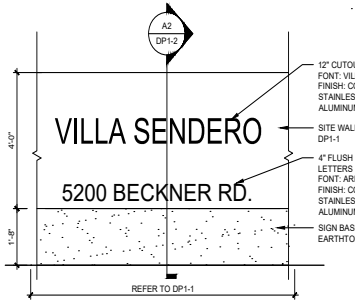
B3 STEEL PICKET FENCE
1/4" = 1'-0"



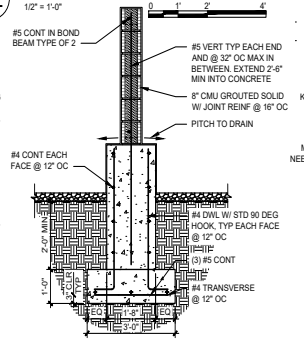
B4 TYPICAL BIKE RACK
1/2" = 1'-0"



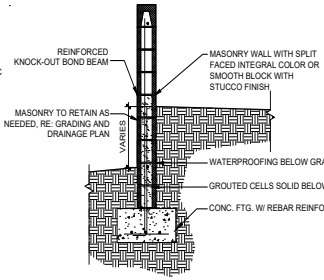
B5 ACCESSIBLE RAMP
1/4" = 1'-0"



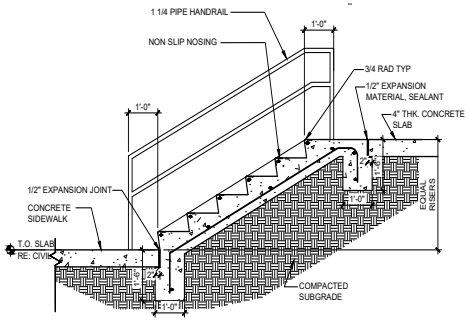
A1 MONUMENT SIGN
1/2" = 1'-0"



A2 MONUMENT SIGN SECTION
1/2" = 1'-0"



A3 MASONRY RETAINING WALL
1/2" = 1'-0"



A4 SITE STEPS
1/2" = 1'-0"

DEKKER PERICH SABATINI
ARCHITECTURE / DESIGN / INSPIRATION
7601 JEFFERSON NE, SUITE 100, ALBUQUERQUE, NM 87109 | 505.883.7500

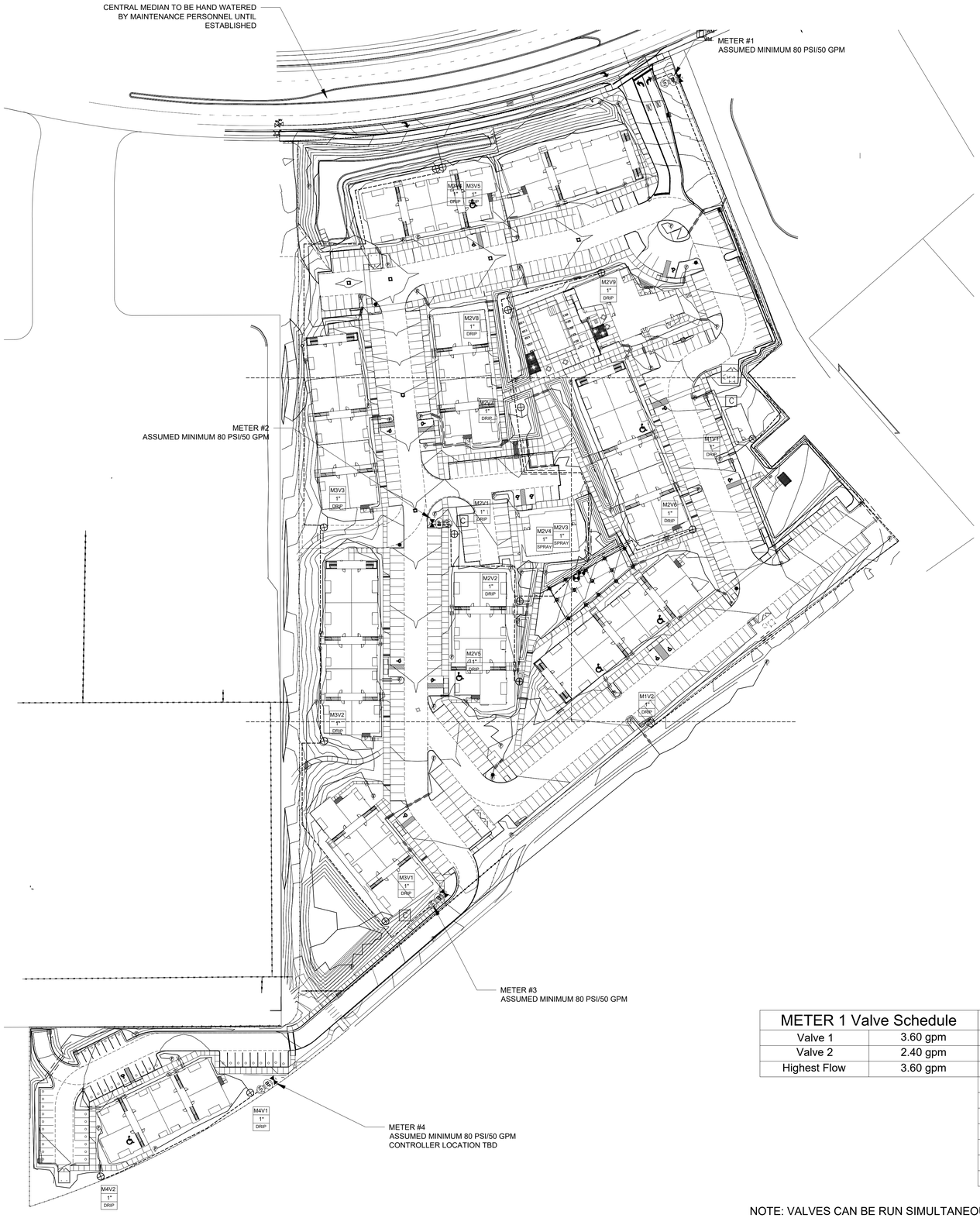
REVISIONS
REVISION #1 00/00/2019
REVISION #2 00/00/2019
REVISION #3 00/00/2019
REVISION #4 00/00/2019

VILLA SENDERO
5200 BECKNER RD.
SANTA FE, NM

DRAWING NAME
DEVELOPMENT PLAN

DRAWN BY: SP
REVIEWED BY: DM
DATE: 06-19-2019
PROJECT NO.: 19-0081

SHEET NO.
DP 1-2
OF



IRRIGATION LEGEND

Symbol	Item / Description	Manufacturer / Model	Size
C	Controller -confirm location in field	Rainbird ESP-LXD Flow Sensor Grounding	50 Station
	Ball Gate Valve -assumed point of connection	Spears Ball Valve	2"
BF MV	Reduced Pressure Backflow Preventer/Master Valve Assembly in Valve Box	Febco 825Y Rainbird PEB NDS 12"	2" 2"
	Automatic Valve in valve box	Rainbird PEB NDS 12"	as noted
	Automatic Drip Valve with pressure regulating filter in valve box	Rainbird PEB Rainbird PRF-100-RBY NDS 12"	1"
	Pop Up Spray Head	Hunter Pro-Spray PRS40 MP1000/2000 Series Nozzle	12" pop up
	Pop Up Spray Head	Hunter Pro-Spray PRS40 MP Side Strip Series Nozzle	12" pop up
	Rotor Spray Head	Rain Bird 5000 Series MPR Nozzle	12" rotor (4" on lawn)
	Manual Drain Valve (Not Shown) install @ low point of spray zones	Spears Ball Valve 10" Round Box	1"
F	Poly Drip Line w / Flush Cap 6 emitters per tree 2 emitters per shrub 4-6" depth bury	Agrifim TAE	¾" 2 GPH
	PVC Masterline 30" depth bury	Sch. 40	2.5"
	PVC Spray Lateral 18" depth bury	Class 200	as noted
	New PVC Sleeve	Class 200	2" min.
V1 1" 20	Valve Sequence Valve Size Valve Type		

IRRIGATION NOTES:

1. IRRIGATION SYSTEM STANDARDS OUTLINED IN SECTION 14-8.4(E) OF THE SFCC WATER HARVESTING AND IRRIGATION STANDARDS AND THE CITY OF SANTA FE LANDSCAPE IRRIGATION DESIGN STANDARDS SHALL BE STRICTLY ADHERED TO.
2. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
3. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
4. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTOR, AND MASTER VALVE.
5. USE SIX 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.
6. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
7. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
8. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASEMENTS.
9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.
10. BACKFILL FOR TRENCHES SHALL BE CLEANED OF ALL ROCK AND DEBRIS

WATER BUDGET CALCULATIONS

YEAR 1 AND 2

DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 4 RUN TIMES PER WEEK
APPROX. 90 RUN CYCLES PER YEAR
236 TREES/ 1,416 GALLONS PER RUN CYCLE
704 SHRUBS/ 1,408 GALLONS PER RUN CYCLE
2,824 GALLONS PER RUN CYCLE X 90 RUN TIMES = 254,160 GPY/.78 ACRE FT.
3,146 SF TURF X 36" PER YEAR = 113,256 GPY/.15 ACRE FT.
TOTAL WATER USAGE PER YEAR = 367,416 GPY/1.13 ACRE FT.

YEAR 3 AND BEYOND

DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 3 RUN TIMES PER WEEK
APPROX. 77 RUN CYCLES PER YEAR
236 TREES/ 1,416 GALLONS PER RUN CYCLE
704 SHRUBS/ 1,408 GALLONS PER RUN CYCLE
2,824 GALLONS PER RUN CYCLE X 77 RUN TIMES = 217,756 GPY/.67 ACRE FT.
3,146 SF TURF X 36" PER YEAR = 113,256 GPY/.34 ACRE FT.
TOTAL WATER USAGE PER YEAR = 331,012 GPY/1.01 ACRE FT.

NOTE: THIS WATER BUDGET IS APPROXIMATE AND IS TO BE USED AS A GUIDELINE AND ADJUSTED ACCORDING TO CONDITIONS

METER 1 Valve Schedule	
Valve 1	3.60 gpm
Valve 2	2.40 gpm
Highest Flow	3.60 gpm

METER 2 Valve Schedule	
Valve 1	2.37 gpm
Valve 2	4.56 gpm
Valve 3	15.00 gpm
Valve 4	14.96 gpm
Valve 5	5.13 gpm
Valve 6	4.81 gpm
Valve 7	9.63 gpm
Valve 8	5.78 gpm
Valve 9	5.07 gpm
Highest Flow	15.00 gpm

METER 3 Valve Schedule	
Valve 1	6.25 gpm
Valve 2	3.89 gpm
Valve 3	3.77 gpm
Valve 4	5.44 gpm
Valve 5	3.45 gpm
Highest Flow	6.25 gpm

METER 4 Valve Schedule	
Valve 1	3.43 gpm
Valve 2	2.97 gpm
Highest Flow	3.43 gpm

NOTE: VALVES CAN BE RUN SIMULTANEOUSLY AS LONG AS THEY DO NOT EXCEED THE MAXIMUM HIGHEST FLOW

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STATE OF NEW MEXICO
JOHN GILLIES BRALY
128
REGISTERED LANDSCAPE ARCHITECT

Date: 5/28/2020
Revisions:
- 7/2/2020
- 8/6/2020
- 6/15/2021

Drawn by: VB
Reviewed by: CM

Villa Sendero
Landscape Irrigation
Santa Fe, NM

100% CONSTRUCTION DOCUMENTS

NORTH

Scale: 1" = 60'

30' 0 60' 120'

Sheet Title:
Irrigation Overview

Sheet Number:
LI-00

CENTRAL MEDIAN TO BE HAND WATERED BY MAINTENANCE PERSONNEL UNTIL ESTABLISHED

M3V4 | M3V5
1" | 1"
DRIP | DRIP

M2V9
1"
DRIP

M2V8
1"
DRIP

M2V7
1"

IRRIGATION LEGEND

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	New PVC Sleeve	Class 200	2" min.
V1 1" 20	Valve Sequence Valve Size Valve Type		

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Reviewed by: CM

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Landscape Irrigation
Santa Fe, NM

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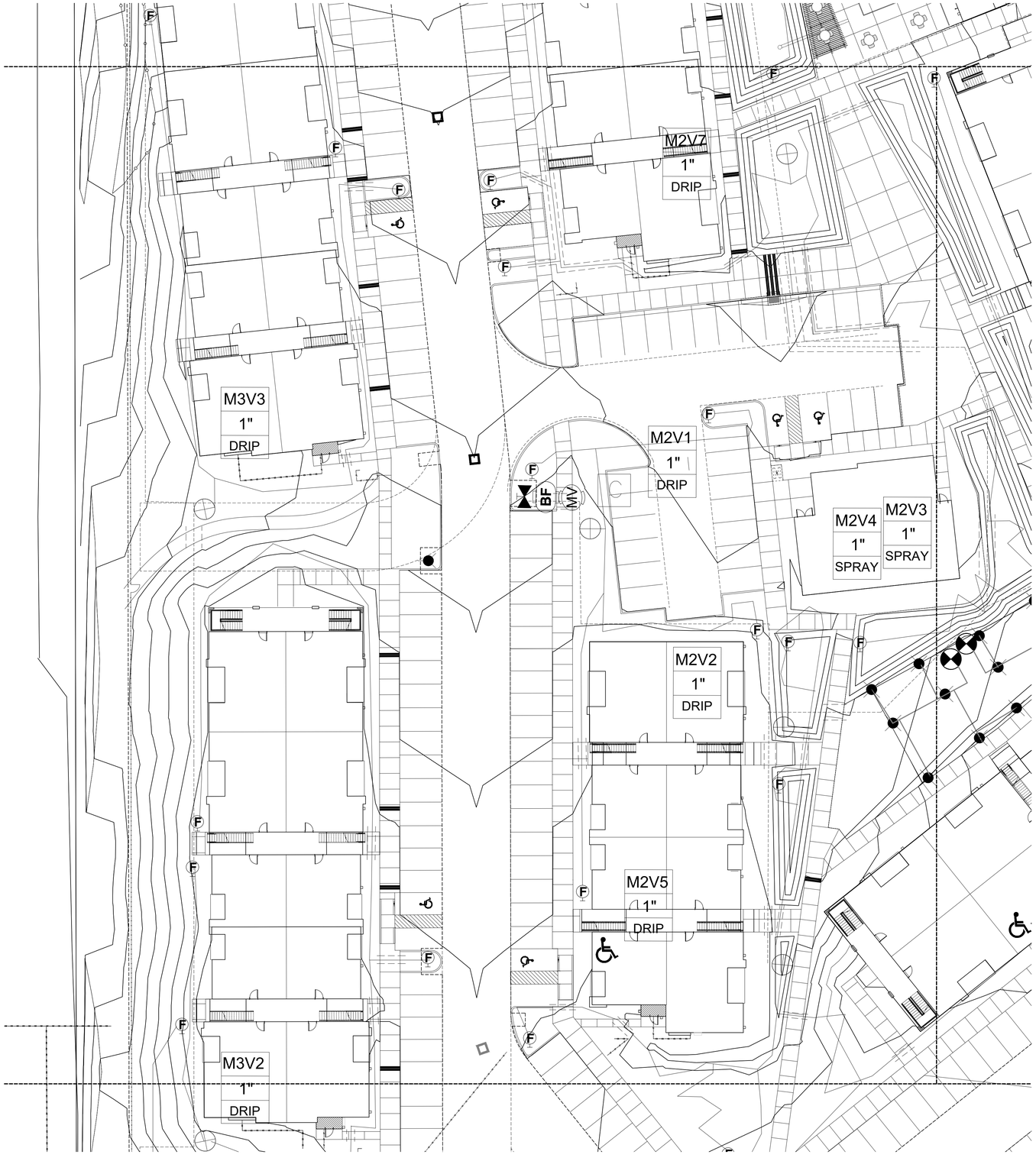
NORTH

Scale: 1" = 20'

10' 0 20' 40'

Sheet Title:
Irrigation Plan

Sheet Number:
LI-01



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Santa Fe, NM

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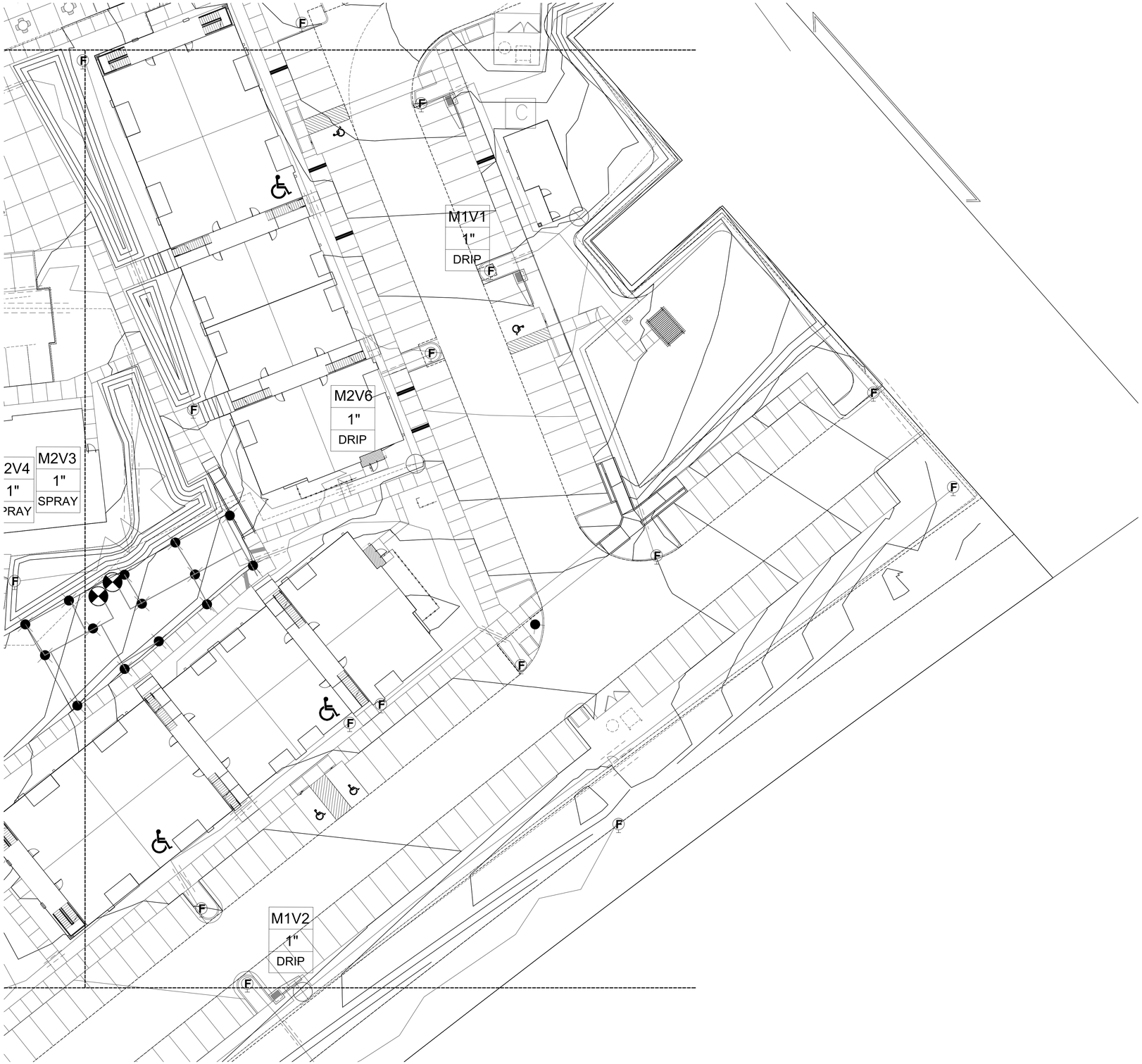
NORTH

Scale: 1" = 20'

10' 0 20' 40'

Sheet Title:
Irrigation Plan

Sheet Number:
LI-02



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Drawn by: VB
Reviewed by: CM

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Landscape Irrigation
Santa Fe, NM

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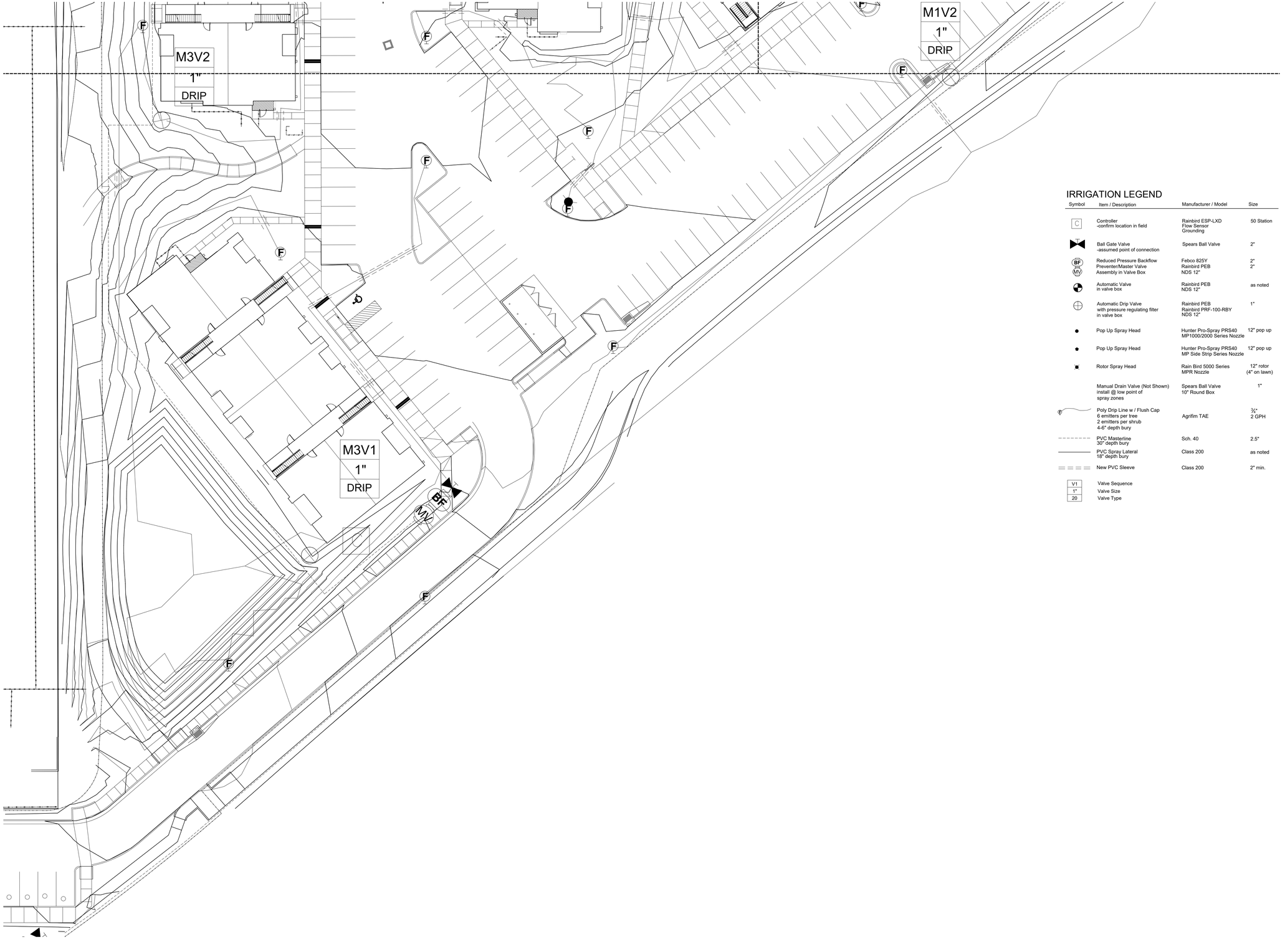
NORTH

Scale: 1" = 20'

10' 0 20' 40'

Sheet Title:
Irrigation Plan

Sheet Number:
LI-03



IRRIGATION LEGEND

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Drawn by: VB
Reviewed by: CM

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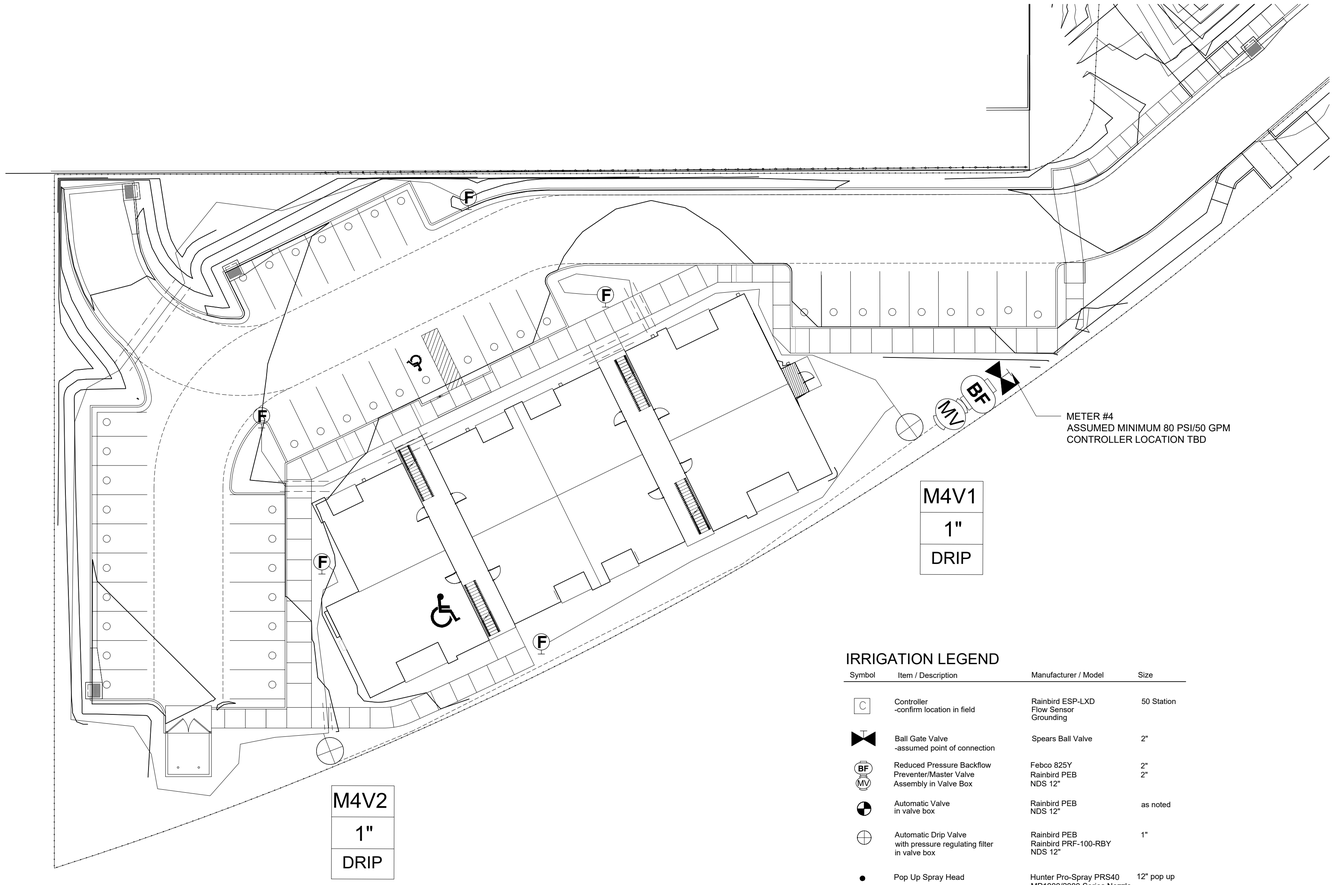
NORTH

Scale: 1" = 20'

10' 0 20' 40'

Sheet Title:
Irrigation Plan

Sheet Number:
LI-04



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NORTH

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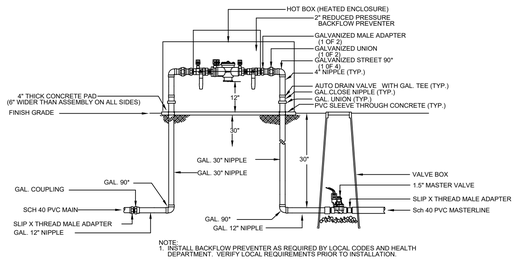
10' 0 20' 40'

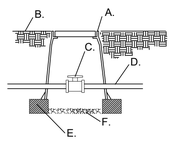
Sheet Title:
Irrigation Plan

Sheet Number:
LI-05



1 RP BACKFLOW/MASTER VALVE DETAIL

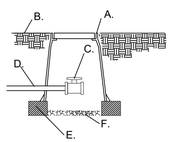
N.T.S.



A. NDS 6" ROUND BOX
B. FINISH GRADE
C. SPEARS SCH.80 BALL VALVE SIZE TO MAINLINE
D. MAINLINE/24" BURY
E. 8" X 8" X 16" CMU CONCRETE BLOCK
F. 4" LAYER OF 3/4" GRAVEL

2 ISOLATION VALVE DETAIL

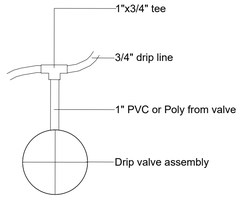
N.T.S.



A. NDS 6" ROUND BOX
B. FINISH GRADE
C. SPEARS SCH.80 BALL VALVE SIZE TO MAINLINE
D. MAINLINE/24" BURY
E. 8" X 8" X 16" CMU CONCRETE BLOCK
F. 3/4" GRAVEL SUMP UNDER MANUAL DRAIN TO BE A MINIMUM OF 12" DEEP

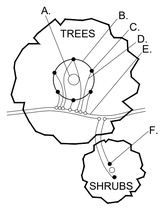
3 MANUAL DRAIN VALVE DETAIL

N.T.S.



4 DRIP VALVE DETAIL

N.T.S.

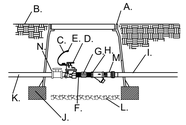


A. TREE TRUNK/ ROOT CROWN
B. 24" CIRCLE FROM TRUNK
C. EMITTERS
D. ⅝" DISTRIBUTION LINE
E. PE DRIPLINE
F. EMITTER PLACED WITHIN 6" OF PLANT STEM

NOTE: PLACE EMITTER ABOVE PLANT ON SLOPE

5 EMITTER PLACEMENT DETAIL

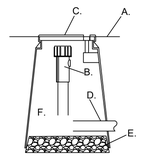
N.T.S.



A. CARSON PRODUCTS INC. 1419-18 BODY (ABS) VALVE BOX W/ BOLT DOWN COVER. (ABS) AND ONE 8" EXTENSION.
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. "WYE" STRAINER STRAINER SHALL BE INSTALLED TO PROVIDE ACCESS FOR MAINTENANCE AND REPLACEMENT OF FILTER
I. LATERAL LINE/24" BURY
J. 8" X 8" X 16" CMU CONCRETE BLOCK
K. MASTERLINE/24" BURY
L. 4" LAYER OF 3/4" GRAVEL
M. PRESSURE REGULATOR
N. SPEARS SCH.80 BALL VALVE

6 DRIP VALVE WITH FILTER & PRESSURE REGULATOR

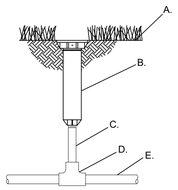
N.T.S.



A. FINISH GRADE
B. END FLUSH CAP
C. 6" ROUND BOX WITH LID
D. 3/4" POLY DRIP PIPE
E. 2" DEPTH OF GRAVEL
F. 90° PVC FITTING

7 END FLUSH CAP

N.T.S.



A. FINISH GRADE
B. SPRAY BODY ROTOR/ROTATOR AS SHOWN PER PLAN
C. PVC SCH.40 NIPPLE
D. PVC SCH.40 TEE
E. PVC LATERAL LINE

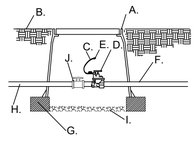
8 IRRIGATION HEAD

N.T.S.

A. WALL MOUNT CONTROLLER (see plan for model)
B. 2" PVC SCH 40 CONDUIT AND FITTINGS
C. WIRES TO REMOTE CONTROL VALVES
D. JUNCTION BOX
E. 1" PVC SCH 40 CONDUIT AND FITTINGS TO POWER SUPPLY

9 WALL MOUNTED AUTOMATIC CONTROLLER

N.T.S.



A. CARSON PRODUCTS INC. 1419-18 BODY (ABS) VALVE BOX W/ BOLT DOWN COVER. (ABS) AND ONE 8" EXTENSION.
B. FINISH GRADE
C. 24" WIRE LOOP
D. AUTOMATIC VALVE- SEE IRRIGATION LEGEND.
E. DRY SPLICE CONNECTOR OR EQUAL
F. LATERAL LINE/24" BURY
G. 8" X 8" X 16" CMU CONCRETE BLOCK
H. MASTERLINE/24" BURY
I. 4" LAYER OF 3/4" GRAVEL
J. SPEARS SCH.80 BALL VALVE

10 AUTOMATIC VALVE

N.T.S.

YELLOWSTONE LANDSCAPE
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PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
JOHN GILLIES BRALY
128
REGISTERED LANDSCAPE ARCHITECT

Date: 5/28/2020
Revisions:
- 7/2/2020
- 8/6/2020
- 6/15/2021

Drawn by: VB
Reviewed by: CM

Villa Sendero
Landscape Irrigation

Santa Fe, NM

100% CONSTRUCTION DOCUMENTS

NORTH

Scale:

0

Sheet Title:
Irrigation Details

Sheet Number:
LI-06

SITE DATA

SITE AREA TOTAL(12.33 ACRES)	537,126 SF
OPEN SPACE REQUIRED(250SF x 252UNITS)	63,000 SF
OPEN SPACE AREA PROVIDED	180,931 SF
DETENTION AREA PROVIDED	29,407 SF

OPEN SPACE VEGETATION(1 TREE& 2 SHRUBS PER 500SF, 25% EVERGREEN

TREES REQUIRED	126 (32)
TREES PROVIDED	158 (78)
SHRUBS REQUIRED	252 (63)
SHRUBS PROVIDED	704 (281)

DETENTION AREAS (1 TREE & 3 SHRUBS PER 500SF)

DETENTION AREA TOTAL	29,407 SF
TREES REQUIRED	59
TREES PROVIDED	61
SHRUBS REQUIRED	177
SHRUBS PROVIDED	267

PARKING LOT(10 SF LANDSCAPE PER PARKING STALL, 1 TREE PER 90SF OF LANDSCAPED AREA):

AREA REQUIRED(359 SPACES)	3,590 SF
INTERNAL AREA PROVIDED	9,723 SF
TREES REQUIRED	40
TREES PROVIDED	41

COOL SEASON TURF (SHALL NOT EXCEED 20% OF REQ'D OPEN SPACE):

COOL SEASON TURF ALLOWED	12,600 SF
COOL SEASON TURF PROVIDED	3,146 SF

STREET TREES(35' OC SPACING ALONG STREET):

REQUIRED STREET TREES(455LF)	13
PROVIDED STREET TREES	16

GENERAL PLANTING NOTES

A. PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE.
B. CONTRACTOR SHALL REFER TO CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION. DO NOT RELY ON LANDSCAPE DRAWINGS FOR GRADING INFORMATION.
C. THE LANDSCAPE PLAN SHALL BE COORDINATED WITH THE GRADING AND DRAINAGE PLAN.
D. ALL LANDSCAPE AREAS SHALL BE RECESSED BELOW GRADE.
E. E. CURB CUTS SHALL BE PLACED AT STRATEGIC LOCATIONS TO ALLOW FOR THE COLLECTION OF RUNOFF WATER IN LANDSCAPE AREAS.
F. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING AND IRRIGATION OPERATIONS.
G. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE CONDITIONS, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF THE WORK.
H. LANDSCAPING SHALL BE INSTALLED ACCORDING TO THE APPROVED PLAN; INSTALLATION SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDINGS OCCUPANCY.
I. THE LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PRIOR TO PLANTING AND RESERVES THE RIGHT TO REFUSE PLANT MATERIAL DEEMED UNACCEPTABLE.
J. PLANT MATERIAL MUST BE NURSERY GROWN AND PLANTS SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IN ORIGINAL NURSERY CONDITION.
K. MINIMUM INSTALLATION SIZES FOR PLANT MATERIAL VARY BY SPECIES. SEE SITE CALCULATIONS.
L. CONTRACTOR SHALL VERIFY PLANT QUANTITIES. PLANT QUANTITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
M. TREES ARE TO BE STAKED.
N. SOIL AMENDMENTS ARE REQUIRED FOR ALL PLANTING AREAS.
O. NATIVE SOILS MAY BE USED FOR LANDSCAPE INSTALLATION, BUT SHALL BE BLENDED WITH IMPORTED AMENDMENTS, COMPOST AND SOIL CONDITIONER. SEE SPECS.
P. ALL LANDSCAPE AREAS SHALL BE COVERED WITH 3/8" TO 1" Ø GRAVEL MULCH, 3" DEPTH OVER FILTER FABRIC, EXCLUDING DETENTION AREAS, WHICH SHALL BE COVERED WITH 2" - 4" Ø ANGULAR OR ROUND COBBLE, 4" DEPTH OVER FILTER FABRIC.
Q. LANDSCAPE GRAVEL MULCH AREAS SHALL BE COVERED WITH LANDSCAPE FILTER FABRIC PRIOR TO MULCHING IN ORDER TO MINIMIZE WEED GROWTH AND HELP MAINTAIN SOIL MOISTURE. SEEDED AREAS AND TURF GRASS AREAS SHALL NOT BE COVERED WITH FILTER FABRIC.
R. WHERE MULCH IS ADJACENT TO CONCRETE OR ASPHALT, FINISH GRADE OF MULCH SHALL BE 1/2" BELOW TOP OF CONCRETE, UNLESS OTHERWISE INDICATED.
S. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.

PLANT SCHEDULE OVERALL

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE		
	11	PRUNUS VIRGINIANA / CHOKECHERRY	2" B&B		
	66	QUERCUS BUCKLEYI / BUCKLEY OAK	2" B&B		
	71	ULMUS PROPINQUA 'EMERALD SUNSHINE' / ELM	2" B&B		
EVERGREEN TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**		
	41	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	15 GAL		
	34	PINUS EDULIS / PINON PINE	6'-8" B&B		
DESERT ACCENTS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**WATER USE**	**REBATE ALLOW.**
	176	NOLINA MICROCARPA / BEARGRASS	5 GAL	RW	30
	35	YUCCA BACCATA / BANANA YUCCA	5 GAL	RW	30
GRASSES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**WATER USE**	**REBATE ALLOW.**
	20	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	5 GAL	MEDIUM	10
	70	SPOROBOLUS AIROIDES / ALKALI SACATON	5 GAL	LOW	15
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**WATER USE**	**REBATE ALLOW.**
	143	PRUNUS BESSEYI 'PAWNEE BUTTES' / PROSTRATE SAND CHERRY	5 GAL	MEDIUM	15
	134	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	LOW+	30
EVERGREEN SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**WATER USE**	**REBATE ALLOW.**
	90	SALVIA PACHYPHYLLA / BLUE SAGE	5 GAL	LOW+	15

WATER BUDGET CALCULATIONS

YEAR 1 AND 2

DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 4 RUN TIMES PER WEEK
APPROX. 90 RUN CYCLES PER YEAR
236 TREES/ 1,416 GALLONS PER RUN CYCLE
704 SHRUBS/ 1,408 GALLONS PER RUN CYCLE
2,824 GALLONS PER RUN CYCLE X 90 RUN TIMES = 254,160 GPY/.78 ACRE FT.
3,146 SF TURF X 36" PER YEAR = 113,256 GPY/.15 ACRE FT.

YEAR 3 AND BEYOND

DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 3 RUN TIMES PER WEEK
APPROX. 77 RUN CYCLES PER YEAR
236 TREES/ 1,416 GALLONS PER RUN CYCLE
704 SHRUBS/ 1,408 GALLONS PER RUN CYCLE
2,824 GALLONS PER RUN CYCLE X 77 RUN TIMES = 217,756 GPY/.67 ACRE FT.
3,146 SF TURF X 36" PER YEAR = 113,256 GPY/.34 ACRE FT.

NOTE: THIS WATER BUDGET IS APPROXIMATE AND IS TO BE USED AS A GUIDELINE AND ADJUSTED ACCORDING TO CONDITIONS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	Mountainair Brown 7/8" Gravel 3" depth over filter fabric
	Engineered Wood Fiber(Dog Park) 6" Depth
	2-4" Wallin Angular Cobble 4" depth
	Cool Season Turf Grass & Nature Play Area Fescue

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STATE OF NEW MEXICO
JOHN GILLIES BRALY
128
REGISTERED LANDSCAPE ARCHITECT

Date: 6/19/2020
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Drawn by: VB
Reviewed by: CM

Villa Sendero
Planting Plan

Santa Fe, NM

100% CONSTRUCTION DOCUMENTS

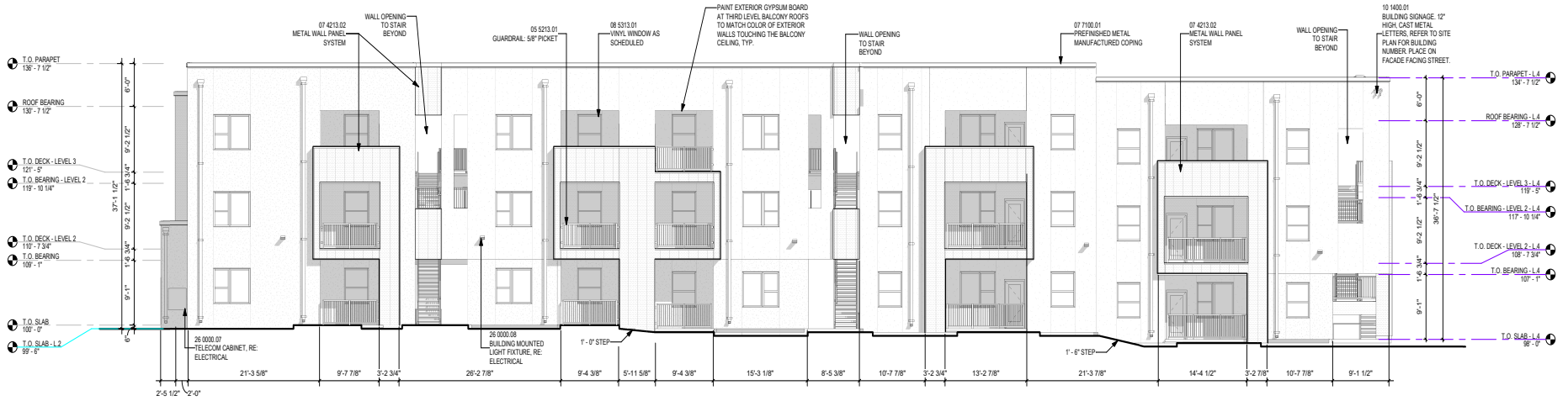
NORTH

Scale: 1" = 60'

30' 0 60' 120'

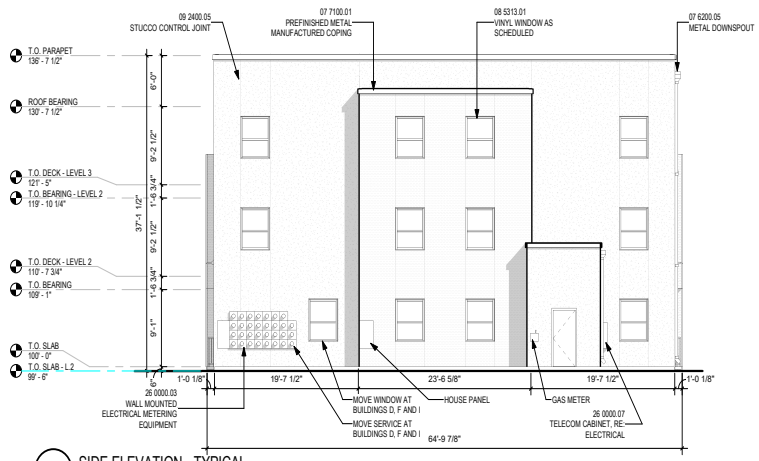
Sheet Title:
Planting Overview

Sheet Number:
LP-00

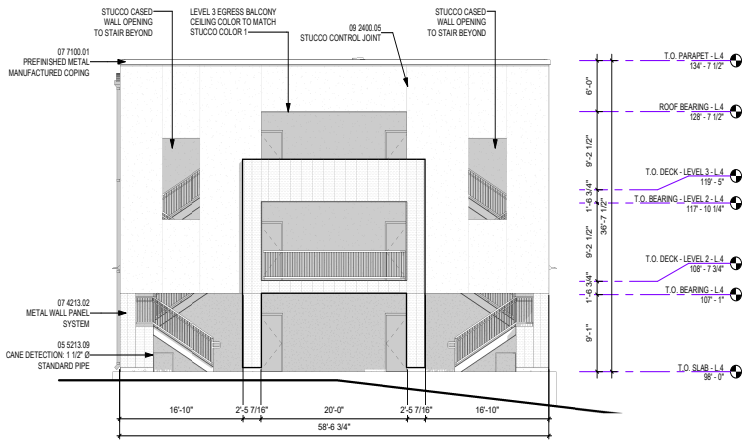


D1 FRONT/BACK ELEVATION - BUILDING 1
1/8" = 1'-0"

B1 FRONT/BACK ELEVATION - BUILDINGS 2 & 3
1/8" = 1'-0"



A1 SIDE ELEVATION - TYPICAL
1/8" = 1'-0"



C3 SIDE ELEVATION - BUILDINGS 1 & 2
1/8" = 1'-0"

GENERAL SHEET NOTES

A. DIRECT ROOF DRAINAGE TO SCUPPERS, DOWNSPOUTS AND PRECAST CONCRETE SPLASHBLOCKS
B. DIVERT WATER AWAY FROM BUILDING BY SLOPING THE EXTERIOR GRADE FROM BUILDINGS AND DIRECTING WATER TO DESIGNATED DRAINAGE SWALES AND DISCHARGE LOCATIONS
C. PAINT ALL WALL, CEILING AND ROOF MOUNTED EXHAUST CAPS, LOUVERS, GRILLES, PIPING AND EQUIPMENT VISIBLE FROM THE GROUND TO MATCH ADJACENT WALLS
D. METAL BALCONY GUARDRAILS TO BE PRIMED AND PAINTED TO MATCH METAL WALL PANEL COLOR DARK BRONZE
E. ALL CHANGES IN COLOR SHALL OCCUR AT INSIDE CORNER, U.N.O.
F. FINISH ALL EXPOSED EXTERIOR SURFACES INCLUDING SURFACES NOT SHOWN ON ELEVATIONS
G. REFER TO FLOOR PLANS FOR DOOR AND WINDOW TYPES
H. REFER TO CIVIL FOR FOR FINISH GRADES
I. HORIZONTAL LOUVERS AT ALL EXTERIOR FULL LIGHT SWING DOORS
K. VINYL WINDOWS TO HAVE CLAY FRAME
L. PARAPET COPING AT APARTMENTS AND COMMUNITY BUILDING TO BE FIRESTONE UNA-CLAD METAL IN COLOR 'STONE WHITE' AT STUCCO COLOR 1 WALLS
M. PARAPET COPING AT APARTMENTS TO BE FIRESTONE UNA-CLAD METAL IN COLOR 'SLATE GRAY' AT STUCCO COLOR 2 WALLS
N. PARAPET COPING AT METAL PANELS AT APARTMENTS AND COMMUNITY BUILDING TO MATCH COLOR OF METAL PANEL
O. METAL DOWNSPOUTS AT COMMUNITY BUILDING TO BE COATED METAL GROUP IN COLOR 'BONE WHITE' AT ALL STUCCO WALLS
P. METAL DOWNSPOUTS AT COMMUNITY BUILDING TO BE COATED METAL GROUP IN COLOR 'MEDIUM BRONZE' AT ALL METAL PANEL WALLS
Q. METAL DOWNSPOUTS AT APARTMENTS TO BE COATED METAL GROUP IN COLOR 'SLATE GRAY'
R. STEEL AT STAIRS, EXTERIOR HANDRAILS AND ALL GUARDRAILS TO BE PRIMED AND PAINTED IN COLOR CAST IRON (SW6202)
S. ALL EXTERIOR CEILINGS TO MATCH COLOR OF WALLS TOUCHING THE CEILING
T. OPEN CORRIDOR CEILING COLOR TO MATCH STUCCO COLOR 1

REFERENCE KEYNOTES

05 5213.01	GUARDRAIL: 5/8" PICKET
05 5213.09	CANE DETECTION: 1 1/2" Ø STANDARD PIPE
07 4213.02	METAL WALL PANEL SYSTEM
07 6200.05	METAL DOWNSPOUT
07 7100.01	PREFINISHED METAL MANUFACTURED COPING
08 5313.01	VINYL WINDOW AS SCHEDULED
09 2400.05	STUCCO CONTROL JOINT
10 1400.01	BUILDING SIGNAGE. 12" HIGH, CAST METAL LETTERS, REFER TO SITE PLAN FOR BUILDING NUMBER. PLACE ON FACADE FACING STREET.
26 0000.03	WALL MOUNTED ELECTRICAL METERING EQUIPMENT
26 0000.07	TELECOM CABINET, RE: ELECTRICAL
26 0000.08	BUILDING MOUNTED LIGHT FIXTURE, RE: ELECTRICAL

LEGEND

STUCCO_COLOR 1_ALABASTER (SW7008)

STUCCO_COLOR 2_DOVETAIL (SW7018)

STUCCO_COLOR 3_FINISHED COLOR TO MATCH METAL PANEL COLOR

5V CRIMP METAL PANEL DARK BRONZE, MCELROY METALS (OR APPROVED COLOR FROM MANUFACTURER'S STANDARD RANGE)

DEKKER PERICH SABATINI
ARCHITECTURE / DESIGN / INSPIRATION
7601 [illegible]

REVISIONS
REVISION #4
REVISION #3
REVISION #2
REVISION #1

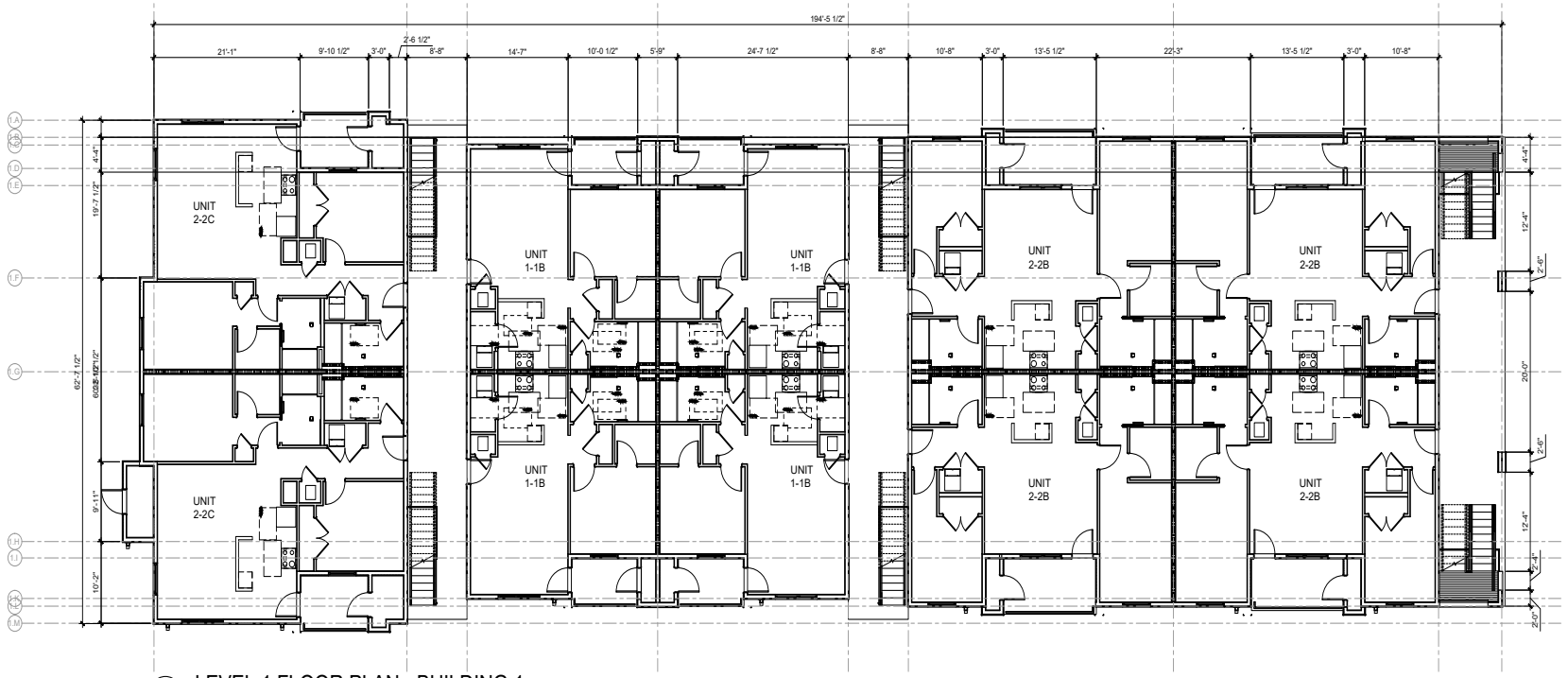
VILLA SENDERO

5132 BECKNER RD.
SANTA FE, NM

DRAWING NAME
CONCEPTUAL BUILDING ELEVATIONS

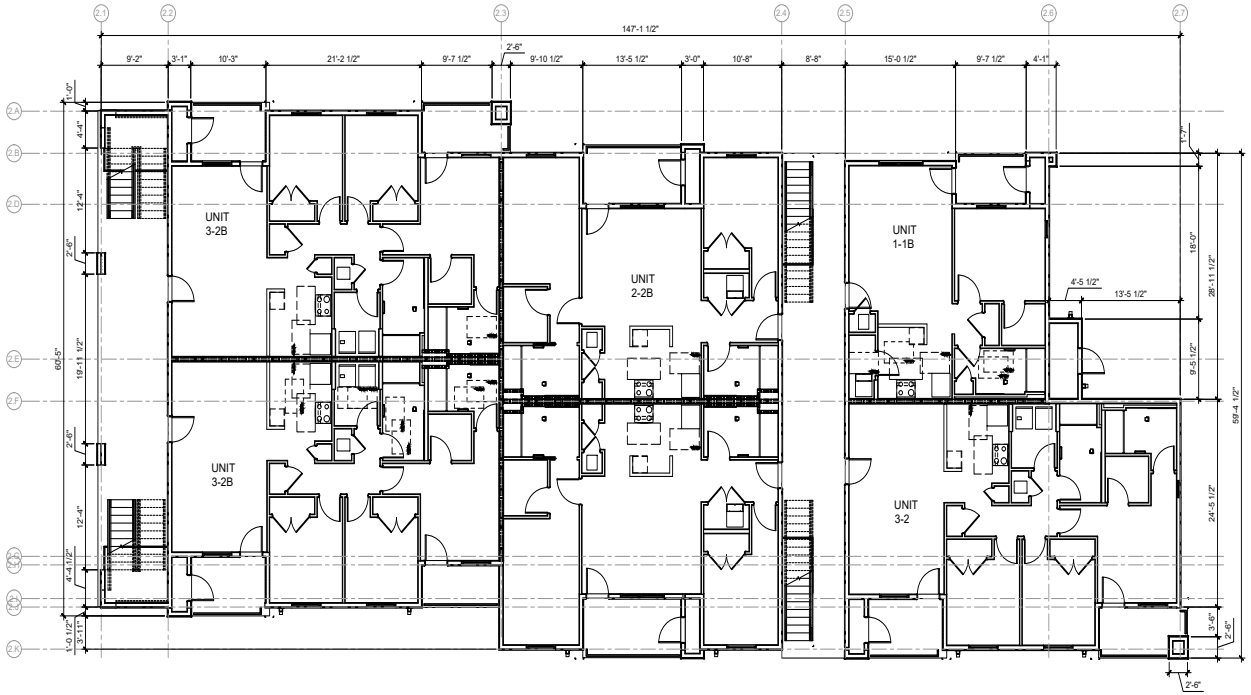
DRAWN BY:
REVIEWED BY:
DATE: 06-04-2021
PROJECT NO.: 19-0081

SHEET NO.
DP 5-1
OF __



D1 LEVEL 1 FLOOR PLAN - BUILDING 1

1/8" = 1'-0"



A1 LEVEL 1 FLOOR PLAN - BUILDING 2

1/8" = 1'-0"

DEKKER PERICH SABATINI — ARCHITECTURE / DESIGN / INSPIRATION

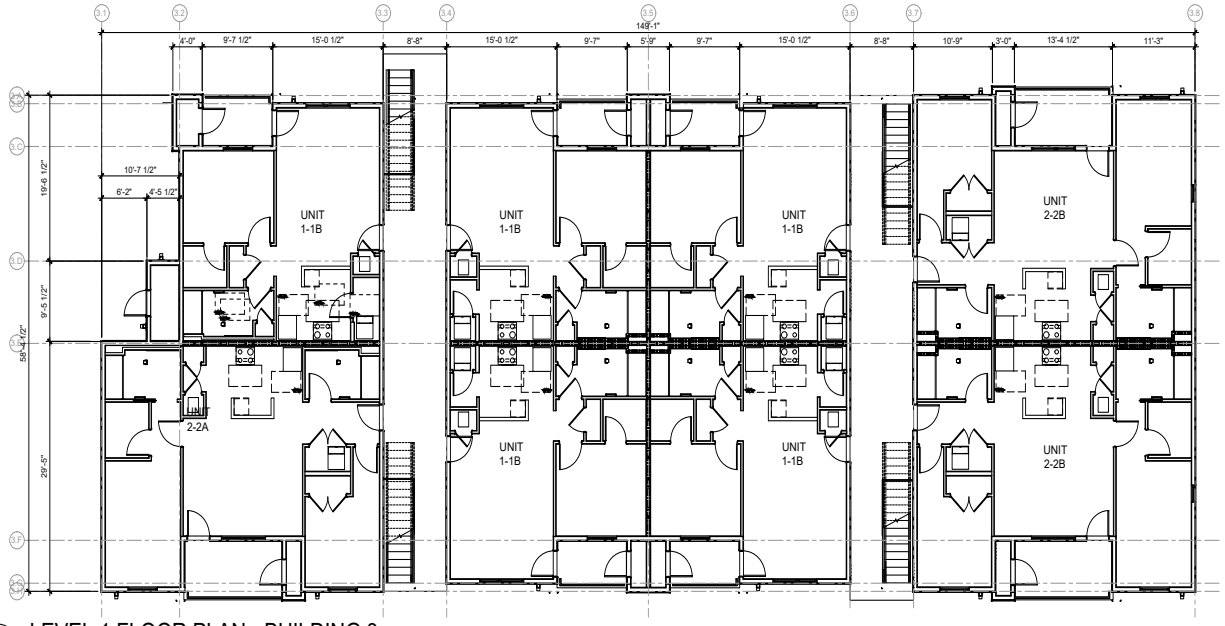
REVISIONS
REVISION #4 00/00/2019
REVISION #3 00/00/2019
REVISION #2 00/00/2019
REVISION #1 00/00/2019

VILLA SENDERO
5200 BECKNER RD.
SANTA FE, NM

DRAWING NAME
CONCEPTUAL BUILDING FLOOR PLANS

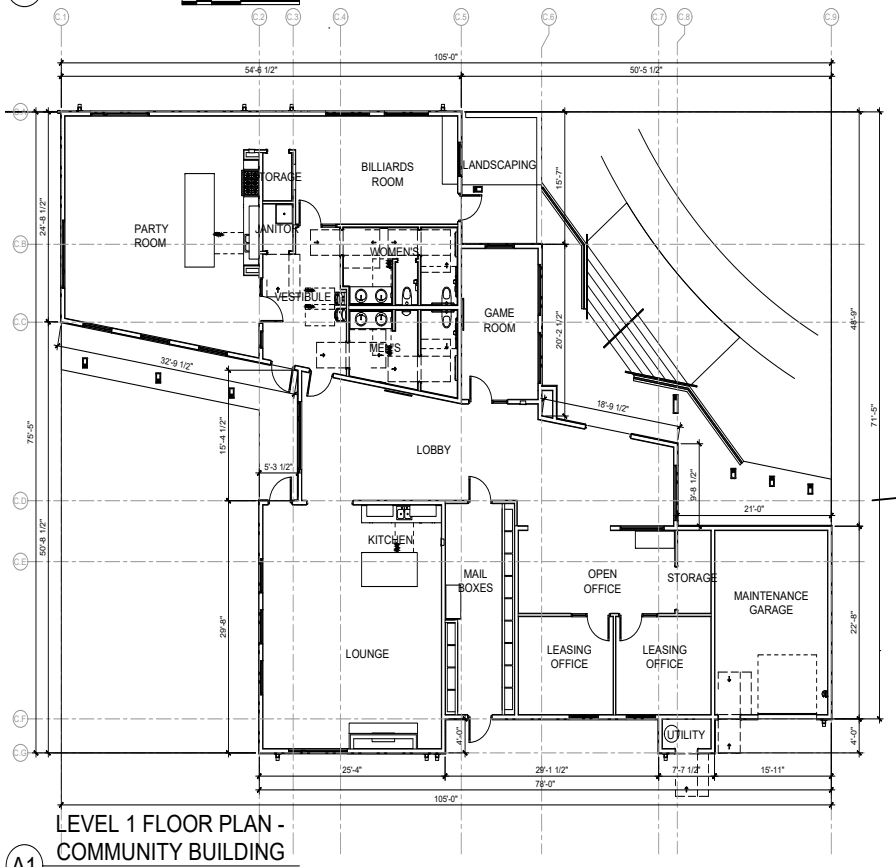
DRAWN BY: SP
REVIEWED BY: DM
DATE: 06-19-2019
PROJECT NO.: 19-0081

SHEET NO.
DP 5-2
OF



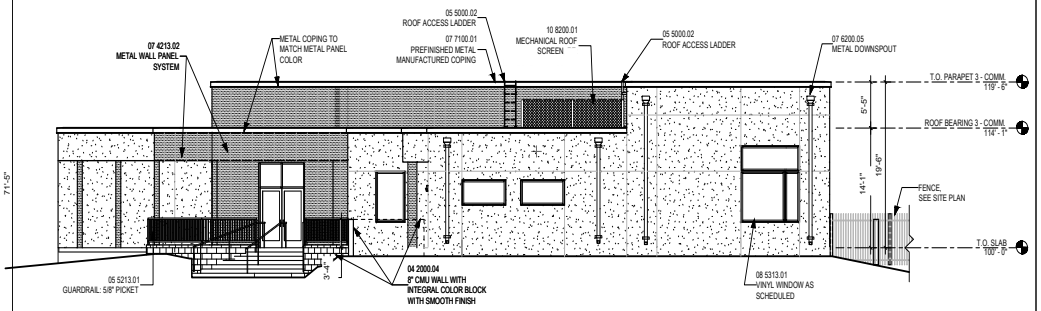
D1 LEVEL 1 FLOOR PLAN - BUILDING 3

1/8" = 1'-0"



A1 LEVEL 1 FLOOR PLAN - COMMUNITY BUILDING

1/8" = 1'-0"



B4 MAIN ENTRANCE ELEVATION - COMMUNITY BUILDING

1/8" = 1'-0"

GENERAL SHEET NOTES

A. DIRECT ROOF DRAINAGE TO SCUPPERS, DOWNSPOUTS AND PRECAST CONCRETE SPLASHBLOCKS
B. DIVERT WATER AWAY FROM BUILDING BY SLOPING THE EXTERIOR GRADE FROM BUILDINGS AND DIRECTING WATER TO DESIGNATED DRAINAGE SWALES AND DISCHARGE LOCATIONS
C. PAINT ALL WALL, CEILING AND ROOF MOUNTED EXHAUST CAPS, LOUVERS, GRILLES, PIPING AND EQUIPMENT VISIBLE FROM THE GROUND TO MATCH ADJACENT WALLS
D. METAL BALCONY GUARDRAILS TO BE PRIMED AND PAINTED TO MATCH METAL WALL PANEL COLOR DARK BRONZE
E. ALL CHANGES IN COLOR SHALL OCCUR AT INSIDE CORNER, U.N.O.
F. FINISH ALL EXPOSED EXTERIOR SURFACES INCLUDING SURFACES NOT SHOWN ON ELEVATIONS
G. REFER TO FLOOR PLANS FOR DOOR AND WINDOW TYPES
H. REFER TO CIVIL FOR FOR FINISH GRADES
I. HORIZONTAL LOUVERS AT ALL EXTERIOR FULL LIGHT SWING DOORS
K. VINYL WINDOWS TO HAVE CLAY FRAME
L. PARAPET COPING AT APARTMENTS AND COMMUNITY BUILDING TO BE FIRESTONE UNA-CLAD METAL IN COLOR 'STONE WHITE' AT STUCCO COLOR 1 WALLS
M. PARAPET COPING AT APARTMENTS TO BE FIRESTONE UNA-CLAD METAL IN COLOR 'SLATE GRAY' AT STUCCO COLOR 2 WALLS
N. PARAPET COPING AT METAL PANELS AT APARTMENTS AND COMMUNITY BUILDING TO MATCH COLOR OF METAL PANEL
O. METAL DOWNSPOUTS AT COMMUNITY BUILDING TO BE COATED METAL GROUP IN COLOR 'BONE WHITE' AT ALL STUCCO WALLS
P. METAL DOWNSPOUTS AT COMMUNITY BUILDING TO BE COATED METAL GROUP IN COLOR 'MEDIUM BRONZE' AT ALL METAL PANEL WALLS
Q. METAL DOWNSPOUTS AT APARTMENTS TO BE COATED METAL GROUP IN COLOR 'SLATE GRAY'
R. STEEL AT STAIRS, EXTERIOR HANDRAILS AND ALL GUARDRAILS TO BE PRIMED AND PAINTED IN COLOR CAST IRON (SW6202)
S. ALL EXTERIOR CEILINGS TO MATCH COLOR OF WALLS TOUCHING THE CEILING
T. OPEN CORRIDOR CEILING COLOR TO MATCH STUCCO COLOR 1

REFERENCE KEYNOTES

04 2000.04	8" CMU WALL WITH INTEGRAL COLOR BLOCK WITH SMOOTH FINISH
05 5000.02	ROOF ACCESS LADDER
05 5213.01	GUARDRAIL: 5/8" PICKET
05 5213.03	HANDRAIL: 1 1/2" Ø STANDARD PIPE, PAINT
07 4213.02	METAL WALL PANEL SYSTEM
07 6200.02	METAL SCUPPER
07 6200.05	METAL DOWNSPOUT
07 7100.01	PREFINISHED METAL MANUFACTURED COPING
08 4313.04	ALUMINUM-FRAMED STOREFRONT DOOR
08 5313.01	VINYL WINDOW AS SCHEDULED
08 5400.01	FIXED COMPOSITE WINDOW, BLACK FRAME
09 2400.05	STUCCO CONTROL JOINT
10 8200.01	MECHANICAL ROOF SCREEN, RE: STRUCTURAL 421/SD4.1
26 0000.08	BUILDING MOUNTED LIGHT FIXTURE, RE: ELECTRICAL

LEGEND

STUCCO_COLOR 1_ALABASTER (SW7008)

STUCCO_COLOR 2_DOVETAIL (SW7018)

STUCCO_COLOR 3_FINISHED COLOR TO MATCH METAL PANEL COLOR

5V CRIMP METAL PANEL DARK BRONZE, MCELROY METALS
(OR APPROVED COLOR FROM MANUFACTURER'S STANDARD RANGE)

BEKKER PERICH SABATINI
ARCHITECTURE / DESIGN / INSPIRATION
7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109 505.823.1000

REVISIONS
REVISION #4 00/00/2019
REVISION #3 00/00/2019
REVISION #2 00/00/2019
REVISION #1 00/00/2019

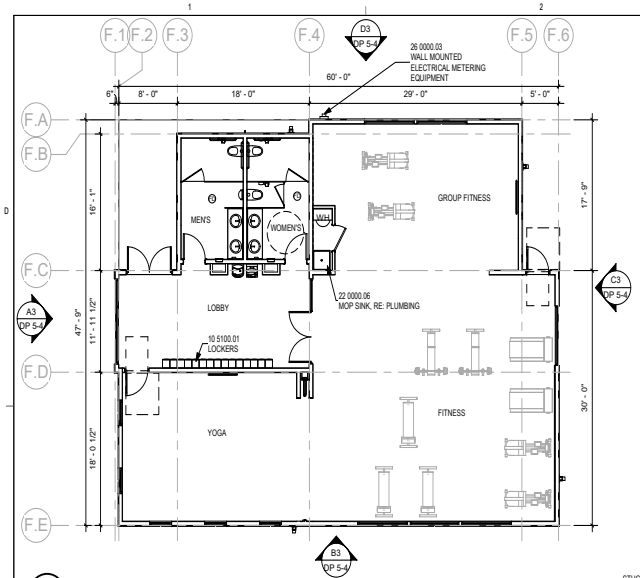
VILLA SENDERO

5200 BECKNER RD.
SANTA FE, NM

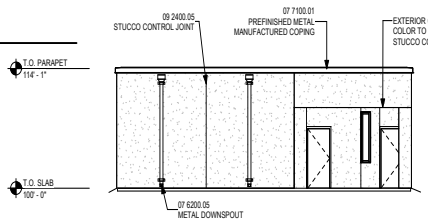
DRAWING NAME
CONCEPTUAL BUILDING FLOOR PLANS

DRAWN BY: SP
REVIEWED BY: DM
DATE: 06-19-2019
PROJECT NO.: 19-0081

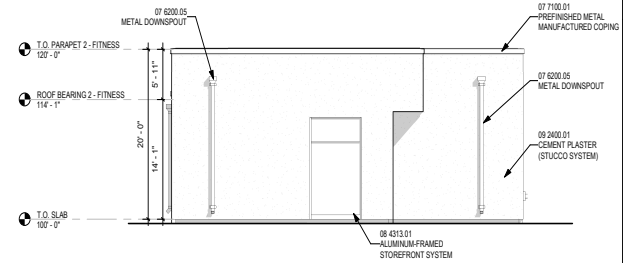
SHEET NO.
DP 5-3
OF



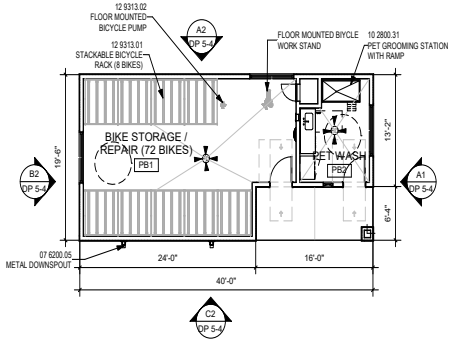
C1 LEVEL 1 FLOOR PLAN - FITNESS BUILDING
1/8" = 1'-0"



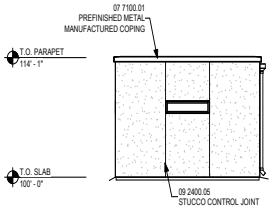
C2 SOUTH ELEVATION - BIKE STORAGE / PET WASH - BUILDING K
1/8" = 1'-0"



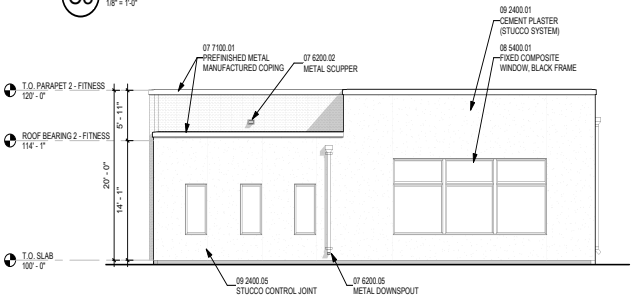
C3 EAST ELEVATION - FITNESS BUILDING
1/8" = 1'-0"



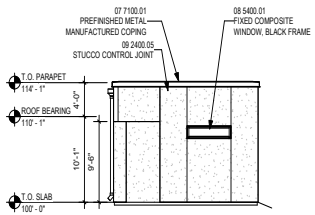
B1 LEVEL 1 FLOOR PLAN - BIKE STORAGE / PET WASH - BUILDING K
1/8" = 1'-0"



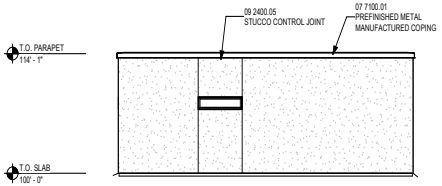
B2 WEST ELEVATION - BIKE STORAGE / PET WASH - BUILDING K
1/8" = 1'-0"



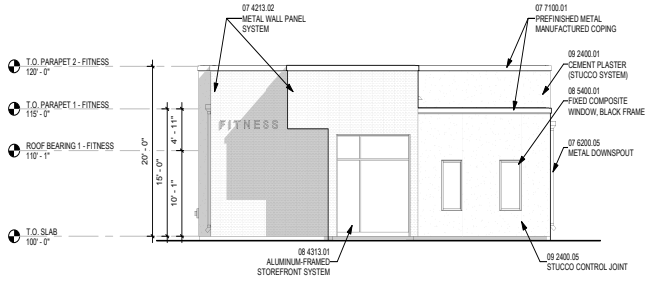
B3 SOUTH ELEVATION - FITNESS BUILDING
1/8" = 1'-0"



A1 EAST ELEVATION - BIKE STORAGE / PET WASH - BUILDING K
1/8" = 1'-0"



A2 NORTH ELEVATION - BIKE STORAGE / PET WASH - BUILDING K
1/8" = 1'-0"



A3 WEST ELEVATION - FITNESS BUILDING
1/8" = 1'-0"

D3 NORTH ELEVATION - FITNESS BULIDING
1/8" = 1'-0"

GENERAL SHEET NOTES

A. DIRECT ROOF DRAINAGE TO SCUPPERS, DOWNSPOUTS AND PRECAST CONCRETE SPLASHBLOCKS
B. DIVERT WATER AWAY FROM BUILDING BY SLOPING THE EXTERIOR GRADE FROM BUILDINGS AND DIRECTING WATER TO DESIGNATED DRAINAGE SWALES AND DISCHARGE LOCATIONS
C. PAINT ALL WALL, CEILING AND ROOF MOUNTED EXHAUST CAPS, LOUVERS, GRILLES, PIPING AND EQUIPMENT VISIBLE FROM THE GROUND TO MATCH ADJACENT WALLS
D. METAL BALCONY GUARDRAILS TO BE PRIMED AND PAINTED TO MATCH METAL WALL PANEL COLOR DARK BRONZE
E. ALL CHANGES IN COLOR SHALL OCCUR AT INSIDE CORNER, U.N.O.
F. FINISH ALL EXPOSED EXTERIOR SURFACES INCLUDING SURFACES NOT SHOWN ON ELEVATIONS
G. REFER TO FLOOR PLANS FOR DOOR AND WINDOW TYPES
H. REFER TO CIVIL FOR FOR FINISH GRADES
I. HORIZONTAL LOUVERS AT ALL EXTERIOR FULL LIGHT SWING DOORS
K. VINYL WINDOWS TO HAVE CLAY FRAME
L. PARAPET COPING AT APARTMENTS AND COMMUNITY BUILDING TO BE FIRESTONE UNA-CLAD METAL IN COLOR 'STONE WHITE' AT STUCCO COLOR 1 WALLS
M. PARAPET COPING AT APARTMENTS TO BE FIRESTONE UNA-CLAD METAL IN COLOR 'SLATE GRAY' AT STUCCO COLOR 2 WALLS
N. PARAPET COPING AT METAL PANELS AT APARTMENTS AND COMMUNITY BUILDING TO MATCH COLOR OF METAL PANEL
O. METAL DOWNSPOUTS AT COMMUNITY BUILDING TO BE COATED METAL GROUP IN COLOR 'BONE WHITE' AT ALL STUCCO WALLS
P. METAL DOWNSPOUTS AT COMMUNITY BUILDING TO BE COATED METAL GROUP IN COLOR 'MEDIUM BRONZE' AT ALL METAL PANEL WALLS
Q. METAL DOWNSPOUTS AT APARTMENTS TO BE COATED METAL GROUP IN COLOR 'SLATE GRAY'
R. STEEL AT STAIRS, EXTERIOR HANDRAILS AND ALL GUARDRAILS TO BE PRIMED AND PAINTED IN COLOR CAST IRON (SW6202)
S. ALL EXTERIOR CEILINGS TO MATCH COLOR OF WALLS TOUCHING THE CEILING
T. OPEN CORRIDOR CEILING COLOR TO MATCH STUCCO COLOR 1

REFERENCE KEYNOTES

07 4213.02	METAL WALL PANEL SYSTEM
07 6200.02	METAL SCUPPER
07 6200.05	METAL DOWNSPOUT
07 7100.01	PREFINISHED METAL MANUFACTURED COPING
08 4313.01	ALUMINUM-FRAMED STOREFRONT SYSTEM
08 4313.04	ALUMINUM-FRAMED STOREFRONT DOOR
08 5400.01	FIXED COMPOSITE WINDOW, BLACK FRAME
09 2400.01	CEMENT PLASTER (STUCCO SYSTEM)
09 2400.05	STUCCO CONTROL JOINT
10 2800.31	PET GROOMING STATION WITH RAMP
10 5100.01	LOCKERS
12 9313.01	STACKABLE BICYCLE RACK (8 BIKES)
12 9313.02	FLOOR MOUNTED BICYCLE PUMP
12 9313.03	FLOOR MOUNTED BIYCLE WORK STAND
22 0000.06	MOP SINK, RE: PLUMBING
26 0000.03	WALL MOUNTED ELECTRICAL METERING EQUIPMENT

LEGEND

STUCCO_COLOR 1_ALABASTER (SW7008)

STUCCO_COLOR 2_DOVETAIL (SW7018)

STUCCO_COLOR 3_FINISHED COLOR TO MATCH METAL PANEL COLOR

5V CRIMP METAL PANEL DARK BRONZE, MCELROY METALS
(OR APPROVED COLOR FROM MANUFACTURER'S STANDARD RANGE)

DEKKER PERICH SABATINI
ARCHITECTURE / DESIGN / INSPIRATION
7601 [illegible]

REVISIONS
REVISION #4
REVISION #3
REVISION #2
REVISION #1

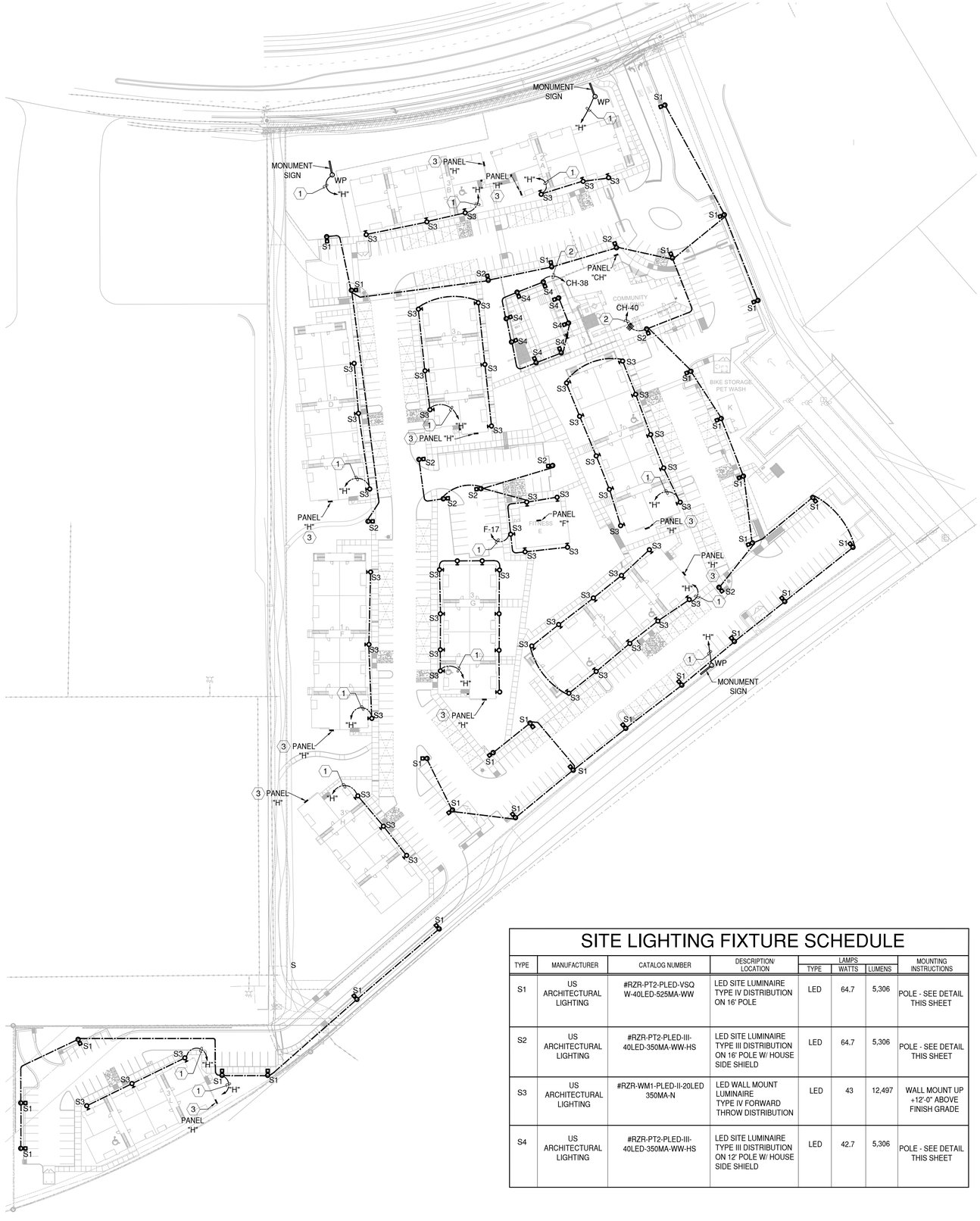
VILLA SENDERO

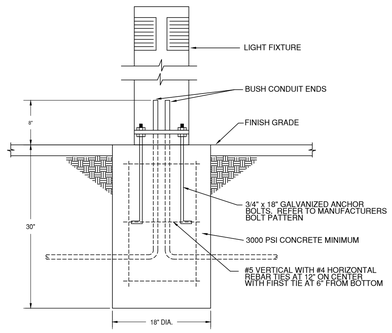
5132 BECKNER RD.
SANTA FE, NM

DRAWING NAME
CONCEPTUAL BUILDING ELEVATIONS

DRAWN BY:
REVIEWED BY:
DATE: 06-04-2021
PROJECT NO.: 19-0081

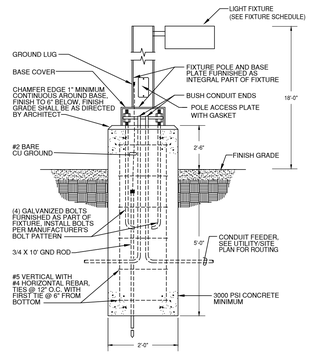
SHEET NO.
DP 5-4
__ OF __





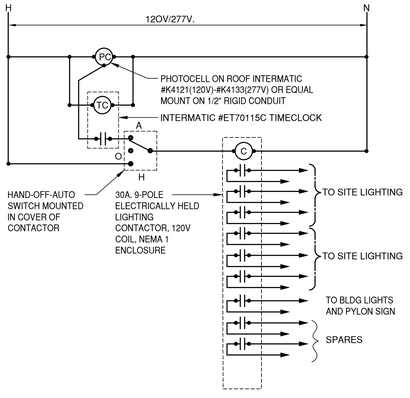
POLE BASE DETAIL FOR BOLLARD PATHWAY LUMINAIRES

NO SCALE



POLE BASE DETAIL FOR PARKING LUMINAIRES

NO SCALE



EXTERIOR LIGHTING CONTROL DIAGRAM

SCALE: N.T.S. NOTE: TYPICAL FOR BUILDING "A" AND FOR BUILDING "B"

SITE LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION/ LOCATION	LAMPS			MOUNTING INSTRUCTIONS
				TYPE	WATTS	LUMENS	
S1	US ARCHITECTURAL LIGHTING	#RZR-PT2-PLED-VSQ W-40LED-525MA-WW	LED SITE LUMINAIRE TYPE IV DISTRIBUTION ON 16' POLE	LED	64.7	5,306	POLE - SEE DETAIL THIS SHEET
S2	US ARCHITECTURAL LIGHTING	#RZR-PT2-PLED-III-40LED-350MA-WW-HS	LED SITE LUMINAIRE TYPE III DISTRIBUTION ON 16' POLE W/ HOUSE SIDE SHIELD	LED	64.7	5,306	POLE - SEE DETAIL THIS SHEET
S3	US ARCHITECTURAL LIGHTING	#RZR-WM1-PLED-II-20LED 350MA-N	LED WALL MOUNT LUMINAIRE TYPE IV FORWARD THROW DISTRIBUTION	LED	43	12,497	WALL MOUNT UP +12'-0" ABOVE FINISH GRADE
S4	US ARCHITECTURAL LIGHTING	#RZR-PT2-PLED-III-40LED-350MA-WW-HS	LED SITE LUMINAIRE TYPE III DISTRIBUTION ON 12' POLE W/ HOUSE SIDE SHIELD	LED	42.7	5,306	POLE - SEE DETAIL THIS SHEET

A1 ELECTRICAL SITE LIGHTING PLAN
1" = 50'-0"

GENERAL SHEET NOTES

A. SITE LIGHTING POLE AND LUMINAIRE SHALL COMPLY WITH NEW MEXICO DARK SKIES ENFORCEMENT ACT AND THE CITY OF ALBUQUERQUE LIGHTING ORDINANCE.

B. PARKING LOTS SHALL BE ILLUMINATED TO 1 FOOTCANDLE AVERAGE MAINTAINED AND SHALL NOT EXCEED 4 FOOTCANDLES AVERAGE MAINTAINED.

C. SITE LIGHTING SHALL BE PEDESTRIAN STYLE AND SHALL NOT EXCEED 15' IN HEIGHT FROM THE GROUND LEVEL THE TOP OF THE LUMINAIRE.

REFERENCE KEYNOTES

1. EXTEND MINIMUM #10 THHN/THWN (CU) IN .75"C THROUGH PHOTOCELLTO RESPECTIVE HOUSE PANEL AT THE APARTMENT BUILDING.
2. EXTEND MINIMUM #8 THHN/THWN (CU) IN 1"C THROUGHOUT THE EXTERIOR LIGHTING BRANCH CIRCUIT. EXTEND THROUGH THE LIGHTING CONTACTOR TO THE PANEL AT THE COMMUNITY BUILDING.
3. HOUSE PANEL AT THE APARTMENT BUILDING LOCATED ADJACEN TO THE GROUPED METERING. REFER TO THE POWER RISER DIAGRAM FOR DETAILS.

DEKKER PERICH SABATINI
ARCHITECTURE
DESIGN
INSPIRATION

A C ENGINEERING ENTERPRISES, LLC
120 Aliso Drive, SE
Albuquerque, New Mexico 87108
Phone 505.842.5787
Facsimile 505.842.5797

SEAL

PROJECT

VILLA SENDERO
5200 BECKNER ROAD
SANTA FE, NM 87507

100% CONSTRUCTION DOCUMENTS

REVISIONS

009	ASI 009 05/20/21

DRAWN BY	ACE
REVIEWED BY	FJT
DATE	06/15/2021
PROJECT NO	19-0081

DRAWING NAME

SITE LIGHTING PLAN

SHEET NO

ES101

3/16/2020 12:12:00 PM

Plan View
Scale - 1" = 50ft

...VILLA SENDERO...

Designer

Date
6/3/2021
Scale
Not to Scale
Drawing No.

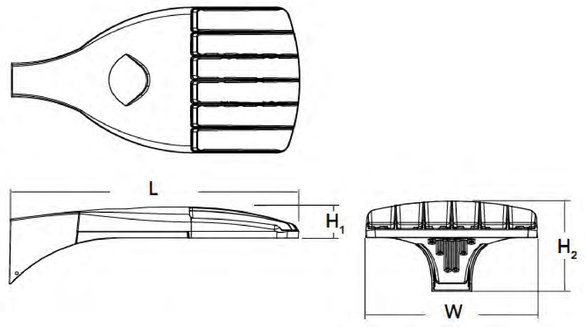
Summary

D-Series Size 0
LED Area Luminaire

Buy American

Specifications

EPA:	0.95 ft² (.09 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height$_1$:	3" (7.62 cm)
Height$_2$:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #4	+	1.5 fc	5.1 fc	0.0 fc	N/A	N/A
Calc Zone #5	+	1.3 fc	3.6 fc	0.0 fc	N/A	N/A
Calc Zone #6	+	1.1 fc	4.9 fc	0.0 fc	N/A	N/A
Calc Zone #7	+	1.6 fc	5.2 fc	0.0 fc	N/A	N/A
Calc Zone #8	+	1.2 fc	4.7 fc	0.0 fc	N/A	N/A
EXIT AREA	+	1.0 fc	4.5 fc	0.0 fc	N/A	N/A
PLAN NORTH WEST	+	1.1 fc	3.0 fc	0.1 fc	30.0:1	11.0:1
SWIMMING POOL AREA	+	5.6 fc	8.3 fc	1.0 fc	8.3:1	5.6:1

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	A		32	Lithonia Lighting	DSX0 LED P3 40K T4M MVOLT HS	DSX0 LED P3 40K T4M MVOLT with houseside shield	LED	1	DSX0_LED_P3_40K_T4M_MVOLT_HS.ies	6417	1	1	71	100%	TYPE III, SHORT, BUG RATING: B1 - U0 - G2	Max: 4320cd	
	B		15	Lithonia Lighting	DSX0 LED P3 40K T5M MVOLT	DSX0 LED P3 40K T5M MVOLT	LED	1	DSX0_LED_P3_40K_T5M_MVOLT.ies	8770	1	1	71	100%	TYPE VS, BUG RATING: B3 - U0 - G2	Max: 3489cd	

Note

1.ALL SITE LIGHTING HEADS ARE MOUNTED AT 15' OVERALL, 12' POLE ON A 3' CONCRETE BASE.
2.ALL CALCULATION ZONES ARE SET AT GROUND LEVEL, 0'.
3.

...VILLA SENDERO...

Designer
Date 6/3/2021
Scale Not to Scale
Drawing No.
Summary

ALTA/NSPS LAND TITLE SURVEY

LOT 2B OF THE PLAT OF SURVEY PREPARED FOR EAKIN/TRICKEY,
SECTIONS 7 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M.,
SANTA FE, SANTA FE COUNTY, NEW MEXICO

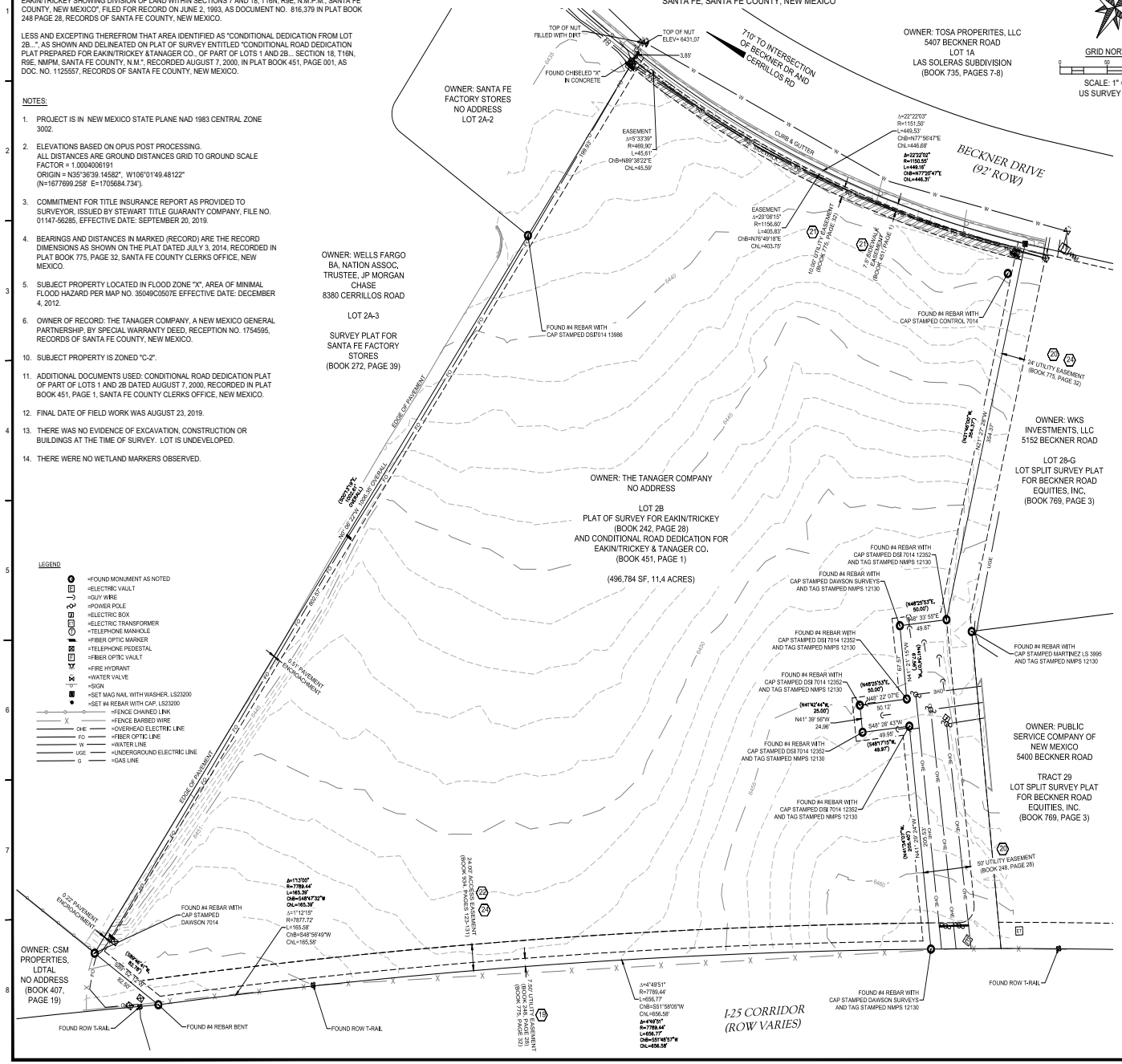
PARCEL DESCRIPTION (FROM TITLE COMMITMENT)

LOT TWO-B (2B) AS SHOWN ON PLAT OF SURVEY ENTITLED "PLAT OF SURVEY PREPARED FOR EAKIN/TRICKEY SHOWING DIVISION OF LAND WITHIN SECTIONS 7 AND 18, T16N, R9E, N.M.P.M., SANTA FE COUNTY, NEW MEXICO", FILED FOR RECORD ON JUNE 2, 1993, AS DOCUMENT NO. 816,379 IN PLAT BOOK 248 PAGE 28, RECORDS OF SANTA FE COUNTY, NEW MEXICO.

LESS AND EXCEPTING THEREFROM THAT AREA IDENTIFIED AS "CONDITIONAL DEDICATION FROM LOT 2B...", AS SHOWN AND DELINEATED ON PLAT OF SURVEY ENTITLED "CONDITIONAL ROAD DEDICATION PLAT PREPARED FOR EAKIN/TRICKEY &TANAGER CO., OF PART OF LOTS 1 AND 2B... SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY, N.M.", RECORDED AUGUST 7, 2000, IN PLAT BOOK 451, PAGE 001, AS DOC. NO. 1125557, RECORDS OF SANTA FE COUNTY, NEW MEXICO.

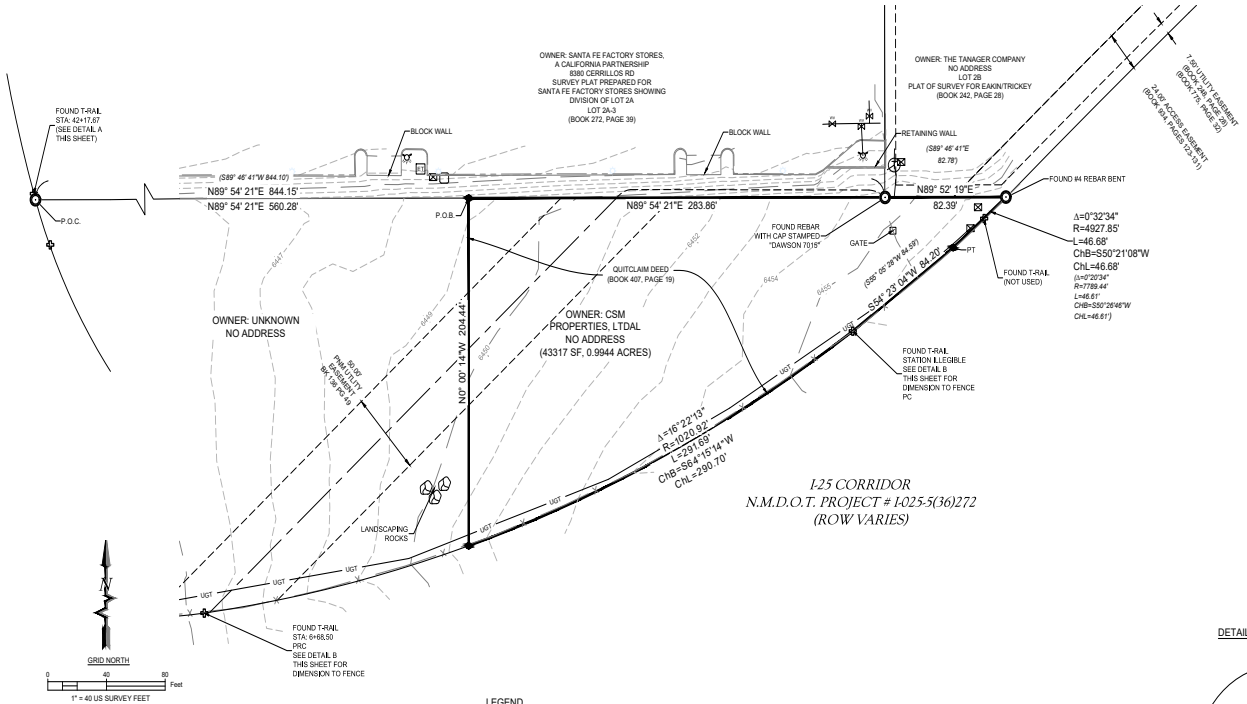
NOTES:

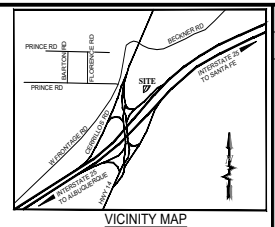
1. PROJECT IS IN NEW MEXICO STATE PLANE NAD 1983 CENTRAL ZONE 3002.
2. ELEVATIONS BASED ON OPUS POST PROCESSING. ALL DISTANCES ARE GROUND DISTANCES GRID TO GROUND SCALE FACTOR = 1.0004006191 ORIGIN = N35°36'39.14582", W106°01'49.48122" (N=1677699.258' E=1705684.734').
3. COMMITMENT FOR TITLE INSURANCE REPORT AS PROVIDED TO SURVEYOR, ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 01147-56285, EFFECTIVE DATE: SEPTEMBER 20, 2019.
4. BEARINGS AND DISTANCES IN MARKED (RECORD) ARE THE RECORD DIMENSIONS AS SHOWN ON THE PLAT DATED JULY 3, 2014, RECORDED IN PLAT BOOK 775, PAGE 32, SANTA FE COUNTY CLERKS OFFICE, NEW MEXICO.
5. SUBJECT PROPERTY LOCATED IN FLOOD ZONE "X", AREA OF MINIMAL FLOOD HAZARD PER MAP NO. 35049C0507E EFFECTIVE DATE: DECEMBER 4, 2012.
6. OWNER OF RECORD: THE TANAGER COMPANY, A NEW MEXICO GENERAL PARTNERSHIP, BY SPECIAL WARRANTY DEED, RECEPTION NO. 1754595, RECORDS OF SANTA FE COUNTY, NEW MEXICO.
10. SUBJECT PROPERTY IS ZONED "C-2".
11. ADDITIONAL DOCUMENTS USED: CONDITIONAL ROAD DEDICATION PLAT OF PART OF LOTS 1 AND 2B DATED AUGUST 7, 2000, RECORDED IN PLAT BOOK 451, PAGE 1, SANTA FE COUNTY CLERKS OFFICE, NEW MEXICO.
12. FINAL DATE OF FIELD WORK WAS AUGUST 23, 2019.
13. THERE WAS NO EVIDENCE OF EXCAVATION, CONSTRUCTION OR BUILDINGS AT THE TIME OF SURVEY. LOT IS UNDEVELOPED.
14. THERE WERE NO WETLAND MARKERS OBSERVED.


OWNER: SANTA FE FACTORY STORES
NO ADDRESS
LOT 2A-2
OWNER: WELLS FARGO BA, NATION ASSOC, TRUSTEE, JP MORGAN CHASE
8380 CERRILLOS ROAD
LOT 2A-3
SURVEY PLAT FOR SANTA FE FACTORY STORES
(BOOK 272, PAGE 39)
OWNER: CSM PROPERTIES, LDTAL
NO ADDRESS
(BOOK 407, PAGE 19)
OWNER: TOSA PROPERITES, LLC
5407 BECKNER ROAD
LOT 1A
LAS SOLERAS SUBDIVISION
(BOOK 735, PAGES 7-8)
710' TO INTERSECTION OF BECKNER DR AND CERRILLOS RD
BECKNER DRIVE (92' ROW)
OWNER: THE TANAGER COMPANY
NO ADDRESS
LOT 2B
PLAT OF SURVEY FOR EAKIN/TRICKEY
(BOOK 242, PAGE 28)
AND CONDITIONAL ROAD DEDICATION FOR EAKIN/TRICKEY & TANAGER CO.
(BOOK 451, PAGE 1)
(496,784 SF, 11.4 ACRES)
OWNER: WKS INVESTMENTS, LLC
5152 BECKNER ROAD
LOT 28-G
LOT SPLIT SURVEY PLAT FOR BECKNER ROAD EQUITIES, INC.
(BOOK 769, PAGE 3)
OWNER: PUBLIC SERVICE COMPANY OF NEW MEXICO
5400 BECKNER ROAD
TRACT 29
LOT SPLIT SURVEY PLAT FOR BECKNER ROAD EQUITIES, INC.
(BOOK 769, PAGE 3)
I-25 CORRIDOR (ROW VARIES)
FOUND #4 REBAR WITH CAP STAMPED DSI7014 13886
FOUND #4 REBAR WITH CAP STAMPED CONTROL 7014
FOUND #4 REBAR WITH CAP STAMPED DAWSON 7014
FOUND #4 REBAR BENT
FOUND ROW T-RAIL
FOUND #4 REBAR WITH CAP STAMPED MARTINEZ LS 3995 AND TAG STAMPED NMPS 12130
FOUND #4 REBAR WITH CAP STAMPED DAWSON SURVEYS AND TAG STAMPED NMPS 12130
FOUND #4 REBAR WITH CAP STAMPED DSI 7014 12352 AND TAG STAMPED NMPS 12130
TOP OF NUT FILLED WITH DIRT
TOP OF NUT ELEV= 6431.07
FOUND CHISELED "X" IN CONCRETE
CURB & GUTTER
EDGE OF PAVEMENT
7.5' PAVEMENT ENCROACHMENT
6.22' PAVEMENT ENCROACHMENT
24.00' ACCESS EASEMENT (BOOK 934, PAGES 125-131)
50' UTILITY EASEMENT (BOOK 775, PAGE 32)
54' UTILITY EASEMENT (BOOK 775, PAGE 32)
50' UTILITY EASEMENT (BOOK 248, PAGE 28)
10.00' UTILITY EASEMENT (BOOK 775, PAGE 32)
7.5' BUILDING & WALL EASEMENT (BOOK 451, PAGE 1)
EASEMENT Δ=5°33'30" R=469.90' L=45.61' CHB=N89°38'22"E CHL=45.59'
EASEMENT Δ=20°08'15" R=1156.60' L=405.83' CHB=N76°49'18"E CHL=403.75'
Δ=22°22'03" R=1151.50' L=449.53' CHB=N77°56'47"E CHL=446.68'
Δ=22°22'03" R=1150.55' L=449.16' CHB=N77°20'47"E CHL=446.31'
Δ=13°37'07" R=7789.44' L=185.39' CHB=S45°57'32"W CHL=185.39'
Δ=1°12'10" R=7877.72' L=165.58' CHB=S48°56'49"W CHL=165.58'
Δ=4°49'51" R=7789.44' L=656.77' CHB=S51°58'05"W CHL=656.58'
Δ=4°49'51" R=7789.44' L=656.77' CHB=S51°48'53"W CHL=656.58'
(N40°25'53"E, 50.00')
(N41°39'56"W, 24.96')
(S48°20'43"W, 49.97')
(S48°27'07"E, 49.87')
(N40°25'53"E, 50.00')
(N41°42'44"E, 25.00')
(S48°27'07"E, 50.12')
(S48°20'43"W, 49.97')
(N40°25'53"E, 50.00')
(S48°27'07"E, 49.87')
(N40°25'53"E, 50.00')
(N41°42'44"E, 25.00')
(S48°27'07"E, 50.12')
(S48°20'43"W, 49.97

BOUNDARY AND TOPOGRAPHIC SURVEY

WITHIN SECTION 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M.,
SANTA FE, SANTA FE COUNTY, NEW MEXICO





VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND BEING A PORTION OF THE ASSESSOR'S PARCEL NUMBER 28101064 WITH THE SANTA FE COUNTY, NEW MEXICO ASSESSOR, AS DESCRIBED IN THE QUITCLAIM DEED FILED WITH THE SANTA FE COUNTY CLERK IN BOOK 407, PAGE 019 AND BEING LOT 5-2-EL-1 AS SHOWN ON THE RIGHT-OF-WAY & ACCESS CONTROL MAP PREPARED BY THE NEW MEXICO DEPARTMENT OF TRANSPORTATION AS PROJECT NUMBER I-025-5(36)272, SAID PARCEL BEING BOUNDED ON THE NORTH BY LOTS 2A AND 2B, LAND OF EAKIN & TRICKEY FILED WITH SAID COUNTY CLERK IN BOOK 248, PAGE 028 AND BOUNDED ON THE SOUTH BY INTERSTATE 25, ALL WITHIN SECTION 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, AND SAID PARCEL BEING MORE PARTICULARLY DESCIRBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED BEING THE SOUTHWEST CORNER OF SAID LOT 2A, LAND OF EAKIN & TRICKEY AND BEING A FOUND #4 BAR (WITH NO CAP);

THENCE, N 89° 54' 21" E, 560.28 FEET TO A SET BAR WITH CAP STAMPED "PS 10855" AND THE POINT OF BEGINNING;

THENCE, N 89° 54' 21" E, 283.86 FEET TO A FOUND BAR WITH CAP STAMPED "DAWSON 7015";

THENCE, N 89° 52' 19" E, 82.39 FEET TO A FOUND BAR (WITH NO CAP) ON THE NORTHERLY RIGHT-OF-WAY & ACCESS CONTROL LINE OF INTERSTATE 25;

THENCE, PROCEEDING ALONG SAID NORTHERLY RIGHT-OF-WAY & ACCESS CONTROL LINE OF INTERSTATE 25 THE FOLLOWING CALLS:

SOUTHWESTERY ALONG AN ARC OF A CURVE TO THE RIGHT A DISTANCE OF 46.68 FEET (SAID CURVE HAVING A RADIUS OF 4927.85 FEET AND A LONG CHORD WHICH BEARS S 50° 21' 08" W, 46.68 FEET) TO A POINT OF TANGENCY;

S 54° 23' 04" W, 84.20 FEET TO A POINT OF CURVATURE AND A FOUND T-RAIL;

SOUTHWESTERY ALONG AN ARC OF A CURVE TO THE RIGHT A DISTANCE OF 291.69 FEET (SAID CURVE HAVING A RADIUS OF 1020.92 FEET AND A LONG CHORD WHICH BEARS S 64° 15' 14" W, 290.70 FEET) TO A SET BAR AND CAP STAMPED "PS 10855";

THENCE, N 0° 00' 14" W, 204.44 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 0.9944 ACRES, MORE OR LESS.

NOTES:

1. OWNER OF RECORD: CSM PROPERTIES LDTAL
2. SUBJECT PROPERTY IS ZONED "C-2" GENERAL COMMERCIAL.

FLOOD ZONE:

UNLESS OTHERWISE SHOWN THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AREA "X" OF MINIMAL FLOOD HAZARD PER MAP NO. 35049C0506E EFFECTIVE DATE: DECEMBER 4, 2012.

REFERENCE DOCUMENTS

1. PLAT OF SURVEY PREPARED FOR EAKIN/TRICKEY, RECORDED IN BOOK 248 PAGE 28, DATED JUNE 2, 1993, SANTA FE COUNTY RECORDS.
2. QUITCLAIM DEED BETWEEN NEW MEXICO STATE HIGHWAY DEPARTMENT AND CSM PROPERTIES, BOOK 407 PAGE 19, DATED SEPTEMBER 16, 1980, SANTA FE COUNTY RECORDS.
3. EASEMENT SURVEY PREPARED FOR BECKNER ROAD EQUITIES RECORDED AS DOCUMENT NUMBER 1740711, DATED APRIL 4, 2017, SANTA FE COUNTY RECORDS.
4. SURVEY PLAT PREPARED FOR SANTA FE FACTORY STORES, RECORDED IN BOOK 272 PAGE 39, DATED APRIL 27, 1994, SANTA FE COUNTY RECORDS.
5. BOUNDARY SURVEY PREPARED FOR TEKIN AND ASSOCIATES RECORDED IN BOOK 868, PAGE 41, DATED OCTOBER 23, 2020, SANTA FE COUNTY RECORDS.
6. SURVEY PLAT PREPARED FOR EAKIN/TRICKEY RECORDED IN BOOK 592 PAGE 33, DATED JULY 7, 2005, SANTA FE COUNTY RECORDS.
7. N.M.D.O.T. RIGHT OF WAY MAP PROJECT I-025-5(36)272 DATED JUNE 18, 1971

LEGEND

●	= FOUND REBAR WITH CAP AS NOTED
◆	= SET NO. 5 BAR WITH CAP STAMPED "PS 10855"
✚	= FOUND N.M.D.O.T. ROW T-RAIL
☼	= LIGHT POLE
⋇	= FIRE HYDRANT
Ⓣ	= TELEPHONE MANHOLE
⊠	= TELEPHONE PEDESTAL
⋈	= WATER VALVE
▢	= FIBER OPTIC PULLBOX
ET	= ELECTRIC TRANSFORMER
———	= SUBJECT PROPERTY LINE
—— – ——	= PROPERTY LINE NOTED ON QUITCLAIM DEED (407,19)
———	= ADJOINER PROPERTY LINE
- - - - - -	= EASEMENT LINE
— x — x —	= BARBED WIRE FENCE
—— tt ——	= UNDERGROUND TELEPHONE
—— w ——	= UNDERGROUND WATER LINE
═══	= CURB AND GUTTER
	= EXISTING CONTOUR, 1' INTERVAL
S50°26'46"W 46.61'	= MEASURED DISTANCE
(S50°26'46"W 46.61')	= RECORD DISTANCE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT

COORDINATE NOTE:

REFERENCE FRAME: NAD 1983(2011) (EPOCH 2010.000)
MODIFIED U.S. STATE PLANE NEW MEXICO CENTRAL ZONE (3002)
GRID TO GROUND SCALE FACTOR: 1.0004008478
SCALED FROM: N35°36'33.21637", W106°01'54.49498"
(N=1677098.839' E=1705272.109')
ALL DISTANCES ARE GROUND DISTANCES
UNITS ARE U.S. SURVEY FEET

VERTICAL DATUM
NAVD 1988
GEOID 12A (CONUS)

METHODS
ORIGINAL CONTROL ON THIS PROJECT WAS OBSERVED AND SET ON DECEMBER 4, 2020. ALL POINTS WERE OBSERVED USING TRIMBLE S5 TOTAL STATION AND TRIMBLE R8 GPS RECIEVERS UTILIZING RTK GPS METHODS.

SURVEYOR'S CERTIFICATION

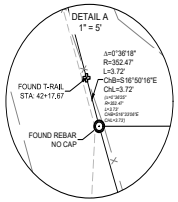
I, WILLIAM F. BREWSTER, NEW MEXICO PROFESSIONAL SURVEYOR NO. 10855, DO HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM F. BREWSTER, NMPS 10855

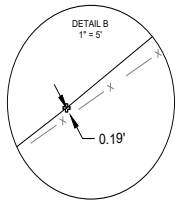
WILLIAM F. BREWSTER STATE OF NEW MEXICO 10855 REGISTERED PROFESSIONAL SURVEYOR

2-09-2021
DATE

DETAIL FOR T-RAIL AND REBAR



DETAIL FOR FENCE DISTANCE FROM RIGHT OF WAY MONUMENTS



"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

CURRENT OWNER: CSM PROPERTIES LTD
LOT 5-2-EL-1

LEGAL DESCRIPTION:
PLSS DESCRIPTION: WITHIN SECTIONS 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., SANTA FE, SANTA FE COUNTY, NEW MEXICO
BOOK 407, PAGE 019

CITY: SANTA FE
COUNTY: SANTA FE
STATE: NEW MEXICO

COUNTY OF SANTA FE) SS
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the ___ day of _____, 20__ A.D. at _____ o'clock ____, and was duly recorded in book _____, page(s) _____ of the records of Santa Fe County.

Witness my Hand and Seal of office
GERALDINE SALAZAR
County Clerk, Santa Fe County, N.M.

County Clerk

Deputy

Rev #	Date	Description	By	Ckd
1	2/10/21	LEGAL DESCRIPTION		
2	2/10/21	COUNTY INDEXING INFORMATION		

SOUDER, MILLER & ASSOCIATES
5454 Venice Avenue NE, Suite D
Albuquerque, NM 87113
Phone (505) 299-0942 Toll-Free (877) 299-0942 Fax (505) 293-3430
Serving the Southwest & Rocky Mountains
Albuquerque, Farmington, Las Cruces, Roswell, Santa Fe, NM
Civil and Surveying Consultants Engineering, Surveying, Planning, Water Rights, GIS, Mining, ET, Permitting

TEKIN & ASSOCIATES, LLC

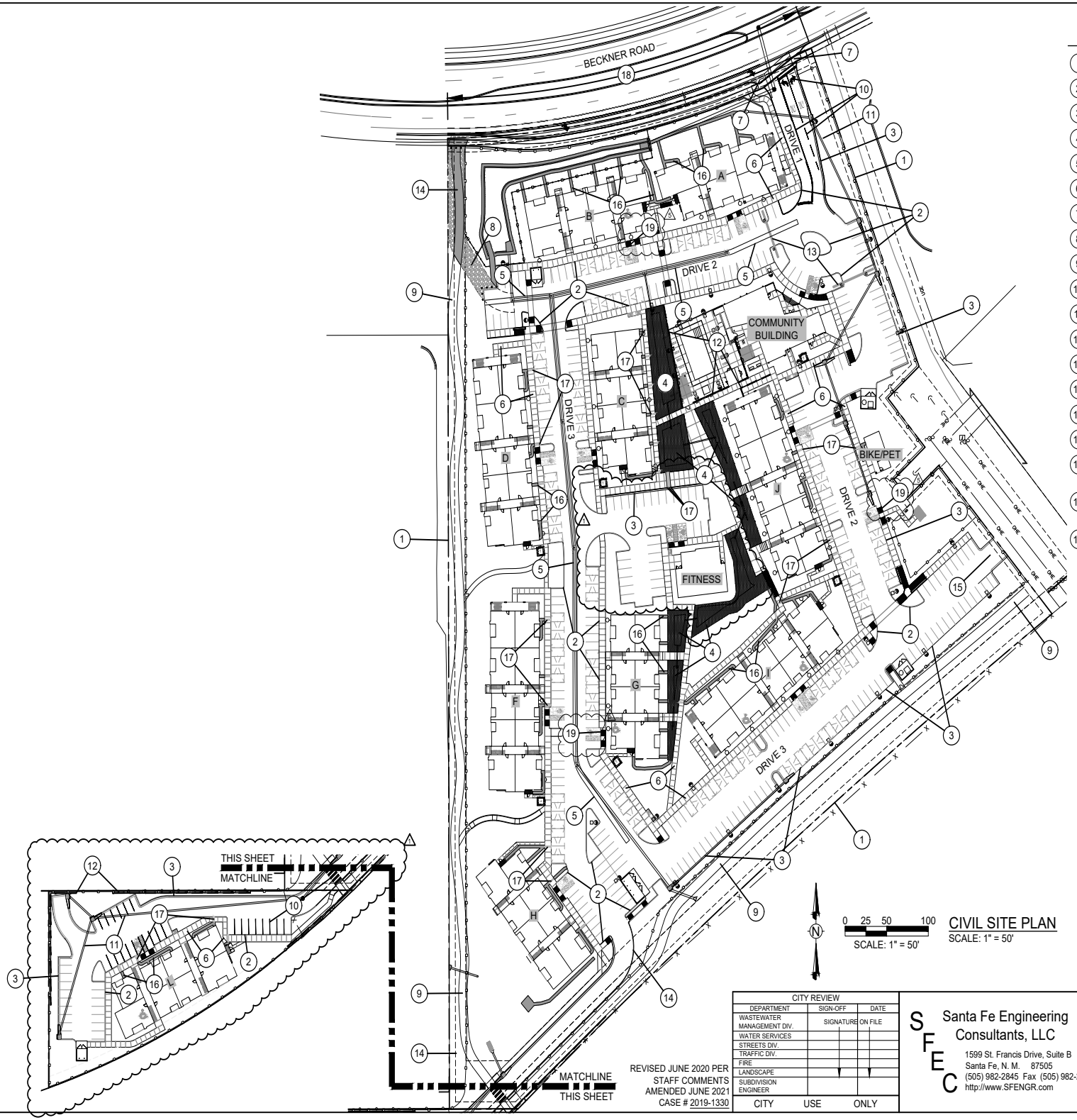
SANTA FE, NEW MEXICO

BOUNDARY SURVEY
WITHIN SECTION 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M.,
SANTA FE, SANTA FE COUNTY, NEW MEXICO

Designed	Drawn	Checked
	JDA	WFB

Date: FEBRUARY 2021
Scale: Horiz:
Vert:
Project No: 2429856
Sheet: 1 OF 1

C:\Users\JDA\Desktop\TEKIN BOUNDARY PLAT EAST.dwg, 2/10/2021 7:39:43 AM JDA



SHEET KEYNOTES

1. PROPERTY LINE
2. 6" STAND-UP CURB SEE SHEET C-204
3. 24" CURB AND GUTTER SEE SHEET C-204
4. VEGETATED SWALE, SEE GRADING AND LANDSCAPE
5. 5' TYPE II VALLEY GUTTER SEE SHEET C-204
6. SIDEWALK SEE SHEET C-204
7. FILLET CURB RETURN SEE SHEET C-204
8. SECONDARY FIRE ACCESS SEE SHEET C-303
9. MULTI USE TRAIL SEE SHEETS C-504 AND C-505
10. SIGNING AND STRIPING SEE SHEET C-506
11. STORM SEWER SEE SHEETS SERIES C-650
12. RETAINING WALL SEE SHEET C-751
13. GATE SEE ARCHITECTURAL PLANS
14. TRAFFIC RATED MULTI USE TRAIL
15. OPTIONAL SECONDARY FIRE ACCESS
16. COBBLE SWALE RUNDOWN SEE SHEET C-204
17. SIDEWALK CULVERT, 1-12" SEE SHEET C-901
18. OFFSITE ROADWORK, SEE "PUBLIC IMPROVEMENT PLANS FOR 5200 BECKNER ROAD" UNDER SEPARATE COVER
19. ADA PARKING SIGNAGE, TYP. SEE SHEET C-506

CIVIL SITE PLAN
SCALE: 1" = 50'

REVISIONS	DATE	ENGINEERS SEAL
AMENDMENT	6/21/2021	

REVISED JUNE 2020 PER STAFF COMMENTS
AMENDED JUNE 2021
CASE # 2019-1330

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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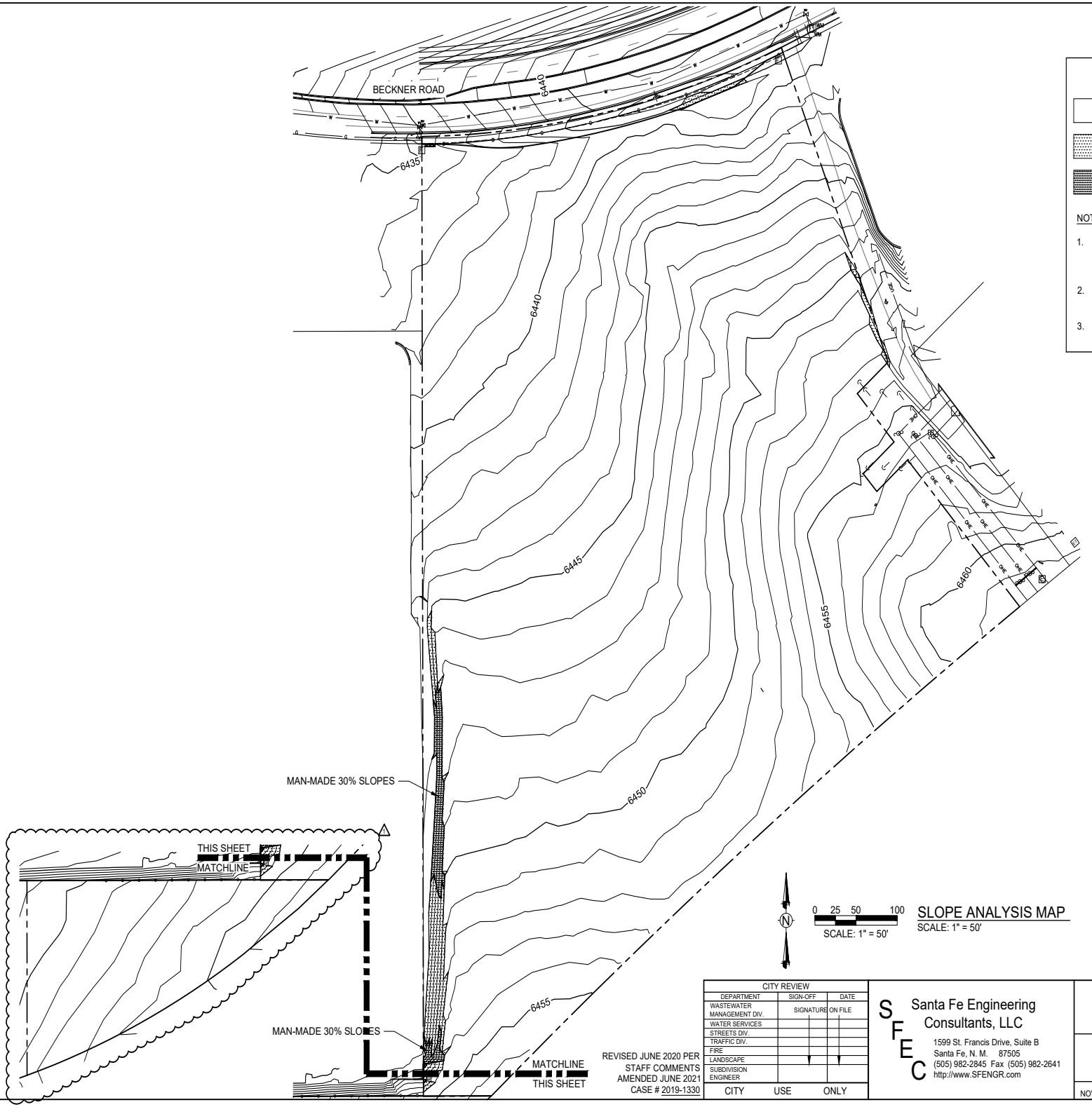
DEVELOPMENT PLAN SUBMITTAL
FOR VILLA SENDERO
5200 BECKNER ROAD
SANTA FE, NM

CIVIL SITE PLAN

DATE:	SCALE:	SHEET:
NOVEMBER 2019	1" = 50'	C-101



LEGEND:

- AREA OF 0% TO 20% SLOPE
- AREA OF 20% TO 30% SLOPE
- AREA OF 30% OR GREATER SLOPE

NOTES:

1. ALL TOPOGRAPHIC INFORMATION IS PROVIDED BY SOUDER, MILLER & ASSOCIATES
2. THIS SLOPE ANALYSIS IS BASED UPON A 1 FOOT CONTOUR INTERVAL
3. ALL 30% SLOPES IMPACTED BY THIS PROJECT ARE MAN-MADE

N

0 25 50 100

SCALE: 1" = 50'

SLOPE ANALYSIS MAP

SCALE: 1" = 50'

REVISIONS	DATE	ENGINEERS SEAL
AMENDMENT	6/21/2021	

REVISED JUNE 2020 PER STAFF COMMENTS
AMENDED JUNE 2021
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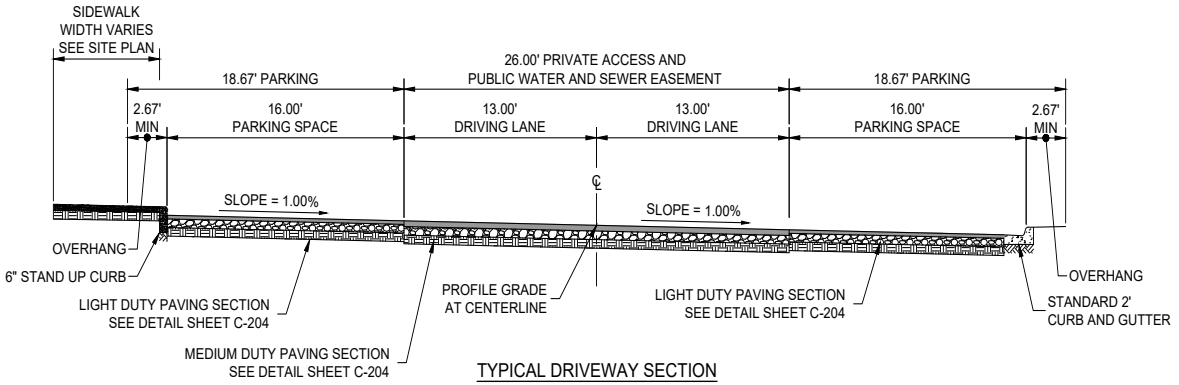
FOR VILLA SENDERO
5200 BECKNER ROAD
SANTA FE, NM

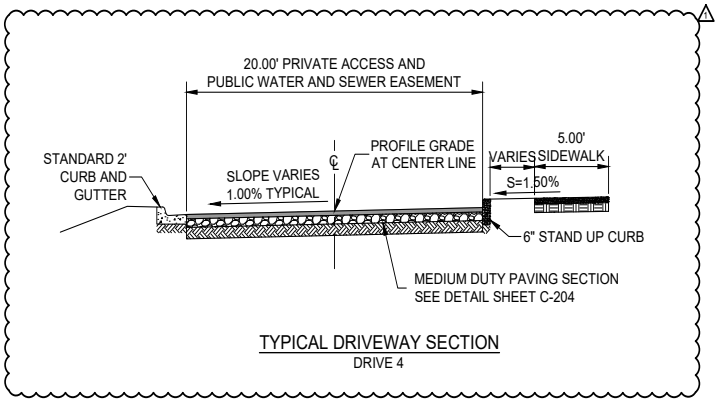
SLOPE ANALYSIS MAP

DATE:	SCALE:	SHEET:
NOVEMBER 2019	1" = 50'	C-102



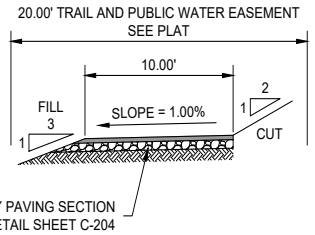
TYPICAL DRIVEWAY SECTION

DRIVES 2 AND 3 - BUILDING ON ONE SIDE



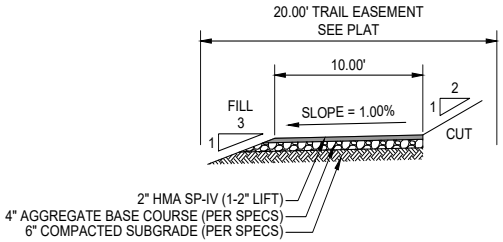
TYPICAL DRIVEWAY SECTION

DRIVE 4



MULTI USE TRAIL WITH WATER ACCESS

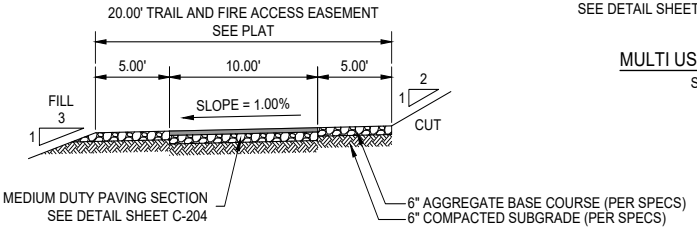
STA 9+52.03 TO STA 13+13.66



MULTI USE TRAIL - STANDARD

STA 1+33.17 TO STA 9+52.03

STA 13+13.66 TO 18+43.25



MULTI USE TRAIL WITH FIRE ACCESS

STA 0+00.00 TO 1+33.17

REVISIONS	DATE	ENGINEERS SEAL
AMENDMENT	6/21/2021	

REVISED JUNE 2020 PER STAFF COMMENTS
AMENDED JUNE 2021
CASE # 2019-1330

CITY REVIEW		
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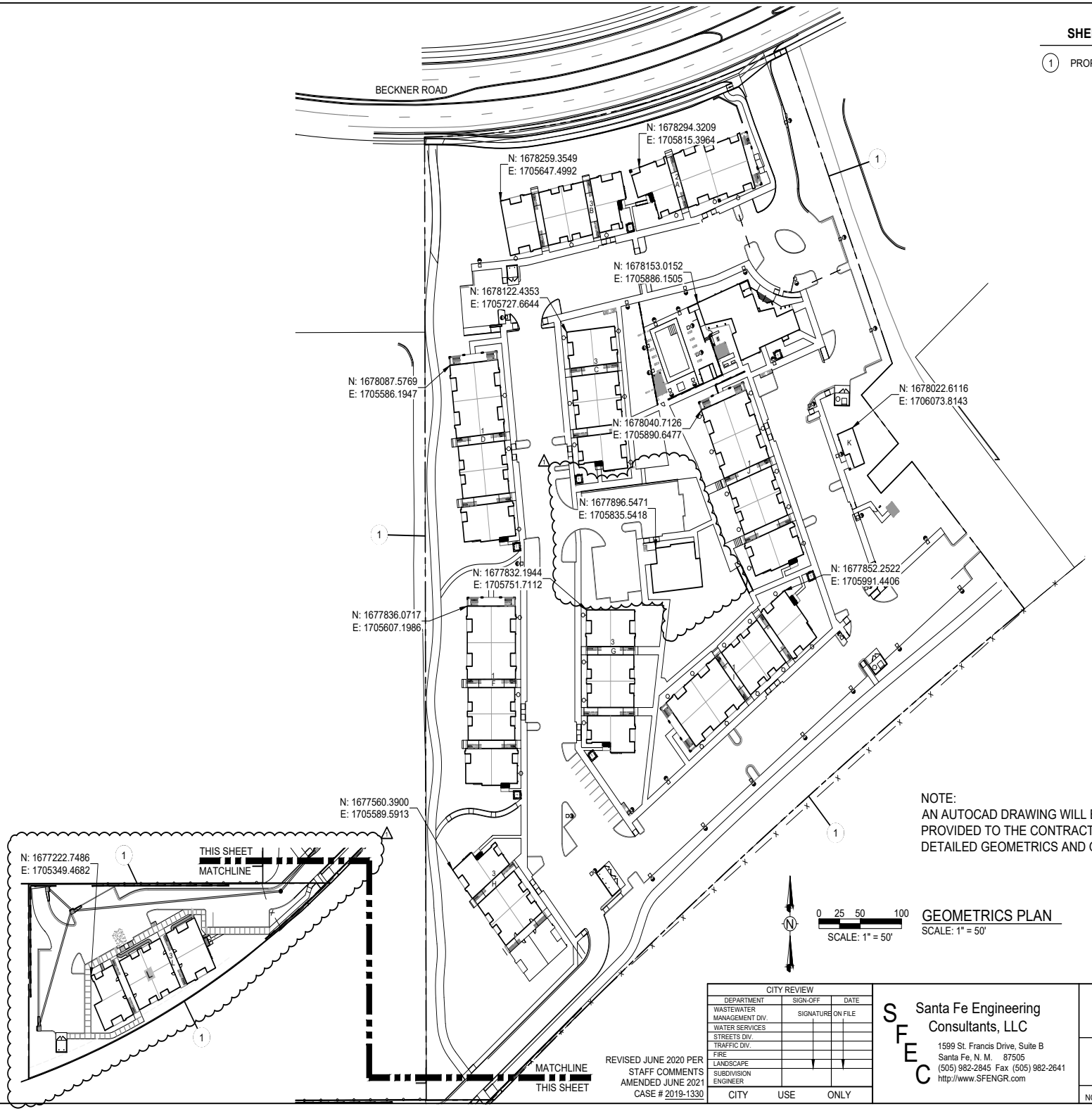
DEVELOPMENT PLAN SUBMITTAL
FOR VILLA SENDERO
5200 BECKNER ROAD
SANTA FE, NM

TYPICAL SECTIONS

DATE:	SCALE:	SHEET:
NOVEMBER 2019	N.T.S.	C-203



SHEET KEYNOTES

(1) PROPERTY LINE

NOTE:
AN AUTOCAD DRAWING WILL BE PROVIDED TO THE CONTRACTOR FOR DETAILED GEOMETRICS AND GRADING.

N

0 25 50 100
SCALE: 1" = 50'

GEOMETRICS PLAN
SCALE: 1" = 50'

REVISIONS	DATE	ENGINEERS SEAL
AMENDMENT	6/21/2021	

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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AMENDED JUNE 2021
CASE # 2019-1330

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DEVELOPMENT PLAN SUBMITTAL
FOR VILLA SENDERO
5200 BECKNER ROAD
SANTA FE, NM

GEOMETRICS PLAN

DATE:	SCALE:	SHEET:
NOVEMBER 2019	1" = 50'	C-205

*NOTES:

1. THE ONSITE WATER AND SANITARY SEWER SYSTEMS ARE TO BE PUBLIC.
2. WATER SERVICE SIZES ARE 2" FOR APARTMENT BUILDINGS, 1" FOR THE COMMUNITY BUILDING AND IRRIGATION SERVICES, AND 5/8" FOR THE PET WASH AREA. SEE PLUMBING PLANS FOR ADDITIONAL DETAILS.
3. SANITARY SEWER SERVICE SIZES ARE 6" FOR APARTMENT BUILDINGS AND 4" FOR THE COMMUNITY BUILDING & PET WASH AREA. 6" SERVICES SHALL TIE IN AT MANHOLES PER DETAILS ON SHEET C-907, 4" SERVICES SHALL CONNECT DIRECTLY TO THE MAIN LINE PER DETAILS ON SHEET C-908. TWO-WAY CLEANOUTS REQUIRED AT BENDS, SEE PLUMBING PLANS FOR ADDITIONAL DETAILS.
4. SEE ELECTRICAL PLANS FOR TRANSFORMER, SWITCHGEAR, AND SITE LIGHTING LAYOUTS AND DETAILS.
5. FIRE SERVICE LINES TO BE 4" PVC C-900, 4" DUCTILE IRON, OR APPROVED EQUAL. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ARCHITECT AND PLUMBING ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

LEGEND

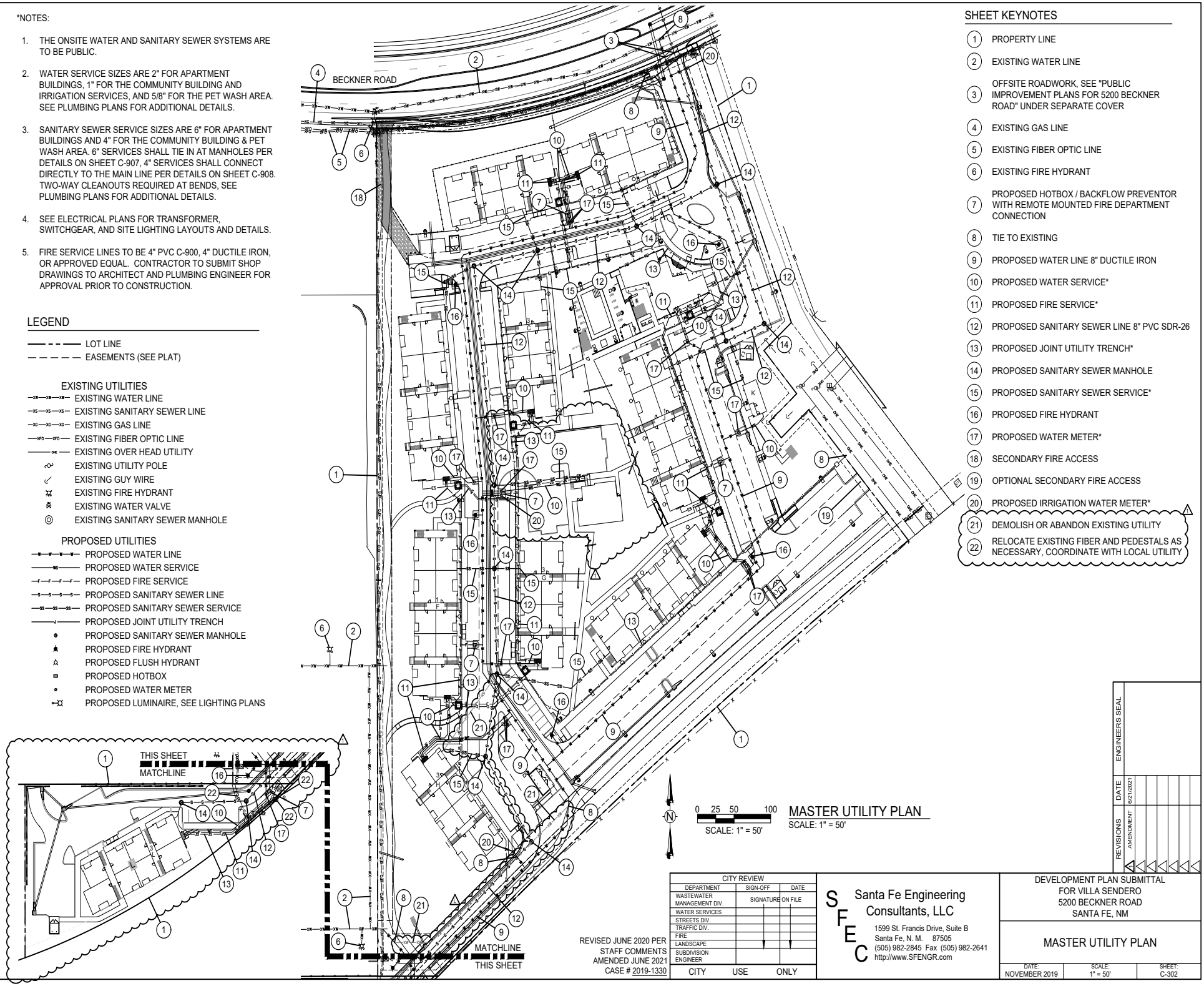
- LOT LINE
- EASEMENTS (SEE PLAT)

EXISTING UTILITIES

- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVER HEAD UTILITY
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE

PROPOSED UTILITIES

- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED FIRE SERVICE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED JOINT UTILITY TRENCH
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED FLUSH HYDRANT
- PROPOSED HOTBOX
- PROPOSED WATER METER
- PROPOSED LUMINAIRE, SEE LIGHTING PLANS



SHEET KEYNOTES

1. PROPERTY LINE
2. EXISTING WATER LINE
3. OFFSITE ROADWORK, SEE "PUBLIC IMPROVEMENT PLANS FOR 5200 BECKNER ROAD" UNDER SEPARATE COVER
4. EXISTING GAS LINE
5. EXISTING FIBER OPTIC LINE
6. EXISTING FIRE HYDRANT
7. PROPOSED HOTBOX / BACKFLOW PREVENTOR WITH REMOTE MOUNTED FIRE DEPARTMENT CONNECTION
8. TIE TO EXISTING
9. PROPOSED WATER LINE 8" DUCTILE IRON
10. PROPOSED WATER SERVICE*
11. PROPOSED FIRE SERVICE*
12. PROPOSED SANITARY SEWER LINE 8" PVC SDR-26
13. PROPOSED JOINT UTILITY TRENCH*
14. PROPOSED SANITARY SEWER MANHOLE
15. PROPOSED SANITARY SEWER SERVICE*
16. PROPOSED FIRE HYDRANT
17. PROPOSED WATER METER*
18. SECONDARY FIRE ACCESS
19. OPTIONAL SECONDARY FIRE ACCESS
20. PROPOSED IRRIGATION WATER METER*
21. DEMOLISH OR ABANDON EXISTING UTILITY
22. RELOCATE EXISTING FIBER AND PEDESTALS AS NECESSARY, COORDINATE WITH LOCAL UTILITY

MASTER UTILITY PLAN

SCALE: 1" = 50'

REVISED JUNE 2020 PER STAFF COMMENTS
AMENDED JUNE 2021
CASE # 2019-1330

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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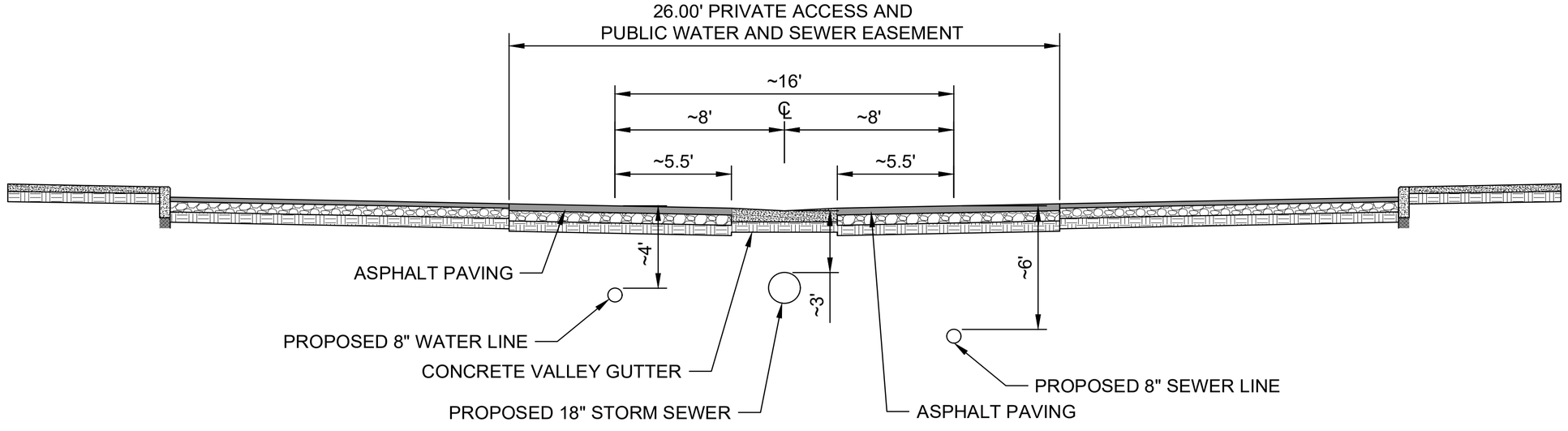
DEVELOPMENT PLAN SUBMITTAL
FOR VILLA SENDERO
5200 BECKNER ROAD
SANTA FE, NM

MASTER UTILITY PLAN

DATE:	SCALE:	SHEET:
NOVEMBER 2019	1" = 50'	C-302

REVISIONS	DATE	ENGINEERS SEAL
AMENDMENT	6/21/2021	

UTILITY CONTACT INFORMATION		
COMPANY	CONTACT	PHONE NUMBER
PNM	AMANDA MONTANO	(505) 473-3241
CENTURY LINK	DOUG DALE	(505) 473-2194
COMCAST	DAVID AIKIN	(505) 438-1930
NM GAS COMPANY	FRANK ARAGON	(505) 470-0668
SANGRE DE CRISTO WATER COMPANY	BRIAN SNYDER, P.E.	(505) 955-4277
CITY OF SANTA FE WASTE WATER DIVISION	STAN HOLLAND, P.E.	(505) 955-4637



TYPICAL DRIVEWAY SECTION

1

REVISIONS	DATE	ENGINEERS SEAL
AMENDMENT 1	6/21/2021	

REVISED JUNE 2020 PER STAFF COMMENTS
AMENDED JUNE 2021
CASE # 2019-1330

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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DEVELOPMENT PLAN SUBMITTAL
FOR VILLA SENDERO
5200 BECKNER ROAD
SANTA FE, NM

UTILITY NOTES AND DETAILS

DATE:	SCALE:	SHEET:
NOVEMBER 2019	1" = 50'	C-302A

FIRE APPARATUS ACCESS NOTES:

2009 INTERNATIONAL FIRE CODE

D103.6 FIRE LANE SIGNS

WHERE REQUIRED BY THE FIRE CODE OFFICIAL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED WITH PERMANENT NO PARKING "FIRE LANE SIGNS" COMPLYING WITH FIGURE D103.6. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES (305 MM) WIDE BY 18 INCHES (457 MM) HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE POSTED ON ONE OR BOTH SIDES OF THE FIRE APPARATUS ROAD AS REQUIRED BY SECTION D103.6.1 OR D103.6.2.

D103.6.1 ROADS 20 TO 26 IN WIDTH

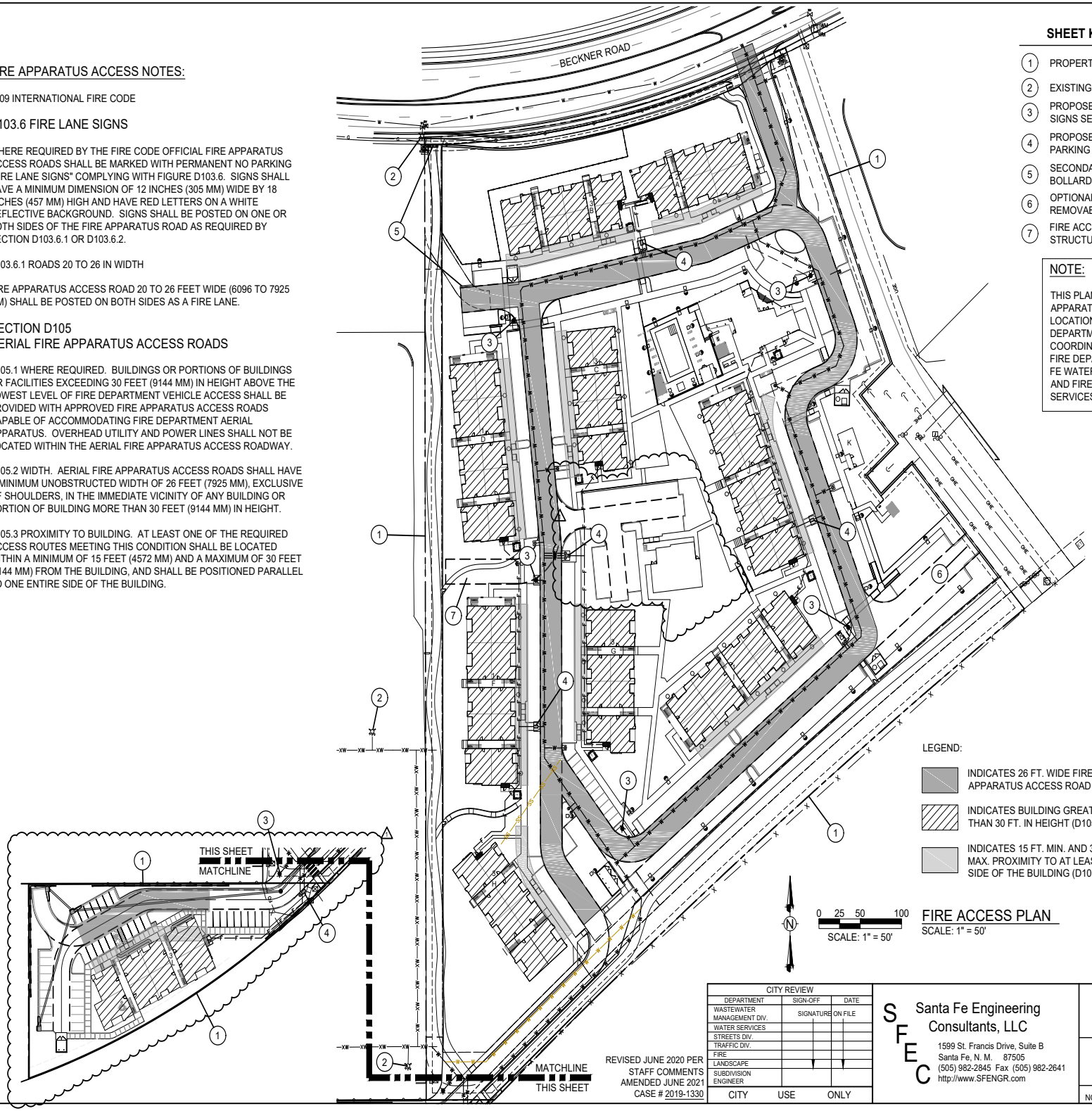
FIRE APPARATUS ACCESS ROAD 20 TO 26 FEET WIDE (6096 TO 7925 MM) SHALL BE POSTED ON BOTH SIDES AS A FIRE LANE.

SECTION D105
AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 WHERE REQUIRED. BUILDINGS OR PORTIONS OF BUILDINGS OR FACILITIES EXCEEDING 30 FEET (9144 MM) IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED WITH APPROVED FIRE APPARATUS ACCESS ROADS CAPABLE OF ACCOMMODATING FIRE DEPARTMENT AERIAL APPARATUS. OVERHEAD UTILITY AND POWER LINES SHALL NOT BE LOCATED WITHIN THE AERIAL FIRE APPARATUS ACCESS ROADWAY.

D105.2 WIDTH. AERIAL FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET (7925 MM), EXCLUSIVE OF SHOULDERS, IN THE IMMEDIATE VICINITY OF ANY BUILDING OR PORTION OF BUILDING MORE THAN 30 FEET (9144 MM) IN HEIGHT.

D105.3 PROXIMITY TO BUILDING. AT LEAST ONE OF THE REQUIRED ACCESS ROUTES MEETING THIS CONDITION SHALL BE LOCATED WITHIN A MINIMUM OF 15 FEET (4572 MM) AND A MAXIMUM OF 30 FEET (9144 MM) FROM THE BUILDING, AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING.

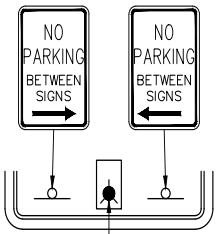


SHEET KEYNOTES

1. PROPERTY LINE
2. EXISTING FIRE HYDRANT
3. PROPOSED FIRE HYDRANT WITH NO PARKING SIGNS SEE SIGN LAYOUT DETAIL THIS SHEET
4. PROPOSED FIRE DEPARTMENT CONNECTION WITH NO PARKING SIGNS SEE SIGN LAYOUT DETAIL THIS SHEET
5. SECONDARY FIRE ACCESS WITH REMOVABLE BOLLARDS
6. OPTIONAL SECONDARY FIRE ACCESS WITH REMOVABLE BOLLARDS
7. FIRE ACCESS BETWEEN BUILDINGS, STRUCTURAL PAVER OR APPROVED EQUAL

NOTE:

THIS PLAN SHOWS PROXIMITY OF FIRE APPARATUS LANES TO BUILDINGS AND LOCATIONS OF FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS AS COORDINATED WITH THE CITY OF SANTA FE FIRE DEPARTMENT AND THE CITY OF SANTA FE WATER DIVISION. SEE PLUMBING PLANS AND FIRE PROTECTION PLANS FOR FIRE SERVICES AND SPRINKLER SYSTEM DETAILS.



FIRE HYDRANT OR HOT BOX WITH REMOTE MOUNTED FDC

SEE SHEET C-506 FOR ADDITIONAL REQUIREMENTS

SIGN LAYOUT DETAIL
SCALE: N.T.S.

LEGEND:

- INDICATES 26 FT. WIDE FIRE APPARATUS ACCESS ROAD (D105.2)
- INDICATES BUILDING GREATER THAN 30 FT. IN HEIGHT (D105.1)
- INDICATES 15 FT. MIN. AND 30 FT. MAX. PROXIMITY TO AT LEAST ONE SIDE OF THE BUILDING (D105.3)

N

0 25 50 100
SCALE: 1" = 50'

FIRE ACCESS PLAN
SCALE: 1" = 50'

REVISIONS
AMENDMENT
DATE 6/21/2021
ENGINEERS SEAL

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REVISED JUNE 2020 PER STAFF COMMENTS
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DEVELOPMENT PLAN SUBMITTAL
FOR VILLA SENDERO
5200 BECKNER ROAD
SANTA FE, NM

FIRE ACCESS PLAN

DATE:	SCALE:	SHEET:
NOVEMBER 2019	1" = 50'	C-303

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 leat 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.

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.

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 AS DETAILED IN THE "TERRAIN MANAGEMENT REPORT, SOILS, DRAINAGE, AND GRADING FOR DEVELOPMENT PLAN SUBMITTAL FOR VILLA SENDERO, SANTA FE, NM, PREPARED BY SANTA FE ENGINEERING CONSULTANTS, DATED NOVEMBER 2019, REVISED JUNE ~~2020~~ 2021".
   PRE DEVELOPED PEAK DISCHARGE = ~~30.68~~ 32.43 CFS
   POST DEVELOPED PEAK DISCHARGE = ~~27.75~~ 27.28 CFS
2. AT THE TIME OF PERMITTING, ALL REQUIREMENTS OF SFCC 14-8.2 TERRAIN AND STORMWATER MANAGEMENT MUST BE MET.

POND INFORMATION

NAME	BOTTOM ELEV.	TOP ELEV.	AREA (SF)	VOLUME (CF)
POND 1	6435.0	6440.0	7,940	23,444
POND 2	6446.0	6449.1	7,364	18,170
POND V1.1	6447.5	6449.5	224	-
POND V1.2	6446.0	6448.5	638	-
POND V1 (TOTAL)	6446.0	6448.5	699	910
POND V2.1	6445.5	6446.5	554	-
POND V2.2	6445.0	6446.5	2,092	-
POND V2 (TOTAL)	6445.0	6446.5	2,646	2,683
POND V3.1	6444.0	6447.5	632	-
POND V3.2	6443.5	6446.5	1,462	-
~~POND V3.3~~	~~6444.0~~	~~6446.0~~	~~735~~	
POND V3.4	6443.0	6446.0	1,904	-
POND V3 (TOTAL)	6443.0	6446.0	3,433	6,372
POND V4	6440.5	6443.5	2,553	5,485

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PROJECT WAS BUILT IN ACCORDANCE WITH THE SPECIFICATIONS AND THAT THESE RECORD DRAWINGS ARE TRUE AND CORRECT TO THE BEST OF MY BELIEF.

ERIC A. CORNELIUS, N.M.P.E. NO. 22790
SANTA FE ENGINEERING CONSULTANTS, LLC.

EARTHWORK NOTES:

1. ALL WORK SHALL CONFORM TO THE RECOMMENDATIONS IN THE REPORT ENTITLED "GEOTECHNICAL ENGINEERING REPORT, VILLA SENDERO APARTMENTS, SANTA FE, NM, TERRACON PROJECT NO. 66205039", DATED MARCH 23, 2020.
2. APPROXIMATE UNADJUSTED EARTHWORK VOLUMES (NOT INCLUDING SUB/OVER EXCAVATION IF REQUIRED):
   2.1. CUT = ~~47,065~~ 18,350 C.Y.
   2.2. FILL = ~~48,460~~ 18,930 C.Y.

N
0 25 50 100
SCALE: 1" = 50'

GRADING AND DRAINAGE PLAN (OVERALL)

SCALE: 1" = 50', CONTOUR INTERVAL = 1'

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AMENDED JUNE 2021
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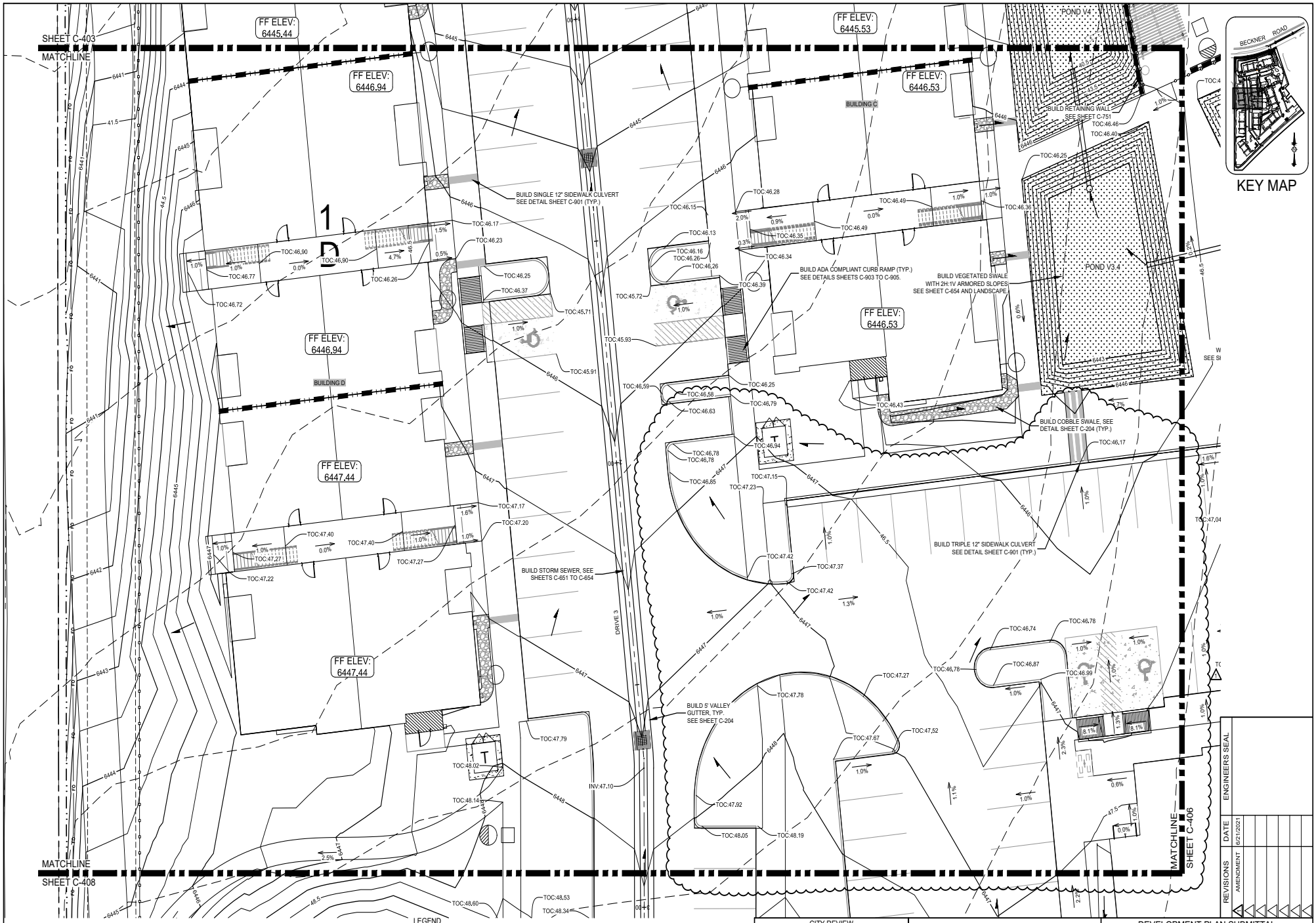
SANTA FE, NM

GRADING AND DRAINAGE PLAN (OVERALL)

DATE:	SCALE:	SHEET:
NOVEMBER 2019	1" = 50'	C-400

REVISIONS	DATE	ENGINEERS SEAL
AMENDMENT	6/21/2021	



GRADING AND DRAINAGE PLAN

SCALE: 1" = 10', CONTOUR INTERVAL = 0.5'

0 5 10 20

SCALE: 1" = 10'

LEGEND

	FINISHED CONTOUR	TOR/BOR:	TOP / BOTTOM OF RAMP ELEVATION
	EXISTING CONTOUR	TOC:	TOP OF CONCRETE ELEVATION
	DIRECTION OF FLOW	INV:	INVERT / FLOWLINE ELEVATION
	RETAINING WALL	TOW:	FINISHED GROUND AT TOP OF WALL
	PROPERTY LINE / ROW	BOW:	FINISHED GROUND BOTTOM OF WALL
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DEVELOPMENT PLAN SUBMITTAL
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GRADING AND DRAINAGE PLAN (CONT'D)

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NOVEMBER 2019	1" = 10'	C-405

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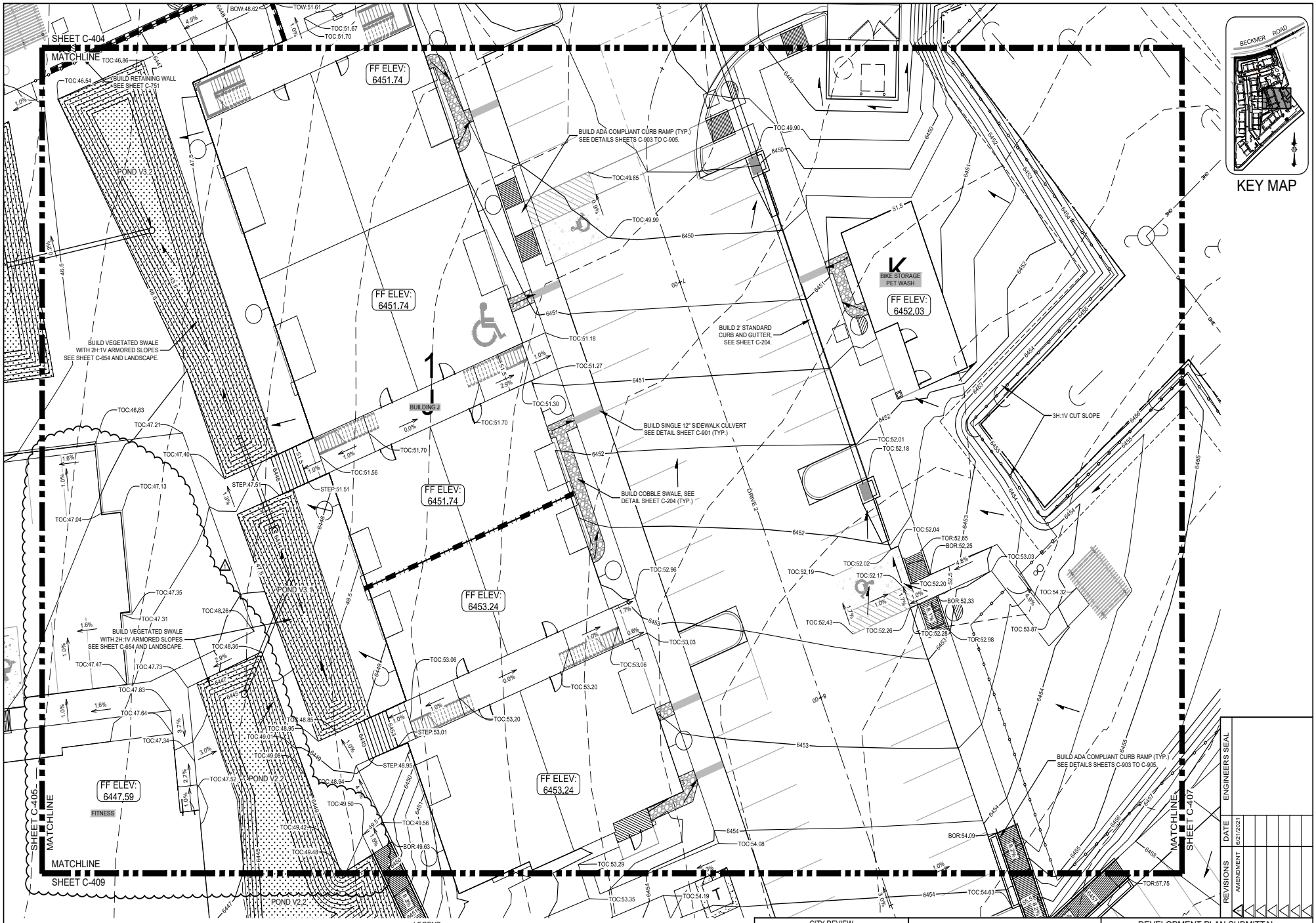

GRADING AND DRAINAGE PLAN

SCALE: 1" = 10', CONTOUR INTERVAL = 0.5'

0 5 10 20

SCALE: 1" = 10'

LEGEND

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GRADING AND DRAINAGE PLAN (CONT'D)

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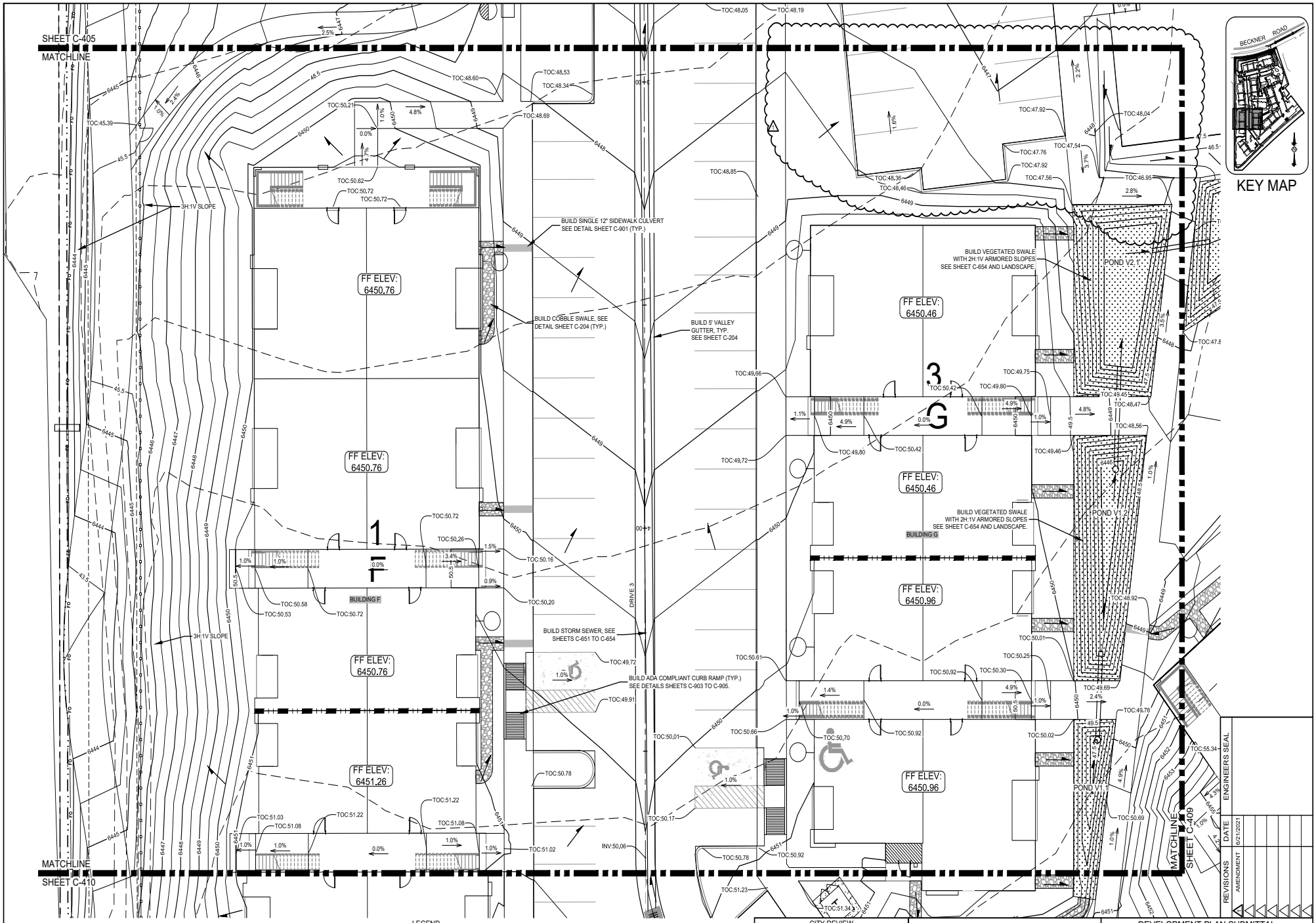

GRADING AND DRAINAGE PLAN

SCALE: 1" = 10', CONTOUR INTERVAL = 0.5'

0 5 10 20

SCALE: 1" = 10'

LEGEND

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GRADING AND DRAINAGE PLAN (CONT'D)

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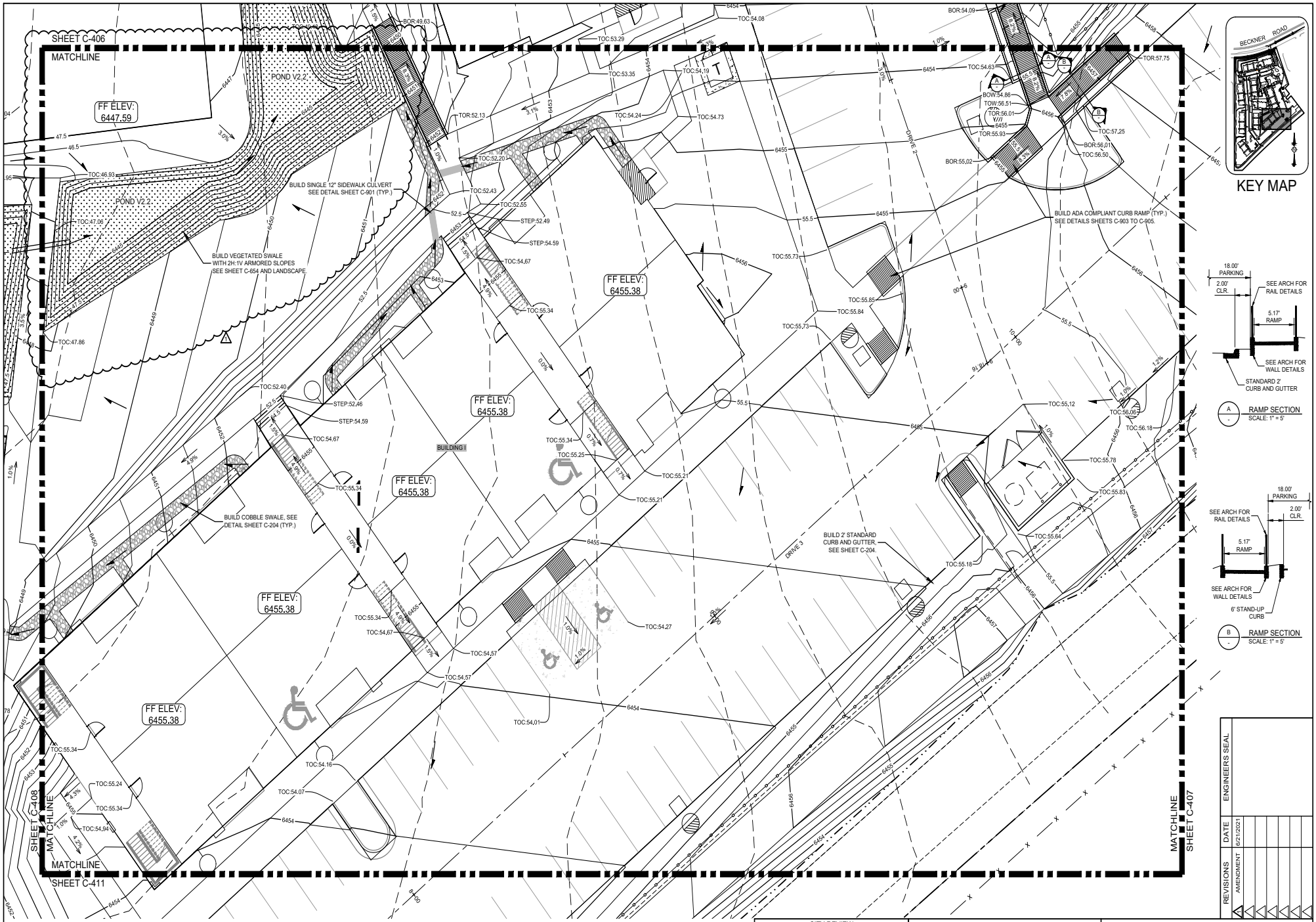

GRADING AND DRAINAGE PLAN

SCALE: 1" = 10', CONTOUR INTERVAL = 0.5'

0 5 10 20

SCALE: 1" = 10'

LEGEND

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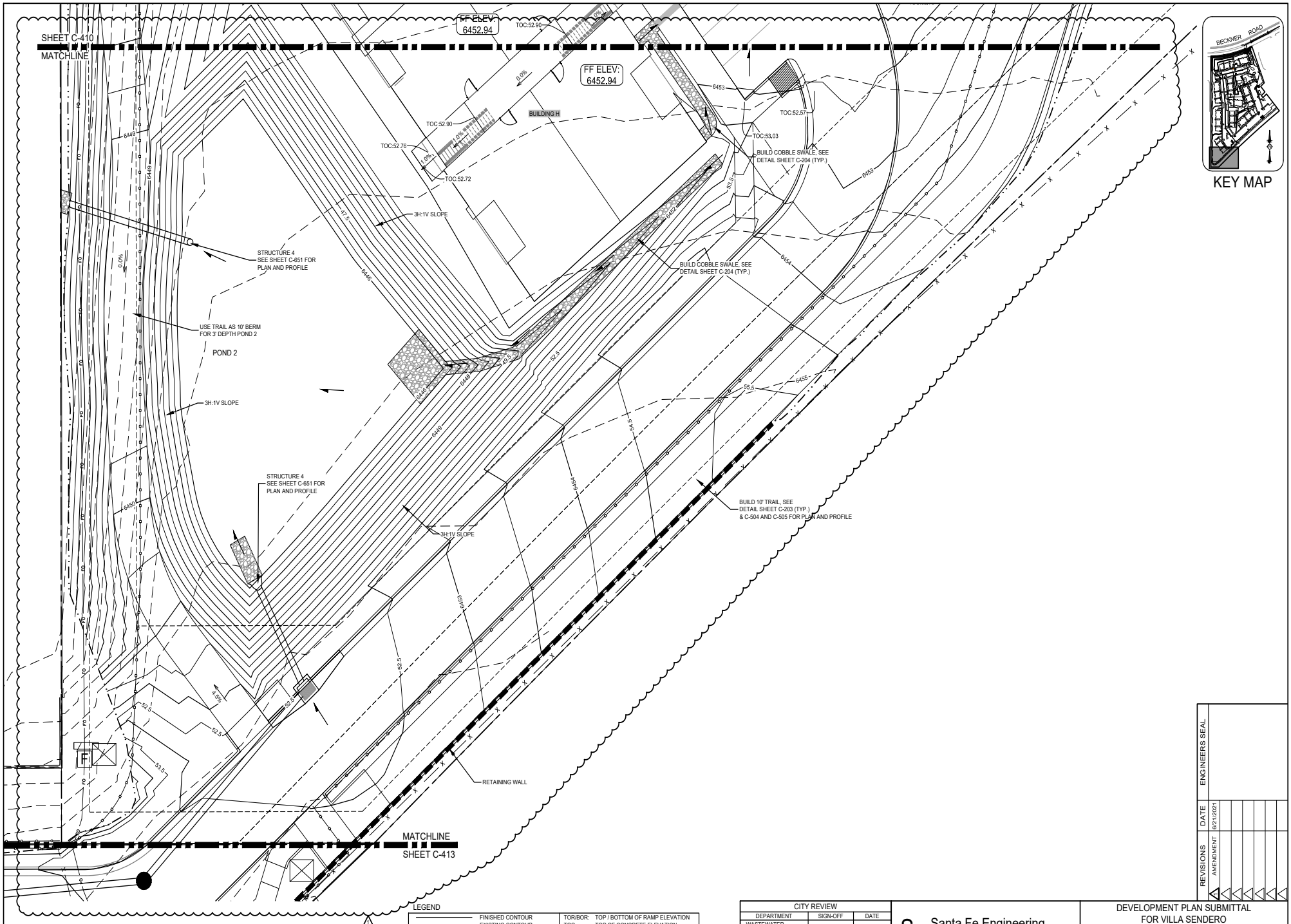

GRADING AND DRAINAGE PLAN

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0 5 10 20

SCALE: 1" = 10'

LEGEND

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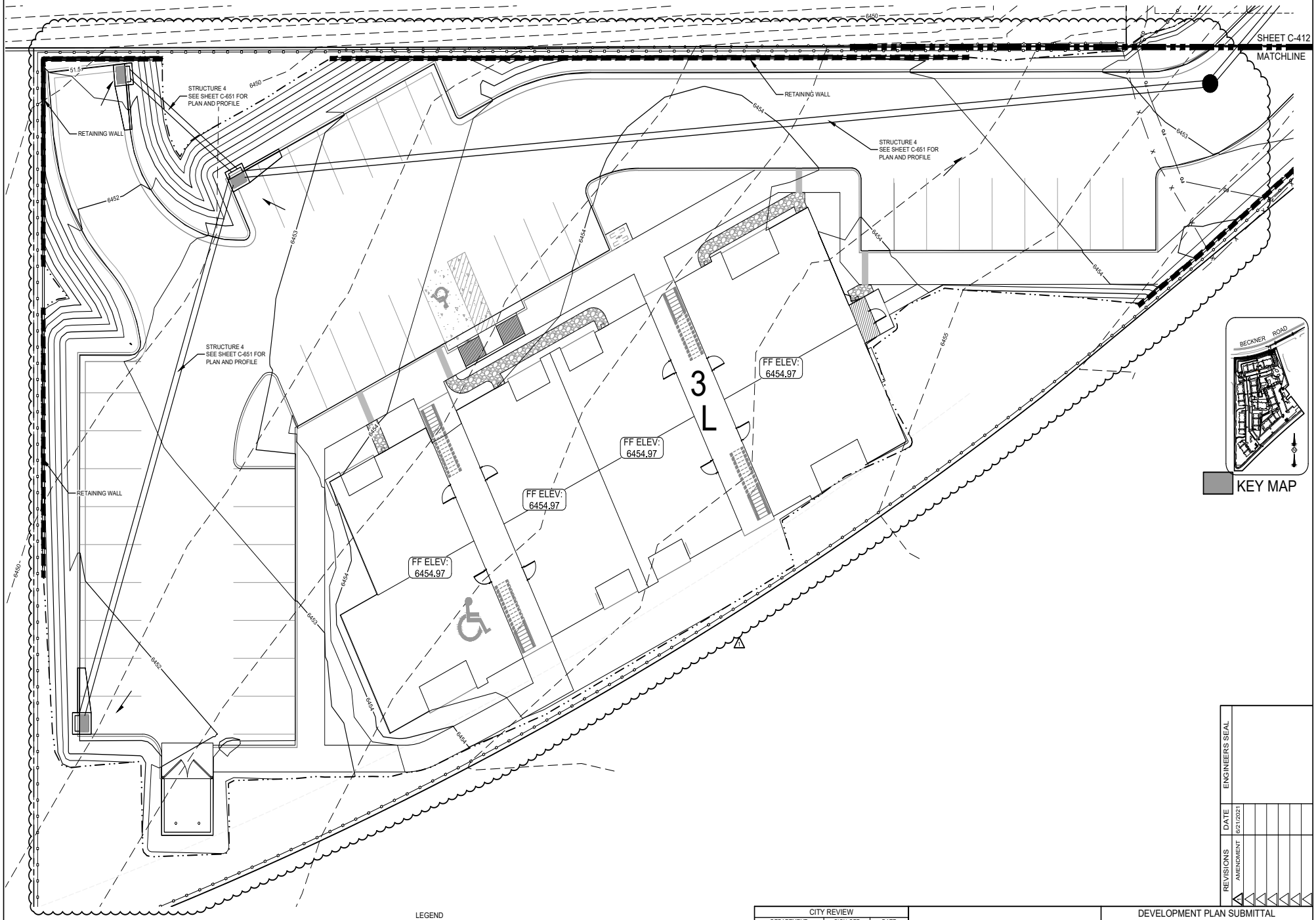

GRADING AND DRAINAGE PLAN

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0 5 10 20

SCALE: 1" = 10'

LEGEND

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SUBDIVISION ENGINEER		

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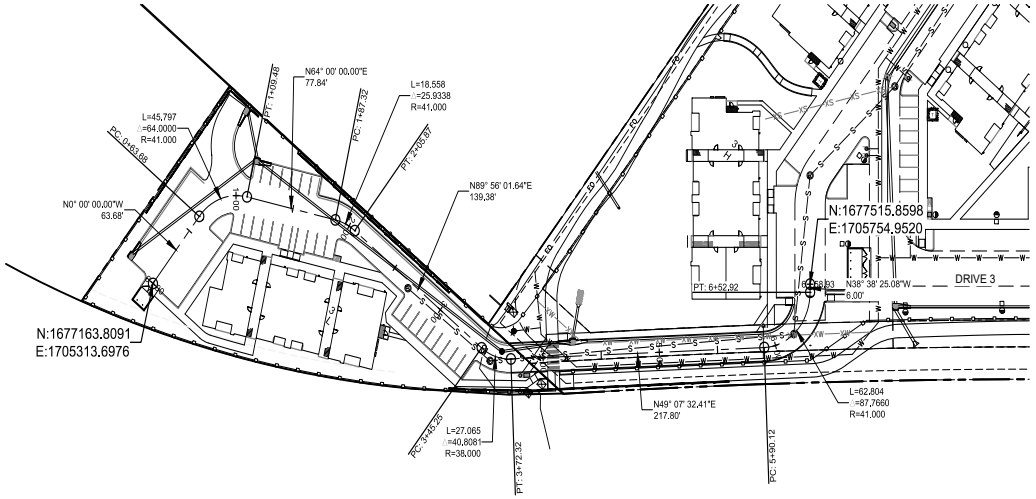
DEVELOPMENT PLAN SUBMITTAL
FOR VILLA SENDERO
5200 BECKNER ROAD
SANTA FE, NM

GRADING AND DRAINAGE PLAN
(CONT'D)

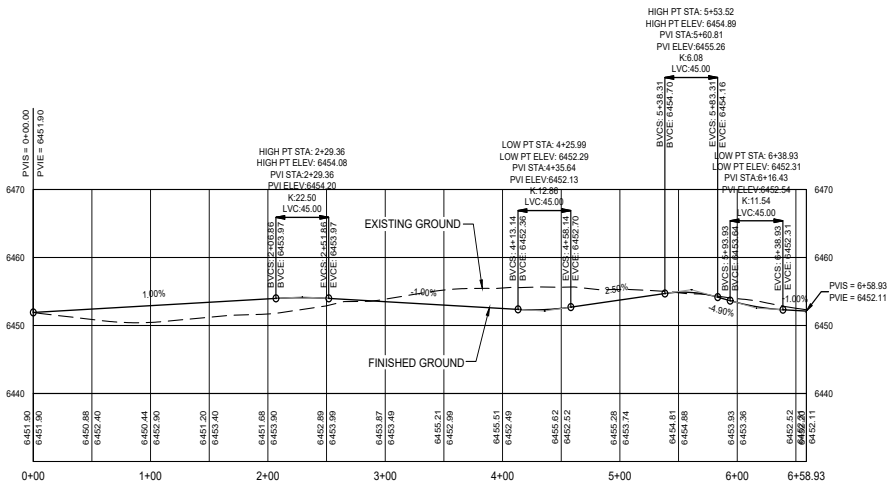
DATE:	SCALE:	SHEET:
NOVEMBER 2019	1" = 10'	C-413

REVISIONS	DATE	ENGINEERS SEAL
AMENDMENT	6/21/2021	



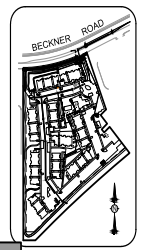
DRIVE 4 - PLAN VIEW

SCALE: 1" = 50'



DRIVE 4 - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'



KEY MAP

0 5 10 20
SCALE: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

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DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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AMENDED JUNE 2021
CASE # 2019-1330

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DEVELOPMENT PLAN SUBMITTAL
FOR VILLA SENDERO
5200 BECKNER ROAD
SANTA FE, NM

ROADWAY PLAN AND PROFILES

DATE:	SCALE:	SHEET:
NOVEMBER 2019	1" = 50'	C-503A

REVISIONS	AMENDMENT	DATE
		6/21/2021

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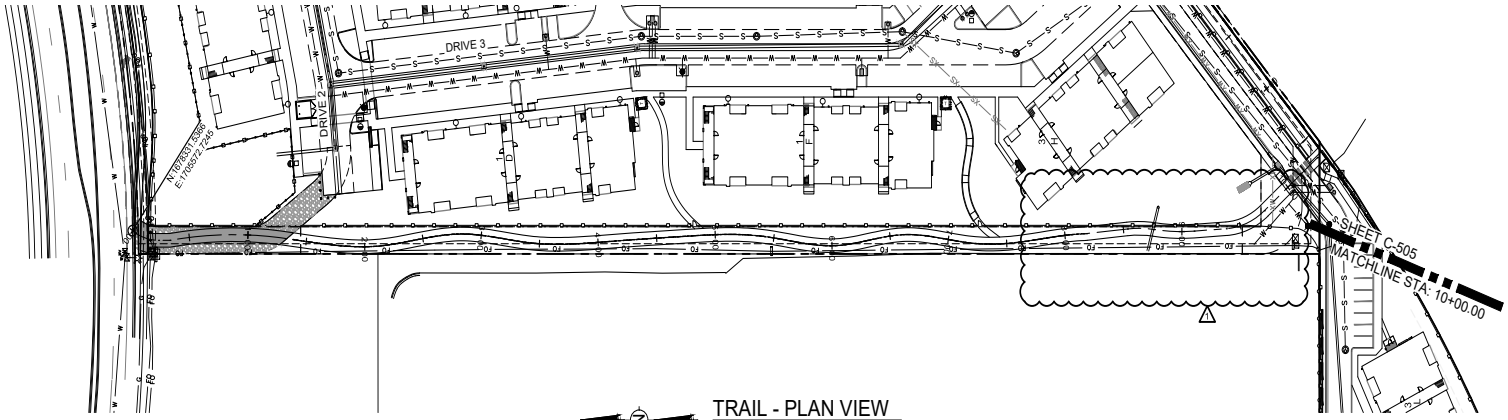
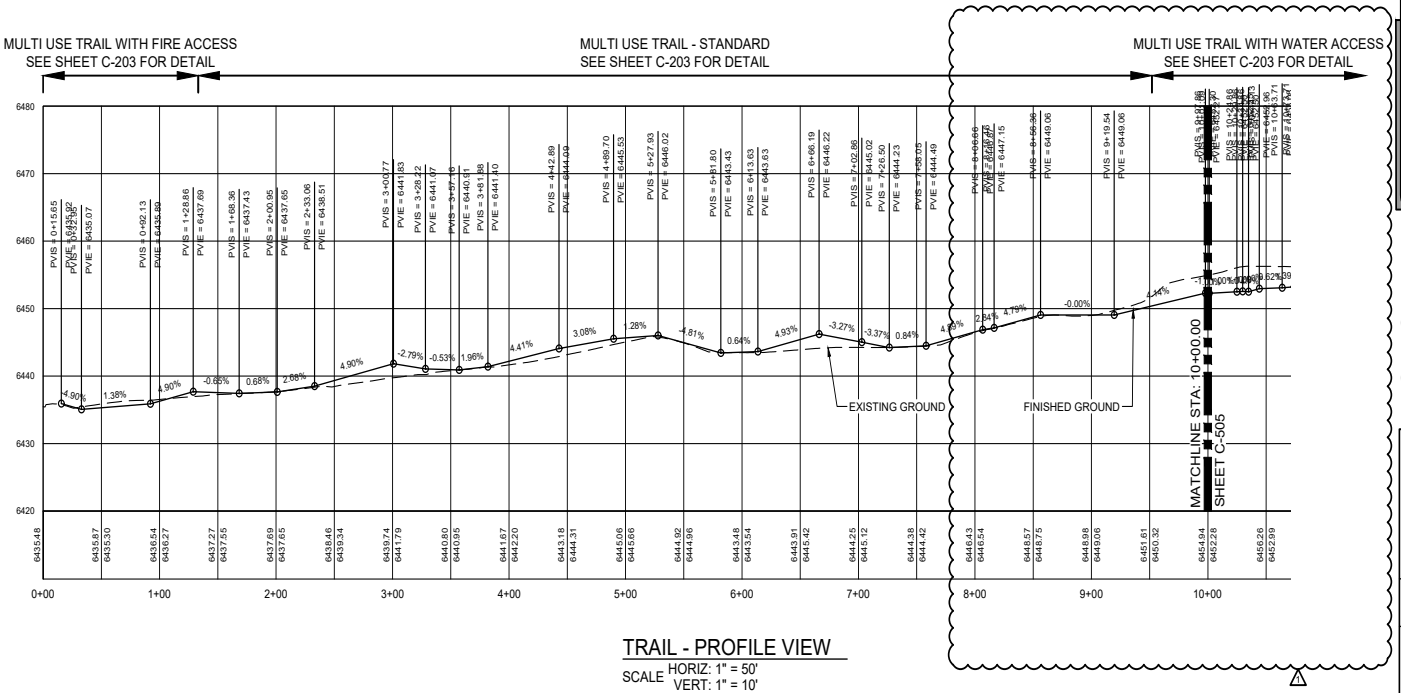
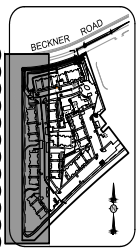


TRAIL - PLAN VIEW
SCALE: 1" = 50'



TRAIL - PROFILE VIEW
SCALE HORIZ: 1" = 50'
VERT: 1" = 10'



KEY MAP

0 5 10 20
SCALE: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

NOTE:
THE TRAIL ALIGNMENT AND GRADES SOWN ARE FOR FEASIBILITY PURPOSES ONLY. THE TRAIL WILL BE FIELD FIT AS NEEDED DURING CONSTRUCTION. TRAIL TO MEET ADA ACCESSIBILITY GUIDELINES.

REVISED JUNE 2020 PER STAFF COMMENTS
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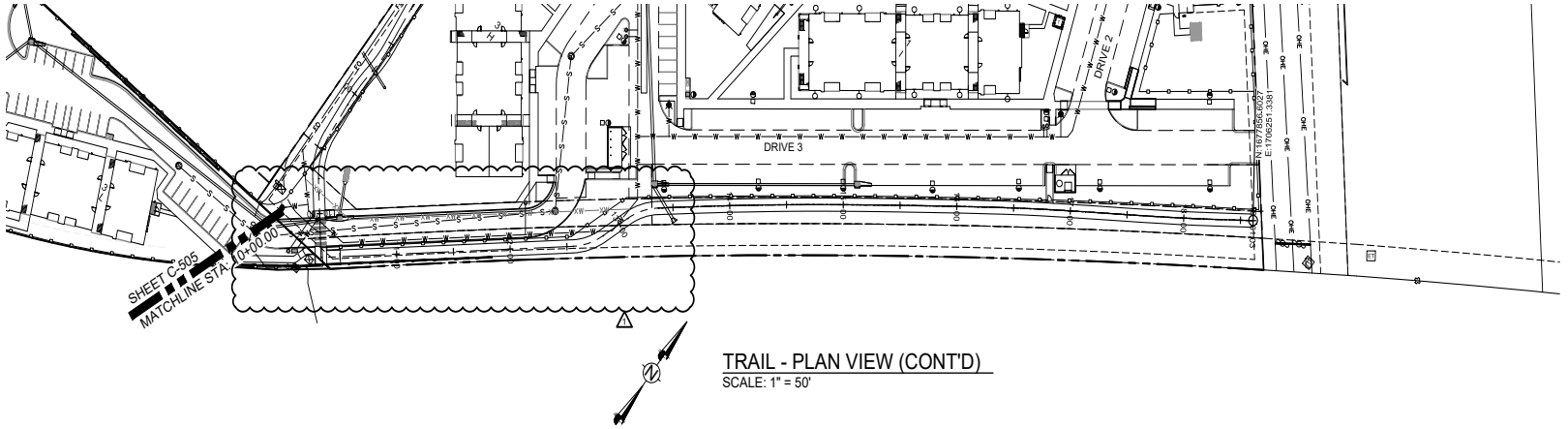
DEVELOPMENT PLAN SUBMITTAL
FOR VILLA SENDERO
5200 BECKNER ROAD
SANTA FE, NM

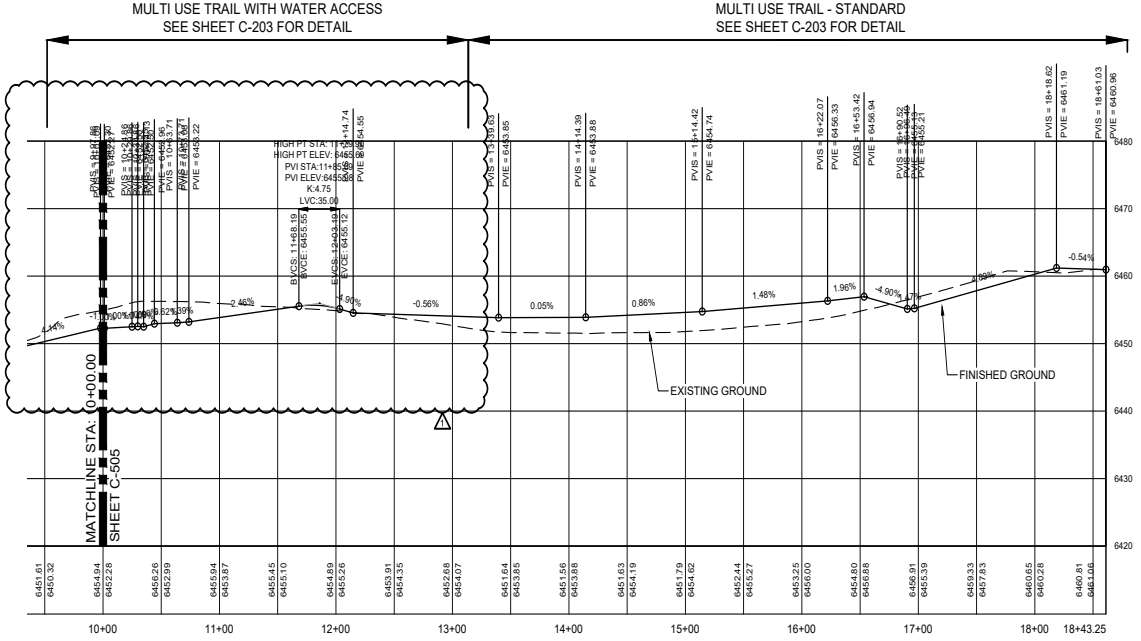
TRAIL PLAN AND PROFILE

DATE:	SCALE:	SHEET:
NOVEMBER 2019	1" = 50'	C-504

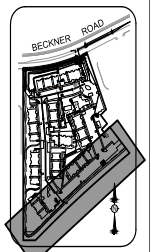
REVISIONS
AMENDMENT
DATE 6/21/2021
ENGINEERS SEAL



TRAIL - PLAN VIEW (CONT'D)
SCALE: 1" = 50'



TRAIL - PROFILE VIEW (CONT'D)
SCALE HORIZ: 1" = 50'
VERT: 1" = 10'



KEY MAP

0 5 10 20
SCALE: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

NOTE:
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REVISED JUNE 2020 PER STAFF COMMENTS
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5200 BECKNER ROAD
SANTA FE, NM

TRAIL PLAN AND PROFILE

DATE:	SCALE:	SHEET:
NOVEMBER 2019	1" = 50'	C-505

ENGINEERS SEAL

REVISIONS	DATE
AMENDMENT	6/21/2021

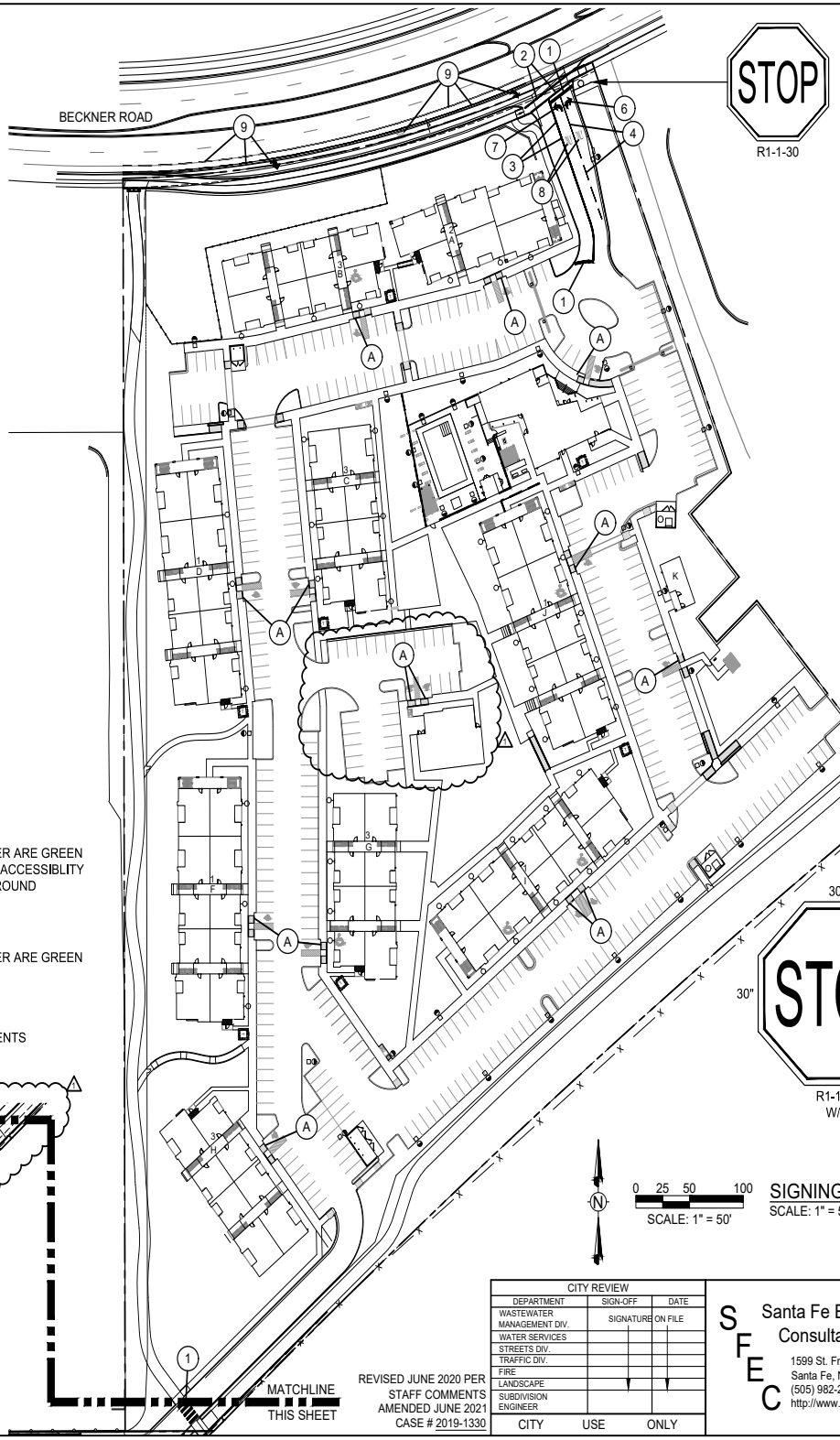
CITY OF SANTA FE SIGNING AND STRIPING NOTES:

SIGN AND POST REQUIREMENTS

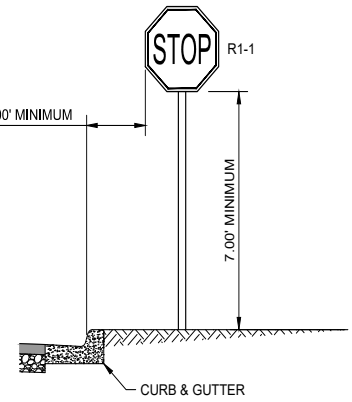
1. ALL ALUMINUM PANEL SIGNING AND STEEL POSTS SHALL COMPLY WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT); *CURRENT* EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (SSHBC).
2. ALL SIGNING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - *CURRENT* EDITION.
3. SIGNPOSTS WITH APPROVED BREAKAWAY DEVICE SHALL BE "MARION" BRAND 4 LB. / FT. U CHANNEL - BLACK; NO SUBSTITUTES ALLOWED.
4. SIGN SHEETING SHALL BE "3M" BRAND HIGH INTENSITY; NO SUBSTITUTIONS ALLOWED.
5. SIGN HEIGHT SHALL BE A MINIMUM OF 7' HIGH FROM THE BOTTOM OF THE LOWEST SIGN ABOVE THE TOP OF CURB, UNLESS OTHERWISE NOTED; AND SHALL BE PLACED IN ACCORDANCE WITH NMDOT STANDARD DRAWINGS AND SPECIFICATIONS.
6. STREET NAME LETTERING SHALL COMPLY WITH THE STANDARDS IN THE CURRENT EDITION OF THE MUTCD; THAT IS THE LETTERING SHALL BE LOWER CASE LETTERS WITH UPPERCASE INITIAL LETTERS.

STRIPING AND PAINT NOTES

1. ALL RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
2. STOP BARS SHALL BE A MINIMUM 12" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERED PAVEMENT STRIPE; AND SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
3. CROSSWALK STRIPES SHALL BE 12" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE, ARRANGED IN A CONTINENTAL PATTERN, THAT IS, LONGITUDINAL LINES PARALLEL TO THE FLOW OF TRAFFIC AND ARRANGED TO AVOID WHEEL PATHS, (MUTCD P. 384, SECTION 3B.18); AND SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
4. ALL RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT MARKINGS (WORD OR SYMBOL) SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
5. *RETRO-REFLECTORIZED PAINTED PAVEMENT MARKING STRIPES* - FOR HIGH-BUILT *PAINT*, USE TWO COATS AND FOR REGULAR PAINT USE THREE COATS. (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS.)
6. ALL STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) - CURRENT EDITION, AND THE NMDOT SSHBC.



STRIPING KEY (X)	
1	24" WHITE STOP BAR OR CONTINENTAL CROSS WALK - RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE
2	12" WHITE STANDARD CROSSWALK - RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE
3	4" YELLOW STRIPE [PAINT] DOUBLE APPLICATION AFTER 14 DAYS
4	4" WHITE STRIPE [PAINT] DOUBLE APPLICATION AFTER 14 DAYS
6	RIGHT ARROW SYMBOL
7	LEFT ARROW SYMBOL
8	WORD "ONLY" SYMBOL
9	OFFSITE ROADWORK, SEE "PUBLIC IMPROVEMENT PLANS FOR 5200 BECKNER ROAD" UNDER SEPARATE COVER



TYPICAL SIGN PLACEMENT
SCALE: N.T.S.

NON-VAN ACCESSIBLE SPACES
BOTTOM OF THIS SIGN
84" MIN ABOVE GROUND
ANSI 502.7

SIGN TYPE R7-8 (12"x18")
- SIGN FIELD IS WHITE
- SIGN LETTERING AND BORDER ARE GREEN
- INTERNATIONAL SYMBOL OF ACCESSIBLITY IS WHITE ON A BLUE BACKGROUND

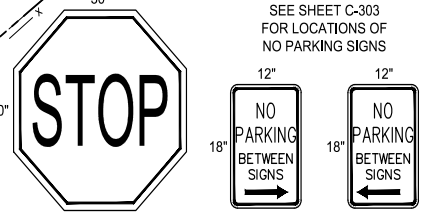
VAN ACCESSIBLE SPACES (VAN SPACES ONLY)
BOTTOM OF THIS SIGN
84" MIN ABOVE GROUND
ANSI 502.7

SIGN TYPE R7-8A (6"x12")
- SIGN FIELD IS WHITE
- SIGN LETTERING AND BORDER ARE GREEN

(A) ACCESSIBLE SIGN DETAIL
SCALE: N.T.S.

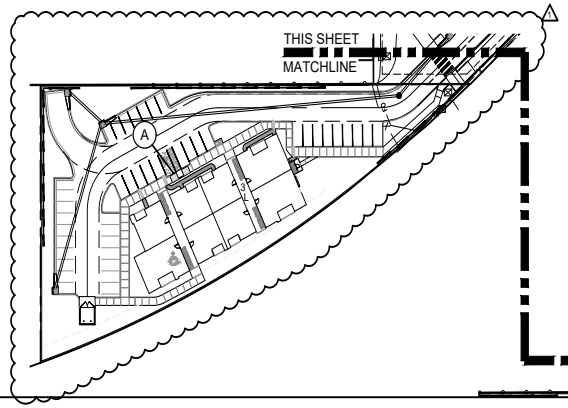
SEE SHEET AS501 FOR BOLLARD MOUNTING REQUIREMENTS

SEE SHEET C-303 FOR LOCATIONS OF NO PARKING SIGNS



R1-1-30 W/R | R8-3S(R) R/W | R8-3S(L) R/W

SIGN FACE DETAILS
SCALE: N.T.S.



SIGNING AND STRIPING PLAN
SCALE: 1" = 50'

REVISIONS	DATE
AMENDMENT	6/21/2021

ENGINEERS SEAL

REVISED JUNE 2020 PER STAFF COMMENTS
AMENDED JUNE 2021
CASE # 2019-1330

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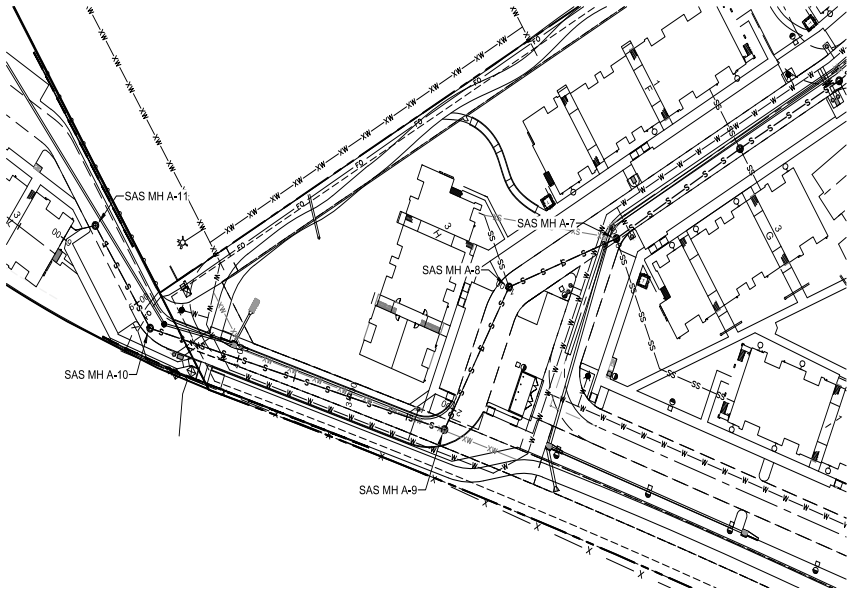
5200 BECKNER ROAD
SANTA FE, NM

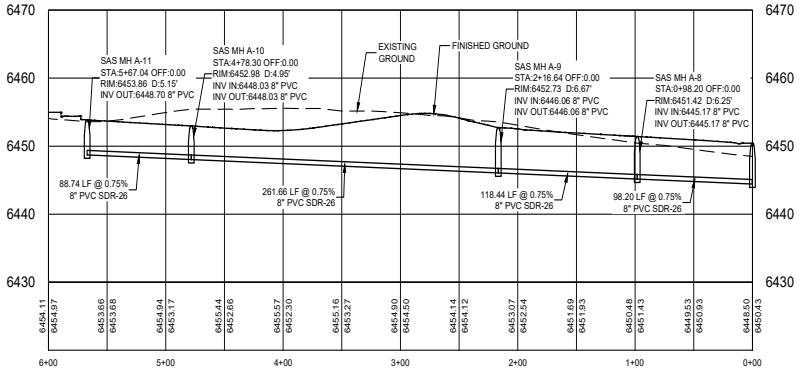
SIGNING AND STRIPING PLAN

DATE:	SCALE:	SHEET:
NOVEMBER 2019	1" = 50'	C-506



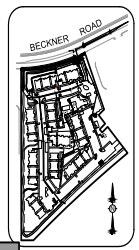
SANITARY SEWER 3 - PLAN VIEW

SCALE: 1" = 50'



SANITARY SEWER 3 - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'



KEY MAP

0 5 10 20
SCALE: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

REVISIONS	DATE
AMENDMENT	6/21/2021

ENGINEERS SEAL

REVISED JUNE 2020 PER STAFF COMMENTS
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FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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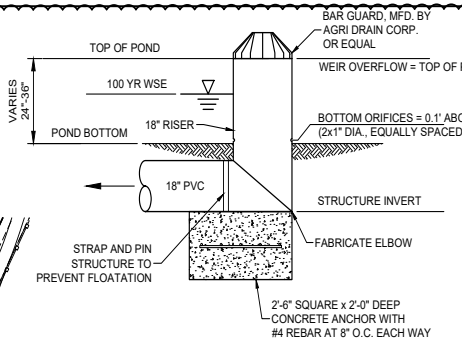
FOR VILLA SENDERO
5200 BECKNER ROAD
SANTA FE, NM

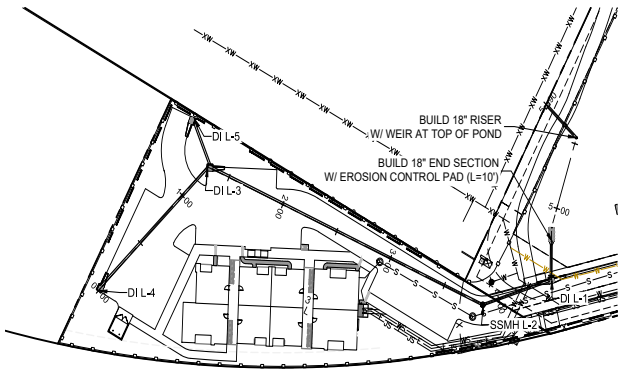
SANITARY SEWER PLAN AND PROFILE

DATE:	SCALE:	SHEET:
NOVEMBER 2019	1" = 50'	C-603



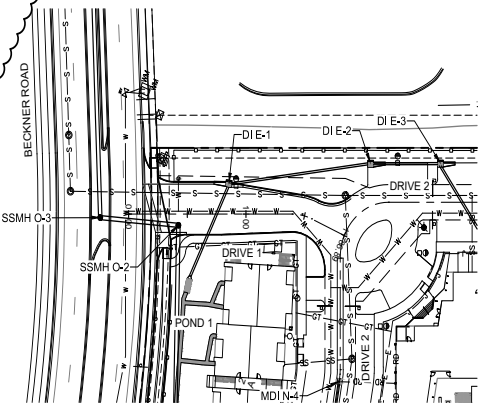
TYPICAL CONTROLLED INLET DETAIL

SCALE: N.T.S.



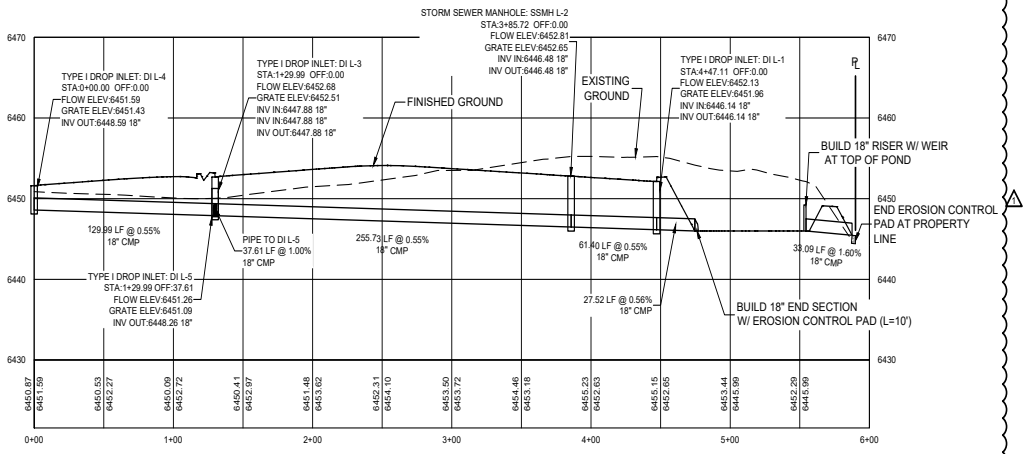
STRUCTURE 4- PLAN VIEW

SCALE: 1" = 50'



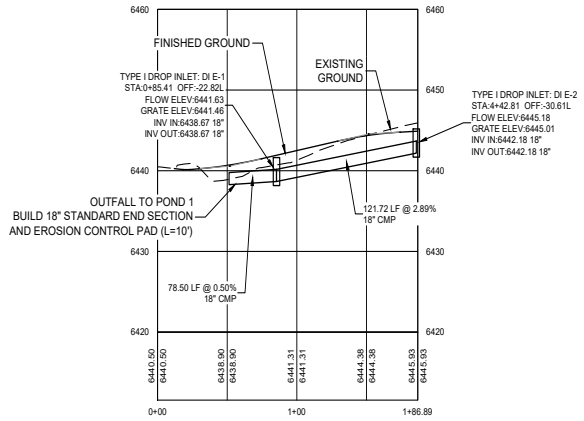
STRUCTURE 1- PLAN VIEW

SCALE: 1" = 50'



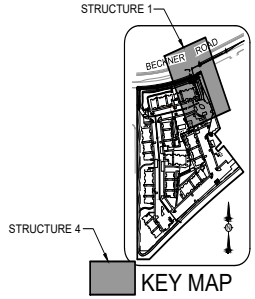
STRUCTURE 4 - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'



STRUCTURE 1 - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'



0 5 10 20
SCALE: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

REVISIONS | AMENDMENT | DATE 6/21/2021 | ENGINEERS SEAL

REVISED JUNE 2020 PER
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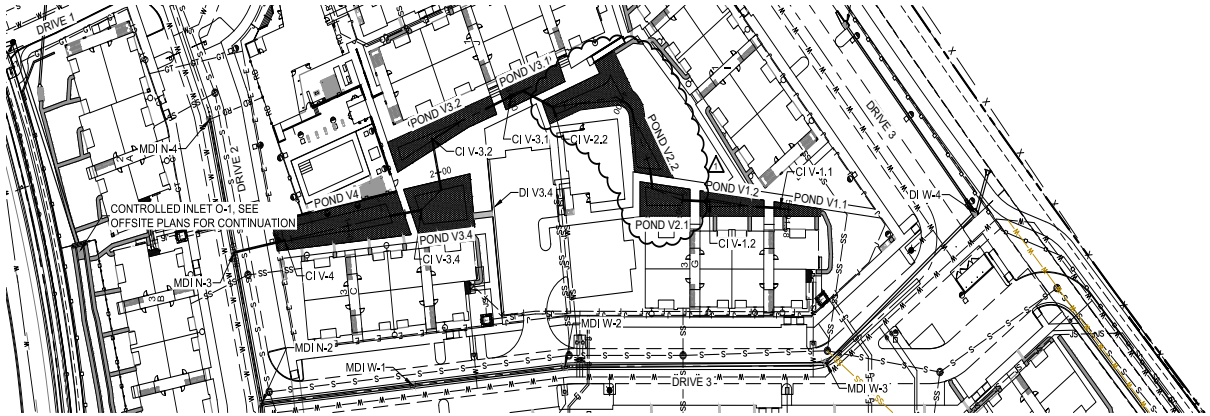
STRUCTURE SECTION

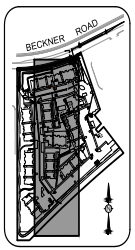
DATE:	SCALE:	SHEET:
NOVEMBER 2019	1" = 50'	C-651

POND INFORMATION

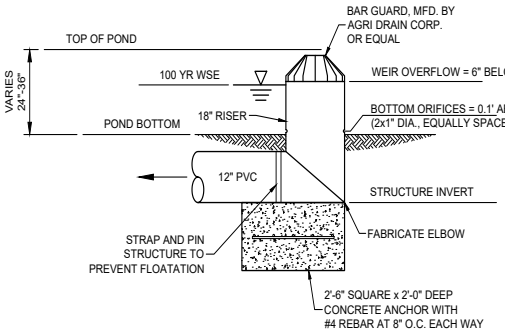
NAME	BOTTOM ELEV.	TOP ELEV.	AREA (SF)	VOLUME (CF)
POND 1	6435.0	6440.0	7,940	23,444
POND 2	6446.0	6449.1	7,364	18,170
POND V1.1	6447.5	6449.5	224	-
POND V1.2	6446.0	6448.5	638	-
POND V1 (TOTAL)	6446.0	6448.5	699	910
POND V2.1	6445.5	6446.5	554	-
POND V2.2	6445.0	6446.5	2,092	-
POND V2 (TOTAL)	6445.0	6446.5	2,646	2,683
POND V3.1	6444.0	6447.5	632	-
POND V3.2	6443.5	6446.5	1,462	-
~~POND V3.3~~	~~6444.0~~	~~6446.0~~	~~736~~	~~-~~
POND V3.4	6443.0	6446.0	1,904	-
POND V3 (TOTAL)	6443.0	6446.0	3,433	6,372
POND V4	6440.5	6443.5	2,553	5,485



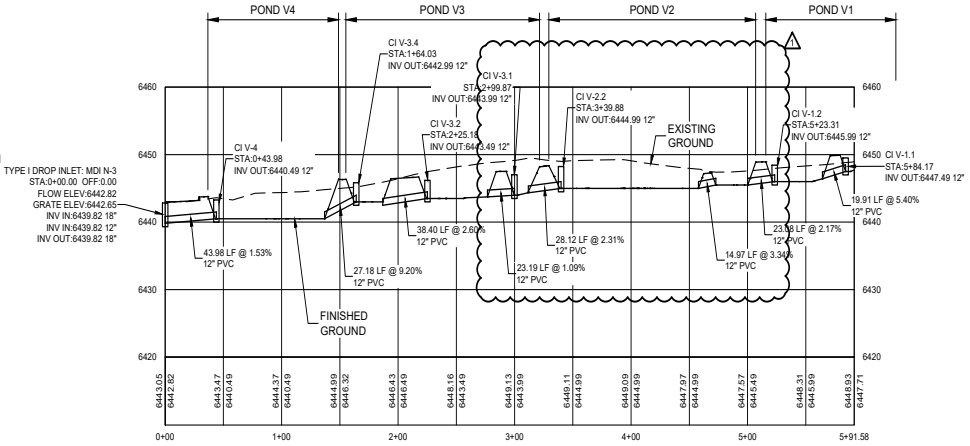
VEGETATED SWALE - PLAN VIEW
SCALE: 1" = 50'



KEY MAP



TYPICAL CONTROLLED INLET DETAIL
SCALE: N.T.S.



VEGETATED SWALE - PROFILE VIEW
SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

REVISIONS	AMENDMENT	DATE
		6/21/2021

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REVISED JUNE 2020 PER STAFF COMMENTS
AMENDED JUNE 2021
CASE # 2019-1330

CITY REVIEW		
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STREETS DIV.		
TRAFFIC DIV.		
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SUBDIVISION ENGINEER		

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Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

DEVELOPMENT PLAN SUBMITTAL
FOR VILLA SENDERO
5200 BECKNER ROAD
SANTA FE, NM

STRUCTURE SECTION

DATE:	SCALE:	SHEET:
NOVEMBER 2019	1" = 50'	C-654

SWPP Plan Inspection Report

Project Name: _____

Purpose of Inspection: _____ Date: _____

Inspector: _____

Weather Information: Type, Time, Amount, and Duration of Each Storm Event since Last Inspection. List Dates and Location for Storm Events:

_____

_____

_____

Location of NPDES Notice of Permit Coverage Posting: _____

_____

Has Land Disturbance Log been maintained: [ ] Yes [ ] No [ ] N/A

Does the site map reflect current BMPs and Site Characteristics? [ ] Yes [ ] No

Does the site map reflect current BMPs and Site Characteristics? [ ] Yes [ ] No

Comments: _____

_____

_____

Evidence of Discharges of Sediment or other Pollutants from the Site (Describe Below): [ ] Yes [ ] No

Evidence of Spills or Leaks (Describe Below): [ ] Yes [ ] No

Evidence of Offsite Sediment Tracking (Describe Below) [ ] Yes [ ] No

Comments: _____

_____

Is Facility in Compliance with SWPP Plan and Permit? [ ] Yes [ ] No

Incidents of Non-Compliance with SWPP Plan: _____

_____

_____

Land Disturbance Log, including Location and Date of Soil Disturbance, Activities and Stabilization Initiated:

_____

_____

SWPP Plan Inspection Report (Continued)

Certification Statement:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

_____

(Signature)

_____

(Please Print Name, Title)

STORM WATER POLLUTION PREVENTION PLAN
STORM RIVER PROPERTIES
SANTA FE, NEW MEXICO

1. SITE AND PROJECT DESCRIPTION

The project site for Villa Sendero Apartments is currently undeveloped. The property is bordered by Fashion Outlets of Santa Fe to the west, Beckner Road to the north, VA Santa Fe Clinic to the east and Interstate 25 to the south.

1.1 Owner Operator:

_
_
_

Construction Operator (Separate NPDES Permit needed).

_____

_____

_____

_____

Telephone: _____

Fax: _____

1.2 Location of the site:

The site is located in Township 16 North, Range 9 East, Section 18 in Santa Fe, New Mexico.

The latitude and longitude are as follows:

Latitude: 35°36'42" N
Longitude: 106°01'47" W

1.3 The total area of the site:

11.41 ± acres

1.4 The area of the site that is expected to be disturbed:

11.41 ± acres

1.5 Endangered Species:

Based on the instruction provided by the EPA Compliance Assurance and Enforcement Division Water Enforcement Branch, Region 6 "Storm Water Region 6 NPDES General Permit for Storm Water Discharge from Construction Activity," there are no endangered or threaten species, or designated critical habitat, which are likely to be adversely affected by the construction activity's storm water discharge or storm water discharge related activities.

1.6 Intended sequence of major construction activities:

1. Install Best Management Practices (BMP's). The contractor shall minimize soil disturbance and insure the proper stockpiling of materials.

2. Site Grading. The contractors shall use site-specific controls as shown on the Temporary Erosion Control Plans and Grading and Drainage Plans. Soil disturbance shall be minimized.

3. Stabilization. The contractors shall use site-specific controls as shown on the Permanent Erosion Control Plans.

1.7 The following maps have been prepared:

1.7.1 Vicinity Map

See General Sheets.

1.7.2 Drainage patterns:

See Grading and Drainage Plan, See C-400 Series.

1.7.3 Approximate slopes after major grading.

See Permanent Erosion Control, Sheet C-803.

1.7.4 Outline area of disturbance:

See Permanent Erosion Control, Sheet C-803.

1.7.5 Outline of areas which won't be disturbed:

See Permanent Erosion Control, Sheet C-803.

1.7.6 Location of major structural and non-structural concepts:

See Temporary Erosion Control Plan, Sheet C-802.

1.7.7 Areas where stabilization practices are expected to occur.

See Permanent Erosion Control Plan, Sheet C-802.

2. DESCRIPTION OF CONTROLS

2.1 Posting Requirements:

The Contractor will post conspicuously near the entrance to the site the following items:

Copies of NOIs
Name and telephone number of contact persons.

2.2 "Good Housekeeping":

The contractors shall practice "Good Housekeeping." This includes the proper disposal of construction and demolition debris on a daily basis, proper wash down methods of construction vehicles, the proper stockpiling of materials. The construction site shall be kept in a neat and orderly manner and exposure of material to storm water will be minimized to the extent practicable.

2.3 Concrete Washout

Concrete washout is a process wastewater and must be controlled in a designated area (e.g. bermed pit) and disposed of properly and noted on the Temporary Erosion Control Plans.

2.4 Minimize Disturbance and Preserve Natural Vegetation:

The Contractor shall minimize disturbance. The limits of construction shall be clearly delineated and enforced. Special attention will be given to protecting established vegetation. The contractor will be responsible for replacing vegetation that is unnecessarily disturbed.

2.5 Inspections:

Disturbed areas, stabilization and structural control measures shall be inspected as required and at least once every two weeks, and within 24 hours or the next working day 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.

Inspections shall be documented on the inspection and maintenance form. Inspections shall be continued by the Owner and final stabilization of an area is achieved and/or the Notice of Termination is submitted.

2.6 Record Keeping:

A copy of the SWPP Plan will be maintained onsite for the use of all Operators and those identified in the SWPP Plan as having on site responsibilities. Items that will be maintained and attached to the SWPP include:

Inspection Reports: The inspection reports shall be signed by a qualified inspector assigned by the Contractor. The SWPP package and reports shall be available to EPA representatives at all times during construction.

Land Disturbance Log containing: dates when major soil disturbing activities occur, dates when construction activities temporarily or permanently cease on a portion of the site, and dates when stabilization measures are initiated.

Spill Tracking

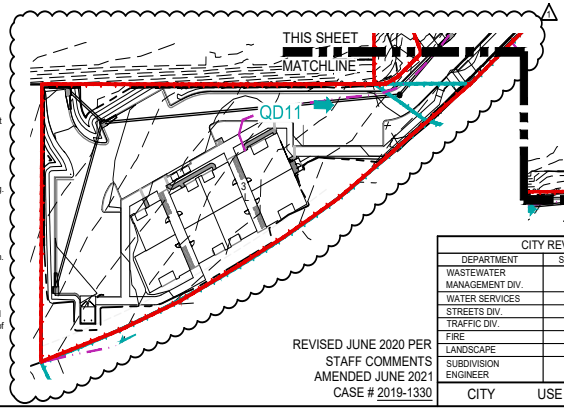
Copies of SWPP Plans, inspection records, spill reports, all reports required by NPDES Permit coverage, and data used to complete the NOI shall be retained by the permitees.

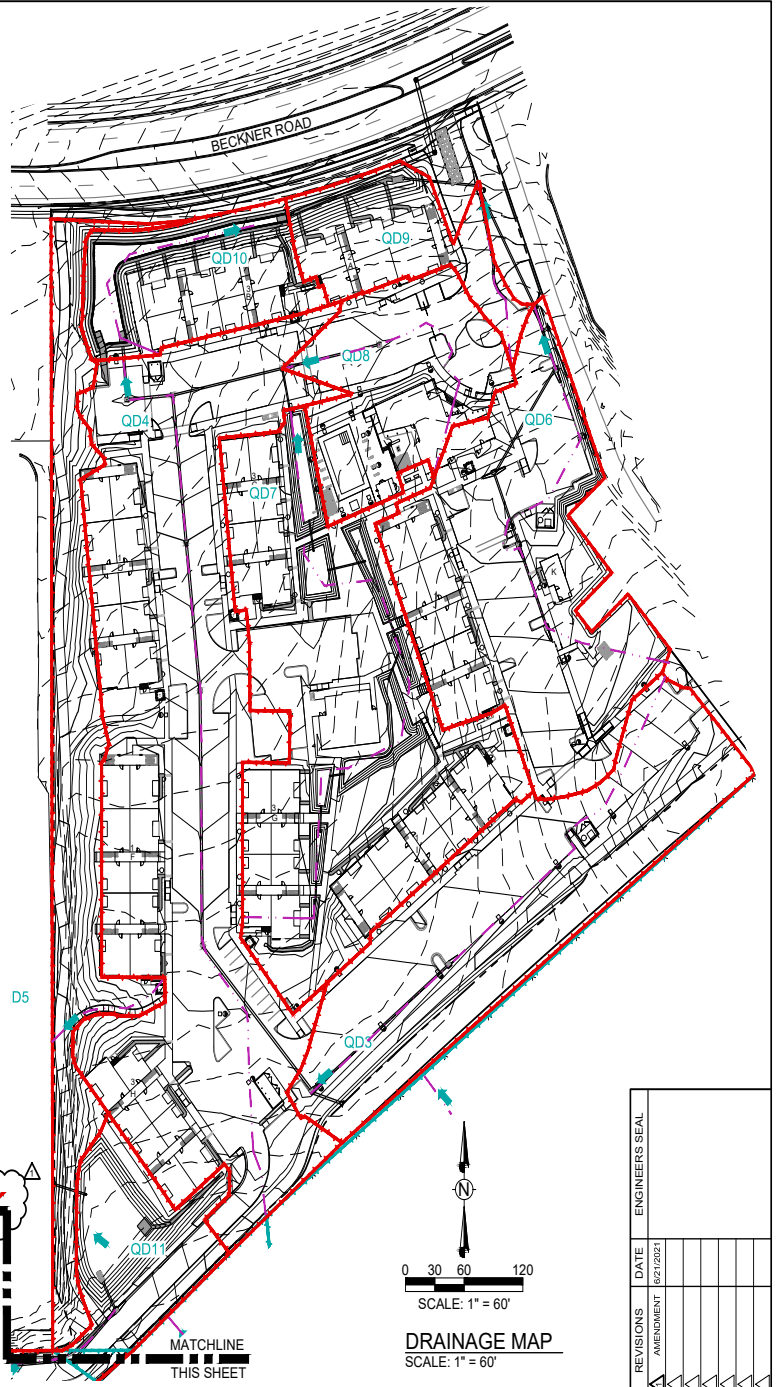
2.7 Plan Amendment:

This SWPP Plan will be amended when:

There is a change in design, construction, operation, or maintenance.

If the inspection report identifies problems or inadequacies with the current BMPs, the SWPP Plan shall be modified as necessary to include additional or modified BMP's designed to correct the problems.





DRAINAGE MAP
SCALE: 1" = 60'

ENGINEERS SEAL		
REVISIONS	AMENDMENT	DATE
		6/21/2021

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AMENDED JUNE 2021
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DEVELOPMENT PLAN SUBMITTAL
FOR VILLA SENDERO
5200 BECKNER ROAD
SANTA FE, NM

STORM WATER POLLUTION PREVENTION PLAN

DATE:	SCALE:	SHEET:
NOVEMBER 2019	1" = 60'	C-801

MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

1. DISTURBED AREAS, STABILIZATION AND STRUCTURAL CONTROL MEASURES SHALL BE INSPECTED AS REQUIRED AND AT LEAST ONCE EVERY TWO WEEKS, AND WITHIN 24 HOURS OR THE NEXT WORKING DAY 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 STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.

3. 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 CONTRACTOR 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 AND 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.

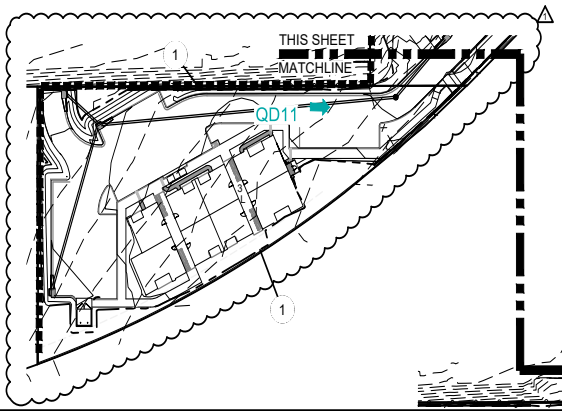
4. SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION THROUGHOUT CONSTRUCTION BY USING APPROPRIATE EROSION CONTROL TECHNIQUES. STAGING AND SOIL STOCKPILE AREAS SHALL BE CLEARLY DESIGNATED ON THE SITE. ALL TOPSOIL SHALL BE KEPT ON SITE, WITHIN THE DISTURBANCE ZONE OF CONSTRUCTION, AND REINTRODUCED IN TO 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.



BECKNER ROAD

SHEET KEYNOTES

1. PROPERTY LINE
2. EPA APPROVED BMP
3. GRADING LIMITS
4. INLET PROTECTION
5. DRY TIRE WASH, SEE SHEET C-804 FOR DETAILS

LEGEND

- EPA APPROVED BMP — SEE SHEET C-805 & C-806 FOR DETAILS
- GRADING LIMITS
- DRAINAGE FLOW ARROW
- INLET PROTECTION — SEE SHEET C-805 & C-806 FOR DETAILS

N

0 25 50 100

SCALE: 1" = 50'

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 50'

REVISED JUNE 2020 PER STAFF COMMENTS
AMENDED JUNE 2021
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DEVELOPMENT PLAN SUBMITTAL
FOR VILLA SENDERO
5200 BECKNER ROAD
SANTA FE, NM

TEMPORARY EROSION CONTROL PLAN

DATE:	SCALE:	SHEET:
NOVEMBER 2019	1" = 50'	C-802

REVISIONS	DATE	ENGINEERS SEAL
AMENDMENT	6/21/2021	

LONG TERM MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

1. ALL STORM WATER FACILITIES SHALL BE MAINTAINED BY VILLA SENDERO APARTMENTS.
2. THE STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED.
3. THE CITY OR ITS AUTHORIZED AGENT MAY ENTER UPON THE PROPERTY, AT REASONABLE TIMES TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.
4. 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.

INSPECTIONS AND VIOLATIONS DURING CONSTRUCTION PROCESS

1. INSPECTIONS BY CITY ARE DUE WHEN STORM WATER MANAGEMENT MEASURES ARE COMPLETED AND WHEN THE FINAL SITE RESTORATION MEASURES ARE COMPLETED. HOWEVER, IF FINAL SITE RESTORATION MEASURES ARE BEING DELAYED DUE TO THE SEASON, THE CITY SHALL BE NOTIFIED WHEN TEMPORARY EROSION CONTROL MEASURES FOR USE UNTIL RESTORATION IS COMPLETE, IN PLACE AND READY FOR INSPECTION.
2. FURTHER CONSTRUCTION OR ISSUANCE OF ANY PERMITS SHALL NOT OCCUR UNTIL WRITTEN APPROVAL HAS BEEN GRANTED BY THE CITY.

DRAINAGE FACILITIES MAINTENANCE SCHEDULE

SPRING MAINTENANCE:	MARCH 15th	CLEARING AND MAINTENANCE FOR ALL STORMWATER MANAGEMENT FACILITIES SHALL OCCUR WITHIN 30 DAYS OF DATE. REMOVE SEDIMENT BUILD UP IN ALL PONDS AND RESEED.
FALL MAINTENANCE:	SEPTEMBER 15th	CLEARING AND MAINTENANCE FOR ALL STORMWATER MANAGEMENT FACILITIES SHALL OCCUR WITHIN 30 DAYS OF DATE.
PERIODIC MAINTENANCE:	AFTER SIGNIFICANT STORMS (1" OR GREATER)	CLEARING AND MAINTENANCE FOR ALL STORMWATER MANAGEMENT FACILITIES SHALL OCCUR WITHIN 30 DAYS OF STORM.

SFCC 13-2 PROHIBITS THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, VEGETATION, SLURRIES, MUD, PLASTERS, CONCRETE RINSATES AND ANY CONSTRUCTION MATERIALS, WASTES AND GARBAGE, ETC. TO THE STORM DRAIN SYSTEM. THE STORM DRAIN SYSTEM INCLUDES ROADS, STREETS, CURBS, GUTTERS, DROP INLETS, PIPED STORM DRAINS, CULVERTS, RETENTION AND DETENTION BASINS, NATURAL AND MAN-MADE DRAINAGE CHANNELS, ARROYOS, RIVERS, AND ANY FACILITY AND APPURTENANCE BY WHICH STORMWATER IS COLLECTED AND/OR CONVEYED. CULVERT AND DRAIN FLUSHING SHALL BE CAREFULLY DONE. POLLUTANTS AND DEBRIS SHALL BE CAREFULLY REMOVED AND DISPOSED OF AT THE LANDFILL.

SHEET KEYNOTES

1. PROPERTY LINE
2. GRADING LIMITS
3. POND 1
4. POND 2
5. POND V1.1
6. POND V1.2
7. POND V2.1
8. POND V2.2
9. POND V3.1
10. POND V3.2
11. ~~POND V3.3~~
12. POND V3.4
13. POND V4

POND INFORMATION

NAME	BOTTOM ELEV.	TOP ELEV.	AREA (SF)	VOLUME (CF)
POND 1	6435.0	6440.0	7,940	23,444
POND 2	6446.0	6449.1	7,364	18,170
POND V1.1	6447.5	6449.5	224	-
POND V1.2	6446.0	6448.5	638	-
POND V1 (TOTAL)	6446.0	6448.5	699	910
POND V2.1	6445.5	6446.5	554	-
POND V2.2	6445.0	6446.5	2,092	-
POND V2 (TOTAL)	6445.0	6446.5	2,646	2,683
POND V3.1	6444.0	6447.5	632	-
POND V3.2	6443.5	6446.5	1,462	-
~~POND V3.3~~	~~6444.0~~	~~6446.0~~	~~736~~	~~-~~
POND V3.4	6443.0	6446.0	1,904	-
POND V3 (TOTAL)	6443.0	6446.0	3,433	6,372
POND V4	6440.5	6443.5	2,553	5,485

DRAINAGE FACILITIES MAINTENANCE

1. THE DRAINAGE FACILITIES ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
2. INSPECTIONS OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED 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. THE OWNERS SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.
3. THE REMEDIAL ACTION SHALL CONSIST OF (1) REMOVAL AND DISPOSAL OF SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH; (2) FLUSHING ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND POLLUTANTS THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURES; AND, (3) INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS AND INSPECT FOR THE STRUCTURAL INTEGRITY OF ALL APPURTENANT DRAINAGE STRUCTURES AND REPAIR OR STABILIZE ACCORDINGLY.

LEGEND

GRADING LIMITS

N

0 25 50 100

SCALE: 1" = 50'

PERMANENT EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 50'

REVISED JUNE 2020 PER STAFF COMMENTS
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DEVELOPMENT PLAN SUBMITTAL
FOR VILLA SENDERO
5200 BECKNER ROAD
SANTA FE, NM

PERMANENT EROSION CONTROL PLAN

DATE:	SCALE:	SHEET:
NOVEMBER 2019	1" = 50'	C-803

REVISIONS	DATE	ENGINEERS SEAL
AMENDMENT	6/21/2021	

Santa Fe Engineering Consultants, LLC

Civil and Traffic Engineering
Construction Management
Land Development

TERRAIN MANAGEMENT REPORT
SOILS, DRAINAGE, AND GRADING
FOR AMENDMENT TO DEVELOPMENT PLAN SUBMITTAL FOR
VILLA SENDERO APARTMENTS
SANTA FE, NEW MEXICO

Prepared For:

TA Santa Fe, LLC.
2000 Dallas Parkway, Suite 370
Frisco, TX 75034

Prepared By:

Santa Fe Engineering Consultants, LLC
1599 S. St. Francis Drive, Suite B
Santa Fe, New Mexico 87505

November 2019

Revised February 2020

Amendment to Development Plan June 2021

TERRAIN MANAGEMENT REPORT
SOILS, DRAINAGE, AND GRADING
FOR AMENDMENT TO DEVELOPMENT PLAN SUBMITTAL FOR
VILLA SENDERO APARTMENTS
SANTA FE, NEW MEXICO

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APPENDIX B WIN TR-55 DRAINAGE CALCULATIONS

APPENDIX C HYDRAFLOW HYDROGRAPHS DRAINAGE CALCULATIONS

TERRAIN MANAGEMENT REPORT
SOILS, DRAINAGE, AND GRADING
FOR AMENDMENT TO DEVELOPMENT PLAN SUBMITTAL FOR
VILLA SENDERO APARTMENTS
SANTA FE, NEW MEXICO

I. INTRODUCTION

The proposed Villa Sendero Apartment complex is located at 5200 Beckner Road on an 11.4± acre site adjacent to Interstate 25. This site is in the City of Santa Fe within Section 18, Township 16 North, Range 9 East, N.M.P.M. Access to the development will be provided by a new driveway located on Beckner Road. The Vicinity Map is presented in Figure 1, Appendix A.

The Villa Sendero Apartments will consist of 282 multi-family residential dwelling units with a pool and fitness center. The site is currently under development. The Amended Development Plan is presented in Figure 2, Appendix A.

The purpose of this report is to evaluate soils and drainage conditions and to provide recommendations for site grading and runoff control to meet City of Santa Fe Terrain Management Regulations.

II. EXISTING CONDITIONS

The project consists of Lot 2B and Conditional Road Dedication for Eakin / Trickey & Tanager Company at 11.4± acres and an adjacent parcel used for the amendment at 1.0± acres totaling 12.4± acres. These lots are currently zoned as C2-PUD. The site is mostly undisturbed with some areas of minor localized disturbance from soil stockpiling and some slope encroachment from utility installation at the southwest corner. There are several two-track paths that traverse the site.

The land adjacent to the west is the Fashion Outlets of Santa Fe. The land adjacent to the east is the Department of Veterans Affairs Santa Fe Clinic. The land to the north is vacant. Interstate 25 lies to the south of the project. The Existing Conditions Map is presented in Figure 4, Appendix A.

Topographic mapping at a scale of 1 inch = 50 feet, with 1-foot contour intervals was prepared for this project by Souder, Miller, and Associates. The ALTA Survey is presented in Figures 3 and 3A , Appendix A. A slope analysis map was prepared based upon the topographic mapping. Areas of 0-20%, 20-30%, and over 30% slopes were identified. It was determined that all slopes of 30% being impacted on the project are man-made, the slope analysis map is presented in Figure 5, Appendix A.

III. SOILS

Soil classifications were obtained from the Natural Resource Conservation Service, "Soil Survey of Santa Fe Area, N.M.," by the U.S.D.A., dated November 4, 2017. The survey in this area is the result of a high intensity soil survey. The Soils Map is presented in Figure 6, Appendix A. The following soils are to be found onsite and in the drainage basin areas:

100	Panky Loam, 1 to 4 Percent Slopes
102	Khapo Sandy Loam, 3 to 8 Percent Slopes
116	Arents-Urban Land-Orthents Complex, 1 to 60 Percent Slopes

Panky Loam, 1 to 4 percent slopes soil is located in the drainage area. The following interpretations of engineering properties have been identified by the Natural Conservation Resource Service (NCRS):

Natural Drainage Class	Well drained
Capacity to Transmit Water	Moderately low to moderately high (0.06 to 0.20 in/hr.)
Hydrologic Soil Group	C

Khapo Sandy Loam, 3 to 8 Percent Slopes soil is located in the drainage area. The following interpretations of engineering properties have been identified by the NCRS:

Natural Drainage Class	Well drained
Capacity to Transmit Water	Moderately high to high (0.60 to 1.98 in/hr.)
Hydrologic Soil Group	B

Arents-Urban Land-Orthents Complex, 1 to 60 Percent Slopes soil is located in the drainage area. The following interpretations of engineering properties have been identified by the NCRS:

Natural Drainage Class	Well drained
Capacity to Transmit Water	Moderately high to high (0.60 to 2.00 in/hr.)
Hydrologic Soil Group	B

The NCRS has classified the soils into four hydrologic soils groups. The hydrologic soils groups, according to their infiltration and transmission rates, are defined as follows:

A. (Low runoff potential). Soils having high infiltration rates even thoroughly wetted. These consist chiefly of deep, well to excessively drained, sands or gravel. These soils have a high rate of water transmission in that water readily passes through them.

B. Soils having moderate infiltration rates when thoroughly wetted. These consist chiefly of moderately deep to deep, moderately well to well drained soils with moderately fine to moderately coarse textures such as loamy sands and course sandy loams. These soils have a moderate rate of water transmission.

C. Soils having slow infiltration rates when thoroughly wetted. These consist chiefly of soils with a layer that impedes downward movement of water or soils with moderately fine-to-fine textures such as loams and fine sandy loams. These soils have slow rate of water transmission.

D. (High Runoff Potential). Soils having very slow infiltration rates when thoroughly wetted. These consist chiefly of clay soils with a high swelling potential, soils with a permanent high-water table, soils with a claypan or clay layer at or near the surface, and shallow soils over nearly impervious material. These soils have a very slow rate of water transmission.

Based upon site inspections, it is assumed that the onsite soils are Type C.

IV. DRAINAGE

Drainage at the site generally flows from the southeast to north towards Beckner Road and to the west towards the Fashion Outlets of Santa Fe. Drainage towards the west sheet flows off the site in the Fashion Outlets parking lot, drainage towards the north drains into Beckner Road and flows along the gutter into a storm drain system.

Storm drainage computations for existing conditions were calculated using the City of Santa Fe GIS topography for offsite areas and the topographic mapping prepared by Souder, Miller, and Associates for the onsite areas.

A. Existing Conditions

Drainage areas were delineated on the topographic maps prepared for the project. Drainage area and channel lengths were measured several times and average numbers used for this report. The Existing Conditions Drainage Map is presented in Figure 7, Appendix A. The drainages, which impact the site, are presented in Table 1.

TABLE 1
EXISTING DRAINAGE BASIN CHARACTERISTICS

Basin	Description	Basin Area (AC)
Q1	Offsite basin entering the site from the south flowing to Q4	12.54
Q2	Offsite basin entering the site from the south flowing to Q5	0.50
Q3	Onsite basin exiting the site to the north.	1.39
Q4	Onsite basin accepting flow from Q1 exiting the site to the northwest.	7.99
Q5	Onsite basin accepting flow from Q2 exiting the site to the west.	2.05
Q6	Offsite basin entering the site from the south flowing to Q7	0.57
Q7	Onsite basin exiting the site to the west	0.96

According to maps prepared by the United States Department of Commerce, presented in NOAA Atlas 14 Volume 1, Version 5, dated 2004, revised 2011, the following precipitation data in Table 2 should be used for the project:

TABLE 2 PRECIPITATION DATA		
FREQUENCY	DURATION	PRECIPITATION
100 Year	24 Hour	3.23”
50 Year	24 Hour	2.91”
25 Year	24 Hour	2.60”
2 Year	24 Hour	1.52”

The WinTR-55 software by the NRCS, version date May 2003, was used to calculate weighted runoff number, time of concentration, and peak flow for the existing standalone drainage basins. The graphical discharge method was used. If a drainage basin had separate sub basins flowing into it (such as Q1 draining to Q4, etc.), then the flows were routed using the Hydraflow Hydrographs 2019 program for the combined drainage basin. One-minute intervals were used for routed flows which generally result in more conservative higher peak flow values. The 25, 50, and 100-year frequency storms were calculated. WinTR-55 Drainage Calculations are presented in Appendix B. Hydraflow Hydrographs Drainage Calculations are presented in Appendix C. The calculated peak flows are presented in Table 3.

TABLE 3 PEAK FLOW QUANTITIES EXISTING CONDITIONS					
Basin	Description	CN	Q25 (CFS)	Q50 (CFS)	Q100 (CFS)
Q1	Offsite basin entering the site from the south flowing to Q4	78	9.92	12.61	15.53
Q2	Offsite basin entering the site from the south flowing to Q5	80	0.72	0.90	1.09
Q3	Onsite basin exiting the site to the north.	80	1.70	2.12	2.57
Q4	Onsite basin accepting flow from Q1 exiting the site to the northwest (includes Q1 routed flows).	80	15.78	20.06	24.69
Q5	Onsite basin accepting flow from Q2 exiting the site to the west (includes Q2 routed flows).	80	2.26	2.83	3.42
Q6	Offsite basin entering the site from the south flowing to Q7	80	0.82	1.03	1.24
Q7	Onsite basin exiting the site to the west	81	1.17	1.45	1.74

The total 24-hour peak flows exiting the site (Q3 + Q4 + Q5 + Q7) for the existing conditions are 20.91, 26.46, and 32.43 CFS for the 25-year, 50-year, and 100-year storm frequencies, respectively.

B. Developed Conditions

The development of the Villa Sendero Apartments will have an impact on storm water runoff due to the increase in impervious surfaces (driveways, parking, and roofs). In order to control this excess runoff, temporary ponding and vegetated swales will be utilized for controlling drainage. The Developed Conditions Drainage Map is presented in Figure 8, Appendix A. The developed drainage basin characteristics are presented in Table 4.

TABLE 4
DEVELOPED DRAINAGE BASIN CHARACTERISTICS

Basin	Description	Area (AC)
Q1	Offsite basin entering the site from the south flowing to QD3	12.54
Q2	Offsite basin entering the site from the south flowing to QD5	0.50
QD3	Onsite basin draining to QD4	1.44
QD4	Onsite basin draining to QD10	2.98
QD5	Onsite basin exiting the site to the west	0.97
QD6	Onsite basin drainage to QD9	1.50
QD7	Onsite basin with vegetated swales draining to QD4	1.99
QD8	Onsite basin draining to QD4	0.70
QD9	Onsite basin with Pond 1 draining to Pond 2	0.44
QD10	Onsite basin with Pond 2 exiting the site via storm sewer	0.55
QD11	Onsite basin draining to QD5	1.45

The WinTR-55 software by the NRCS, version dated May 2003, was used to calculate weighted runoff number, time of concentration, and peak flow for the existing standalone drainage basins. The graphical discharge method was used. The 25, 50, and 100-year frequency storms were calculated.

The Calculated Peak Flows for the developed condition without runoff mitigation measures is presented in Table 5. Drainage Calculations are presented in Appendix B.

TABLE 5 PEAK FLOW QUANTITIES DEVELOPED CONDITIONS					
Basin	Description	CN	Q25 (CFS)	Q50 (CFS)	Q100 (CFS)
Q1	Offsite basin entering the site from the south flowing to QD3	78	9.92	12.61	15.53
Q2	Offsite basin entering the site from the south flowing to QD5	80	0.72	0.90	1.09
QD3	Onsite basin draining to QD4	89	3.41	4.01	4.64
QD4	Onsite basin draining to QD10	94	7.46	8.53	9.63
QD5	Onsite basin exiting the site to the west	83	1.54	1.87	2.23
QD6	Onsite basin drainage to QD9	93	3.68	4.22	4.79
QD7	Onsite basin with vegetated swales draining to QD4	90	4.88	5.70	6.55
QD8	Onsite basin draining to QD4	95	2.11	2.40	2.70
QD9	Onsite basin with Pond 1 draining to Pond 2	91	1.15	1.33	1.52
QD10	Onsite basin with Pond 2 exiting the site via storm sewer	86	1.13	1.35	1.58
QD11	Onsite basin draining to QD5	90	3.61	4.21	4.84

Flows were routed using Hydraflow Hydrographs 2019 program to determine pond sizes so that the developed flows do not exceed existing condition flows. One-minute intervals were used for routed flows which generally result in more conservative higher peak flow values. The ponds are controlled and will drain in 24 hours. The routing and pond designs are presented in Appendix C. The result of the final routings through all onsite ponds capturing the majority of the developed flows are presented in Table 6.

TABLE 6 DEVELOPED CONDITIONS WITH POND ROUTING			
Description	Q25 (CFS)	Q50 (CFS)	Q100 (CFS)
Routed flow from Pond 1 (QD10)	18.28	22.29	26.25
Routed flow from Pond 2 (QD11)	0.21	0.27	0.33

A comparison between existing conditions peak outflows and developed conditions peak outflows from the site is presented in Table 7.

TABLE 7 COMPARISON OF PEAK OUTFLOWS BETWEEN EXISTING AND DEVELOPED CONDITIONS			
STORM FREQUENCY	**EXISTING CONDITIONS FLOW EXITING THE SITE (CFS)**	**DEVELOPED CONDITION FLOWS EXITING THE SITE (CFS)**	**DIFFERENCE (CFS)**
Q25 (CFS)	20.91	19.04	-1.87
Q50 (CFS)	26.46	23.26	-3.20
Q100 (CFS)	32.43	27.29	-5.14

The provided reduction in peak storm water flow exceeds the terrain and storm water management requirements of the City of Santa Fe.

C. Flood Plains

The flooding situation in the County of Santa Fe has been investigated by the Federal Insurance Administration (FIA). Their studies are contained in a report titled "Flood Insurance Study, Santa Fe County, New Mexico and Incorporated Areas." The FEMA Flood Plain Map Number 35049C0507E, dated December 4, 2012 is presented in Figure 9, Appendix A. A review of the map indicates that there are no proposed buildings to be developed in the areas impacted by the 1% Annual Chance Flood of being equaled or exceeded in any given year (base flood).

V. GRADING AND EROSION CONTROL PLAN

Grading plans have been prepared for this development. Included within these plans are existing road profiles, proposed profiles, and typical roadway cross-sections. Roadway construction methods to be utilized for this development will be pursuant to New Mexico Department of Transportation Specifications for Road and Bridge Construction.

The grading activity at the site will require cut and fill operations. Utility installation will be scheduled to coincide with roadway grading and will be located with the roadway section and parkway.

The following plans will be utilized for controlling erosion and drainage through construction:

A. The limits of construction will be clearly delineated to avoid unnecessary disturbance of adjacent areas prior to construction.

B. Cut and fill slopes will be as follows:
Fills - 1 vertical on 3 horizontal.
Cuts - 1 vertical on 2 horizontal.

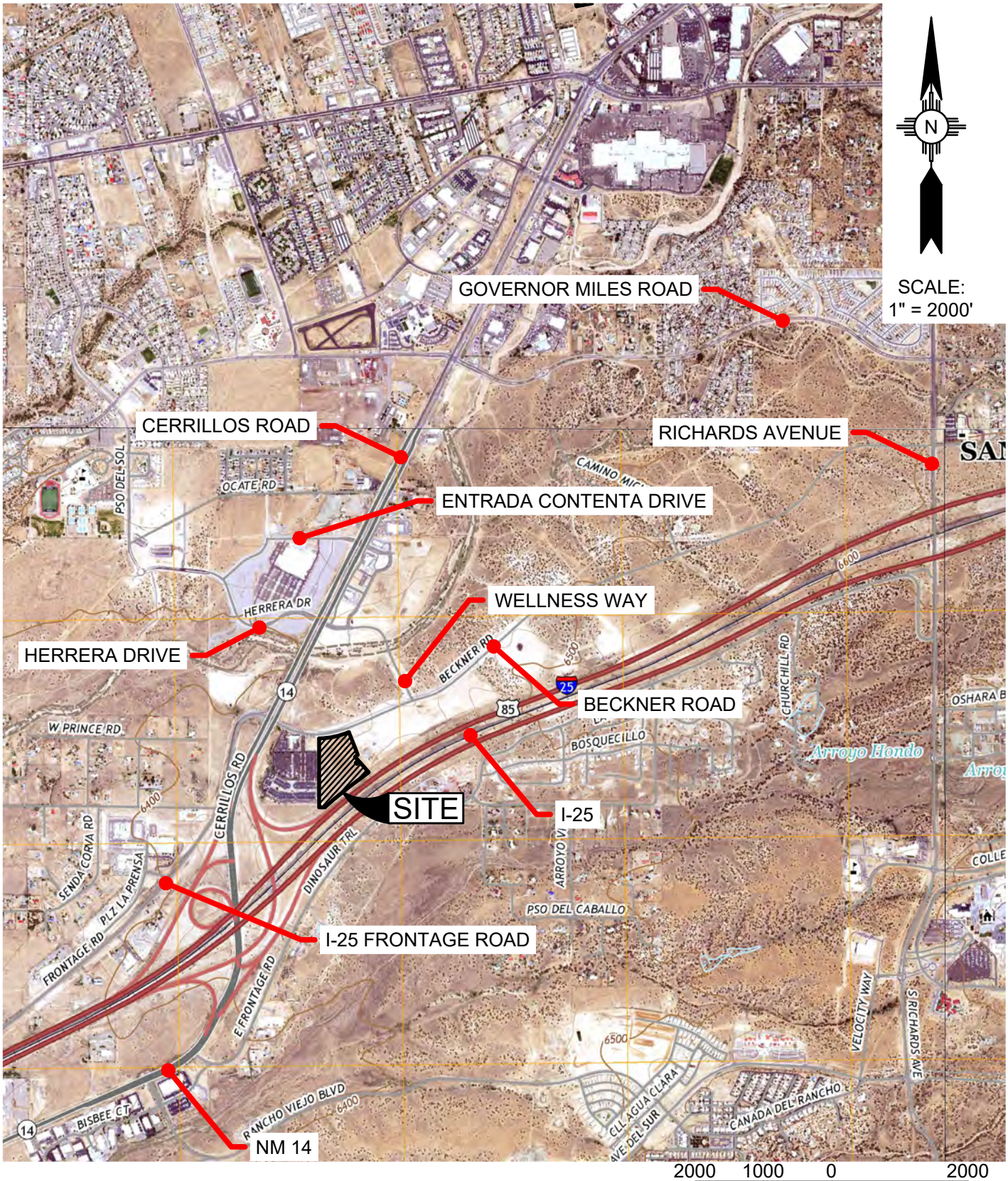
C. Roadway drainage structures (culverts, swales, and channel) will be constructed in conjunction with grading. No changes in the drainage ways or flood plain will be permitted except as shown on the Drainage Plans.

D. Stabilization of cut or fills will begin soon after construction at the optimum time for plant survival, according to an approved landscaping plan

F. The project will be inspected on a regular basis and additional measures such as silt fence, brow ditches, etc., will be utilized as required to meet field conditions and to control erosion.

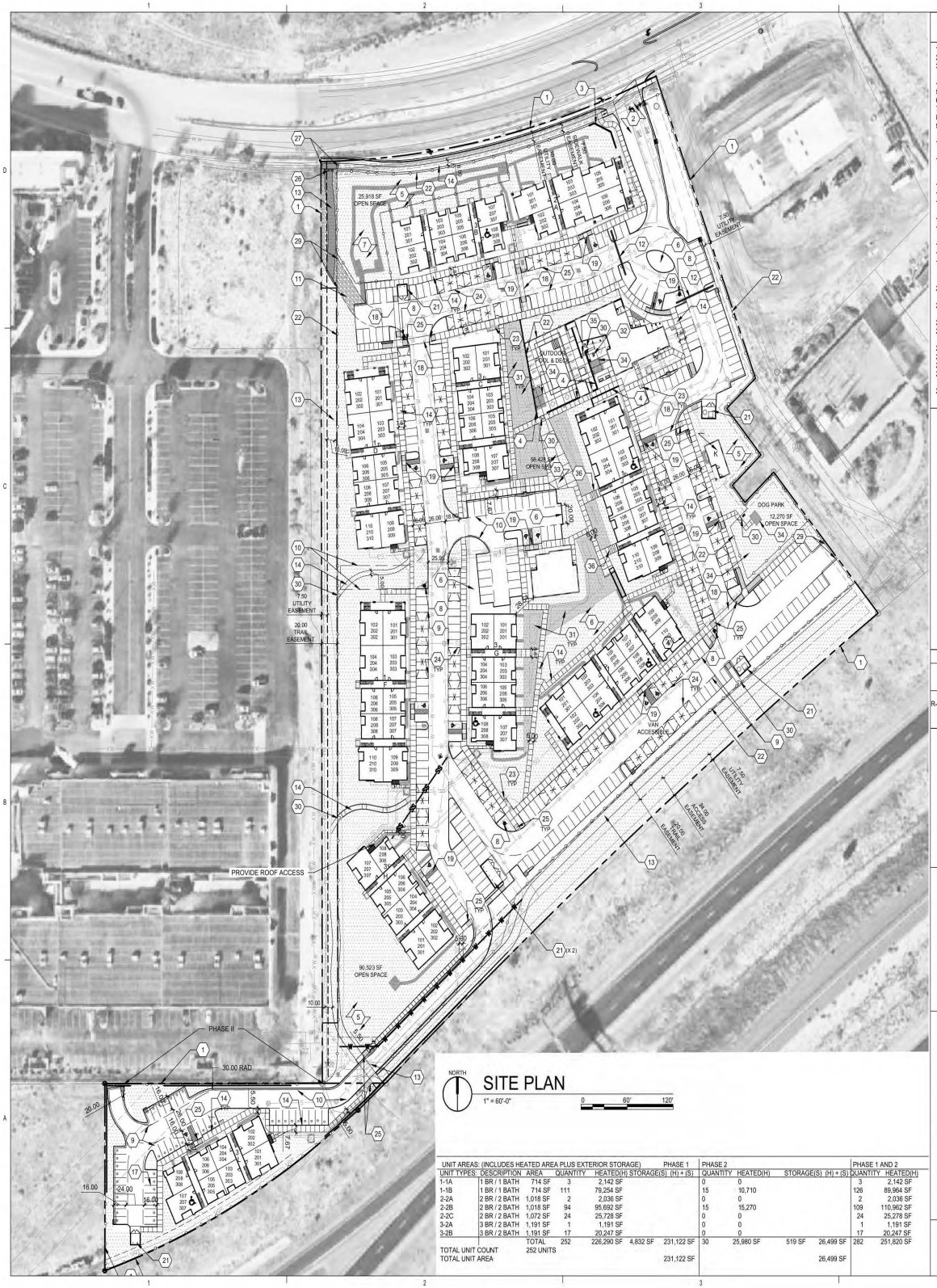
APPENDIX A

FIGURES



REFERENCE:
U.S.G.S. QUADRANGLE MAPS ENTITLED "SANTA FE, NM", "SETON VILLAGE, NM", "AGUA FRIA, NM" AND "TURQUOISE HILL, NM" ALL DATED 2017

VICINITY MAP
FIGURE 1



SITE PLAN

1" = 60'-0"

0 60' 120'

UNIT AREAS: (INCLUDES HEATED AREA PLUS EXTERIOR STORAGE)				PHASE 1				PHASE 2				PHASE 1 AND 2	
UNIT TYPES:	DESCRIPTION	AREA	QUANTITY	HEATED(H)	STORAGE(S)	(H) + (S)		QUANTITY	HEATED(H)	STORAGE(S)	(H) + (S)	QUANTITY	HEATED(H)
1-1A	1 BR / 1 BATH	714 SF	3	2,142 SF				0	0			3	2,142 SF
1-1B	1 BR / 1 BATH	714 SF	111	79,254 SF				15	10,710			126	89,964 SF
2-2A	2 BR / 2 BATH	1,018 SF	2	2,036 SF				0	0			2	2,036 SF
2-2B	2 BR / 2 BATH	1,018 SF	94	95,692 SF				15	15,270			109	110,962 SF
2-2C	2 BR / 2 BATH	1,072 SF	24	25,728 SF				0	0			24	25,278 SF
3-2A	3 BR / 2 BATH	1,191 SF	1	1,191 SF				0	0			1	1,191 SF
3-2B	3 BR / 2 BATH	1,191 SF	17	20,247 SF				0	0			17	20,247 SF
		TOTAL	252	226,290 SF	4,832 SF	231,122 SF		30	25,980 SF	519 SF	26,499 SF	282	251,820 SF
TOTAL UNIT COUNT		252 UNITS											
TOTAL UNIT AREA						231,122 SF					26,499 SF		

KEYNOTES

1. PROPERTY LINE
2. MAIN VEHICULAR ENTRY
3. PROJECT MONUMENT SIGN RE: A1/DP1-2
4. SITE WALL
5. COMMON OPEN SPACE
6. LANDSCAPE AREA
7. DRAINAGE POND
8. FIRE HYDRANT
9. 26 FT WIDE FIRE APPARATUS ACCESS ROAD
10. 20 FT WIDE FIRE APPARATUS ACCESS ROAD
11. 6" COMPACTED BASE COURSE ALL WEATHER FIRE APPARATUS ACCESS ROAD
12. AUTOMATIC GATE
13. 10 FT WIDE ASPHALT PAVED TRAIL
14. CONCRETE SIDEWALK WIDTH AS SHOWN
15. CONCRETE CURB
16. ASPHALT PAVED PARKING AND DRIVE
17. 4" WIDE PAINTED STRIPING, TYPICAL
18. PAINTED PEDESTRIAN CROSSING
19. ACCESSIBLE PARKING STALL, ACCESS AISLE AND CURB RAMP RE: C5/DP1-2
20. POLE MOUNTED SHIELDED LIGHT FIXTURE RE: D1/DP1-2
21. SCREENED REFUSE ENCLOSURE RE: C1/DP1-2
22. 6 FT HIGH FENCE RE: B3/DP1-2
23. BICYCLE RACK RE: D4/DP1-2 AND B4/DP1-2
24. COVERED PARKING STRUCTURE
25. CURB RAMP
26. REMOVABLE BOLLARDS
27. 20 FT WIDE EMERGENCY ACCESS ROAD
28. NOT USED
29. 20 FT WIDE EMERGENCY ACCESS GATE WITH KEY HOLDER
30. 6 FT HIGH GATE
31. DRAINAGE MANAGEMENT SWALES, RE: CIVIL
32. EXTERIOR GAS FIREPIT
33. CONCRETE PAVING
34. SHADE STRUCTURE
35. POOL EQUIPMENT ENCLOSURE
36. SITE STEPS, RE: A4/DP1-2

STORMWATER AGREEMENT: PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS ARE ON PRIVATE PROPERTY AND 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 IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENT MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE AND STORMWATER MANAGEMENT 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.

OWNER'S PRINTED NAME

OWNER'S SIGNATURE / DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 200____. (OR EQUAL)

NOTARY PUBLIC MY COMMISSION EXPIRES

14-7.2-1 TABLE OF DIMENSIONAL STANDARDS

ZONE	MINIMUM LOT SIZE	MAXIMUM HEIGHT OF STRUCTURES	MINIMUM SETBACK REQUIREMENTS	MAXIMUM LOT COVERAGE
R-21 MULTIFAMILY	AS REQUIRED TO MEET DENSITY	TWO STORY, 26 FT PER DEVELOPMENT PLAN APPROVAL	ESTABLISHED BY DEVELOPMENT PLAN APPROVAL	40% > 26.7%

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING ON 09/07/17 WITH CONDITIONS CASE #2017-74

PLANNING COMMISSION CHAIRPERSON DATE

PLANNING COMMISSION SECRETARY DATE

REVIEWED BY THE SANTA FE LAND USE DEPARTMENT

CITY PLANNER DATE

CITY ENGINEER FOR LAND USE DATE

AFFIDAVIT

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THIS FINAL DEVELOPMENT PLAN TO BE PREPARED; ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

TA LAS SOLERAS, LLC
OWNER'S PRINTED NAME

OWNER'S SIGNATURE / DATE

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY _____ THIS ____ DAY OF _____, 200____.

NOTARY PUBLIC

MY COMMISSION EXPIRES

DRAINAGE FACILITIES MAINTENANCE:
ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO. 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 AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.
WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:
A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).
B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.
C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.
D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.
E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

GUNNISON'S PRAIRIE DOG NOTE:
THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISON'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8.12).

ADA NOTE:
THIS DEVELOPMENT SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) FOR ALL INFRASTRUCTURE IMPROVEMENTS.

GENERAL NOTES

A. SOLID WASTE COLLECTION IS THE RESPONSIBILITY OF SF WASTE COLLECTION
B. EXTERIOR LUMINAIRES SHALL COMPLY WITH CHAPTER 14-8.9 SFCC
C. THE SITE SHALL COMPLY WITH THE INTERNATIONAL FIRE CODE (IFC) 2009
D. THE FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20' THROUGHOUT THE COMPLEX
E. THE SITE SHALL HAVE A WATER SUPPLY THAT MEETS FIRE FLOW AND HAVE A DISTANCE TO THE NEAREST HYDRANT TO MEET IFC REQUIREMENTS
F. ALL FIRE DEPARTMENT ACCESS SHALL HAVE A GRADE NO GREATER THAN 10%
G. THE SITE SHALL MEET ALL DEAD END REQUIREMENTS AS PER IFC OR PROVIDE EMERGENCY TURN-AROUND PER IFC
H. ALL BUILDINGS ARE TYPE V, WOOD FRAME CONSTRUCTION AND FULLY SPRINKLERED PER NFPA 13
I. FIRE APPARATUS ROAD GATES SHALL COMPLY WITH (IFC) 2009 SECTION D103.5 ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING TO THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
J. SIGHT TRIANGLE - LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA

PROJECT DATA

ZONING: R- MULTIFAMILY

LEGAL DESCRIPTION:
LOT 2B OF THE PLAT OF SURVEY PREPARED FOR EAKIN/TRICKEY, SECTIONS 7 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., SANTA FE, SANTA FE COUNTY, NEW MEXICO
SITE AREA: PHASE I =11.39 ACRES (496,384.85 SF) PHASE II = .99 ACRES (43,252 SF)

DENSITY: 22.12 DU/ACRE

OPEN SPACE PHASE 1:	REQUIRED (250 SF x 84)	21,000 SF
	COMMON OPEN SPACE PROVIDED	172,816 SF
	PATIO / BALCONY	5,184 SF
	TOTAL OPEN SPACE PROVIDED	178,000 SF
OPEN SPACE PHASE 2:	REQUIRED (250 SF x 24)	1,000 SF
	COMMON OPEN SPACE PROVIDED	11,076 SF
	PATIO / BALCONY	529 SF
	TOTAL OPEN SPACE PROVIDED	11,605 SF
TOTAL OPEN SPACE PHASE 1 AND 2:		**189,605 SF**

LOT COVERAGE: TOTAL BUILDING GROUND COVERAGE PHASE 1 = 97,032 SF
TOTAL LOT COVERAGE (COVERAGE/SITE AREA) PHASE 1
97,032 SF / 496,384.85 SF = .1954 = 20% PHASE 1
TOTAL BUILDING GROUND COVERAGE PHASE 2 = 8,409 SF
TOTAL LOT COVERAGE (COVERAGE/SITE AREA)
8,409 SF / 43,253 SF = .1944 = 20%
FOR C-2 ZONE 60% MAXIMUM

BUILDING HEIGHT: (TABLE 14-7.2.1)
FOR C-2 ZONE, 45'-0" MAXIMUM HEIGHT, REFER TO BUILDING ELEVATIONS

PARKING CALCULATION PHASE 1: REQUIRED (14-8.6 SFCC)

111 UNITS x 1.25 SPACES/UNIT (<800 SF UNITS)	= 139 SPACES
123 UNITS x 1.5 SPACES/UNIT (800-1200 SF UNITS)	= 185 SPACES
SPACES REQUIRED	= 324 SPACES
(INCLUDES 11 STANDARD ACCESSIBLE SPACES AND 2 VAN ACCESSIBLE SPACES)	
SPACES PROVIDED	= 397 SPACES
COVERED PARKING	= 140 SPACES

PARKING CALCULATION PHASE 2:

15 UNITS x 1.25 SPACES/UNIT (<800 SF)	= 19 SPACES
9 UNITS x 1.5 SPACES/UNIT (800-1200 SF)	= 14 SPACES
SPACES REQUIRED	= 32 SPACES
(INCLUDES 1 STANDARD ACCESSIBLE SPACES)	
SPACES PROVIDED	= 43 SPACES
TOTAL PARKING PROVIDED PHASE 1 AND PHASE 2:	**440 SPACES**

BICYCLE PARKING (TABLE 14-8.6-3)
REQUIRED: 100 OR MORE AUTOMOBILE SPACES; 12 BICYCLE SPACES REQUIRED
PROVIDED: 14 BICYCLE SPACES DISPERSED ACROSS THE SITE

BUILDING AREAS (GROSS HEATED)

BLDG NAME	BLDG TYPE	1ST FLR	2ND FLR	3RD FLR	TOTAL
A	2	6,391 SF	6,349 SF	6,349 SF	19,089 SF
B	3	6,689 SF	6,647 SF	6,647 SF	19,983 SF
C	3	6,689 SF	6,647 SF	6,647 SF	19,983 SF
D	1	9,121 SF	9,082 SF	9,082 SF	27,285 SF
E	2	6,391 SF	6,349 SF	6,349 SF	19,089 SF
F	1	9,121 SF	9,082 SF	9,082 SF	27,285 SF
G	3	6,689 SF	6,647 SF	6,647 SF	19,983 SF
H	3	6,689 SF	6,647 SF	6,647 SF	19,983 SF
I	1	9,121 SF	9,082 SF	9,082 SF	27,285 SF
J	1	9,121 SF	9,082 SF	9,082 SF	27,285 SF
COMMUNITY BLDG		4,463 SF			4,463 SF
BIKE STORAGE/PET WASH		679 SF			679 SF
POOL EQUIPMENT		277 SF			277 SF
FITNESS BUILDING		2,604 SF			2,604 SF
TOTAL **PHASE 1**					235,273 SF
L	3	6,689 SF	6,647 SF	6,647 SF	
TOTAL **PHASE 2**					19,983 SF
TOTAL PHASE 1 AND 2					255,256 SF

BUILDING AREAS (COVERED)

BLDG NAME	BLDG TYPE	1ST FLR	2ND FLR	3RD FLR	TOTAL
A	2	1,786 SF	1,215 SF	1,231 SF	4,232 SF
B	3	1,732 SF	1,171 SF	1,199 SF	4,102 SF
C	3	1,732 SF	1,171 SF	1,199 SF	4,102 SF
D	1	2,259 SF	1,863 SF	1,683 SF	5,875 SF
E	2	1,786 SF	1,215 SF	1,231 SF	4,232 SF
F	1	2,259 SF	1,863 SF	1,683 SF	5,875 SF
G	3	1,732 SF	1,171 SF	1,199 SF	4,102 SF
H	3	1,732 SF	1,171 SF	1,199 SF	4,102 SF
I	1	2,259 SF	1,863 SF	1,683 SF	5,875 SF
J	1	2,259 SF	1,863 SF	1,683 SF	5,875 SF
COMMUNITY BUILDING		517 SF			517 SF
BIKE STORAGE/PET WASH		101 SF			101 SF
FITNESS BUILDING		2,777 SF			2,777 SF
TOTAL PHASE 1					51,767 SF
L	3	1,732 SF	1,171 SF	1,199 SF	
TOTAL **PHASE 2**					4,102 SF
TOTAL PHASE 1 AND 2					55,869 SF

LEGEND

COMMON OPEN SPACE
FIRE DEPARTMENT ACCESS LANE
(ANSI TYPE A) ACCESSIBLE DWELLING UNIT
PROPERTY LINE
FIRE HYDRANT
FENCE

DEKKER PERICH SABATINI | ARCHITECTURE / DESIGN / INSPIRATION
7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109 | 505.761.9700 DPSDESIGN.ORG

REVISIONS
REVISION #4 09/00/2018
REVISION #3 09/00/2018
REVISION #2 09/00/2018
REVISION #1 09/00/2018

VILLA SENDERO

5200 BECKNER RD.
SANTA FE, NM

DRAWING NAME: DEVELOPMENT PLAN

DRAWN BY: SP
REVIEWED BY: DM
DATE: 06-18-2018
PROJECT NO.: 19-0081

SHEET NO.
FIGURE 2 DP 1-1
OF

ALTA/NSPS LAND TITLE SURVEY

LOT 2B OF THE PLAT OF SURVEY PREPARED FOR EAKIN/TRICKEY,
SECTIONS 7 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M.,
SANTA FE, SANTA FE COUNTY, NEW MEXICO

PARCEL DESCRIPTION (FROM TITLE COMMITMENT)

LOT TWO-B (2B) AS SHOWN ON PLAT OF SURVEY ENTITLED "PLAT OF SURVEY PREPARED FOR EAKIN/TRICKEY SHOWING DIVISION OF LAND WITHIN SECTIONS 7 AND 18, T16N, R9E, N.M.P.M., SANTA FE COUNTY, NEW MEXICO", FILED FOR RECORD ON JUNE 2, 1993, AS DOCUMENT NO. 816,379 IN PLAT BOOK 248 PAGE 28, RECORDS OF SANTA FE COUNTY, NEW MEXICO.

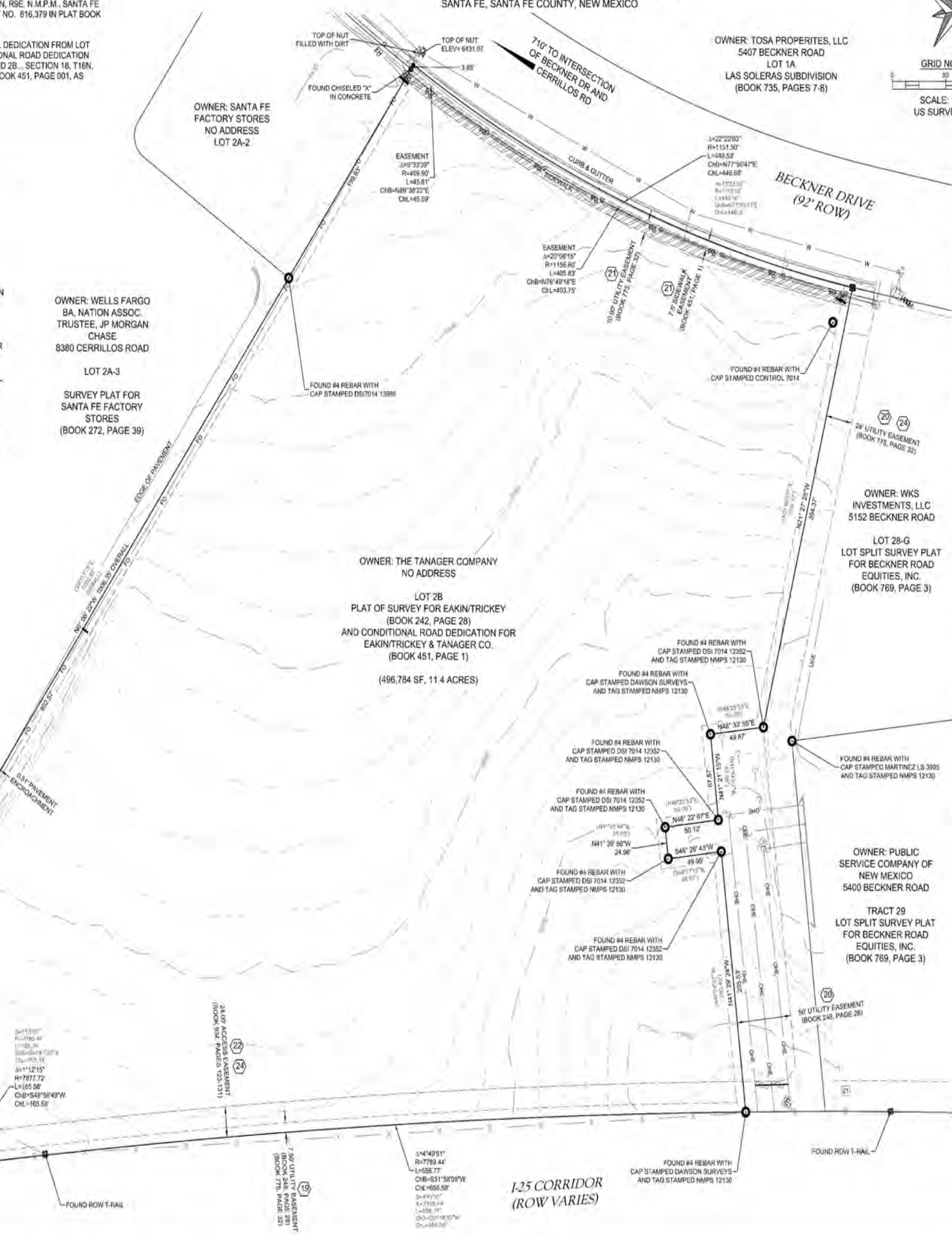
LESS AND EXCEPTING THEREFROM THAT AREA IDENTIFIED AS "CONDITIONAL DEDICATION FROM LOT 2B...", AS SHOWN AND DELINEATED ON PLAT OF SURVEY ENTITLED "CONDITIONAL ROAD DEDICATION PLAT PREPARED FOR EAKIN/TRICKEY &TANAGER CO., OF PART OF LOTS 1 AND 2B... SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY, N.M.", RECORDED AUGUST 7, 2000, IN PLAT BOOK 451, PAGE 001, AS DOC. NO. 1125557, RECORDS OF SANTA FE COUNTY, NEW MEXICO.

NOTES:

1. PROJECT IS IN NEW MEXICO STATE PLANE NAD 1983 CENTRAL ZONE 3002.
2. ELEVATIONS BASED ON OPUS POST PROCESSING.
   ALL DISTANCES ARE GROUND DISTANCES GRID TO GROUND SCALE FACTOR = 1.0004006191
   ORIGIN = N35°36'39.14582", W106°01'49.48122"
   (N=1677699.258' E=1705684.734').
3. COMMITMENT FOR TITLE INSURANCE REPORT AS PROVIDED TO SURVEYOR, ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 01147-56285, EFFECTIVE DATE: SEPTEMBER 20, 2019.
4. BEARINGS AND DISTANCES IN MARKED (RECORD) ARE THE RECORD DIMENSIONS AS SHOWN ON THE PLAT DATED JULY 3, 2014, RECORDED IN PLAT BOOK 775, PAGE 32, SANTA FE COUNTY CLERKS OFFICE, NEW MEXICO.
5. SUBJECT PROPERTY LOCATED IN FLOOD ZONE "X", AREA OF MINIMAL FLOOD HAZARD PER MAP NO. 35049C0507E EFFECTIVE DATE: DECEMBER 4, 2012.
6. OWNER OF RECORD: THE TANAGER COMPANY, A NEW MEXICO GENERAL PARTNERSHIP, BY SPECIAL WARRANTY DEED, RECEPTION NO. 1754595, RECORDS OF SANTA FE COUNTY, NEW MEXICO.
10. SUBJECT PROPERTY IS ZONED "C-2".
11. ADDITIONAL DOCUMENTS USED: CONDITIONAL ROAD DEDICATION PLAT OF PART OF LOTS 1 AND 2B DATED AUGUST 7, 2000, RECORDED IN PLAT BOOK 451, PAGE 1, SANTA FE COUNTY CLERKS OFFICE, NEW MEXICO.
12. FINAL DATE OF FIELD WORK WAS AUGUST 23, 2019.
13. THERE WAS NO EVIDENCE OF EXCAVATION, CONSTRUCTION OR BUILDINGS AT THE TIME OF SURVEY. LOT IS UNDEVELOPED.
14. THERE WERE NO WETLAND MARKERS OBSERVED.

LEGEND

- =FOUND MONUMENT AS NOTED
- =ELECTRIC VAULT
- =GUY WIRE
- =POWER POLE
- =ELECTRIC BOX
- =ELECTRIC TRANSFORMER
- =TELEPHONE MANHOLE
- =FIBER OPTIC MARKER
- =TELEPHONE PEDESTAL
- =FIBER OPTIC VAULT
- =FIRE HYDRANT
- =WATER VALVE
- =SIGN
- =SET MAG NAIL WITH WASHER, LS23200
- =SET #4 REBAR WITH CAP, LS23200
- =FENCE CHAINED LINK
- X =FENCE BARBED WIRE
- OHE =OVERHEAD ELECTRIC LINE
- FO =FIBER OPTIC LINE
- W =WATER LINE
- UGE =UNDERGROUND ELECTRIC LINE
- G =GAS LINE



GRID NORTH

SCALE: 1" = 50'
US SURVEY FEET

VICINITY MAP
NOT TO SCALE

EXCEPTIONS PER SCHEDULE B - SECTION II:

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NOT SURVEY RELATED)
2. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (NOT SURVEY RELATED)
3. ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTER WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. (NONE SURVEYED)
4. ANY LIEN, CLAIM OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT SURVEY RELATED)
5. COMMUNITY PROPERTY, SURVIVORSHIP, OR HOMESTEAD RIGHTS, IF ANY, OF ANY SPOUSE OF THE INSURED (OR VESTEE IN A LEASEHOLD OR LOAN POLICY). (NOT SURVEY RELATED)
6. WATER RIGHTS, CLAIMS OR TITLE TO WATER. (NOT SURVEY RELATED)
7. TAXES FOR THE YEAR 2019, AND THEREAFTER. (NOT SURVEY RELATED)
8. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT SURVEY RELATED)
9. ALL MATTERS THAT MAY BE SHOWN ON AN IMPROVEMENT LOCATION REPORT OR SURVEY OF THE PROPERTY, IF ONE IS PROVIDED TO THE TITLE COMPANY. (AS SHOWN HEREON)
10. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPERING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. (NOT SURVEY RELATED)
11. SPECIAL ASSESSMENTS BY THE CITY OF SANTA FE FOR GARBAGE DISPOSAL AND SEWER MAINTENANCE WHICH ARE NOT YET DUE AND PAYABLE. (AFFECTS PARCEL, NOT SURVEY RELATED)
12. RESERVATIONS AND EXCEPTIONS IN THE PATENT BY THE UNITED STATES OF AMERICA RECORDED FEBRUARY 17, 1941 IN PATENT BOOK C PAGE 14 RECORDS OF SANTA FE COUNTY, NEW MEXICO. (AFFECTS PARCEL, NOT SURVEY RELATED)
13. INTENTIONALLY OMITTED
14. INTENTIONALLY OMITTED
15. TERMS, PROVISIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN DEVELOPMENT AGREEMENT BY AND BETWEEN SANTA FE FACTORY STORES LIMITED PARTNERSHIP AND THE CITY OF SANTA FE, RECORDED JUNE 11, 1993, IN BOOK 934, PAGE 153, AS DOC. NO. 817763, AND AGREEMENT BY AND BETWEEN THE TANAGER COMPANY, A NEW MEXICO GENERAL PARTNERSHIP AND CHELSEA GCA REALTY PARTNERSHIP, RECORDED JULY 14, 2000, IN BOOK 1787, PAGE 29, AS DOC. NO. 1123091, RECORDS OF SANTA FE COUNTY, NEW MEXICO. (AFFECTS PARCEL, NON-PLOTTABLE)
16. RESTRICTIVE COVENANTS AFFECTING THE INSURED PREMISES, BUT OMITTING ANY COVENANT, CONDITIONS OR RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 11, 1993 IN BOOK 934 PAGE 162 AS DOC. NO. 817874, RECORDS OF SANTA FE COUNTY, NEW MEXICO. (AFFECTS PARCEL, NOT SURVEY RELATED)
17. CONDITIONS CONTAINED IN MINUTES OF THE COUNTY/CITY EXTRATERRITORIAL ZONING COMMISSION, RECORDED JANUARY 4, 2000, IN BOOK 1723, PAGE 804, AS DOC. NO. 1102090 AND IN BOOK 1723, PAGE 849, AS DOC. NO. 1102091, RECORDS OF SANTA FE COUNTY, NEW MEXICO. (AFFECTS PARCEL, NOT SURVEY RELATED)
18. TERMS, PROVISIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN CROSS-ACCESS AGREEMENT, BY AND BETWEEN THE TANAGER COMPANY AND CHELSEA GCA REALTY PARTNERSHIP, RECORDED JULY 14, 2000, IN BOOK 1787, PAGE 20, AS DOC. NO. 1123090, RECORDS OF SANTA FE COUNTY, NEW MEXICO. (AFFECTS PARCEL, NON-PLOTTABLE)
19. SEVEN AND ONE HALF FEET (7.5') PUBLIC UTILITY EASEMENT, AND INCIDENTAL PURPOSE THERETO, RESERVED ALONG THE ALL LOT LINES OF THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, RECORDED IN PLAT BOOK 248 PAGE 28 AND PLAT BOOK 775 PAGE 32, AS DOC. NO. 1740711 RECORDS OF SANTA FE COUNTY, NEW MEXICO. (AS SHOWN HEREON)
20. FIFTY FOOT (50') AND ADJOINING TWENTY-FIVE FOOT BY FIFTY FOOT (25' X 50') PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT, AND INCIDENTAL PURPOSE THERETO, RESERVED ALONG THE SOUTHEASTERLY PORTION OF THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, RECORDED IN PLAT BOOK 248 PAGE 28 AND PLAT BOOK 775 PAGE 32, AS DOC. NO. 1740711, RECORDS OF SANTA FE COUNTY, NEW MEXICO. (AS SHOWN HEREON)
21. TEN FOOT (10') UTILITY EASEMENT AND SEVEN AND ONE HALF FEET (7.5') SIDEWALK EASEMENT, AND INCIDENTAL PURPOSE THERETO, RESERVED ALONG THE NORTHERLY LOT LINE OF THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, RECORDED IN PLAT BOOK 775 PAGE 32, AS DOC. NO. 1740711 RECORDS OF SANTA FE COUNTY, NEW MEXICO. (AS SHOWN HEREON)
22. TWENTY-FOUR FOOT (24') ACCESS EASEMENT, AND INCIDENTAL PURPOSE THERETO, RESERVED ALONG THE NORTHERLY LOT LINE OF THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, RECORDED IN PLAT BOOK 775 PAGE 32, AS DOC. NO. 1740711 RECORDS OF SANTA FE COUNTY, NEW MEXICO. (AS SHOWN HEREON)
23. INTENTIONALLY OMITTED
24. AGREEMENT AND GRANT OF EASEMENT RECORDED JUNE 11, 1993, IN BOOK 934, PAGE 123, AS DOC. NO. 817666, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS SHOWN HEREON)

SURVEYOR'S CERTIFICATION

TO STEWART TITLE GUARANTY COMPANY, TA LAS SOLERAS, LLC. AND TA ACQUISITIONS LLC, A TEXAS LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6A, 6B, 7A, 7A1, 7C, 8, 9, 11, 13, 14, 16, 17 & 20 OF TABLE A THEREOF. THE FINAL FIELD WORK WAS COMPLETED ON AUGUST 23, 2019.

JAMES COMBS, PS 23200

JAMES DAVID COMBS — NEW MEXICO — 23200 — PROFESSIONAL SURVEYOR

10-31-19
DATE OF PLAT

FIGURE 3

SOUDER, MILLER & ASSOCIATES
5454 Venice Avenue NE, Suite D
Albuquerque, NM 87113
Phone (505) 299-0942 Toll-Free (877) 299-0942 Fax (505) 293-3430
www.soudermiller.com
Serving the Southwest & Rocky Mountains

TEKIN & ASSOCIATES, LLC — SANTA FE, NEW MEXICO

ALTA/NSPS LAND TITLE SURVEY
LOT 2B OF THE PLAT OF SURVEY PREPARED FOR EAKIN/TRICKEY, SECTIONS 7 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., SANTA FE, SANTA FE COUNTY, NEW MEXICO

Rev #	Date	Description	By	Cnk'd

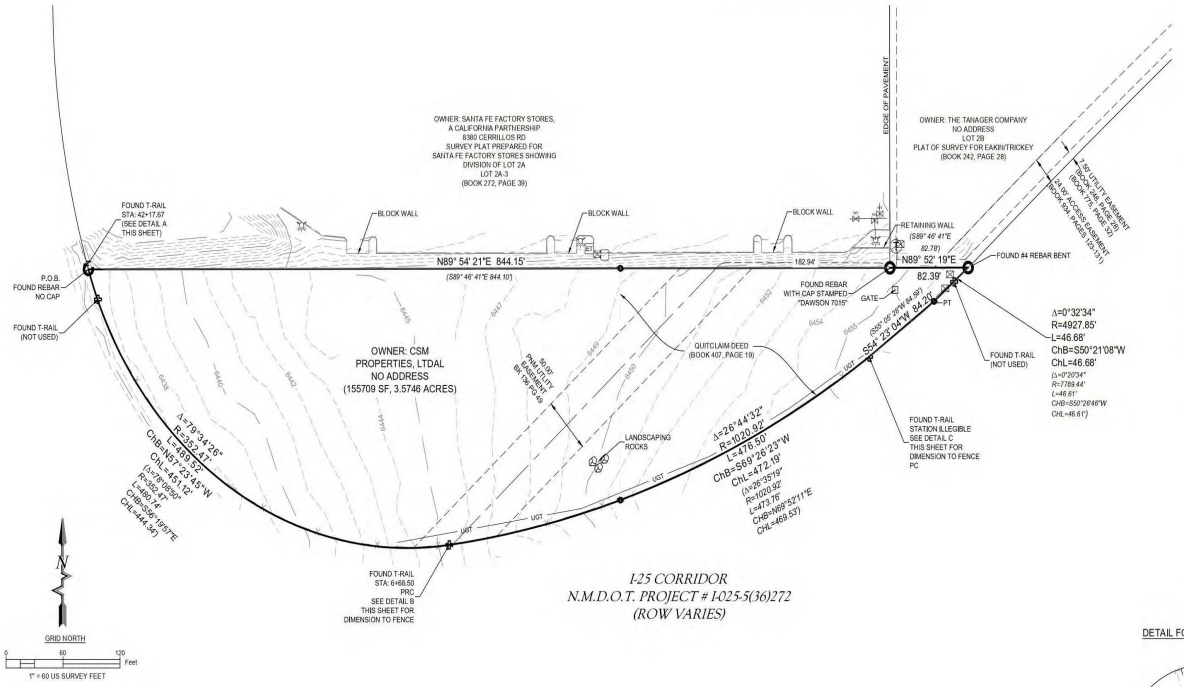
Designed	Drawn	Checked
	CLW	JDC

Date: OCTOBER 2019
Scale: Horiz: 1"=50' Vert:
Project No: 9228534
Sheet: 1 OF 1

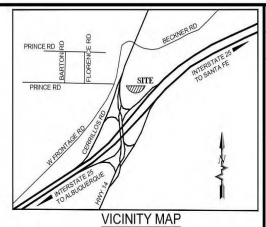
P:\19-Tekin & Associates Las Soleras Apartments (9228534)\Survey\01-DWG\LAS SOLERAS ALTA.dwg, 10/31/2019 12:51:07 PM clw

BOUNDARY AND TOPOGRAPHIC SURVEY

WITHIN SECTION 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M.,
SANTA FE, SANTA FE COUNTY, NEW MEXICO



I-25 CORRIDOR
N.M.D.O.T. PROJECT # I-025-5(36)272
(ROW VARIES)



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION CREATD BY THIS PLAT:

A CERTAIN PARCEL OF LAND DESIGNATED AS PARCEL NUMBER 28101084 WITH THE SANTA FE COUNTY, NEW MEXICO ASSESSOR, A PORTION OF WHICH IS COMPRISED OF LAND DESCRIBED IN THE QUITCLAIM DEED FILED WITH THE SANTA FE COUNTY CLERK IN BOOK 407, PAGE 019 AND THE REMAINDER OF WHICH IS SHOWN ON THE RIGHT-OF-WAY & ACCESS CONTROL MAP PREPARED BY THE NEW MEXICO DEPARTMENT OF TRANSPORTATION AS PROJECT NUMBER I-025-5(36)272, SAID PARCEL BEING BOUNDED ON THE NORTH BY LOTS 2A AND 2B, LAND OF EAKIN & TRICKEY FILED WITH SAID COUNTY CLERK IN BOOK 248, PAGE 028 AND BOUNDED ON THE SOUTH BY INTERSTATE 25, ALL WITHIN THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, AND SAID PARCEL BEING MORE PARTICULARLY DESCIRBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED BEING THE SOUTHWEST CORNER OF SAID LOT 2A, LAND OF EAKIN & TRICKEY AND BEING A FOUND #4 BAR (WITH NO CAP), WHENCE A T-RAIL ON SAID INTERSTATE 25 RIGHT-OF-WAY & ACCESS CONTROL LINE BEARS N 16° 50' 16" W, 3.72 FEET;

THENCE, N 89° 54' 21" E, 844.15 FEET TO A FOUND BAR WITH CAP STAMPED "DAWSON 7015";

THENCE, N 89° 52' 19" E, 82.39 FEET TO A FOUND BAR (WITH NO CAP) ON THE NORTHERLY RIGHT-OF-WAY & ACCESS CONTROL LINE OF INTERSTATE 25;

THENCE, PROCEEDING ALONG SAID NORTHERLY RIGHT-OF-WAY & ACCESS CONTROL LINE OF INTERSTATE 25 THE FOLLOWING CALLS:

SOUTHWESTERLY ALONG AN ARC OF A CURVE TO THE RIGHT A DISTANCE OF 46.68 FEET (SAID CURVE HAVING A RADIUS OF 4927.85 FEET AND A LONG CHORD WHICH BEARS S 50° 21' 08" W, 46.68 FEET) TO A POINT OF TANGENCY;

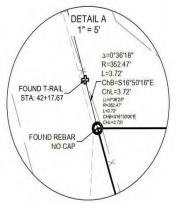
S 54° 23' 04" W, 84.20 FEET TO A POINT OF CURVATURE AND A FOUND T-RAIL;

SOUTHWESTERLY ALONG AN ARC OF A CURVE TO THE RIGHT A DISTANCE OF 476.50 FEET (SAID CURVE HAVING A RADIUS OF 1020.92 FEET AND A LONG CHORD WHICH BEARS S 69° 26' 23" W, 472.19 FEET) TO A POINT OF COMPOUND CURVATURE AND A FOUND T-RAIL;

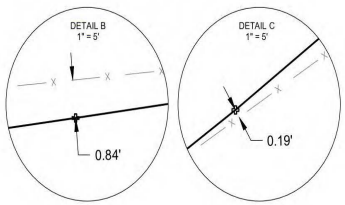
NORTHWESTERLY ALONG AN ARC OF A CURVE TO THE RIGHT A DISTANCE OF 489.52 FEET (SAID CURVE HAVING A RADIUS OF 352.47 FEET AND A LONG CHORD WHICH BEARS N 57° 23' 45" W, 451.12 FEET) TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 3.5746 ACRES, MORE OR LESS.

DETAIL FOR T-RAIL AND REBAR



DETAIL FOR FENCE DISTANCE FROM RIGHT OF WAY MONUMENTS



NOTES:

1. OWNER OF RECORD: CSM PROPERTIES LDTAL
2. SUBJECT PROPERTY IS ZONED "C-2" GENERAL COMMERCIAL.

FLOOD ZONE:

UNLESS OTHERWISE SHOWN THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AREA "X" OF MINIMAL FLOOD HAZARD PER MAP NO. 35049C0506E EFFECTIVE DATE: DECEMBER 4, 2012.

REFERENCE DOCUMENTS

1. PLAT OF SURVEY PREPARED FOR EAKIN/TRICKEY, RECORDED IN BOOK 248 PAGE 28, DATED JUNE 2, 1993, SANTA FE COUNTY RECORDS.
2. QUITCLAIM DEED BETWEEN NEW MEXICO STATE HIGHWAY DEPARTMENT AND CSM PROPERTIES, BOOK 407 PAGE 19, DATED SEPTEMBER 16, 1980, SANTA FE COUNTY RECORDS.
3. EASEMENT SURVEY PREPARED FOR BECKNER ROAD EQUITIES RECORDED AS DOCUMENT NUMBER 1740711, DATED APRIL 4, 2017, SANTA FE COUNTY RECORDS.
4. SURVEY PLAT PREPARED FOR SANTA FE FACTORY STORES, RECORDED IN BOOK 272 PAGE 39, DATED APRIL 27, 1994, SANTA FE COUNTY RECORDS.
5. BOUNDARY SURVEY PREPARED FOR TEKIN AND ASSOCIATES RECORDED IN BOOK 868, PAGE 41, DATED OCTOBER 23, 2020, SANTA FE COUNTY RECORDS.
6. SURVEY PLAT PREPARED FOR EAKIN/TRICKEY RECORDED IN BOOK 592 PAGE 33, DATED JULY 7, 2005, SANTA FE COUNTY RECORDS.
7. N.M.D.O.T. RIGHT OF WAY MAP PROJECT I-025-5(36)272 DATED JUNE 18, 1971

LEGEND

⊙	= FOUND REBAR WITH CAP AS NOTED
•	= CALCULATED POINT, NOTHING FOUND O
✠	= FOUND N.M.D.O.T. ROW T-RAIL
	= LIGHT POLE
	= FIRE HYDRANT
Ⓣ	= TELEPHONE MANHOLE
⊠	= TELEPHONE PEDESTAL
	= WATER VALVE
▢	= FIBER OPTIC PULLBOX
ET	= ELECTRIC TRANSFORMER
	= SUBJECT PROPERTY LINE
	= PROPERTY LINE NOTED ON QUITCLAIM D
	= ADJOINER PROPERTY LINE
	= EASEMENT LINE
— x — x — x —	= BARBED WIRE FENCE
— UG — UG —	= UNDERGROUND TELEPHONE
— x — x —	= UNDERGROUND WATER LINE
	= CURB AND GUTTER
5100	= EXISTING CONTOUR, 1' INTERVAL
S50°26'46"W 46.61'	= MEASURED DISTANCE
(S50°26'46"W 46.61')	= RECORD DISTANCE
P.O.B.	= POINT OF BEGINNING

COORDINATE NOTE:

REFERENCE FRAME: NAD 1983(2011) (EPOCH 2010.000)
MODIFIED U.S. STATE PLANE NEW MEXICO CENTRAL ZONE (3002)
GRID TO GROUND SCALE FACTOR: 1.0004008478
SCALED FROM: N35°36'33.21637", W106°01'54.49498"
(N=1677098.839' E=1705272.109')
ALL DISTANCES ARE GROUND DISTANCES
UNITS ARE U.S. SURVEY FEET

VERTICAL DATUM
NAVD 1988
GEOID 12A (CONUS)

METHODS
ORIGINAL CONTROL ON THIS PROJECT WAS OBSERVED AND SET ON DECEMBER 4, 2020. ALL POINTS WERE OBSERVED USING TRIMBLE S5 TOTAL STATION AND TRIMBLE R8 GPS RECIEVERS UTILIZING RTK GPS METHODS.

SURVEYOR'S CERTIFICATION

I, WILLIAM F. BREWSTER, NEW MEXICO PROFESSIONAL SURVEYOR NO. 10855, DO HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY 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; THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM F. BREWSTER, NMPS 10855

DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

CURRENT OWNER: CSM PROPERTIES LTD
LOT 5-2-EL-1

LEGAL DESCRIPTION: CREATED BY THIS PLAT

PLSS DESCRIPTION: WITHIN SECTIONS 18 AND 19, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., SANTA FE, SANTA FE COUNTY, NEW MEXICO

CITY: SANTA FE
COUNTY: SANTA FE
STATE: NEW MEXICO

COUNTY OF SANTA FE) SS
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the ____ day of _____, 20__ A.D. at _____ o'clock ___, and was duly recorded in book _____, page(s) _____ 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

Rev #	Date	Description	By	CHK'D

SOUDER, MILLER & ASSOCIATES
5454 Venice Avenue NE, Suite D
Albuquerque, NM 87113
Phone (505) 299-0943 Toll-Free (877) 299-0943 Fax (505) 293-3430
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Albuquerque, Farmington, Las Cruces, Roswell, Santa Fe, Taos
Carlsbad, Grand Junction, CO Kirtland, AZ Durango, CO El Paso, TX

TEKIN & ASSOCIATES, LLC

SANTA FE, NEW MEXICO

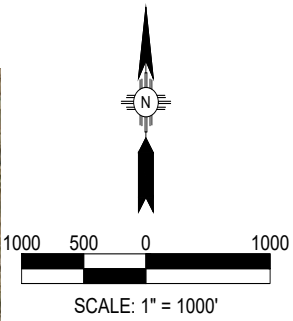
BOUNDARY SURVEY
WITHIN SECTION 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., SANTA FE, SANTA FE COUNTY, NEW MEXICO

Designed:	Drawn	Checked
	AMD	JDC

Date: DECEMBER 2020
Scale: Horiz:
Vert:
Project No: 2429856
Sheet: 1 OF 1

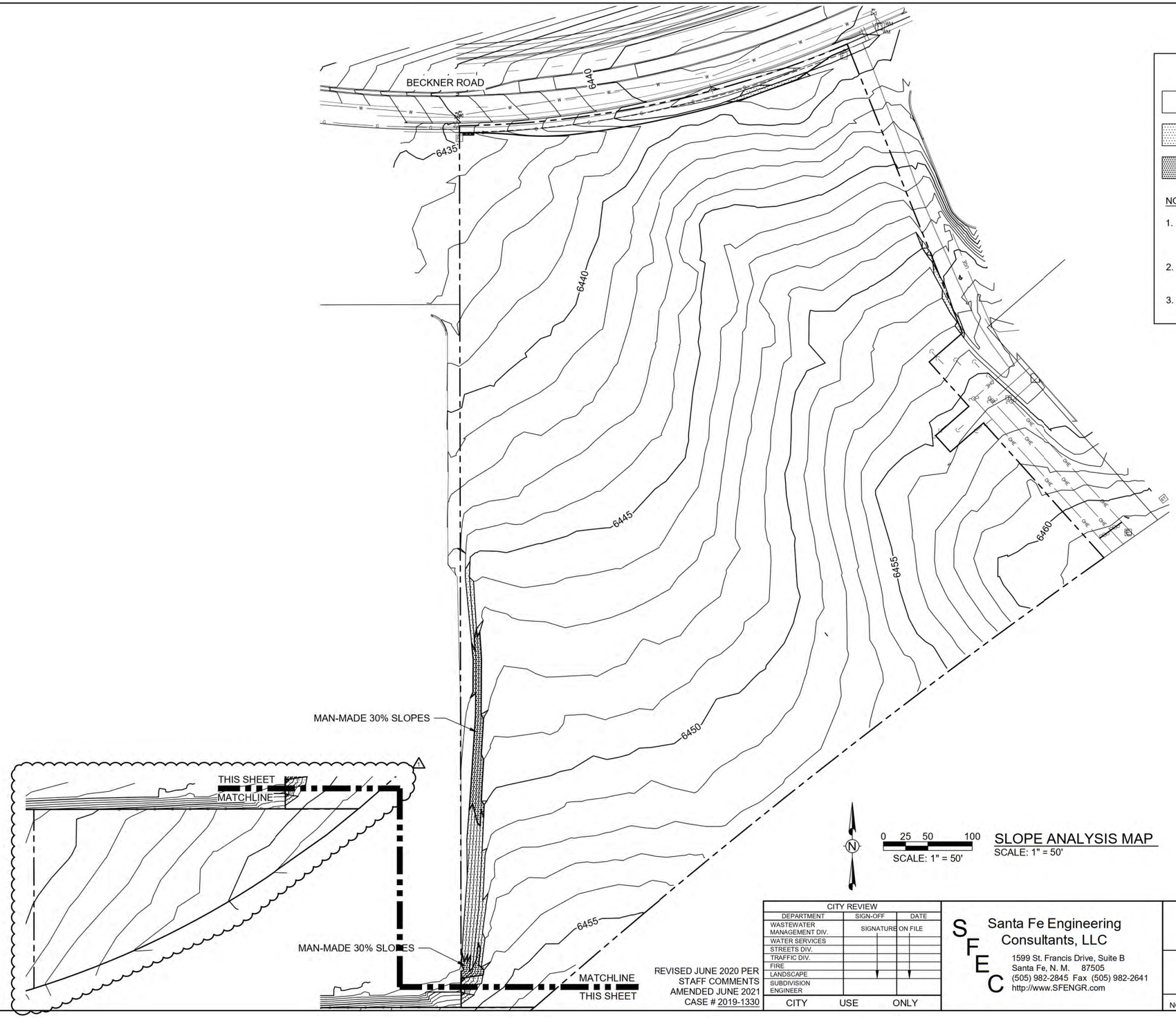
P:\2-Tekin SF Mail Parcel (2429856)\Survey\01-DWG\TEKIN BOUNDARY PLAT.dwg, 12/10/2020 11:35:16 AM amd

FIGURE 3A



REFERENCE:
CITY OF SANTA FE GIS
IMAGE DATE 2017

EXISTING CONDITIONS MAP
FIGURE 4



LEGEND:

- AREA OF 0% TO 20% SLOPE
- AREA OF 20% TO 30% SLOPE
- AREA OF 30% OR GREATER SLOPE

NOTES:

1. ALL TOPOGRAPHIC INFORMATION IS PROVIDED BY SOUDER, MILLER & ASSOCIATES
2. THIS SLOPE ANALYSIS IS BASED UPON A 1 FOOT CONTOUR INTERVAL
3. ALL 30% SLOPES IMPACTED BY THIS PROJECT ARE MAN-MADE

N

0 25 50 100

SCALE: 1" = 50'

SLOPE ANALYSIS MAP

SCALE: 1" = 50'

FIGURE 5

REVISIONS	DATE	ENGINEERS SEAL
AMENDMENT	6/21/2021	

REVISED JUNE 2020 PER STAFF COMMENTS
AMENDED JUNE 2021
CASE # 2019-1330

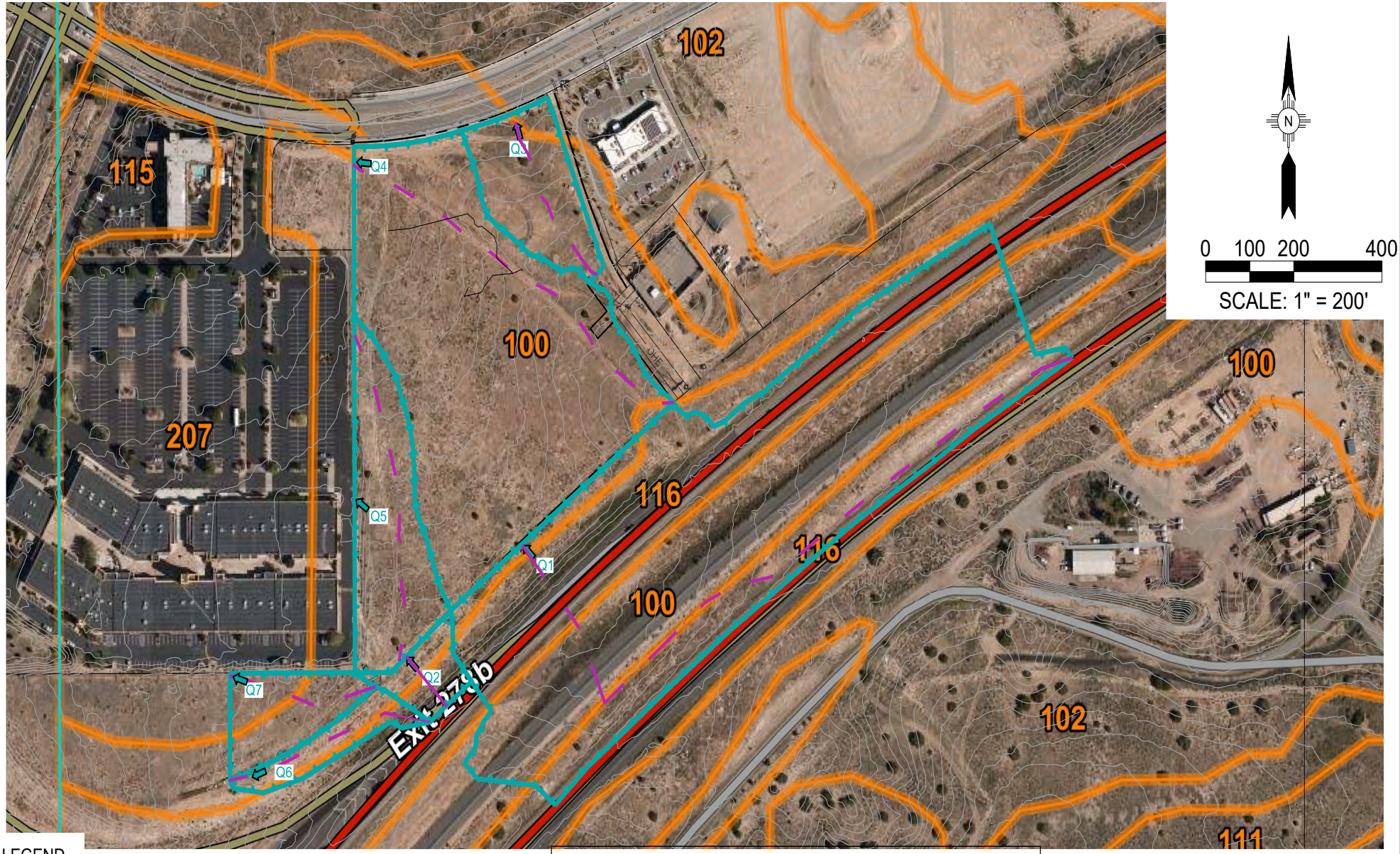
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

DEVELOPMENT PLAN SUBMITTAL
FOR VILLA SENDERO
5200 BECKNER ROAD
SANTA FE, NM

SLOPE ANALYSIS MAP

DATE:	SCALE:	SHEET:
NOVEMBER 2019	1" = 50'	C-102



LEGEND

DENOTES BASIN OUTFALL

Q1 DENOTES BASIN DESIGNATION

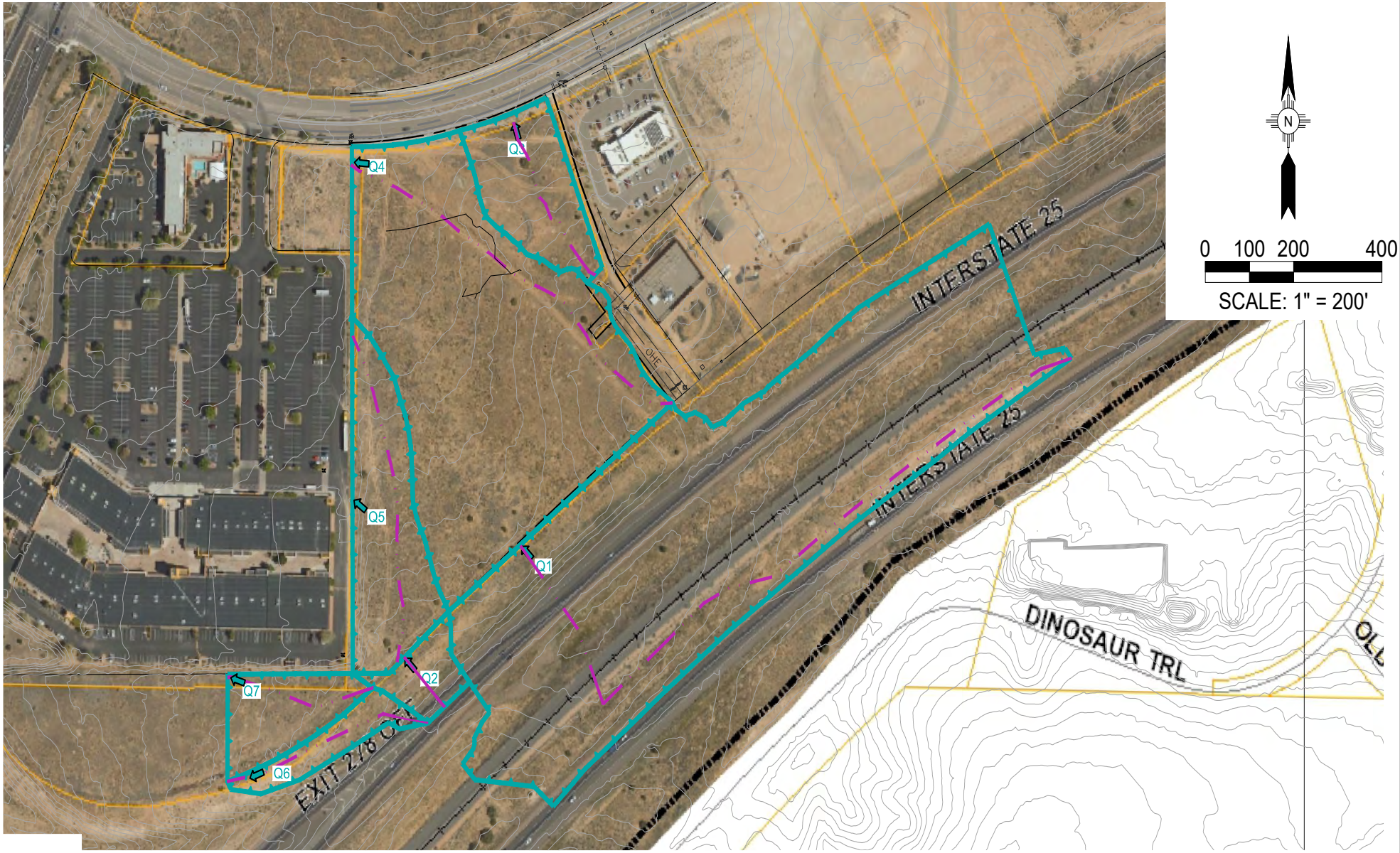
DENOTES BASIN

DENOTES BASIN FLOWLINE

REFERENCE:
USDA National Resources Conservation Service
Custom Soil Resource Report for Santa Fe County Area, New Mexico
Survey Area Data: Version 9, Sep 6, 2017

LEGEND		
SOIL ID #	SOIL NAME	HYDROLOGIC SOIL GROUP
100	PANKY LOAM, 1 TO 4 PERCENT SLOPES	C
102	KHAPO SANDY LOAM, 3 TO 8 PERCENT SLOPES	B
116	ARENTS-URBAN LAND-ORTHENTS COMPLEX, 1 TO 60 PERCENT SLOPES	B

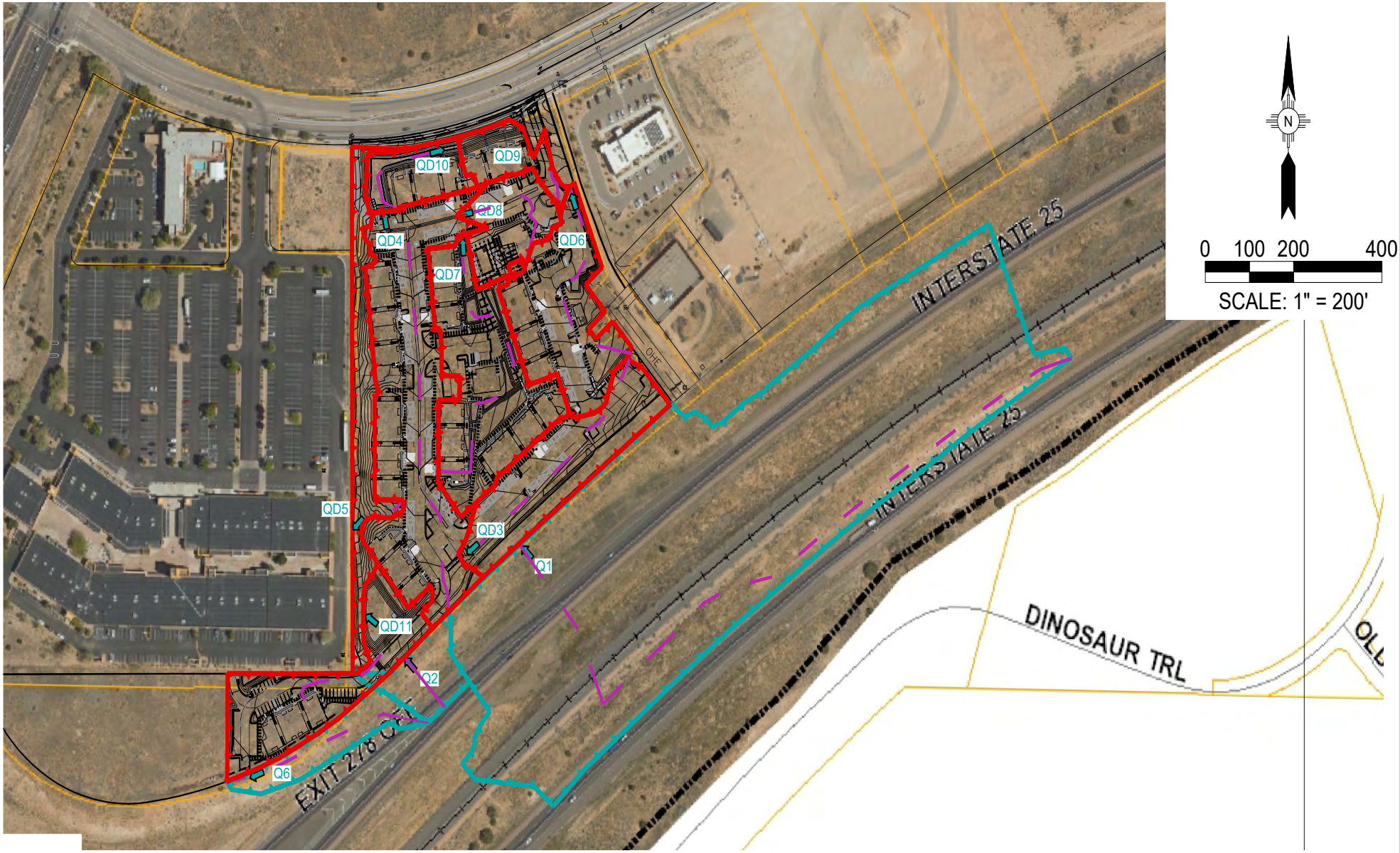
SOILS MAP
FIGURE 6



LEGEND

- DENOTES BASIN OUTFALL
- Q1 DENOTES BASIN DESIGNATION
- DENOTES BASIN
- DENOTES BASIN FLOWLINE

EXISTING CONDITIONS DRAINAGE MAP
FIGURE 7



LEGEND

- DENOTES BASIN OUTFALL
- Q1 — DENOTES BASIN DESIGNATION
- DENOTES BASIN
- DENOTES BASIN FLOWLINE

DEVELOPED CONDITIONS DRAINAGE MAP
FIGURE 8

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction, and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map was New Mexico State Plane, Central Zone (FIPS 3002). The **horizontal datum** was NAD83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NNGS12
National Geodetic Survey, SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit their website at http://www.ngs.noaa.gov/.

Base map information shown on this FIRM was provided in digital format by City of Santa Fe, 2009 and 2010; and Santa Fe County, 2006. Additional information was taken directly from the previous Countywide FIRM dated June 17, 2008. Other information was photogrammetrically compiled at a scale of 1:12,000 from U.S. Department of Agriculture aerial photography dated 2009.

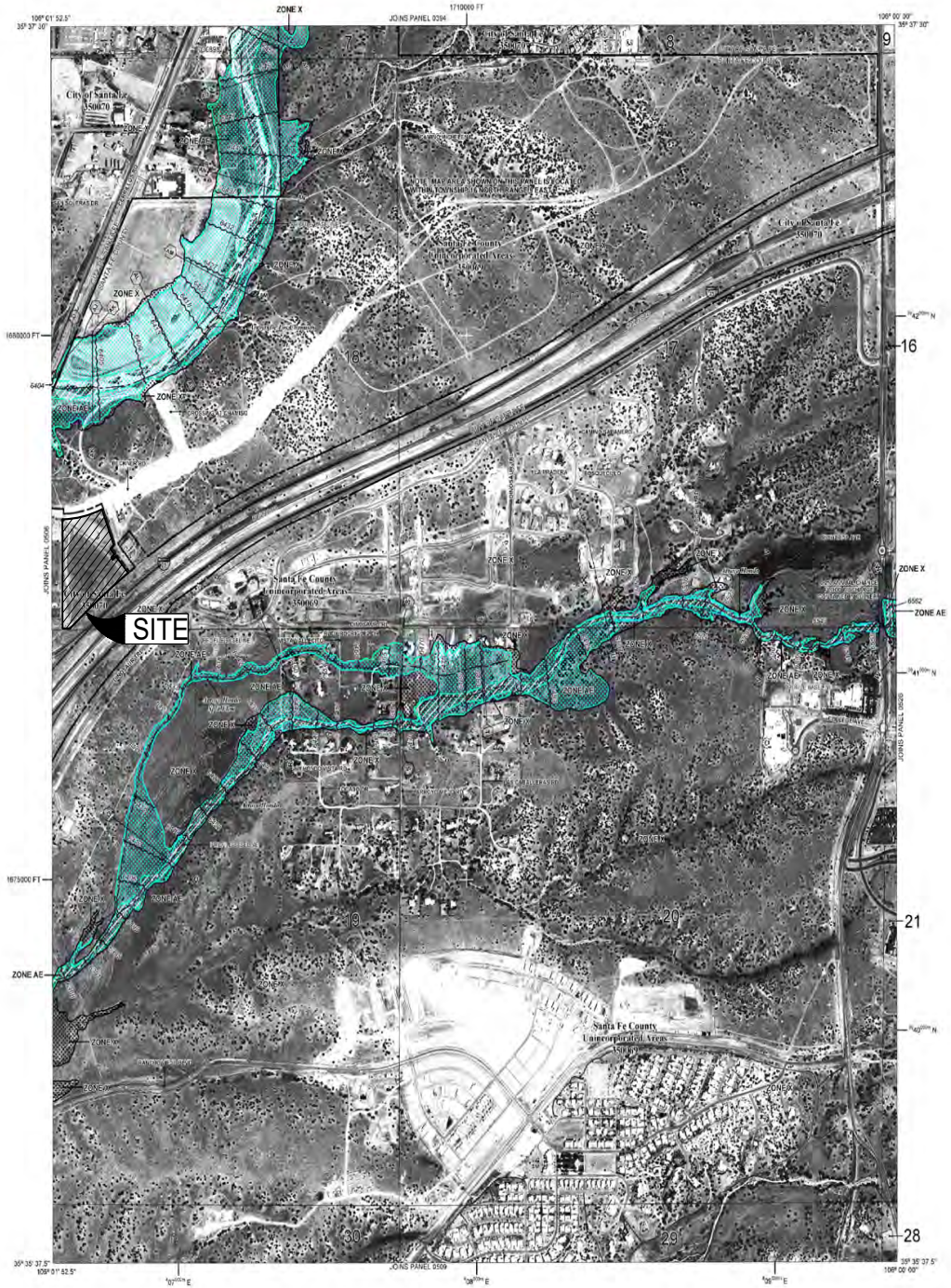
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FMIX) at **1-877-FEMA-MAP (1-877-336-2627)** or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A — No Base Flood Elevations determined.
- ZONE AE — Base Flood Elevations determined.
- ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR — Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99 — Area to be protected from 1% annual chance flood by a federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE VE — Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS 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 substantial increases in flood heights.

OTHER FLOOD AREAS

- ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D Boundary
- CBRS and OPA Boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, Flood depths or Flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- A — A — Cross section line
- 23 — 23 — Transect line
- 97° 07' 30", 32° 22' 30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 1000-meter Universal Transverse Mercator grid values, zone 13
- 5000-foot grid values: New Mexico State Plane coordinate system, Central zone (FIPSZONE 3002), Transverse Mercator
- DX510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M5.5 — River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index.

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP PANEL
JUNE 17, 2008

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
DECEMBER 4, 2012 - to update corporate limits, to add Special Flood Hazard Areas, to add Base Flood Elevations, to add or update roads and road names, to incorporate previously issued LOMRs.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

200 0 400 1000 FEET
100 0 100 300 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0507E

FIRM

FLOOD INSURANCE RATE MAP

SANTA FE COUNTY, NEW MEXICO AND INCORPORATED AREAS

PANEL 507 OF 1100

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SANTA FE, CITY OF	350070	0507	E
SANTA FE COUNTY (UNINCORPORATED AREAS)	350069	0507	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
35049C0507E

MAP REVISED
DECEMBER 4, 2012

Federal Emergency Management Agency

FIGURE 9

APPENDIX B

WinTR-55 DRAINAGE CALCULATIONS

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: VILLA SENDERO
SubTitle: Q1 EXISTING OFFSITE OPTION
State: New Mexico
County: SANTA FE
Filename: K:\BECKNER APARTMENTS FOR TEKIN\Drainage\TR55\Q1 OPTION.w55

Date: 11/12/2019
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Q1		Outlet	12.54	78	.419

Total area: 12.54 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
Q1	9.92	12.61	15.53
REACHES			
OUTLET	9.92	12.61	15.53

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
Q1	9.92 12.16	12.61 12.15	15.53 12.14
REACHES			
OUTLET	9.92	12.61	15.53

CPC

VILLA SENDERO
Q1 EXISTING OFFSITE OPTION
SANTA FE County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Q1	12.54	0.419	78	Outlet	

Total Area: 12.54 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Q1							
SHEET	73	0.0137	0.150				0.214
SHALLOW	1000	0.0125	0.050				0.154
SHALLOW	185	0.0081	0.050				0.035
CHANNEL	357	0.0196	0.024	2.51	4.17	6.198	0.016
					Time of Concentration		.419

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Q1	Paved; curbs and storm sewers		B	1.19	98
	Herbaceous	(fair)	B	5.66	71
	Herbaceous	(fair)	C	5.69	81
	Total Area / Weighted Curve Number			12.54	78

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: VILLA SENDERO
SubTitle: Q2 EXISTING OFFSITE
State: New Mexico
County: SANTA FE
Filename: K:\BECKNER APARTMENTS FOR TEKIN\Drainage\TR55\Q2.w55

Date: 11/12/2019
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Q2		Outlet	0.5	80	0.1

Total area: .50 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
Q2	0.72	0.90	1.09
REACHES			
OUTLET	0.72	0.90	1.09

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
Q2	0.72 11.94	0.90 11.94	1.09 11.93
REACHES			
OUTLET	0.72	0.90	1.09

CPC

VILLA SENDERO
Q2 EXISTING OFFSITE
SANTA FE County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Q2	.50	0.100	80	Outlet	

Total Area: .50 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Q2							
SHEET	22	0.0227	0.011				0.008
SHALLOW	108	0.0509	0.050				0.008
						Time of Concentration	0.1

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Q2	Paved; open ditches (w/right-of-way)		B	.13	89
	Herbaceous	(fair)	B	.13	71
	Herbaceous	(fair)	C	.24	81
	Total Area / Weighted Curve Number			.5	80

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: VILLA SENDERO
SubTitle: Q3 EXISTING
State: New Mexico
County: SANTA FE
Filename: K:\BECKNER APARTMENTS FOR TEKIN\Drainage\TR55\Q3.w55

Date: 11/12/2019
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Q3		Outlet	1.39	80	.217

Total area: 1.39 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
Q3	1.70	2.12	2.57
REACHES			
OUTLET	1.70	2.12	2.57

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
Q3	1.70 12.04	2.12 12.03	2.57 12.03
REACHES			
OUTLET	1.70	2.12	2.57

CPC

VILLA SENDERO
Q3 EXISTING
SANTA FE County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Q3	1.39	0.217	80	Outlet	

Total Area: 1.39 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Q3							
SHEET	100	0.0321	0.150				0.196
SHALLOW	260	0.0452	0.050				0.021
						Time of Concentration	.217

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Q3	Herbaceous	(fair)	B	.12	71
	Herbaceous	(fair)	C	1.27	81
	Total Area / Weighted Curve Number			1.39	80

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: VILLA SENDERO
SubTitle: Q4 EXISTING
State: New Mexico
County: SANTA FE
Filename: K:\BECKNER APARTMENTS FOR TEKIN\Drainage\TR55\Q4.w55

Date: 11/12/2019
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Q4		Outlet	7.99	81	.3

Total area: 7.99 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
Q4	9.20	11.40	13.72
REACHES			
OUTLET	9.20	11.40	13.72

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
Q4	9.20	11.40	13.72
	12.09	12.08	12.07
REACHES			
OUTLET	9.20	11.40	13.72

CPC

VILLA SENDERO
Q4 EXISTING
SANTA FE County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Q4	7.99	0.300	81	Outlet	

Total Area: 7.99 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Q4							
SHEET	100	0.0229	0.150				0.224
SHALLOW	776	0.0309	0.050				0.076
						Time of Concentration	.3

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Q4	Herbaceous	(fair)	B	.06	71
	Herbaceous	(fair)	C	7.93	81
	Total Area / Weighted Curve Number			7.99	81

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: VILLA SENDERO
SubTitle: Q5 EXISTING
State: New Mexico
County: SANTA FE
Filename: K:\BECKNER APARTMENTS FOR TEKIN\Drainage\TR55\Q5.w55

Date: 11/14/2019
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Q5		Outlet	2.05	80	.286

Total area: 2.05 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
Q5	2.26	2.83	3.42
REACHES			
OUTLET	2.26	2.83	3.42

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
Q5	2.26 12.07	2.83 12.07	3.42 12.06
REACHES			
OUTLET	2.26	2.83	3.42

CPC

VILLA SENDERO
Q5 EXISTING
SANTA FE County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Q5	2.05	0.286	80	Outlet	

Total Area: 2.05 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Q5							
SHEET	100	0.0224	0.150				0.226
SHALLOW	537	0.0241	0.050				0.060
						Time of Concentration	.286

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Q5	Herbaceous	(fair)	B	.12	71
	Herbaceous	(fair)	C	1.93	81
	Total Area / Weighted Curve Number			2.05	80

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: VILLA SENDERO
SubTitle: Q6 EXISTING
State: New Mexico
County: SANTA FE
Filename: K:\BECKNER APARTMENTS FOR TEKIN\Drainage\TR55\Q6.w55

Date: 5/25/2021
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Q6		Outlet	0.57	80	0.1

Total area: .57 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
Q6	0.82	1.03	1.24
REACHES			
OUTLET	0.82	1.03	1.24

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
Q6	0.82	1.03	1.24
	11.94	11.94	11.93
REACHES			
OUTLET	0.82	1.03	1.24

CPC

VILLA SENDERO
Q6 EXISTING
SANTA FE County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Q6	.57	0.100	80	Outlet	

Total Area: .57 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Q6							
SHEET	75	0.0333	0.011				0.019
SHALLOW	330	0.0264	0.050				0.035
						Time of Concentration	0.1

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Q6	Paved parking lots, roofs, driveways	B	.04	98
	Herbaceous (fair)	B	.15	71
	Herbaceous (fair)	C	.38	81
	Total Area / Weighted Curve Number		.57	80

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: VILLA SENDERO
SubTitle: Q7 EXISTING
State: New Mexico
County: SANTA FE
Filename: K:\BECKNER APARTMENTS FOR TEKIN\Drainage\TR55\Q7.w55

Date: 5/25/2021
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Q7		Outlet	0.96	81	.263

Total area: .96 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
Q7	1.17	1.45	1.74
REACHES			
OUTLET	1.17	1.45	1.74

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
Q7	1.17	1.45	1.74
	12.06	12.05	12.05
REACHES			
OUTLET	1.17	1.45	1.74

CPC

VILLA SENDERO
Q7 EXISTING
SANTA FE County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Q7	.96	0.263	81	Outlet	

Total Area: .96 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Q7							
SHEET	100	0.0150	0.130				0.237
SHALLOW	244	0.0266	0.050				0.026
						Time of Concentration	.263

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Q7	Herbaceous	(fair)	C	.96	81
	Total Area / Weighted Curve Number			.96	81

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: VILLA SENDERO
SubTitle: QD3 DEVELOPED
State: New Mexico
County: SANTA FE
Filename: K:\BECKNER APARTMENTS FOR TEKIN\Drainage\TR55\QD3.w55

Date: 6/3/2021
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD3		Outlet	1.44	89	0.1

Total area: 1.44 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD3	3.41	4.01	4.64
REACHES			
OUTLET	3.41	4.01	4.64

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs)	(hr)	50-Yr (cfs)	(hr)	100-Yr (cfs)	(hr)
SUBAREAS						
QD3	3.41	11.93	4.01	11.93	4.64	11.93
REACHES						
OUTLET	3.41		4.01		4.64	

CPC

VILLA SENDERO
QD3 DEVELOPED
SANTA FE County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD3	1.44	0.100	89	Outlet	

Total Area: 1.44 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD3							
SHEET	100	0.0364	0.011				0.023
SHALLOW	440	0.0113	0.025				0.057
						Time of Concentration	0.1

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD3	Open space; grass cover 50% to 75% (fair)	C	.26	79
	Paved parking lots, roofs, driveways	C	.68	98
	Paved; open ditches (w/right-of-way)	C	.13	92
	Herbaceous (fair)	B	.05	71
	Herbaceous (fair)	C	.32	81
	Total Area / Weighted Curve Number		1.44	89

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: VILLA SENDERO
SubTitle: QD4 DEVELOPED
State: New Mexico
County: SANTA FE
Filename: K:\BECKNER APARTMENTS FOR TEKIN\Drainage\TR55\QD4.w55

Date: 6/15/2021
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD4		Outlet	2.98	94	.204

Total area: 2.98 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD4	7.46	8.53	9.63
REACHES			
OUTLET	7.46	8.53	9.63

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD4	7.46 12.00	8.53 12.00	9.63 12.00
REACHES			
OUTLET	7.46	8.53	9.63

CPC

VILLA SENDERO
QD4 DEVELOPED
SANTA FE County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD4	2.98	0.204	94	Outlet	

Total Area: 2.98 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD4							
SHEET	58	0.0410	0.150				0.115
SHALLOW	767	0.0138	1.52				0.089
						Time of Concentration	.204

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD4	Open space; grass cover 50% to 75% (fair)	C	.53	79
	Paved parking lots, roofs, driveways	C	2.4	98
	Paved; open ditches (w/right-of-way)	C	.03	92
	Herbaceous (fair)	C	.02	81
	Total Area / Weighted Curve Number		2.98	94

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: VILLA SENDERO
SubTitle: QD5 DEVELOPED
State: New Mexico
County: SANTA FE
Filename: K:\BECKNER APARTMENTS FOR TEKIN\Drainage\TR55\QD5.w55

Date: 6/3/2021
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD5		Outlet	0.97	83	.159

Total area: .97 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD5	1.54	1.87	2.23
REACHES			
OUTLET	1.54	1.87	2.23

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD5	1.54 11.99	1.87 11.98	2.23 11.99
REACHES			
OUTLET	1.54	1.87	2.23

CPC

VILLA SENDERO
QD5 DEVELOPED
SANTA FE County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD5	.97	0.159	83	Outlet	

Total Area: .97 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD5							
SHEET	100	0.0588	0.150				0.154
SHALLOW	54	0.0382	0.050				0.005
						Time of Concentration	.159

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD5	Open space; grass cover 50% to 75% (fair)	C	.58	79
	Paved parking lots, roofs, driveways	C	.02	98
	Paved; open ditches (w/right-of-way)	C	.23	92
	Herbaceous (fair)	C	.14	81
	Total Area / Weighted Curve Number		.97	83

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: VILLA SENDERO
SubTitle: QD6 DEVELOPED
State: New Mexico
County: SANTA FE
Filename: K:\BECKNER APARTMENTS FOR TEKIN\Drainage\TR55\QD6.w55

Date: 6/3/2021
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD6		Outlet	1.5	93	.19

Total area: 1.50 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD6	3.68	4.22	4.79
REACHES			
OUTLET	3.68	4.22	4.79

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD6	3.68 11.99	4.22 11.99	4.79 12.00
REACHES			
OUTLET	3.68	4.22	4.79

CPC

VILLA SENDERO
QD6 DEVELOPED
SANTA FE County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD6	1.50	0.190	93	Outlet	

Total Area: 1.50 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD6							
SHEET	100	0.0601	0.150				0.153
SHALLOW	29	0.0462	0.050				0.002
SHALLOW	352	0.0187	0.025				0.035
						Time of Concentration	.19

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD6	Open space; grass cover 50% to 75% (fair)	C	.43	79
	Paved parking lots, roofs, driveways	C	1.07	98
	Total Area / Weighted Curve Number		1.5	93

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: VILLA SENDERO
SubTitle: QD7 DEVELOPED
State: New Mexico
County: SANTA FE
Filename: K:\BECKNER APARTMENTS FOR TEKIN\Drainage\TR55\QD7.w55

Date: 6/3/2021
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD7		Outlet	1.99	90	.107

Total area: 1.99 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD7	4.88	5.70	6.55
REACHES			
OUTLET	4.88	5.70	6.55

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD7	4.88 11.94	5.70 11.93	6.55 11.94
REACHES			
OUTLET	4.88	5.70	6.55

CPC

VILLA SENDERO
QD7 DEVELOPED
SANTA FE County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD7	1.99	0.107	90	Outlet	

Total Area: 1.99 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD7							
SHEET	57	0.0100	0.011				0.025
SHALLOW	598	0.0157	0.050				0.082
						Time of Concentration	.107

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD7	Open space; grass cover 50% to 75% (fair)	C	.83	79
	Paved parking lots, roofs, driveways	C	1.16	98
	Total Area / Weighted Curve Number		1.99	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: VILLA SENDERO
SubTitle: QD8 DEVELOPED
State: New Mexico
County: SANTA FE
Filename: K:\BECKNER APARTMENTS FOR TEKIN\Drainage\TR55\QD8.w55

Date: 6/3/2021
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD8		Outlet	0.7	95	0.1

Total area: .70 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD8	2.11	2.40	2.70
REACHES			
OUTLET	2.11	2.40	2.70

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD8	2.11 11.93	2.40 11.93	2.70 11.93
REACHES			
OUTLET	2.11	2.40	2.70

CPC

VILLA SENDERO
QD8 DEVELOPED
SANTA FE County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD8	.70	0.100	95	Outlet	

Total Area: .70 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD8							
SHEET	53	0.0100	0.011				0.023
SHALLOW	28	0.0639	0.050				0.002
SHALLOW	231	0.0126	0.025				0.028
						Time of Concentration	0.1

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD8	Open space; grass cover 50% to 75% (fair)	C	.12	79
	Paved parking lots, roofs, driveways	C	.58	98
	Total Area / Weighted Curve Number		.7	95

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: VILLA SENDERO
SubTitle: QD9 DEVELOPED
State: New Mexico
County: SANTA FE
Filename: K:\BECKNER APARTMENTS FOR TEKIN\Drainage\TR55\QD9.w55

Date: 6/3/2021
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD9		Outlet	0.44	91	0.1

Total area: .44 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD9	1.15	1.33	1.52
REACHES			
OUTLET	1.15	1.33	1.52

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD9	1.15	1.33	1.52
	11.93	11.93	11.93
REACHES			
OUTLET	1.15	1.33	1.52

CPC

VILLA SENDERO
QD9 DEVELOPED
SANTA FE County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD9	.44	0.100	91	Outlet	

Total Area: .44 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD9							
SHEET	61	0.0200	0.011				0.020
SHALLOW	106	0.0287	0.025				0.009
						Time of Concentration	0.1

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD9	Open space; grass cover 50% to 75% (fair)	C	.16	79
	Paved parking lots, roofs, driveways	C	.28	98
	Total Area / Weighted Curve Number		.44	91

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: VILLA SENDERO
SubTitle: QD10 DEVELOPED
State: New Mexico
County: SANTA FE
Filename: K:\BECKNER APARTMENTS FOR TEKIN\Drainage\TR55\QD10.w55

Date: 6/3/2021
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD10		Outlet	0.55	86	0.1

Total area: .55 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD10	1.13	1.35	1.58
REACHES			
OUTLET	1.13	1.35	1.58

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD10	1.13 11.93	1.35 11.93	1.58 11.93
REACHES			
OUTLET	1.13	1.35	1.58

CPC

VILLA SENDERO
QD10 DEVELOPED
SANTA FE County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD10	.55	0.100	86	Outlet	

Total Area: .55 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD10							
SHEET	34	0.0997	0.150				0.053
SHALLOW	222	0.0100	0.050				0.038
						Time of Concentration	0.1

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD10	Open space; grass cover 50% to 75% (fair)	C	.35	79
	Paved parking lots, roofs, driveways	C	.2	98
	Total Area / Weighted Curve Number		.55	86

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: VILLA SENDERO
SubTitle: QD11 DEVELOPED
State: New Mexico
County: SANTA FE
Filename: K:\BECKNER APARTMENTS FOR TEKIN\Drainage\TR55\QD11.w55

Date: 6/15/2021
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD11		Outlet	1.45	90	0.1

Total area: 1.45 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD11	3.61	4.21	4.84
REACHES			
OUTLET	3.61	4.21	4.84

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD11	3.61 11.93	4.21 11.93	4.84 11.93
REACHES			
OUTLET	3.61	4.21	4.84

CPC

VILLA SENDERO
QD11 DEVELOPED
SANTA FE County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD11	1.45	0.100	90	Outlet	

Total Area: 1.45 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD11							
SHEET	13	0.0177	0.011				0.006
SHALLOW	11	0.0509	0.050				0.001
SHALLOW	193	0.0088	0.025				0.028
						Time of Concentration	0.1

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD11	Open space; grass cover 50% to 75% (fair)	C	.49	79
	Paved parking lots, roofs, driveways	C	.77	98
	Paved; open ditches (w/right-of-way)	C	.04	92
	Herbaceous (fair)	C	.15	81
	Total Area / Weighted Curve Number		1.45	90

APPENDIX C

HYDRAFLOW HYDROGRAPHS

DRAINAGE CALCULATIONS

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existing.gpw

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Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	------	-------	2.181	-------	-------	-------	10.31	13.13	16.17	Q1
2	SCS Runoff	------	-------	0.249	-------	-------	-------	0.892	1.103	1.327	Q2
3	SCS Runoff	------	-------	0.495	-------	-------	-------	1.854	2.306	2.793	Q3
4	SCS Runoff	------	-------	2.679	-------	-------	-------	9.626	11.93	14.39	Q4
5	Reach	1	-------	1.727	-------	-------	-------	8.735	11.24	13.98	REACH Q1 THROUGH Q4
6	Combine	4, 5	-------	3.570	-------	-------	-------	15.78	20.06	24.69	Q4 with Q1
7	SCS Runoff	------	-------	0.600	-------	-------	-------	2.319	2.894	3.513	Q5
8	Reach	2	-------	0.126	-------	-------	-------	0.551	0.698	0.859	REACH Q2 THROUGH Q5
9	Combine	7, 8	-------	0.446	-------	-------	-------	1.777	2.224	2.704	Q5 with Q2
10	SCS Runoff	------	-------	0.283	-------	-------	-------	1.017	1.257	1.513	Q6
11	SCS Runoff	------	-------	0.345	-------	-------	-------	1.233	1.526	1.840	Q7
12	Combine	10, 11	-------	0.545	-------	-------	-------	2.013	2.502	3.026	Q7 with Q6

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

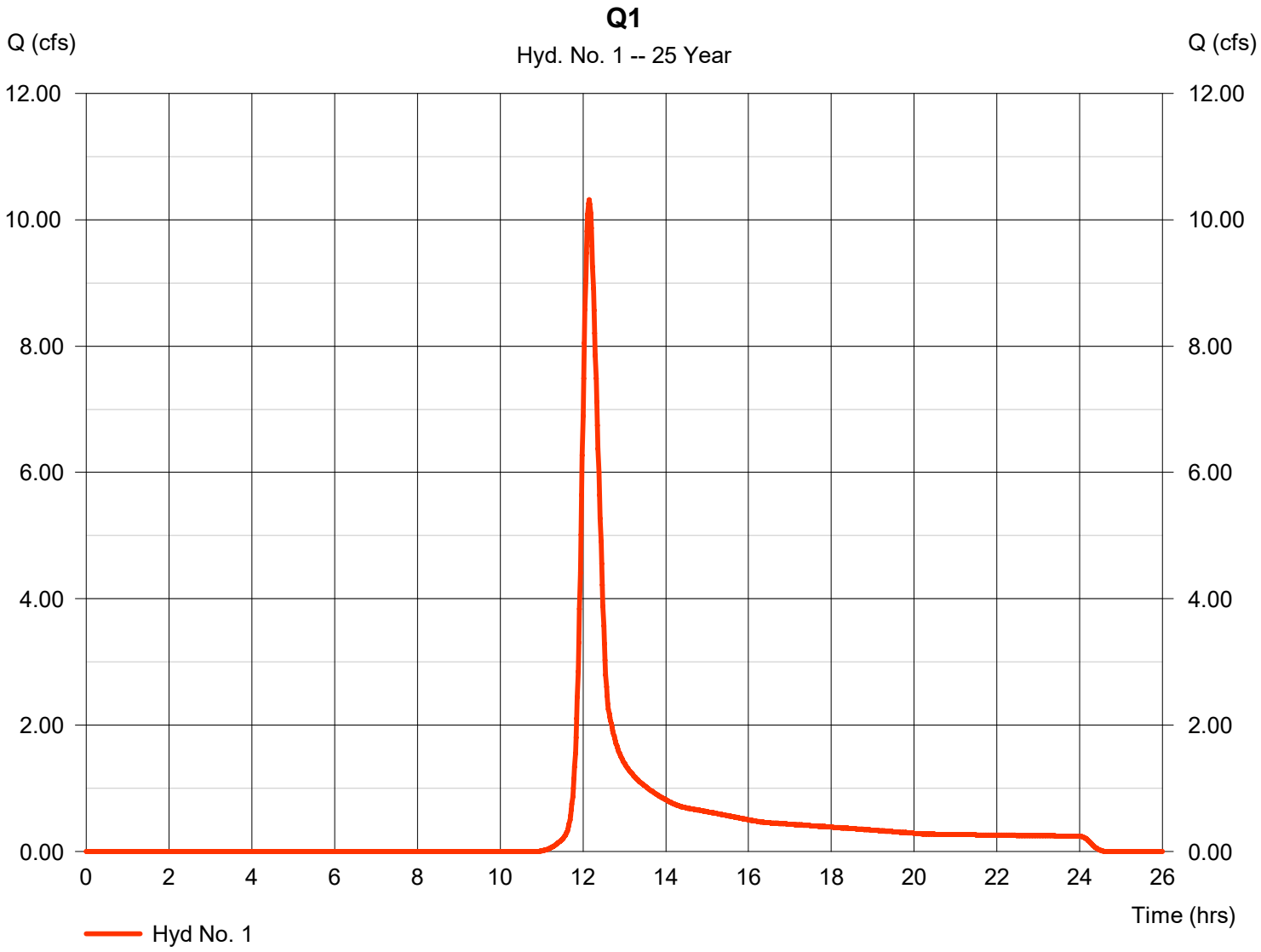
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	10.31	1	729	38,851	------	------	------	Q1
2	SCS Runoff	0.892	1	718	1,794	------	------	------	Q2
3	SCS Runoff	1.854	1	722	4,762	------	------	------	Q3
4	SCS Runoff	9.626	1	724	29,084	------	------	------	Q4
5	Reach	8.735	1	736	38,846	1	------	------	REACH Q1 THROUGH Q4
6	Combine	15.78	1	728	67,931	4, 5	------	------	Q4 with Q1
7	SCS Runoff	2.319	1	725	7,053	------	------	------	Q5
8	Reach	0.551	1	723	1,788	2	------	------	REACH Q2 THROUGH Q5
9	Combine	1.777	1	734	8,962	7, 8	------	------	Q5 with Q2
10	SCS Runoff	1.017	1	718	2,046	------	------	------	Q6
11	SCS Runoff	1.233	1	724	3,579	------	------	------	Q7
12	Combine	2.013	1	719	5,624	10, 11	------	------	Q7 with Q6

Hydrograph Report

Hyd. No. 1

Q1

Hydrograph type	=	SCS Runoff	Peak discharge	=	10.31 cfs
Storm frequency	=	25 yrs	Time to peak	=	12.15 hrs
Time interval	=	1 min	Hyd. volume	=	38,851 cuft
Drainage area	=	12.540 ac	Curve number	=	78
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	25.14 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

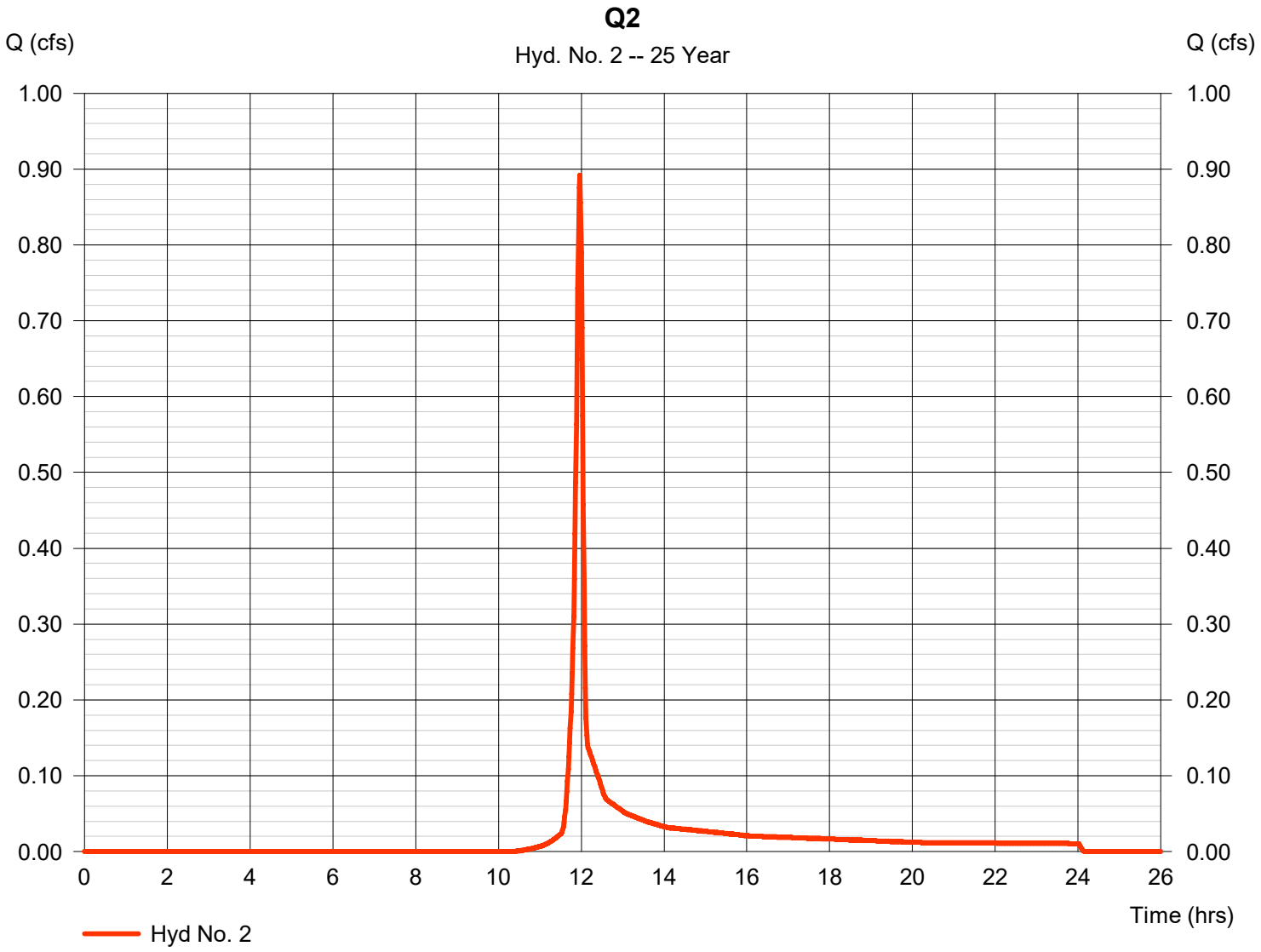


Hydrograph Report

Hyd. No. 2

Q2

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.892 cfs
Storm frequency	=	25 yrs	Time to peak	=	11.97 hrs
Time interval	=	1 min	Hyd. volume	=	1,794 cuft
Drainage area	=	0.500 ac	Curve number	=	80
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

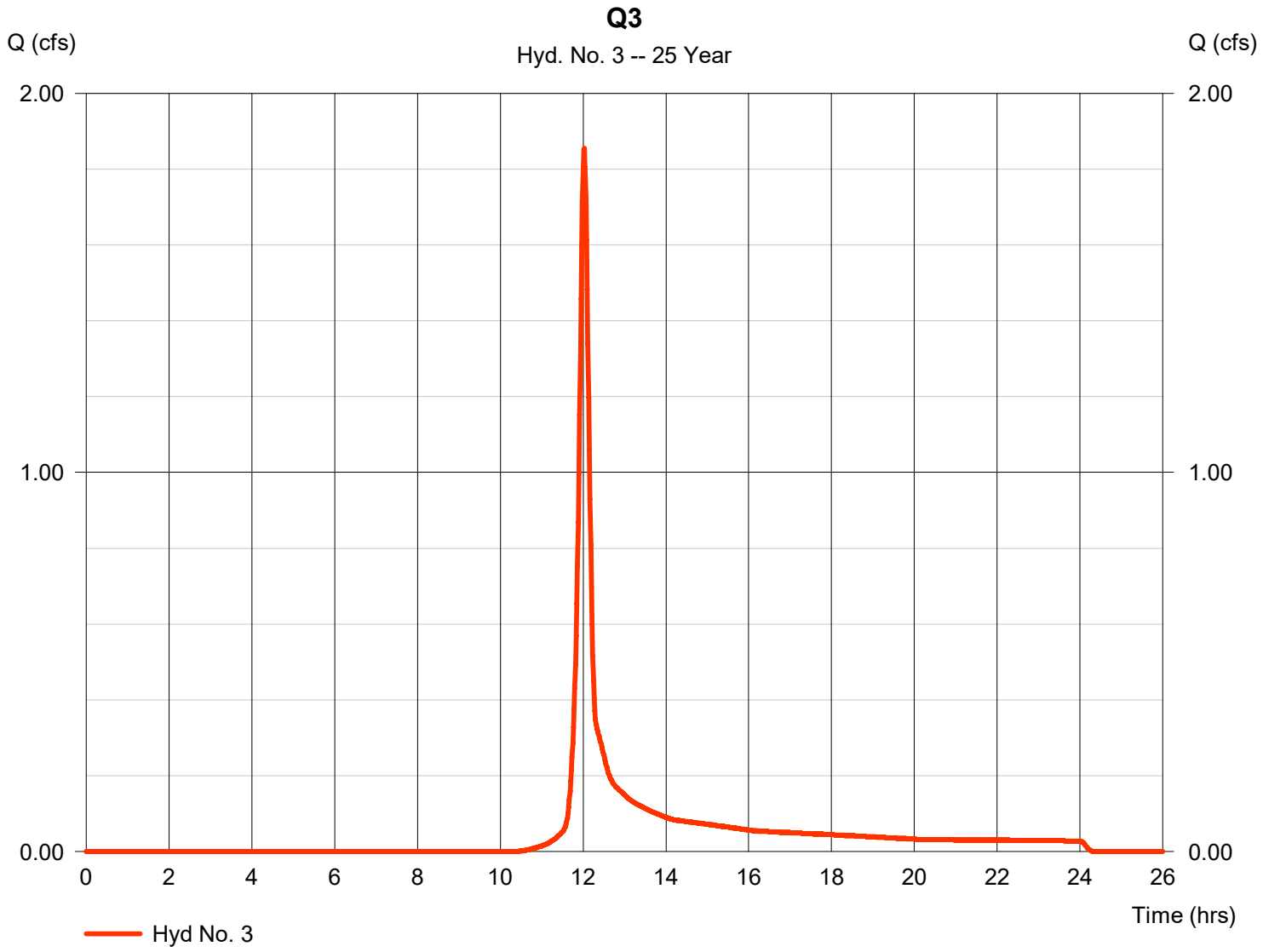


Hydrograph Report

Hyd. No. 3

Q3

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.854 cfs
Storm frequency	=	25 yrs	Time to peak	=	12.03 hrs
Time interval	=	1 min	Hyd. volume	=	4,762 cuft
Drainage area	=	1.390 ac	Curve number	=	80
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	13.02 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

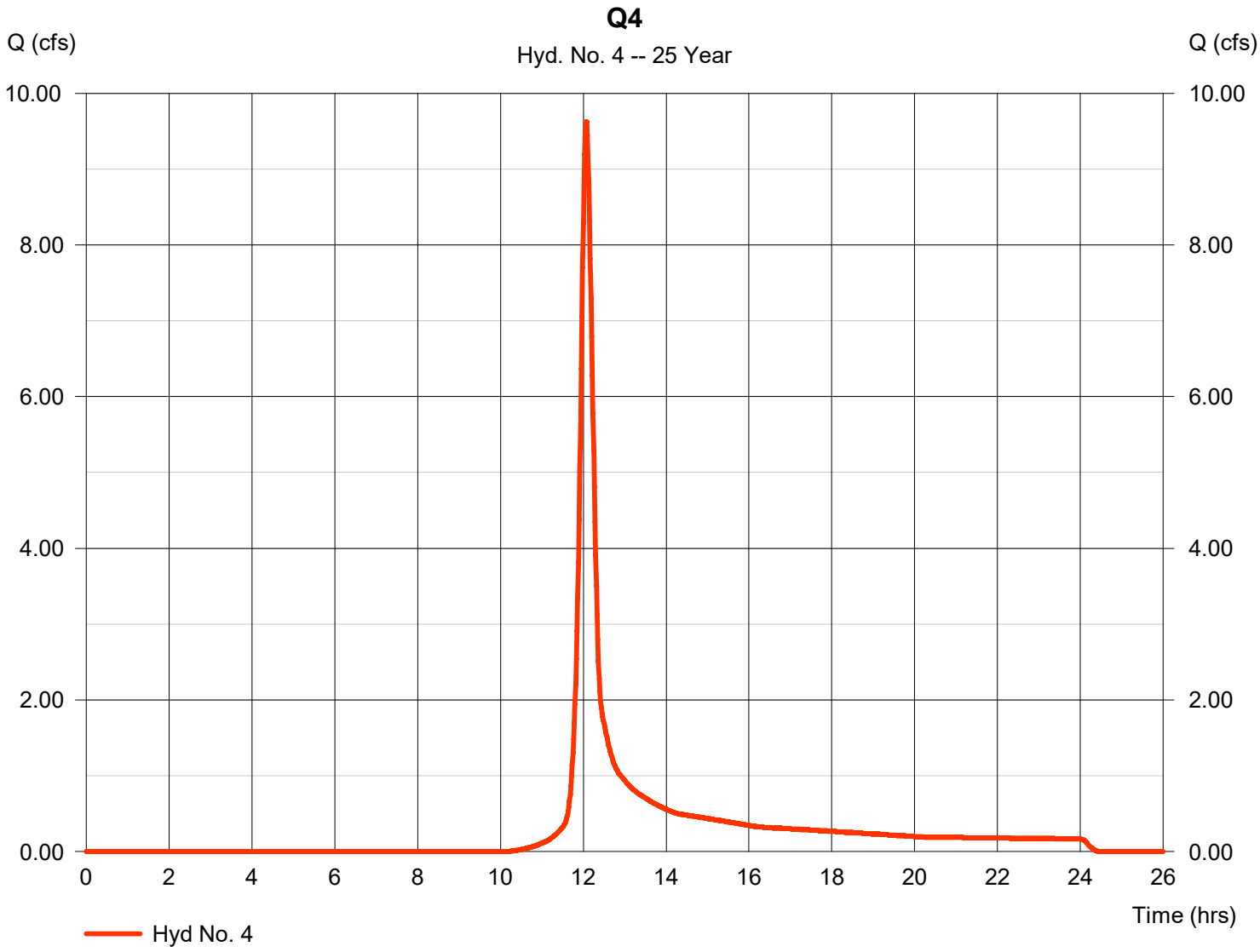


Hydrograph Report

Hyd. No. 4

Q4

Hydrograph type	=	SCS Runoff	Peak discharge	=	9.626 cfs
Storm frequency	=	25 yrs	Time to peak	=	12.07 hrs
Time interval	=	1 min	Hyd. volume	=	29,084 cuft
Drainage area	=	7.990 ac	Curve number	=	81
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	18.00 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



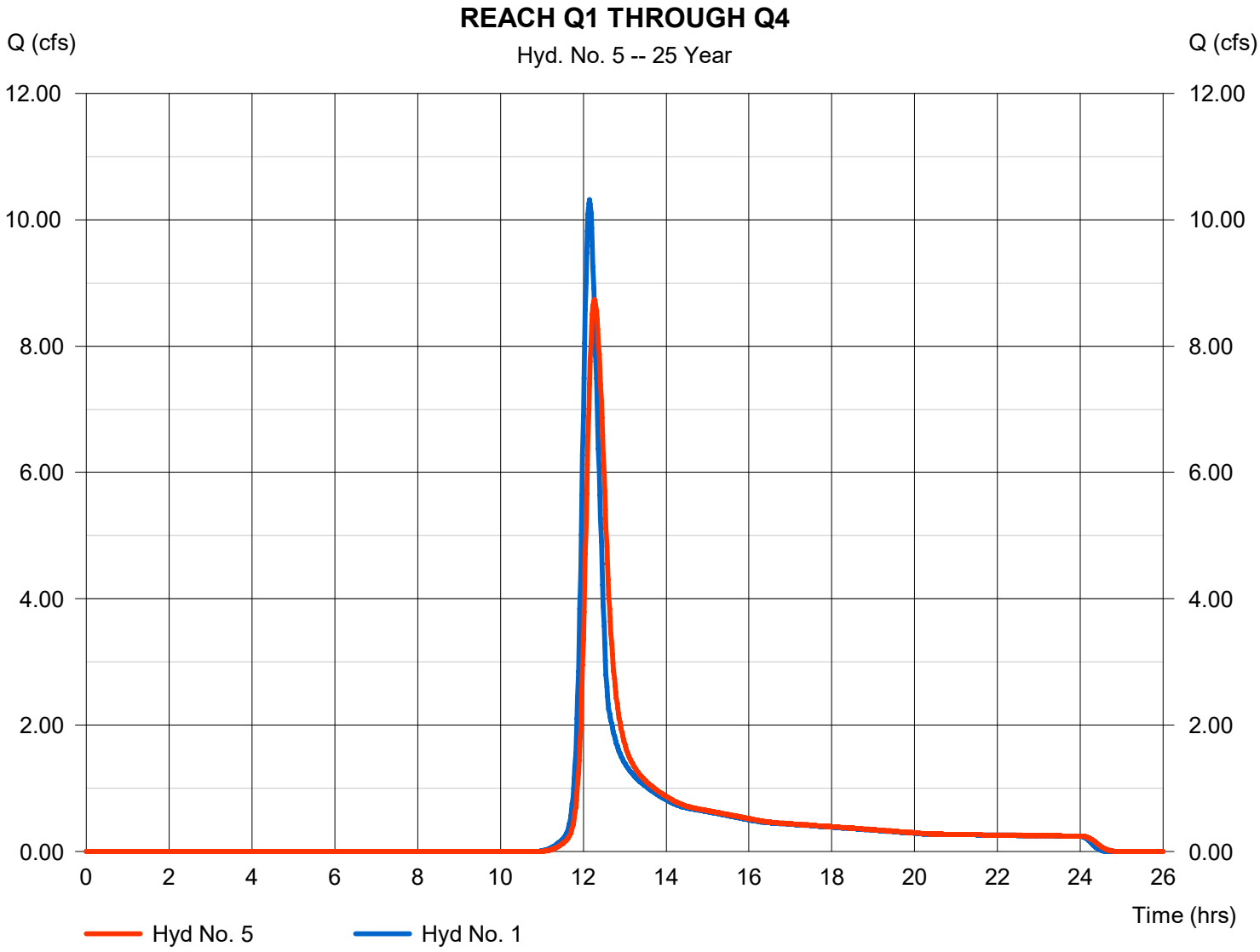
Hydrograph Report

Hyd. No. 5

REACH Q1 THROUGH Q4

Hydrograph type	= Reach	Peak discharge	= 8.735 cfs
Storm frequency	= 25 yrs	Time to peak	= 12.27 hrs
Time interval	= 1 min	Hyd. volume	= 38,846 cuft
Inflow hyd. No.	= 1 - Q1	Section type	= Trapezoidal
Reach length	= 700.0 ft	Channel slope	= 2.1 %
Manning's n	= 0.035	Bottom width	= 20.0 ft
Side slope	= 10.0:1	Max. depth	= 1.0 ft
Rating curve x	= 0.844	Rating curve m	= 1.196
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 0.1224

Modified Att-Kin routing method used.

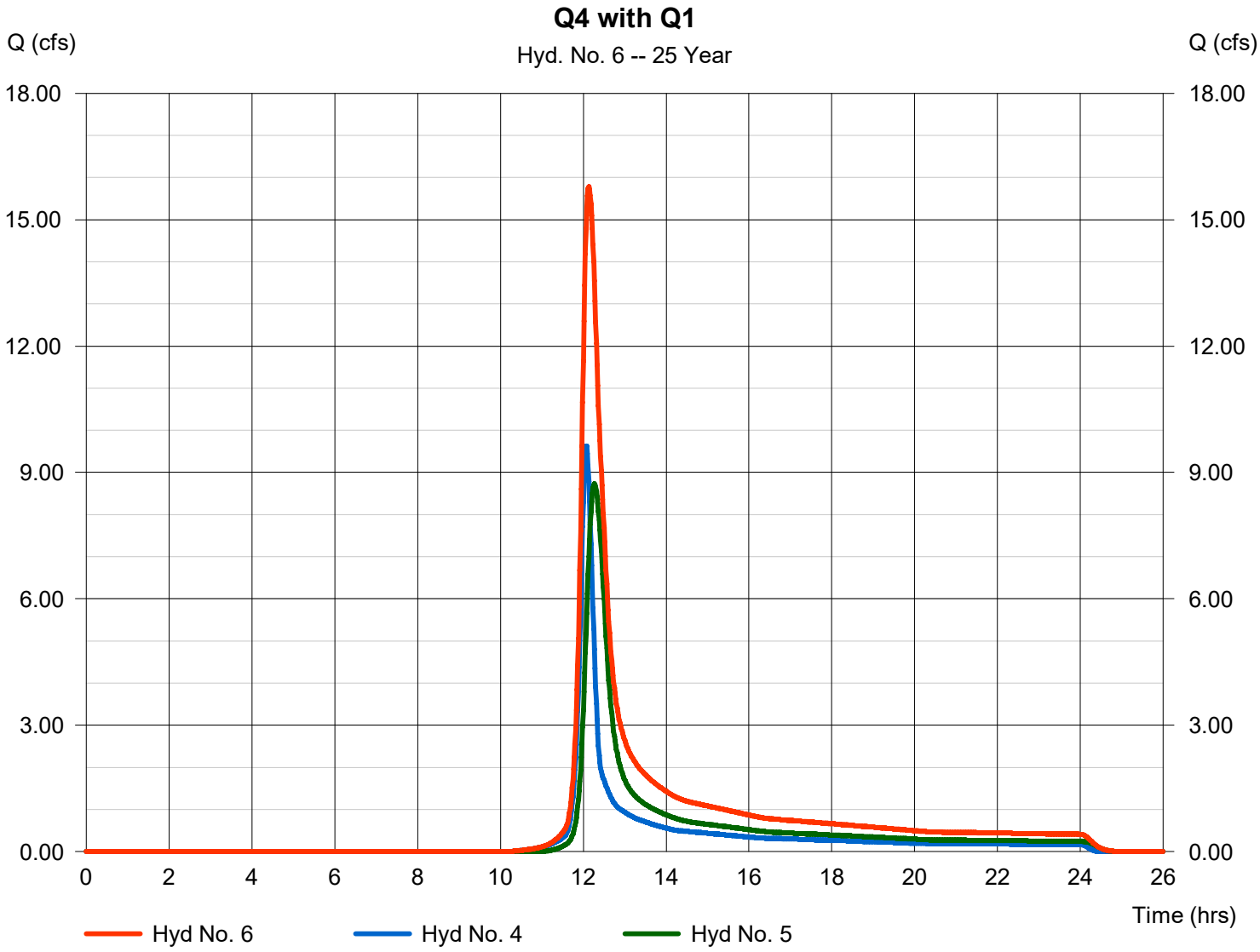


Hydrograph Report

Hyd. No. 6

Q4 with Q1

Hydrograph type	= Combine	Peak discharge	= 15.78 cfs
Storm frequency	= 25 yrs	Time to peak	= 12.13 hrs
Time interval	= 1 min	Hyd. volume	= 67,931 cuft
Inflow hyds.	= 4, 5	Contrib. drain. area	= 7.990 ac

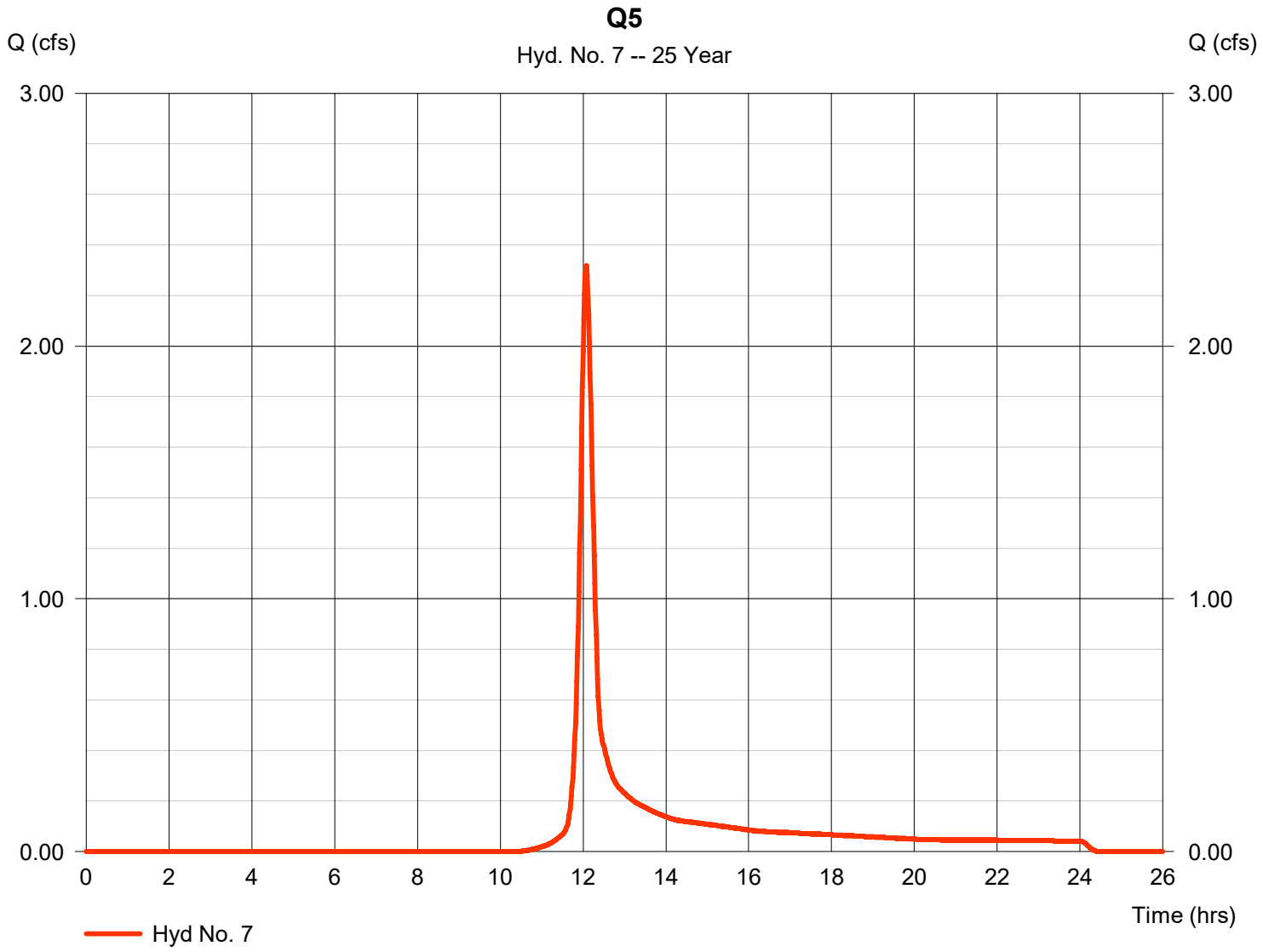


Hydrograph Report

Hyd. No. 7

Q5

Hydrograph type	= SCS Runoff	Peak discharge	= 2.319 cfs
Storm frequency	= 25 yrs	Time to peak	= 12.08 hrs
Time interval	= 1 min	Hyd. volume	= 7,053 cuft
Drainage area	= 2.050 ac	Curve number	= 80
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 17.16 min
Total precip.	= 2.60 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



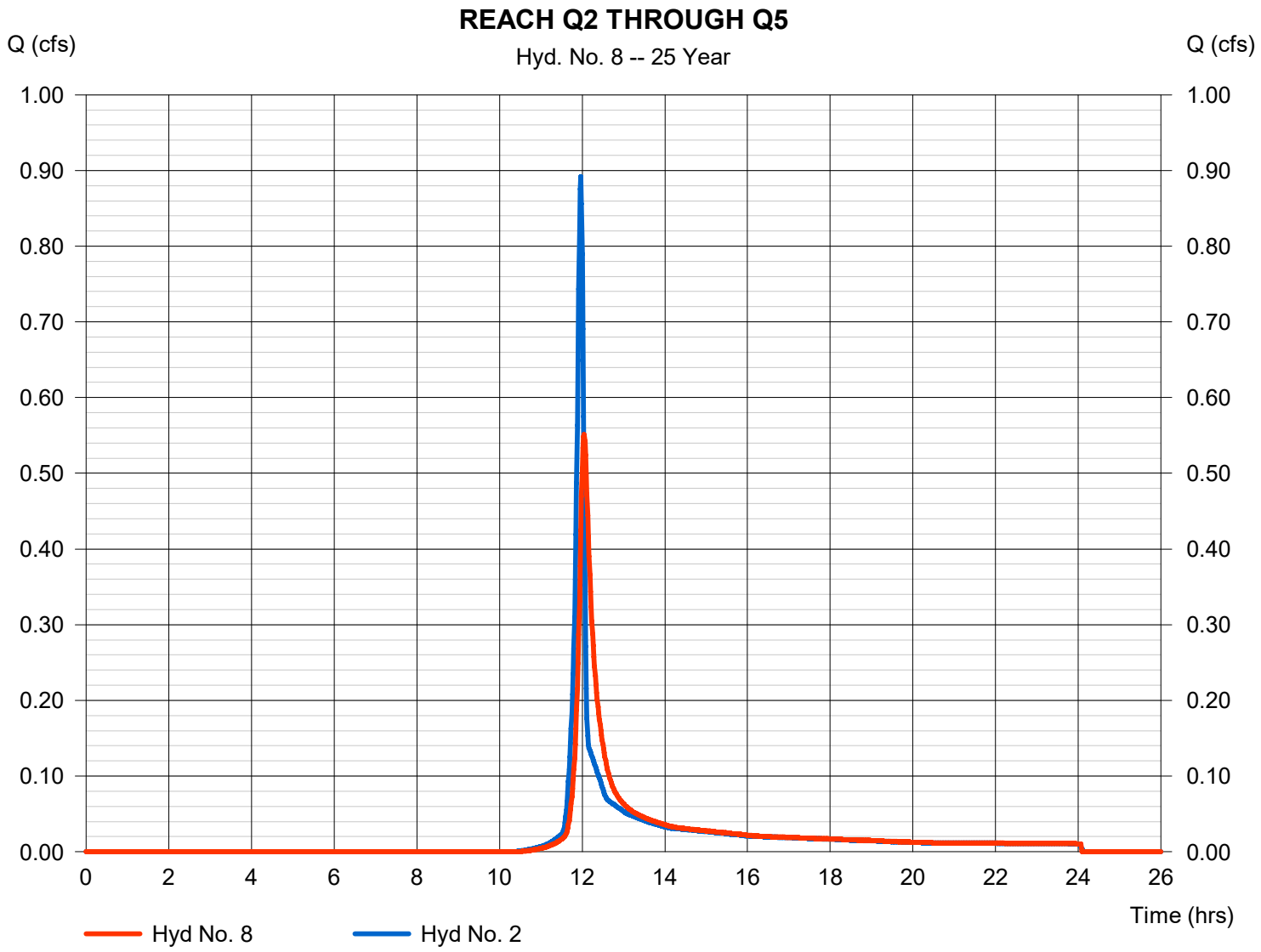
Hydrograph Report

Hyd. No. 8

REACH Q2 THROUGH Q5

Hydrograph type	= Reach	Peak discharge	= 0.551 cfs
Storm frequency	= 25 yrs	Time to peak	= 12.05 hrs
Time interval	= 1 min	Hyd. volume	= 1,788 cuft
Inflow hyd. No.	= 2 - Q2	Section type	= Trapezoidal
Reach length	= 635.0 ft	Channel slope	= 2.4 %
Manning's n	= 0.035	Bottom width	= 20.0 ft
Side slope	= 10.0:1	Max. depth	= 1.0 ft
Rating curve x	= 0.887	Rating curve m	= 1.196
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 0.0955

Modified Att-Kin routing method used.

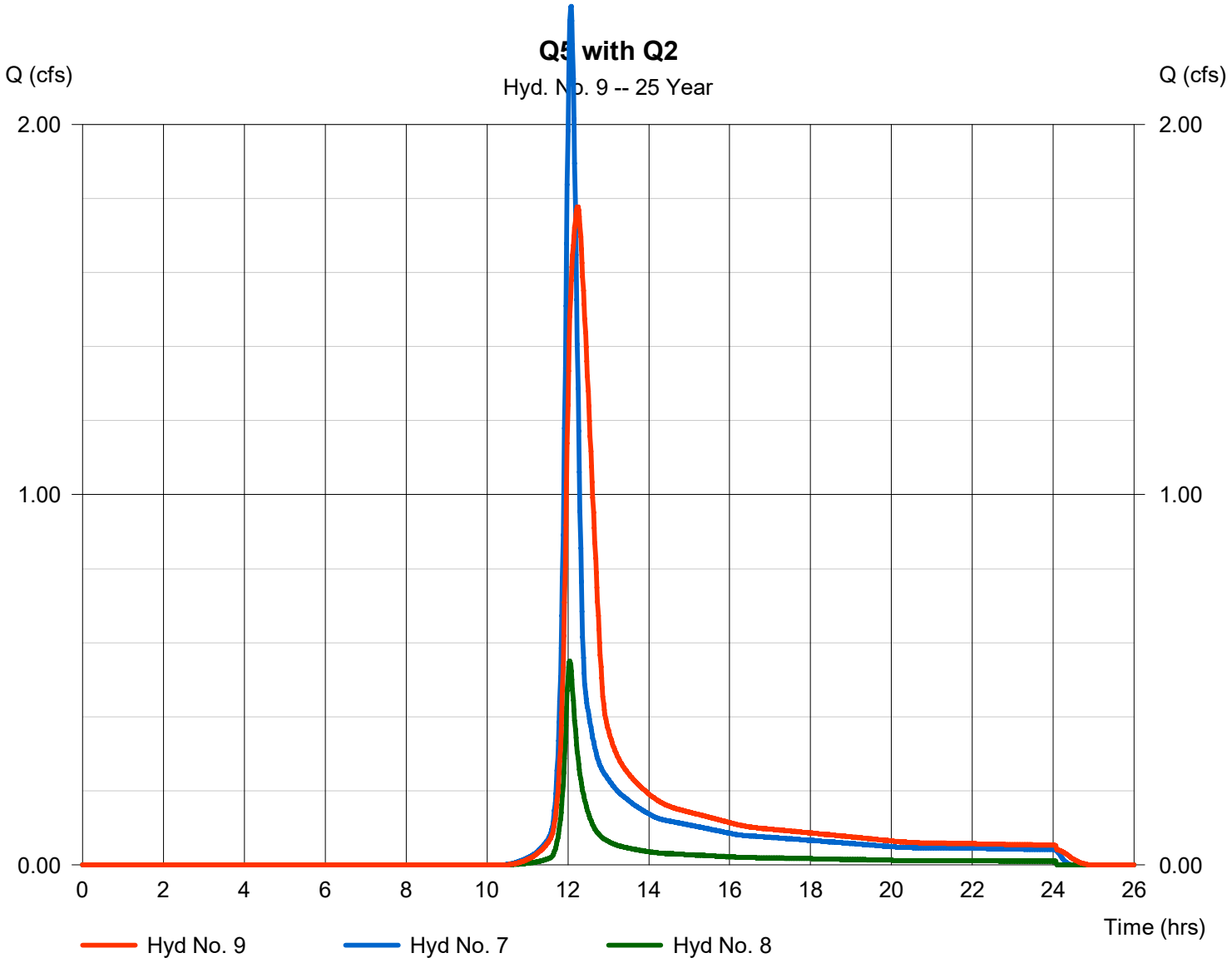


Hydrograph Report

Hyd. No. 9

Q5 with Q2

Hydrograph type	=	Combine	Peak discharge	=	1.777 cfs
Storm frequency	=	25 yrs	Time to peak	=	12.23 hrs
Time interval	=	1 min	Hyd. volume	=	8,962 cuft
Inflow hyds.	=	7, 8	Contrib. drain. area	=	2.050 ac

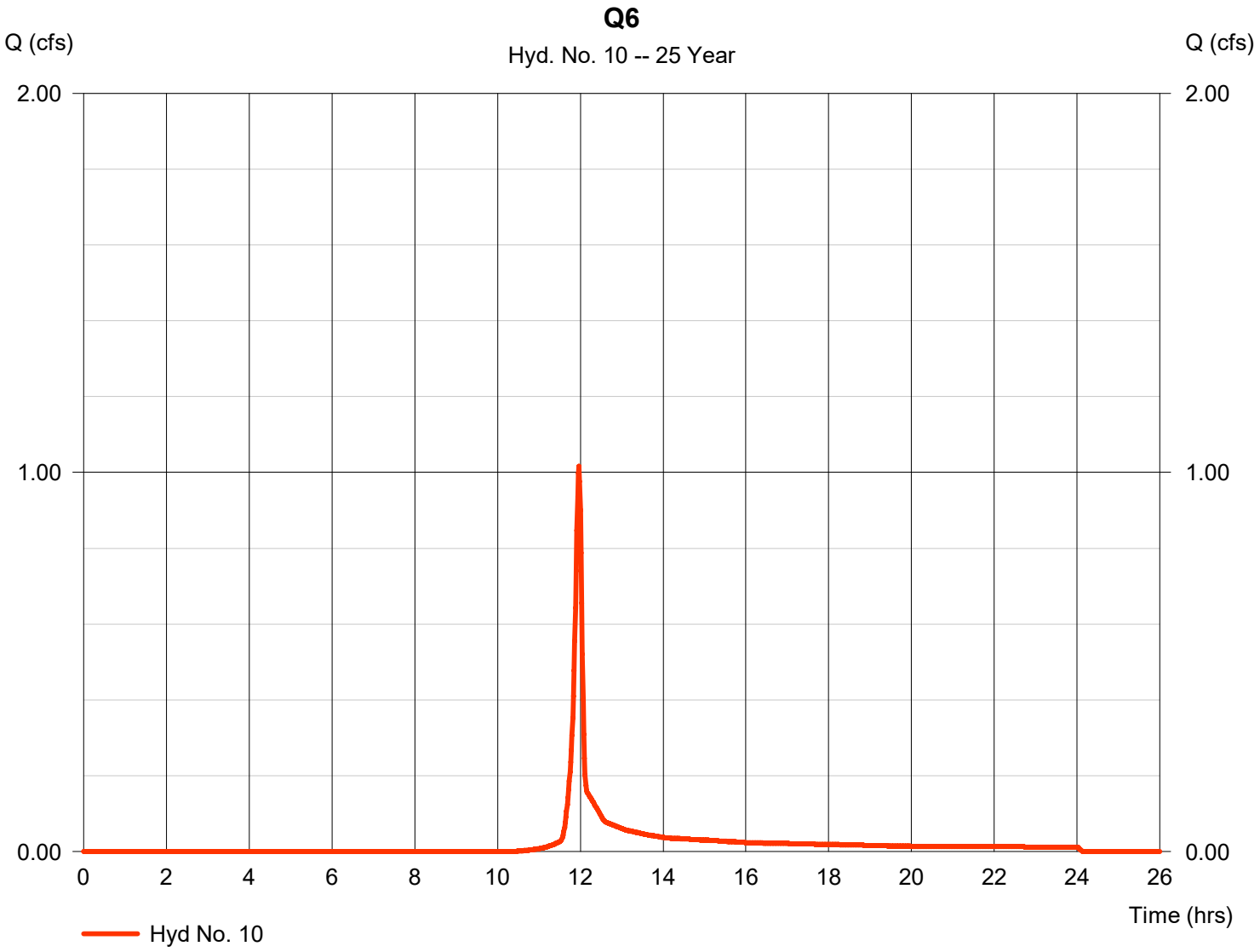


Hydrograph Report

Hyd. No. 10

Q6

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.017 cfs
Storm frequency	=	25 yrs	Time to peak	=	11.97 hrs
Time interval	=	1 min	Hyd. volume	=	2,046 cuft
Drainage area	=	0.570 ac	Curve number	=	80
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

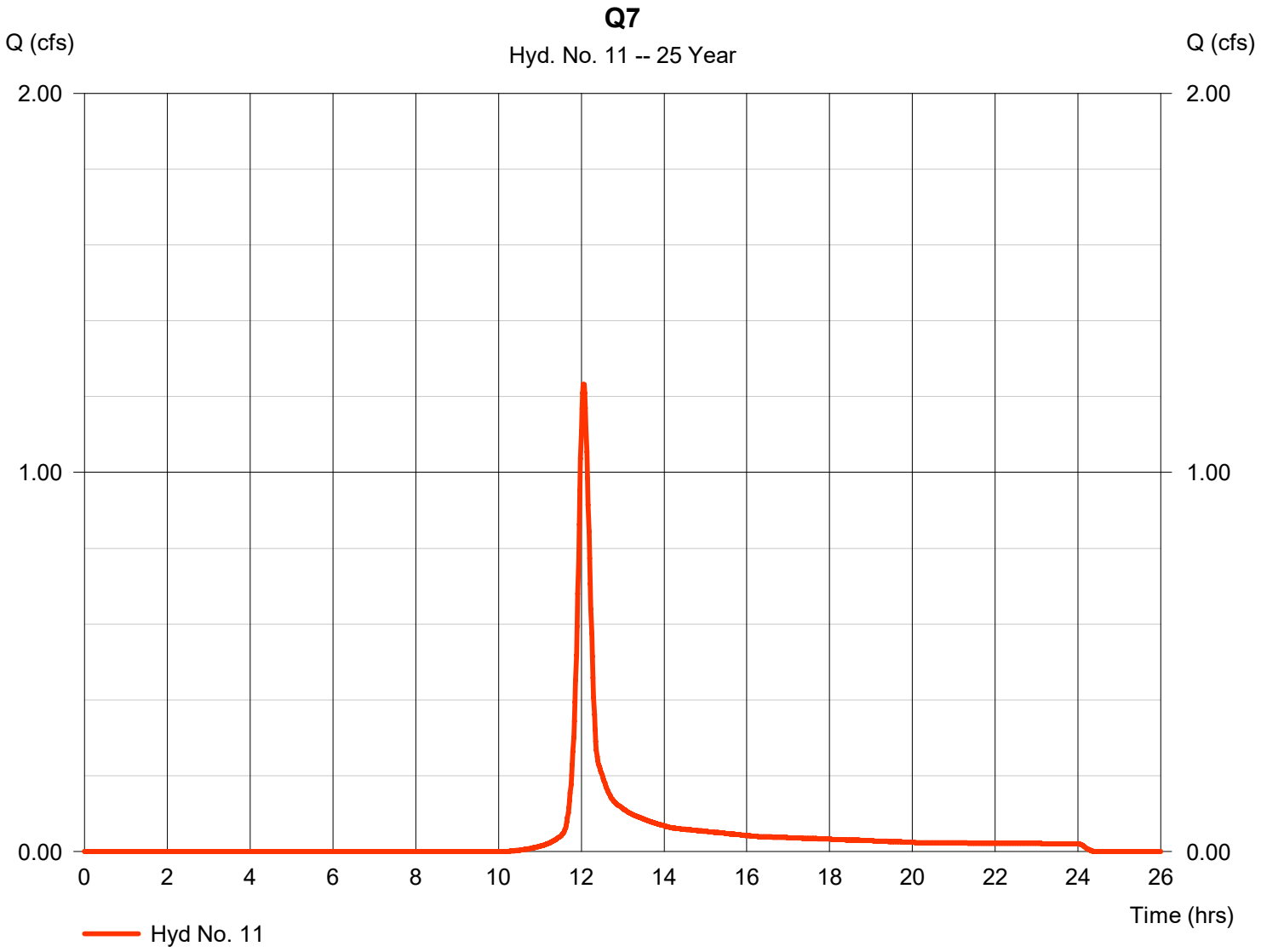


Hydrograph Report

Hyd. No. 11

Q7

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.233 cfs
Storm frequency	=	25 yrs	Time to peak	=	12.07 hrs
Time interval	=	1 min	Hyd. volume	=	3,579 cuft
Drainage area	=	0.960 ac	Curve number	=	81
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	15.78 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

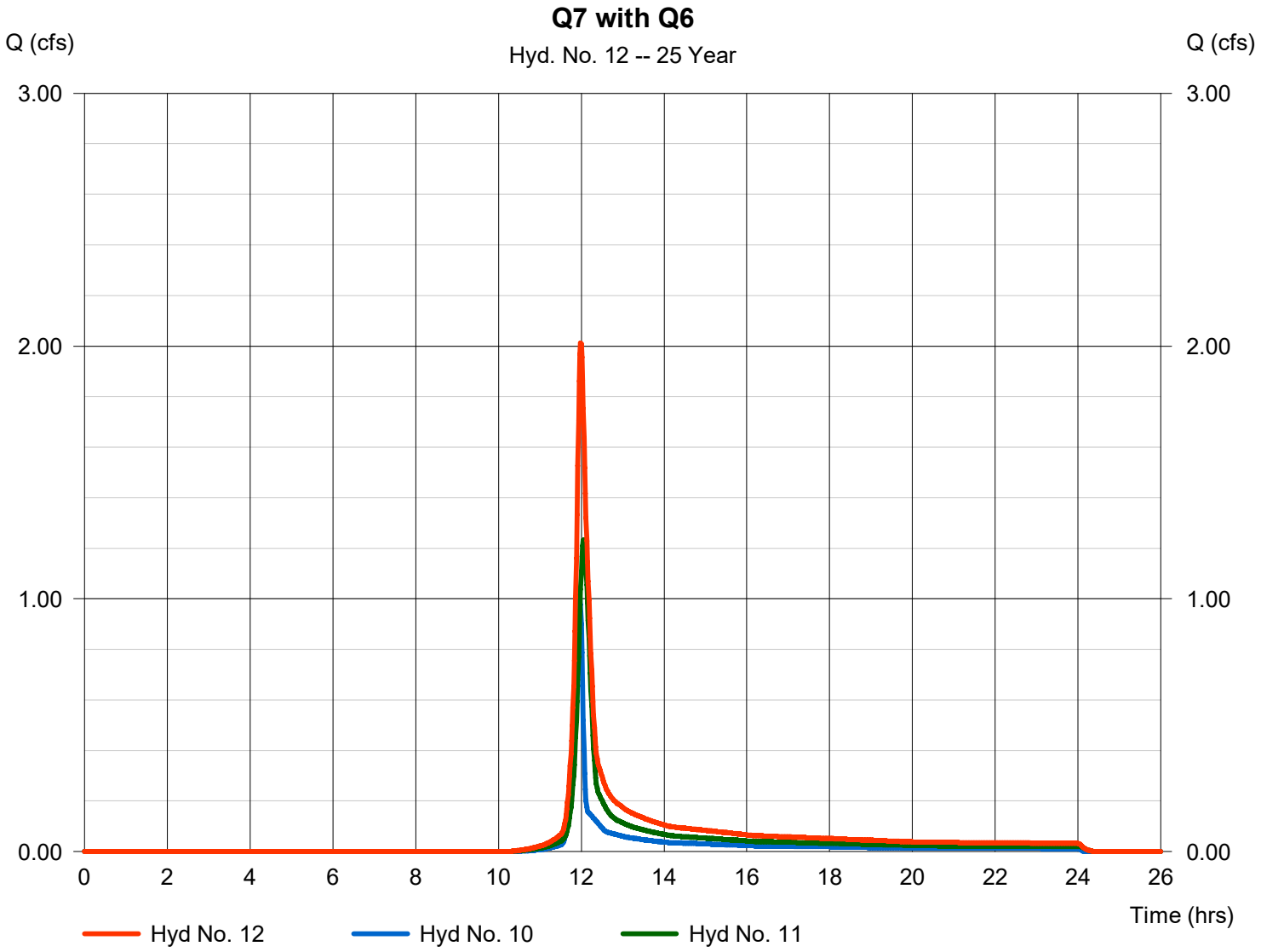


Hydrograph Report

Hyd. No. 12

Q7 with Q6

Hydrograph type	=	Combine	Peak discharge	=	2.013 cfs
Storm frequency	=	25 yrs	Time to peak	=	11.98 hrs
Time interval	=	1 min	Hyd. volume	=	5,624 cuft
Inflow hyds.	=	10, 11	Contrib. drain. area	=	1.530 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

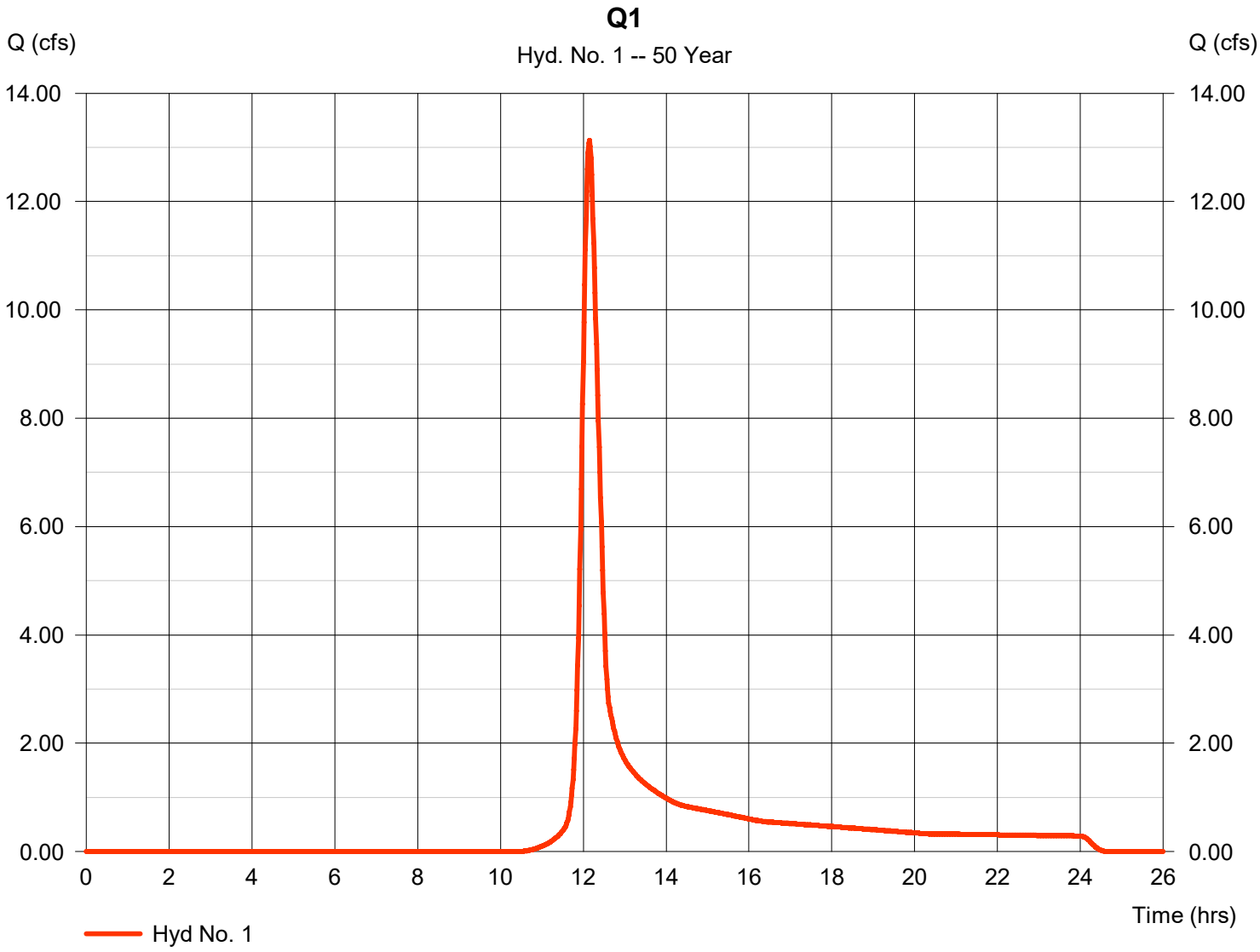
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	13.13	1	729	48,488	------	------	------	Q1
2	SCS Runoff	1.103	1	718	2,214	------	------	------	Q2
3	SCS Runoff	2.306	1	721	5,875	------	------	------	Q3
4	SCS Runoff	11.93	1	724	35,691	------	------	------	Q4
5	Reach	11.24	1	735	48,483	1	------	------	REACH Q1 THROUGH Q4
6	Combine	20.06	1	728	84,174	4, 5	------	------	Q4 with Q1
7	SCS Runoff	2.894	1	724	8,703	------	------	------	Q5
8	Reach	0.698	1	723	2,208	2	------	------	REACH Q2 THROUGH Q5
9	Combine	2.224	1	734	11,060	7, 8	------	------	Q5 with Q2
10	SCS Runoff	1.257	1	718	2,524	------	------	------	Q6
11	SCS Runoff	1.526	1	723	4,392	------	------	------	Q7
12	Combine	2.502	1	719	6,916	10, 11	------	------	Q7 with Q6

Hydrograph Report

Hyd. No. 1

Q1

Hydrograph type	= SCS Runoff	Peak discharge	= 13.13 cfs
Storm frequency	= 50 yrs	Time to peak	= 12.15 hrs
Time interval	= 1 min	Hyd. volume	= 48,488 cuft
Drainage area	= 12.540 ac	Curve number	= 78
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 25.14 min
Total precip.	= 2.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

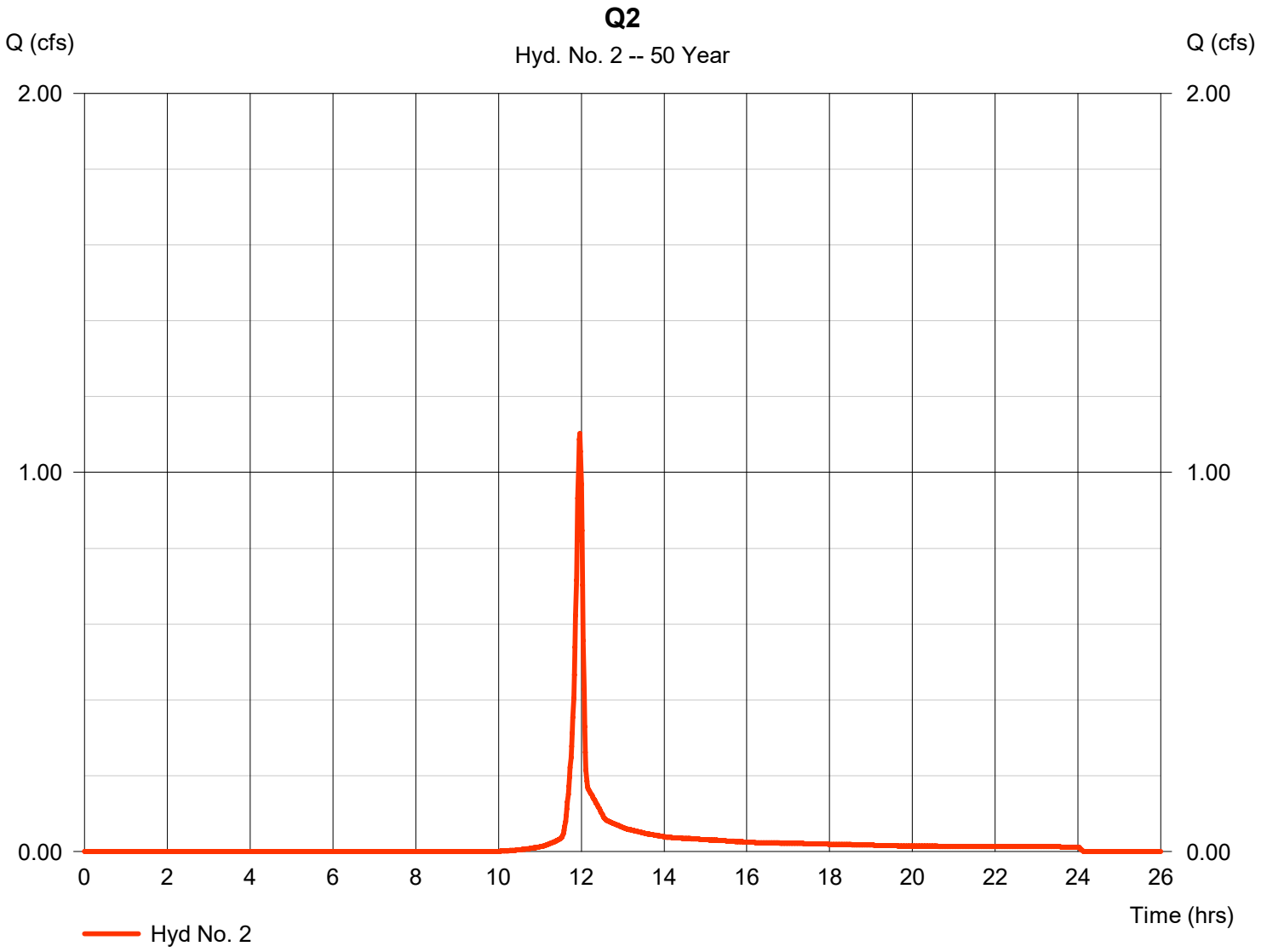


Hydrograph Report

Hyd. No. 2

Q2

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.103 cfs
Storm frequency	=	50 yrs	Time to peak	=	11.97 hrs
Time interval	=	1 min	Hyd. volume	=	2,214 cuft
Drainage area	=	0.500 ac	Curve number	=	80
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

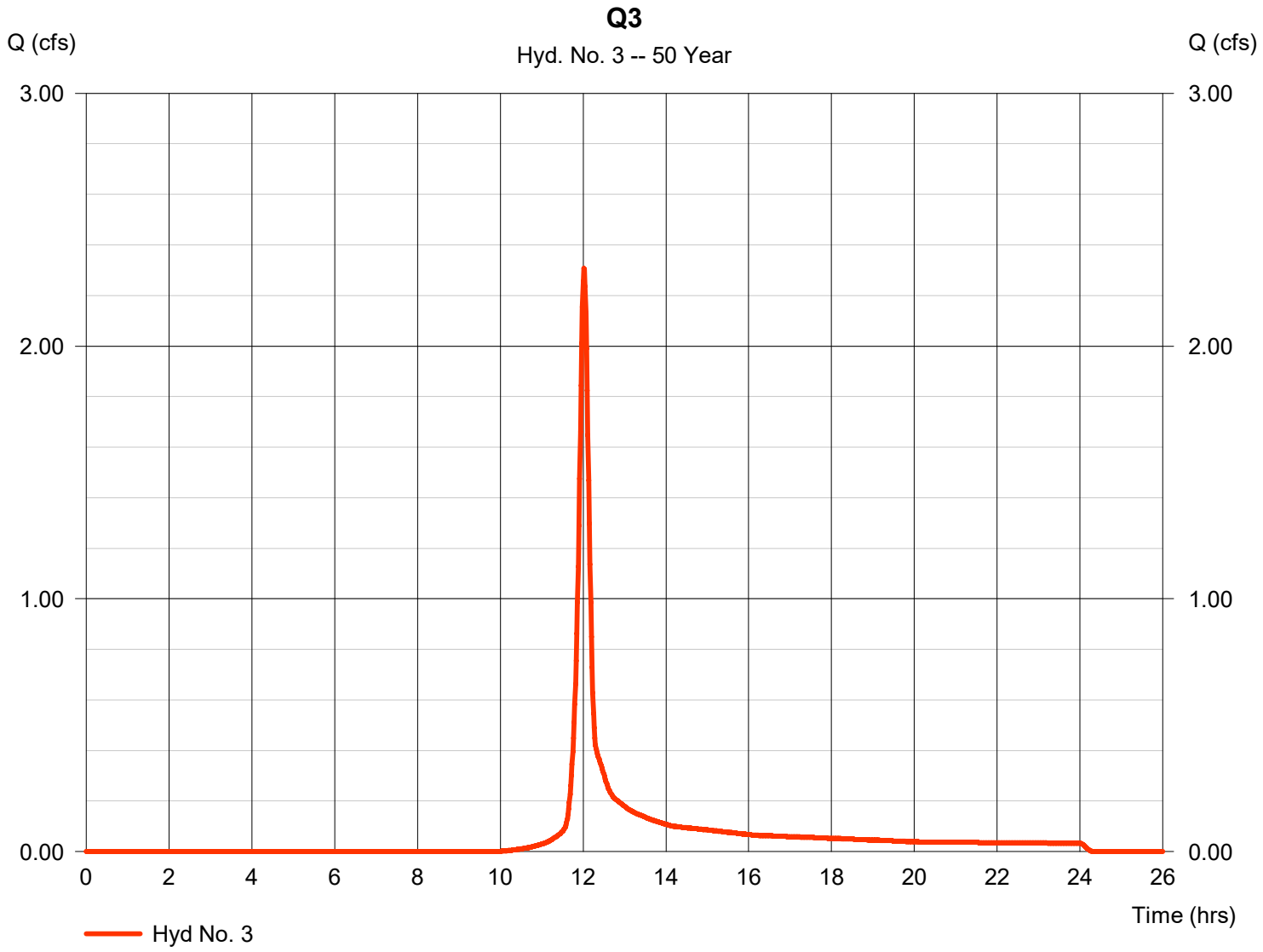


Hydrograph Report

Hyd. No. 3

Q3

Hydrograph type	= SCS Runoff	Peak discharge	= 2.306 cfs
Storm frequency	= 50 yrs	Time to peak	= 12.02 hrs
Time interval	= 1 min	Hyd. volume	= 5,875 cuft
Drainage area	= 1.390 ac	Curve number	= 80
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 13.02 min
Total precip.	= 2.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

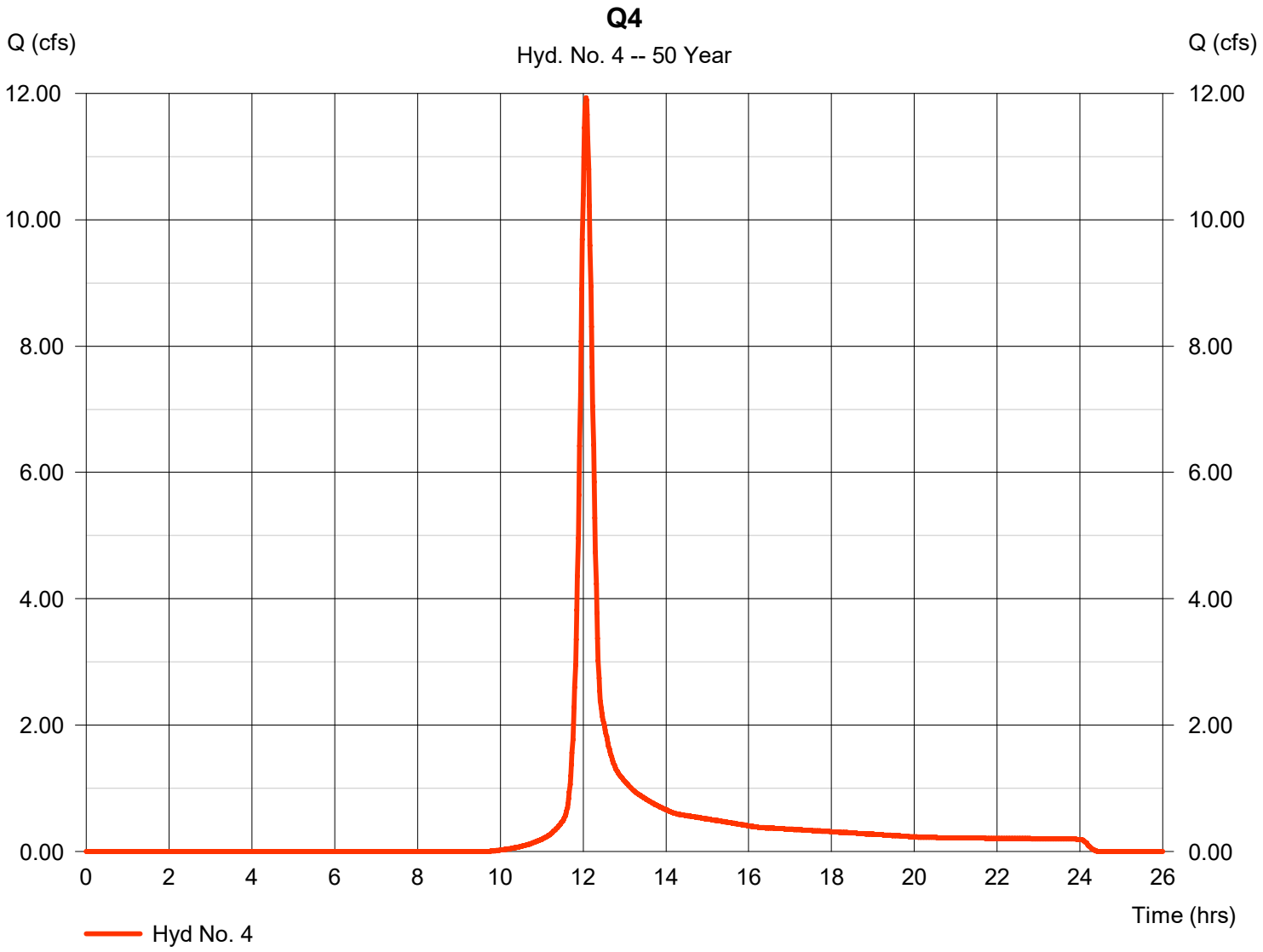


Hydrograph Report

Hyd. No. 4

Q4

Hydrograph type	= SCS Runoff	Peak discharge	= 11.93 cfs
Storm frequency	= 50 yrs	Time to peak	= 12.07 hrs
Time interval	= 1 min	Hyd. volume	= 35,691 cuft
Drainage area	= 7.990 ac	Curve number	= 81
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 18.00 min
Total precip.	= 2.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



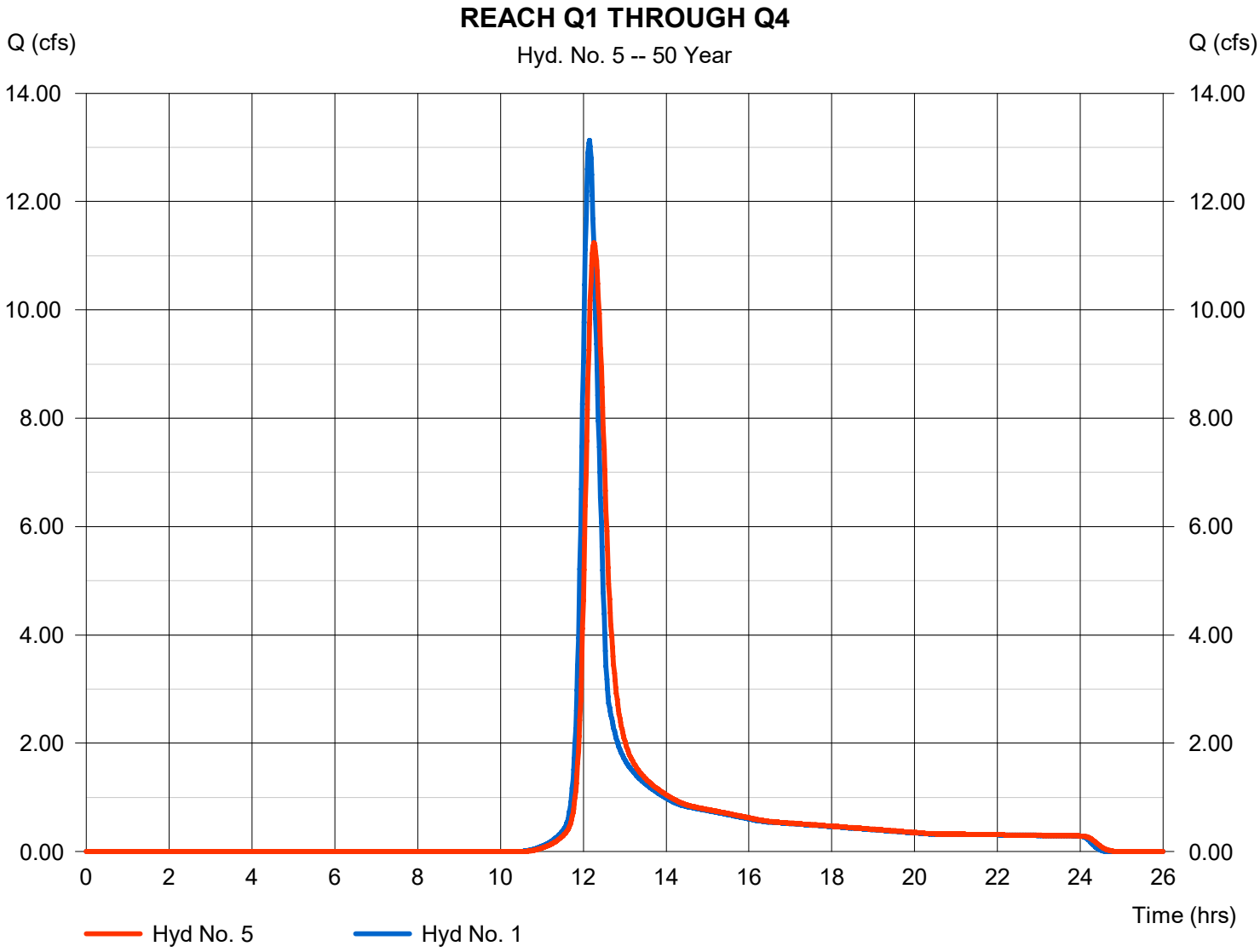
Hydrograph Report

Hyd. No. 5

REACH Q1 THROUGH Q4

Hydrograph type	= Reach	Peak discharge	= 11.24 cfs
Storm frequency	= 50 yrs	Time to peak	= 12.25 hrs
Time interval	= 1 min	Hyd. volume	= 48,483 cuft
Inflow hyd. No.	= 1 - Q1	Section type	= Trapezoidal
Reach length	= 700.0 ft	Channel slope	= 2.1 %
Manning's n	= 0.035	Bottom width	= 20.0 ft
Side slope	= 10.0:1	Max. depth	= 1.0 ft
Rating curve x	= 0.844	Rating curve m	= 1.196
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 0.1270

Modified Att-Kin routing method used.

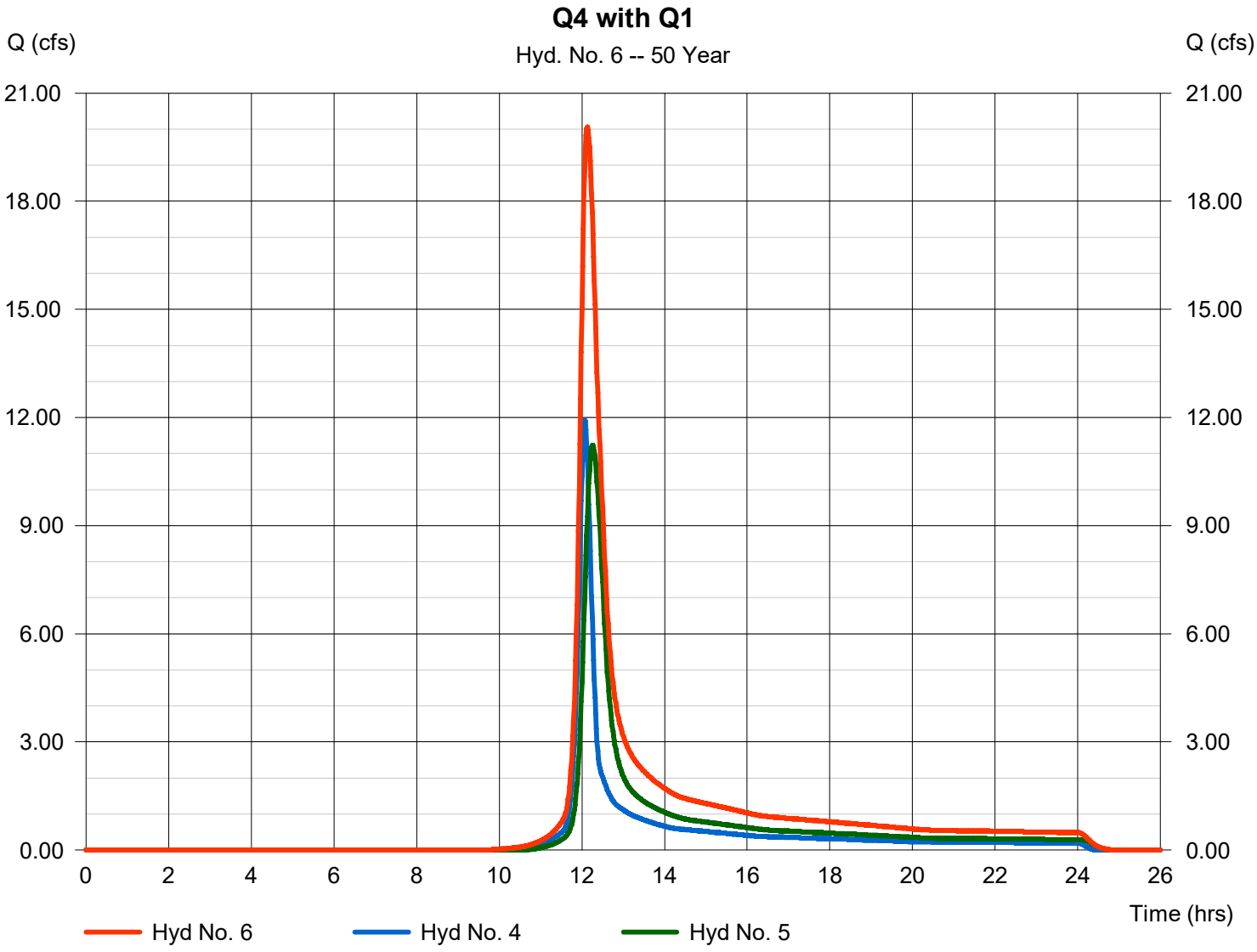


Hydrograph Report

Hyd. No. 6

Q4 with Q1

Hydrograph type	= Combine	Peak discharge	= 20.06 cfs
Storm frequency	= 50 yrs	Time to peak	= 12.13 hrs
Time interval	= 1 min	Hyd. volume	= 84,174 cuft
Inflow hyds.	= 4, 5	Contrib. drain. area	= 7.990 ac

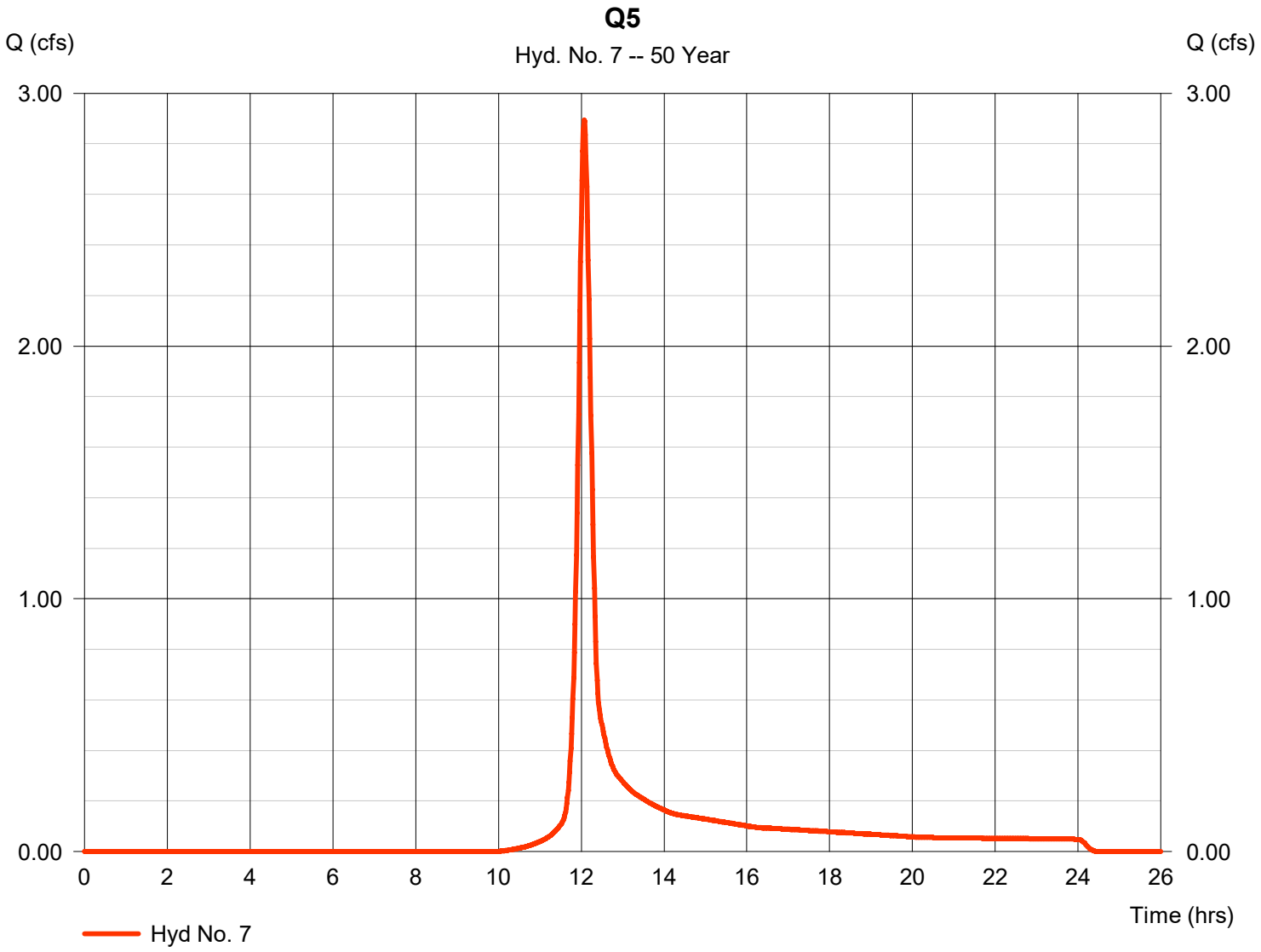


Hydrograph Report

Hyd. No. 7

Q5

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.894 cfs
Storm frequency	=	50 yrs	Time to peak	=	12.07 hrs
Time interval	=	1 min	Hyd. volume	=	8,703 cuft
Drainage area	=	2.050 ac	Curve number	=	80
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	17.16 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



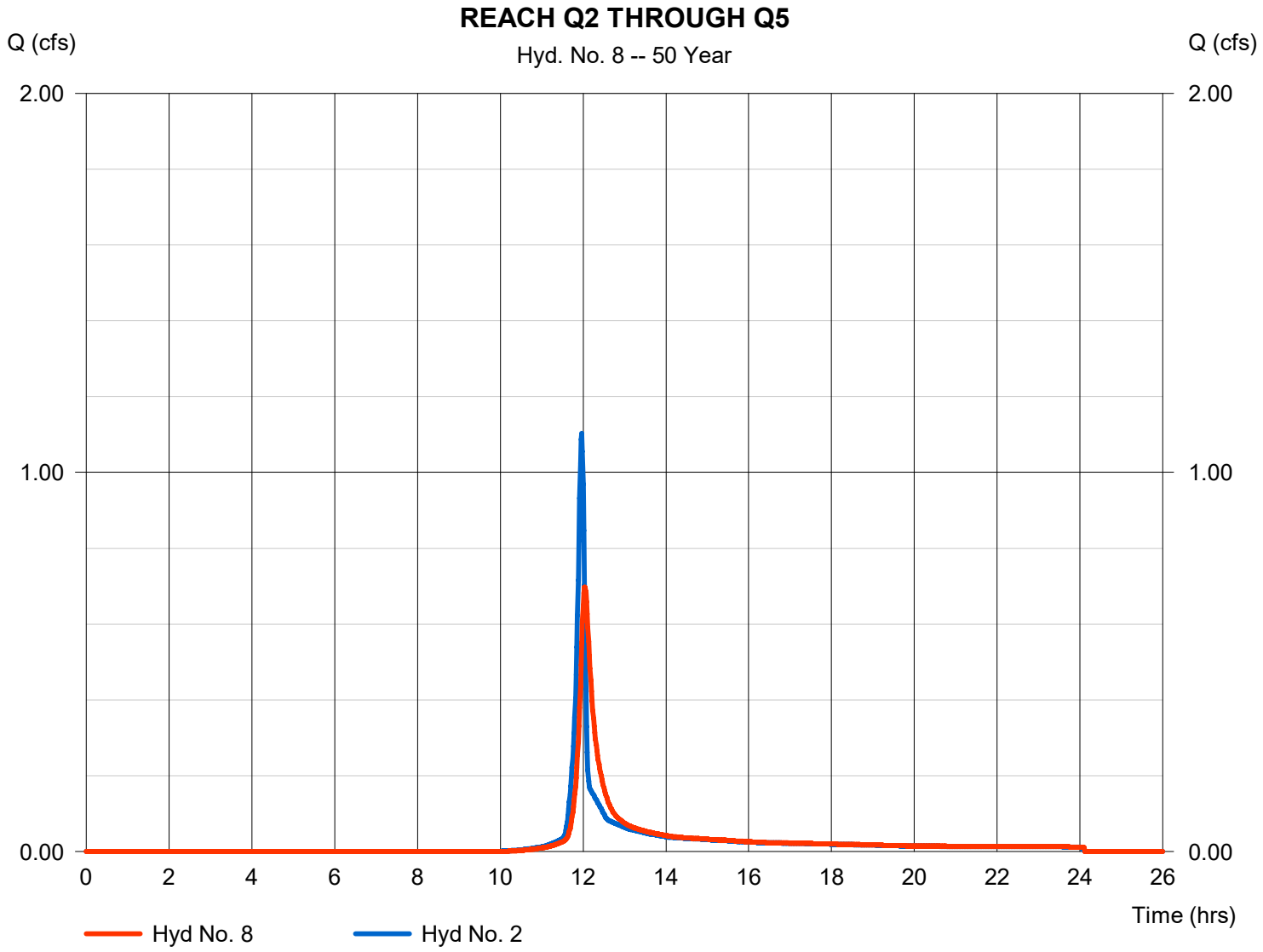
Hydrograph Report

Hyd. No. 8

REACH Q2 THROUGH Q5

Hydrograph type	= Reach	Peak discharge	= 0.698 cfs
Storm frequency	= 50 yrs	Time to peak	= 12.05 hrs
Time interval	= 1 min	Hyd. volume	= 2,208 cuft
Inflow hyd. No.	= 2 - Q2	Section type	= Trapezoidal
Reach length	= 635.0 ft	Channel slope	= 2.4 %
Manning's n	= 0.035	Bottom width	= 20.0 ft
Side slope	= 10.0:1	Max. depth	= 1.0 ft
Rating curve x	= 0.887	Rating curve m	= 1.196
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 0.0987

Modified Att-Kin routing method used.

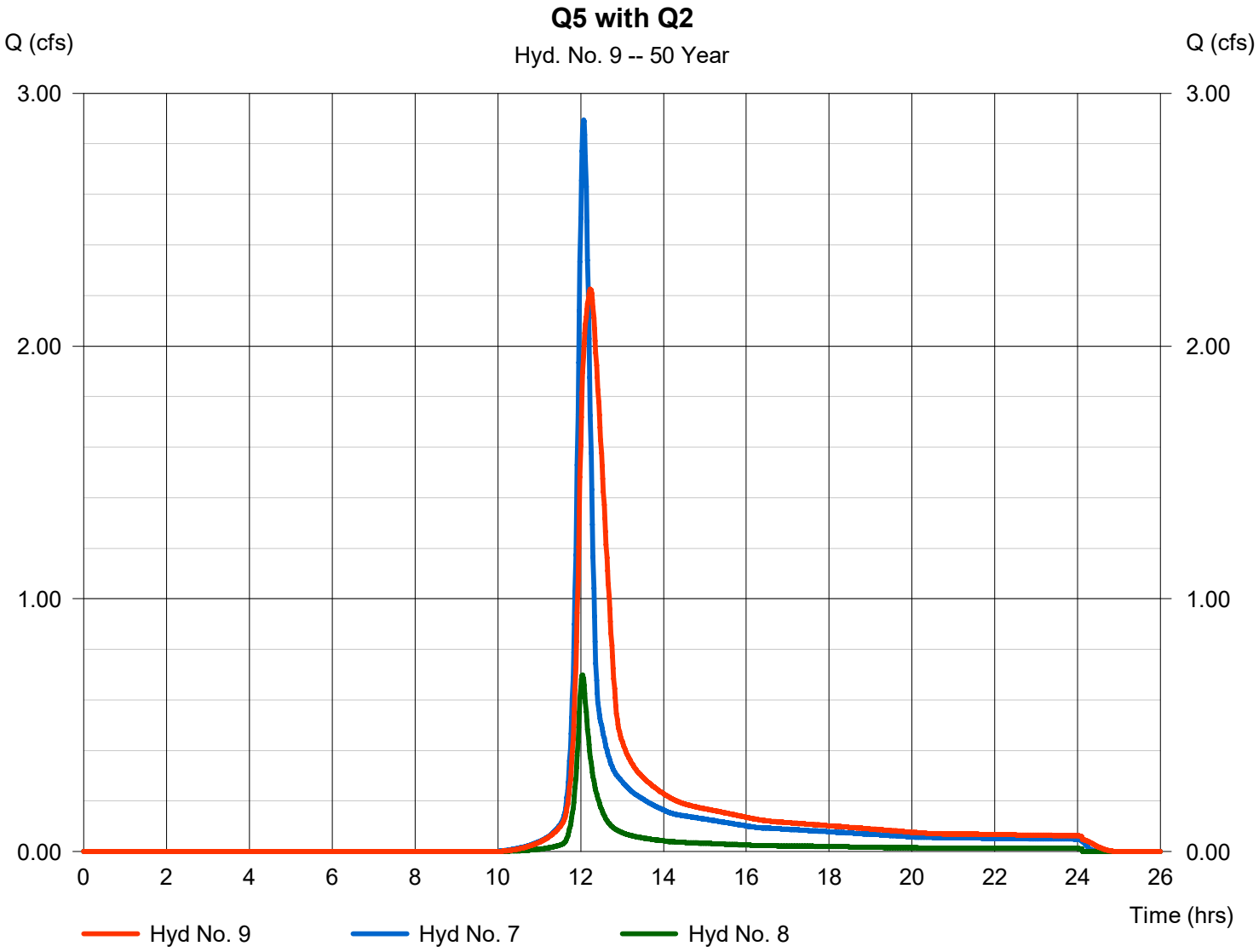


Hydrograph Report

Hyd. No. 9

Q5 with Q2

Hydrograph type	= Combine	Peak discharge	= 2.224 cfs
Storm frequency	= 50 yrs	Time to peak	= 12.23 hrs
Time interval	= 1 min	Hyd. volume	= 11,060 cuft
Inflow hyds.	= 7, 8	Contrib. drain. area	= 2.050 ac

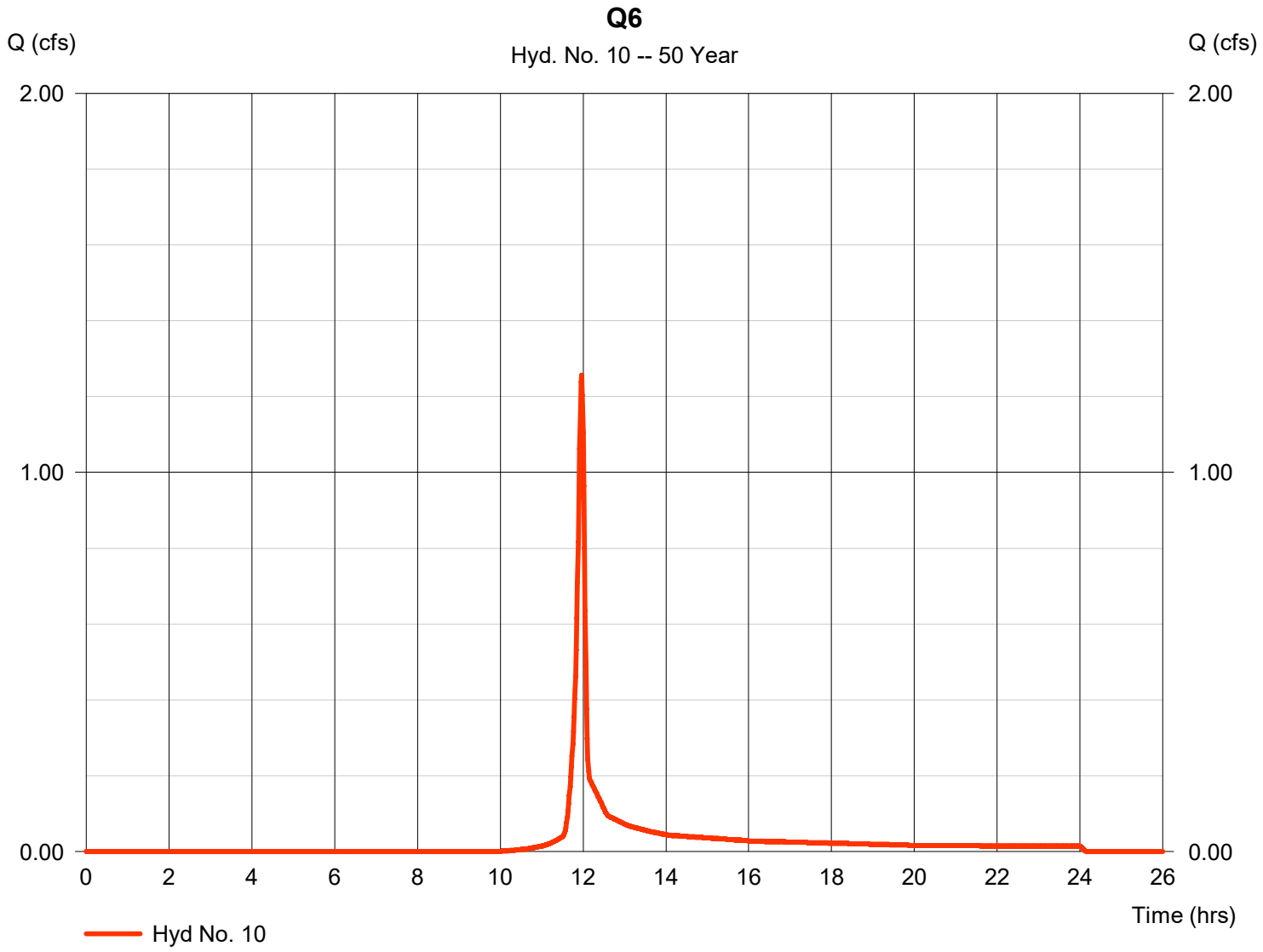


Hydrograph Report

Hyd. No. 10

Q6

Hydrograph type	= SCS Runoff	Peak discharge	= 1.257 cfs
Storm frequency	= 50 yrs	Time to peak	= 11.97 hrs
Time interval	= 1 min	Hyd. volume	= 2,524 cuft
Drainage area	= 0.570 ac	Curve number	= 80
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 2.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

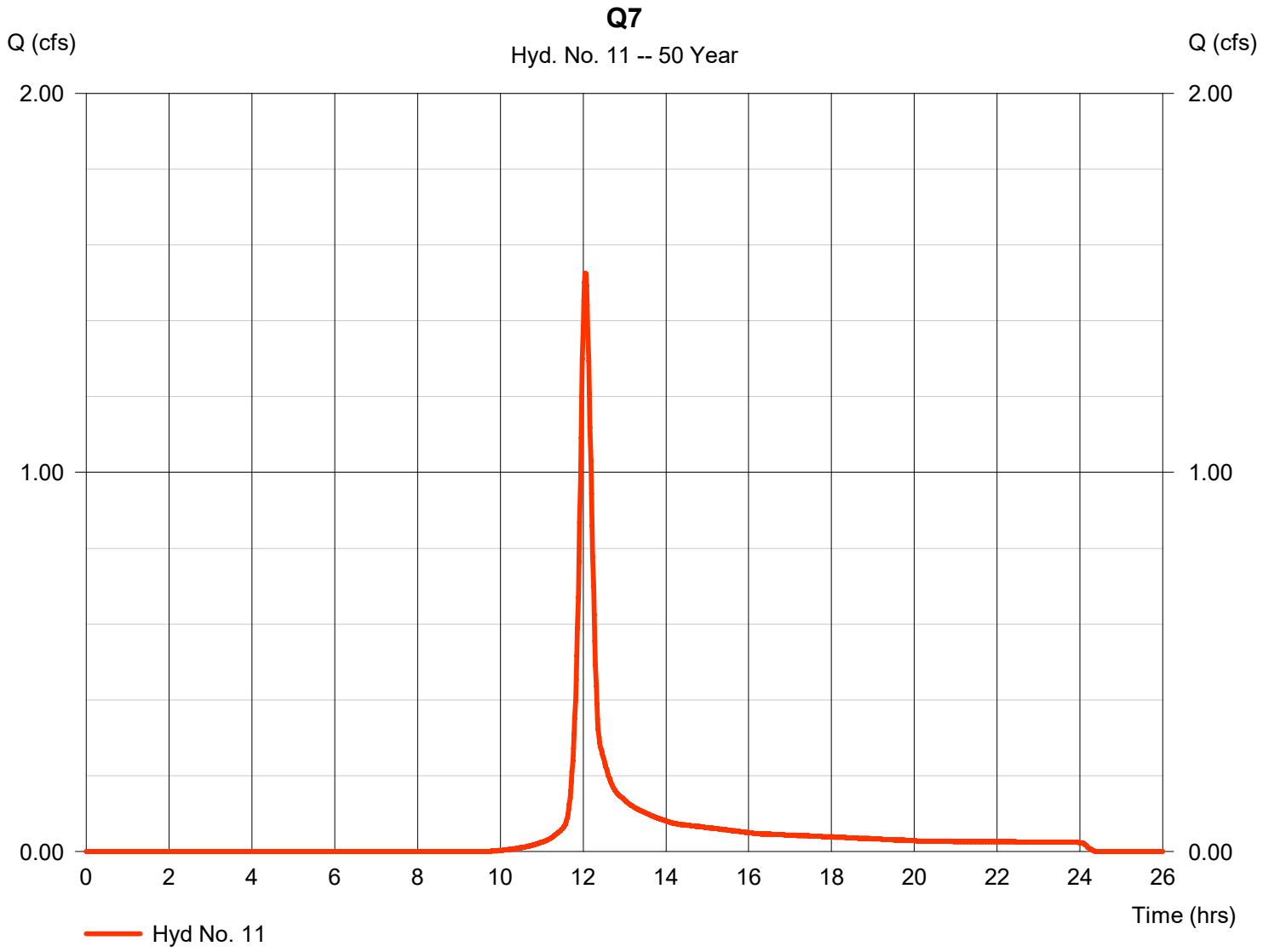


Hydrograph Report

Hyd. No. 11

Q7

Hydrograph type	= SCS Runoff	Peak discharge	= 1.526 cfs
Storm frequency	= 50 yrs	Time to peak	= 12.05 hrs
Time interval	= 1 min	Hyd. volume	= 4,392 cuft
Drainage area	= 0.960 ac	Curve number	= 81
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 15.78 min
Total precip.	= 2.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

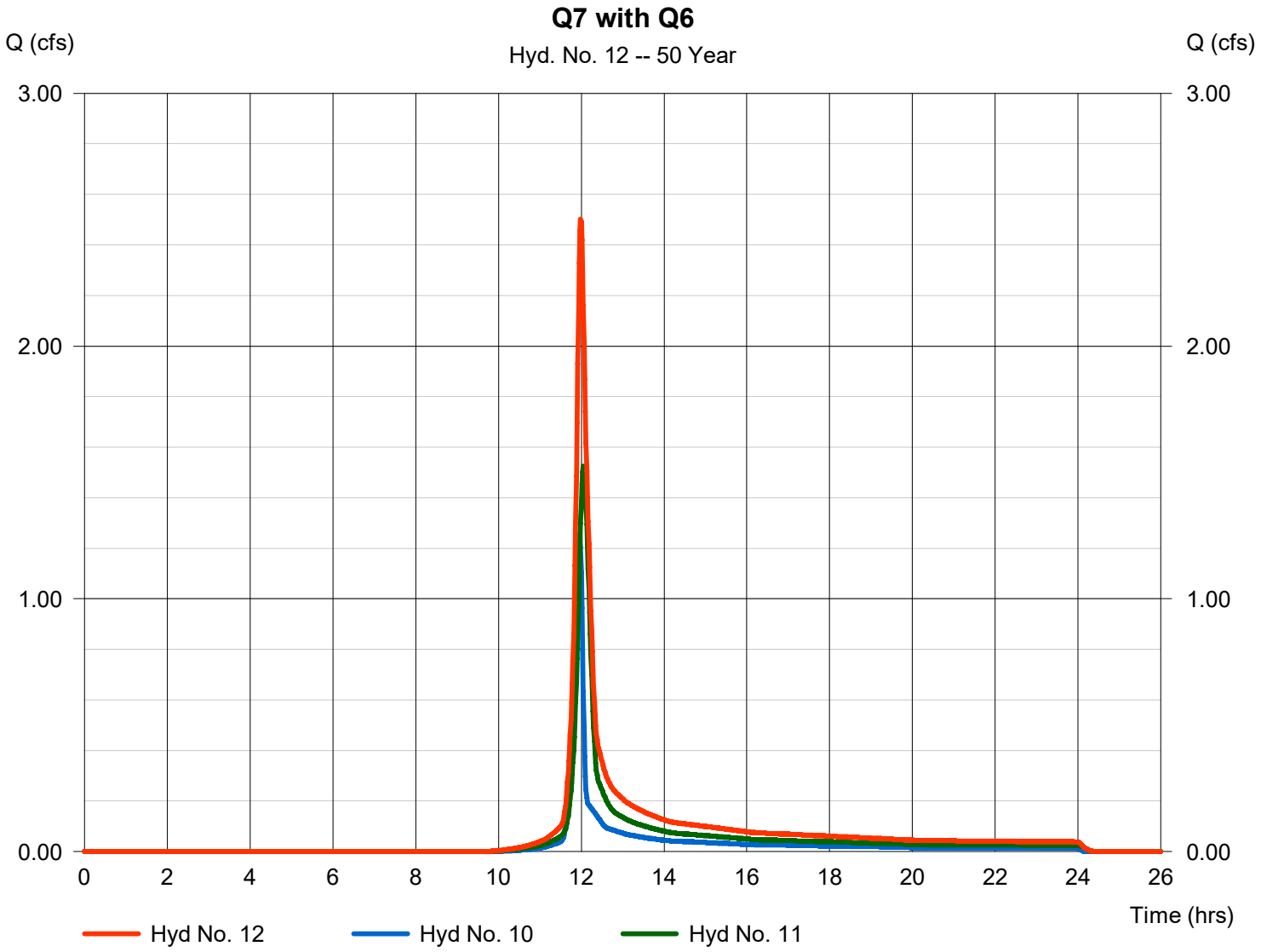


Hydrograph Report

Hyd. No. 12

Q7 with Q6

Hydrograph type	=	Combine	Peak discharge	=	2.502 cfs
Storm frequency	=	50 yrs	Time to peak	=	11.98 hrs
Time interval	=	1 min	Hyd. volume	=	6,916 cuft
Inflow hyds.	=	10, 11	Contrib. drain. area	=	1.530 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

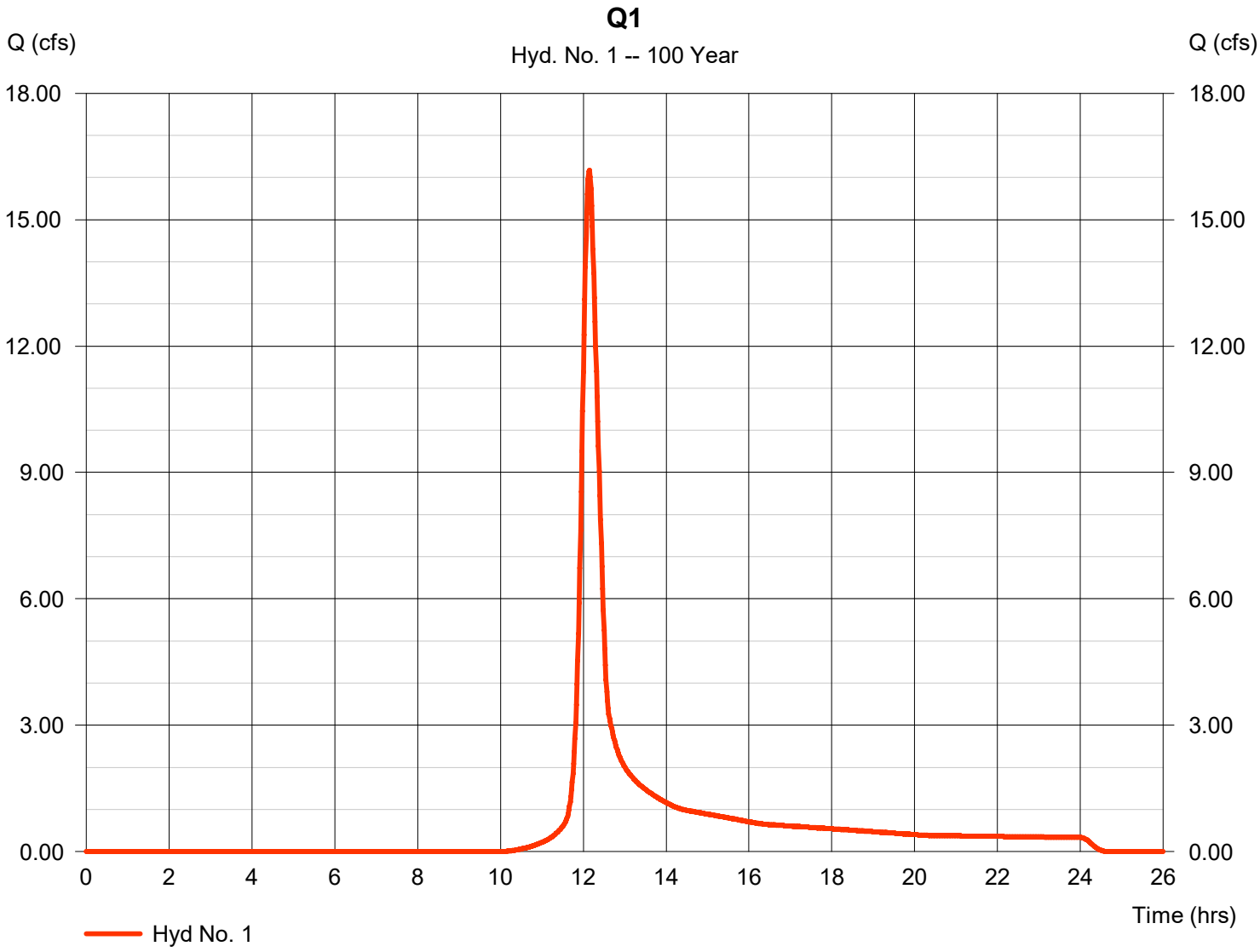
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	16.17	1	729	58,966	------	------	------	Q1
2	SCS Runoff	1.327	1	718	2,667	------	------	------	Q2
3	SCS Runoff	2.793	1	721	7,078	------	------	------	Q3
4	SCS Runoff	14.39	1	724	42,801	------	------	------	Q4
5	Reach	13.98	1	735	58,962	1	------	------	REACH Q1 THROUGH Q4
6	Combine	24.69	1	728	101,763	4, 5	------	------	Q4 with Q1
7	SCS Runoff	3.513	1	724	10,484	------	------	------	Q5
8	Reach	0.859	1	722	2,662	2	------	------	REACH Q2 THROUGH Q5
9	Combine	2.704	1	734	13,326	7, 8	------	------	Q5 with Q2
10	SCS Runoff	1.513	1	718	3,041	------	------	------	Q6
11	SCS Runoff	1.840	1	723	5,267	------	------	------	Q7
12	Combine	3.026	1	719	8,307	10, 11	------	------	Q7 with Q6

Hydrograph Report

Hyd. No. 1

Q1

Hydrograph type	=	SCS Runoff	Peak discharge	=	16.17 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.15 hrs
Time interval	=	1 min	Hyd. volume	=	58,966 cuft
Drainage area	=	12.540 ac	Curve number	=	78
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	25.14 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

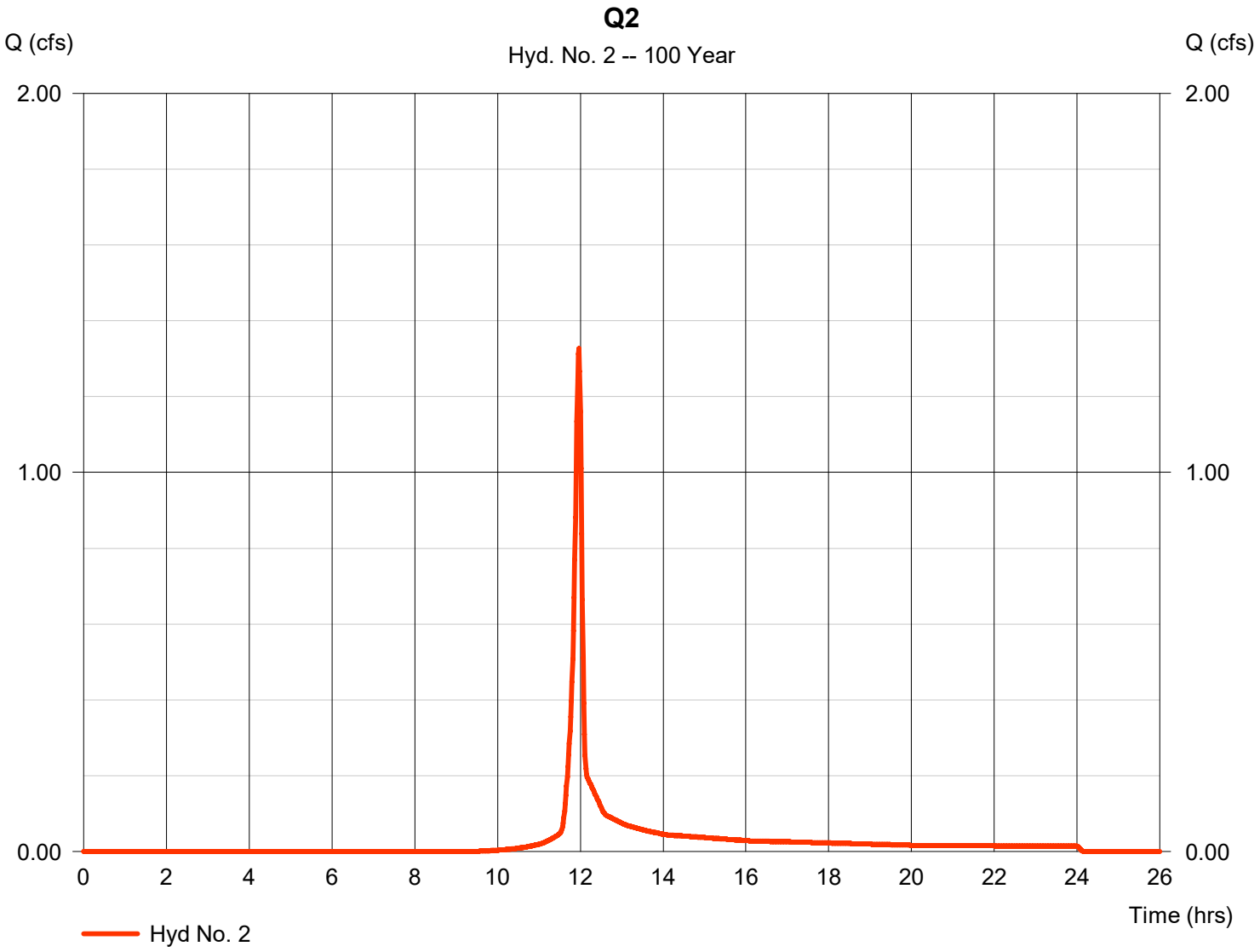


Hydrograph Report

Hyd. No. 2

Q2

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.327 cfs
Storm frequency	=	100 yrs	Time to peak	=	11.97 hrs
Time interval	=	1 min	Hyd. volume	=	2,667 cuft
Drainage area	=	0.500 ac	Curve number	=	80
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

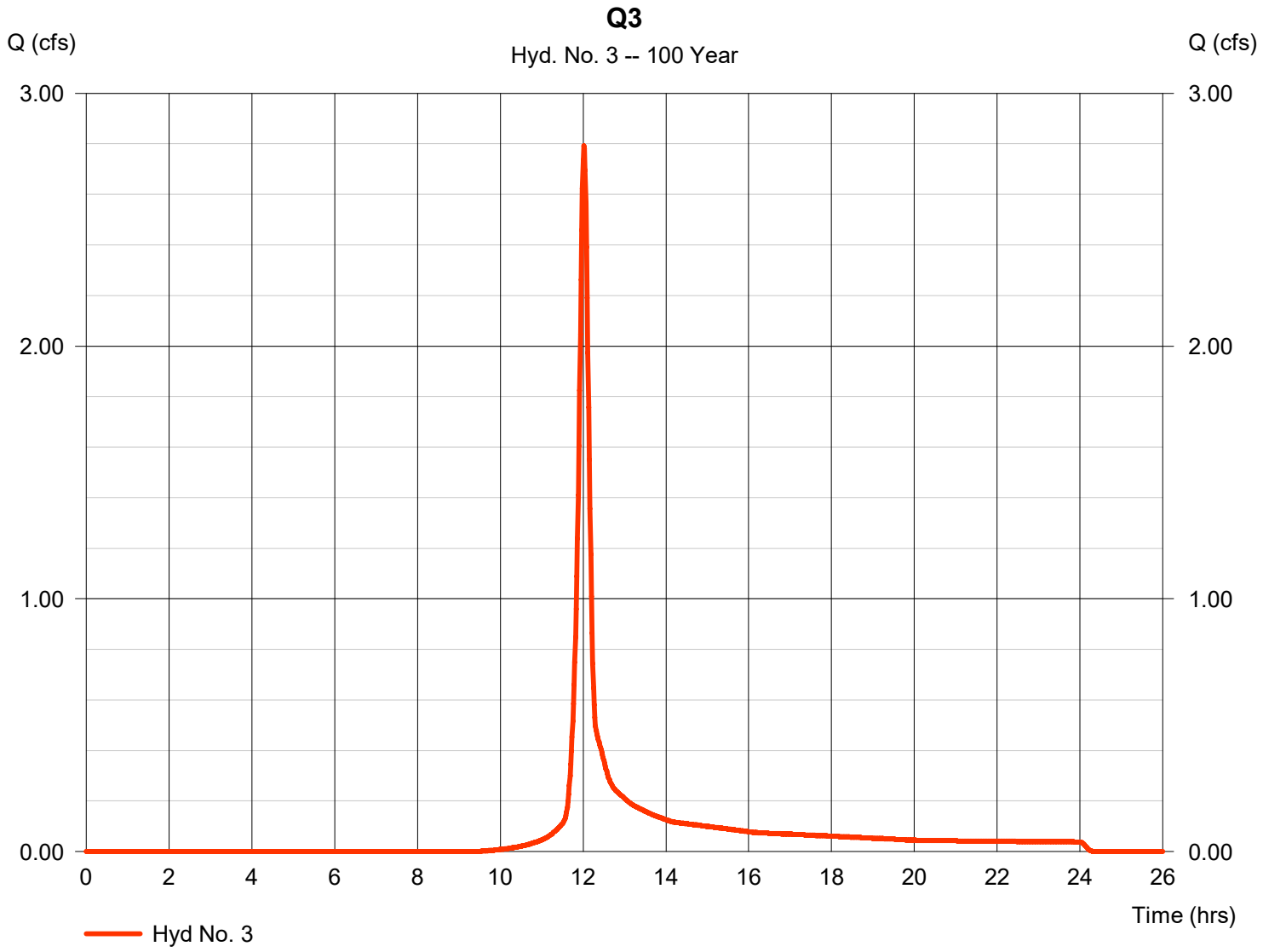


Hydrograph Report

Hyd. No. 3

Q3

Hydrograph type	= SCS Runoff	Peak discharge	= 2.793 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.02 hrs
Time interval	= 1 min	Hyd. volume	= 7,078 cuft
Drainage area	= 1.390 ac	Curve number	= 80
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 13.02 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

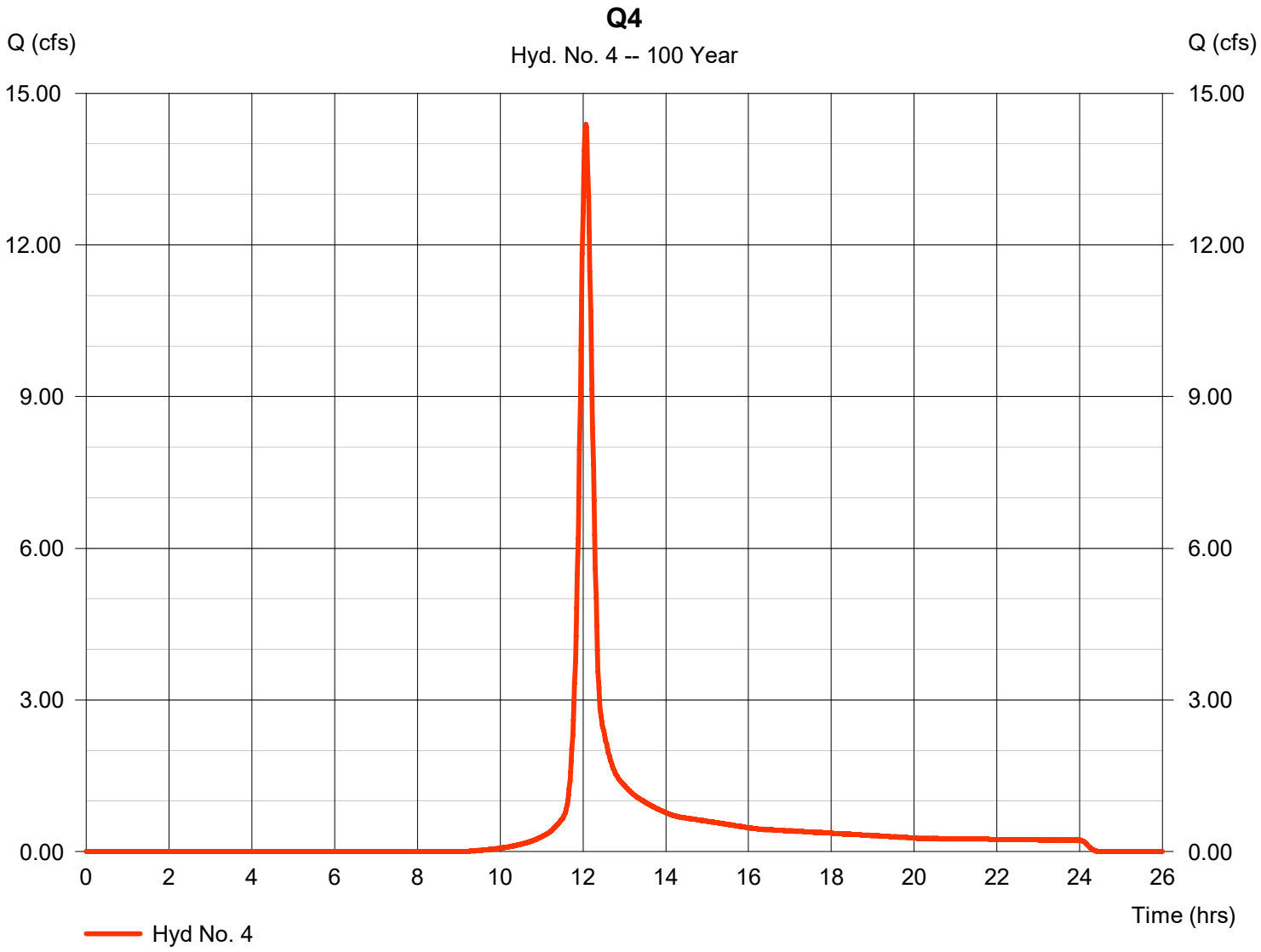


Hydrograph Report

Hyd. No. 4

Q4

Hydrograph type	= SCS Runoff	Peak discharge	= 14.39 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.07 hrs
Time interval	= 1 min	Hyd. volume	= 42,801 cuft
Drainage area	= 7.990 ac	Curve number	= 81
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 18.00 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

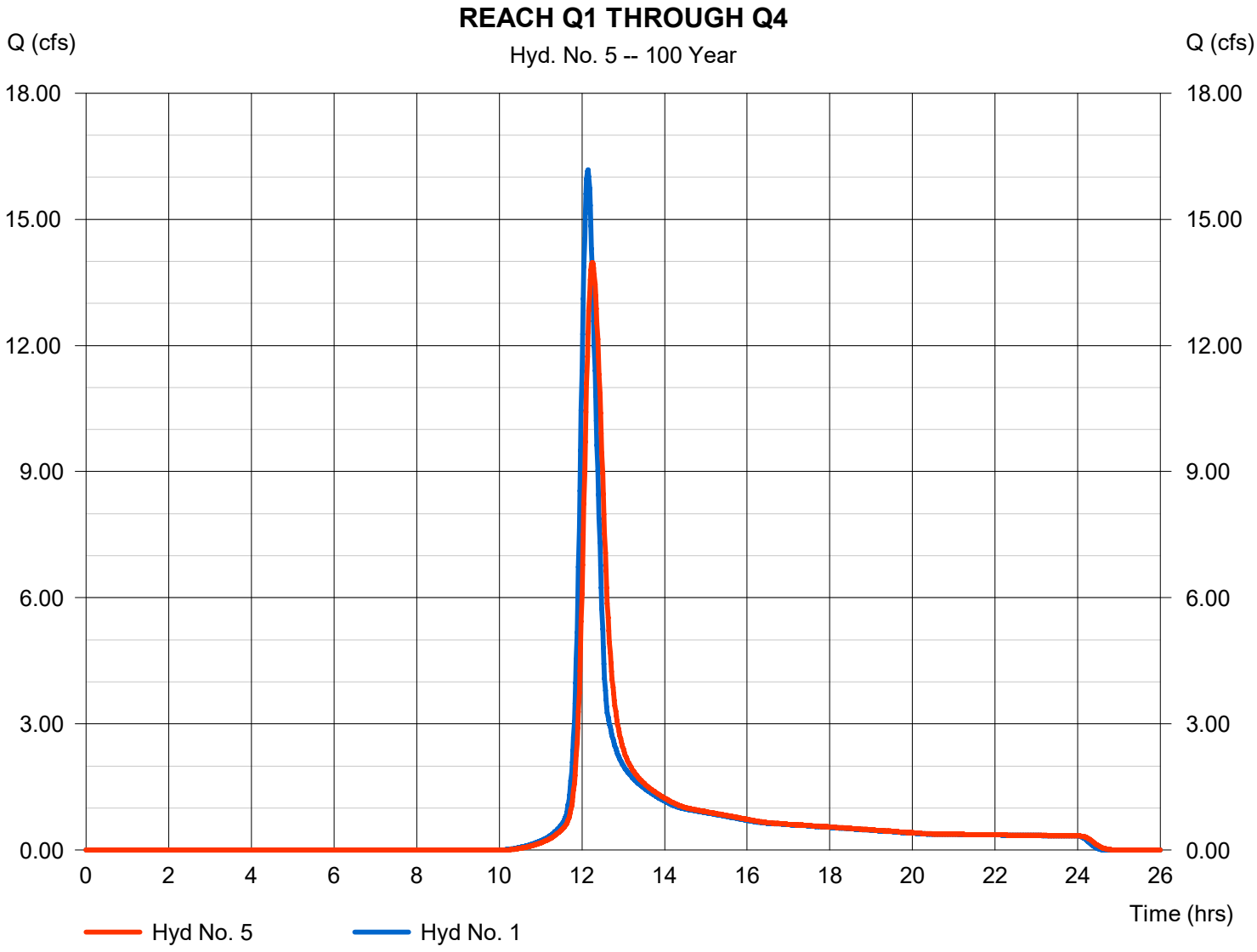
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Tuesday, 06 / 15 / 2021

Hyd. No. 5

REACH Q1 THROUGH Q4

Hydrograph type	= Reach	Peak discharge	= 13.98 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.25 hrs
Time interval	= 1 min	Hyd. volume	= 58,962 cuft
Inflow hyd. No.	= 1 - Q1	Section type	= Trapezoidal
Reach length	= 700.0 ft	Channel slope	= 2.1 %
Manning's n	= 0.035	Bottom width	= 20.0 ft
Side slope	= 10.0:1	Max. depth	= 1.0 ft
Rating curve x	= 0.844	Rating curve m	= 1.196
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 0.1311

Modified Att-Kin routing method used.

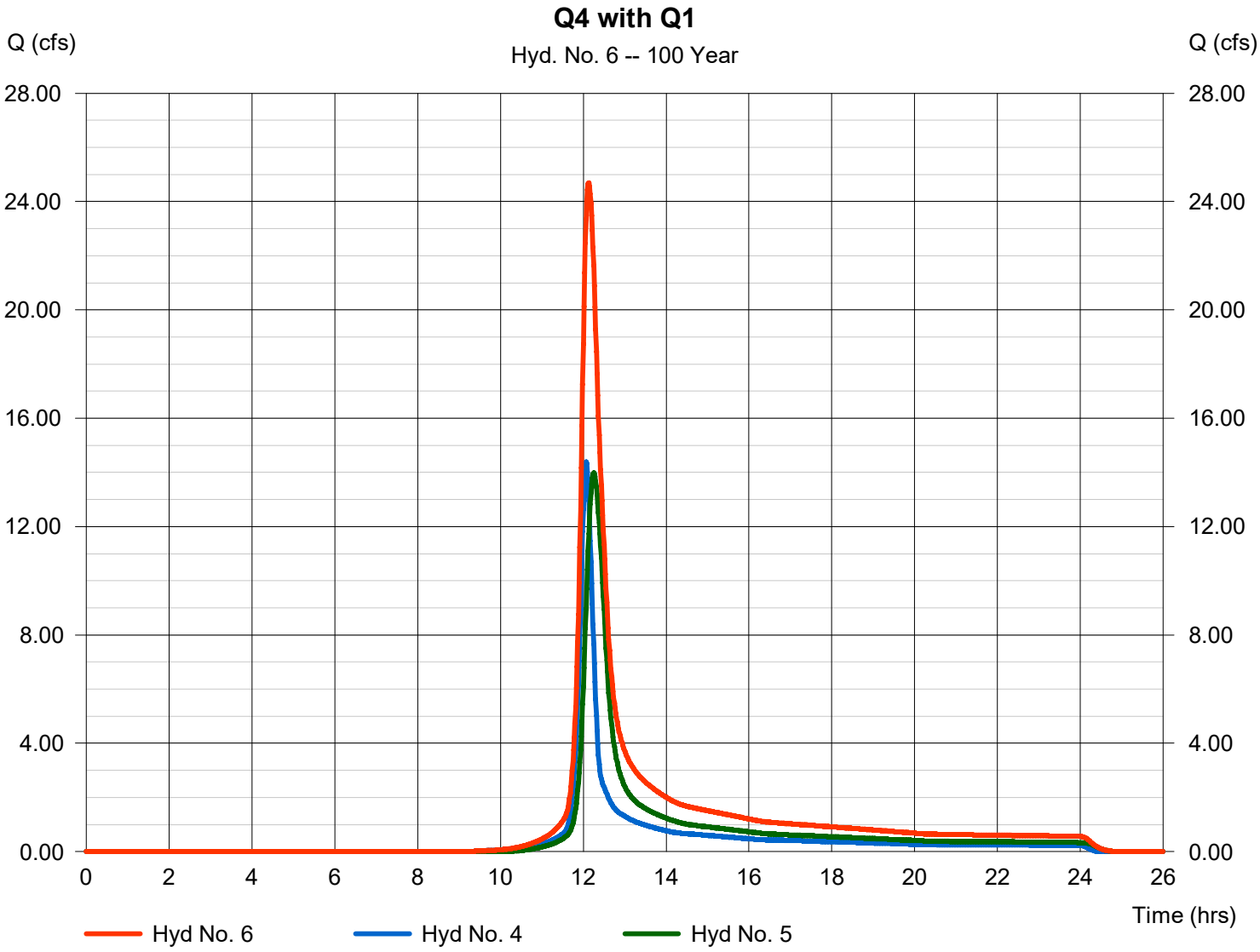


Hydrograph Report

Hyd. No. 6

Q4 with Q1

Hydrograph type	= Combine	Peak discharge	= 24.69 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.13 hrs
Time interval	= 1 min	Hyd. volume	= 101,763 cuft
Inflow hyds.	= 4, 5	Contrib. drain. area	= 7.990 ac

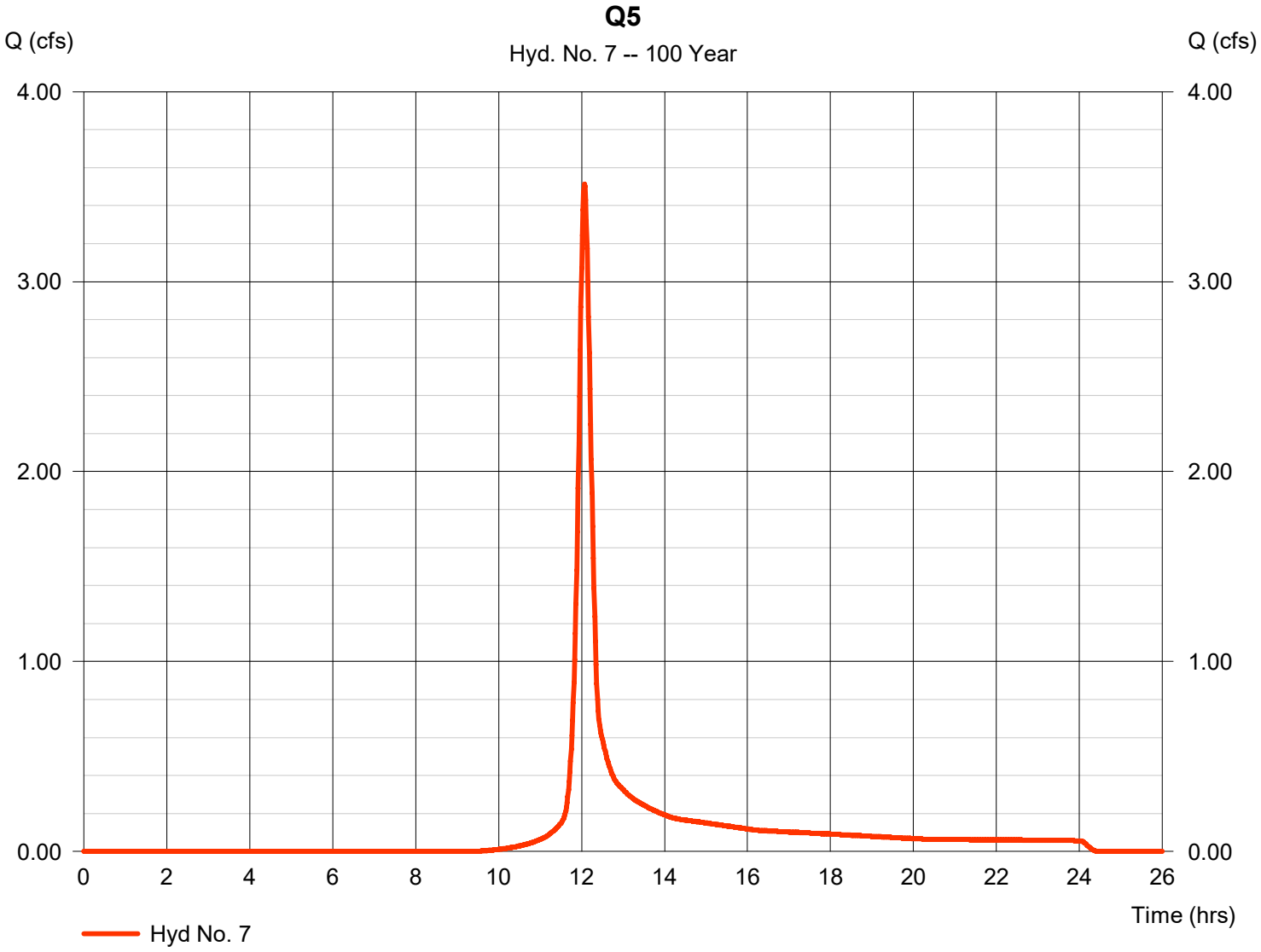


Hydrograph Report

Hyd. No. 7

Q5

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.513 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.07 hrs
Time interval	=	1 min	Hyd. volume	=	10,484 cuft
Drainage area	=	2.050 ac	Curve number	=	80
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	17.16 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



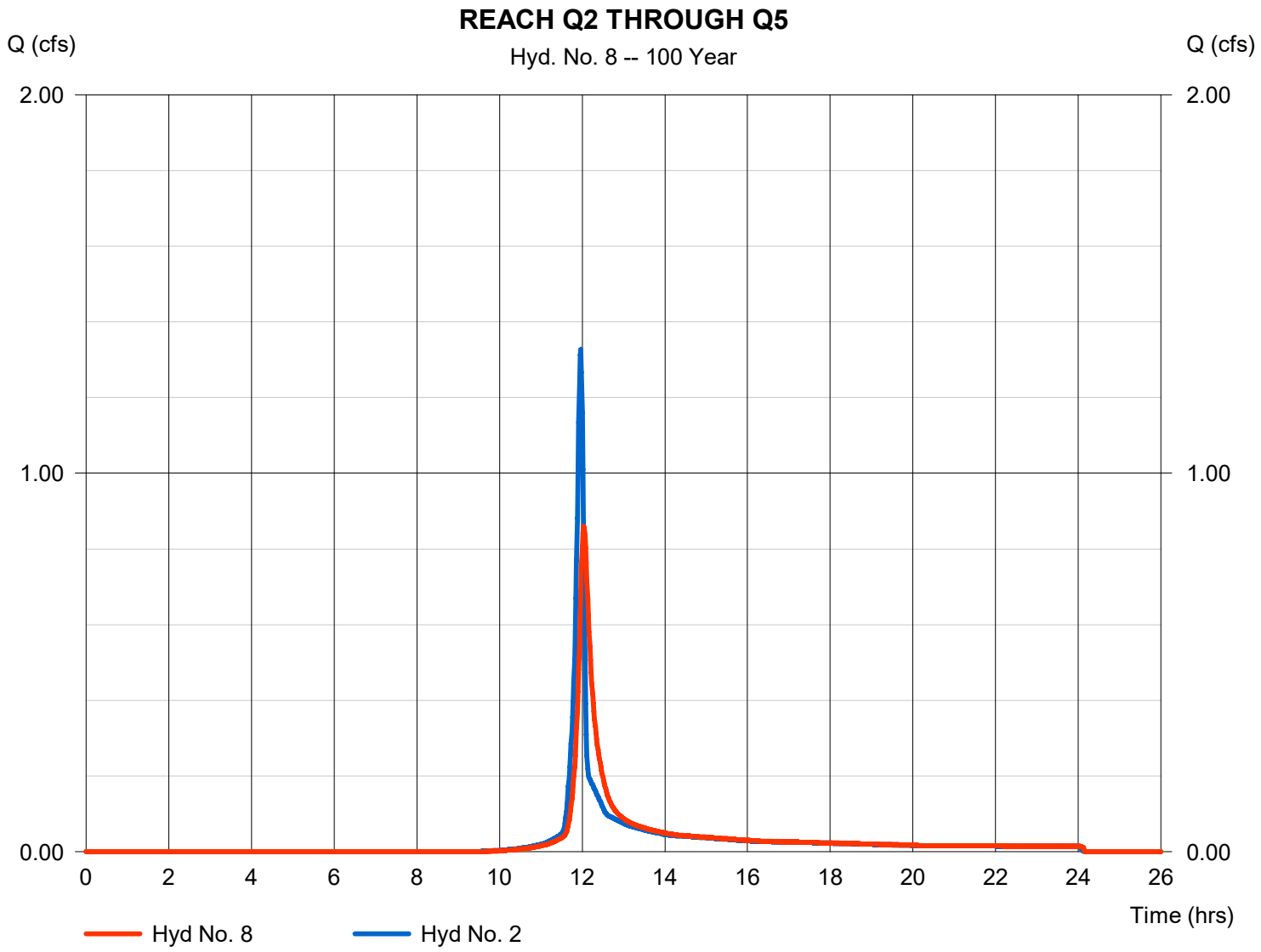
Hydrograph Report

Hyd. No. 8

REACH Q2 THROUGH Q5

Hydrograph type	= Reach	Peak discharge	= 0.859 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.03 hrs
Time interval	= 1 min	Hyd. volume	= 2,662 cuft
Inflow hyd. No.	= 2 - Q2	Section type	= Trapezoidal
Reach length	= 635.0 ft	Channel slope	= 2.4 %
Manning's n	= 0.035	Bottom width	= 20.0 ft
Side slope	= 10.0:1	Max. depth	= 1.0 ft
Rating curve x	= 0.887	Rating curve m	= 1.196
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 0.1016

Modified Att-Kin routing method used.

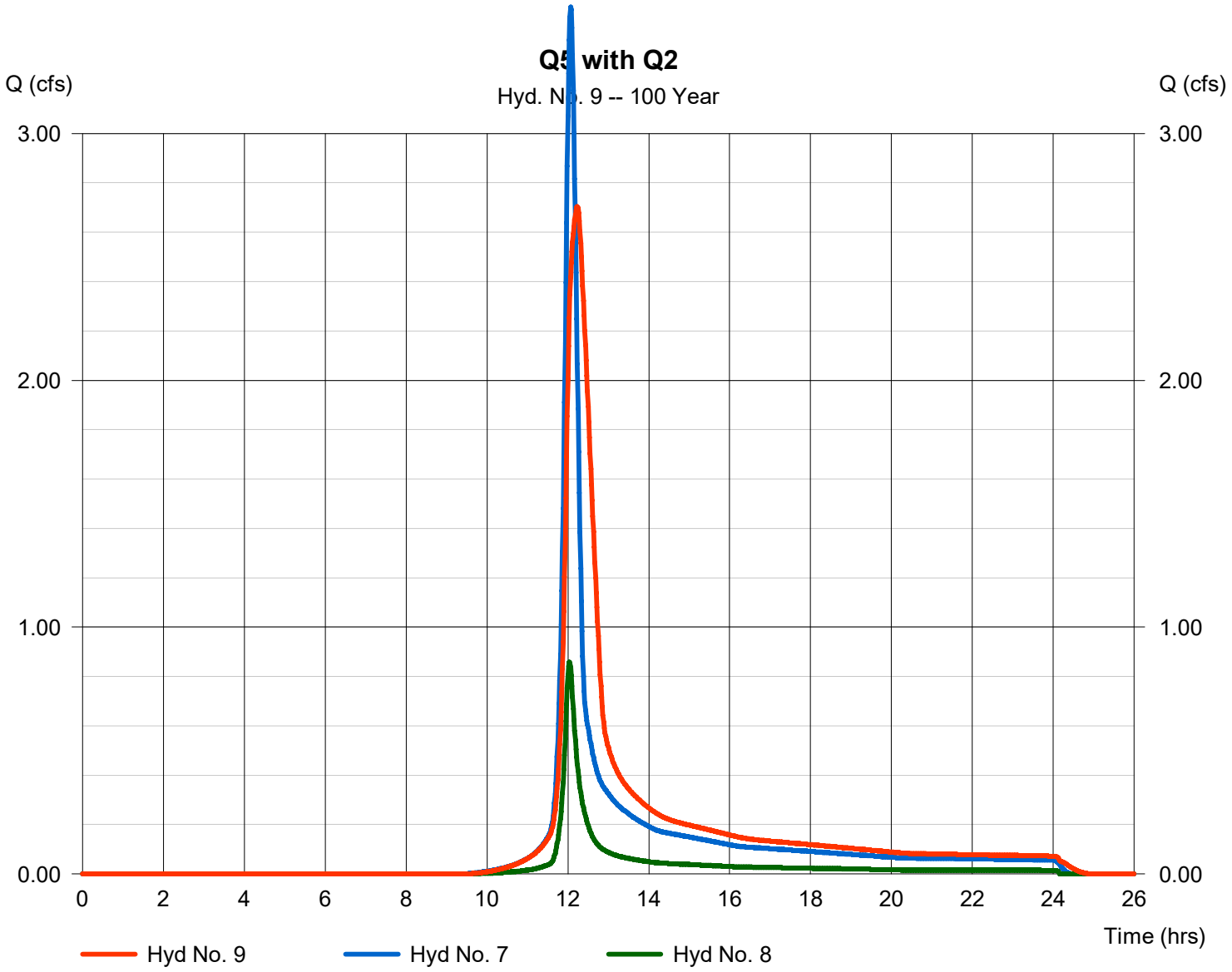


Hydrograph Report

Hyd. No. 9

Q5 with Q2

Hydrograph type	=	Combine	Peak discharge	=	2.704 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.23 hrs
Time interval	=	1 min	Hyd. volume	=	13,326 cuft
Inflow hyds.	=	7, 8	Contrib. drain. area	=	2.050 ac

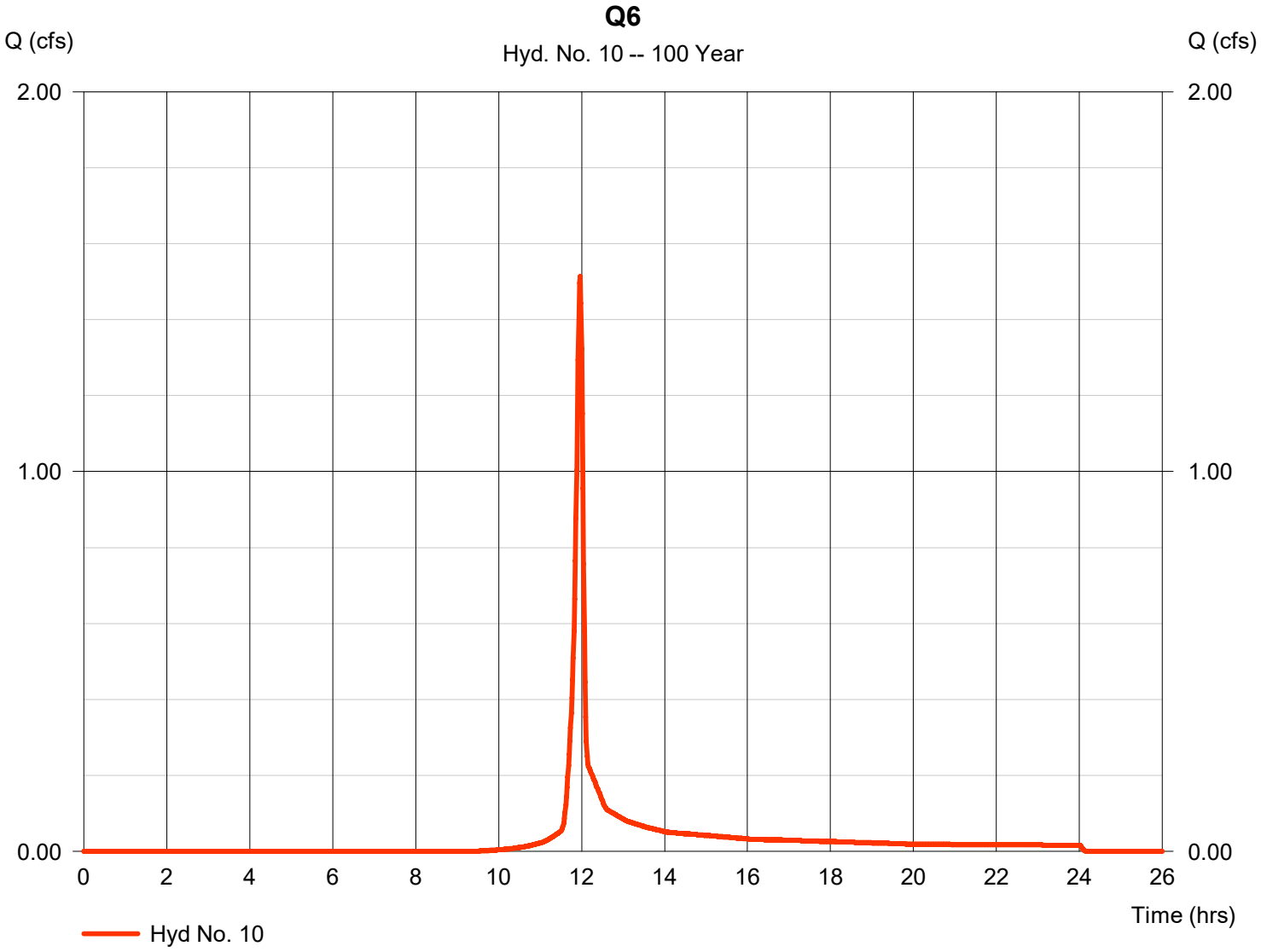


Hydrograph Report

Hyd. No. 10

Q6

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.513 cfs
Storm frequency	=	100 yrs	Time to peak	=	11.97 hrs
Time interval	=	1 min	Hyd. volume	=	3,041 cuft
Drainage area	=	0.570 ac	Curve number	=	80
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

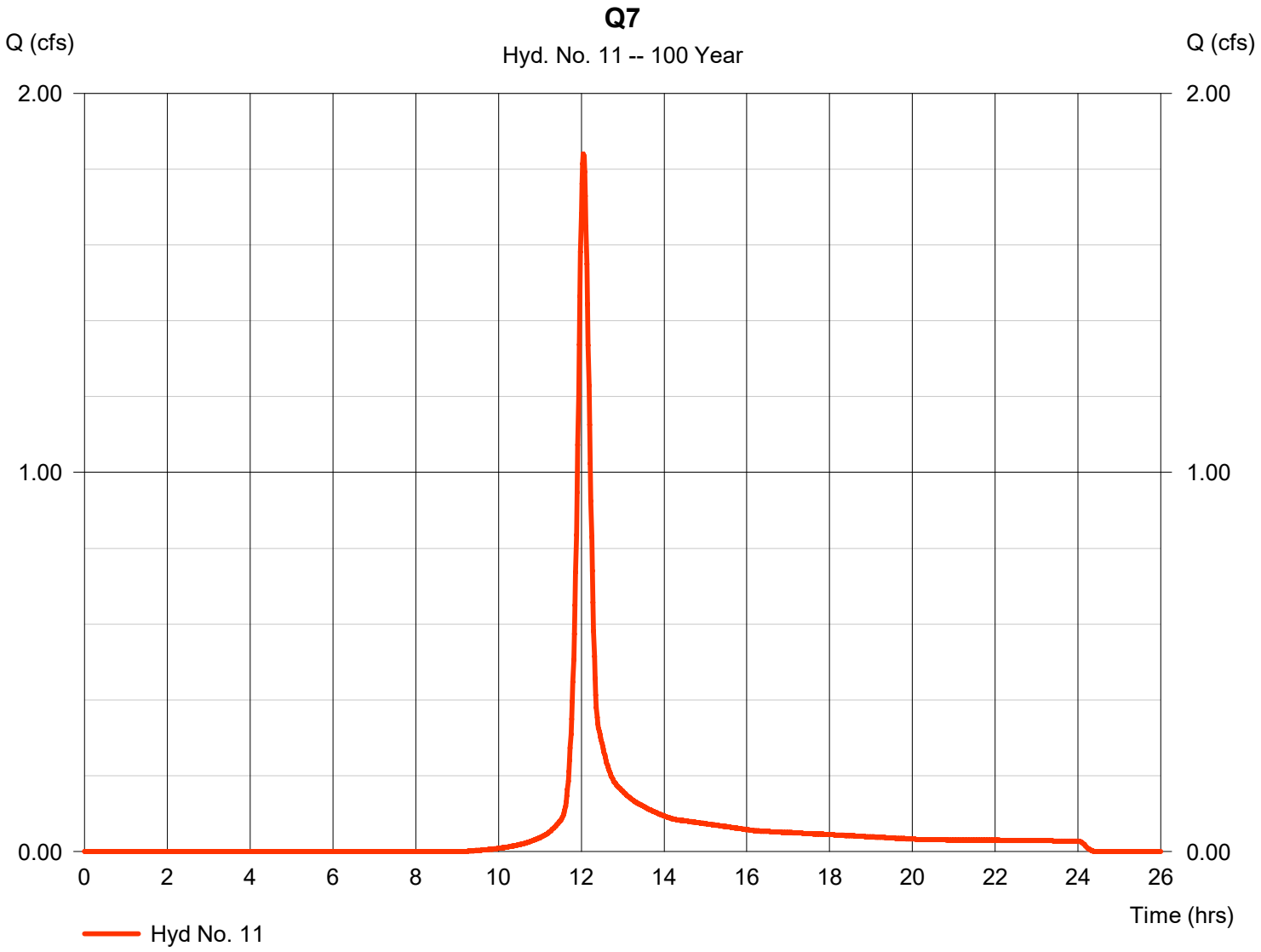


Hydrograph Report

Hyd. No. 11

Q7

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.840 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.05 hrs
Time interval	=	1 min	Hyd. volume	=	5,267 cuft
Drainage area	=	0.960 ac	Curve number	=	81
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	15.78 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

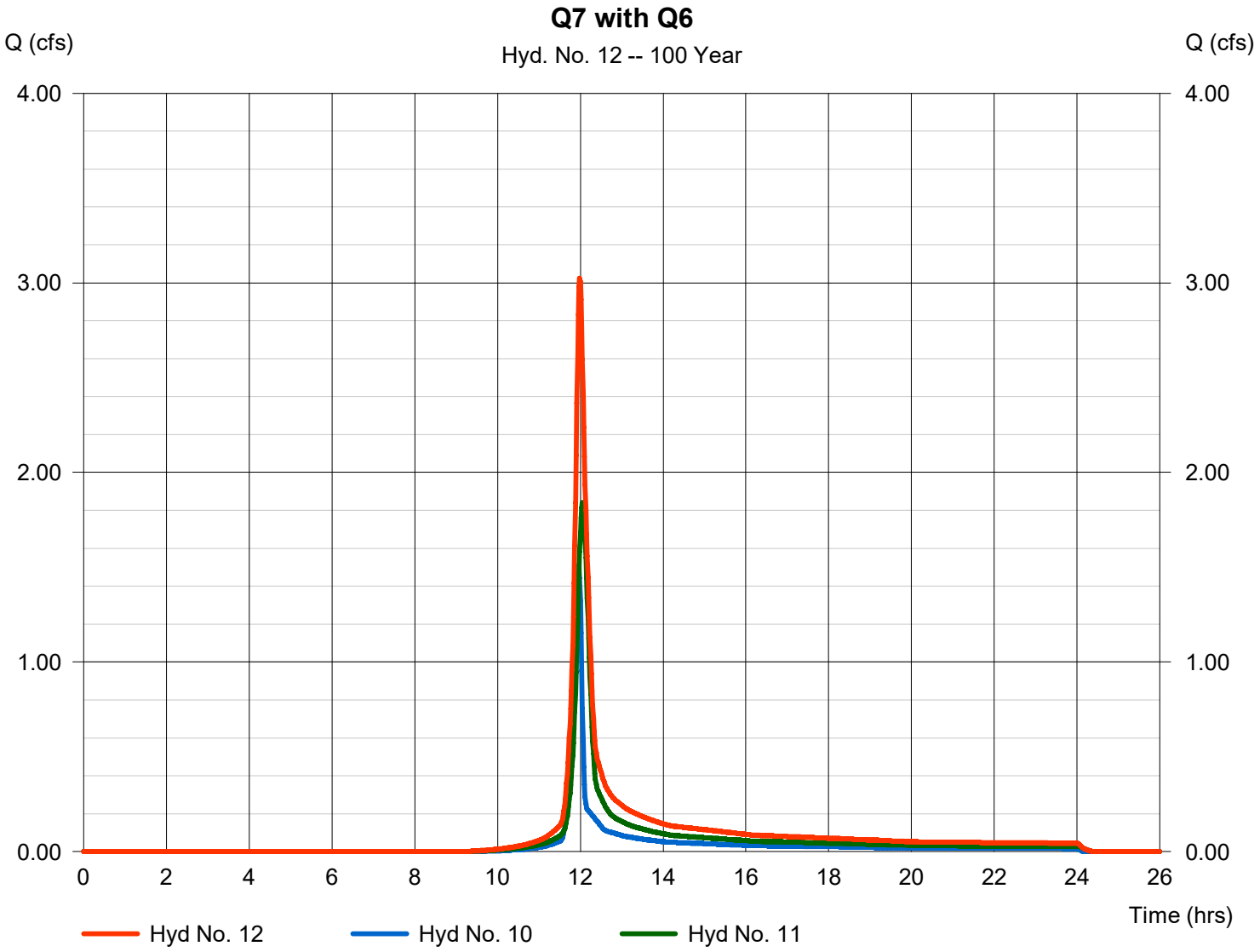


Hydrograph Report

Hyd. No. 12

Q7 with Q6

Hydrograph type	= Combine	Peak discharge	= 3.026 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.98 hrs
Time interval	= 1 min	Hyd. volume	= 8,307 cuft
Inflow hyds.	= 10, 11	Contrib. drain. area	= 1.530 ac



Hydraflow Rainfall Report

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	--------
2	69.8703	13.1000	0.8658	--------
3	0.0000	0.0000	0.0000	--------
5	79.2597	14.6000	0.8369	--------
10	88.2351	15.5000	0.8279	--------
25	102.6072	16.5000	0.8217	--------
50	114.8193	17.2000	0.8199	--------
100	127.1596	17.8000	0.8186	--------

File name: SampleFHA.idf

Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	5.69	4.61	3.89	3.38	2.99	2.69	2.44	2.24	2.07	1.93	1.81	1.70
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.57	5.43	4.65	4.08	3.65	3.30	3.02	2.79	2.59	2.42	2.27	2.15
10	7.24	6.04	5.21	4.59	4.12	3.74	3.43	3.17	2.95	2.77	2.60	2.46
25	8.25	6.95	6.03	5.34	4.80	4.38	4.02	3.73	3.48	3.26	3.07	2.91
50	9.04	7.65	6.66	5.92	5.34	4.87	4.49	4.16	3.88	3.65	3.44	3.25
100	9.83	8.36	7.30	6.50	5.87	5.36	4.94	4.59	4.29	4.03	3.80	3.60

Tc = time in minutes. Values may exceed 60.

Precip. file name: K:\BECKNER APARTMENTS FOR TEKIN\Drainage\precip.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	0.00	1.52	0.00	0.00	2.15	2.60	2.91	3.23
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-1st	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	------	-------	2.181	-------	-------	-------	10.31	13.13	16.17	Q1
2	SCS Runoff	------	-------	0.249	-------	-------	-------	0.892	1.103	1.327	Q2
3	SCS Runoff	------	-------	0.283	-------	-------	-------	1.017	1.257	1.513	Q6
4	SCS Runoff	------	-------	1.733	-------	-------	-------	4.047	4.740	5.462	QD3
5	SCS Runoff	------	-------	3.983	-------	-------	-------	7.937	9.068	10.23	QD4
6	SCS Runoff	------	-------	0.578	-------	-------	-------	1.762	2.139	2.543	QD5
7	SCS Runoff	------	-------	2.016	-------	-------	-------	4.155	4.771	5.405	QD6
8	SCS Runoff	------	-------	0.260	-------	-------	-------	0.587	0.684	0.784	QD7.1
9	SCS Runoff	------	-------	0.260	-------	-------	-------	0.587	0.684	0.784	QD7.2
10	SCS Runoff	------	-------	1.275	-------	-------	-------	2.876	3.351	3.843	QD7.3
11	SCS Runoff	------	-------	0.794	-------	-------	-------	1.790	2.086	2.392	QD7.4
12	SCS Runoff	------	-------	1.289	-------	-------	-------	2.472	2.808	3.154	QD8
13	SCS Runoff	------	-------	0.617	-------	-------	-------	1.346	1.560	1.781	QD9
14	SCS Runoff	------	-------	0.515	-------	-------	-------	1.349	1.605	1.872	QD10
15	SCS Runoff	------	-------	1.887	-------	-------	-------	4.255	4.958	5.687	QD11
16	Reservoir	8	-------	0.115	-------	-------	-------	0.274	0.316	0.358	Route Veg Swale 1
17	Combine	9, 16	-------	0.347	-------	-------	-------	0.809	0.944	1.084	Combine at 7.2
18	Reservoir	17	-------	0.030	-------	-------	-------	0.104	0.130	0.157	Route Veg Swale 2
19	Combine	10, 18	-------	1.278	-------	-------	-------	2.917	3.405	3.912	Combine at 7.3
20	Reservoir	19	-------	0.066	-------	-------	-------	0.278	0.349	0.426	Route Veg Swale 3
21	Combine	11, 20	-------	0.796	-------	-------	-------	1.939	2.287	2.654	Combine at 7.4
22	Reservoir	21	-------	0.087	-------	-------	-------	0.326	0.404	0.487	Route Veg Swale 4
23	Reach	7	-------	1.975	-------	-------	-------	4.141	4.764	5.403	Reach QD6 to QD9
24	Combine	13, 23	-------	2.414	-------	-------	-------	5.215	6.017	6.843	Combine at P1
25	Reach	2	-------	0.245	-------	-------	-------	0.885	1.095	1.320	Reach Q2 to QD11
26	Combine	15, 25	-------	2.111	-------	-------	-------	5.107	6.011	6.953	Combine at QD11
27	Combine	1, 4,	-------	2.524	-------	-------	-------	10.89	13.82	16.98	Combine at QD3
28	Reach	27	-------	2.157	-------	-------	-------	10.79	13.74	16.92	Reach QD1 & QD3 to QD4
29	Combine	12, 22,	-------	1.313	-------	-------	-------	2.612	2.991	3.384	Combine at QD8
30	Reach	29	-------	0.992	-------	-------	-------	2.331	2.727	3.136	Reach QD7 & QD8 to QD4
31	Combine	5, 14, 28, 30	-------	6.782	-------	-------	-------	20.74	25.29	30.10	Combine at P1
32	Reservoir	26	-------	0.054	-------	-------	-------	0.212	0.269	0.333	Route Pond 2
33	Combine	24, 31,	-------	9.196	-------	-------	-------	25.87	31.20	36.80	Flow to P1
34	Reservoir	33	-------	5.603	-------	-------	-------	18.28	22.29	26.25	Route Pond 1

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
35	Combine	6, 32, 34	-------	5.815	-------	-------	-------	19.04	23.26	27.28	Total Outflow from Site

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	10.31	1	729	38,851	------	------	------	Q1
2	SCS Runoff	0.892	1	718	1,794	------	------	------	Q2
3	SCS Runoff	1.017	1	718	2,046	------	------	------	Q6
4	SCS Runoff	4.047	1	718	8,315	------	------	------	QD3
5	SCS Runoff	7.937	1	721	20,924	------	------	------	QD4
6	SCS Runoff	1.762	1	720	3,986	------	------	------	QD5
7	SCS Runoff	4.155	1	720	10,384	------	------	------	QD6
8	SCS Runoff	0.587	1	717	1,213	------	------	------	QD7.1
9	SCS Runoff	0.587	1	717	1,213	------	------	------	QD7.2
10	SCS Runoff	2.876	1	717	5,945	------	------	------	QD7.3
11	SCS Runoff	1.790	1	717	3,700	------	------	------	QD7.4
12	SCS Runoff	2.472	1	717	5,398	------	------	------	QD8
13	SCS Runoff	1.346	1	717	2,803	------	------	------	QD9
14	SCS Runoff	1.349	1	718	2,729	------	------	------	QD10
15	SCS Runoff	4.255	1	717	8,796	------	------	------	QD11
16	Reservoir	0.274	1	723	1,195	8	6447.45	349	Route Veg Swale 1
17	Combine	0.809	1	718	2,408	9, 16	------	------	Combine at 7.2
18	Reservoir	0.104	1	769	2,248	17	6445.81	1,186	Route Veg Swale 2
19	Combine	2.917	1	718	8,193	10, 18	------	------	Combine at 7.3
20	Reservoir	0.278	1	766	7,402	19	6444.96	3,348	Route Veg Swale 3
21	Combine	1.939	1	718	11,102	11, 20	------	------	Combine at 7.4
22	Reservoir	0.326	1	819	10,904	21	6442.11	2,435	Route Veg Swale 4
23	Reach	4.141	1	721	10,383	7	------	------	Reach QD6 to QD9
24	Combine	5.215	1	720	13,186	13, 23	------	------	Combine at P1
25	Reach	0.885	1	719	1,792	2	------	------	Reach Q2 to QD11
26	Combine	5.107	1	718	10,588	15, 25	------	------	Combine at QD11
27	Combine	10.89	1	729	47,166	1, 4,	------	------	Combine at QD3
28	Reach	10.79	1	731	47,164	27	------	------	Reach QD1 & QD3 to QD4
29	Combine	2.612	1	717	16,302	12, 22,	------	------	Combine at QD8
30	Reach	2.331	1	720	16,075	29	------	------	Reach QD7 & QD8 to QD4
31	Combine	20.74	1	721	86,893	5, 14, 28, 30	------	------	Combine at P1
32	Reservoir	0.212	1	808	9,475	26	6447.23	6,251	Route Pond 2
33	Combine	25.87	1	721	100,079	24, 31,	------	------	Flow to P1
34	Reservoir	18.28	1	729	99,699	33	6438.59	14,886	Route Pond 1

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

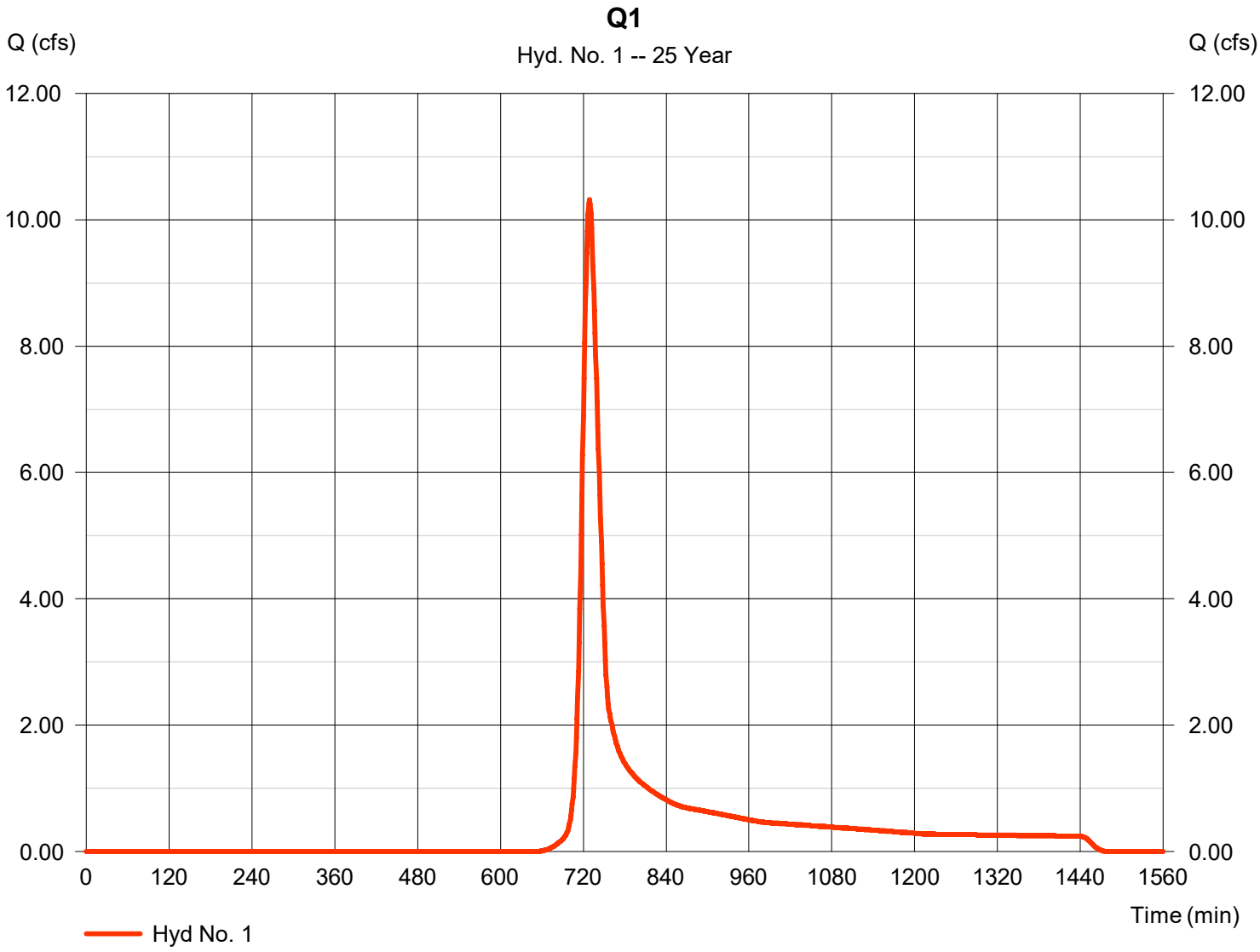
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
35	Combine	19.04	1	728	113,160	6, 32, 34	------	------	Total Outflow from Site

Hydrograph Report

Hyd. No. 1

Q1

Hydrograph type	=	SCS Runoff	Peak discharge	=	10.31 cfs
Storm frequency	=	25 yrs	Time to peak	=	729 min
Time interval	=	1 min	Hyd. volume	=	38,851 cuft
Drainage area	=	12.540 ac	Curve number	=	78
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	25.14 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

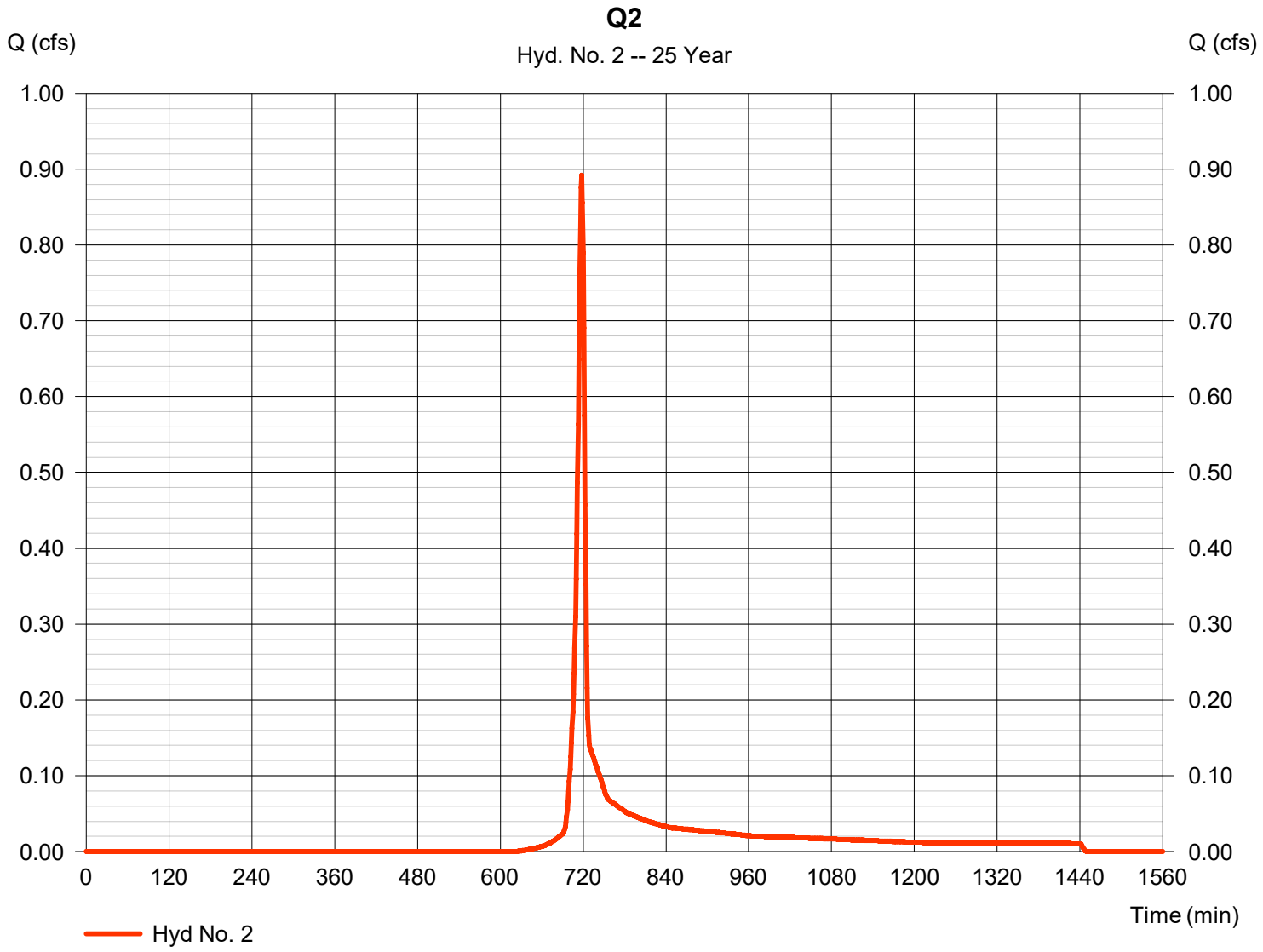


Hydrograph Report

Hyd. No. 2

Q2

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.892 cfs
Storm frequency	=	25 yrs	Time to peak	=	718 min
Time interval	=	1 min	Hyd. volume	=	1,794 cuft
Drainage area	=	0.500 ac	Curve number	=	80
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

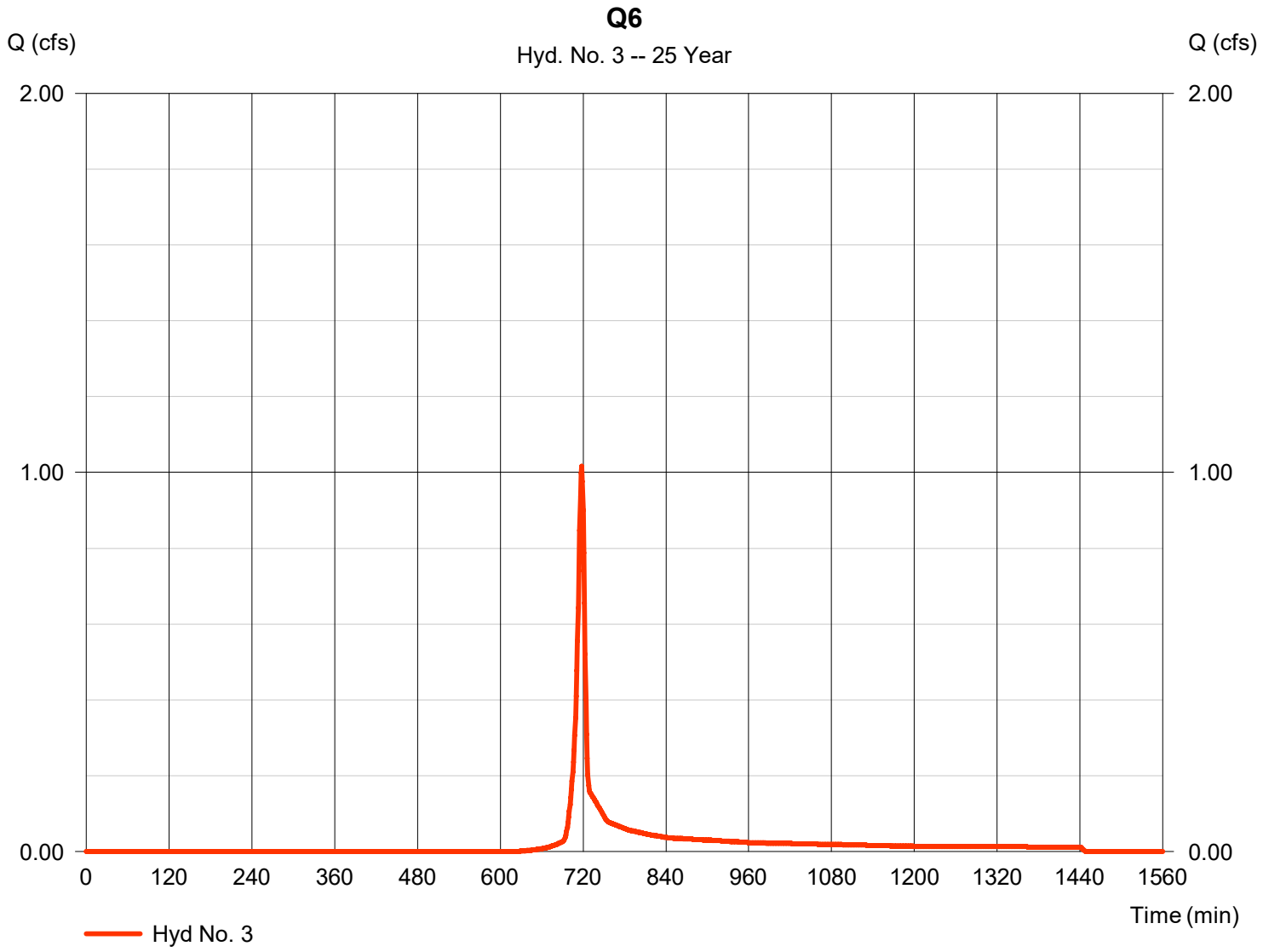


Hydrograph Report

Hyd. No. 3

Q6

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.017 cfs
Storm frequency	=	25 yrs	Time to peak	=	718 min
Time interval	=	1 min	Hyd. volume	=	2,046 cuft
Drainage area	=	0.570 ac	Curve number	=	80
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

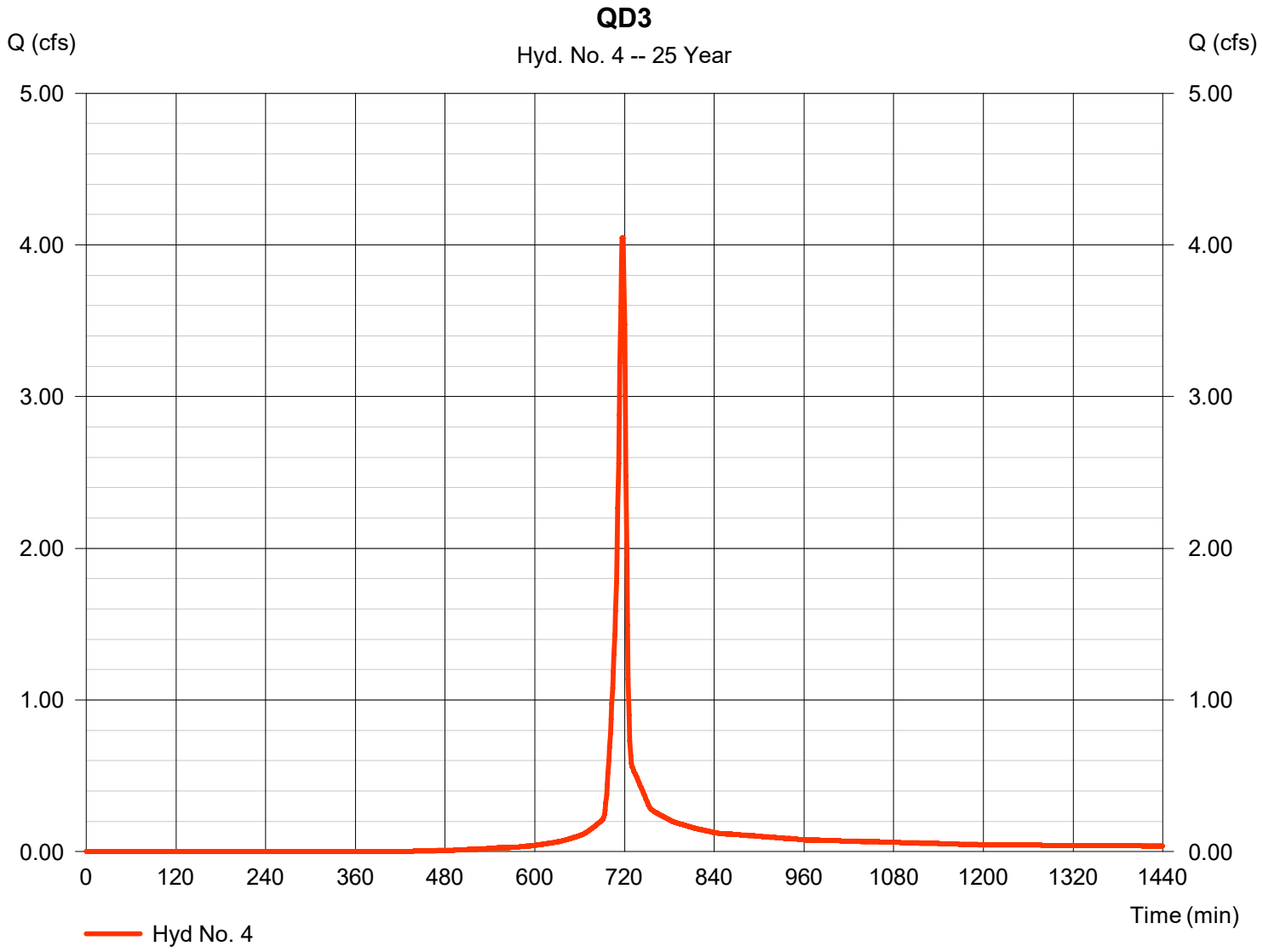


Hydrograph Report

Hyd. No. 4

QD3

Hydrograph type	=	SCS Runoff	Peak discharge	=	4.047 cfs
Storm frequency	=	25 yrs	Time to peak	=	718 min
Time interval	=	1 min	Hyd. volume	=	8,315 cuft
Drainage area	=	1.440 ac	Curve number	=	89
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

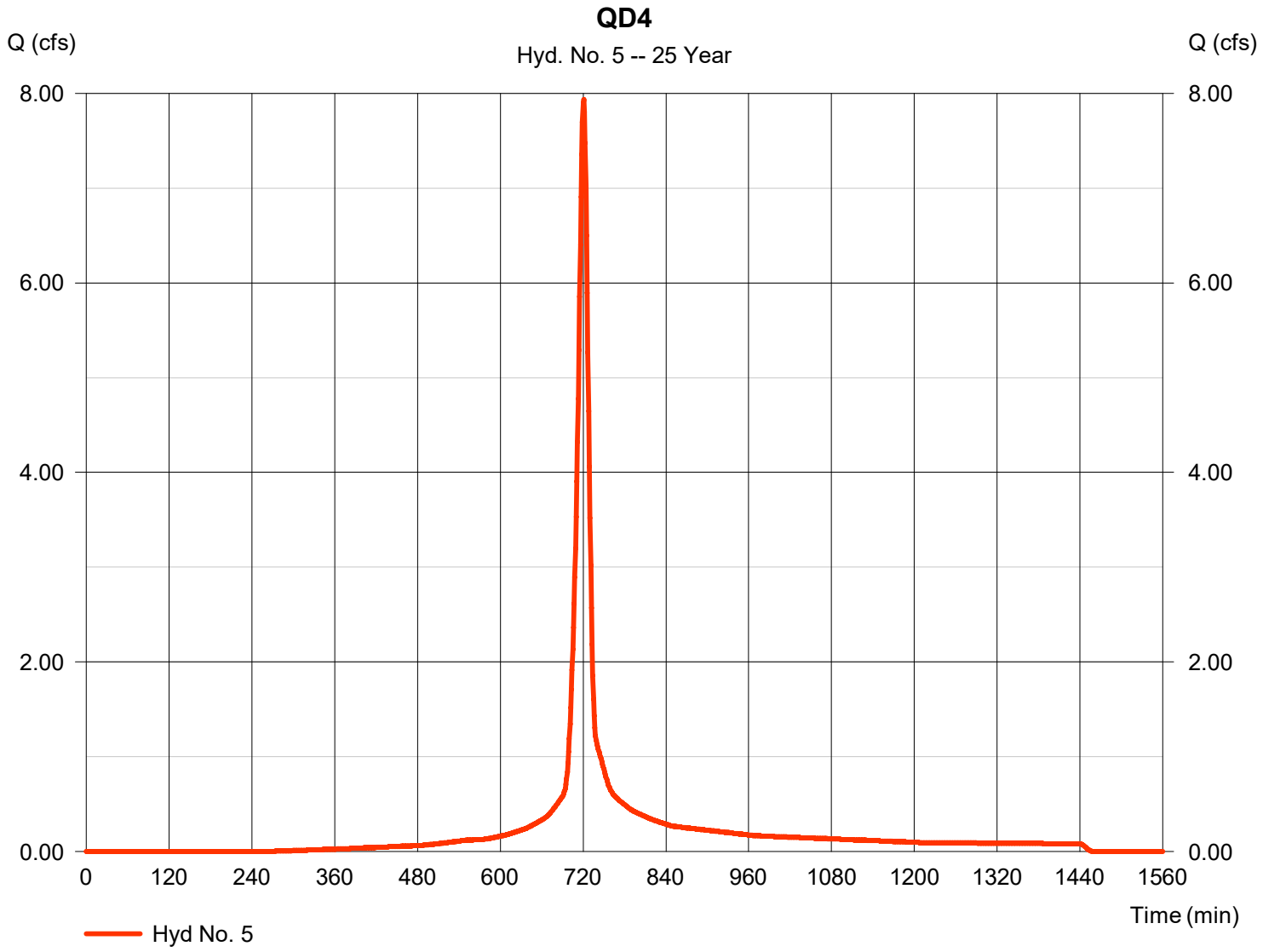


Hydrograph Report

Hyd. No. 5

QD4

Hydrograph type	=	SCS Runoff	Peak discharge	=	7.937 cfs
Storm frequency	=	25 yrs	Time to peak	=	721 min
Time interval	=	1 min	Hyd. volume	=	20,924 cuft
Drainage area	=	2.980 ac	Curve number	=	94
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	12.24 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

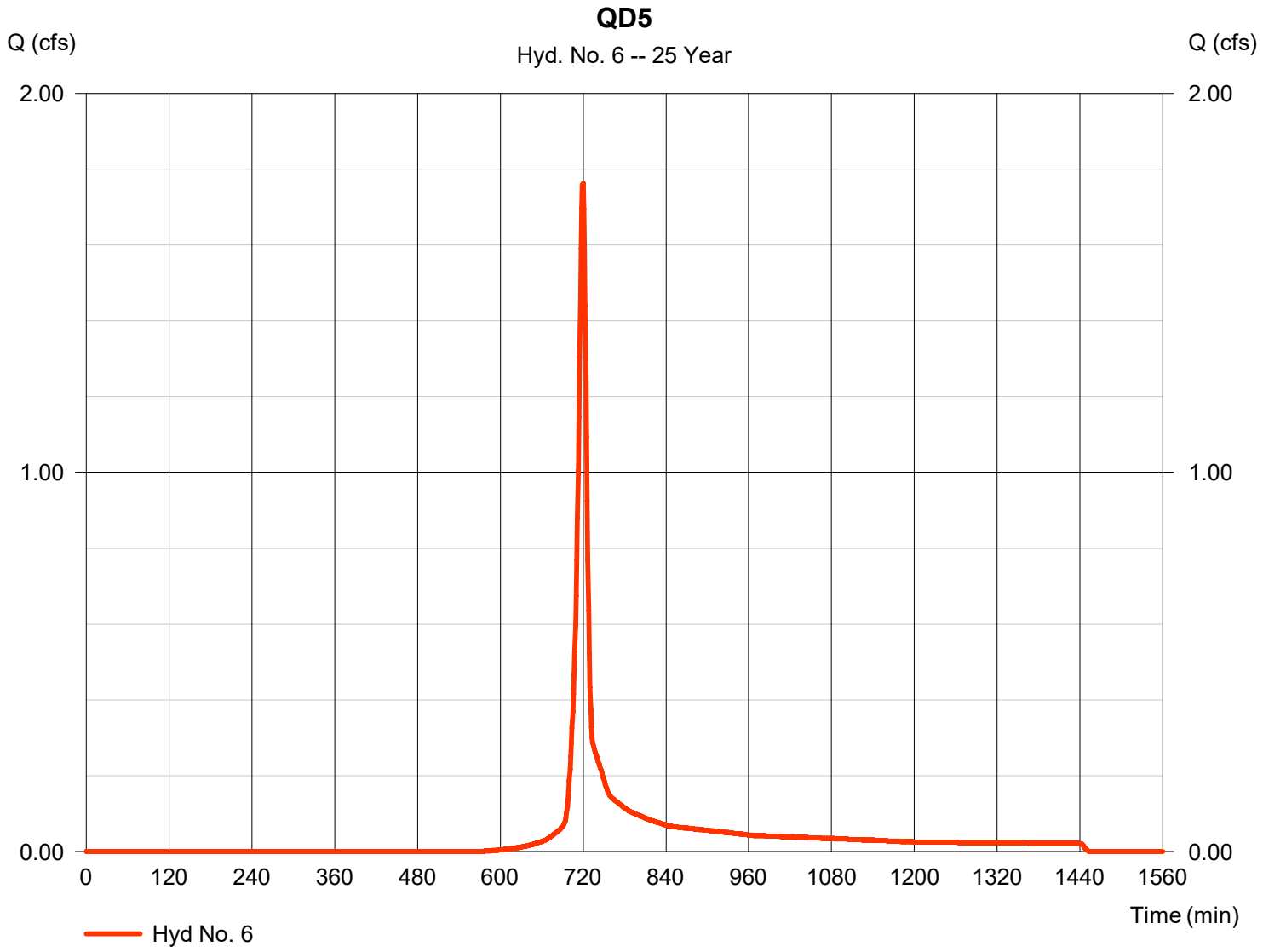


Hydrograph Report

Hyd. No. 6

QD5

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.762 cfs
Storm frequency	=	25 yrs	Time to peak	=	720 min
Time interval	=	1 min	Hyd. volume	=	3,986 cuft
Drainage area	=	0.970 ac	Curve number	=	83
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	9.54 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

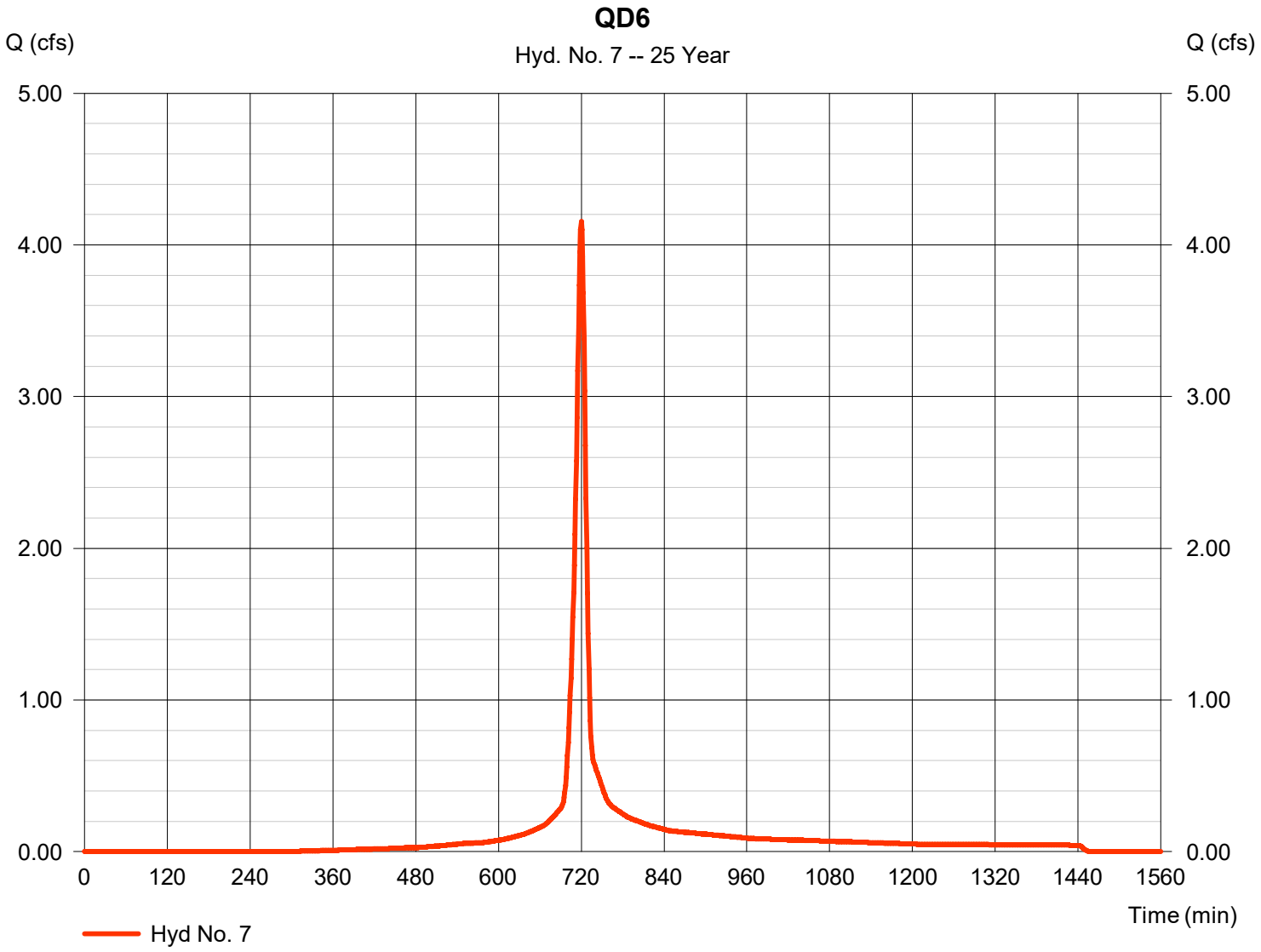


Hydrograph Report

Hyd. No. 7

QD6

Hydrograph type	=	SCS Runoff	Peak discharge	=	4.155 cfs
Storm frequency	=	25 yrs	Time to peak	=	720 min
Time interval	=	1 min	Hyd. volume	=	10,384 cuft
Drainage area	=	1.500 ac	Curve number	=	93
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	11.40 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

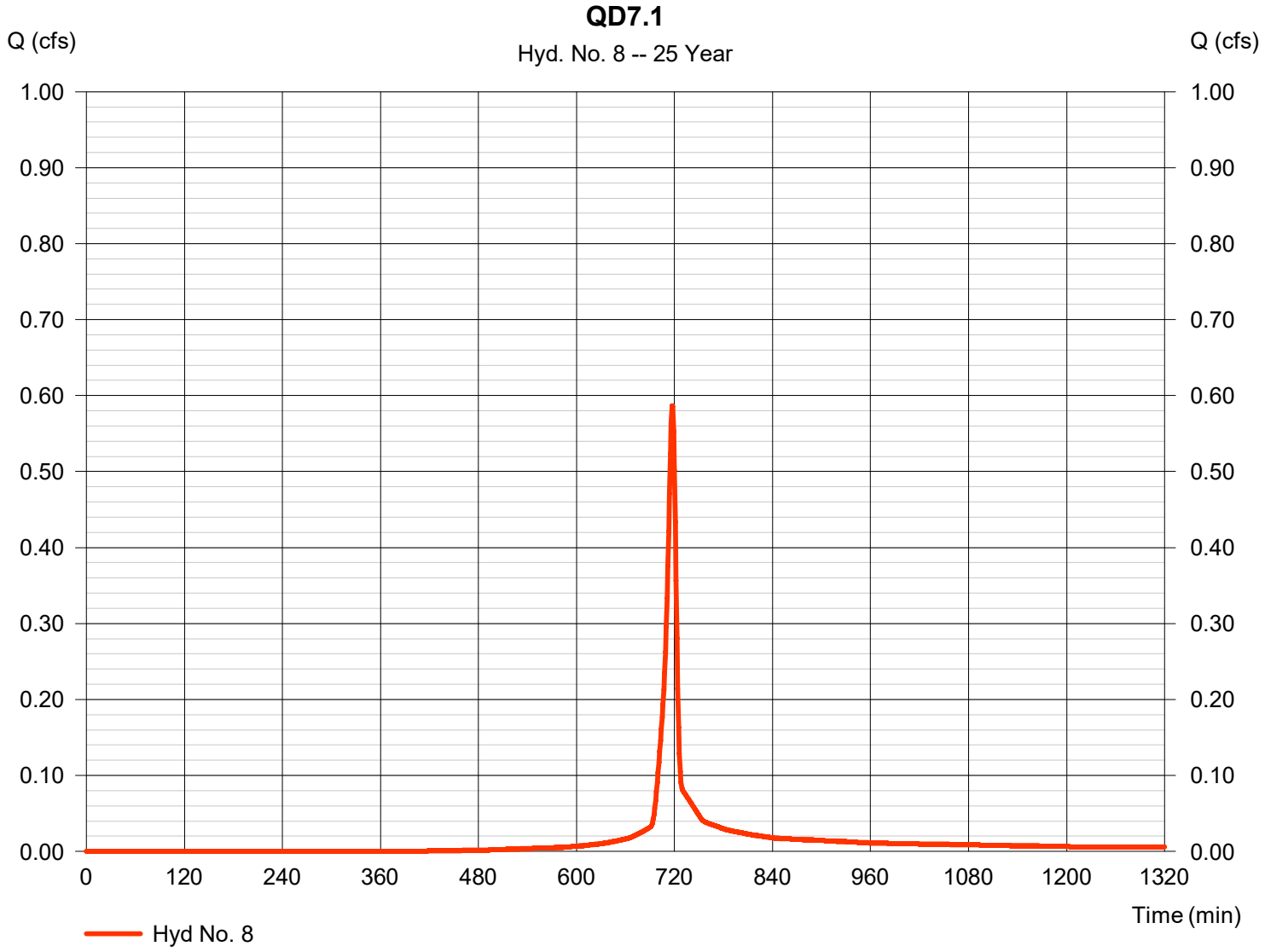


Hydrograph Report

Hyd. No. 8

QD7.1

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.587 cfs
Storm frequency	=	25 yrs	Time to peak	=	717 min
Time interval	=	1 min	Hyd. volume	=	1,213 cuft
Drainage area	=	0.200 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.42 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

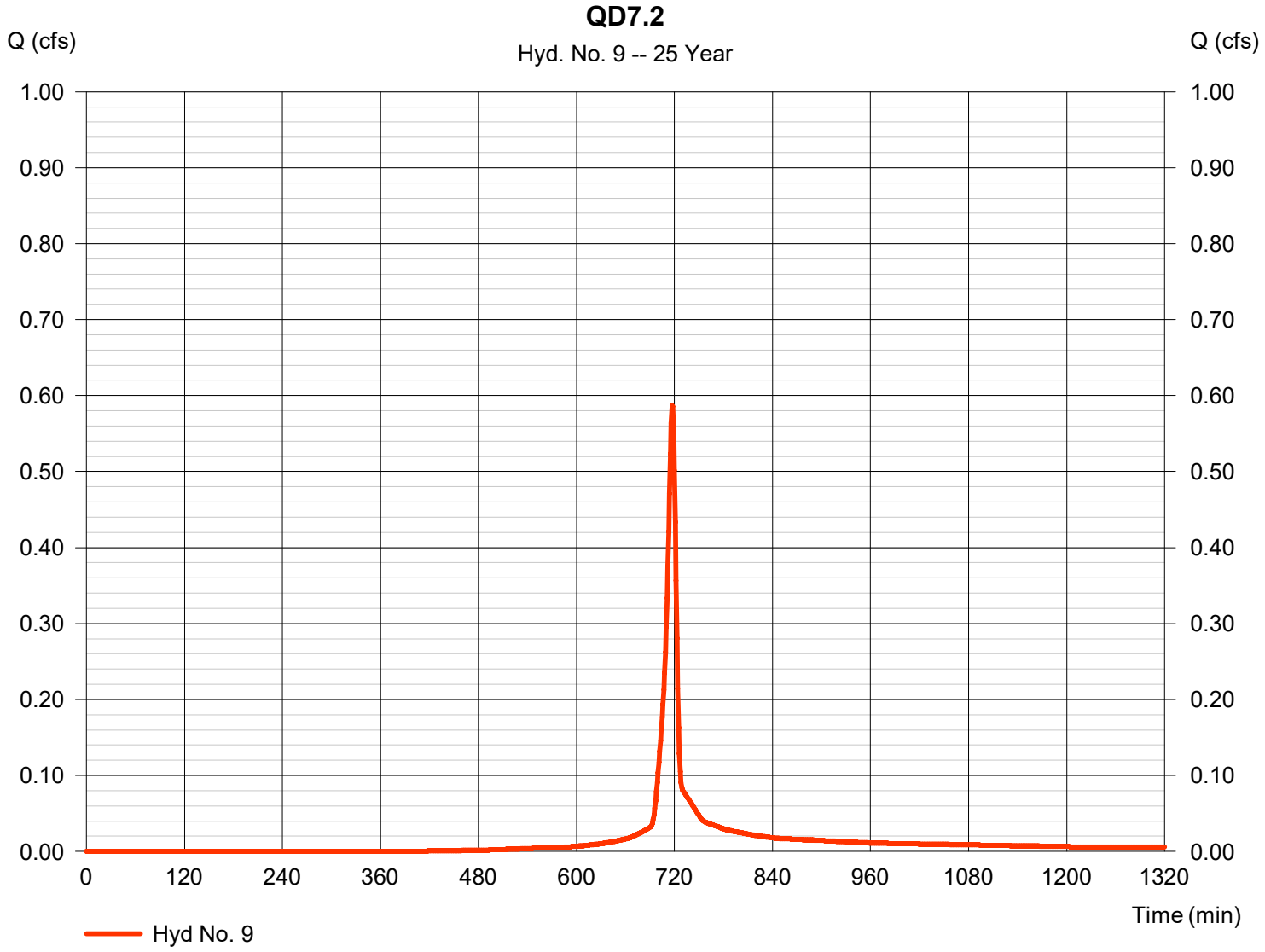


Hydrograph Report

Hyd. No. 9

QD7.2

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.587 cfs
Storm frequency	=	25 yrs	Time to peak	=	717 min
Time interval	=	1 min	Hyd. volume	=	1,213 cuft
Drainage area	=	0.200 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.42 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

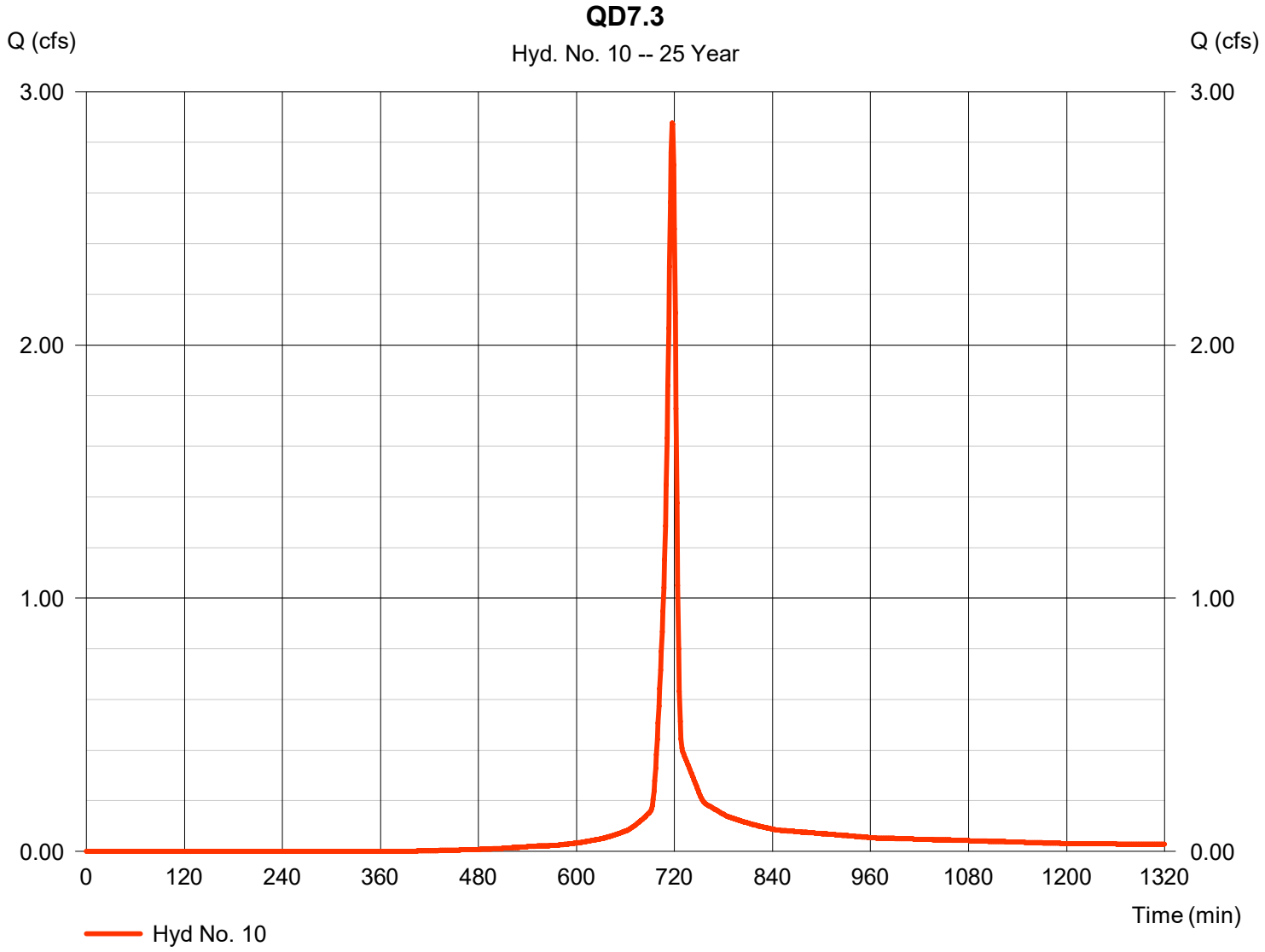


Hydrograph Report

Hyd. No. 10

QD7.3

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.876 cfs
Storm frequency	=	25 yrs	Time to peak	=	717 min
Time interval	=	1 min	Hyd. volume	=	5,945 cuft
Drainage area	=	0.980 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.40 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

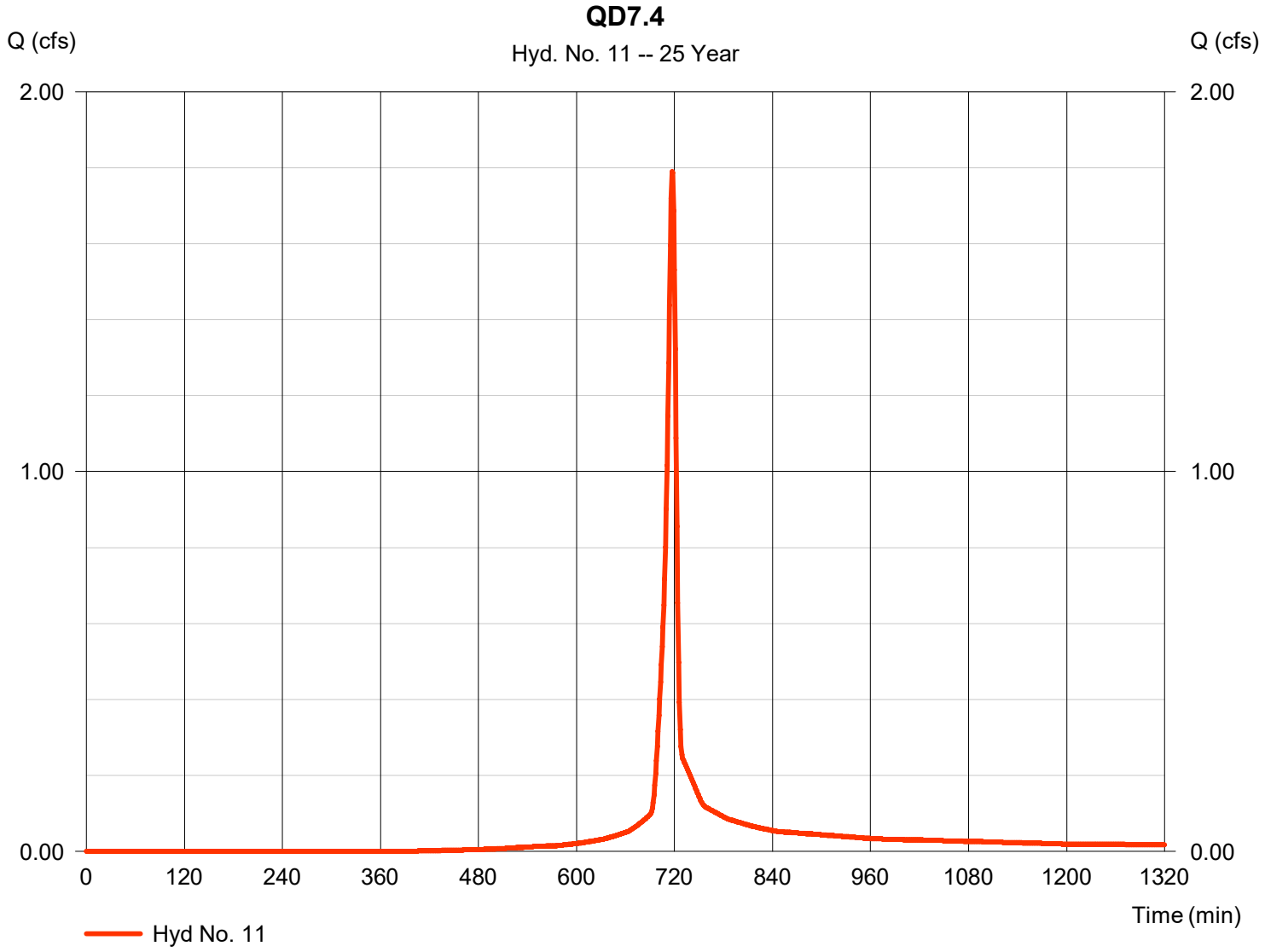


Hydrograph Report

Hyd. No. 11

QD7.4

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.790 cfs
Storm frequency	=	25 yrs	Time to peak	=	717 min
Time interval	=	1 min	Hyd. volume	=	3,700 cuft
Drainage area	=	0.610 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.42 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

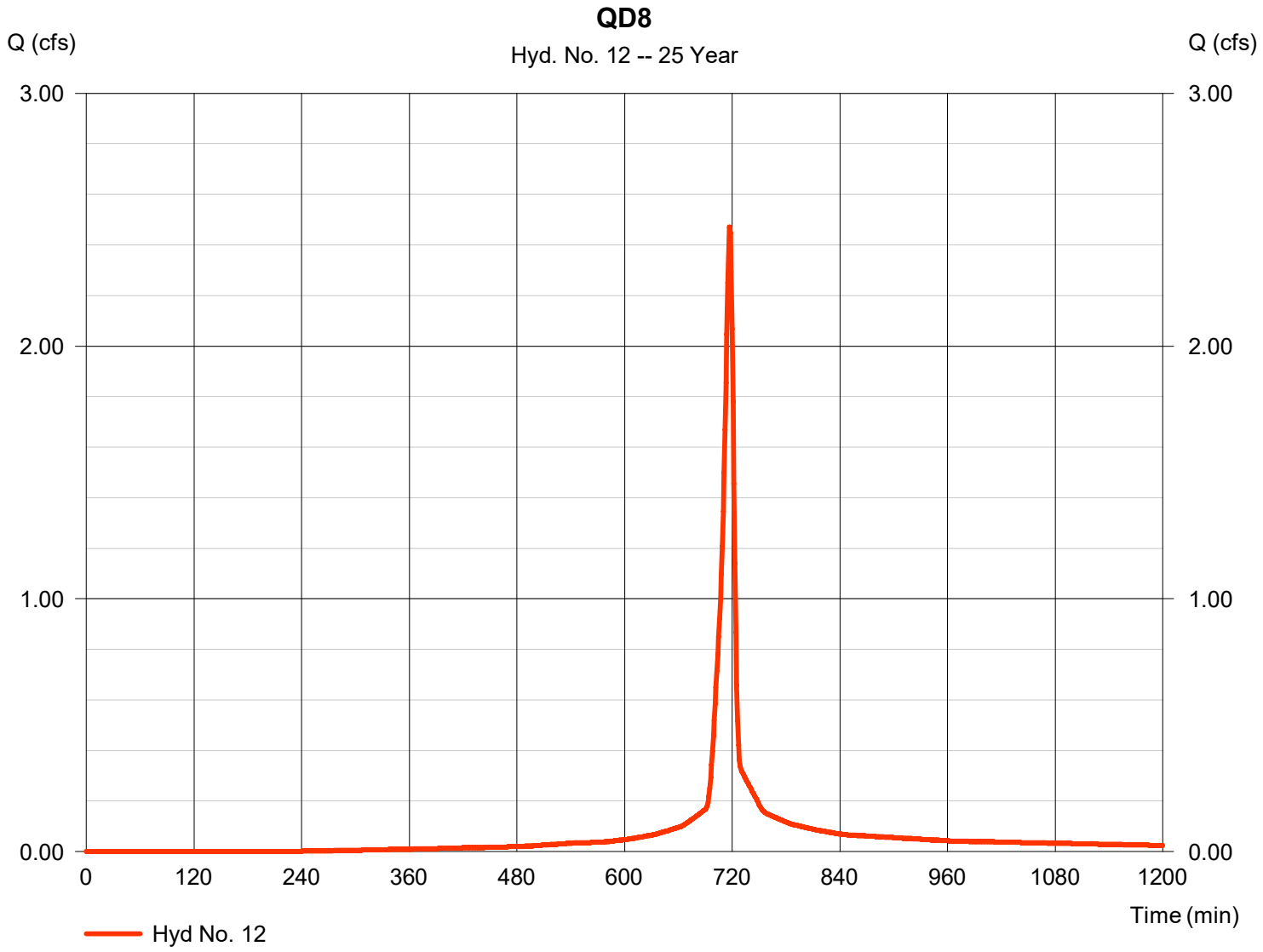


Hydrograph Report

Hyd. No. 12

QD8

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.472 cfs
Storm frequency	=	25 yrs	Time to peak	=	717 min
Time interval	=	1 min	Hyd. volume	=	5,398 cuft
Drainage area	=	0.700 ac	Curve number	=	95
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

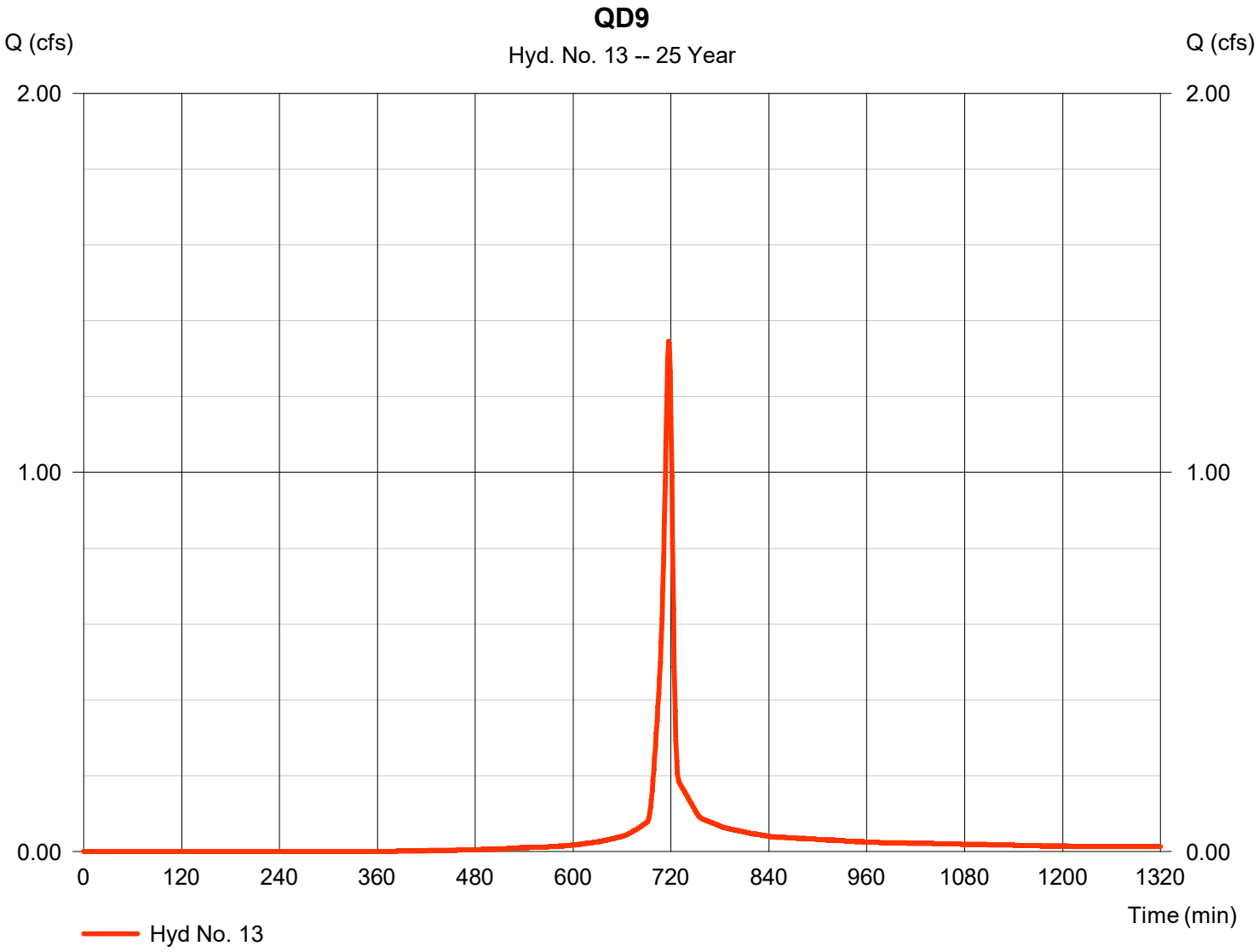


Hydrograph Report

Hyd. No. 13

QD9

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.346 cfs
Storm frequency	=	25 yrs	Time to peak	=	717 min
Time interval	=	1 min	Hyd. volume	=	2,803 cuft
Drainage area	=	0.440 ac	Curve number	=	91
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

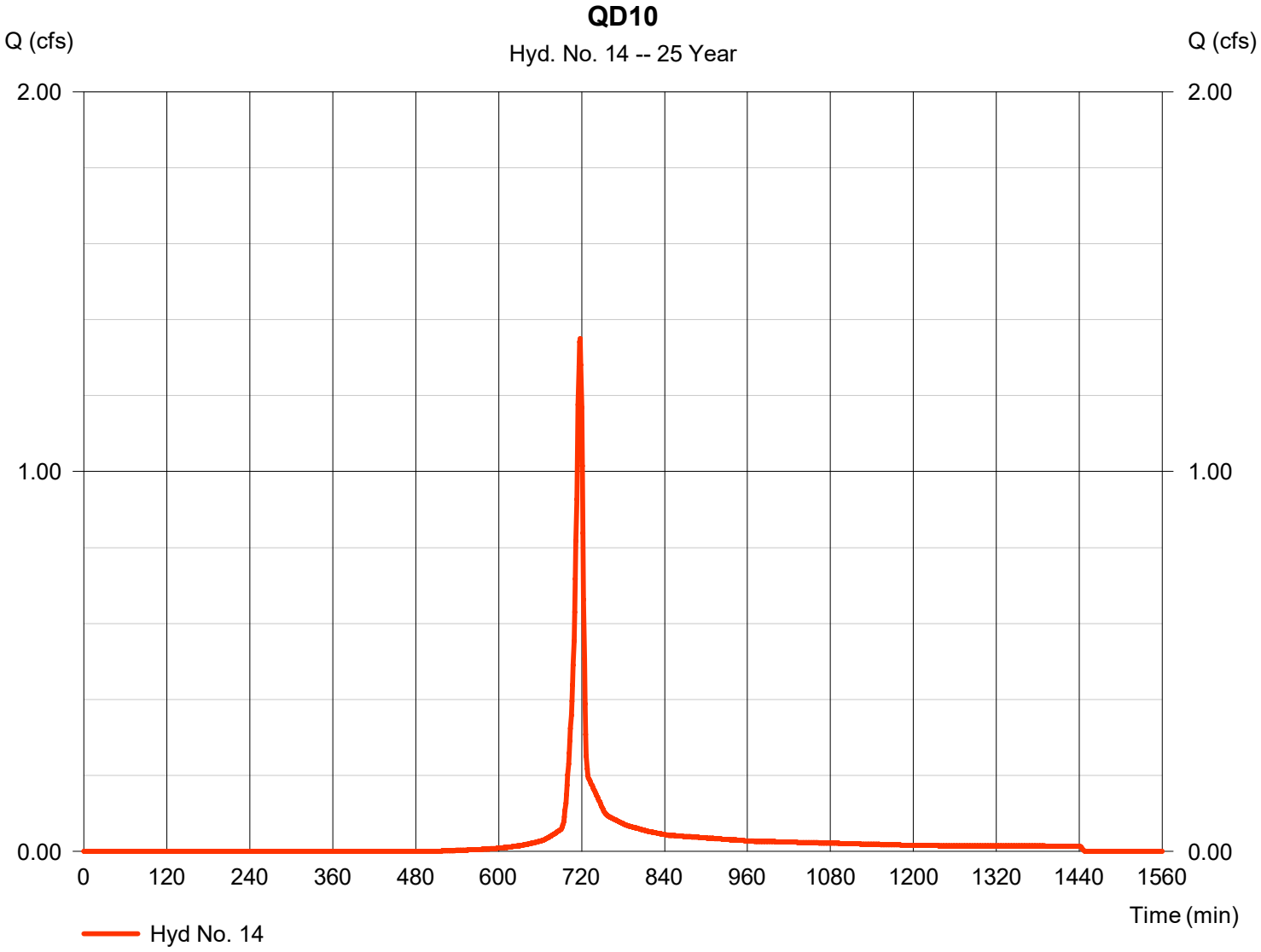


Hydrograph Report

Hyd. No. 14

QD10

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.349 cfs
Storm frequency	=	25 yrs	Time to peak	=	718 min
Time interval	=	1 min	Hyd. volume	=	2,729 cuft
Drainage area	=	0.550 ac	Curve number	=	86
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

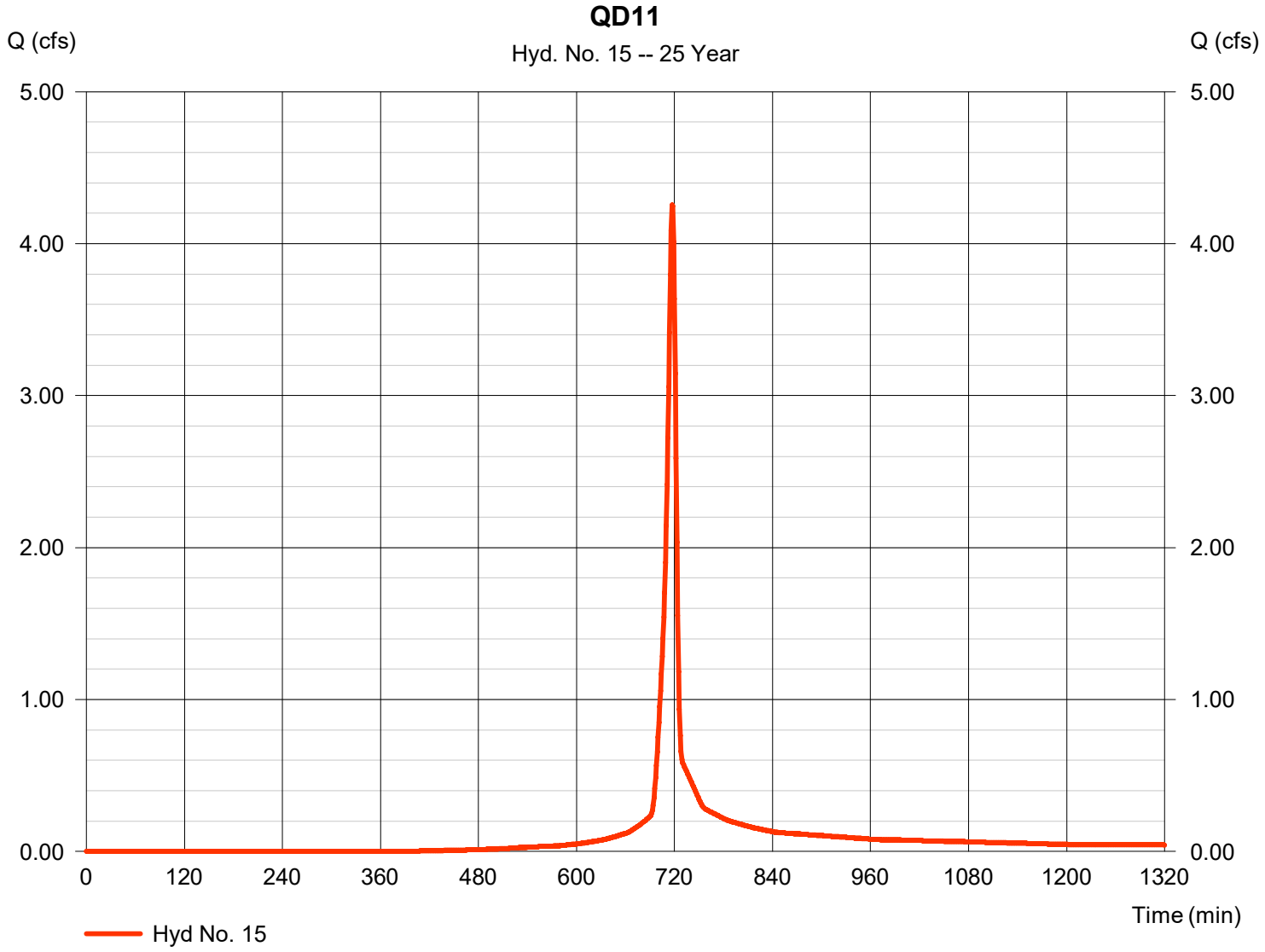


Hydrograph Report

Hyd. No. 15

QD11

Hydrograph type	=	SCS Runoff	Peak discharge	=	4.255 cfs
Storm frequency	=	25 yrs	Time to peak	=	717 min
Time interval	=	1 min	Hyd. volume	=	8,796 cuft
Drainage area	=	1.450 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



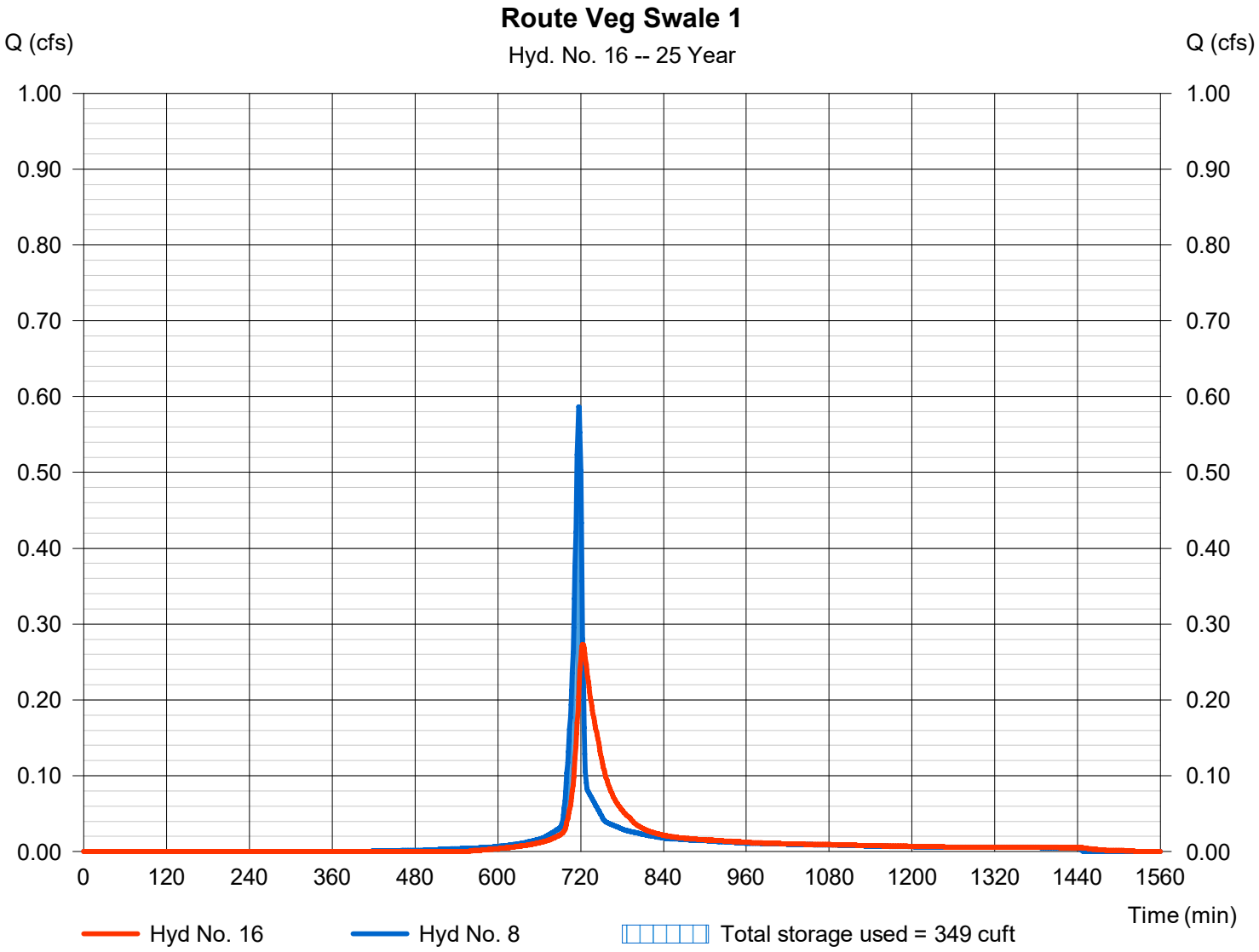
Hydrograph Report

Hyd. No. 16

Route Veg Swale 1

Hydrograph type	= Reservoir	Peak discharge	= 0.274 cfs
Storm frequency	= 25 yrs	Time to peak	= 723 min
Time interval	= 1 min	Hyd. volume	= 1,195 cuft
Inflow hyd. No.	= 8 - QD7.1	Max. Elevation	= 6447.45 ft
Reservoir name	= V1	Max. Storage	= 349 cuft

Storage Indication method used.



Pond No. 1 - V1

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 6446.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	6446.00	104	0	0
0.50	6446.50	191	74	74
1.00	6447.00	291	121	194
1.50	6447.50	401	173	367
2.00	6448.00	535	234	601
2.50	6448.50	699	309	910

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 12.00	0.00	0.00	1.00
Span (in)	= 12.00	0.00	0.00	1.00
No. Barrels	= 1	0	0	1
Invert El. (ft)	= 6446.00	0.00	0.00	6446.10
Length (ft)	= 22.00	0.00	0.00	0.10
Slope (%)	= 0.50	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 4.71	0.00	0.00	0.00
Crest El. (ft)	= 6448.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	---	---	---
Multi-Stage	= Yes	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	6446.00	0.00	---	---	0.00	0.00	---	---	---	---	---	0.000
0.05	7	6446.05	0.00	---	---	0.00	0.00	---	---	---	---	---	0.000
0.10	15	6446.10	0.00	---	---	0.00	0.00	---	---	---	---	---	0.000
0.15	22	6446.15	0.00	---	---	0.00	0.00	---	---	---	---	---	0.002
0.20	30	6446.20	0.00	---	---	0.01	0.00	---	---	---	---	---	0.005
0.25	37	6446.25	0.00	---	---	0.01	0.00	---	---	---	---	---	0.010
0.30	44	6446.30	0.00	---	---	0.02	0.00	---	---	---	---	---	0.016
0.35	52	6446.35	0.00	---	---	0.02	0.00	---	---	---	---	---	0.022
0.40	59	6446.40	0.00	---	---	0.03	0.00	---	---	---	---	---	0.029
0.45	66	6446.45	0.00	---	---	0.04	0.00	---	---	---	---	---	0.036
0.50	74	6446.50	0.00	---	---	0.04	0.00	---	---	---	---	---	0.044
0.55	86	6446.55	0.00	---	---	0.05	0.00	---	---	---	---	---	0.053
0.60	98	6446.60	0.00	---	---	0.06	0.00	---	---	---	---	---	0.062
0.65	110	6446.65	0.00	---	---	0.07	0.00	---	---	---	---	---	0.071
0.70	122	6446.70	0.00	---	---	0.08	0.00	---	---	---	---	---	0.081
0.75	134	6446.75	0.00	---	---	0.09	0.00	---	---	---	---	---	0.092
0.80	146	6446.80	0.00	---	---	0.10	0.00	---	---	---	---	---	0.102
0.85	158	6446.85	0.00	---	---	0.11	0.00	---	---	---	---	---	0.113
0.90	170	6446.90	0.00	---	---	0.12	0.00	---	---	---	---	---	0.125
0.95	182	6446.95	0.00	---	---	0.14	0.00	---	---	---	---	---	0.137
1.00	194	6447.00	0.00	---	---	0.15	0.00	---	---	---	---	---	0.149
1.05	212	6447.05	0.00	---	---	0.16	0.00	---	---	---	---	---	0.162
1.10	229	6447.10	0.00	---	---	0.17	0.00	---	---	---	---	---	0.175
1.15	246	6447.15	0.00	---	---	0.19	0.00	---	---	---	---	---	0.188
1.20	263	6447.20	0.00	---	---	0.20	0.00	---	---	---	---	---	0.202
1.25	281	6447.25	0.00	---	---	0.22	0.00	---	---	---	---	---	0.216
1.30	298	6447.30	0.00	---	---	0.23	0.00	---	---	---	---	---	0.230
1.35	315	6447.35	0.00	---	---	0.24	0.00	---	---	---	---	---	0.244
1.40	333	6447.40	0.00	---	---	0.26	0.00	---	---	---	---	---	0.259
1.45	350	6447.45	0.00	---	---	0.27	0.00	---	---	---	---	---	0.274
1.50	367	6447.50	0.00	---	---	0.29	0.00	---	---	---	---	---	0.290
1.55	391	6447.55	0.00	---	---	0.31	0.00	---	---	---	---	---	0.306
1.60	414	6447.60	0.00	---	---	0.32	0.00	---	---	---	---	---	0.321
1.65	437	6447.65	0.00	---	---	0.34	0.00	---	---	---	---	---	0.338
1.70	461	6447.70	0.00	---	---	0.35	0.00	---	---	---	---	---	0.354
1.75	484	6447.75	0.00	---	---	0.37	0.00	---	---	---	---	---	0.371
1.80	508	6447.80	0.00	---	---	0.39	0.00	---	---	---	---	---	0.388

Continues on next page...

V1

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
1.85	531	6447.85	0.00	---	---	0.40	0.00	---	---	---	---	---	0.405
1.90	554	6447.90	0.00	---	---	0.42	0.00	---	---	---	---	---	0.422
1.95	578	6447.95	0.00	---	---	0.44	0.00	---	---	---	---	---	0.440
2.00	601	6448.00	0.00	---	---	0.46	0.00	---	---	---	---	---	0.458
2.05	632	6448.05	0.18 oc	---	---	0.48	0.17	---	---	---	---	---	0.651
2.10	663	6448.10	0.49 oc	---	---	0.49	0.49	---	---	---	---	---	0.988
2.15	694	6448.15	0.91 oc	---	---	0.51	0.91	---	---	---	---	---	1.419
2.20	725	6448.20	1.40 oc	---	---	0.53	1.39	---	---	---	---	---	1.927
2.25	755	6448.25	1.95 oc	---	---	0.55	1.95	---	---	---	---	---	2.501
2.30	786	6448.30	2.56 oc	---	---	0.57	2.56	---	---	---	---	---	3.133
2.35	817	6448.35	3.23 oc	---	---	0.59	3.23	---	---	---	---	---	3.819
2.40	848	6448.40	3.94 oc	---	---	0.61	3.94	---	---	---	---	---	4.555
2.45	879	6448.45	4.62 oc	---	---	0.63	4.62 s	---	---	---	---	---	5.246
2.50	910	6448.50	4.90 oc	---	---	0.65	4.90 s	---	---	---	---	---	5.554

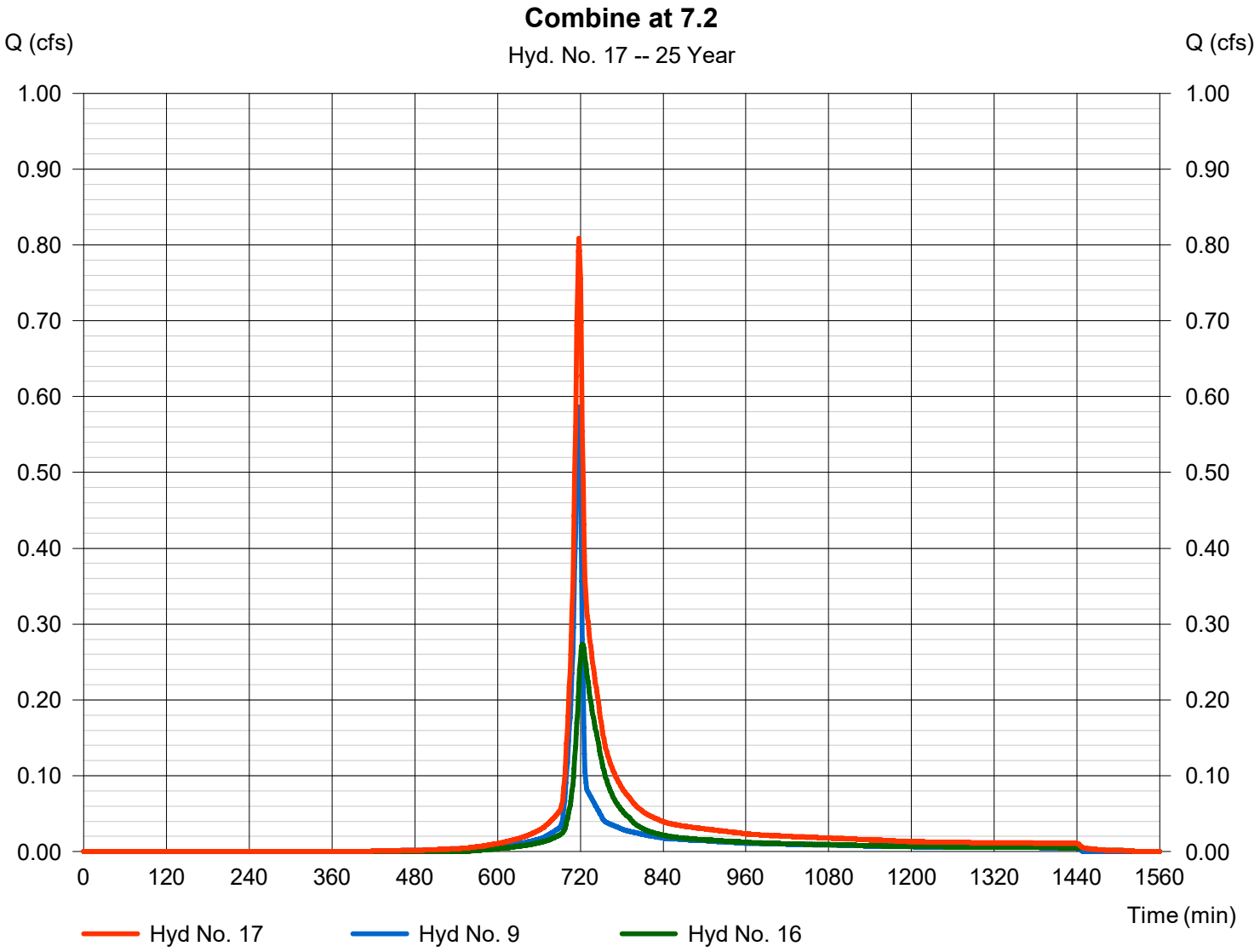
...End

Hydrograph Report

Hyd. No. 17

Combine at 7.2

Hydrograph type	=	Combine	Peak discharge	=	0.809 cfs
Storm frequency	=	25 yrs	Time to peak	=	718 min
Time interval	=	1 min	Hyd. volume	=	2,408 cuft
Inflow hyds.	=	9, 16	Contrib. drain. area	=	0.200 ac



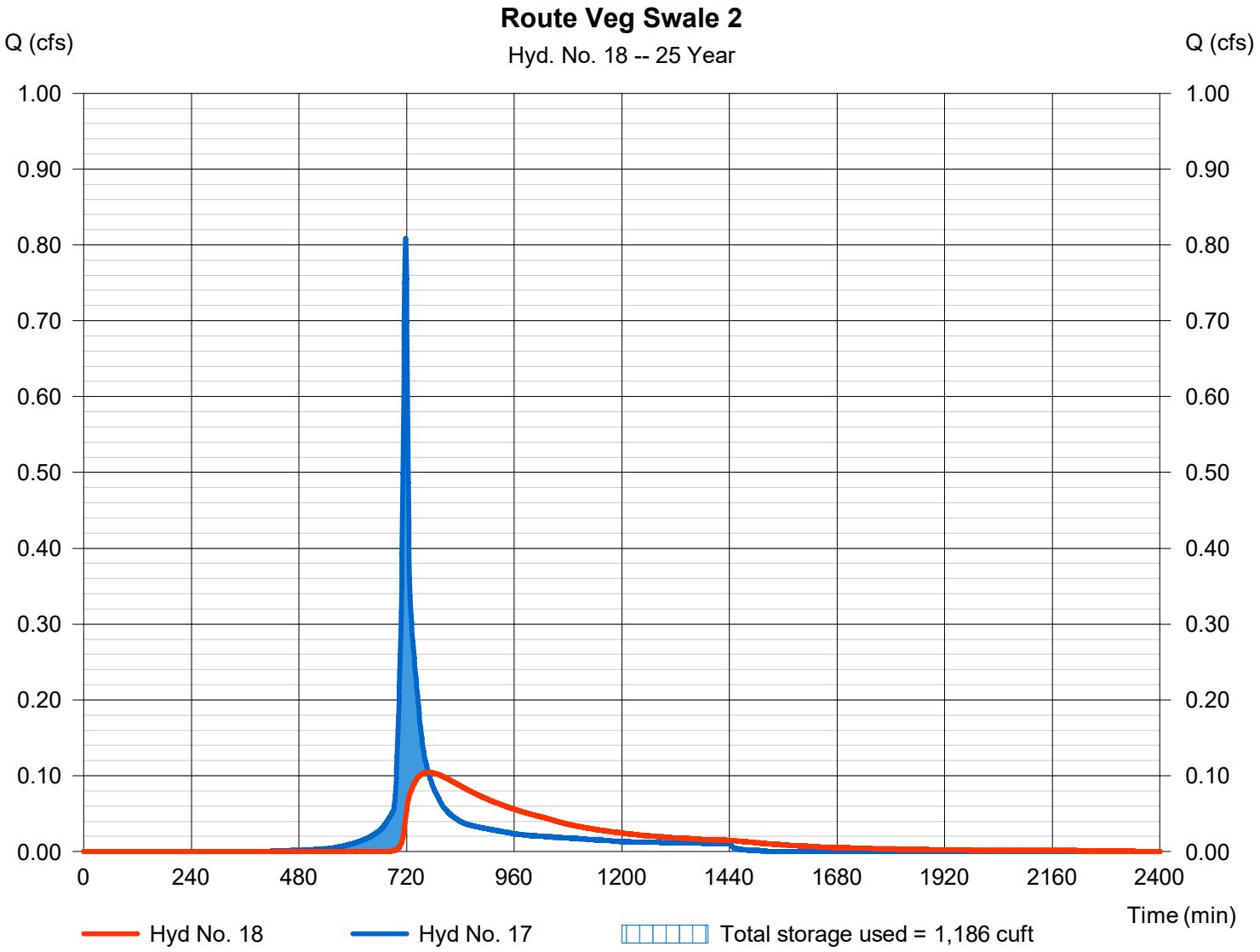
Hydrograph Report

Hyd. No. 18

Route Veg Swale 2

Hydrograph type	= Reservoir	Peak discharge	= 0.104 cfs
Storm frequency	= 25 yrs	Time to peak	= 769 min
Time interval	= 1 min	Hyd. volume	= 2,248 cuft
Inflow hyd. No.	= 17 - Combine at 7.2	Max. Elevation	= 6445.81 ft
Reservoir name	= V2	Max. Storage	= 1,186 cuft

Storage Indication method used.



Pond Report

Pond No. 2 - V2

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 6445.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	6445.00	959	0	0
0.50	6445.50	1,579	635	635
1.00	6446.00	1,985	891	1,526
1.50	6446.50	2,646	1,158	2,683

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 12.00	0.00	0.00	1.00
Span (in)	= 12.00	0.00	0.00	1.00
No. Barrels	= 1	0	0	1
Invert El. (ft)	= 6445.00	0.00	0.00	6445.10
Length (ft)	= 22.00	0.00	0.00	0.10
Slope (%)	= 0.50	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 4.71	0.00	0.00	0.00
Crest El. (ft)	= 6446.40	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	---	---	---
Multi-Stage	= Yes	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

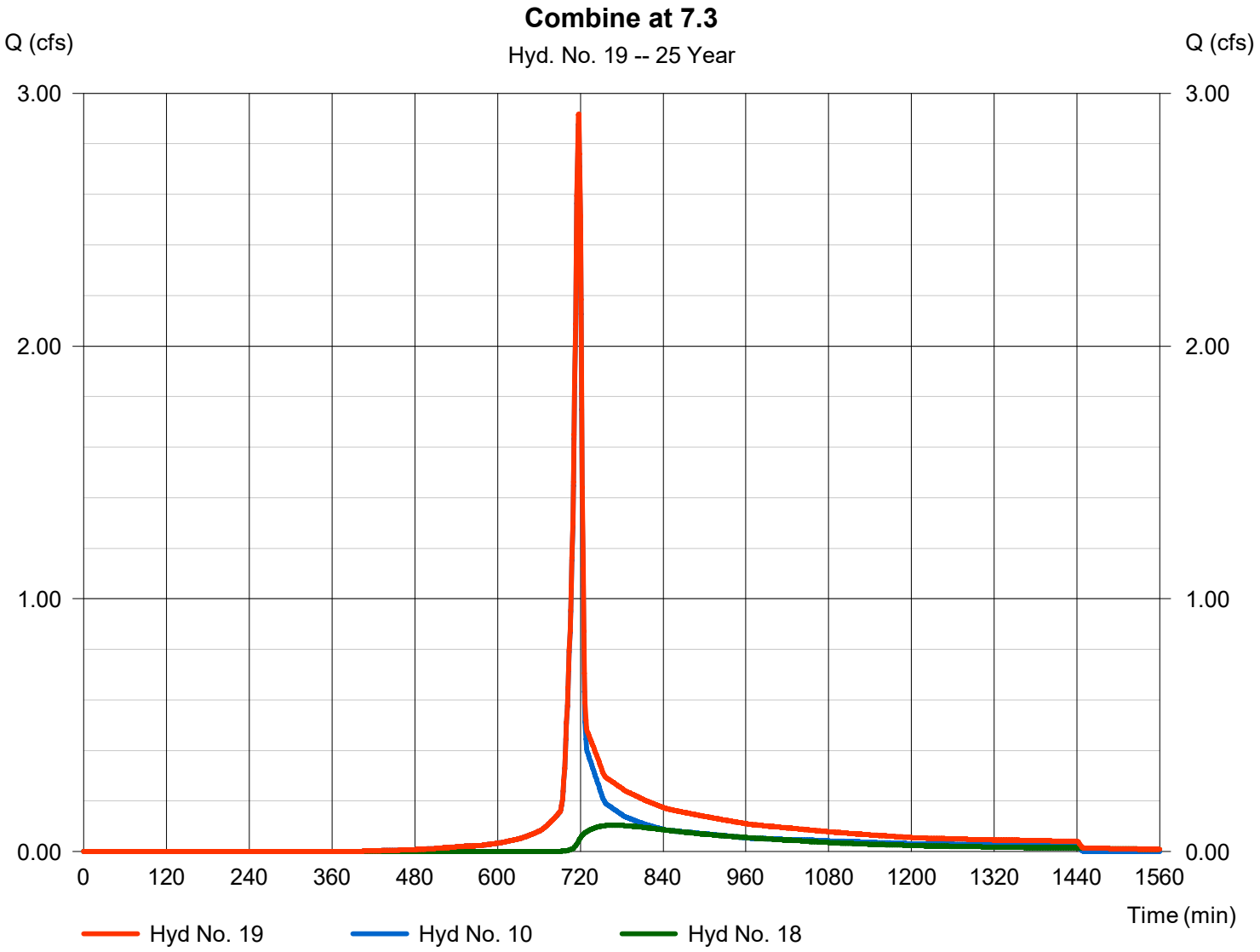
Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	6445.00	0.00	---	---	0.00	0.00	---	---	---	---	---	0.000
0.05	63	6445.05	0.00	---	---	0.00	0.00	---	---	---	---	---	0.000
0.10	127	6445.10	0.00	---	---	0.00	0.00	---	---	---	---	---	0.000
0.15	190	6445.15	0.00	---	---	0.00	0.00	---	---	---	---	---	0.002
0.20	254	6445.20	0.00	---	---	0.01	0.00	---	---	---	---	---	0.005
0.25	317	6445.25	0.00	---	---	0.01	0.00	---	---	---	---	---	0.010
0.30	381	6445.30	0.00	---	---	0.02	0.00	---	---	---	---	---	0.016
0.35	444	6445.35	0.00	---	---	0.02	0.00	---	---	---	---	---	0.022
0.40	508	6445.40	0.00	---	---	0.03	0.00	---	---	---	---	---	0.029
0.45	571	6445.45	0.00	---	---	0.04	0.00	---	---	---	---	---	0.036
0.50	635	6445.50	0.00	---	---	0.04	0.00	---	---	---	---	---	0.044
0.55	724	6445.55	0.00	---	---	0.05	0.00	---	---	---	---	---	0.053
0.60	813	6445.60	0.00	---	---	0.06	0.00	---	---	---	---	---	0.062
0.65	902	6445.65	0.00	---	---	0.07	0.00	---	---	---	---	---	0.071
0.70	991	6445.70	0.00	---	---	0.08	0.00	---	---	---	---	---	0.081
0.75	1,080	6445.75	0.00	---	---	0.09	0.00	---	---	---	---	---	0.092
0.80	1,169	6445.80	0.00	---	---	0.10	0.00	---	---	---	---	---	0.102
0.85	1,258	6445.85	0.00	---	---	0.11	0.00	---	---	---	---	---	0.113
0.90	1,347	6445.90	0.00	---	---	0.12	0.00	---	---	---	---	---	0.125
0.95	1,436	6445.95	0.00	---	---	0.14	0.00	---	---	---	---	---	0.137
1.00	1,526	6446.00	0.00	---	---	0.15	0.00	---	---	---	---	---	0.149
1.05	1,641	6446.05	0.00	---	---	0.16	0.00	---	---	---	---	---	0.162
1.10	1,757	6446.10	0.00	---	---	0.17	0.00	---	---	---	---	---	0.175
1.15	1,873	6446.15	0.00	---	---	0.19	0.00	---	---	---	---	---	0.188
1.20	1,989	6446.20	0.00	---	---	0.20	0.00	---	---	---	---	---	0.202
1.25	2,104	6446.25	0.00	---	---	0.22	0.00	---	---	---	---	---	0.216
1.30	2,220	6446.30	0.00	---	---	0.23	0.00	---	---	---	---	---	0.230
1.35	2,336	6446.35	0.00	---	---	0.24	0.00	---	---	---	---	---	0.244
1.40	2,452	6446.40	0.00	---	---	0.26	0.00	---	---	---	---	---	0.259
1.45	2,567	6446.45	0.17 oc	---	---	0.27	0.17	---	---	---	---	---	0.441
1.50	2,683	6446.50	0.51 oc	---	---	0.29	0.50	---	---	---	---	---	0.787

Hydrograph Report

Hyd. No. 19

Combine at 7.3

Hydrograph type	= Combine	Peak discharge	= 2.917 cfs
Storm frequency	= 25 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 8,193 cuft
Inflow hyds.	= 10, 18	Contrib. drain. area	= 0.980 ac



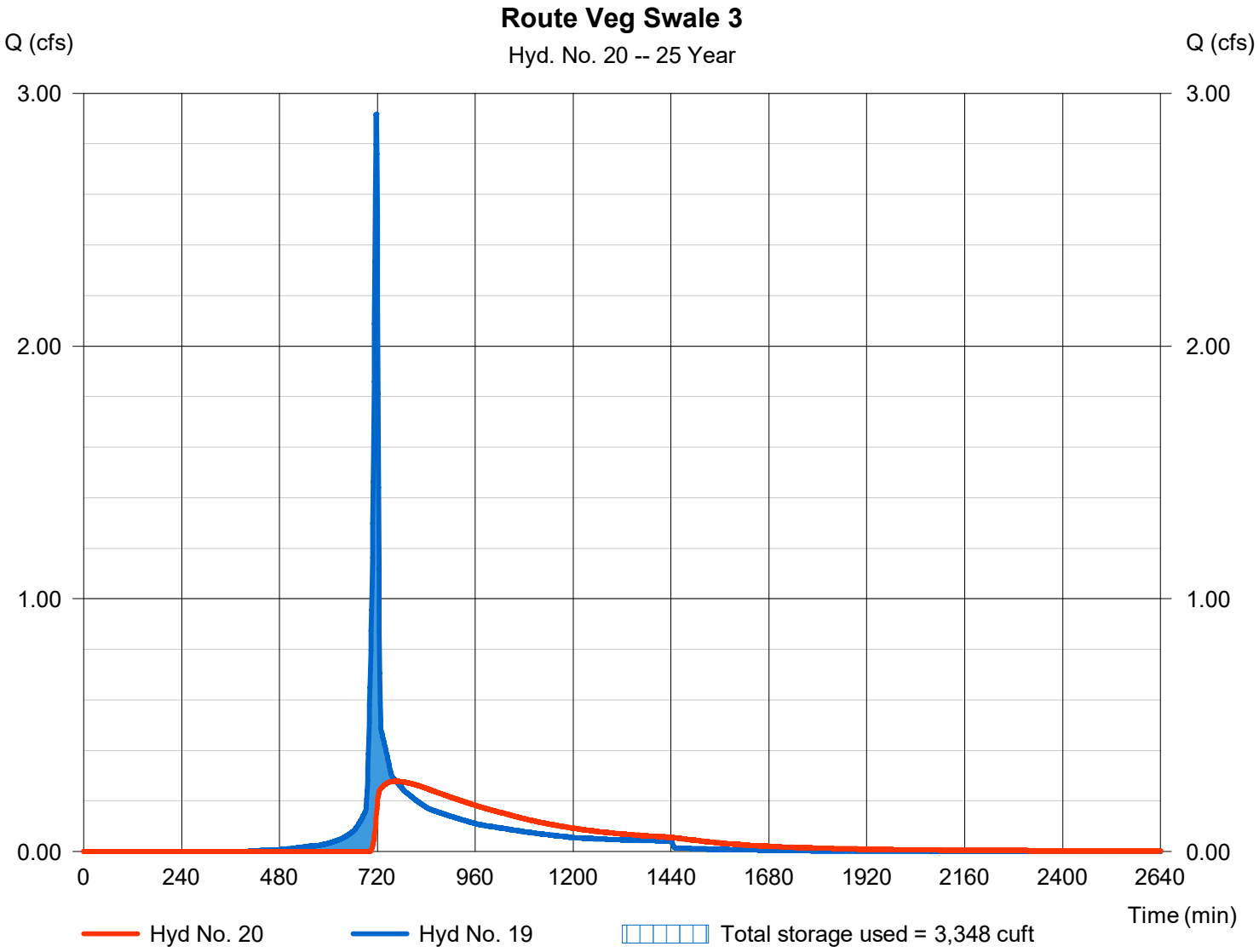
Hydrograph Report

Hyd. No. 20

Route Veg Swale 3

Hydrograph type	= Reservoir	Peak discharge	= 0.278 cfs
Storm frequency	= 25 yrs	Time to peak	= 766 min
Time interval	= 1 min	Hyd. volume	= 7,402 cuft
Inflow hyd. No.	= 19 - Combine at 7.3	Max. Elevation	= 6444.96 ft
Reservoir name	= V3	Max. Storage	= 3,348 cuft

Storage Indication method used.



Pond No. 3 - V3

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 6443.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	6443.00	959	0	0
0.50	6443.50	1,393	588	588
1.00	6444.00	1,700	773	1,361
1.50	6444.50	2,059	940	2,301
2.00	6445.00	2,470	1,132	3,433
2.50	6445.50	2,925	1,349	4,782
3.00	6446.00	3,433	1,590	6,372

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 12.00	0.00	0.00	1.00
Span (in)	= 12.00	0.00	0.00	1.00
No. Barrels	= 1	0	0	1
Invert El. (ft)	= 6443.50	0.00	0.00	6443.60
Length (ft)	= 50.00	0.00	0.00	0.10
Slope (%)	= 0.50	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 4.71	0.00	0.00	0.00
Crest El. (ft)	= 6445.50	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	---	---	---
Multi-Stage	= Yes	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	6443.00	0.00	---	---	0.00	0.00	---	---	---	---	---	0.000
0.05	59	6443.05	0.00	---	---	0.00	0.00	---	---	---	---	---	0.000
0.10	118	6443.10	0.00	---	---	0.00	0.00	---	---	---	---	---	0.000
0.15	176	6443.15	0.00	---	---	0.00	0.00	---	---	---	---	---	0.000
0.20	235	6443.20	0.00	---	---	0.00	0.00	---	---	---	---	---	0.000
0.25	294	6443.25	0.00	---	---	0.00	0.00	---	---	---	---	---	0.000
0.30	353	6443.30	0.00	---	---	0.00	0.00	---	---	---	---	---	0.000
0.35	412	6443.35	0.00	---	---	0.00	0.00	---	---	---	---	---	0.000
0.40	470	6443.40	0.00	---	---	0.00	0.00	---	---	---	---	---	0.000
0.45	529	6443.45	0.00	---	---	0.00	0.00	---	---	---	---	---	0.000
0.50	588	6443.50	0.00	---	---	0.00	0.00	---	---	---	---	---	0.000
0.55	665	6443.55	0.00	---	---	0.00	0.00	---	---	---	---	---	0.000
0.60	743	6443.60	0.00	---	---	0.00	0.00	---	---	---	---	---	0.000
0.65	820	6443.65	0.00	---	---	0.00	0.00	---	---	---	---	---	0.002
0.70	897	6443.70	0.00	---	---	0.01	0.00	---	---	---	---	---	0.005
0.75	975	6443.75	0.00	---	---	0.01	0.00	---	---	---	---	---	0.010
0.80	1,052	6443.80	0.00	---	---	0.02	0.00	---	---	---	---	---	0.016
0.85	1,129	6443.85	0.00	---	---	0.02	0.00	---	---	---	---	---	0.022
0.90	1,207	6443.90	0.00	---	---	0.03	0.00	---	---	---	---	---	0.029
0.95	1,284	6443.95	0.00	---	---	0.04	0.00	---	---	---	---	---	0.036
1.00	1,361	6444.00	0.00	---	---	0.04	0.00	---	---	---	---	---	0.044
1.05	1,455	6444.05	0.00	---	---	0.05	0.00	---	---	---	---	---	0.053
1.10	1,549	6444.10	0.00	---	---	0.06	0.00	---	---	---	---	---	0.062
1.15	1,643	6444.15	0.00	---	---	0.07	0.00	---	---	---	---	---	0.071
1.20	1,737	6444.20	0.00	---	---	0.08	0.00	---	---	---	---	---	0.081
1.25	1,831	6444.25	0.00	---	---	0.09	0.00	---	---	---	---	---	0.092
1.30	1,925	6444.30	0.00	---	---	0.10	0.00	---	---	---	---	---	0.102
1.35	2,019	6444.35	0.00	---	---	0.11	0.00	---	---	---	---	---	0.113
1.40	2,113	6444.40	0.00	---	---	0.12	0.00	---	---	---	---	---	0.125
1.45	2,207	6444.45	0.00	---	---	0.14	0.00	---	---	---	---	---	0.137
1.50	2,301	6444.50	0.00	---	---	0.15	0.00	---	---	---	---	---	0.149
1.55	2,414	6444.55	0.00	---	---	0.16	0.00	---	---	---	---	---	0.162
1.60	2,527	6444.60	0.00	---	---	0.17	0.00	---	---	---	---	---	0.175
1.65	2,641	6444.65	0.00	---	---	0.19	0.00	---	---	---	---	---	0.188
1.70	2,754	6444.70	0.00	---	---	0.20	0.00	---	---	---	---	---	0.202
1.75	2,867	6444.75	0.00	---	---	0.22	0.00	---	---	---	---	---	0.216

Continues on next page...

V3

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
1.80	2,980	6444.80	0.00	---	---	0.23	0.00	---	---	---	---	---	0.230
1.85	3,094	6444.85	0.00	---	---	0.24	0.00	---	---	---	---	---	0.244
1.90	3,207	6444.90	0.00	---	---	0.26	0.00	---	---	---	---	---	0.259
1.95	3,320	6444.95	0.00	---	---	0.27	0.00	---	---	---	---	---	0.274
2.00	3,433	6445.00	0.00	---	---	0.29	0.00	---	---	---	---	---	0.290
2.05	3,568	6445.05	0.00	---	---	0.31	0.00	---	---	---	---	---	0.306
2.10	3,703	6445.10	0.00	---	---	0.32	0.00	---	---	---	---	---	0.321
2.15	3,838	6445.15	0.00	---	---	0.34	0.00	---	---	---	---	---	0.338
2.20	3,973	6445.20	0.00	---	---	0.35	0.00	---	---	---	---	---	0.354
2.25	4,108	6445.25	0.00	---	---	0.37	0.00	---	---	---	---	---	0.371
2.30	4,243	6445.30	0.00	---	---	0.39	0.00	---	---	---	---	---	0.388
2.35	4,377	6445.35	0.00	---	---	0.40	0.00	---	---	---	---	---	0.405
2.40	4,512	6445.40	0.00	---	---	0.42	0.00	---	---	---	---	---	0.422
2.45	4,647	6445.45	0.00	---	---	0.44	0.00	---	---	---	---	---	0.440
2.50	4,782	6445.50	0.00	---	---	0.46	0.00	---	---	---	---	---	0.458
2.55	4,941	6445.55	0.18 ic	---	---	0.48	0.17	---	---	---	---	---	0.651
2.60	5,100	6445.60	0.50 ic	---	---	0.49	0.49	---	---	---	---	---	0.988
2.65	5,259	6445.65	0.92 oc	---	---	0.51	0.91	---	---	---	---	---	1.419
2.70	5,418	6445.70	1.40 oc	---	---	0.53	1.39	---	---	---	---	---	1.927
2.75	5,577	6445.75	1.95 oc	---	---	0.55	1.95	---	---	---	---	---	2.501
2.80	5,736	6445.80	2.56 oc	---	---	0.57	2.56	---	---	---	---	---	3.133
2.85	5,895	6445.85	3.23 oc	---	---	0.59	3.23	---	---	---	---	---	3.819
2.90	6,054	6445.90	3.94 oc	---	---	0.61	3.94	---	---	---	---	---	4.555
2.95	6,213	6445.95	4.29 oc	---	---	0.63	4.29 s	---	---	---	---	---	4.917
3.00	6,372	6446.00	4.47 oc	---	---	0.65	4.47 s	---	---	---	---	---	5.121

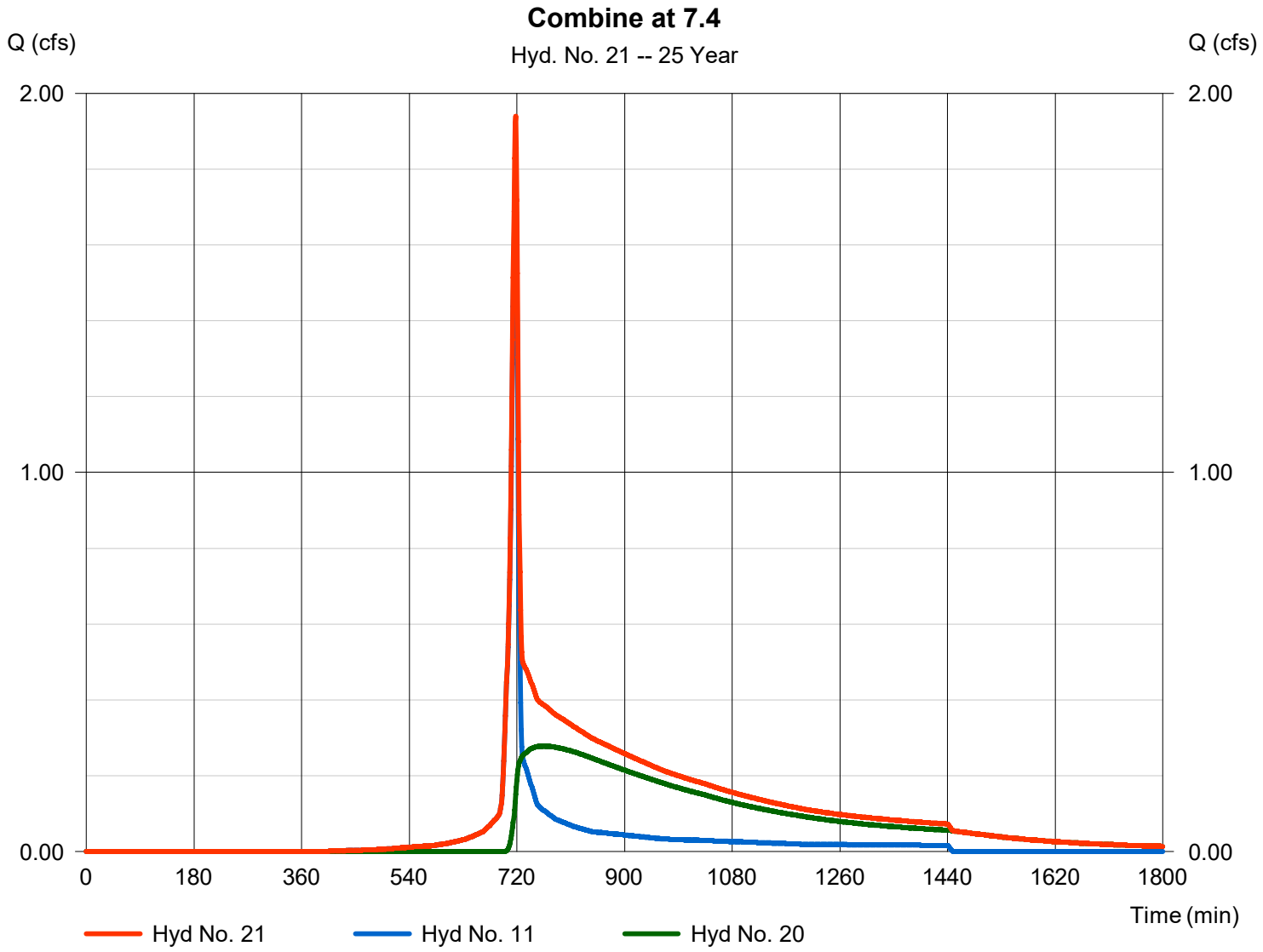
...End

Hydrograph Report

Hyd. No. 21

Combine at 7.4

Hydrograph type	= Combine	Peak discharge	= 1.939 cfs
Storm frequency	= 25 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 11,102 cuft
Inflow hyds.	= 11, 20	Contrib. drain. area	= 0.610 ac



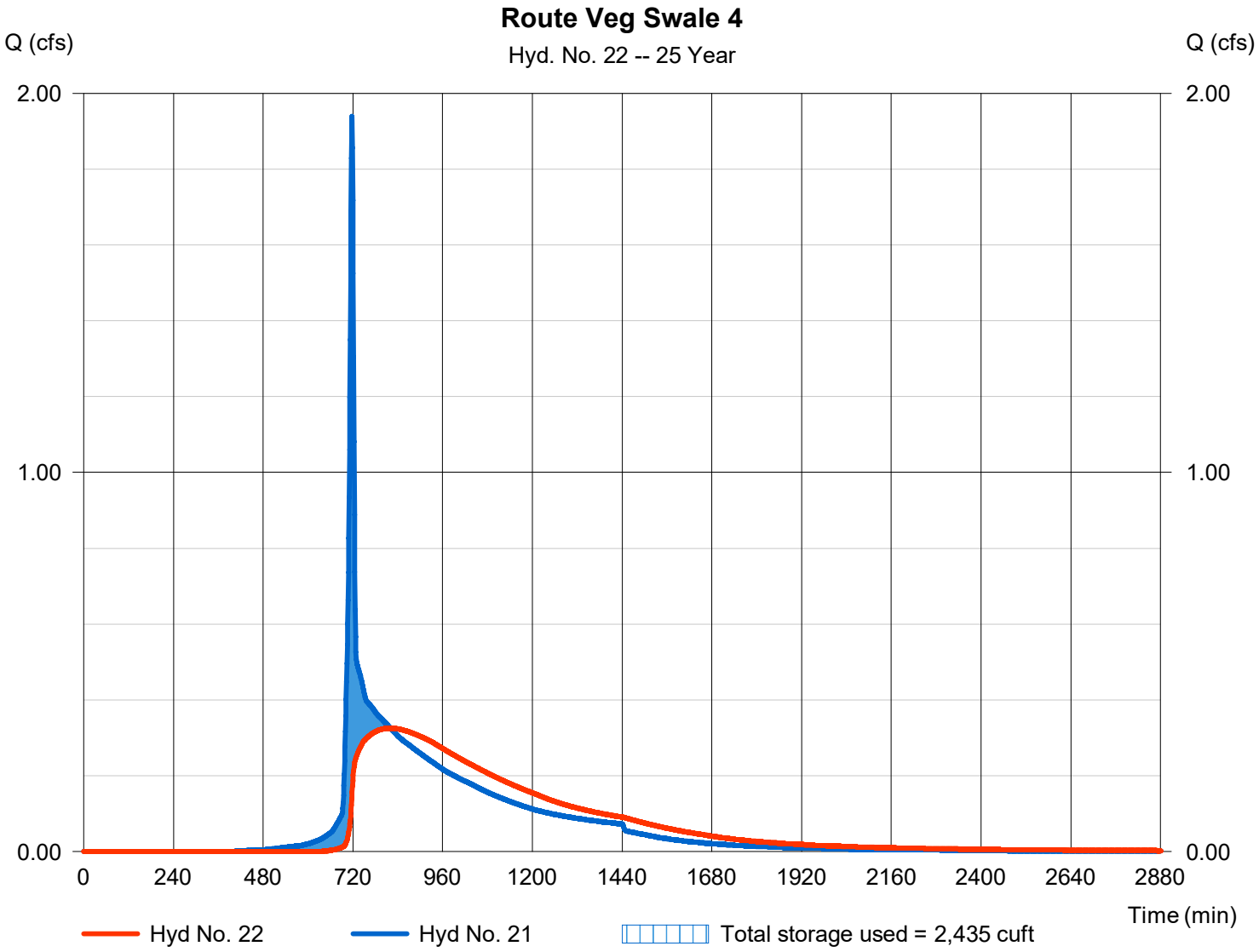
Hydrograph Report

Hyd. No. 22

Route Veg Swale 4

Hydrograph type	= Reservoir	Peak discharge	= 0.326 cfs
Storm frequency	= 25 yrs	Time to peak	= 819 min
Time interval	= 1 min	Hyd. volume	= 10,904 cuft
Inflow hyd. No.	= 21 - Combine at 7.4	Max. Elevation	= 6442.11 ft
Reservoir name	= V4	Max. Storage	= 2,435 cuft

Storage Indication method used.



Pond No. 4 - V4

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 6440.50 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	6440.50	1,148	0	0
0.50	6441.00	1,363	628	628
1.00	6441.50	1,586	737	1,365
1.50	6442.00	1,816	851	2,216
2.00	6442.50	2,054	968	3,183
2.50	6443.00	2,300	1,089	4,272
3.00	6443.50	2,553	1,213	5,485

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 12.00	0.00	0.00	1.00
Span (in)	= 12.00	0.00	0.00	1.00
No. Barrels	= 1	0	0	1
Invert El. (ft)	= 6440.50	0.00	0.00	6440.60
Length (ft)	= 20.00	0.00	0.00	0.10
Slope (%)	= 0.50	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 4.71	0.00	0.00	0.00
Crest El. (ft)	= 6443.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	---	---	---
Multi-Stage	= Yes	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	6440.50	0.00	---	---	0.00	0.00	---	---	---	---	---	0.000
0.05	63	6440.55	0.00	---	---	0.00	0.00	---	---	---	---	---	0.000
0.10	126	6440.60	0.00	---	---	0.00	0.00	---	---	---	---	---	0.000
0.15	188	6440.65	0.00	---	---	0.00	0.00	---	---	---	---	---	0.002
0.20	251	6440.70	0.00	---	---	0.01	0.00	---	---	---	---	---	0.005
0.25	314	6440.75	0.00	---	---	0.01	0.00	---	---	---	---	---	0.010
0.30	377	6440.80	0.00	---	---	0.02	0.00	---	---	---	---	---	0.016
0.35	439	6440.85	0.00	---	---	0.02	0.00	---	---	---	---	---	0.022
0.40	502	6440.90	0.00	---	---	0.03	0.00	---	---	---	---	---	0.029
0.45	565	6440.95	0.00	---	---	0.04	0.00	---	---	---	---	---	0.036
0.50	628	6441.00	0.00	---	---	0.04	0.00	---	---	---	---	---	0.044
0.55	701	6441.05	0.00	---	---	0.05	0.00	---	---	---	---	---	0.053
0.60	775	6441.10	0.00	---	---	0.06	0.00	---	---	---	---	---	0.062
0.65	849	6441.15	0.00	---	---	0.07	0.00	---	---	---	---	---	0.071
0.70	923	6441.20	0.00	---	---	0.08	0.00	---	---	---	---	---	0.081
0.75	996	6441.25	0.00	---	---	0.09	0.00	---	---	---	---	---	0.092
0.80	1,070	6441.30	0.00	---	---	0.10	0.00	---	---	---	---	---	0.102
0.85	1,144	6441.35	0.00	---	---	0.11	0.00	---	---	---	---	---	0.113
0.90	1,218	6441.40	0.00	---	---	0.12	0.00	---	---	---	---	---	0.125
0.95	1,291	6441.45	0.00	---	---	0.14	0.00	---	---	---	---	---	0.137
1.00	1,365	6441.50	0.00	---	---	0.15	0.00	---	---	---	---	---	0.149
1.05	1,450	6441.55	0.00	---	---	0.16	0.00	---	---	---	---	---	0.162
1.10	1,535	6441.60	0.00	---	---	0.17	0.00	---	---	---	---	---	0.175
1.15	1,620	6441.65	0.00	---	---	0.19	0.00	---	---	---	---	---	0.188
1.20	1,705	6441.70	0.00	---	---	0.20	0.00	---	---	---	---	---	0.202
1.25	1,790	6441.75	0.00	---	---	0.22	0.00	---	---	---	---	---	0.216
1.30	1,875	6441.80	0.00	---	---	0.23	0.00	---	---	---	---	---	0.230
1.35	1,960	6441.85	0.00	---	---	0.24	0.00	---	---	---	---	---	0.244
1.40	2,045	6441.90	0.00	---	---	0.26	0.00	---	---	---	---	---	0.259
1.45	2,130	6441.95	0.00	---	---	0.27	0.00	---	---	---	---	---	0.274
1.50	2,216	6442.00	0.00	---	---	0.29	0.00	---	---	---	---	---	0.290
1.55	2,312	6442.05	0.00	---	---	0.31	0.00	---	---	---	---	---	0.306
1.60	2,409	6442.10	0.00	---	---	0.32	0.00	---	---	---	---	---	0.321
1.65	2,506	6442.15	0.00	---	---	0.34	0.00	---	---	---	---	---	0.338
1.70	2,603	6442.20	0.00	---	---	0.35	0.00	---	---	---	---	---	0.354
1.75	2,699	6442.25	0.00	---	---	0.37	0.00	---	---	---	---	---	0.371

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V4

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
1.80	2,796	6442.30	0.00	---	---	0.39	0.00	---	---	---	---	---	0.388
1.85	2,893	6442.35	0.00	---	---	0.40	0.00	---	---	---	---	---	0.405
1.90	2,990	6442.40	0.00	---	---	0.42	0.00	---	---	---	---	---	0.422
1.95	3,086	6442.45	0.00	---	---	0.44	0.00	---	---	---	---	---	0.440
2.00	3,183	6442.50	0.00	---	---	0.46	0.00	---	---	---	---	---	0.458
2.05	3,292	6442.55	0.00	---	---	0.48	0.00	---	---	---	---	---	0.477
2.10	3,401	6442.60	0.00	---	---	0.49	0.00	---	---	---	---	---	0.495
2.15	3,510	6442.65	0.00	---	---	0.51	0.00	---	---	---	---	---	0.514
2.20	3,618	6442.70	0.00	---	---	0.53	0.00	---	---	---	---	---	0.532
2.25	3,727	6442.75	0.00	---	---	0.55	0.00	---	---	---	---	---	0.551
2.30	3,836	6442.80	0.00	---	---	0.57	0.00	---	---	---	---	---	0.571
2.35	3,945	6442.85	0.00	---	---	0.59	0.00	---	---	---	---	---	0.590
2.40	4,054	6442.90	0.00	---	---	0.61	0.00	---	---	---	---	---	0.610
2.45	4,163	6442.95	0.00	---	---	0.63	0.00	---	---	---	---	---	0.630
2.50	4,272	6443.00	0.00	---	---	0.65	0.00	---	---	---	---	---	0.651
2.55	4,393	6443.05	0.18 oc	---	---	0.67	0.17	---	---	---	---	---	0.846
2.60	4,514	6443.10	0.51 oc	---	---	0.69	0.49	---	---	---	---	---	1.185
2.65	4,635	6443.15	0.92 oc	---	---	0.71	0.91	---	---	---	---	---	1.618
2.70	4,757	6443.20	1.39 oc	---	---	0.73	1.39	---	---	---	---	---	2.128
2.75	4,878	6443.25	1.95 oc	---	---	0.75	1.95	---	---	---	---	---	2.704
2.80	4,999	6443.30	2.56 oc	---	---	0.78	2.56	---	---	---	---	---	3.338
2.85	5,121	6443.35	3.23 oc	---	---	0.80	3.23	---	---	---	---	---	4.026
2.90	5,242	6443.40	3.94 oc	---	---	0.82	3.94	---	---	---	---	---	4.764
2.95	5,363	6443.45	4.71 oc	---	---	0.84	4.71	---	---	---	---	---	5.548
3.00	5,485	6443.50	5.44 ic	---	---	0.86	5.44 s	---	---	---	---	---	6.301

...End

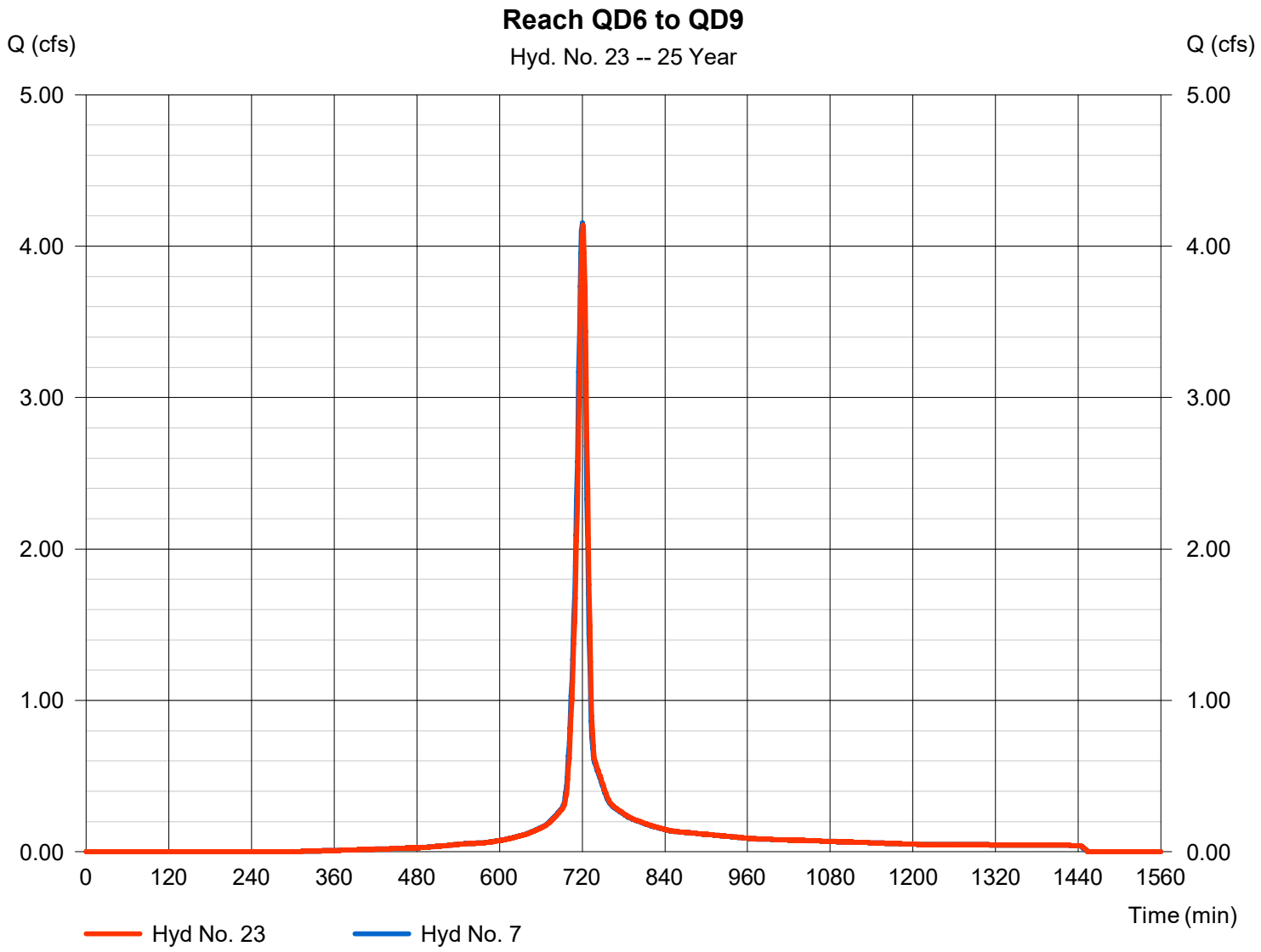
Hydrograph Report

Hyd. No. 23

Reach QD6 to QD9

Hydrograph type	= Reach	Peak discharge	= 4.141 cfs
Storm frequency	= 25 yrs	Time to peak	= 721 min
Time interval	= 1 min	Hyd. volume	= 10,383 cuft
Inflow hyd. No.	= 7 - QD6	Section type	= Circular
Reach length	= 123.0 ft	Channel slope	= 2.2 %
Manning's n	= 0.025	Bottom width	= 1.5 ft
Side slope	= 0.0:1	Max. depth	= 0.0 ft
Rating curve x	= 5.104	Rating curve m	= 1.250
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 0.8351

Modified Att-Kin routing method used.

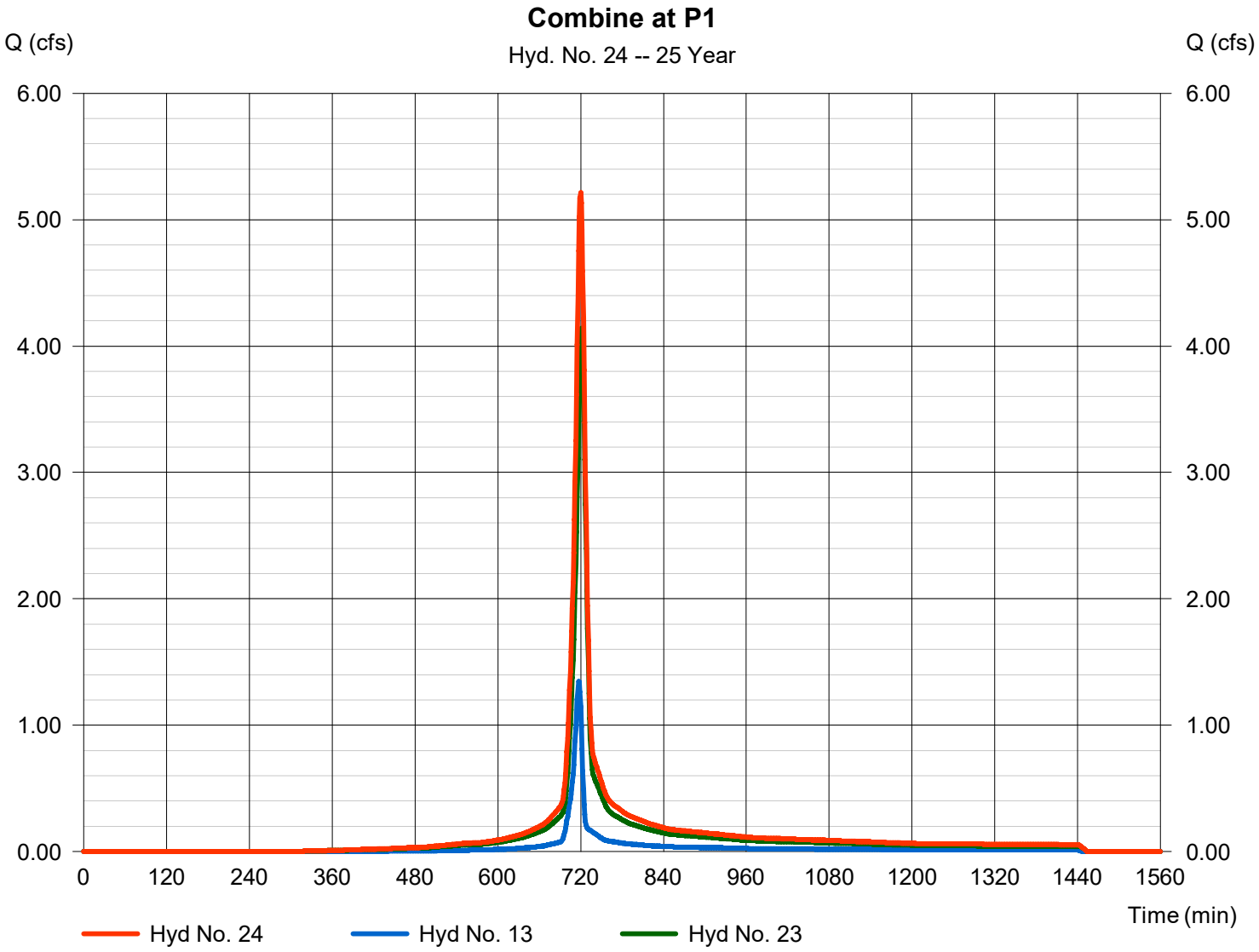


Hydrograph Report

Hyd. No. 24

Combine at P1

Hydrograph type	= Combine	Peak discharge	= 5.215 cfs
Storm frequency	= 25 yrs	Time to peak	= 720 min
Time interval	= 1 min	Hyd. volume	= 13,186 cuft
Inflow hyds.	= 13, 23	Contrib. drain. area	= 0.440 ac



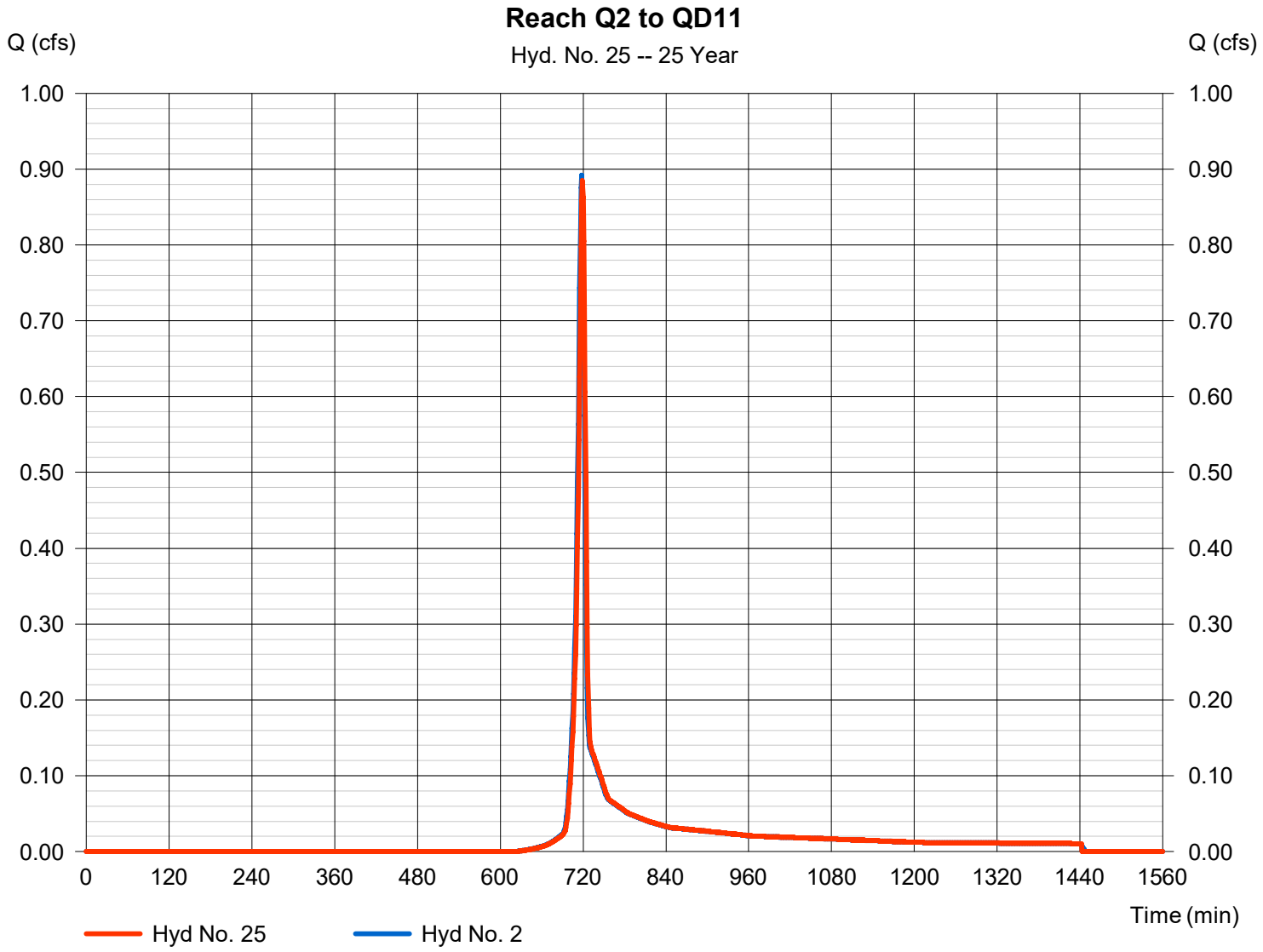
Hydrograph Report

Hyd. No. 25

Reach Q2 to QD11

Hydrograph type	= Reach	Peak discharge	= 0.885 cfs
Storm frequency	= 25 yrs	Time to peak	= 719 min
Time interval	= 1 min	Hyd. volume	= 1,792 cuft
Inflow hyd. No.	= 2 - Q2	Section type	= Trapezoidal
Reach length	= 51.0 ft	Channel slope	= 2.6 %
Manning's n	= 0.011	Bottom width	= 100.0 ft
Side slope	= 100.0:1	Max. depth	= 1.0 ft
Rating curve x	= 1.012	Rating curve m	= 1.085
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 0.7801

Modified Att-Kin routing method used.

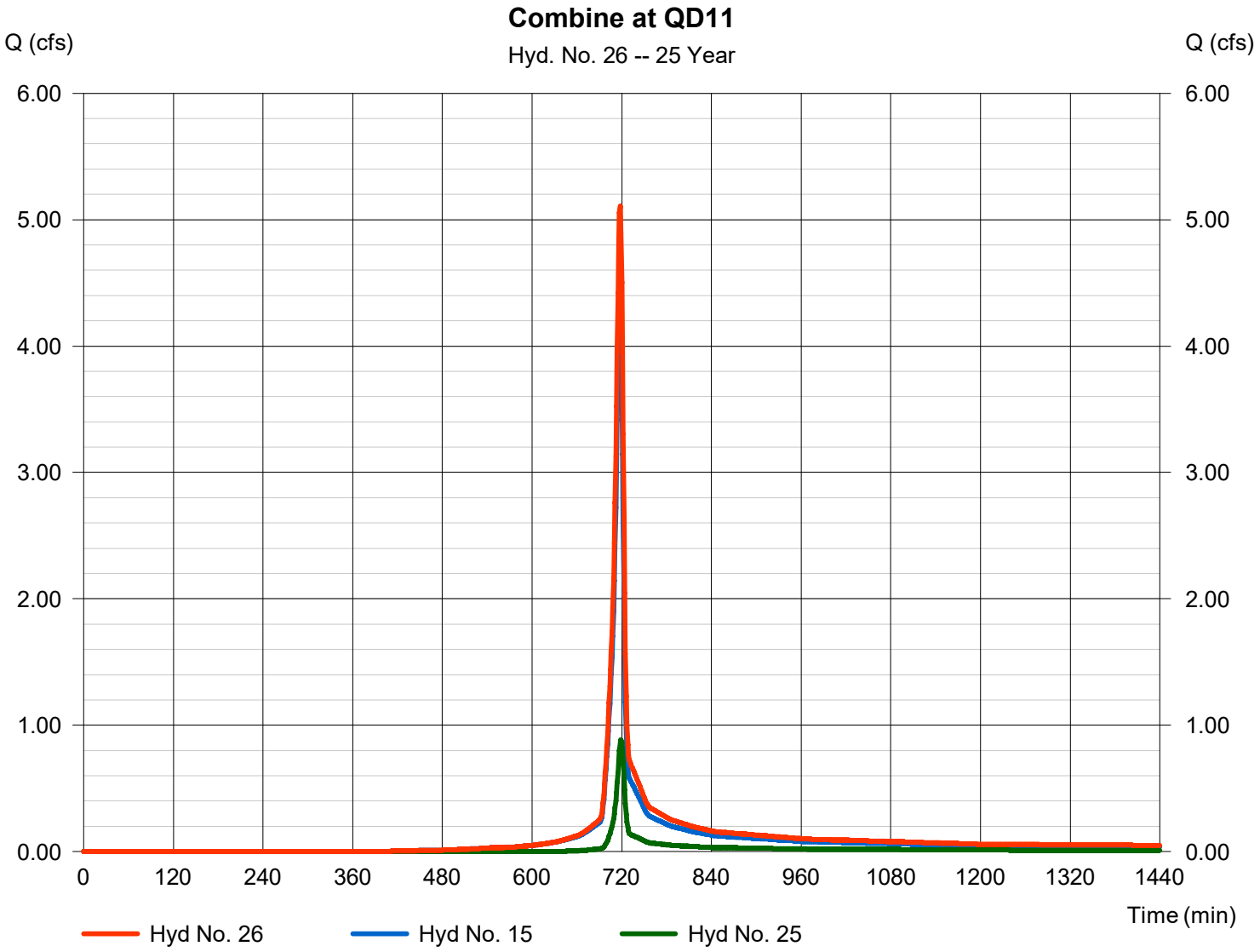


Hydrograph Report

Hyd. No. 26

Combine at QD11

Hydrograph type	= Combine	Peak discharge	= 5.107 cfs
Storm frequency	= 25 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 10,588 cuft
Inflow hyds.	= 15, 25	Contrib. drain. area	= 1.450 ac

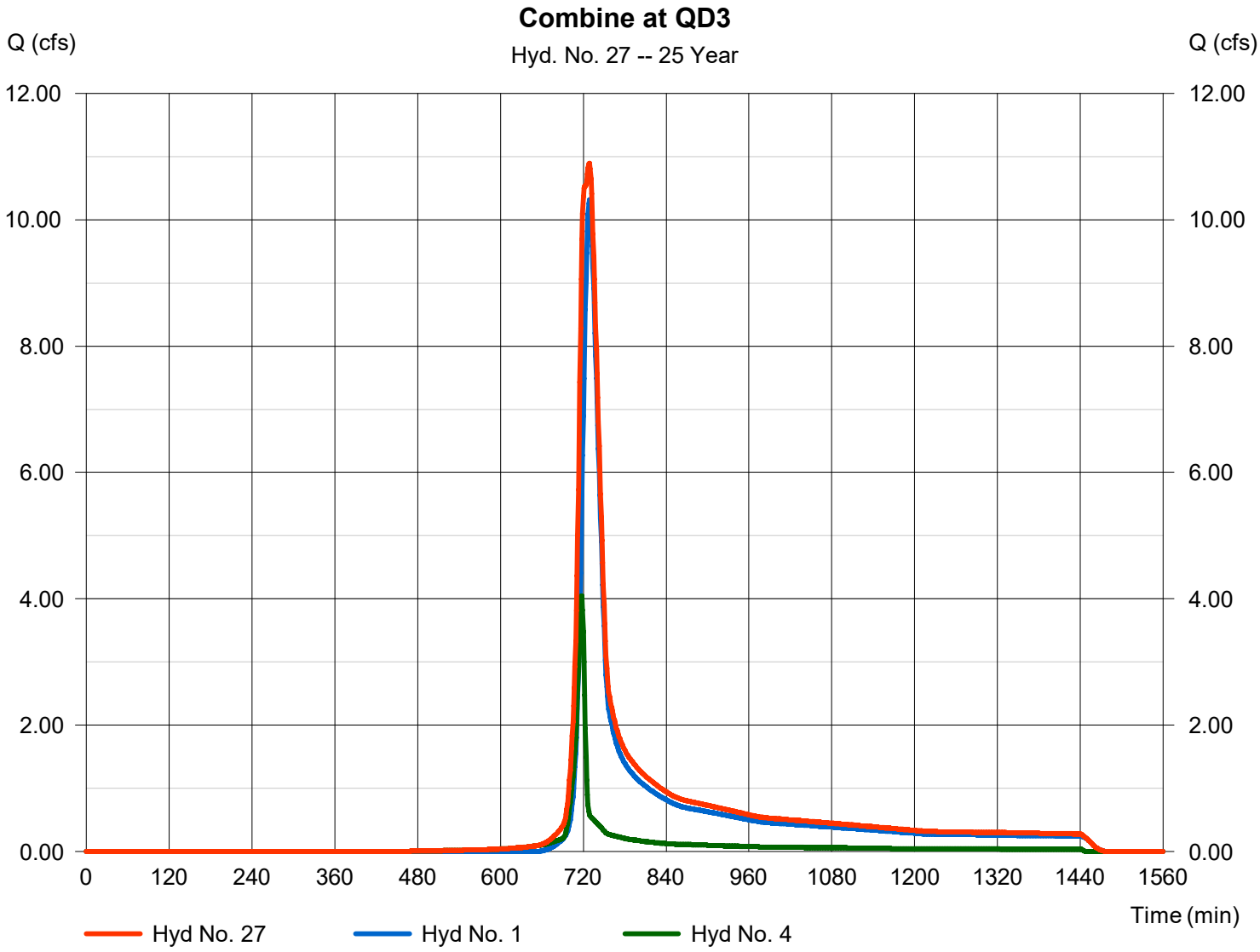


Hydrograph Report

Hyd. No. 27

Combine at QD3

Hydrograph type	= Combine	Peak discharge	= 10.89 cfs
Storm frequency	= 25 yrs	Time to peak	= 729 min
Time interval	= 1 min	Hyd. volume	= 47,166 cuft
Inflow hyds.	= 1, 4	Contrib. drain. area	= 13.980 ac



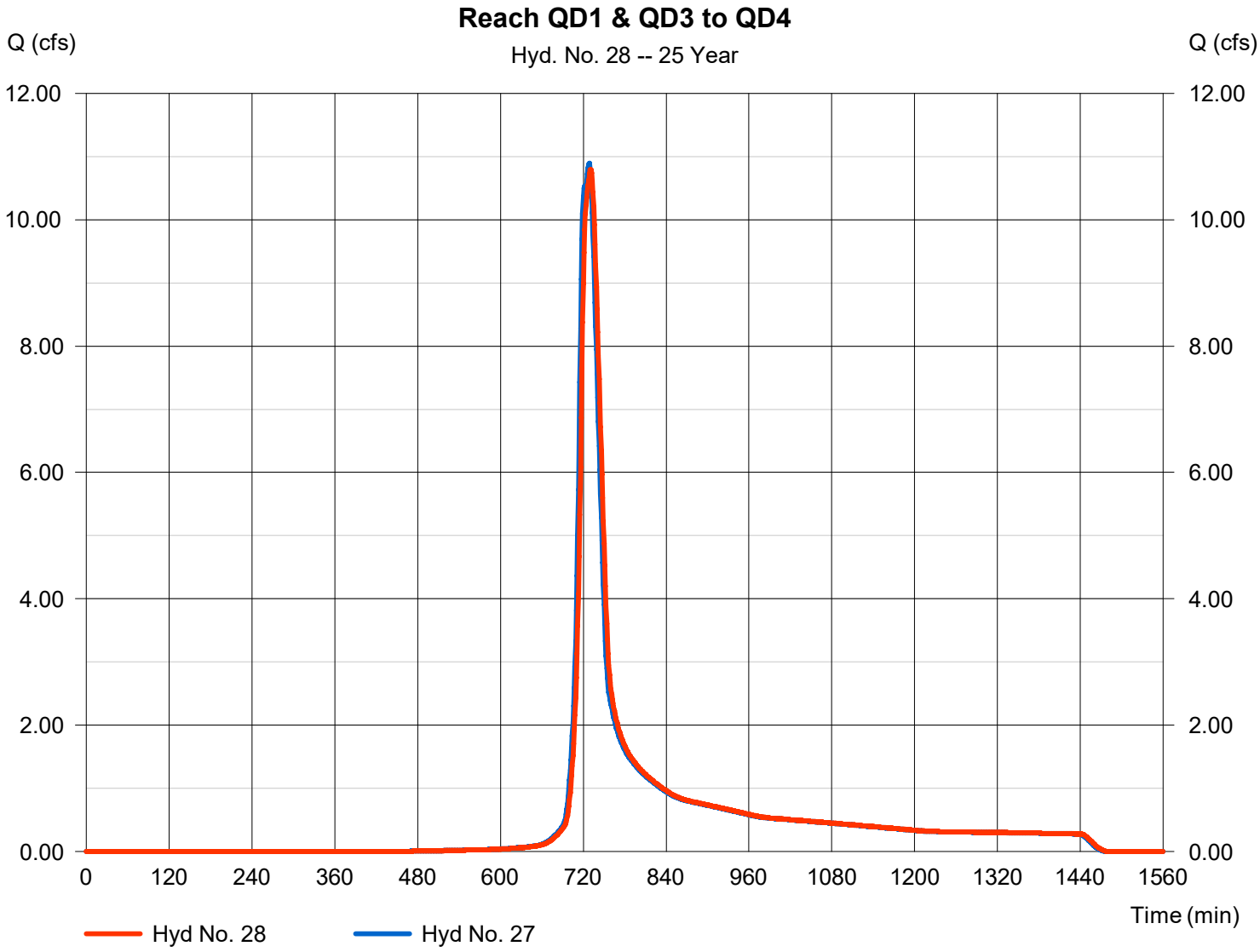
Hydrograph Report

Hyd. No. 28

Reach QD1 & QD3 to QD4

Hydrograph type	=	Reach	Peak discharge	=	10.79 cfs
Storm frequency	=	25 yrs	Time to peak	=	731 min
Time interval	=	1 min	Hyd. volume	=	47,164 cuft
Inflow hyd. No.	=	27 - Combine at QD3	Section type	=	Circular
Reach length	=	600.0 ft	Channel slope	=	2.0 %
Manning's n	=	0.025	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	5.105	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	0.3562

Modified Att-Kin routing method used.

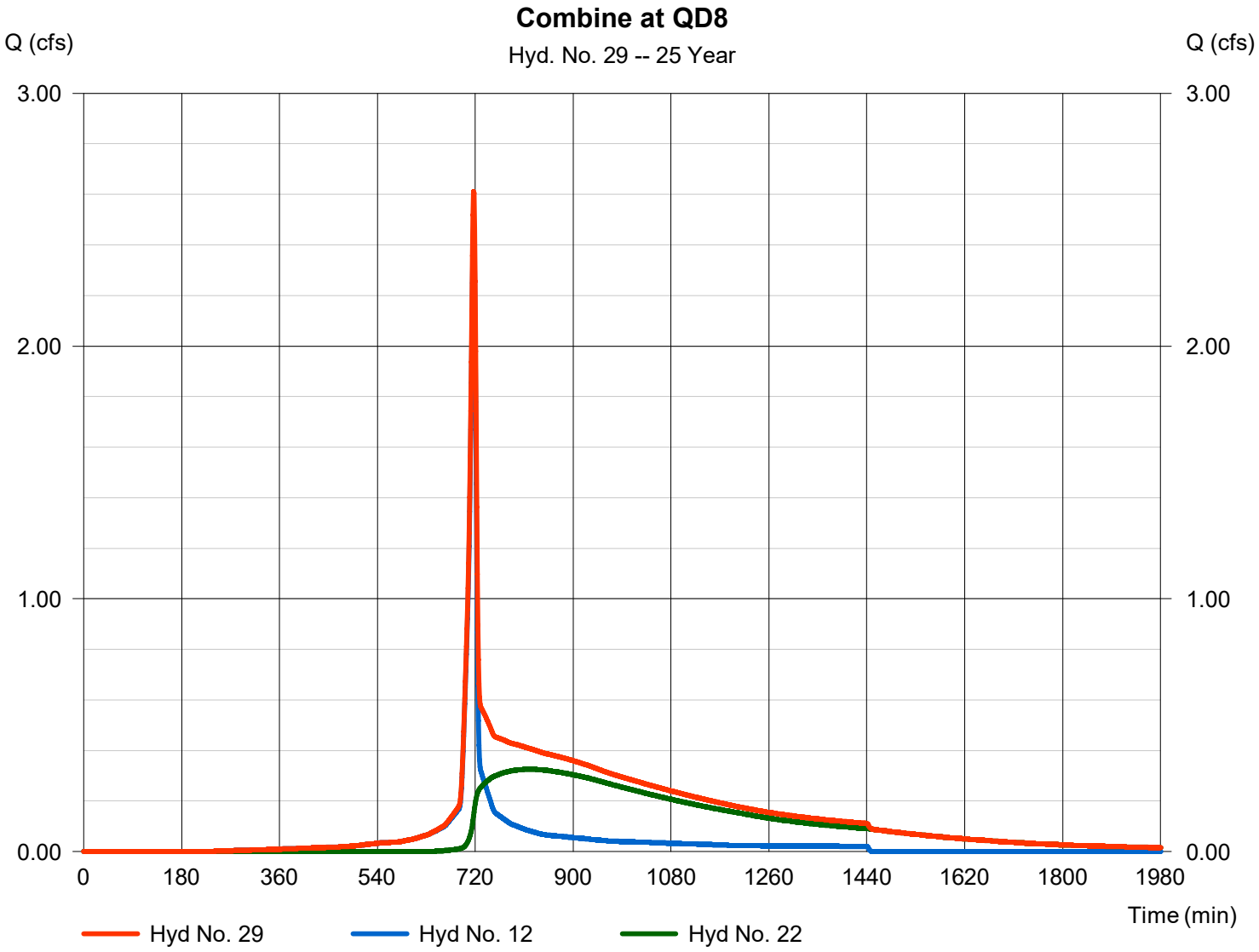


Hydrograph Report

Hyd. No. 29

Combine at QD8

Hydrograph type	=	Combine	Peak discharge	=	2.612 cfs
Storm frequency	=	25 yrs	Time to peak	=	717 min
Time interval	=	1 min	Hyd. volume	=	16,302 cuft
Inflow hyds.	=	12, 22	Contrib. drain. area	=	0.700 ac



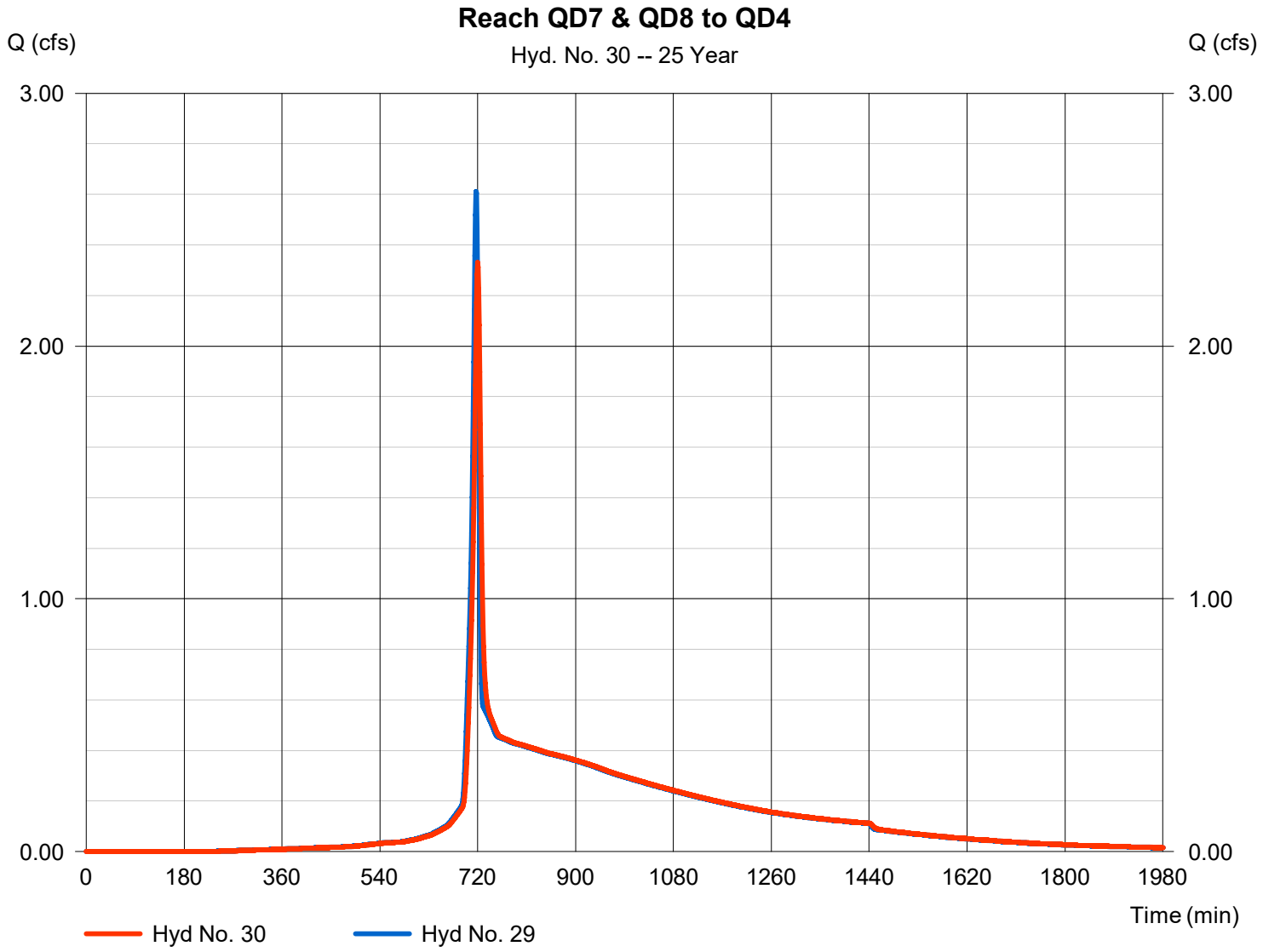
Hydrograph Report

Hyd. No. 30

Reach QD7 & QD8 to QD4

Hydrograph type	=	Reach	Peak discharge	=	2.331 cfs
Storm frequency	=	25 yrs	Time to peak	=	720 min
Time interval	=	1 min	Hyd. volume	=	16,075 cuft
Inflow hyd. No.	=	29 - Combine at QD8	Section type	=	Circular
Reach length	=	211.0 ft	Channel slope	=	1.4 %
Manning's n	=	0.025	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	4.271	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	0.2575

Modified Att-Kin routing method used.

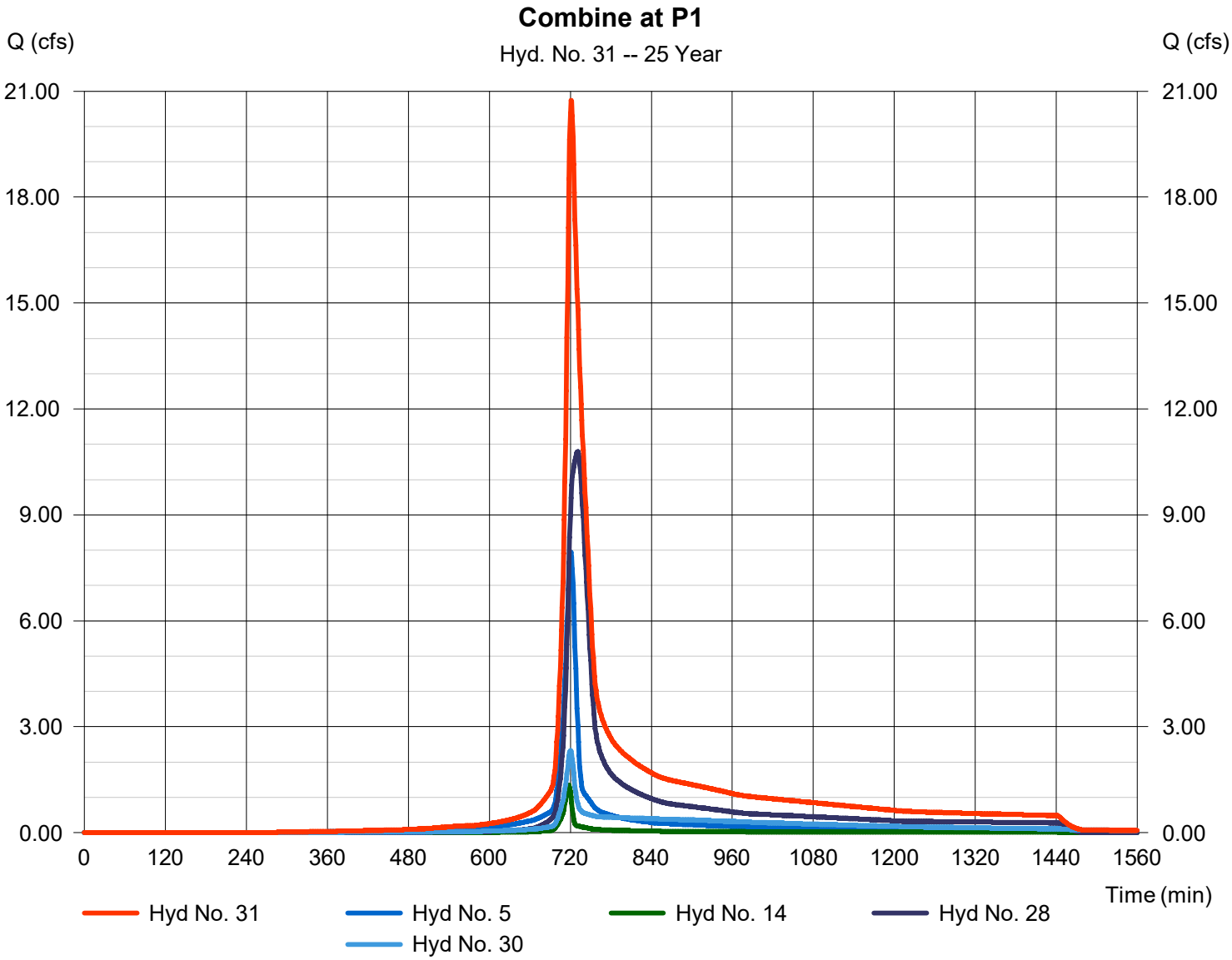


Hydrograph Report

Hyd. No. 31

Combine at P1

Hydrograph type	= Combine	Peak discharge	= 20.74 cfs
Storm frequency	= 25 yrs	Time to peak	= 721 min
Time interval	= 1 min	Hyd. volume	= 86,893 cuft
Inflow hyds.	= 5, 14, 28, 30	Contrib. drain. area	= 3.530 ac



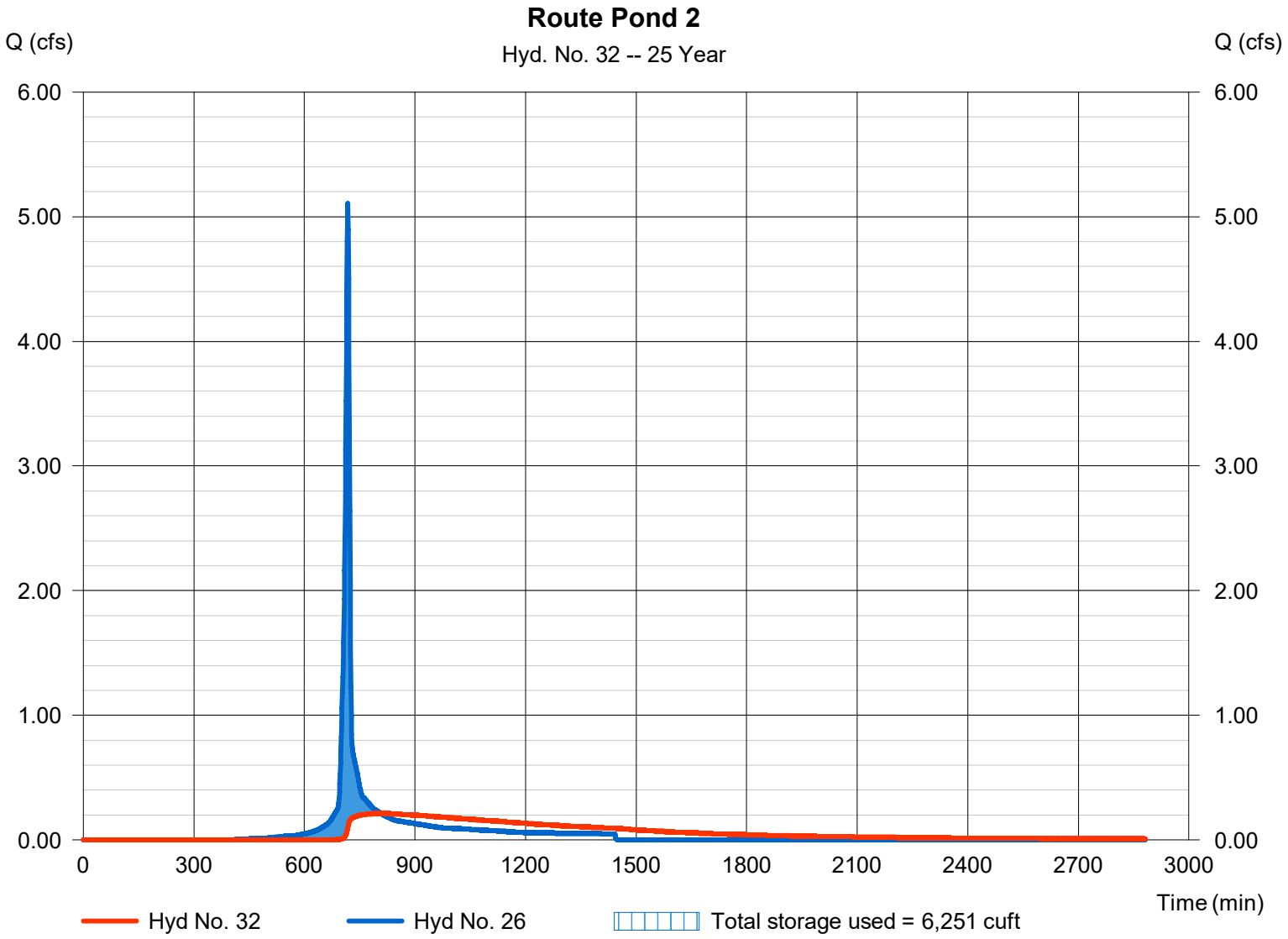
Hydrograph Report

Hyd. No. 32

Route Pond 2

Hydrograph type	= Reservoir	Peak discharge	= 0.212 cfs
Storm frequency	= 25 yrs	Time to peak	= 808 min
Time interval	= 1 min	Hyd. volume	= 9,475 cuft
Inflow hyd. No.	= 26 - Combine at QD11	Max. Elevation	= 6447.23 ft
Reservoir name	= P2	Max. Storage	= 6,251 cuft

Storage Indication method used.



Pond No. 8 - P2

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 6446.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	6446.00	4,460	0	0
1.00	6447.00	5,324	4,892	4,892
2.00	6448.00	6,256	5,790	10,682
3.00	6449.00	7,258	6,757	17,439
3.10	6449.10	7,364	731	18,170

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 18.00	0.00	0.00	1.00
Span (in)	= 18.00	0.00	0.00	1.00
No. Barrels	= 1	0	0	1
Invert El. (ft)	= 6446.00	0.00	0.00	6446.10
Length (ft)	= 33.00	0.00	0.00	0.10
Slope (%)	= 1.60	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 60.00	0.00	0.00	0.00
Crest El. (ft)	= 6449.00	0.00	0.00	0.00
Weir Coeff.	= 2.60	3.33	3.33	3.33
Weir Type	= Broad	---	---	---
Multi-Stage	= Yes	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	6446.00	0.00	---	---	0.00	0.00	---	---	---	---	---	0.000
0.10	489	6446.10	0.00	---	---	0.00	0.00	---	---	---	---	---	0.000
0.20	978	6446.20	0.00	---	---	0.01	0.00	---	---	---	---	---	0.006
0.30	1,468	6446.30	0.00	---	---	0.02	0.00	---	---	---	---	---	0.016
0.40	1,957	6446.40	0.00	---	---	0.03	0.00	---	---	---	---	---	0.029
0.50	2,446	6446.50	0.00	---	---	0.04	0.00	---	---	---	---	---	0.044
0.60	2,935	6446.60	0.00	---	---	0.06	0.00	---	---	---	---	---	0.062
0.70	3,424	6446.70	0.00	---	---	0.08	0.00	---	---	---	---	---	0.081
0.80	3,914	6446.80	0.00	---	---	0.10	0.00	---	---	---	---	---	0.103
0.90	4,403	6446.90	0.00	---	---	0.13	0.00	---	---	---	---	---	0.125
1.00	4,892	6447.00	0.00	---	---	0.15	0.00	---	---	---	---	---	0.149
1.10	5,471	6447.10	0.00	---	---	0.18	0.00	---	---	---	---	---	0.175
1.20	6,050	6447.20	0.00	---	---	0.20	0.00	---	---	---	---	---	0.202
1.30	6,629	6447.30	0.00	---	---	0.23	0.00	---	---	---	---	---	0.230
1.40	7,208	6447.40	0.00	---	---	0.26	0.00	---	---	---	---	---	0.260
1.50	7,787	6447.50	0.00	---	---	0.29	0.00	---	---	---	---	---	0.290
1.60	8,366	6447.60	0.00	---	---	0.32	0.00	---	---	---	---	---	0.322
1.70	8,945	6447.70	0.00	---	---	0.35	0.00	---	---	---	---	---	0.354
1.80	9,524	6447.80	0.00	---	---	0.39	0.00	---	---	---	---	---	0.388
1.90	10,103	6447.90	0.00	---	---	0.42	0.00	---	---	---	---	---	0.423
2.00	10,682	6448.00	0.00	---	---	0.46	0.00	---	---	---	---	---	0.458
2.10	11,358	6448.10	0.00	---	---	0.50	0.00	---	---	---	---	---	0.495
2.20	12,033	6448.20	0.00	---	---	0.53	0.00	---	---	---	---	---	0.533
2.30	12,709	6448.30	0.00	---	---	0.57	0.00	---	---	---	---	---	0.571
2.40	13,385	6448.40	0.00	---	---	0.61	0.00	---	---	---	---	---	0.611
2.50	14,061	6448.50	0.00	---	---	0.65	0.00	---	---	---	---	---	0.651
2.60	14,736	6448.60	0.00	---	---	0.69	0.00	---	---	---	---	---	0.692
2.70	15,412	6448.70	0.00	---	---	0.73	0.00	---	---	---	---	---	0.734
2.80	16,088	6448.80	0.00	---	---	0.78	0.00	---	---	---	---	---	0.777
2.90	16,763	6448.90	0.00	---	---	0.82	0.00	---	---	---	---	---	0.821
3.00	17,439	6449.00	0.00	---	---	0.86	0.00	---	---	---	---	---	0.864
3.01	17,512	6449.01	0.16 ic	---	---	0.87	0.15	---	---	---	---	---	1.019
3.02	17,585	6449.02	0.43 ic	---	---	0.87	0.43	---	---	---	---	---	1.299
3.03	17,658	6449.03	0.80 ic	---	---	0.88	0.78	---	---	---	---	---	1.660
3.04	17,731	6449.04	1.21 ic	---	---	0.88	1.20	---	---	---	---	---	2.086
3.05	17,805	6449.05	1.71 ic	---	---	0.89	1.68	---	---	---	---	---	2.570
3.06	17,878	6449.06	2.23 ic	---	---	0.89	2.21	---	---	---	---	---	3.103
3.07	17,951	6449.07	2.80 ic	---	---	0.90	2.79	---	---	---	---	---	3.683

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P2

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
3.08	18,024	6449.08	3.41 ic	---	---	0.90	3.41	---	---	---	---	---	4.306
3.09	18,097	6449.09	4.11 ic	---	---	0.90	4.06	---	---	---	---	---	4.969
3.10	18,170	6449.10	4.94 ic	---	---	0.91	4.94	---	---	---	---	---	5.850

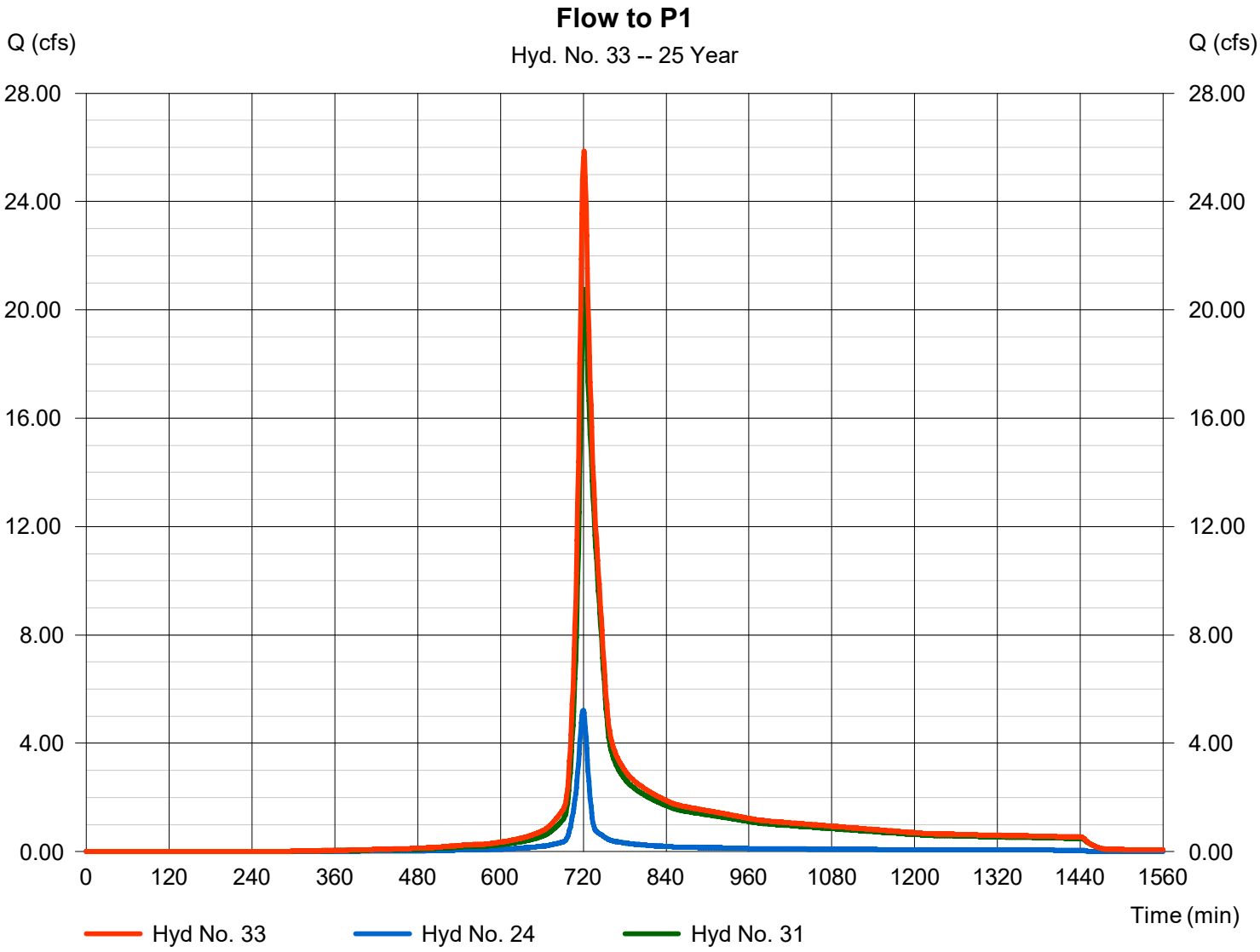
...End

Hydrograph Report

Hyd. No. 33

Flow to P1

Hydrograph type	= Combine	Peak discharge	= 25.87 cfs
Storm frequency	= 25 yrs	Time to peak	= 721 min
Time interval	= 1 min	Hyd. volume	= 100,079 cuft
Inflow hyds.	= 24, 31	Contrib. drain. area	= 0.000 ac



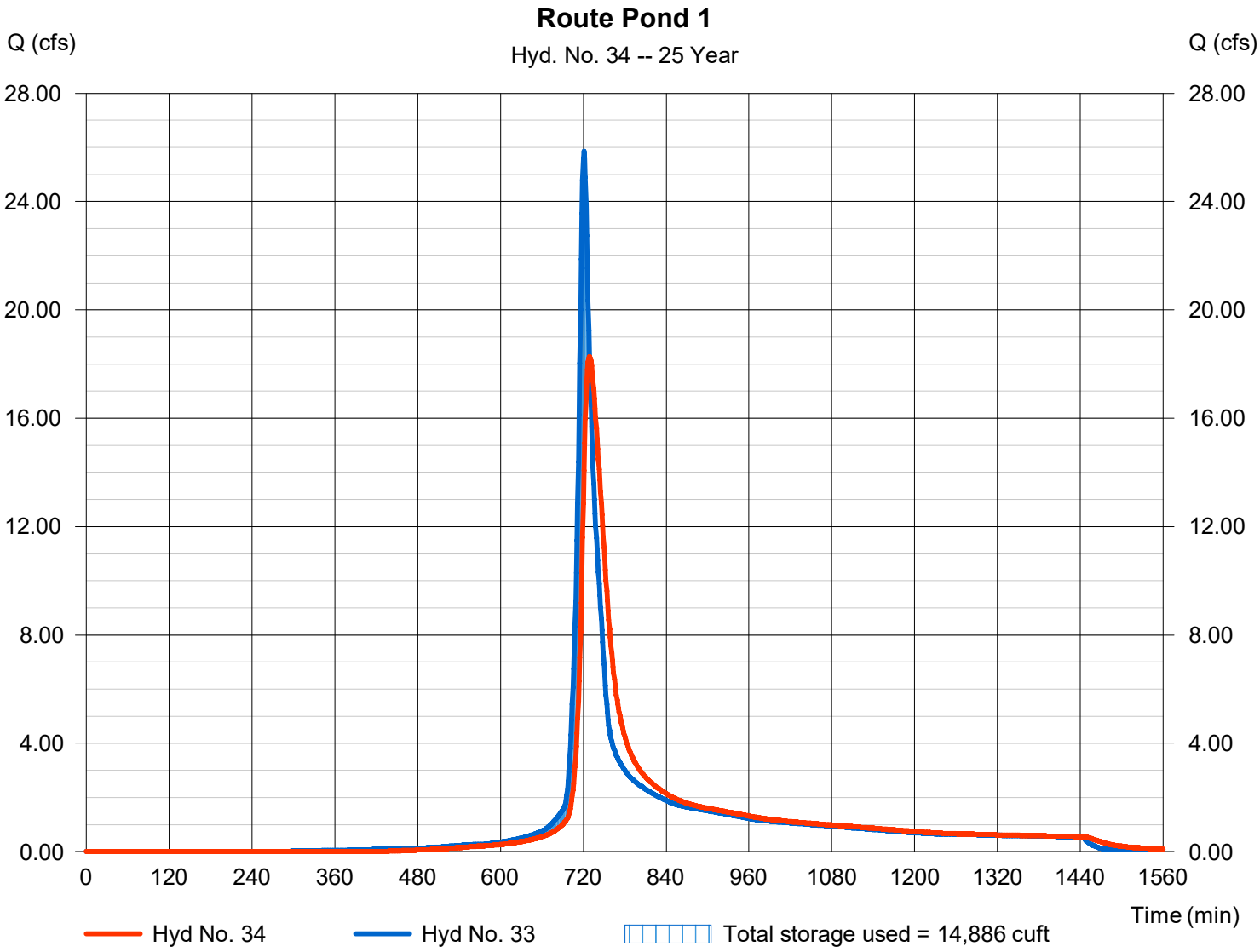
Hydrograph Report

Hyd. No. 34

Route Pond 1

Hydrograph type	= Reservoir	Peak discharge	= 18.28 cfs
Storm frequency	= 25 yrs	Time to peak	= 729 min
Time interval	= 1 min	Hyd. volume	= 99,699 cuft
Inflow hyd. No.	= 33 - Flow to P1	Max. Elevation	= 6438.59 ft
Reservoir name	= P1	Max. Storage	= 14,886 cuft

Storage Indication method used.



Pond No. 6 - P1

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 6435.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	6435.00	3,467	0	0
1.00	6436.00	4,043	3,755	3,755
2.00	6437.00	4,069	4,056	7,811
3.00	6438.00	4,381	4,225	12,036
4.00	6439.00	5,247	4,814	16,850
5.00	6440.00	7,940	6,594	23,444

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 36.00	0.00	0.00	2.00
Span (in)	= 36.00	0.00	0.00	2.00
No. Barrels	= 1	0	0	4
Invert El. (ft)	= 6433.48	0.00	0.00	6435.10
Length (ft)	= 182.00	0.00	0.00	0.10
Slope (%)	= 0.50	0.00	0.00	n/a
N-Value	= .024	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 9.42	0.00	0.00	0.00
Crest El. (ft)	= 6439.50	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	---	---	---
Multi-Stage	= Yes	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	6435.00	0.00	---	---	0.00	0.00	---	---	---	---	---	0.000
0.10	376	6435.10	11.36 oc	---	---	0.00	0.00	---	---	---	---	---	0.000
0.20	751	6435.20	11.36 oc	---	---	0.09	0.00	---	---	---	---	---	0.089
0.30	1,127	6435.30	11.36 oc	---	---	0.25	0.00	---	---	---	---	---	0.251
0.40	1,502	6435.40	11.36 oc	---	---	0.46	0.00	---	---	---	---	---	0.461
0.50	1,878	6435.50	11.36 oc	---	---	0.71	0.00	---	---	---	---	---	0.710
0.60	2,253	6435.60	11.36 oc	---	---	0.99	0.00	---	---	---	---	---	0.992
0.70	2,629	6435.70	11.36 oc	---	---	1.30	0.00	---	---	---	---	---	1.304
0.80	3,004	6435.80	11.36 oc	---	---	1.64	0.00	---	---	---	---	---	1.643
0.90	3,380	6435.90	11.36 oc	---	---	2.01	0.00	---	---	---	---	---	2.007
1.00	3,755	6436.00	11.36 oc	---	---	2.39	0.00	---	---	---	---	---	2.391
1.10	4,161	6436.10	11.36 oc	---	---	2.80	0.00	---	---	---	---	---	2.801
1.20	4,566	6436.20	11.36 oc	---	---	3.23	0.00	---	---	---	---	---	3.232
1.30	4,972	6436.30	11.36 oc	---	---	3.68	0.00	---	---	---	---	---	3.683
1.40	5,377	6436.40	11.36 oc	---	---	4.15	0.00	---	---	---	---	---	4.153
1.50	5,783	6436.50	11.36 oc	---	---	4.64	0.00	---	---	---	---	---	4.642
1.60	6,189	6436.60	11.36 oc	---	---	5.15	0.00	---	---	---	---	---	5.148
1.70	6,594	6436.70	11.36 oc	---	---	5.67	0.00	---	---	---	---	---	5.672
1.80	7,000	6436.80	11.36 oc	---	---	6.21	0.00	---	---	---	---	---	6.212
1.90	7,405	6436.90	11.36 oc	---	---	6.77	0.00	---	---	---	---	---	6.768
2.00	7,811	6437.00	11.36 oc	---	---	7.33	0.00	---	---	---	---	---	7.335
2.10	8,234	6437.10	11.36 oc	---	---	7.92	0.00	---	---	---	---	---	7.922
2.20	8,656	6437.20	11.36 oc	---	---	8.52	0.00	---	---	---	---	---	8.524
2.30	9,079	6437.30	11.36 oc	---	---	9.14	0.00	---	---	---	---	---	9.141
2.40	9,501	6437.40	11.36 oc	---	---	9.77	0.00	---	---	---	---	---	9.772
2.50	9,924	6437.50	11.36 oc	---	---	10.42	0.00	---	---	---	---	---	10.42
2.60	10,346	6437.60	11.36 oc	---	---	11.07	0.00	---	---	---	---	---	11.07
2.70	10,769	6437.70	11.36 oc	---	---	11.75	0.00	---	---	---	---	---	11.75
2.80	11,191	6437.80	11.36 oc	---	---	12.43	0.00	---	---	---	---	---	12.43
2.90	11,614	6437.90	11.36 oc	---	---	13.13	0.00	---	---	---	---	---	13.13
3.00	12,036	6438.00	11.36 oc	---	---	13.83	0.00	---	---	---	---	---	13.83
3.10	12,517	6438.10	11.36 oc	---	---	14.55	0.00	---	---	---	---	---	14.55
3.20	12,999	6438.20	11.36 oc	---	---	15.29	0.00	---	---	---	---	---	15.29
3.30	13,480	6438.30	11.36 oc	---	---	16.03	0.00	---	---	---	---	---	16.03
3.40	13,962	6438.40	11.36 oc	---	---	16.79	0.00	---	---	---	---	---	16.79
3.50	14,443	6438.50	11.36 oc	---	---	17.56	0.00	---	---	---	---	---	17.56
3.60	14,924	6438.60	11.36 oc	---	---	18.34	0.00	---	---	---	---	---	18.34

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P1

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
3.70	15,406	6438.70	11.36 oc	---	---	19.14	0.00	---	---	---	---	---	19.14
3.80	15,887	6438.80	11.36 oc	---	---	19.94	0.00	---	---	---	---	---	19.94
3.90	16,369	6438.90	11.36 oc	---	---	20.75	0.00	---	---	---	---	---	20.75
4.00	16,850	6439.00	11.36 oc	---	---	21.57	0.00	---	---	---	---	---	21.57
4.10	17,509	6439.10	11.36 oc	---	---	22.41	0.00	---	---	---	---	---	22.41
4.20	18,169	6439.20	11.36 oc	---	---	23.25	0.00	---	---	---	---	---	23.25
4.30	18,828	6439.30	11.36 oc	---	---	24.11	0.00	---	---	---	---	---	24.11
4.40	19,487	6439.40	11.36 oc	---	---	24.98	0.00	---	---	---	---	---	24.98
4.50	20,147	6439.50	11.36 oc	---	---	25.85	0.00	---	---	---	---	---	25.85
4.60	20,806	6439.60	11.36 oc	---	---	26.74	1.00	---	---	---	---	---	27.74
4.70	21,465	6439.70	11.36 oc	---	---	27.64	2.82	---	---	---	---	---	30.46
4.80	22,125	6439.80	11.36 oc	---	---	28.55	5.17	---	---	---	---	---	33.72
4.90	22,784	6439.90	11.36 oc	---	---	29.46	7.96	---	---	---	---	---	37.42
5.00	23,444	6440.00	11.36 oc	---	---	30.38	11.09	---	---	---	---	---	41.47

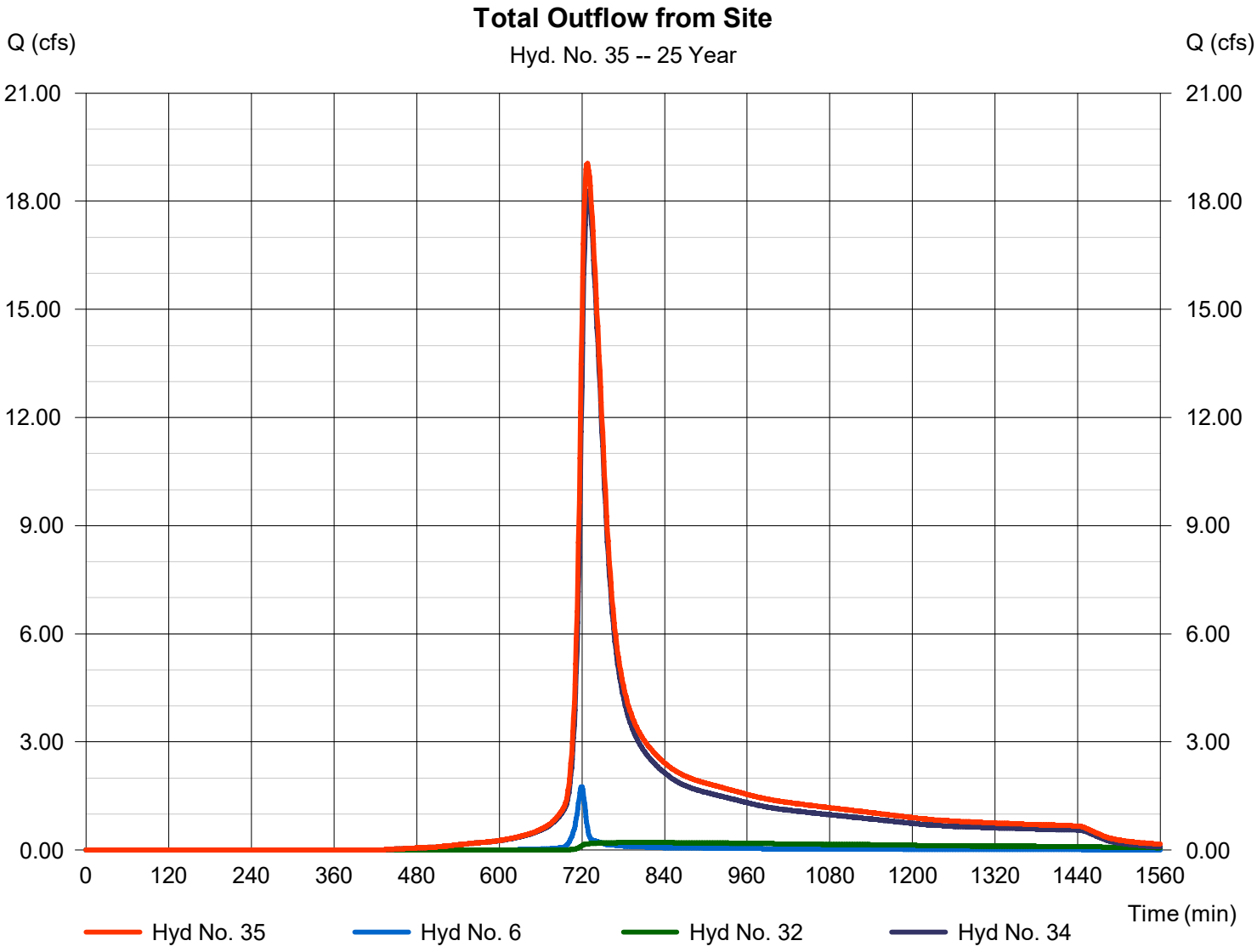
...End

Hydrograph Report

Hyd. No. 35

Total Outflow from Site

Hydrograph type	= Combine	Peak discharge	= 19.04 cfs
Storm frequency	= 25 yrs	Time to peak	= 728 min
Time interval	= 1 min	Hyd. volume	= 113,160 cuft
Inflow hyds.	= 6, 32, 34	Contrib. drain. area	= 0.970 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	13.13	1	729	48,488	------	------	------	Q1
2	SCS Runoff	1.103	1	718	2,214	------	------	------	Q2
3	SCS Runoff	1.257	1	718	2,524	------	------	------	Q6
4	SCS Runoff	4.740	1	717	9,804	------	------	------	QD3
5	SCS Runoff	9.068	1	721	24,099	------	------	------	QD4
6	SCS Runoff	2.139	1	719	4,840	------	------	------	QD5
7	SCS Runoff	4.771	1	720	12,016	------	------	------	QD6
8	SCS Runoff	0.684	1	717	1,424	------	------	------	QD7.1
9	SCS Runoff	0.684	1	717	1,424	------	------	------	QD7.2
10	SCS Runoff	3.351	1	717	6,976	------	------	------	QD7.3
11	SCS Runoff	2.086	1	717	4,342	------	------	------	QD7.4
12	SCS Runoff	2.808	1	717	6,188	------	------	------	QD8
13	SCS Runoff	1.560	1	717	3,274	------	------	------	QD9
14	SCS Runoff	1.605	1	718	3,265	------	------	------	QD10
15	SCS Runoff	4.958	1	717	10,322	------	------	------	QD11
16	Reservoir	0.316	1	723	1,405	8	6447.58	406	Route Veg Swale 1
17	Combine	0.944	1	718	2,829	9, 16	------	------	Combine at 7.2
18	Reservoir	0.130	1	765	2,669	17	6445.92	1,388	Route Veg Swale 2
19	Combine	3.405	1	717	9,645	10, 18	------	------	Combine at 7.3
20	Reservoir	0.349	1	757	8,852	19	6445.18	3,929	Route Veg Swale 3
21	Combine	2.287	1	718	13,195	11, 20	------	------	Combine at 7.4
22	Reservoir	0.404	1	814	12,994	21	6442.35	2,886	Route Veg Swale 4
23	Reach	4.764	1	721	12,015	7	------	------	Reach QD6 to QD9
24	Combine	6.017	1	720	15,288	13, 23	------	------	Combine at P1
25	Reach	1.095	1	719	2,212	2	------	------	Reach Q2 to QD11
26	Combine	6.011	1	718	12,534	15, 25	------	------	Combine at QD11
27	Combine	13.82	1	728	58,291	1, 4,	------	------	Combine at QD3
28	Reach	13.74	1	730	58,290	27	------	------	Reach QD1 & QD3 to QD4
29	Combine	2.991	1	717	19,183	12, 22,	------	------	Combine at QD8
30	Reach	2.727	1	720	18,959	29	------	------	Reach QD7 & QD8 to QD4
31	Combine	25.29	1	721	104,613	5, 14, 28, 30	------	------	Combine at P1
32	Reservoir	0.269	1	797	11,390	26	6447.43	7,382	Route Pond 2
33	Combine	31.20	1	721	119,901	24, 31,	------	------	Flow to P1
34	Reservoir	22.29	1	729	119,522	33	6439.09	17,415	Route Pond 1

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

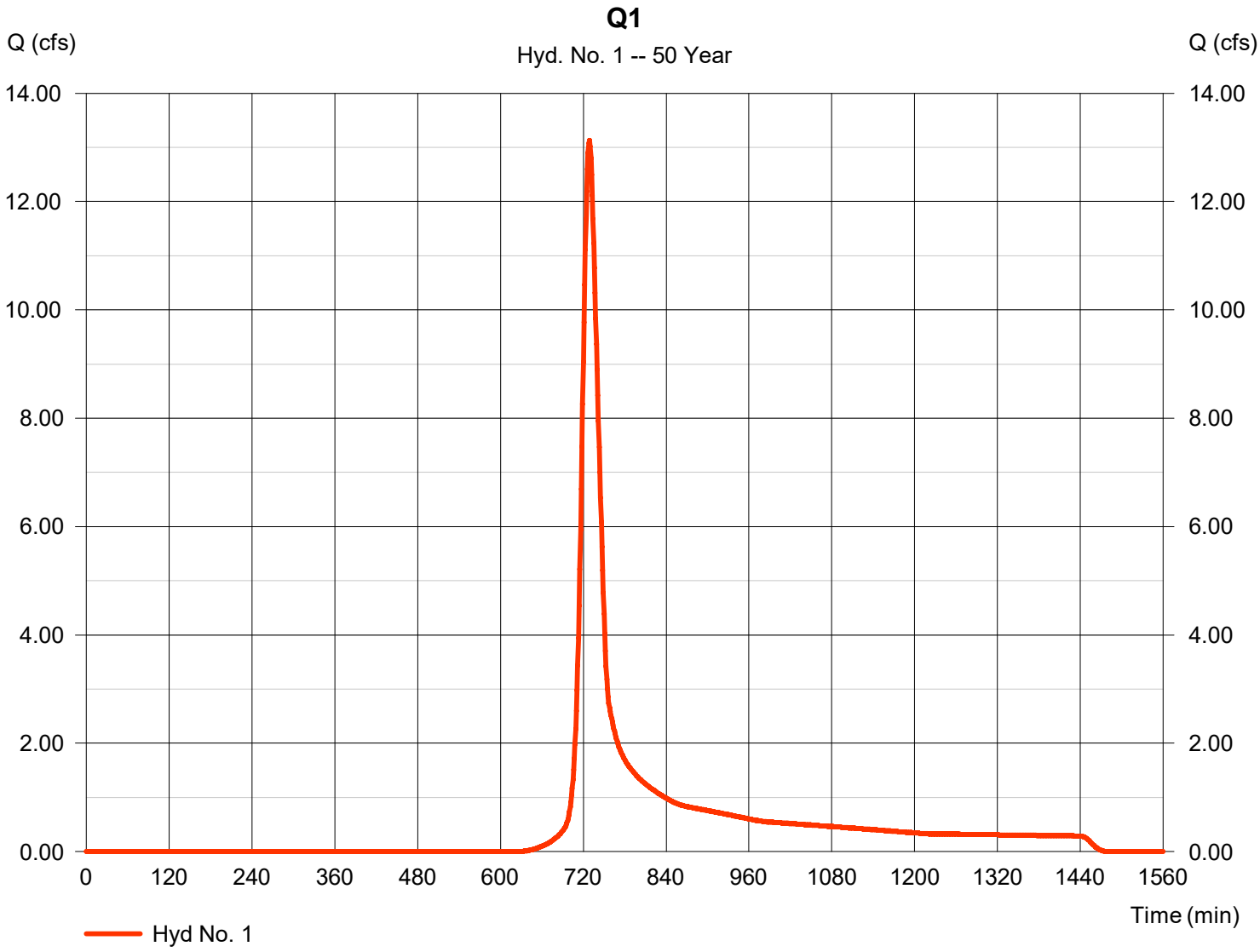
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
35	Combine	23.26	1	727	135,751	6, 32, 34	------	------	Total Outflow from Site

Hydrograph Report

Hyd. No. 1

Q1

Hydrograph type	=	SCS Runoff	Peak discharge	=	13.13 cfs
Storm frequency	=	50 yrs	Time to peak	=	729 min
Time interval	=	1 min	Hyd. volume	=	48,488 cuft
Drainage area	=	12.540 ac	Curve number	=	78
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	25.14 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

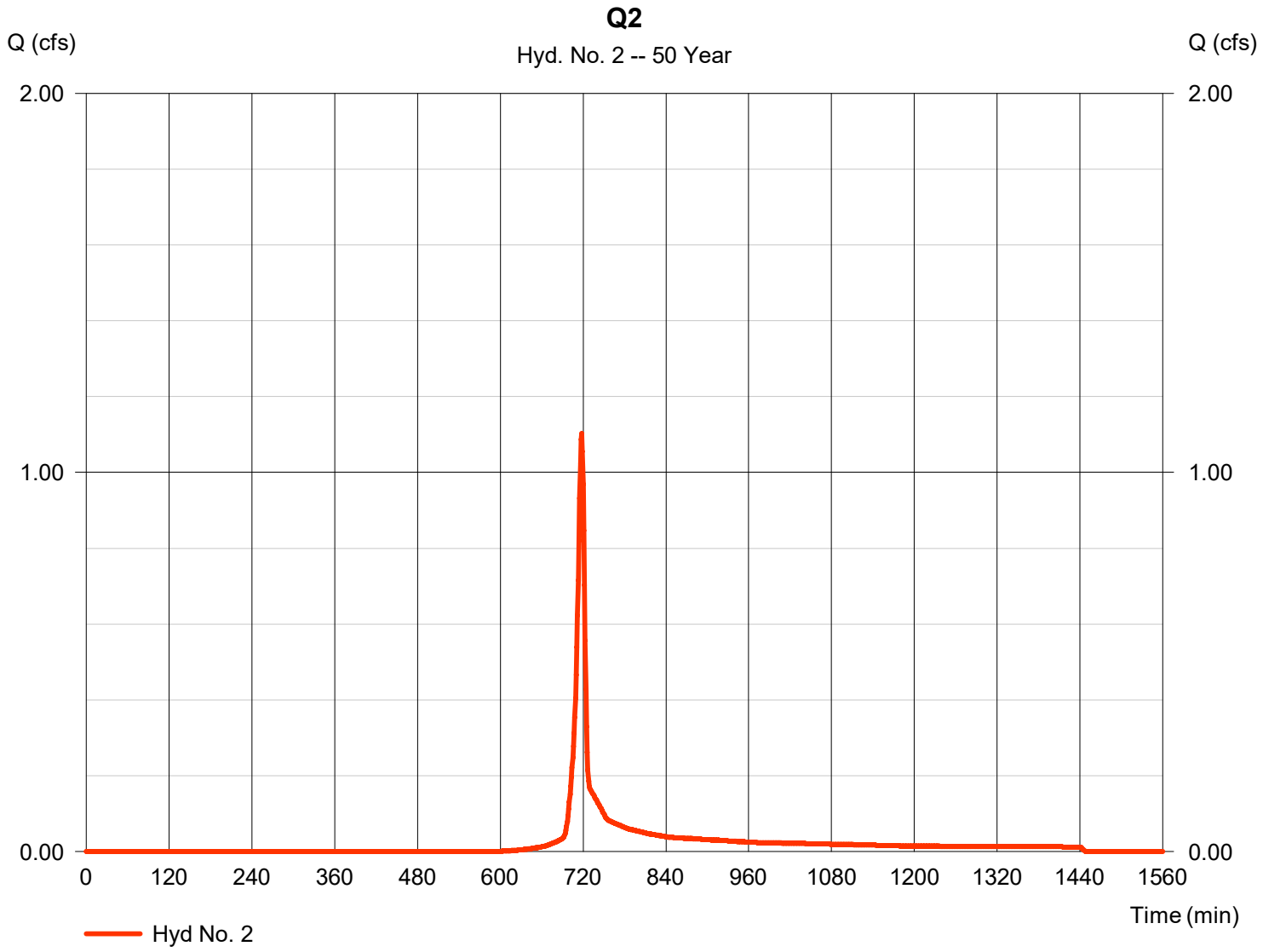


Hydrograph Report

Hyd. No. 2

Q2

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.103 cfs
Storm frequency	=	50 yrs	Time to peak	=	718 min
Time interval	=	1 min	Hyd. volume	=	2,214 cuft
Drainage area	=	0.500 ac	Curve number	=	80
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

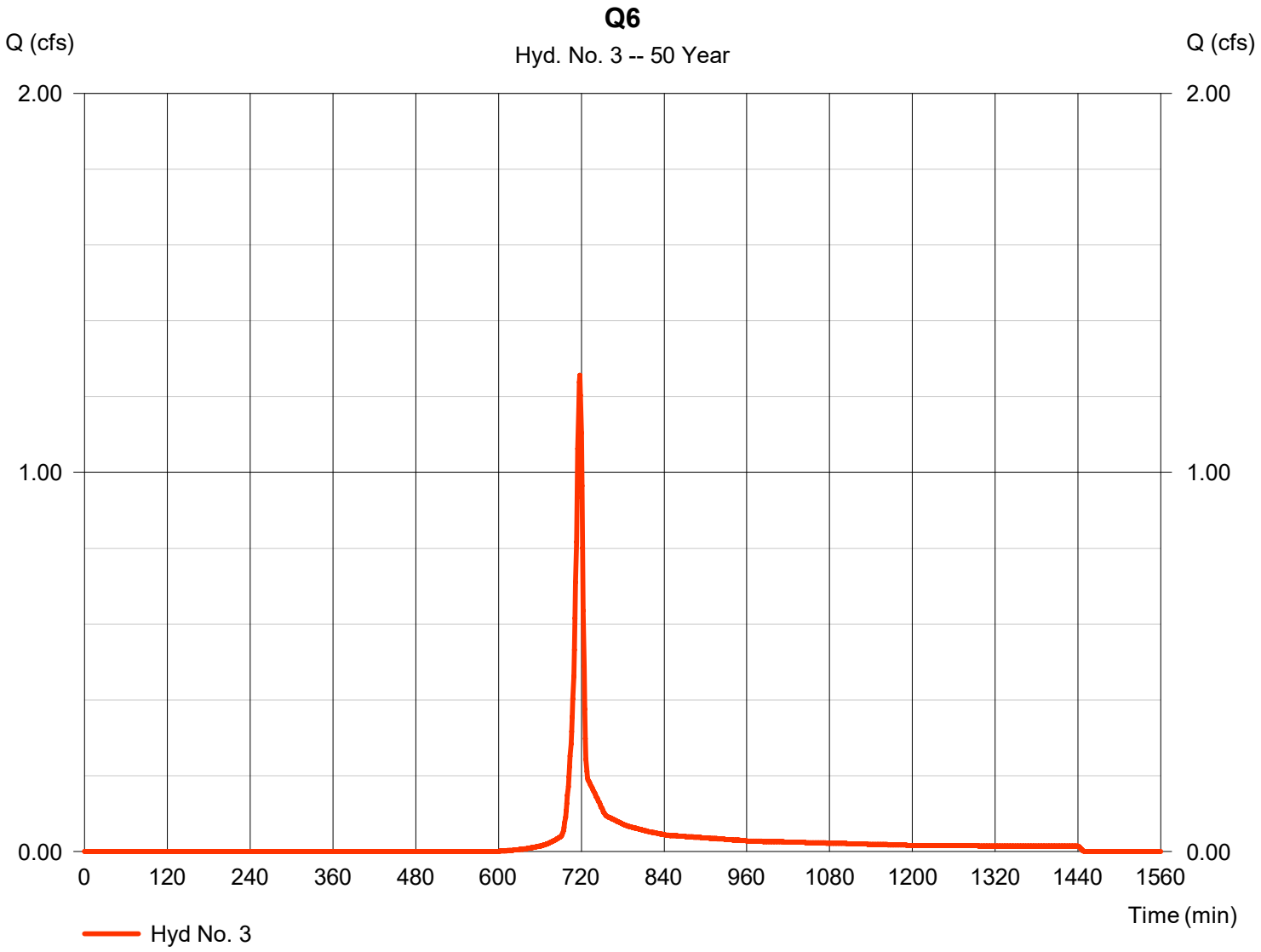


Hydrograph Report

Hyd. No. 3

Q6

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.257 cfs
Storm frequency	=	50 yrs	Time to peak	=	718 min
Time interval	=	1 min	Hyd. volume	=	2,524 cuft
Drainage area	=	0.570 ac	Curve number	=	80
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

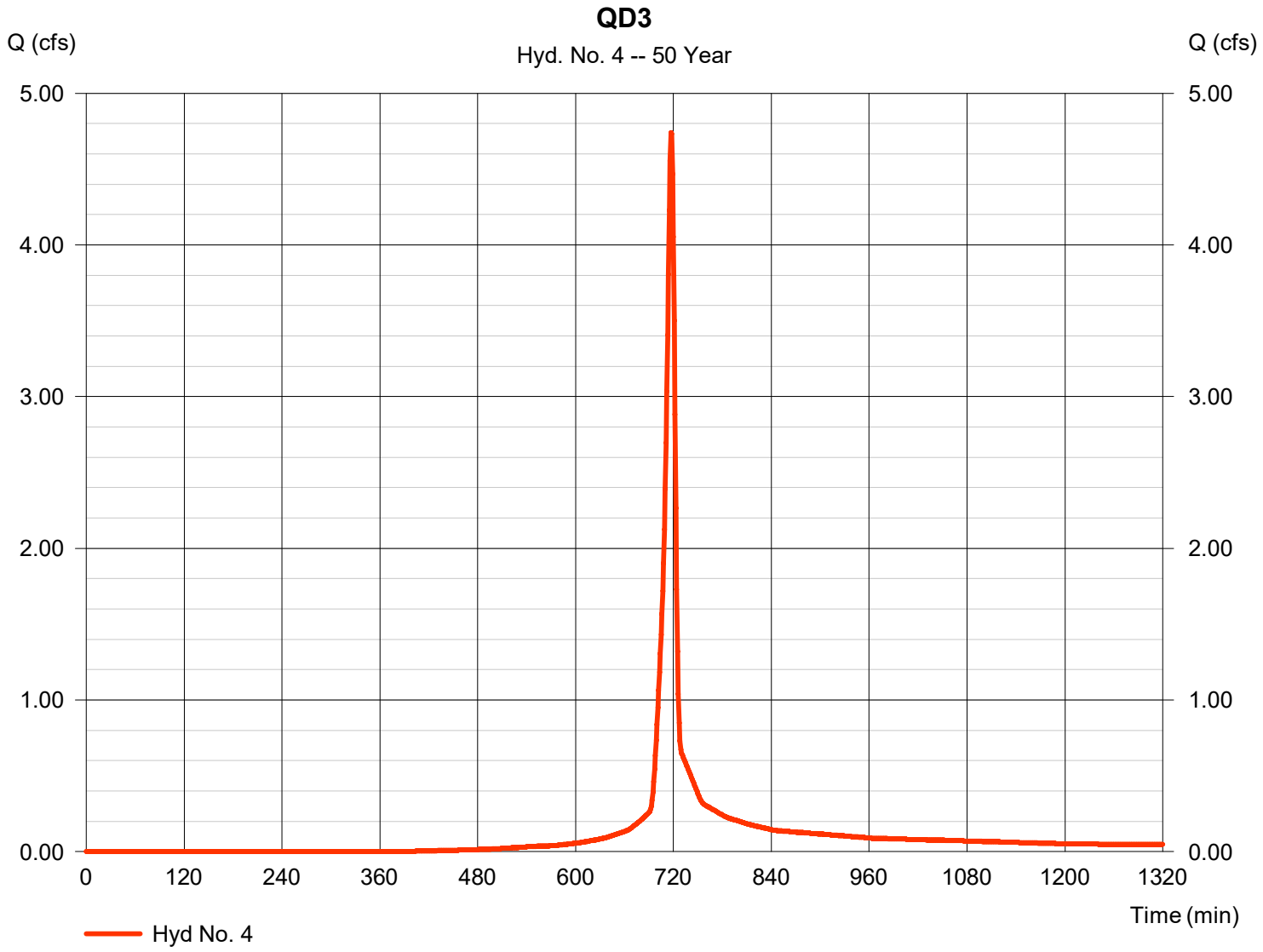


Hydrograph Report

Hyd. No. 4

QD3

Hydrograph type	=	SCS Runoff	Peak discharge	=	4.740 cfs
Storm frequency	=	50 yrs	Time to peak	=	717 min
Time interval	=	1 min	Hyd. volume	=	9,804 cuft
Drainage area	=	1.440 ac	Curve number	=	89
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

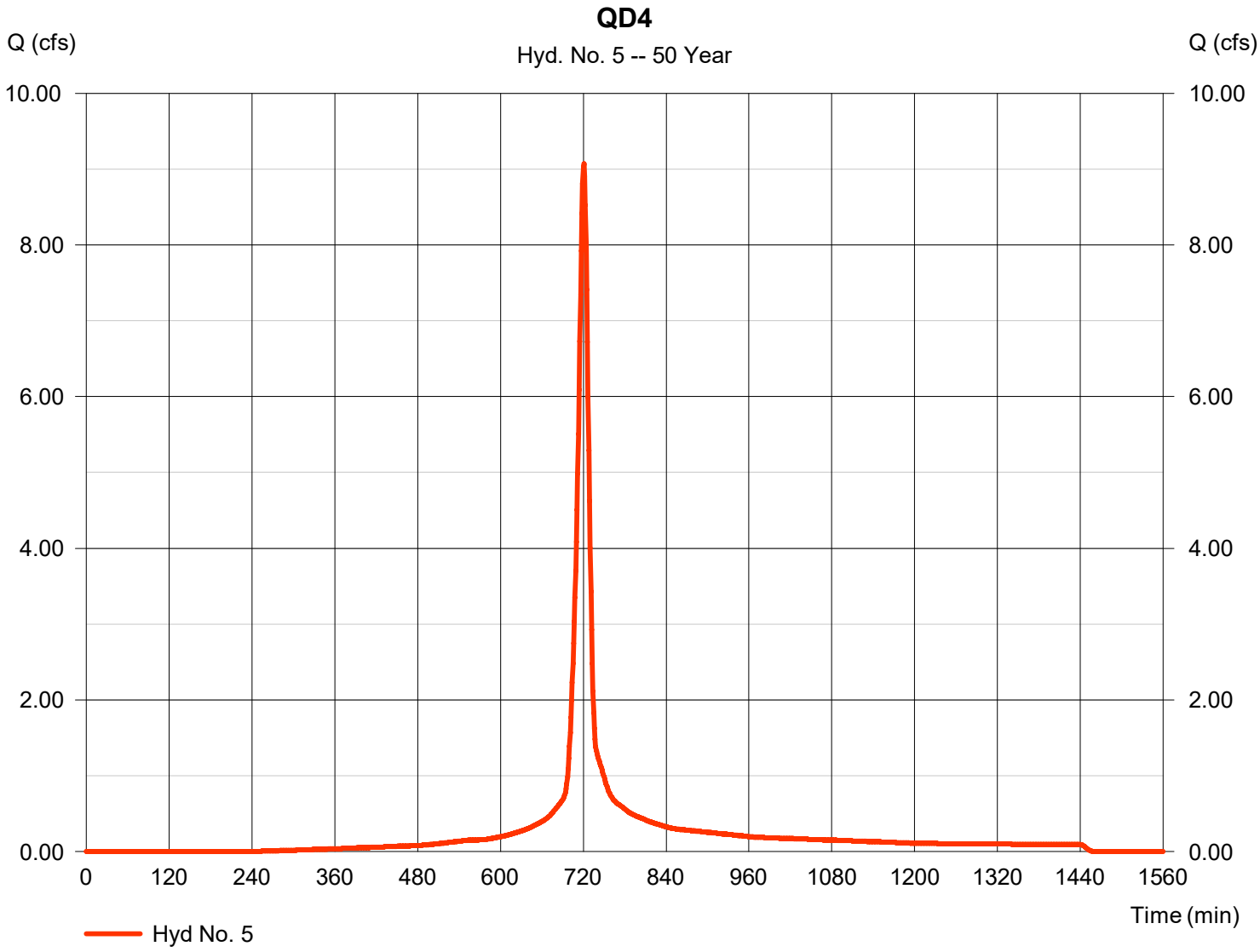


Hydrograph Report

Hyd. No. 5

QD4

Hydrograph type	=	SCS Runoff	Peak discharge	=	9.068 cfs
Storm frequency	=	50 yrs	Time to peak	=	721 min
Time interval	=	1 min	Hyd. volume	=	24,099 cuft
Drainage area	=	2.980 ac	Curve number	=	94
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	12.24 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

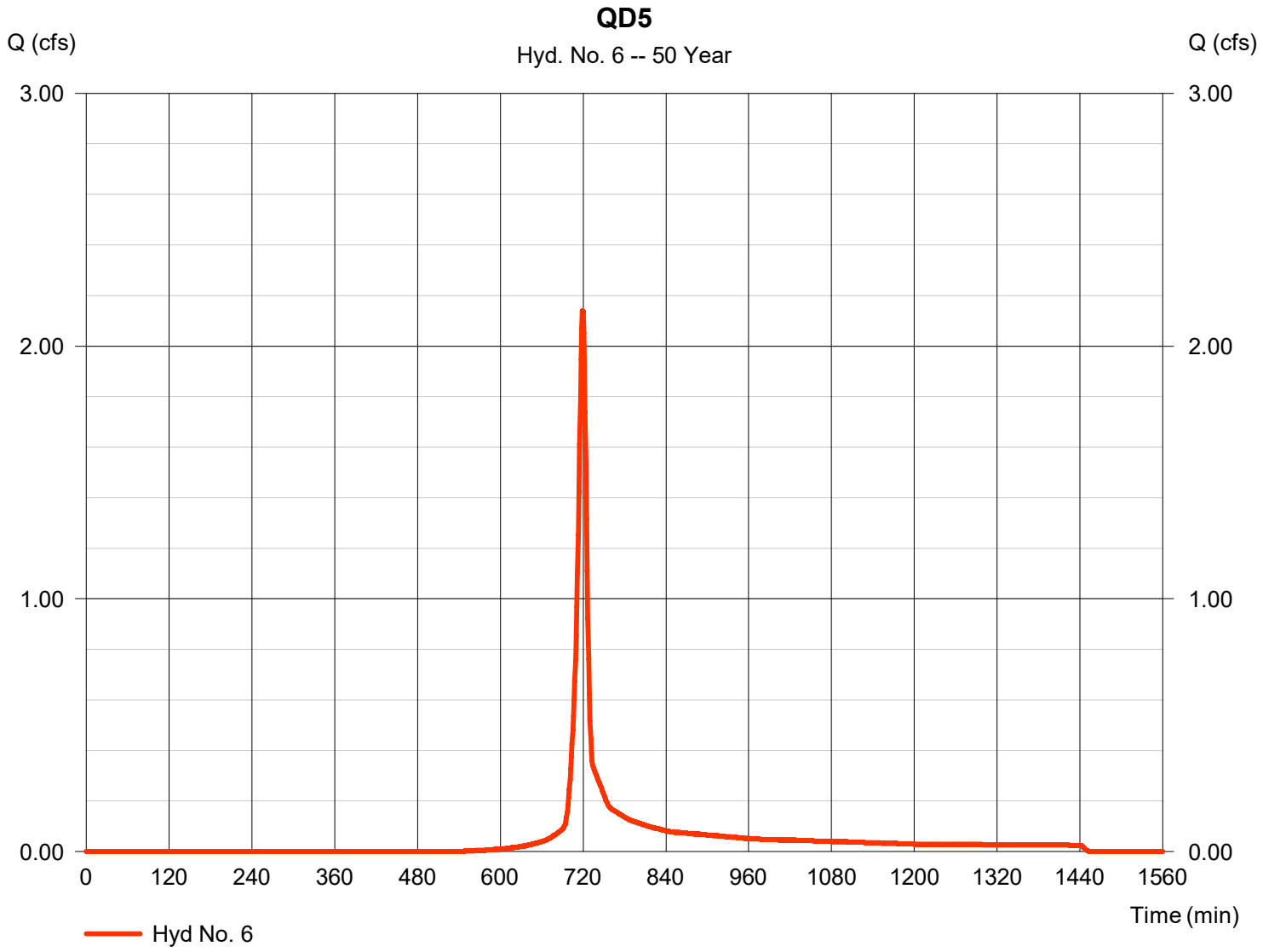


Hydrograph Report

Hyd. No. 6

QD5

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.139 cfs
Storm frequency	=	50 yrs	Time to peak	=	719 min
Time interval	=	1 min	Hyd. volume	=	4,840 cuft
Drainage area	=	0.970 ac	Curve number	=	83
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	9.54 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

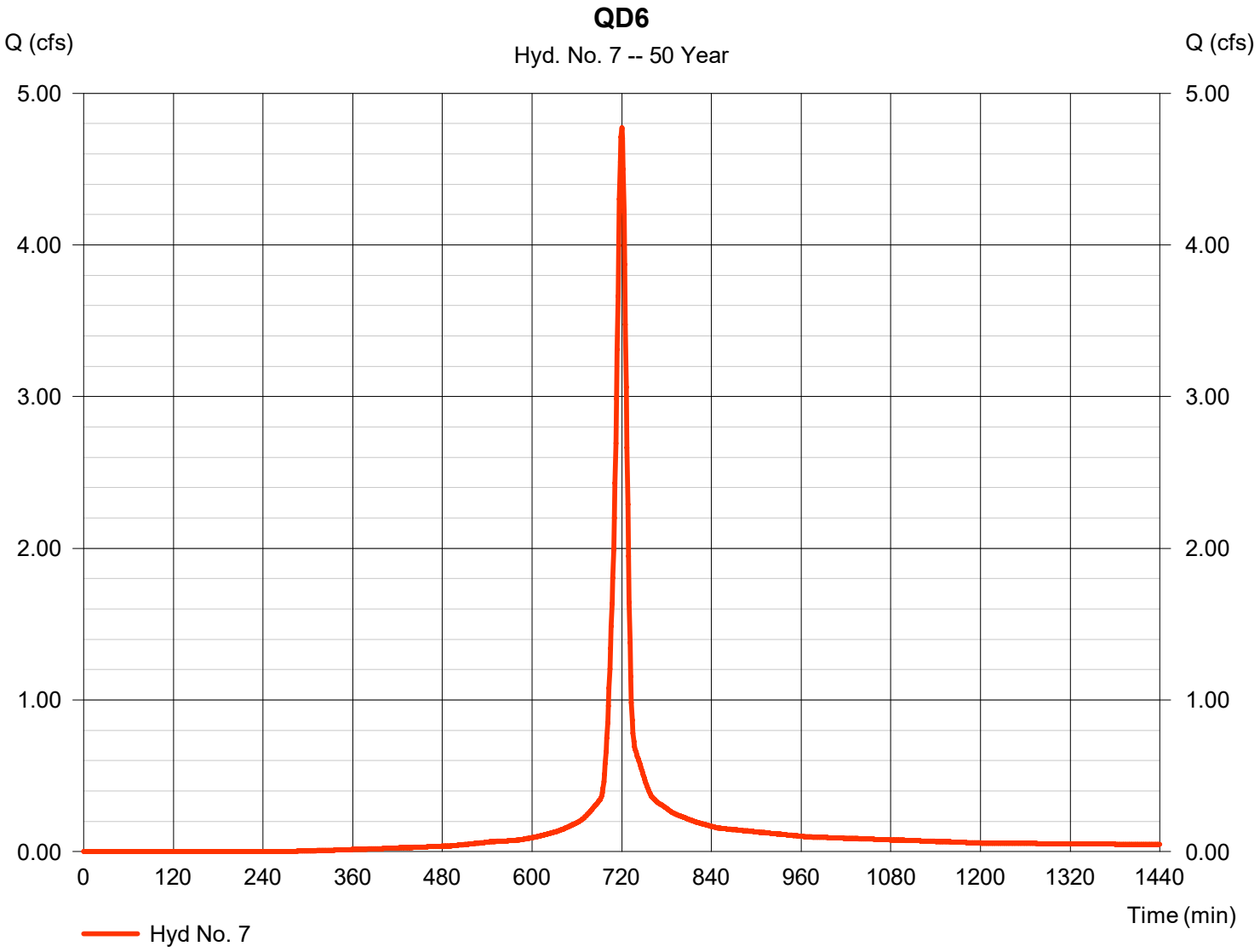


Hydrograph Report

Hyd. No. 7

QD6

Hydrograph type	=	SCS Runoff	Peak discharge	=	4.771 cfs
Storm frequency	=	50 yrs	Time to peak	=	720 min
Time interval	=	1 min	Hyd. volume	=	12,016 cuft
Drainage area	=	1.500 ac	Curve number	=	93
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	11.40 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

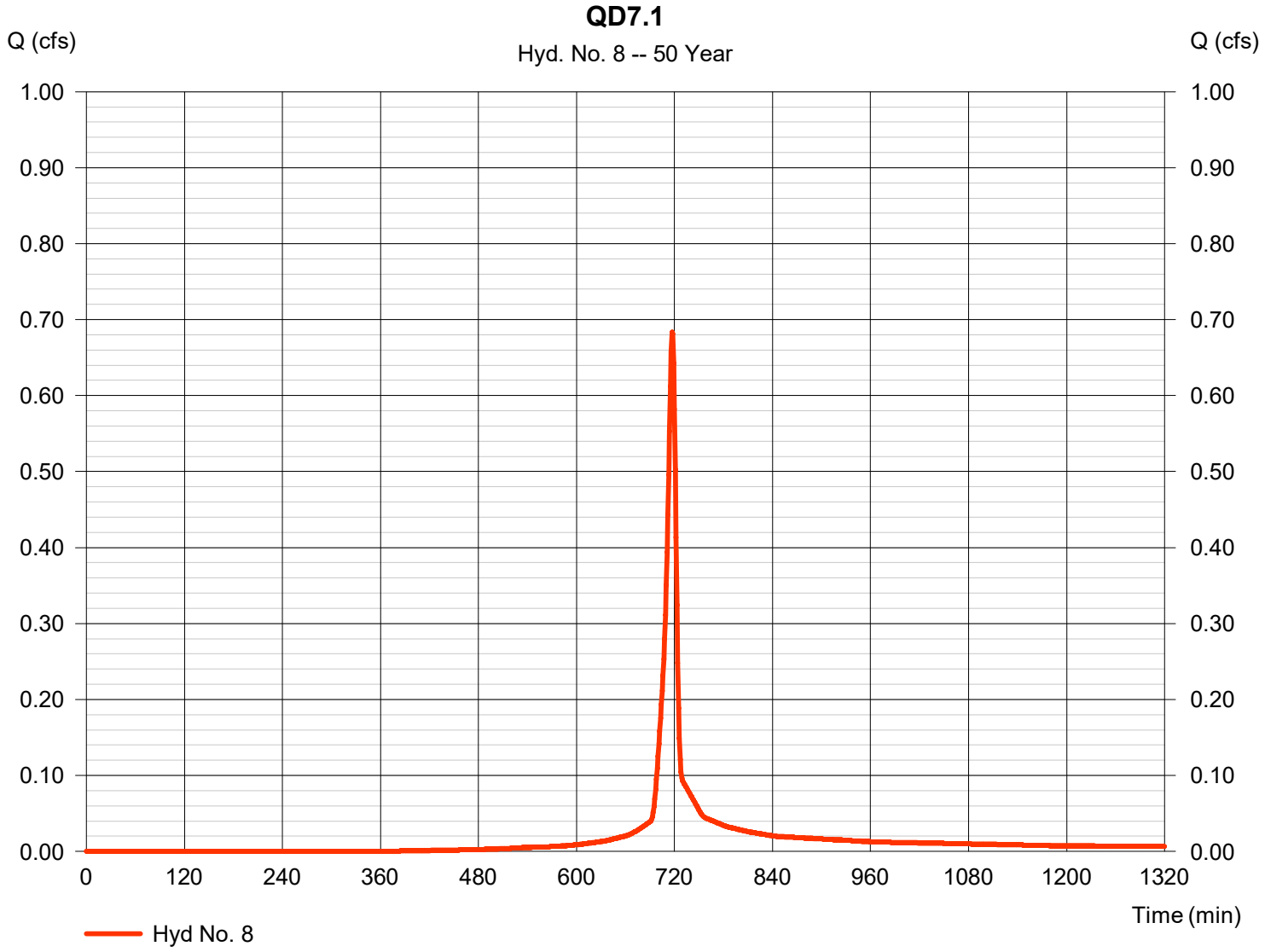


Hydrograph Report

Hyd. No. 8

QD7.1

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.684 cfs
Storm frequency	=	50 yrs	Time to peak	=	717 min
Time interval	=	1 min	Hyd. volume	=	1,424 cuft
Drainage area	=	0.200 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.42 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

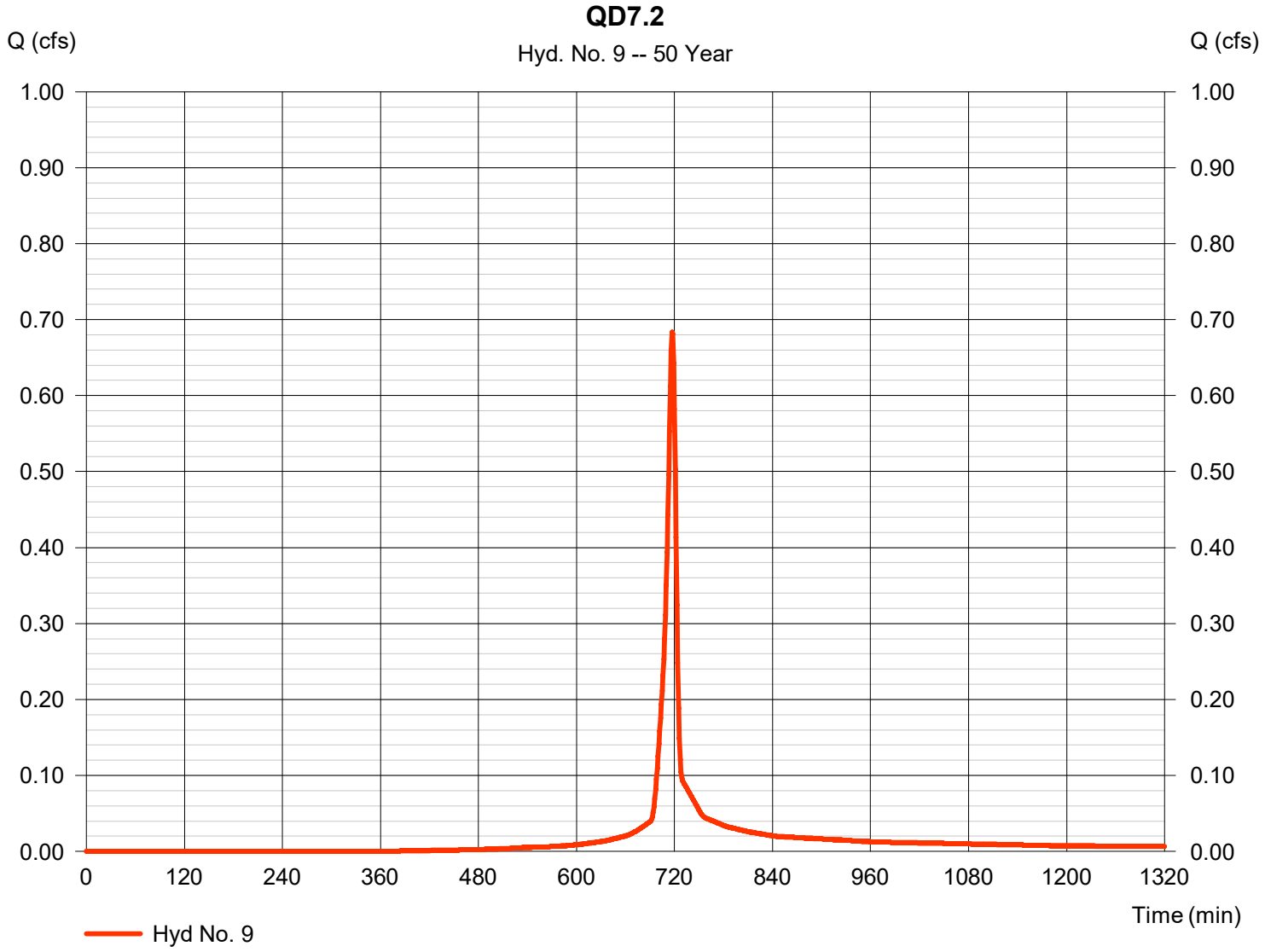


Hydrograph Report

Hyd. No. 9

QD7.2

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.684 cfs
Storm frequency	=	50 yrs	Time to peak	=	717 min
Time interval	=	1 min	Hyd. volume	=	1,424 cuft
Drainage area	=	0.200 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.42 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

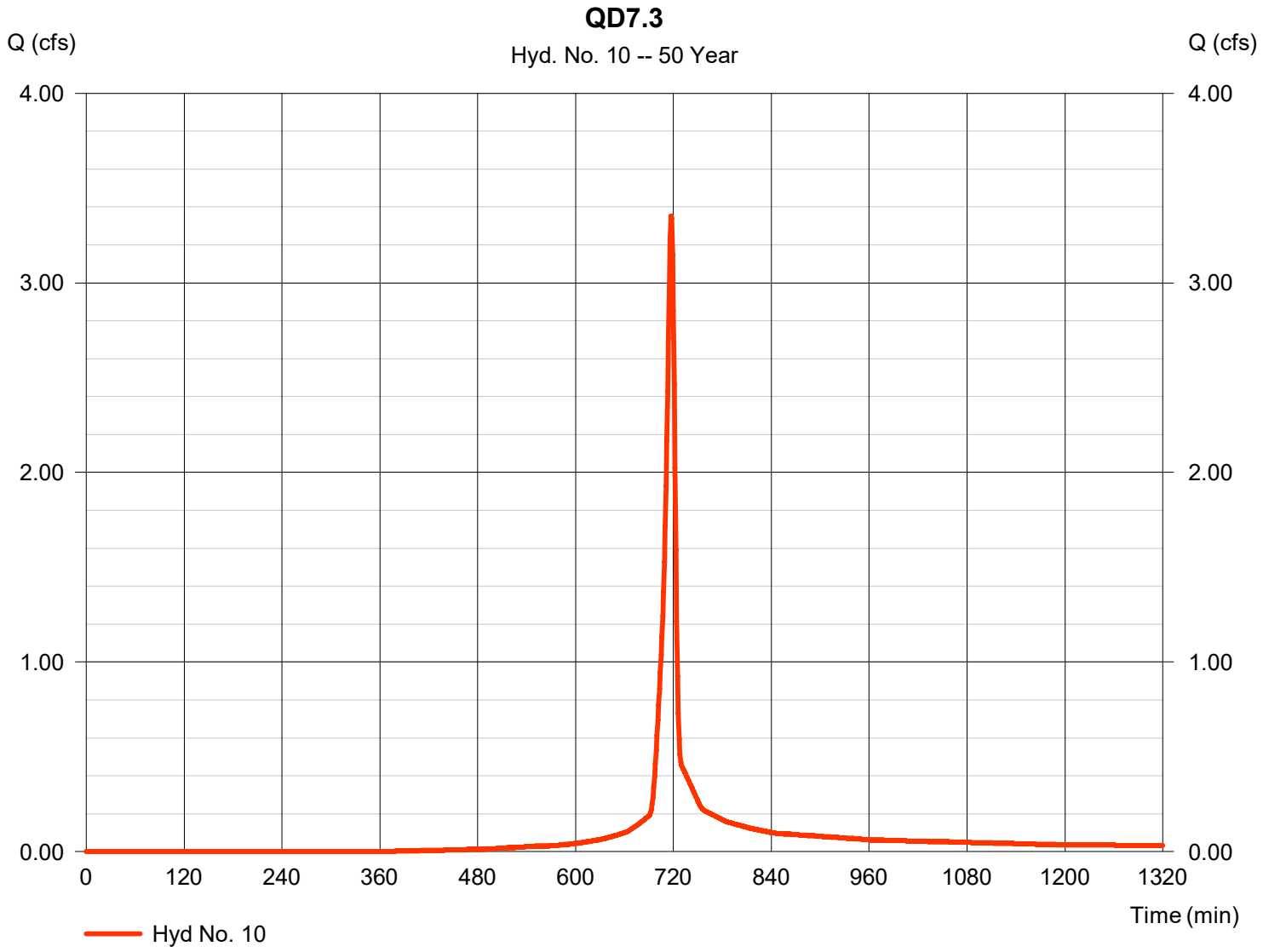


Hydrograph Report

Hyd. No. 10

QD7.3

Hydrograph type	= SCS Runoff	Peak discharge	= 3.351 cfs
Storm frequency	= 50 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 6,976 cuft
Drainage area	= 0.980 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.40 min
Total precip.	= 2.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

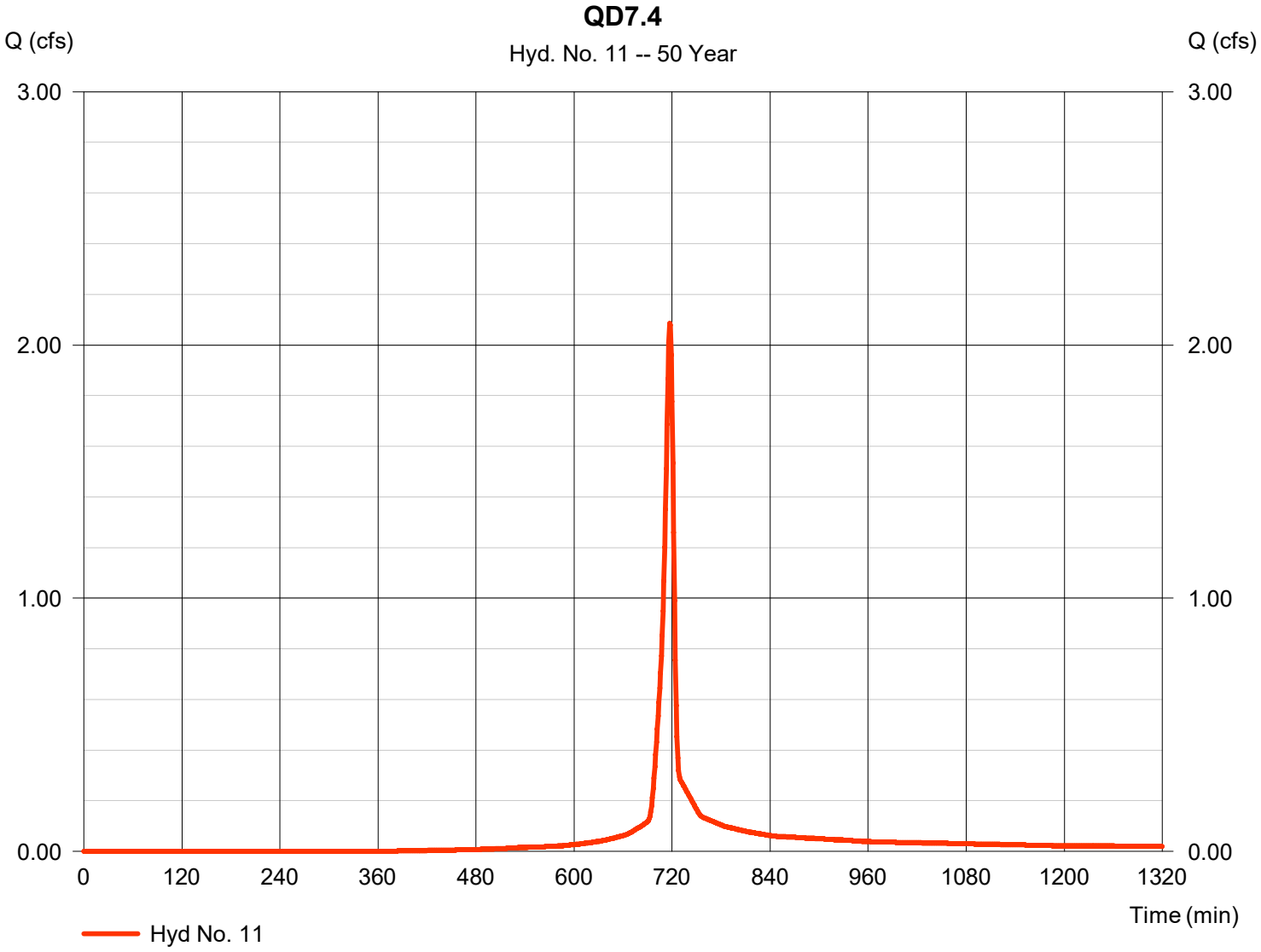


Hydrograph Report

Hyd. No. 11

QD7.4

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.086 cfs
Storm frequency	=	50 yrs	Time to peak	=	717 min
Time interval	=	1 min	Hyd. volume	=	4,342 cuft
Drainage area	=	0.610 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.42 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

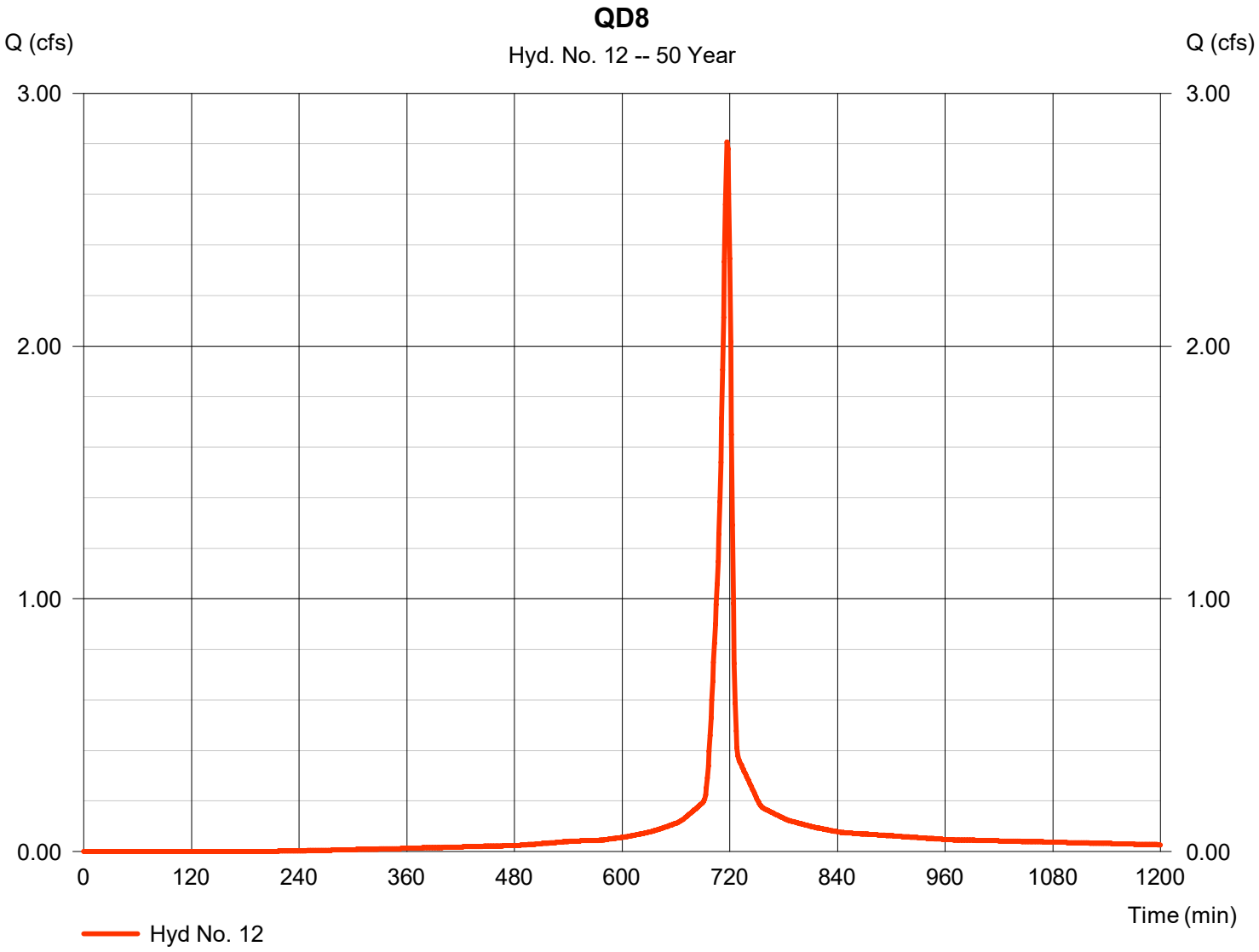


Hydrograph Report

Hyd. No. 12

QD8

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.808 cfs
Storm frequency	=	50 yrs	Time to peak	=	717 min
Time interval	=	1 min	Hyd. volume	=	6,188 cuft
Drainage area	=	0.700 ac	Curve number	=	95
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

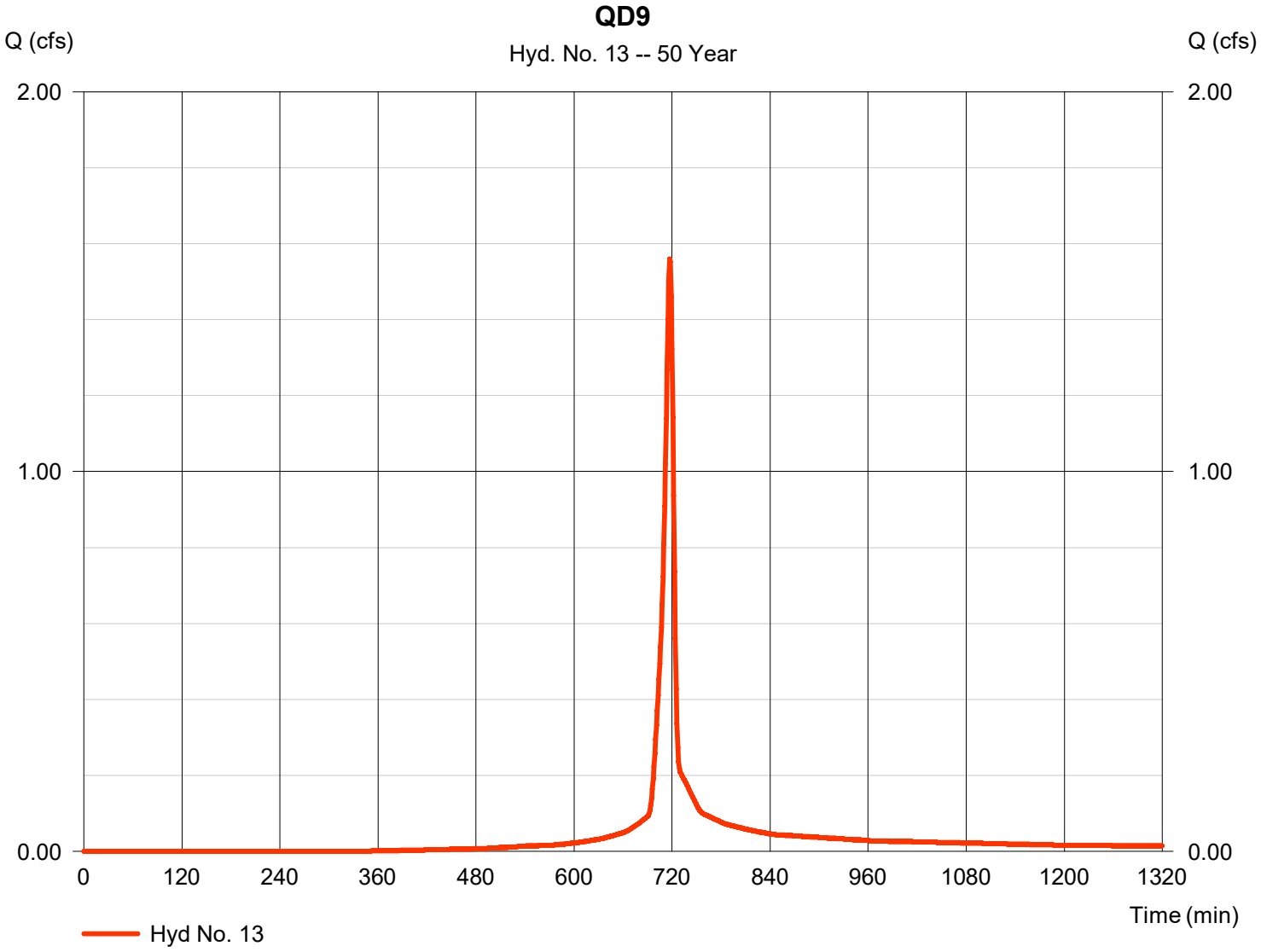


Hydrograph Report

Hyd. No. 13

QD9

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.560 cfs
Storm frequency	=	50 yrs	Time to peak	=	717 min
Time interval	=	1 min	Hyd. volume	=	3,274 cuft
Drainage area	=	0.440 ac	Curve number	=	91
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

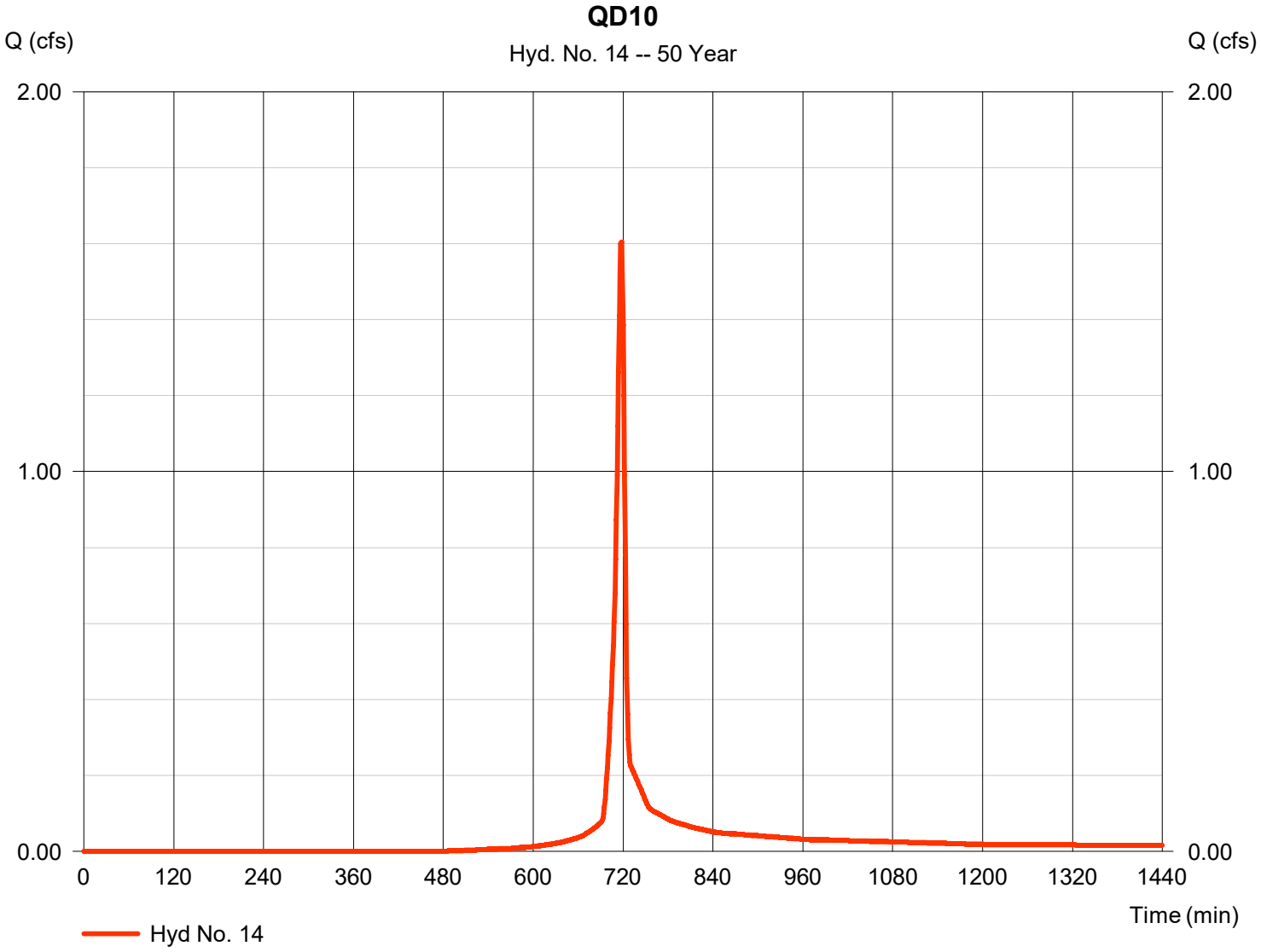


Hydrograph Report

Hyd. No. 14

QD10

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.605 cfs
Storm frequency	=	50 yrs	Time to peak	=	718 min
Time interval	=	1 min	Hyd. volume	=	3,265 cuft
Drainage area	=	0.550 ac	Curve number	=	86
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

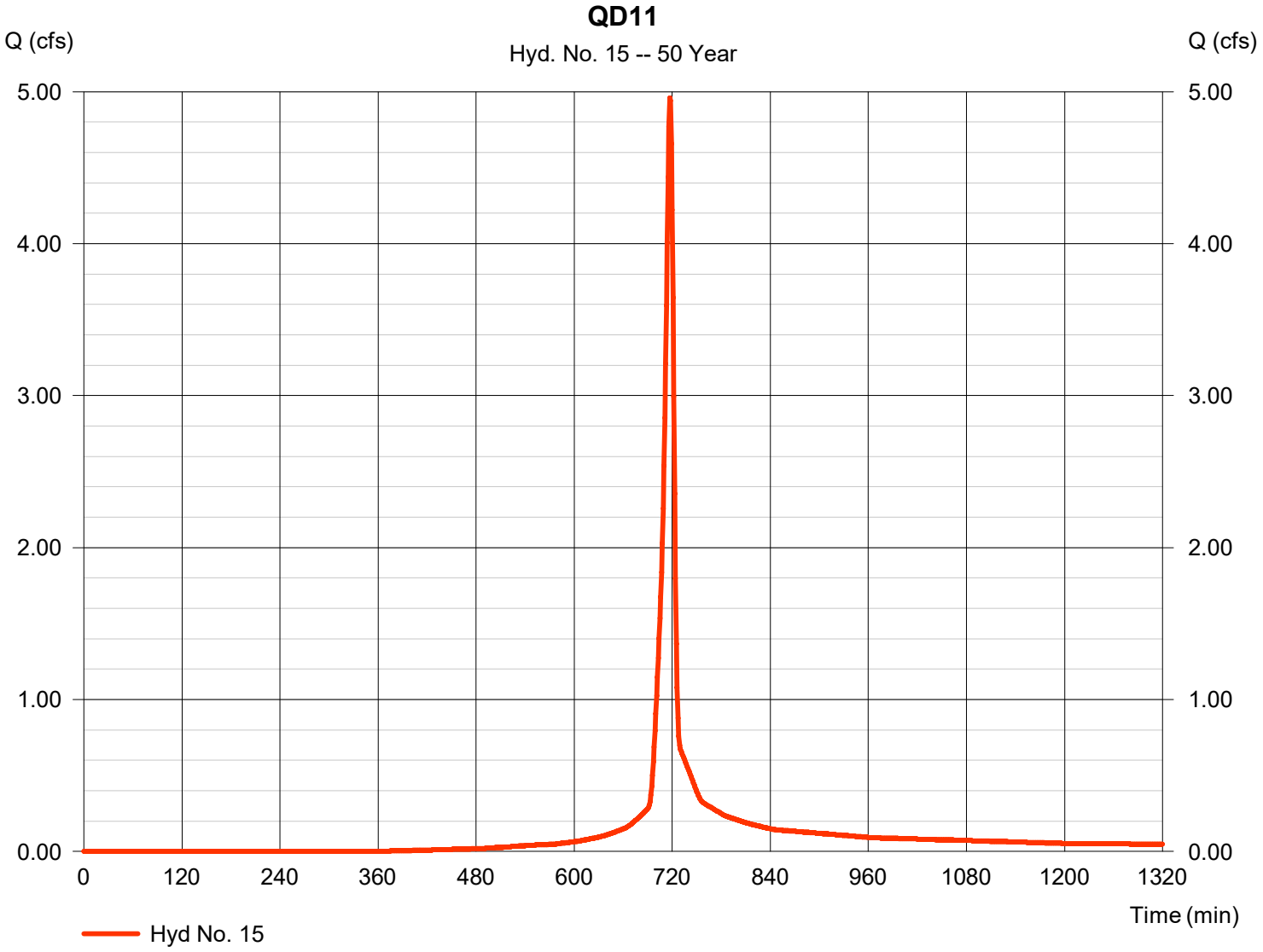


Hydrograph Report

Hyd. No. 15

QD11

Hydrograph type	=	SCS Runoff	Peak discharge	=	4.958 cfs
Storm frequency	=	50 yrs	Time to peak	=	717 min
Time interval	=	1 min	Hyd. volume	=	10,322 cuft
Drainage area	=	1.450 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



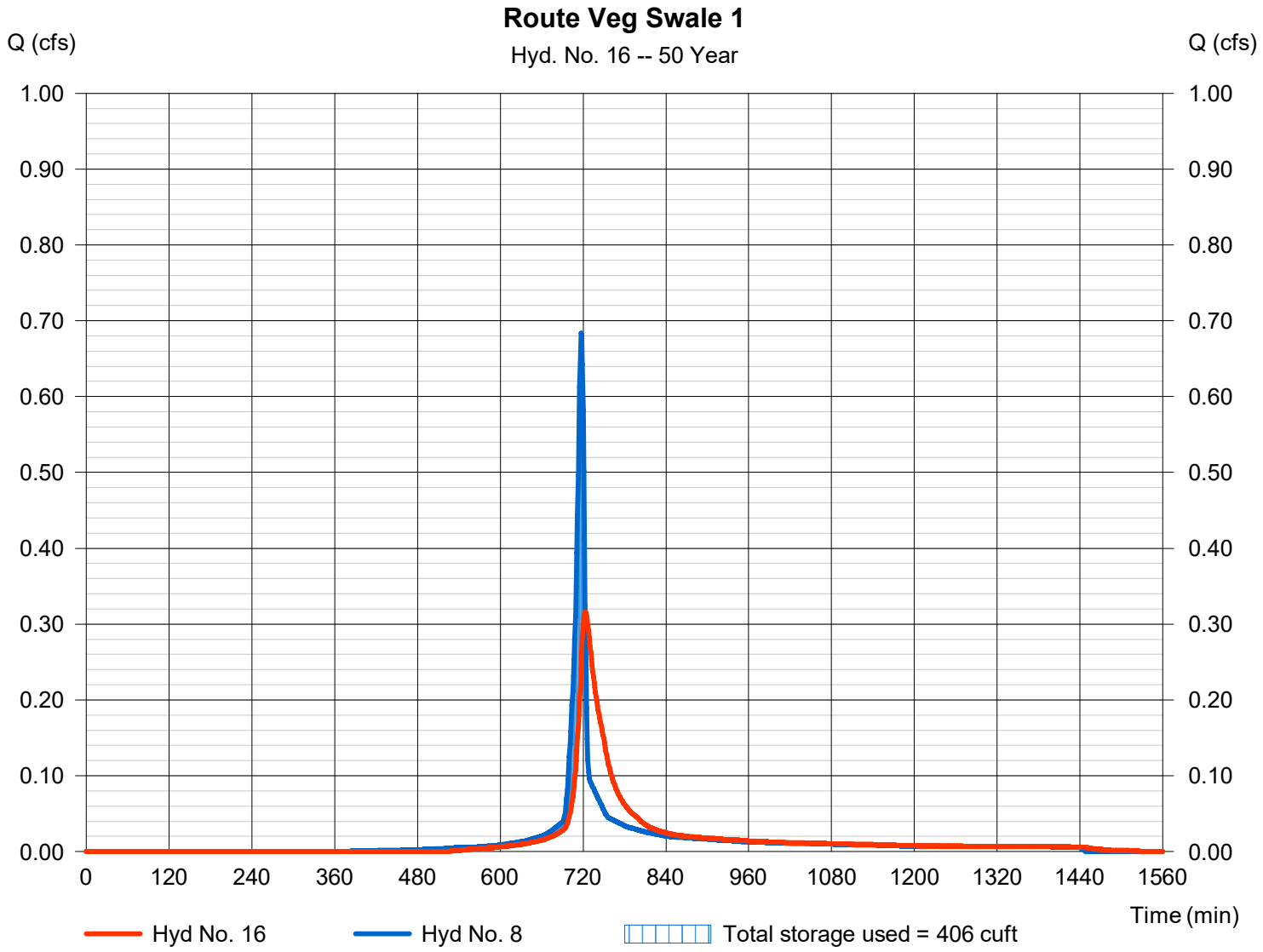
Hydrograph Report

Hyd. No. 16

Route Veg Swale 1

Hydrograph type	= Reservoir	Peak discharge	= 0.316 cfs
Storm frequency	= 50 yrs	Time to peak	= 723 min
Time interval	= 1 min	Hyd. volume	= 1,405 cuft
Inflow hyd. No.	= 8 - QD7.1	Max. Elevation	= 6447.58 ft
Reservoir name	= V1	Max. Storage	= 406 cuft

Storage Indication method used.

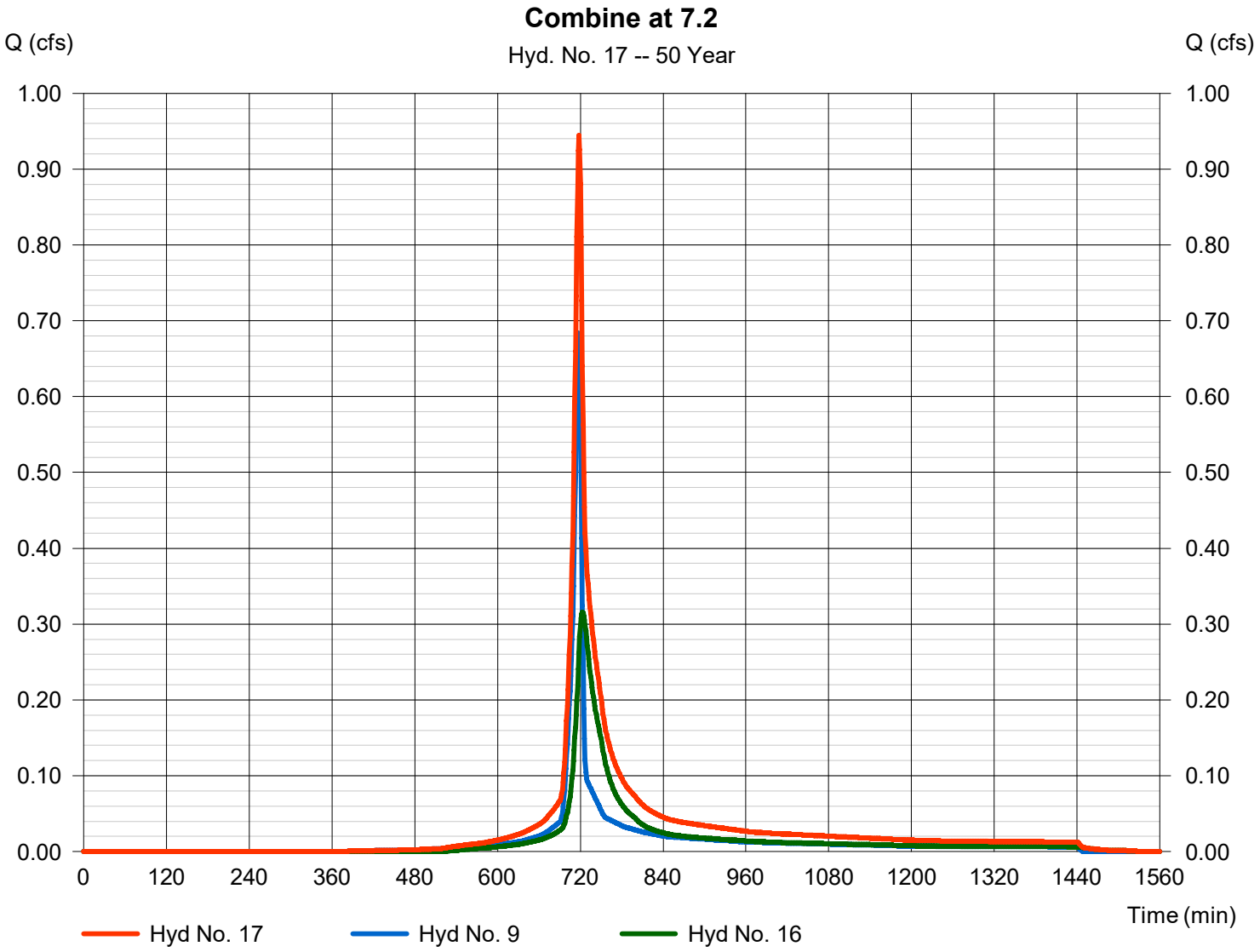


Hydrograph Report

Hyd. No. 17

Combine at 7.2

Hydrograph type	=	Combine	Peak discharge	=	0.944 cfs
Storm frequency	=	50 yrs	Time to peak	=	718 min
Time interval	=	1 min	Hyd. volume	=	2,829 cuft
Inflow hyds.	=	9, 16	Contrib. drain. area	=	0.200 ac



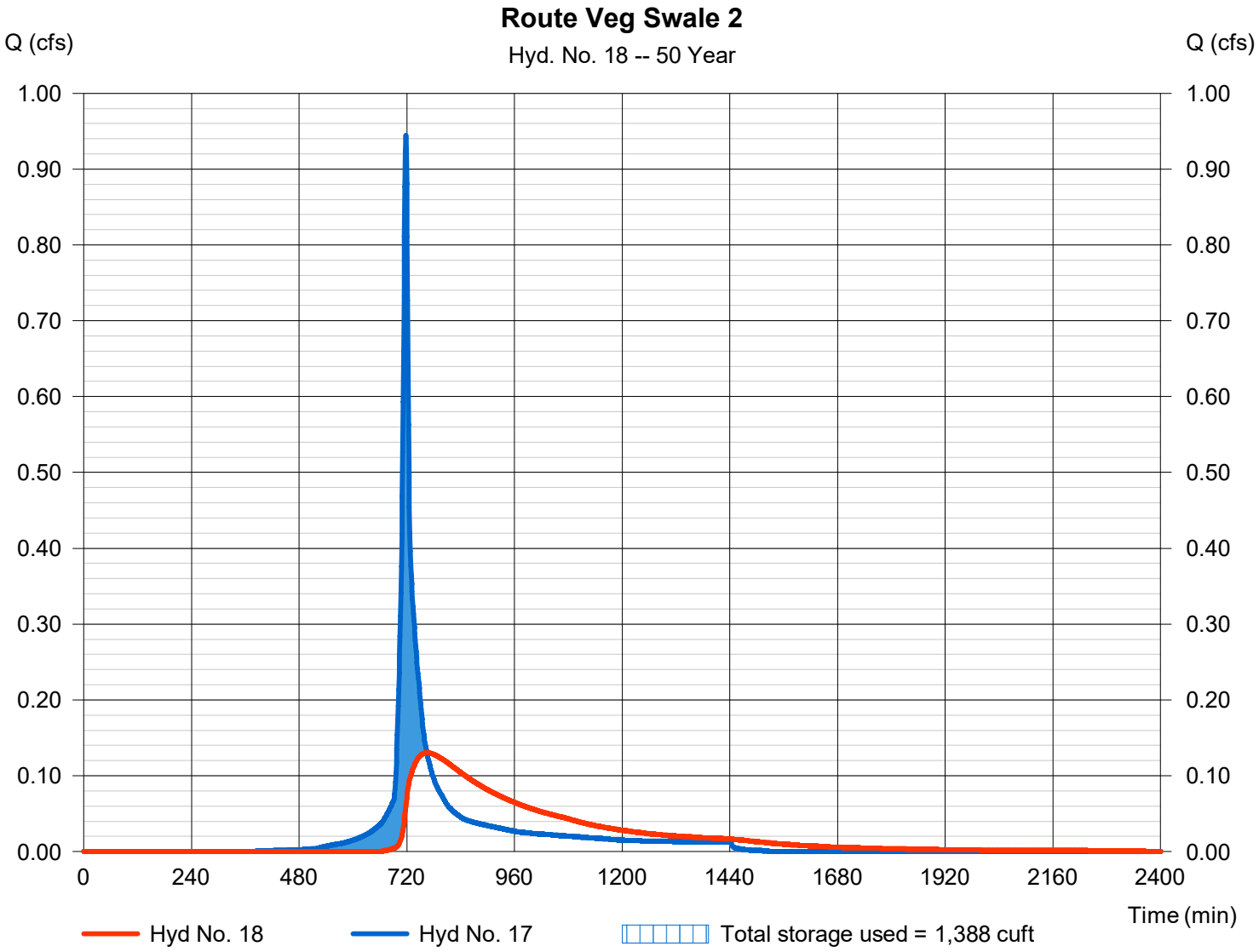
Hydrograph Report

Hyd. No. 18

Route Veg Swale 2

Hydrograph type	= Reservoir	Peak discharge	= 0.130 cfs
Storm frequency	= 50 yrs	Time to peak	= 765 min
Time interval	= 1 min	Hyd. volume	= 2,669 cuft
Inflow hyd. No.	= 17 - Combine at 7.2	Max. Elevation	= 6445.92 ft
Reservoir name	= V2	Max. Storage	= 1,388 cuft

Storage Indication method used.

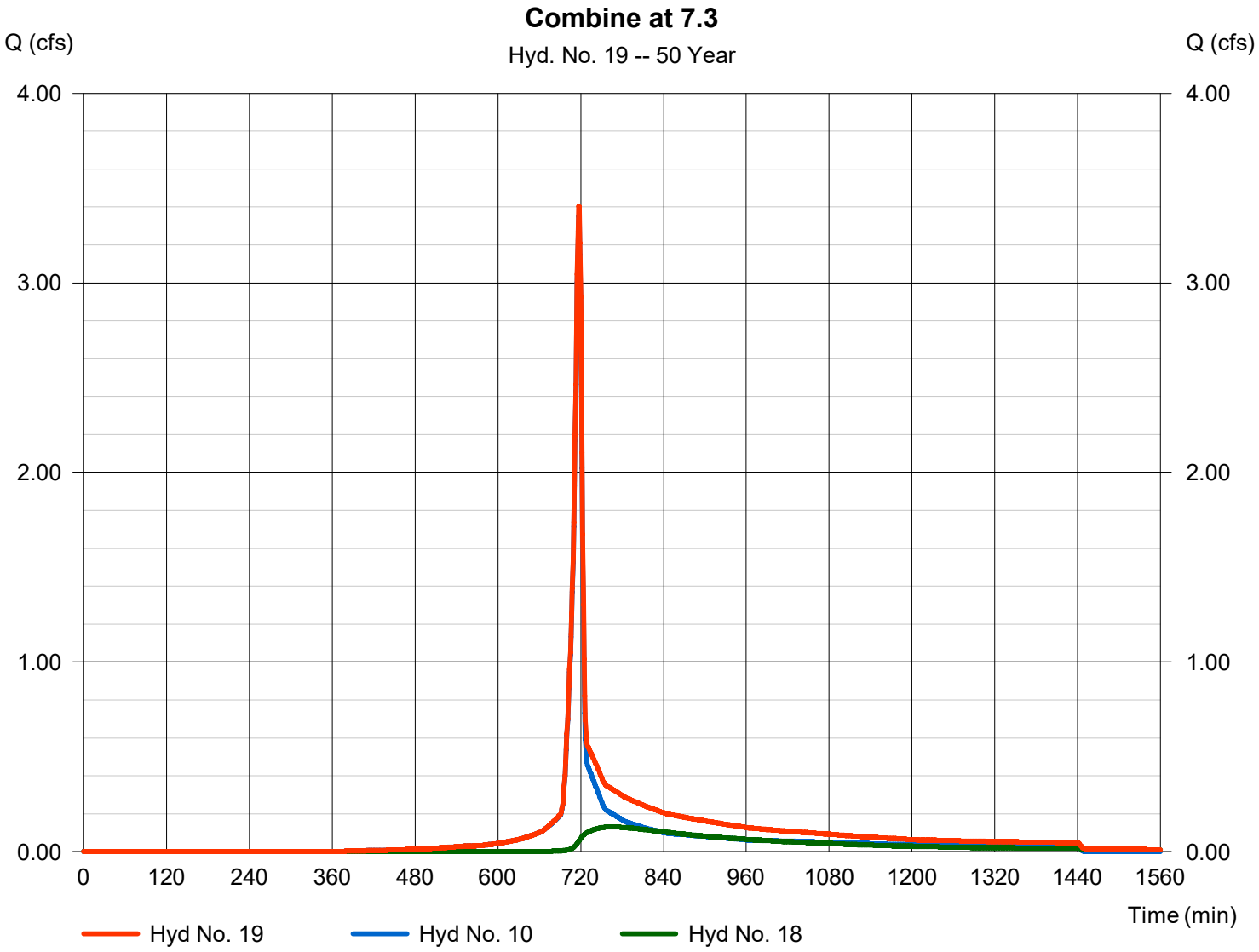


Hydrograph Report

Hyd. No. 19

Combine at 7.3

Hydrograph type	= Combine	Peak discharge	= 3.405 cfs
Storm frequency	= 50 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 9,645 cuft
Inflow hyds.	= 10, 18	Contrib. drain. area	= 0.980 ac



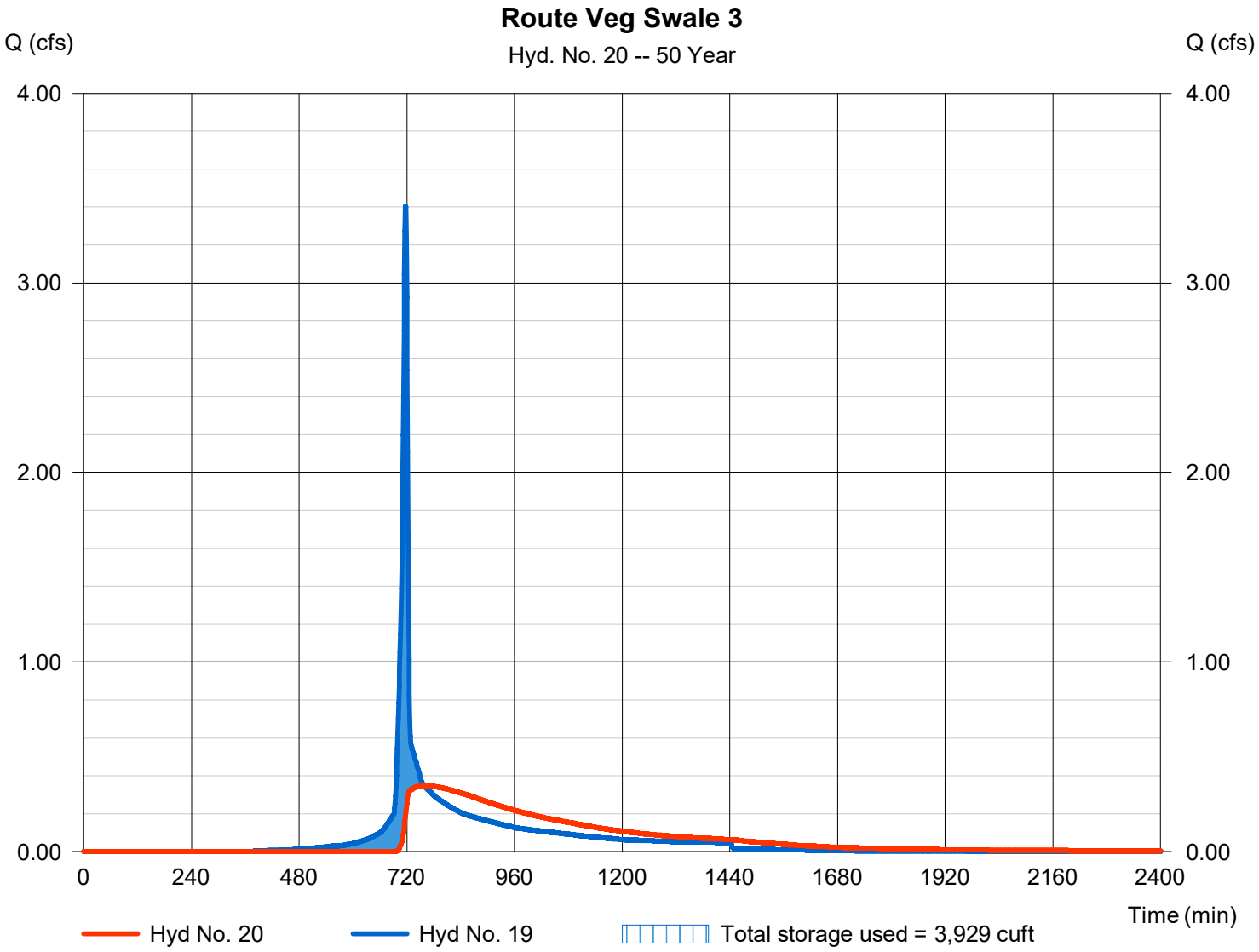
Hydrograph Report

Hyd. No. 20

Route Veg Swale 3

Hydrograph type	= Reservoir	Peak discharge	= 0.349 cfs
Storm frequency	= 50 yrs	Time to peak	= 757 min
Time interval	= 1 min	Hyd. volume	= 8,852 cuft
Inflow hyd. No.	= 19 - Combine at 7.3	Max. Elevation	= 6445.18 ft
Reservoir name	= V3	Max. Storage	= 3,929 cuft

Storage Indication method used.

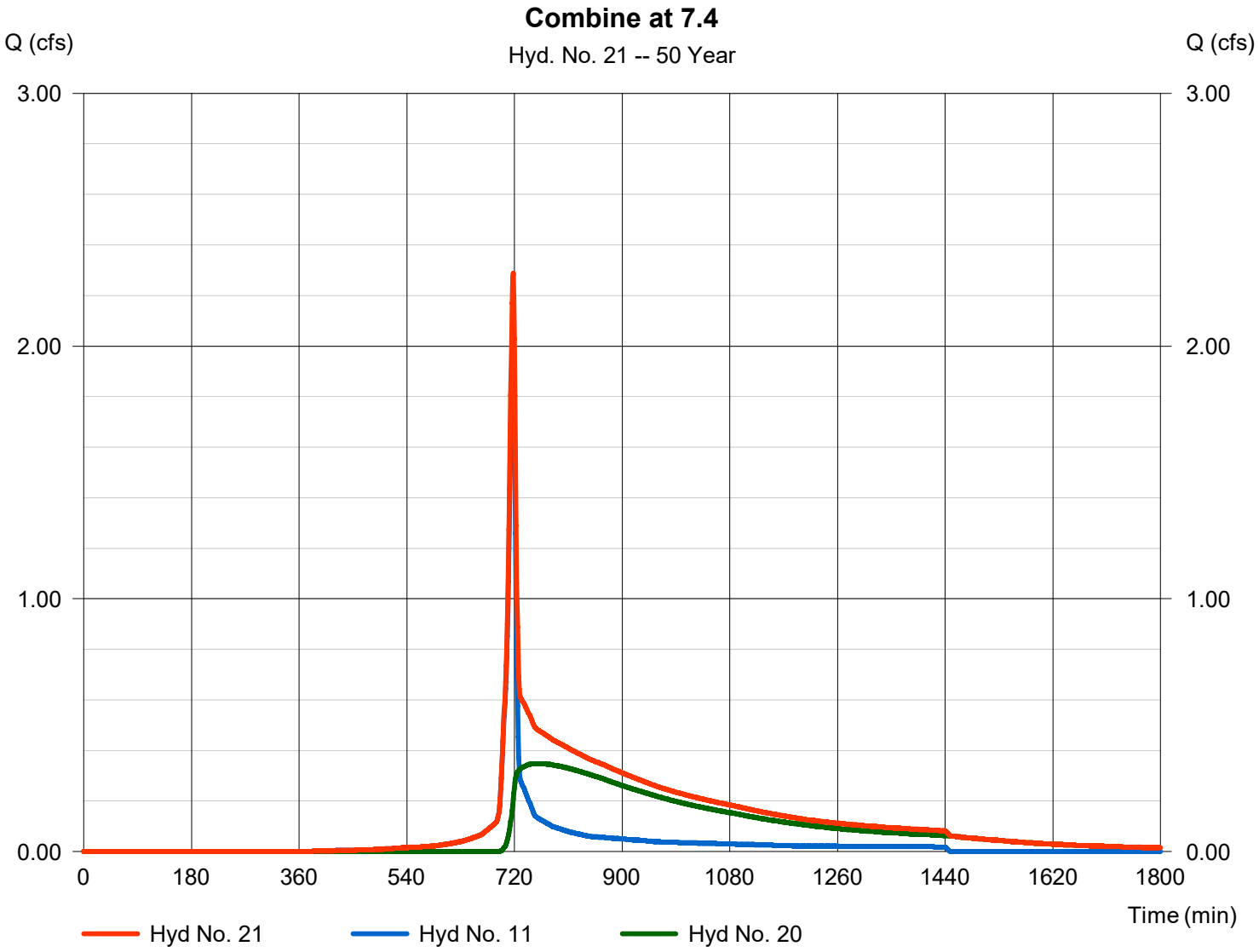


Hydrograph Report

Hyd. No. 21

Combine at 7.4

Hydrograph type	=	Combine	Peak discharge	=	2.287 cfs
Storm frequency	=	50 yrs	Time to peak	=	718 min
Time interval	=	1 min	Hyd. volume	=	13,195 cuft
Inflow hyds.	=	11, 20	Contrib. drain. area	=	0.610 ac



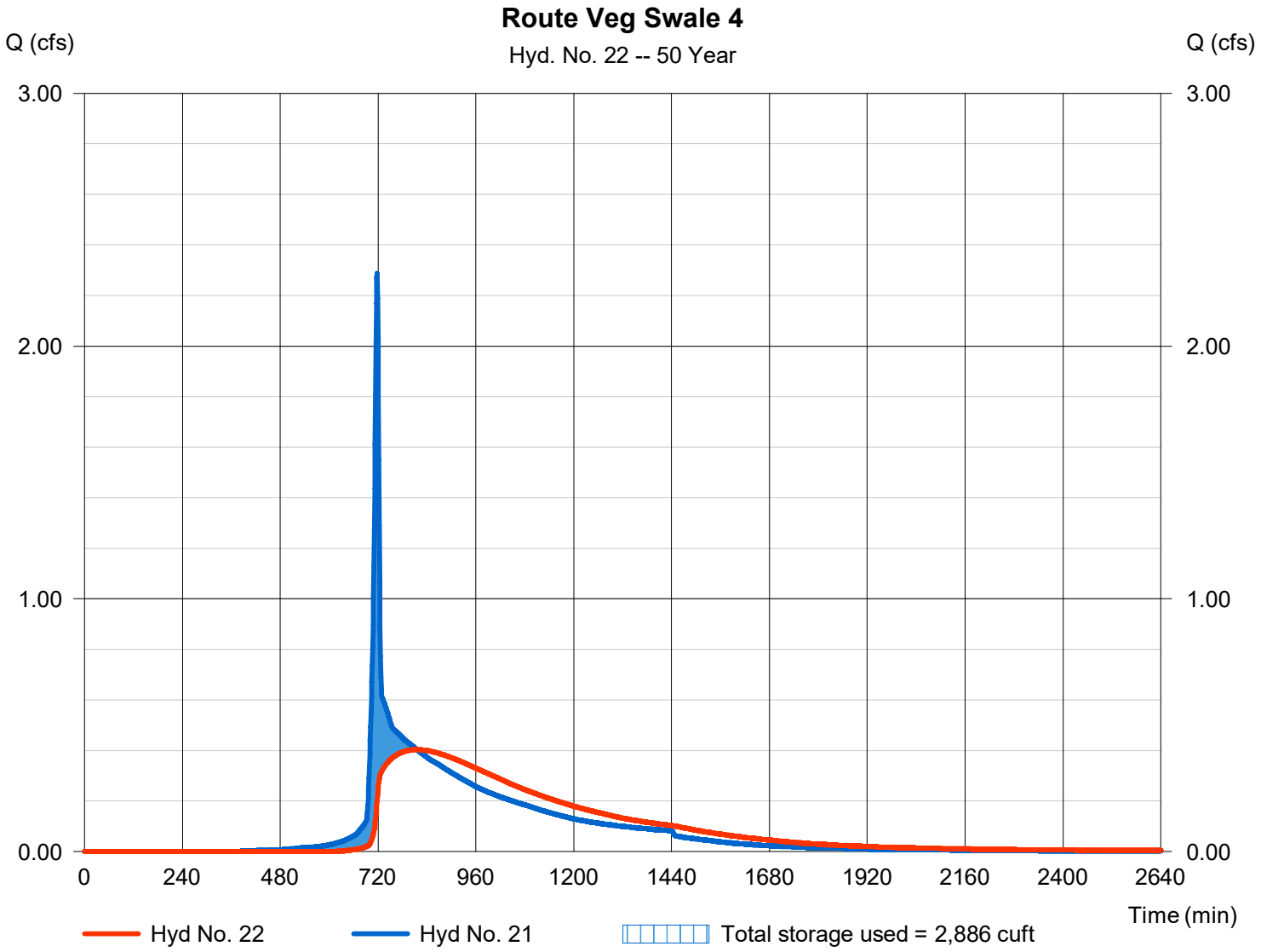
Hydrograph Report

Hyd. No. 22

Route Veg Swale 4

Hydrograph type	= Reservoir	Peak discharge	= 0.404 cfs
Storm frequency	= 50 yrs	Time to peak	= 814 min
Time interval	= 1 min	Hyd. volume	= 12,994 cuft
Inflow hyd. No.	= 21 - Combine at 7.4	Max. Elevation	= 6442.35 ft
Reservoir name	= V4	Max. Storage	= 2,886 cuft

Storage Indication method used.



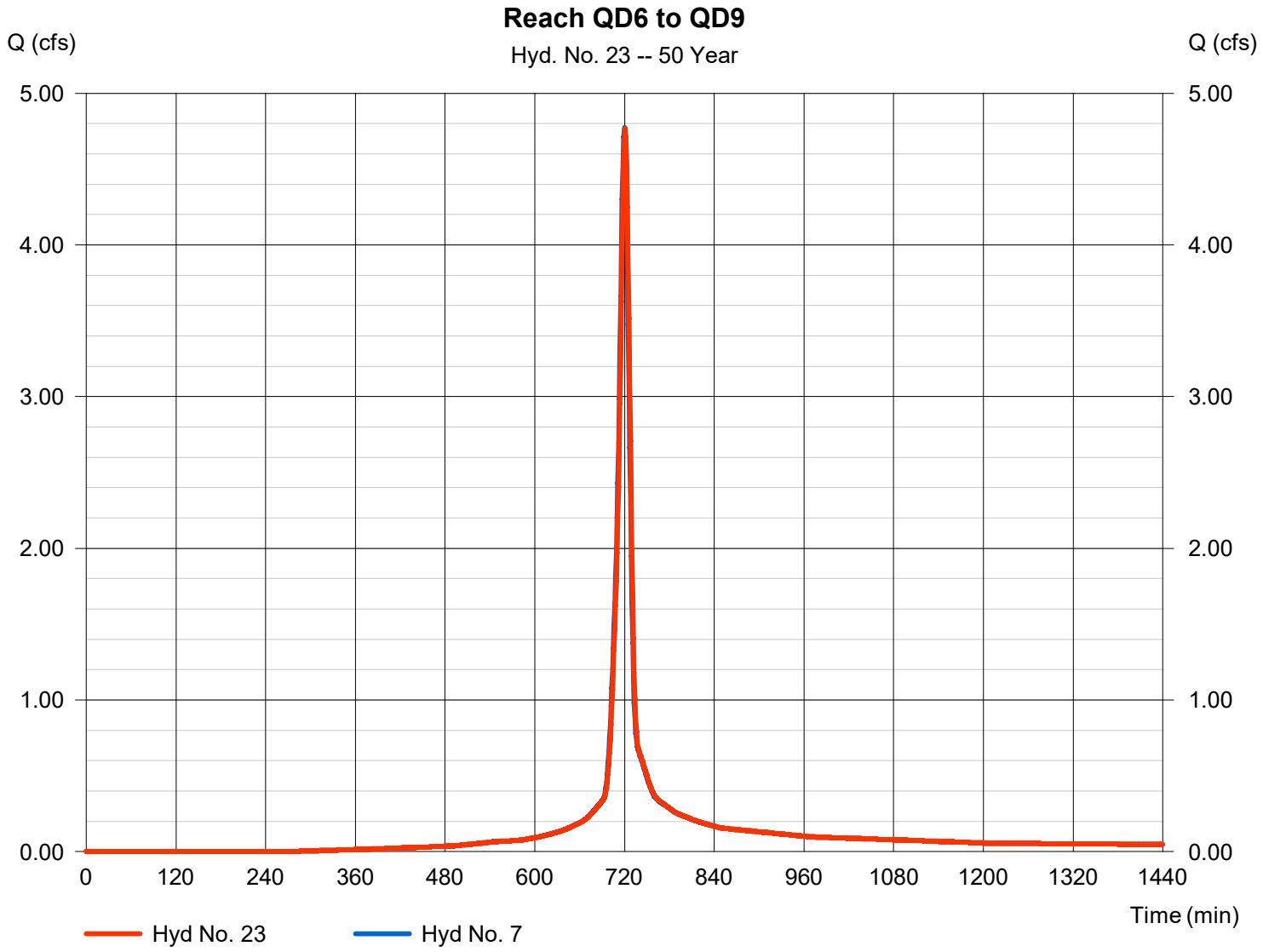
Hydrograph Report

Hyd. No. 23

Reach QD6 to QD9

Hydrograph type	=	Reach	Peak discharge	=	4.764 cfs
Storm frequency	=	50 yrs	Time to peak	=	721 min
Time interval	=	1 min	Hyd. volume	=	12,015 cuft
Inflow hyd. No.	=	7 - QD6	Section type	=	Circular
Reach length	=	123.0 ft	Channel slope	=	2.2 %
Manning's n	=	0.025	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	5.104	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	0.9030

Modified Att-Kin routing method used.

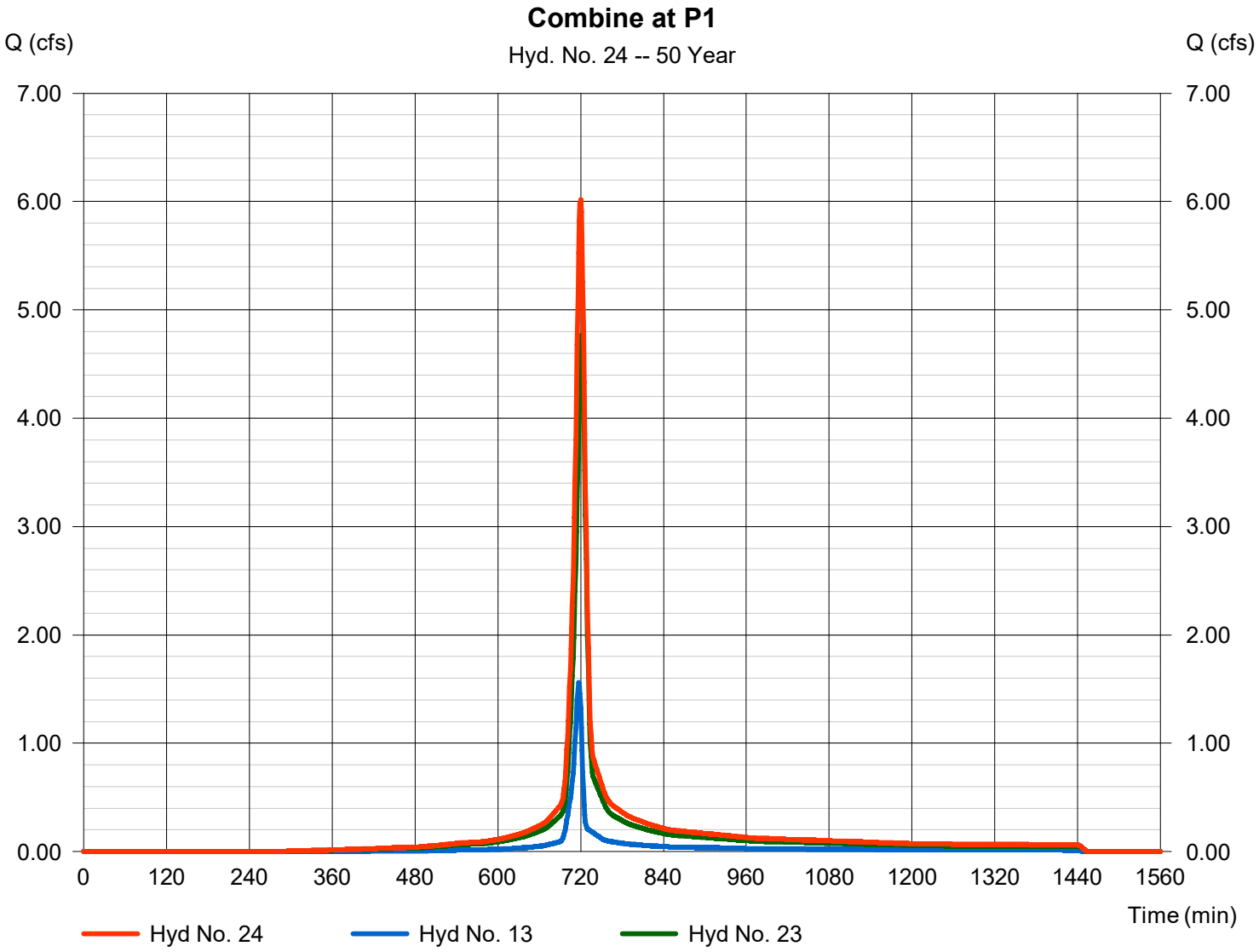


Hydrograph Report

Hyd. No. 24

Combine at P1

Hydrograph type	= Combine	Peak discharge	= 6.017 cfs
Storm frequency	= 50 yrs	Time to peak	= 720 min
Time interval	= 1 min	Hyd. volume	= 15,288 cuft
Inflow hyds.	= 13, 23	Contrib. drain. area	= 0.440 ac



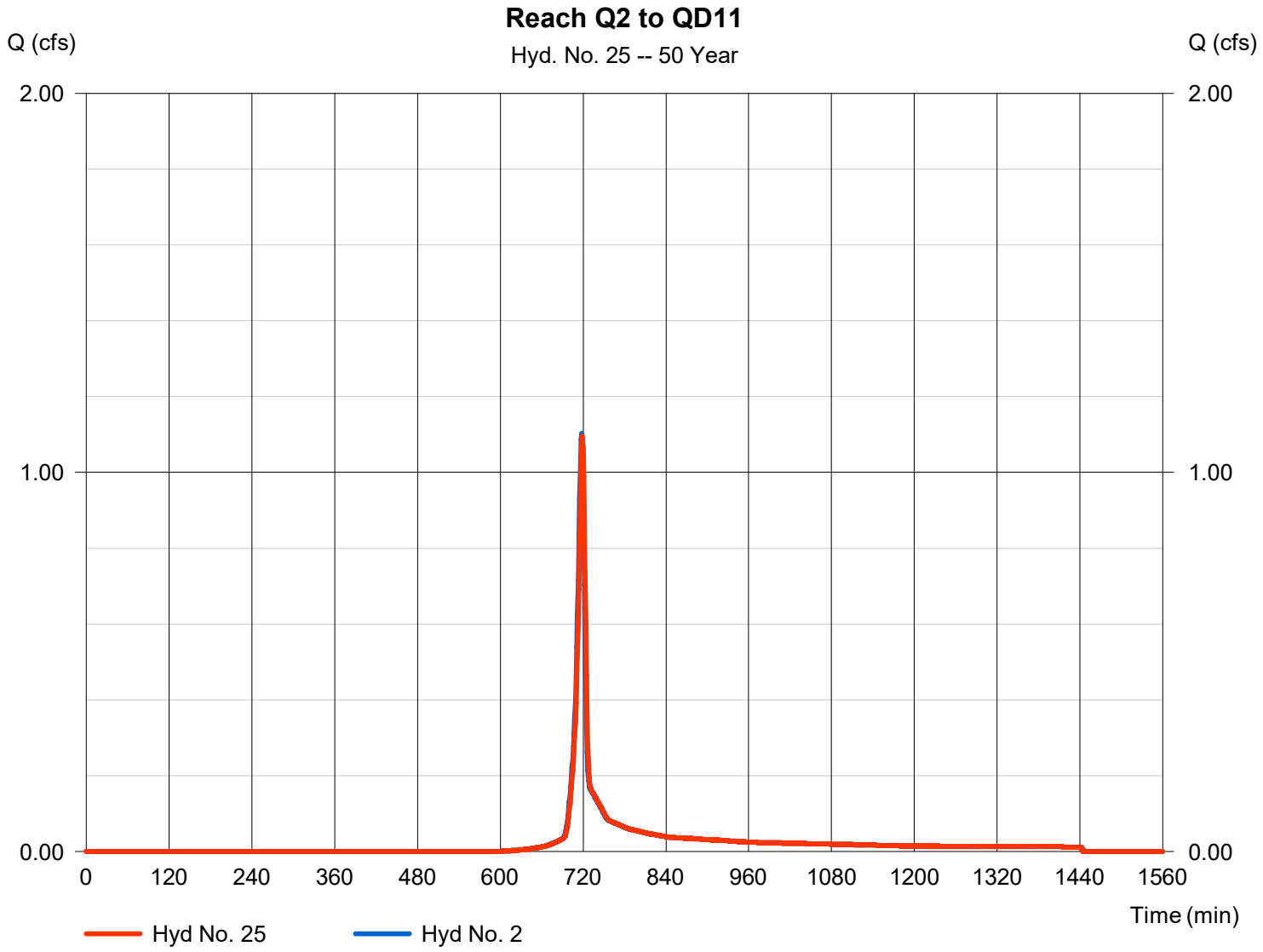
Hydrograph Report

Hyd. No. 25

Reach Q2 to QD11

Hydrograph type	=	Reach	Peak discharge	=	1.095 cfs
Storm frequency	=	50 yrs	Time to peak	=	719 min
Time interval	=	1 min	Hyd. volume	=	2,212 cuft
Inflow hyd. No.	=	2 - Q2	Section type	=	Trapezoidal
Reach length	=	51.0 ft	Channel slope	=	2.6 %
Manning's n	=	0.011	Bottom width	=	100.0 ft
Side slope	=	100.0:1	Max. depth	=	1.0 ft
Rating curve x	=	1.012	Rating curve m	=	1.085
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	0.7880

Modified Att-Kin routing method used.

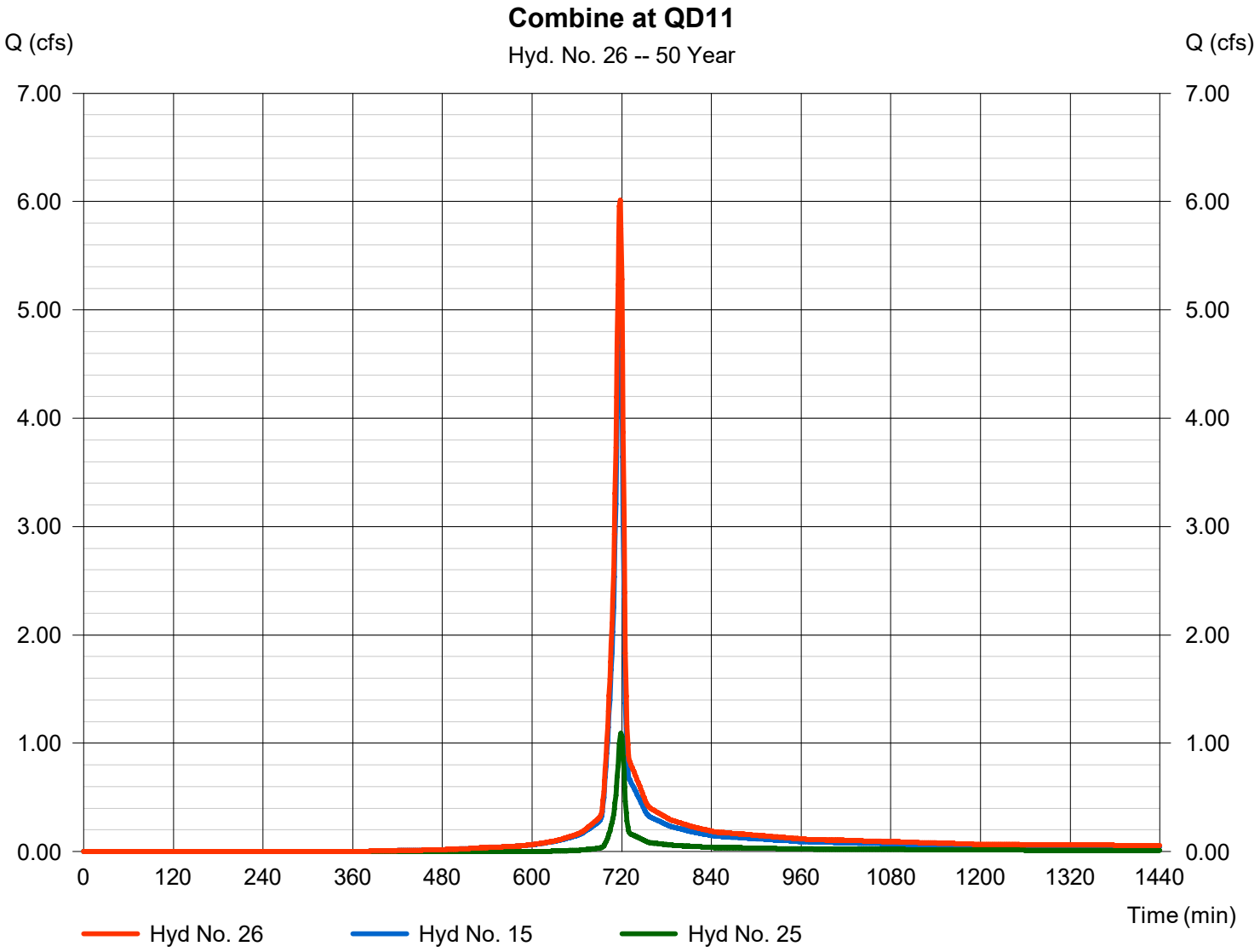


Hydrograph Report

Hyd. No. 26

Combine at QD11

Hydrograph type	=	Combine	Peak discharge	=	6.011 cfs
Storm frequency	=	50 yrs	Time to peak	=	718 min
Time interval	=	1 min	Hyd. volume	=	12,534 cuft
Inflow hyds.	=	15, 25	Contrib. drain. area	=	1.450 ac

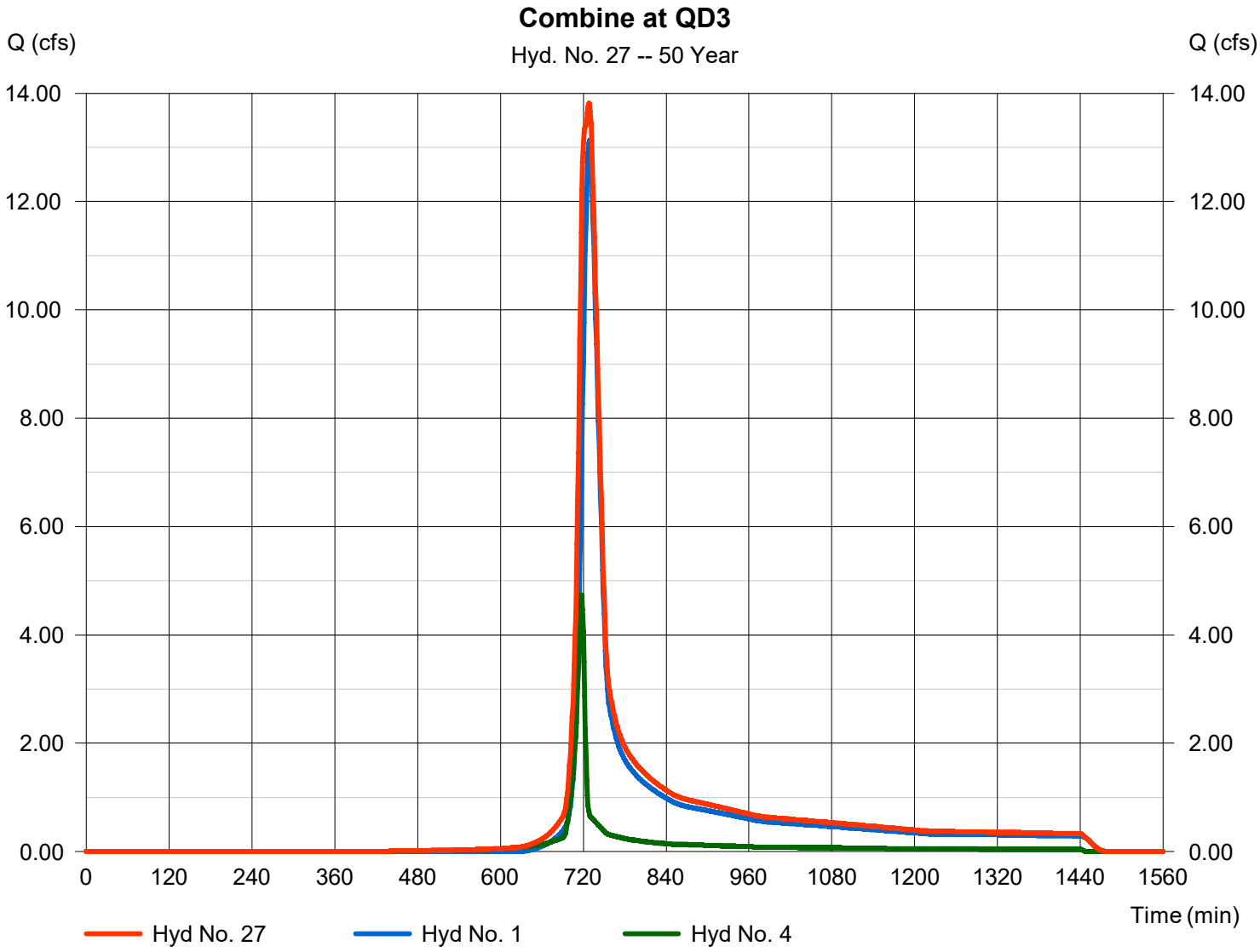


Hydrograph Report

Hyd. No. 27

Combine at QD3

Hydrograph type	= Combine	Peak discharge	= 13.82 cfs
Storm frequency	= 50 yrs	Time to peak	= 728 min
Time interval	= 1 min	Hyd. volume	= 58,291 cuft
Inflow hyds.	= 1, 4	Contrib. drain. area	= 13.980 ac



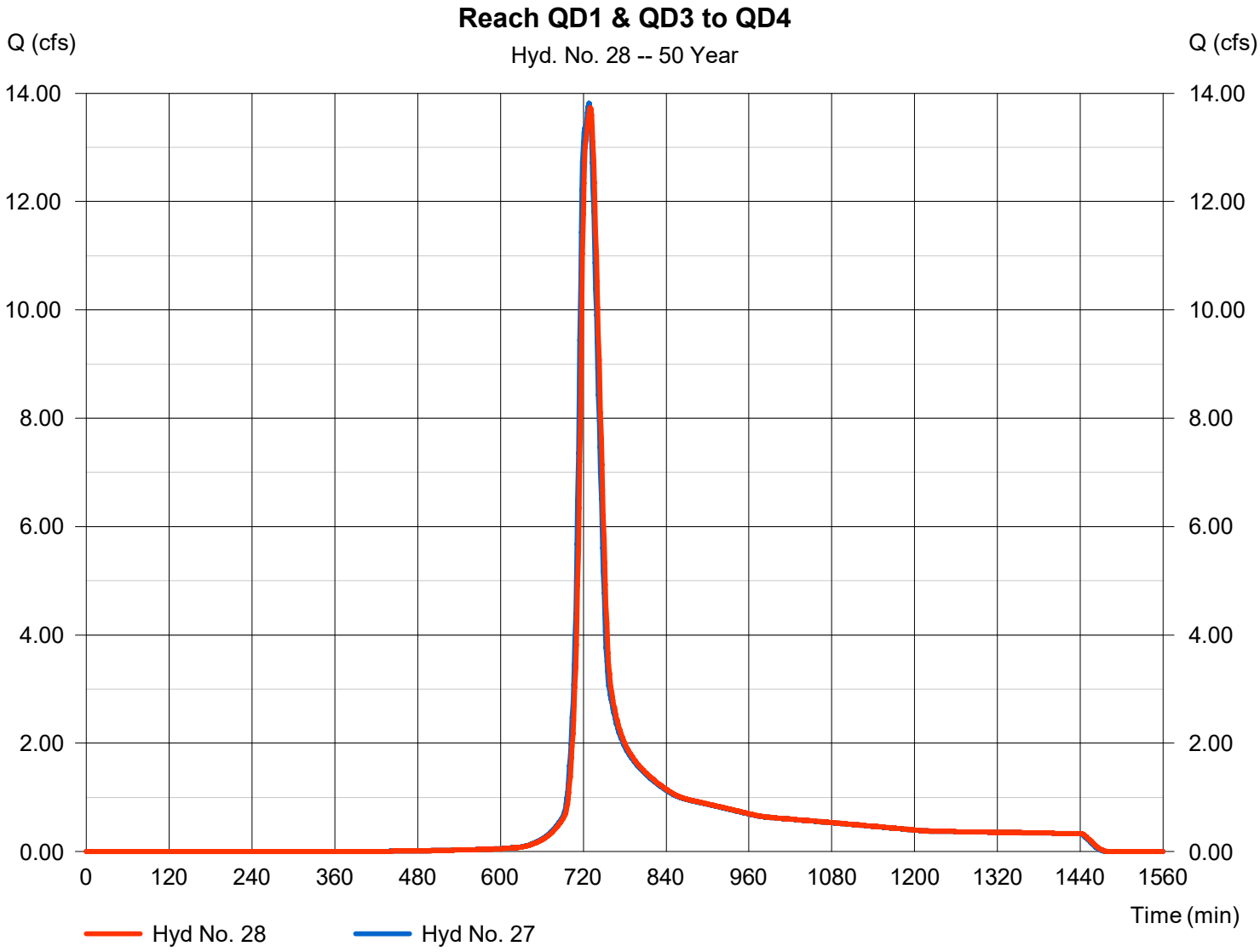
Hydrograph Report

Hyd. No. 28

Reach QD1 & QD3 to QD4

Hydrograph type	=	Reach	Peak discharge	=	13.74 cfs
Storm frequency	=	50 yrs	Time to peak	=	730 min
Time interval	=	1 min	Hyd. volume	=	58,290 cuft
Inflow hyd. No.	=	27 - Combine at QD3	Section type	=	Circular
Reach length	=	600.0 ft	Channel slope	=	2.0 %
Manning's n	=	0.025	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	5.105	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	0.4312

Modified Att-Kin routing method used.

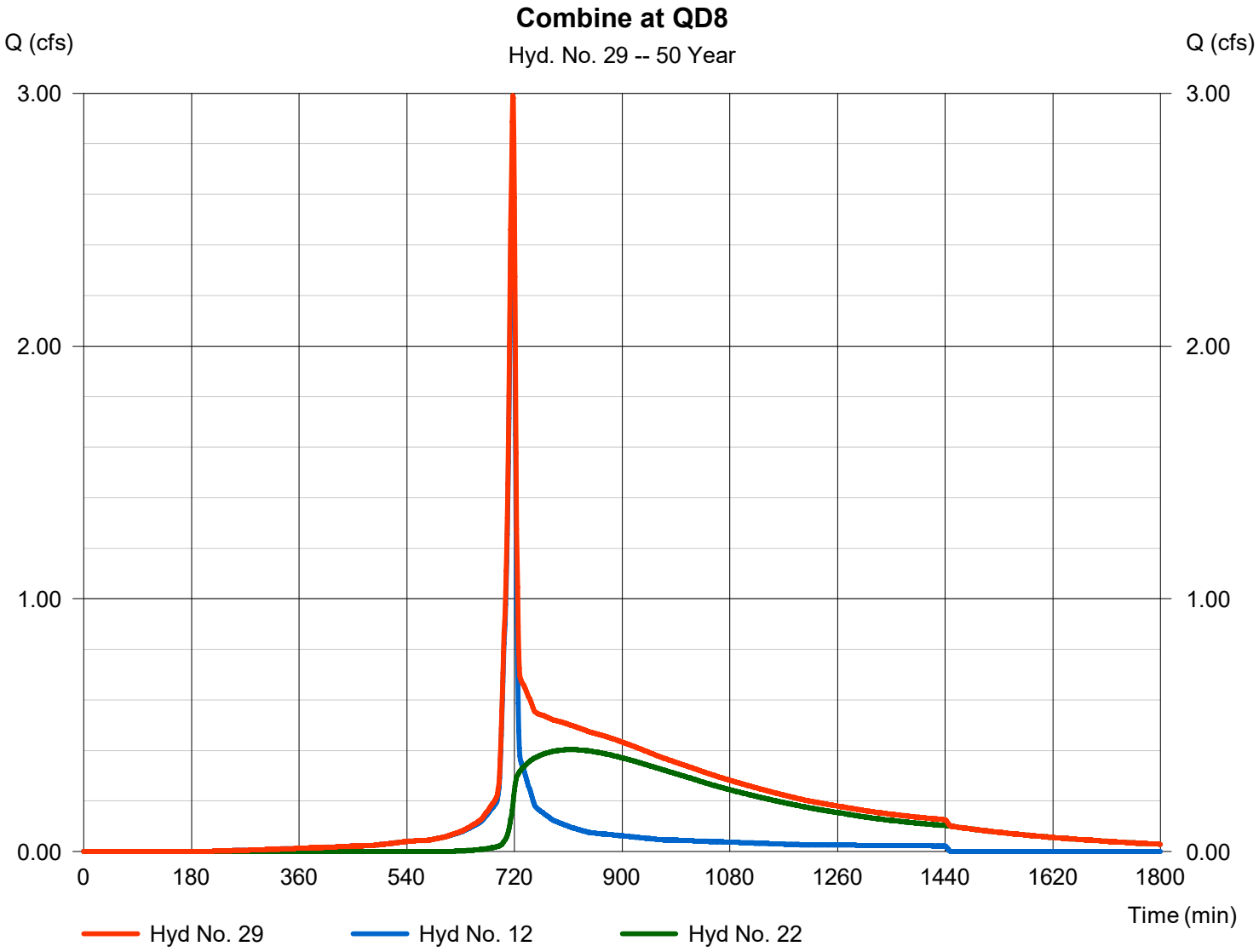


Hydrograph Report

Hyd. No. 29

Combine at QD8

Hydrograph type	= Combine	Peak discharge	= 2.991 cfs
Storm frequency	= 50 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 19,183 cuft
Inflow hyds.	= 12, 22	Contrib. drain. area	= 0.700 ac



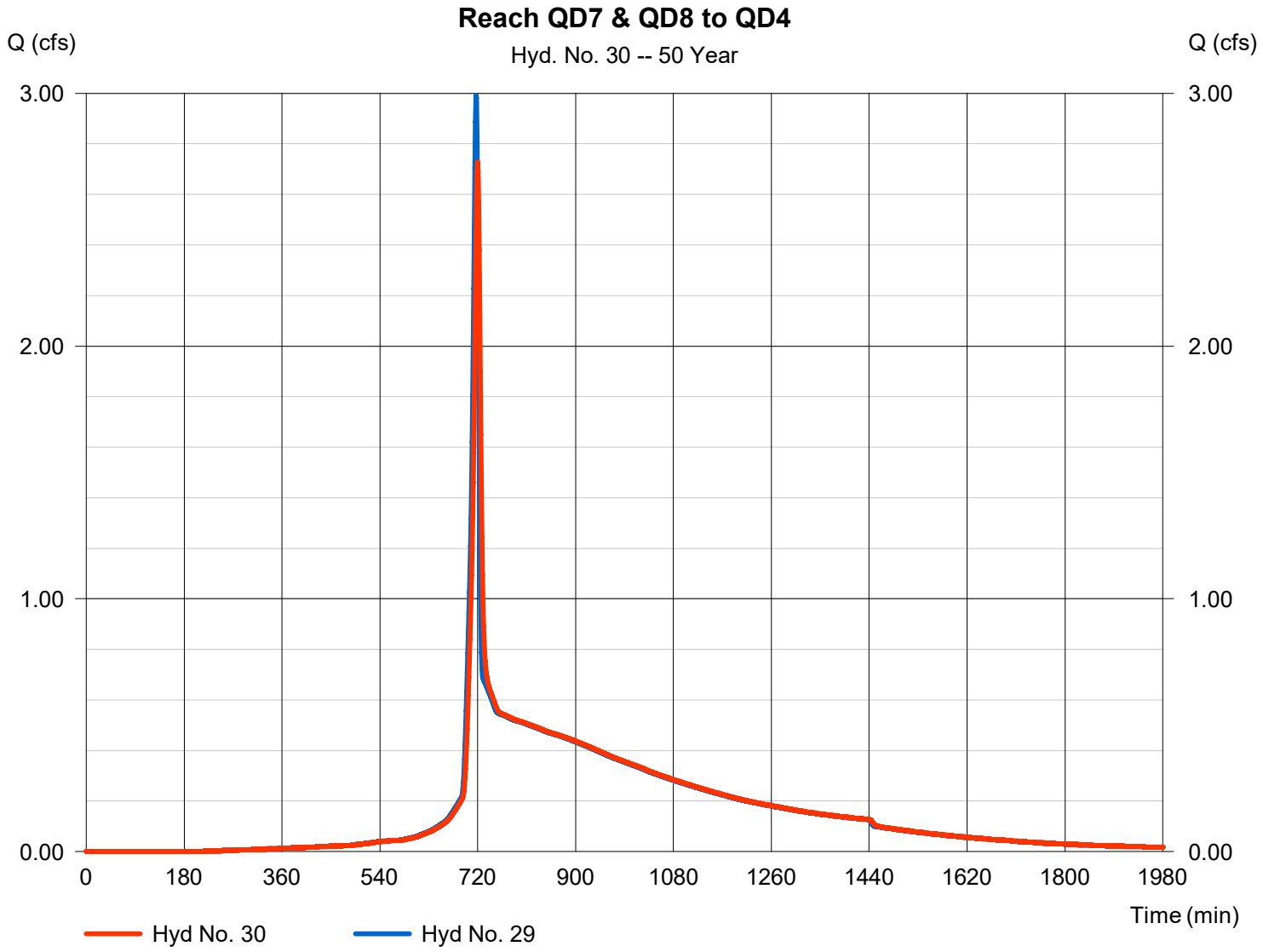
Hydrograph Report

Hyd. No. 30

Reach QD7 & QD8 to QD4

Hydrograph type	=	Reach	Peak discharge	=	2.727 cfs
Storm frequency	=	50 yrs	Time to peak	=	720 min
Time interval	=	1 min	Hyd. volume	=	18,959 cuft
Inflow hyd. No.	=	29 - Combine at QD8	Section type	=	Circular
Reach length	=	211.0 ft	Channel slope	=	1.4 %
Manning's n	=	0.025	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	4.271	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	0.2894

Modified Att-Kin routing method used.

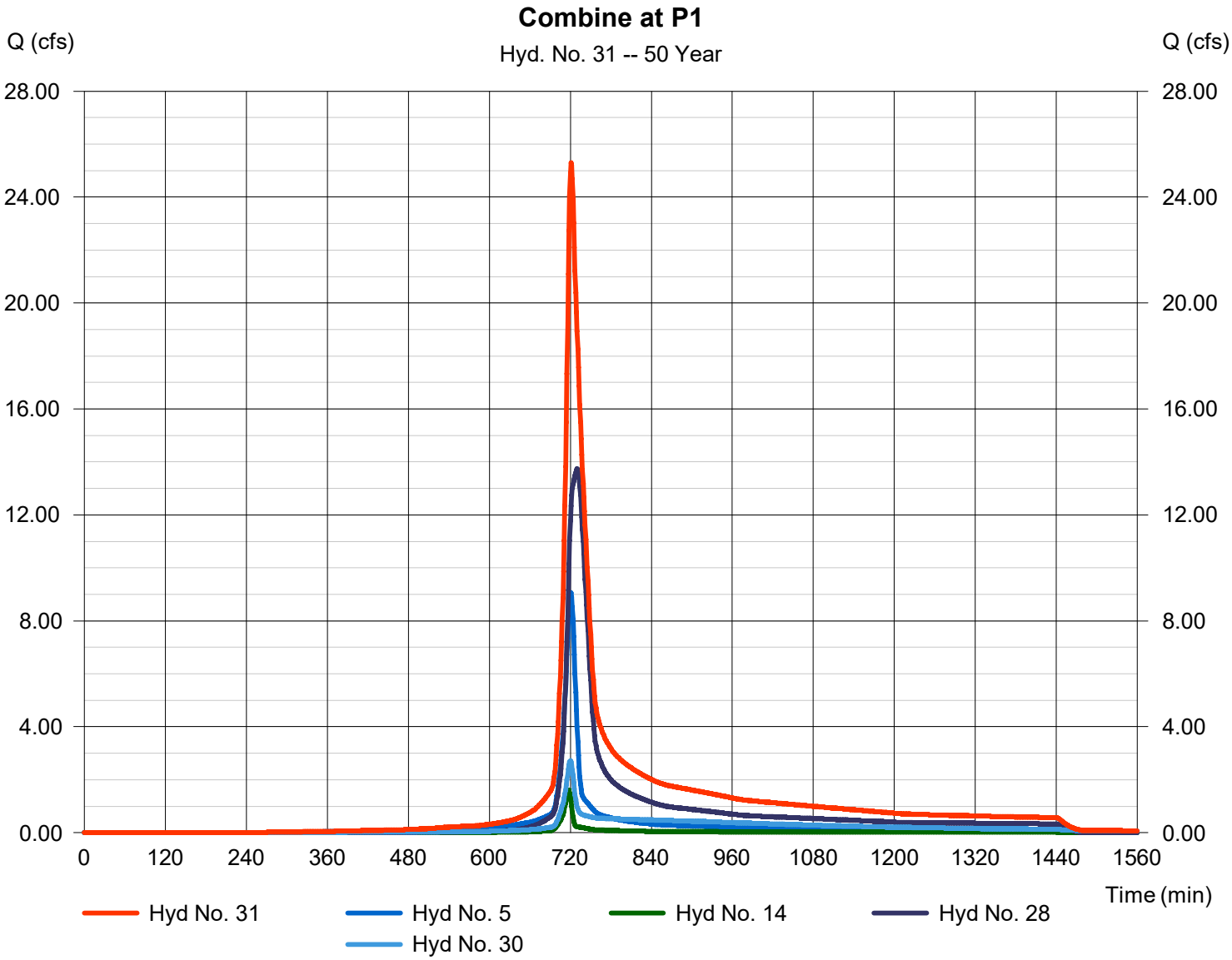


Hydrograph Report

Hyd. No. 31

Combine at P1

Hydrograph type	=	Combine	Peak discharge	=	25.29 cfs
Storm frequency	=	50 yrs	Time to peak	=	721 min
Time interval	=	1 min	Hyd. volume	=	104,613 cuft
Inflow hyds.	=	5, 14, 28, 30	Contrib. drain. area	=	3.530 ac



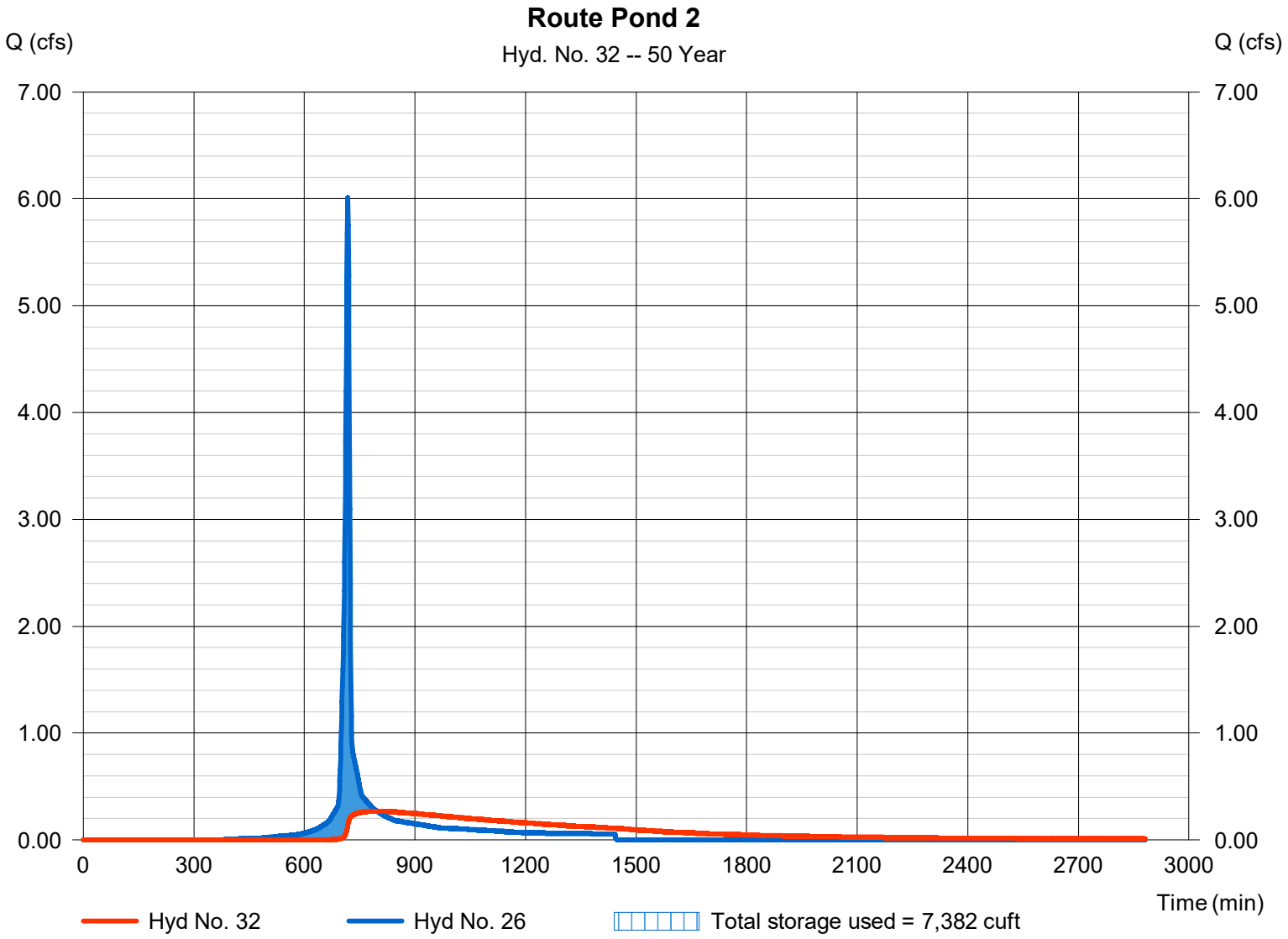
Hydrograph Report

Hyd. No. 32

Route Pond 2

Hydrograph type	=	Reservoir	Peak discharge	=	0.269 cfs
Storm frequency	=	50 yrs	Time to peak	=	797 min
Time interval	=	1 min	Hyd. volume	=	11,390 cuft
Inflow hyd. No.	=	26 - Combine at QD11	Max. Elevation	=	6447.43 ft
Reservoir name	=	P2	Max. Storage	=	7,382 cuft

Storage Indication method used.

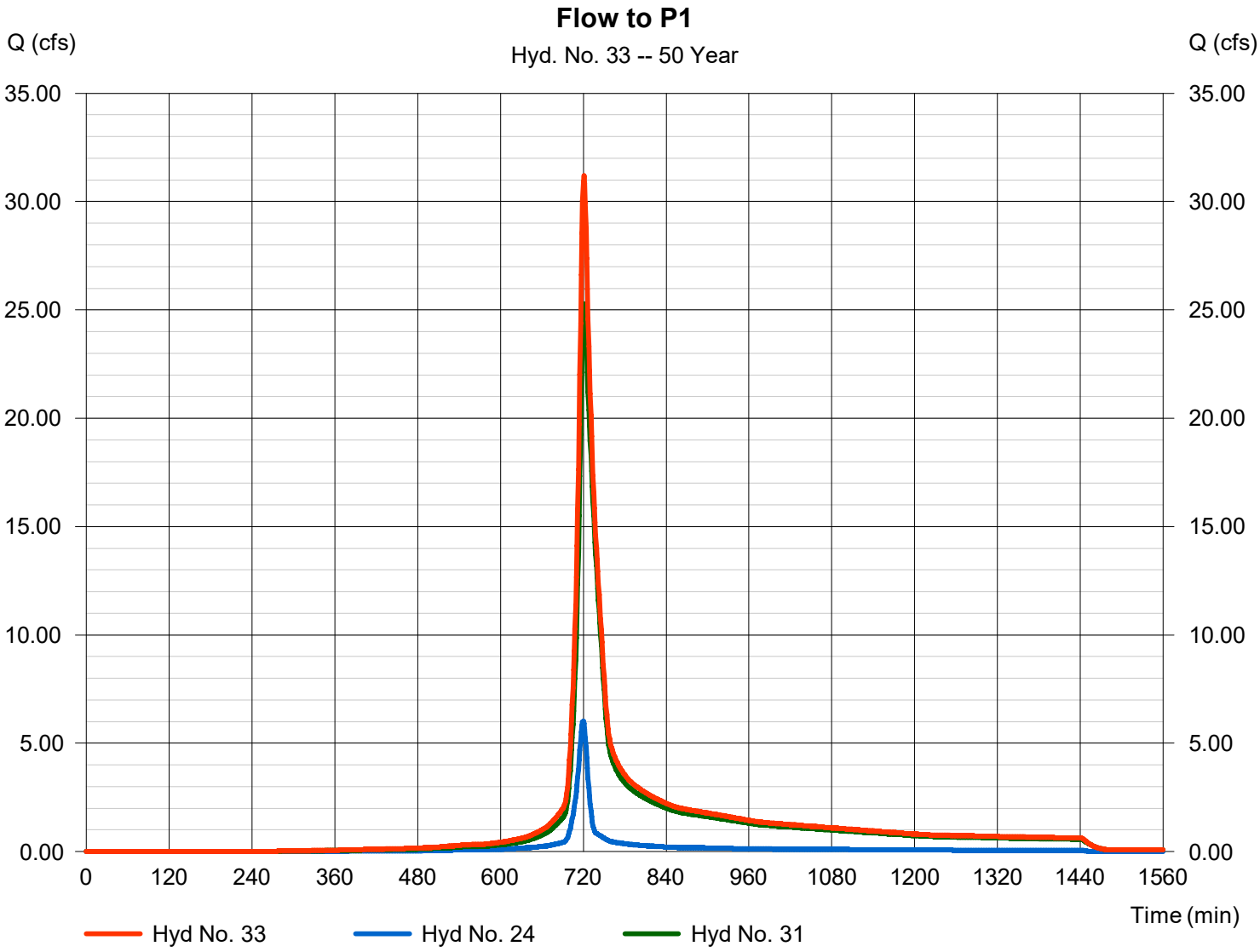


Hydrograph Report

Hyd. No. 33

Flow to P1

Hydrograph type	= Combine	Peak discharge	= 31.20 cfs
Storm frequency	= 50 yrs	Time to peak	= 721 min
Time interval	= 1 min	Hyd. volume	= 119,901 cuft
Inflow hyds.	= 24, 31	Contrib. drain. area	= 0.000 ac



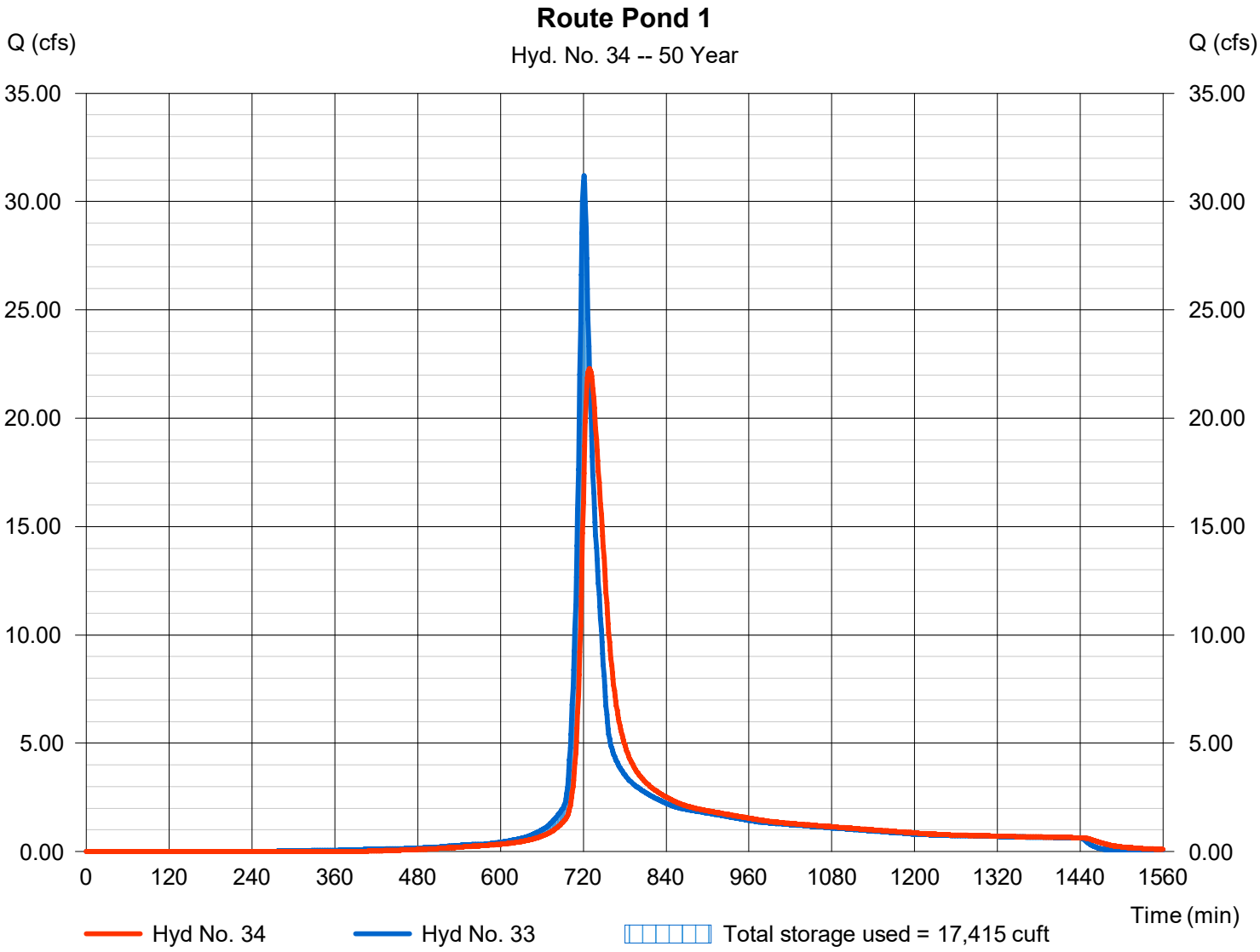
Hydrograph Report

Hyd. No. 34

Route Pond 1

Hydrograph type	= Reservoir	Peak discharge	= 22.29 cfs
Storm frequency	= 50 yrs	Time to peak	= 729 min
Time interval	= 1 min	Hyd. volume	= 119,522 cuft
Inflow hyd. No.	= 33 - Flow to P1	Max. Elevation	= 6439.09 ft
Reservoir name	= P1	Max. Storage	= 17,415 cuft

Storage Indication method used.

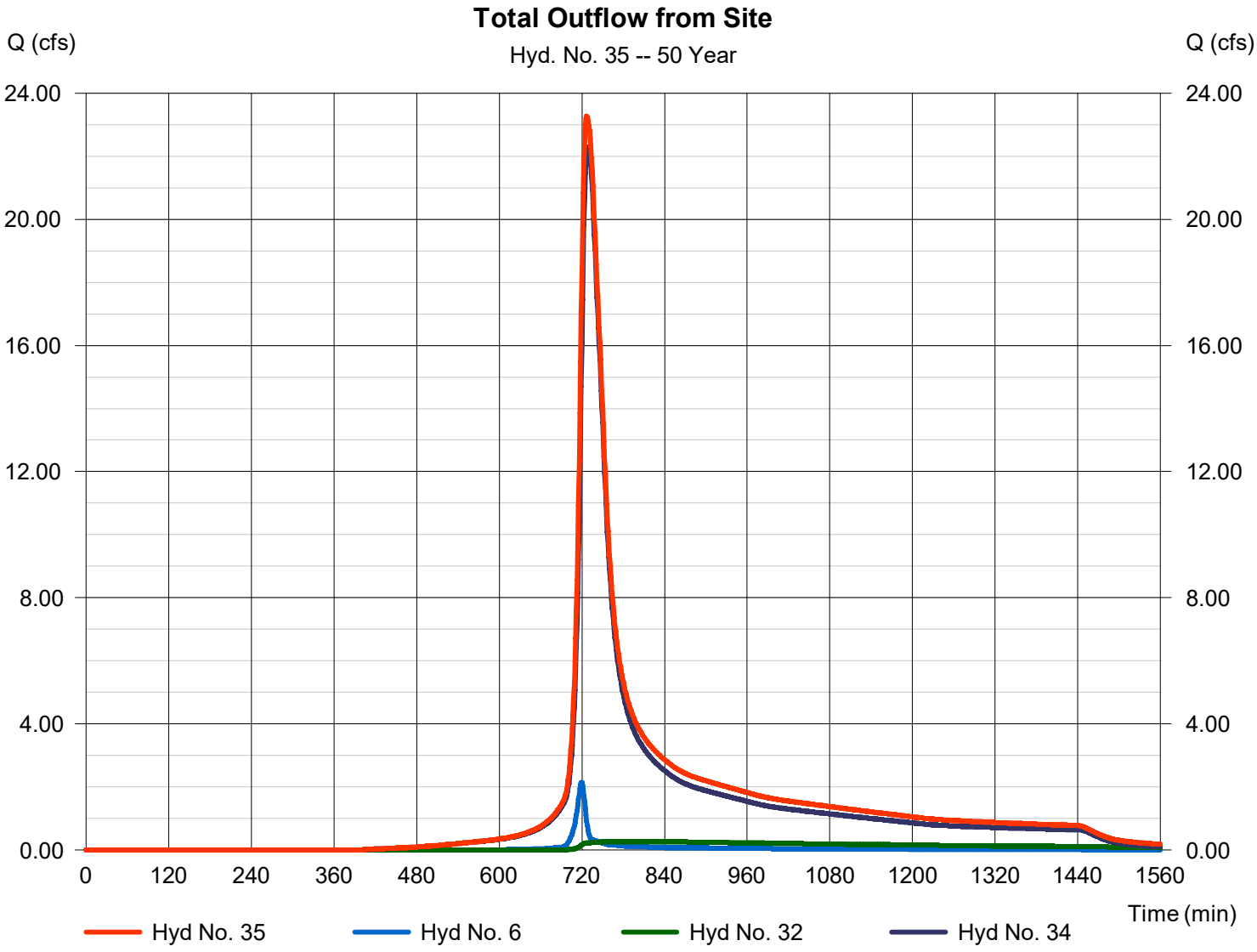


Hydrograph Report

Hyd. No. 35

Total Outflow from Site

Hydrograph type	= Combine	Peak discharge	= 23.26 cfs
Storm frequency	= 50 yrs	Time to peak	= 727 min
Time interval	= 1 min	Hyd. volume	= 135,751 cuft
Inflow hyds.	= 6, 32, 34	Contrib. drain. area	= 0.970 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	16.17	1	729	58,966	------	------	------	Q1
2	SCS Runoff	1.327	1	718	2,667	------	------	------	Q2
3	SCS Runoff	1.513	1	718	3,041	------	------	------	Q6
4	SCS Runoff	5.462	1	717	11,368	------	------	------	QD3
5	SCS Runoff	10.23	1	721	27,398	------	------	------	QD4
6	SCS Runoff	2.543	1	719	5,753	------	------	------	QD5
7	SCS Runoff	5.405	1	720	13,715	------	------	------	QD6
8	SCS Runoff	0.784	1	717	1,644	------	------	------	QD7.1
9	SCS Runoff	0.784	1	717	1,644	------	------	------	QD7.2
10	SCS Runoff	3.843	1	717	8,058	------	------	------	QD7.3
11	SCS Runoff	2.392	1	717	5,015	------	------	------	QD7.4
12	SCS Runoff	3.154	1	717	7,008	------	------	------	QD8
13	SCS Runoff	1.781	1	717	3,766	------	------	------	QD9
14	SCS Runoff	1.872	1	718	3,832	------	------	------	QD10
15	SCS Runoff	5.687	1	717	11,922	------	------	------	QD11
16	Reservoir	0.358	1	723	1,626	8	6447.71	466	Route Veg Swale 1
17	Combine	1.084	1	718	3,270	9, 16	------	------	Combine at 7.2
18	Reservoir	0.157	1	763	3,110	17	6446.03	1,595	Route Veg Swale 2
19	Combine	3.912	1	717	11,168	10, 18	------	------	Combine at 7.3
20	Reservoir	0.426	1	753	10,373	19	6445.41	4,544	Route Veg Swale 3
21	Combine	2.654	1	718	15,389	11, 20	------	------	Combine at 7.4
22	Reservoir	0.487	1	810	15,187	21	6442.58	3,351	Route Veg Swale 4
23	Reach	5.403	1	721	13,713	7	------	------	Reach QD6 to QD9
24	Combine	6.843	1	720	17,479	13, 23	------	------	Combine at P1
25	Reach	1.320	1	719	2,666	2	------	------	Reach Q2 to QD11
26	Combine	6.953	1	718	14,588	15, 25	------	------	Combine at QD11
27	Combine	16.98	1	728	70,335	1, 4,	------	------	Combine at QD3
28	Reach	16.92	1	730	70,334	27	------	------	Reach QD1 & QD3 to QD4
29	Combine	3.384	1	717	22,195	12, 22,	------	------	Combine at QD8
30	Reach	3.136	1	720	21,975	29	------	------	Reach QD7 & QD8 to QD4
31	Combine	30.10	1	721	123,539	5, 14, 28, 30	------	------	Combine at P1
32	Reservoir	0.333	1	786	13,414	26	6447.64	8,574	Route Pond 2
33	Combine	36.80	1	721	141,018	24, 31,	------	------	Flow to P1
34	Reservoir	26.25	1	729	140,638	33	6439.52	20,283	Route Pond 1

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

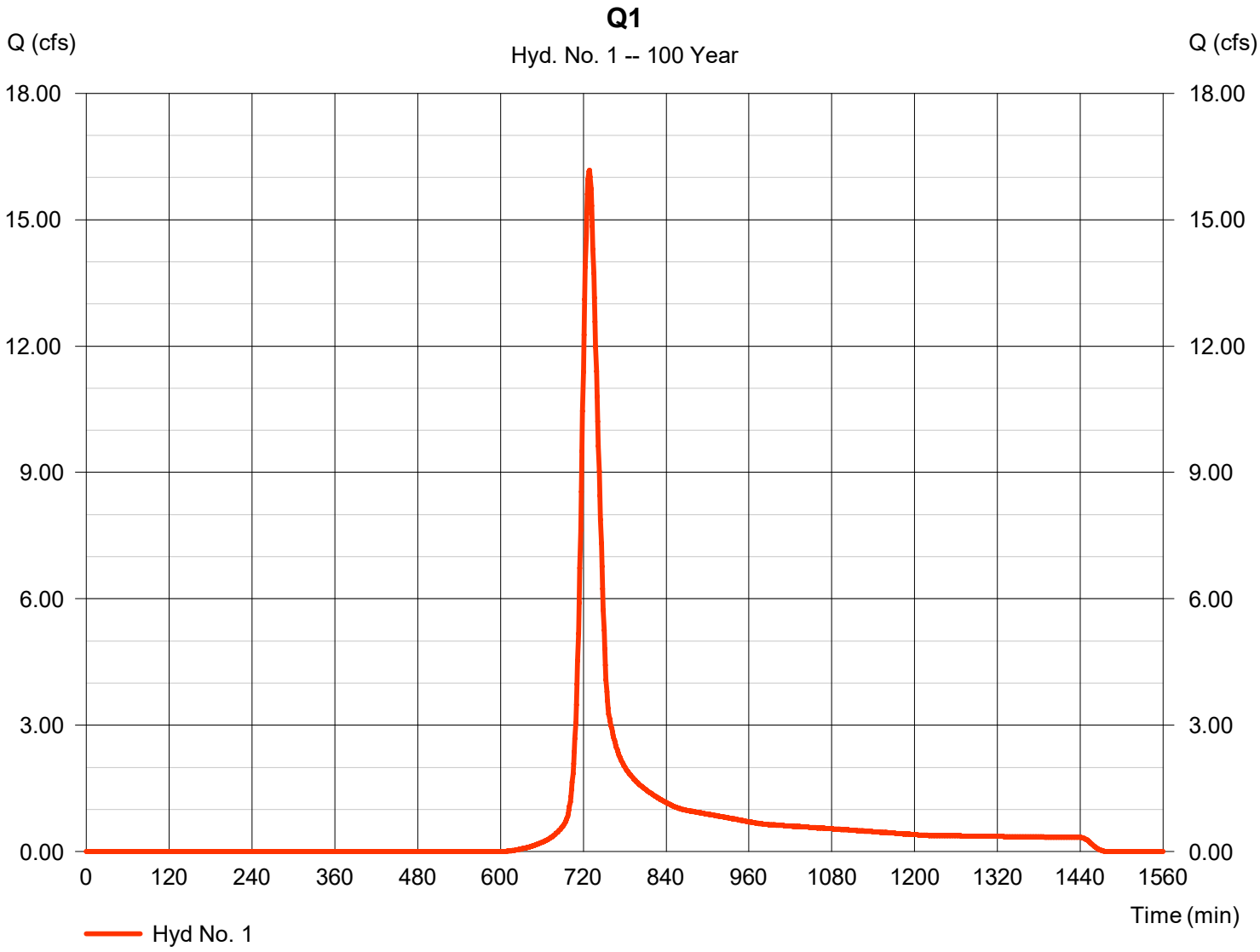
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
35	Combine	27.28	1	728	159,805	6, 32, 34	------	------	Total Outflow from Site

Hydrograph Report

Hyd. No. 1

Q1

Hydrograph type	=	SCS Runoff	Peak discharge	=	16.17 cfs
Storm frequency	=	100 yrs	Time to peak	=	729 min
Time interval	=	1 min	Hyd. volume	=	58,966 cuft
Drainage area	=	12.540 ac	Curve number	=	78
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	25.14 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

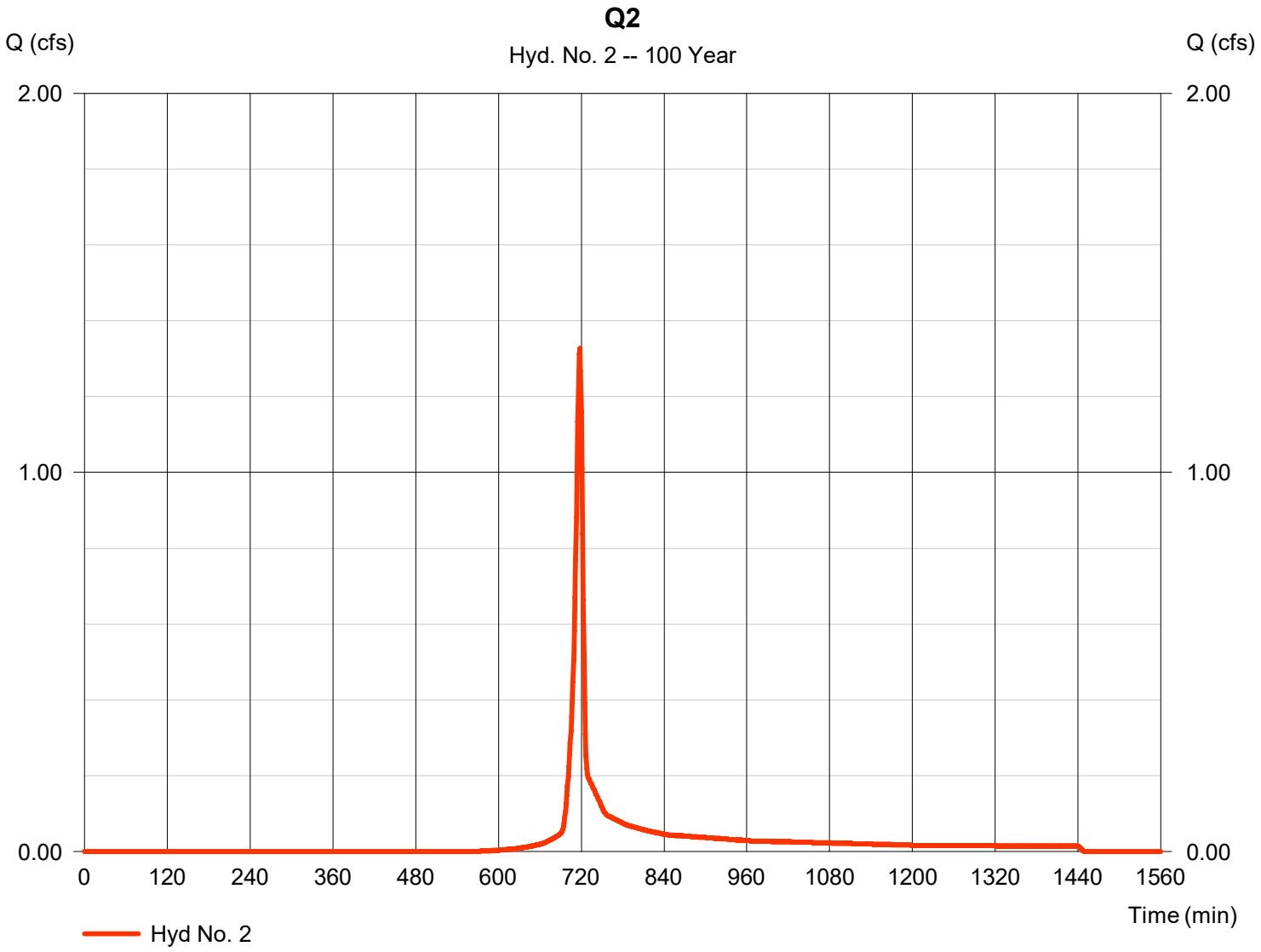


Hydrograph Report

Hyd. No. 2

Q2

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.327 cfs
Storm frequency	=	100 yrs	Time to peak	=	718 min
Time interval	=	1 min	Hyd. volume	=	2,667 cuft
Drainage area	=	0.500 ac	Curve number	=	80
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

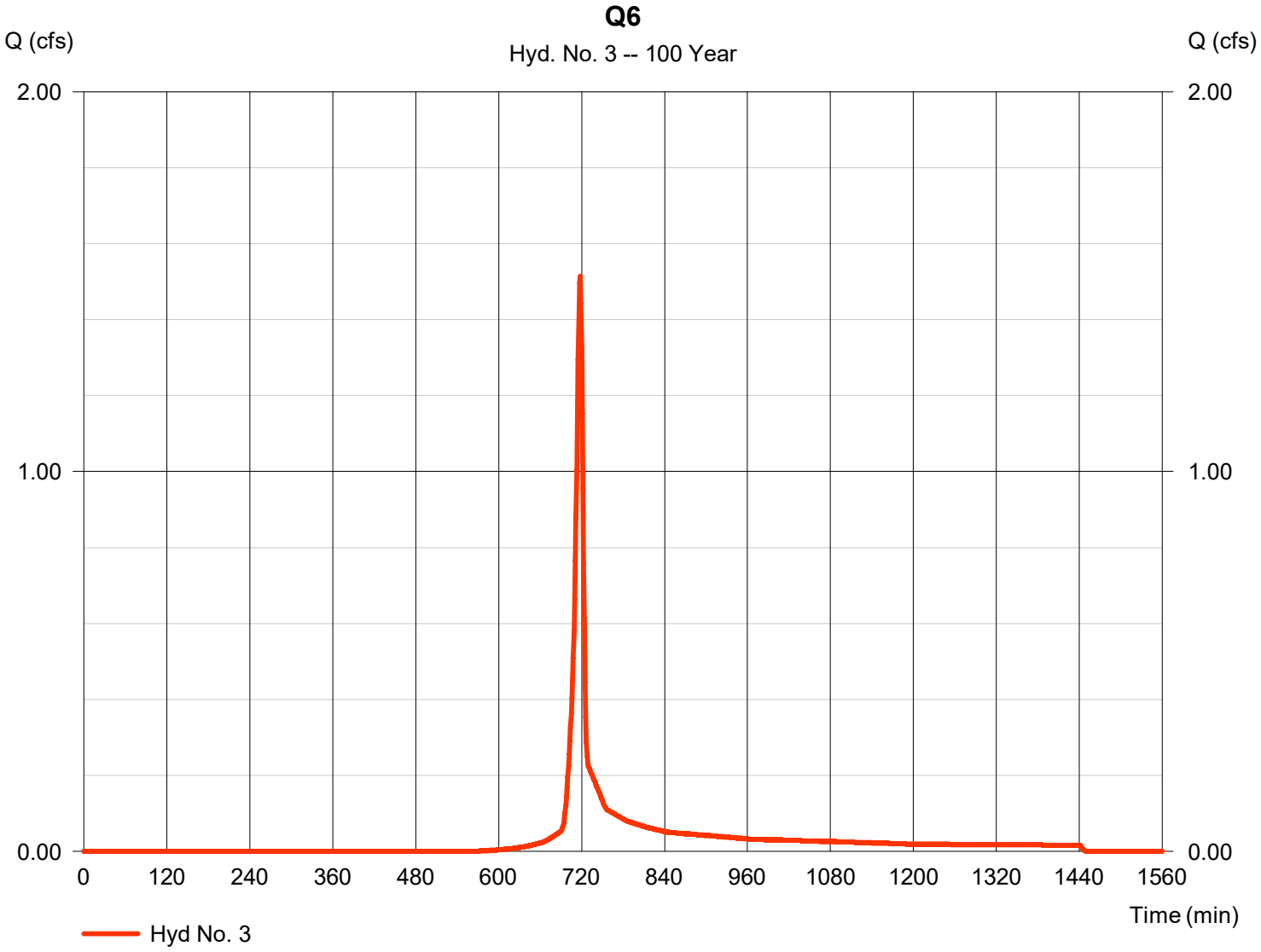


Hydrograph Report

Hyd. No. 3

Q6

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.513 cfs
Storm frequency	=	100 yrs	Time to peak	=	718 min
Time interval	=	1 min	Hyd. volume	=	3,041 cuft
Drainage area	=	0.570 ac	Curve number	=	80
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

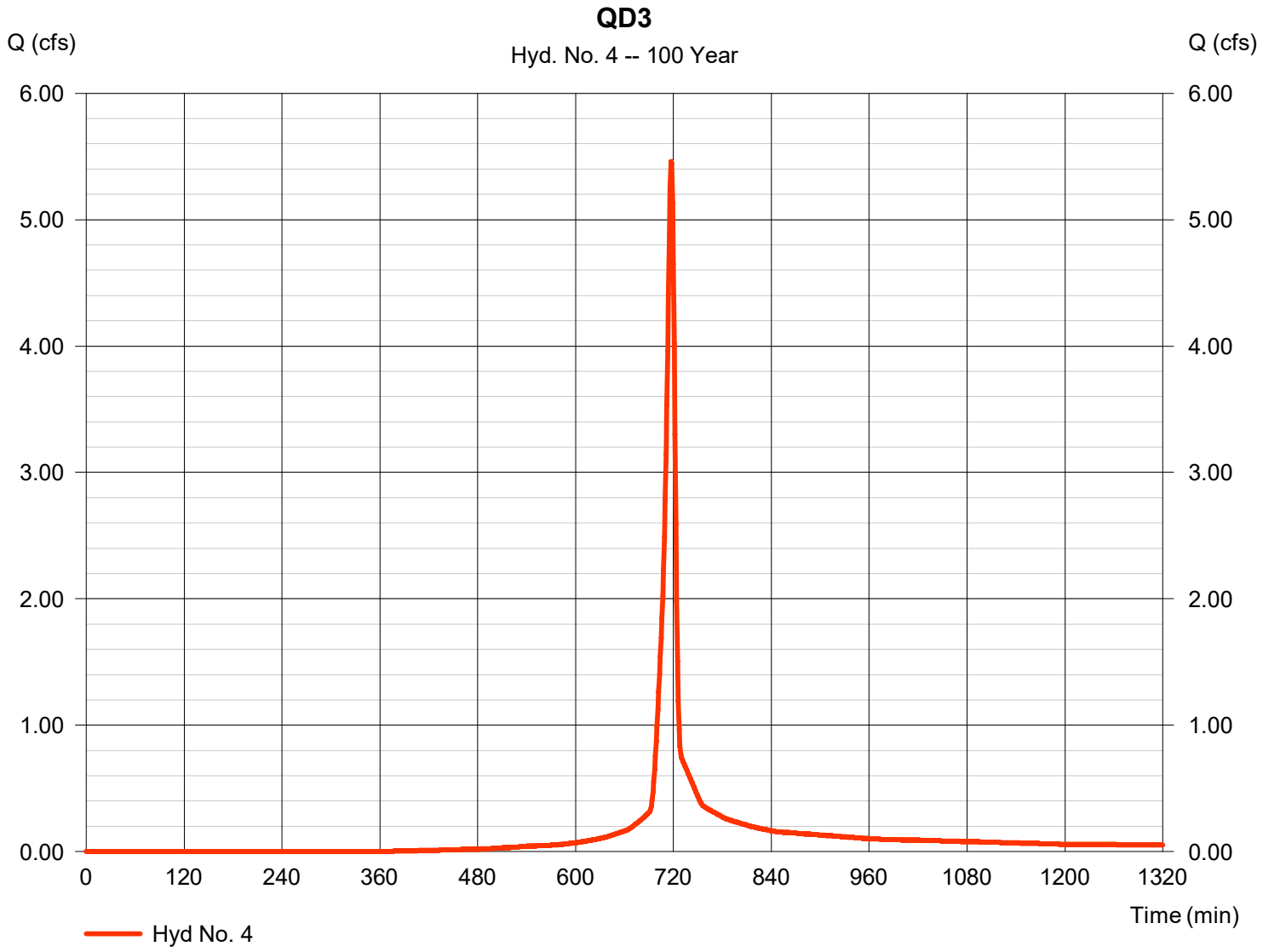


Hydrograph Report

Hyd. No. 4

QD3

Hydrograph type	=	SCS Runoff	Peak discharge	=	5.462 cfs
Storm frequency	=	100 yrs	Time to peak	=	717 min
Time interval	=	1 min	Hyd. volume	=	11,368 cuft
Drainage area	=	1.440 ac	Curve number	=	89
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

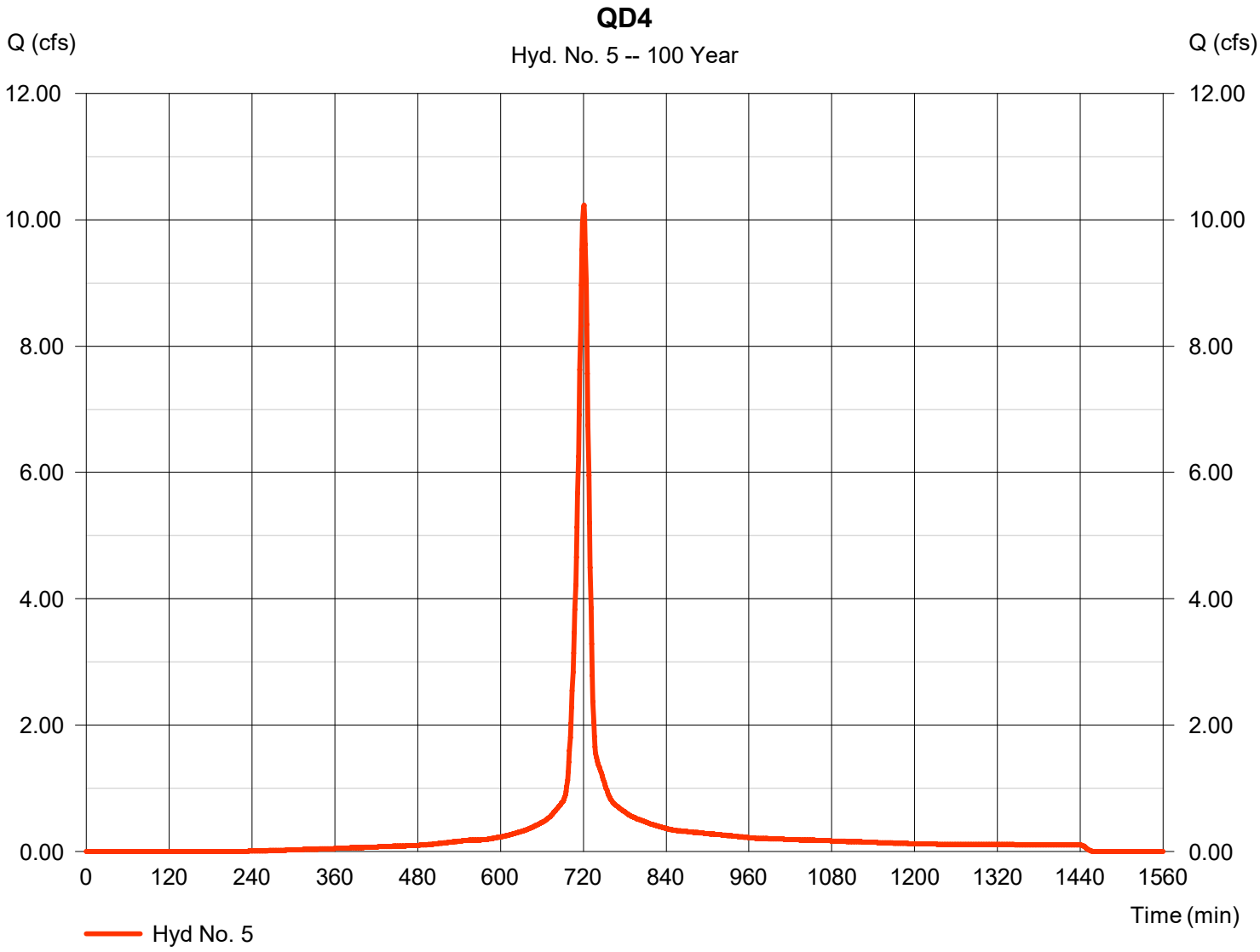


Hydrograph Report

Hyd. No. 5

QD4

Hydrograph type	=	SCS Runoff	Peak discharge	=	10.23 cfs
Storm frequency	=	100 yrs	Time to peak	=	721 min
Time interval	=	1 min	Hyd. volume	=	27,398 cuft
Drainage area	=	2.980 ac	Curve number	=	94
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	12.24 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

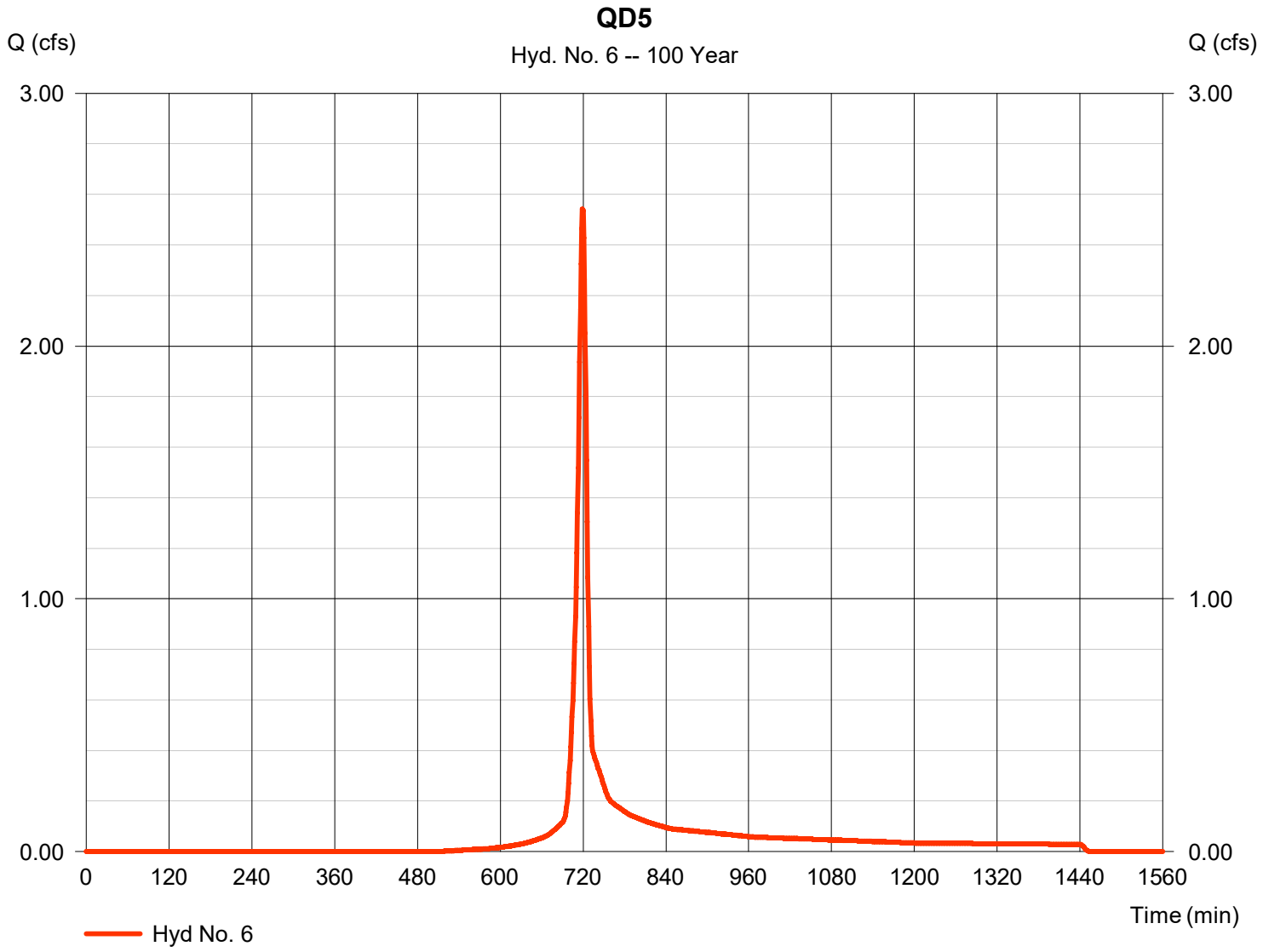


Hydrograph Report

Hyd. No. 6

QD5

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.543 cfs
Storm frequency	=	100 yrs	Time to peak	=	719 min
Time interval	=	1 min	Hyd. volume	=	5,753 cuft
Drainage area	=	0.970 ac	Curve number	=	83
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	9.54 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

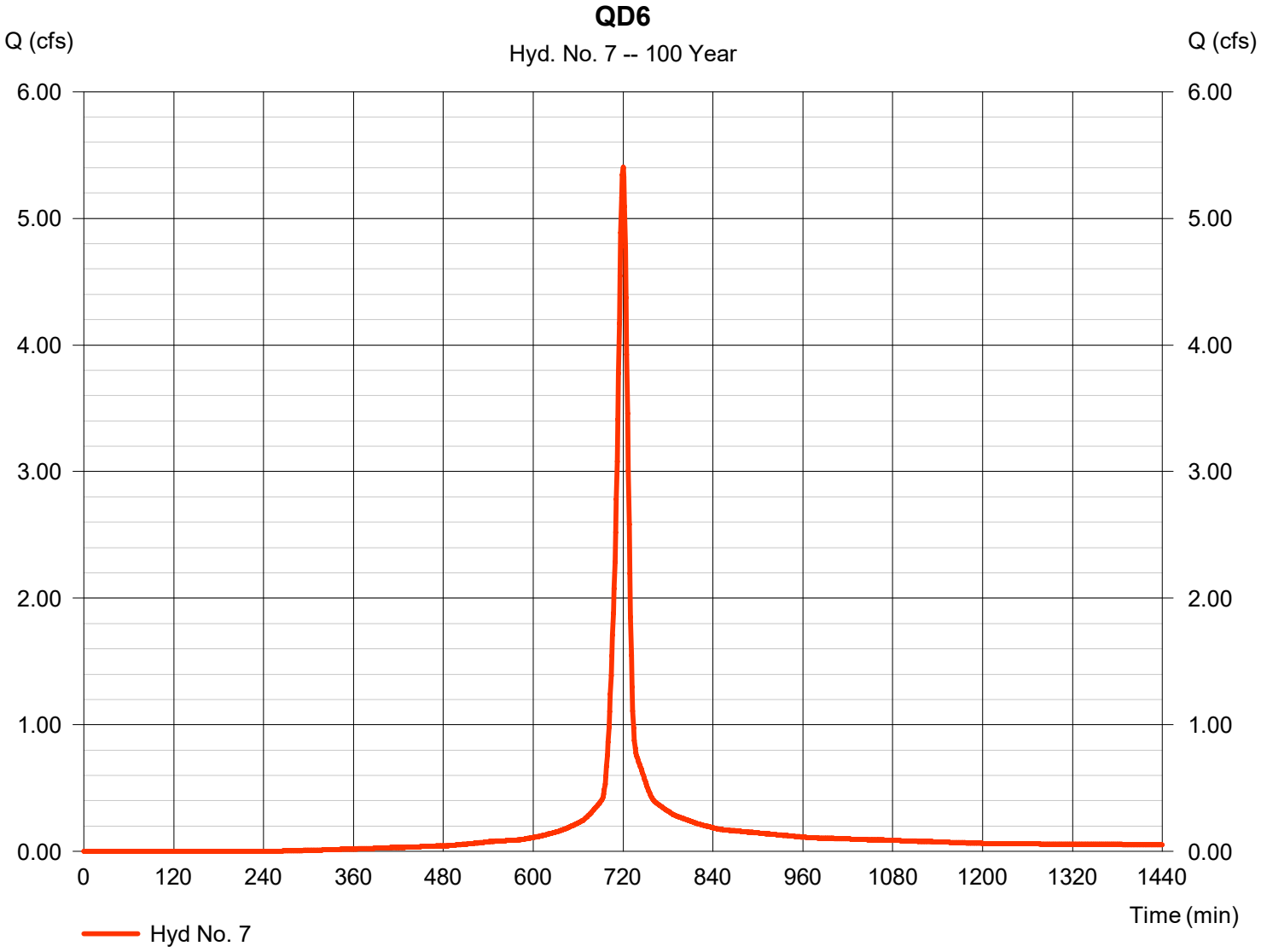


Hydrograph Report

Hyd. No. 7

QD6

Hydrograph type	=	SCS Runoff	Peak discharge	=	5.405 cfs
Storm frequency	=	100 yrs	Time to peak	=	720 min
Time interval	=	1 min	Hyd. volume	=	13,715 cuft
Drainage area	=	1.500 ac	Curve number	=	93
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	11.40 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

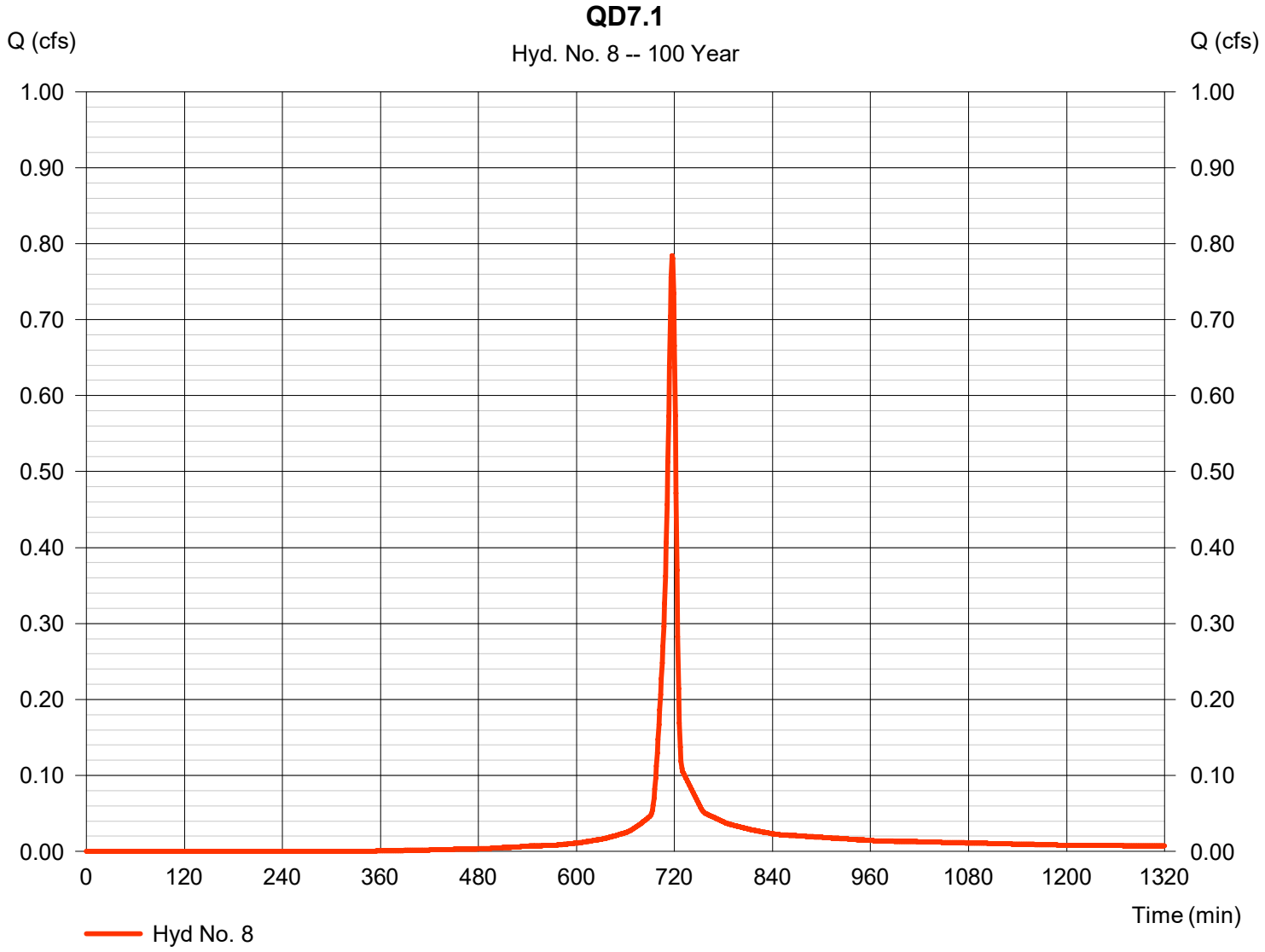


Hydrograph Report

Hyd. No. 8

QD7.1

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.784 cfs
Storm frequency	=	100 yrs	Time to peak	=	717 min
Time interval	=	1 min	Hyd. volume	=	1,644 cuft
Drainage area	=	0.200 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.42 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

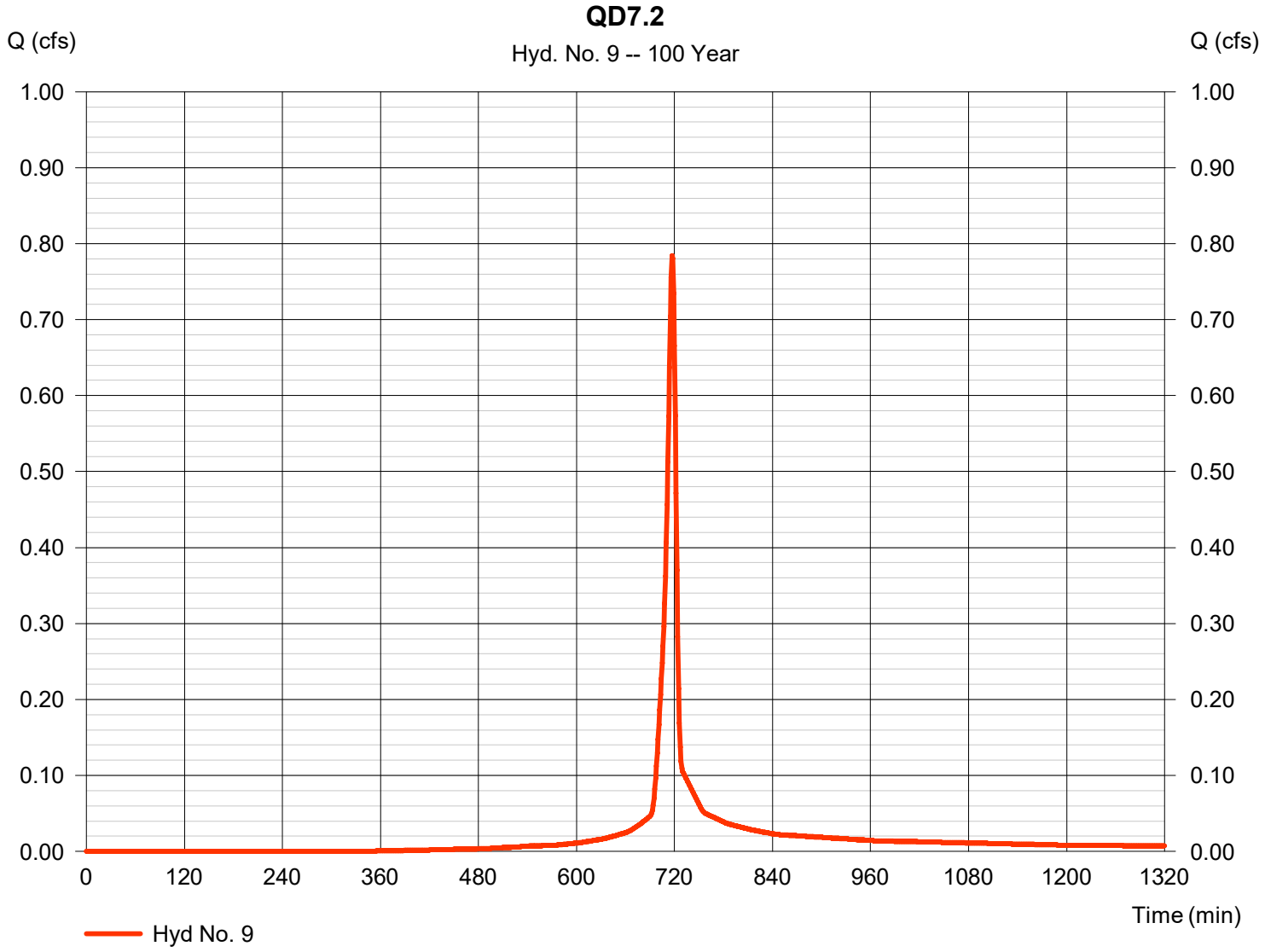


Hydrograph Report

Hyd. No. 9

QD7.2

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.784 cfs
Storm frequency	=	100 yrs	Time to peak	=	717 min
Time interval	=	1 min	Hyd. volume	=	1,644 cuft
Drainage area	=	0.200 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.42 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

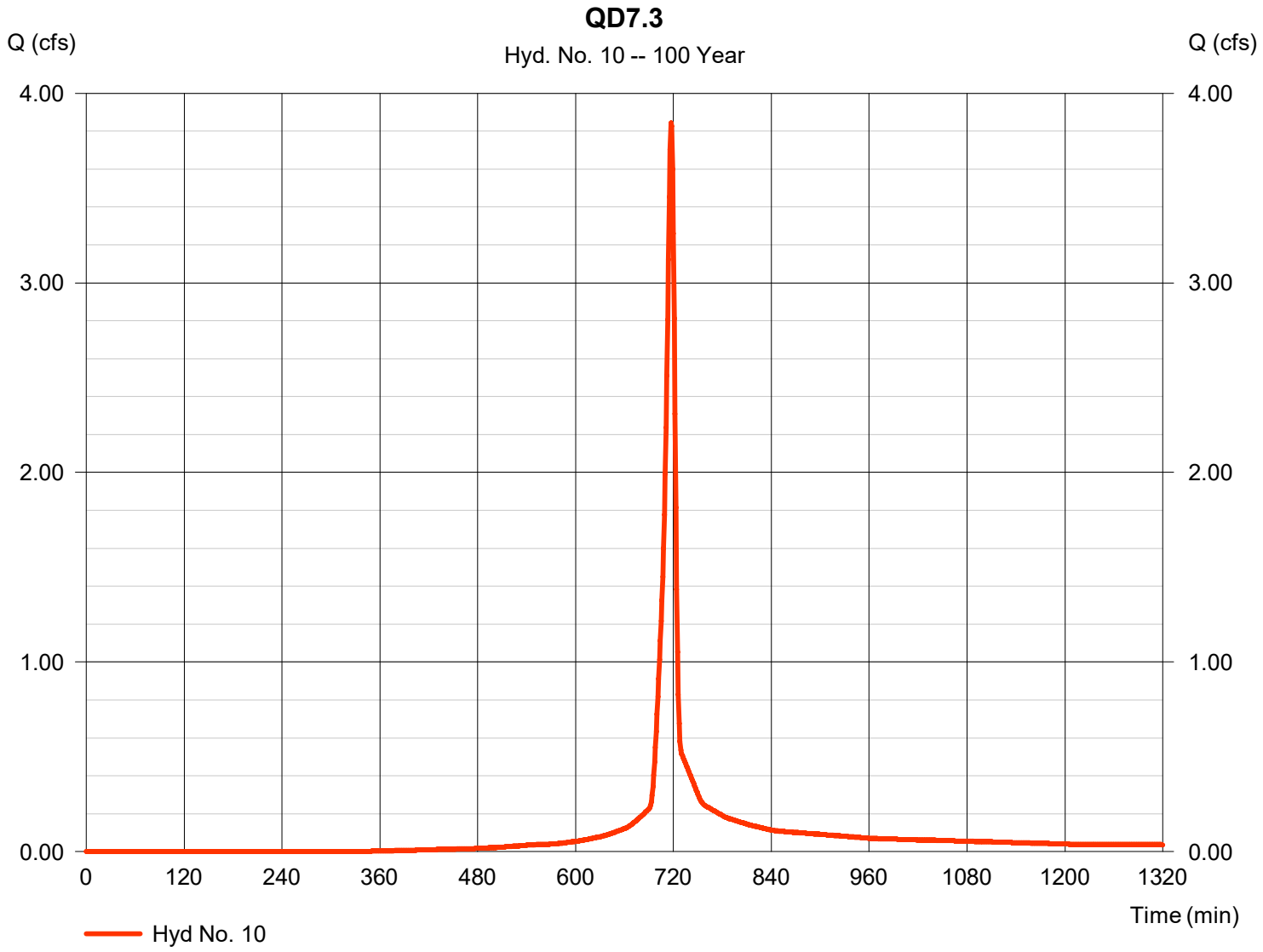


Hydrograph Report

Hyd. No. 10

QD7.3

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.843 cfs
Storm frequency	=	100 yrs	Time to peak	=	717 min
Time interval	=	1 min	Hyd. volume	=	8,058 cuft
Drainage area	=	0.980 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.40 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



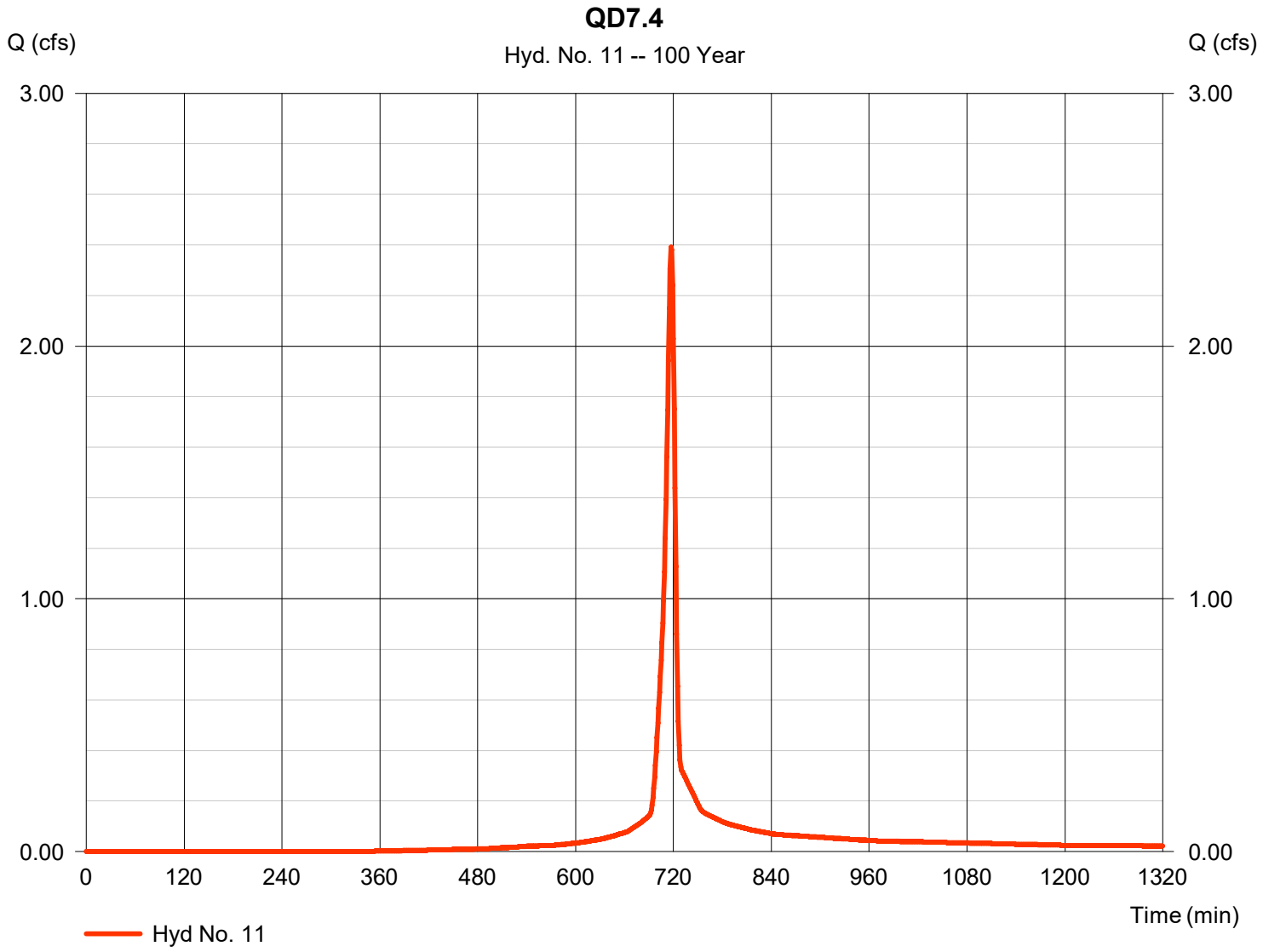
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Friday, 06 / 18 / 2021

Hyd. No. 11

QD7.4

Hydrograph type	= SCS Runoff	Peak discharge	= 2.392 cfs
Storm frequency	= 100 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 5,015 cuft
Drainage area	= 0.610 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.42 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

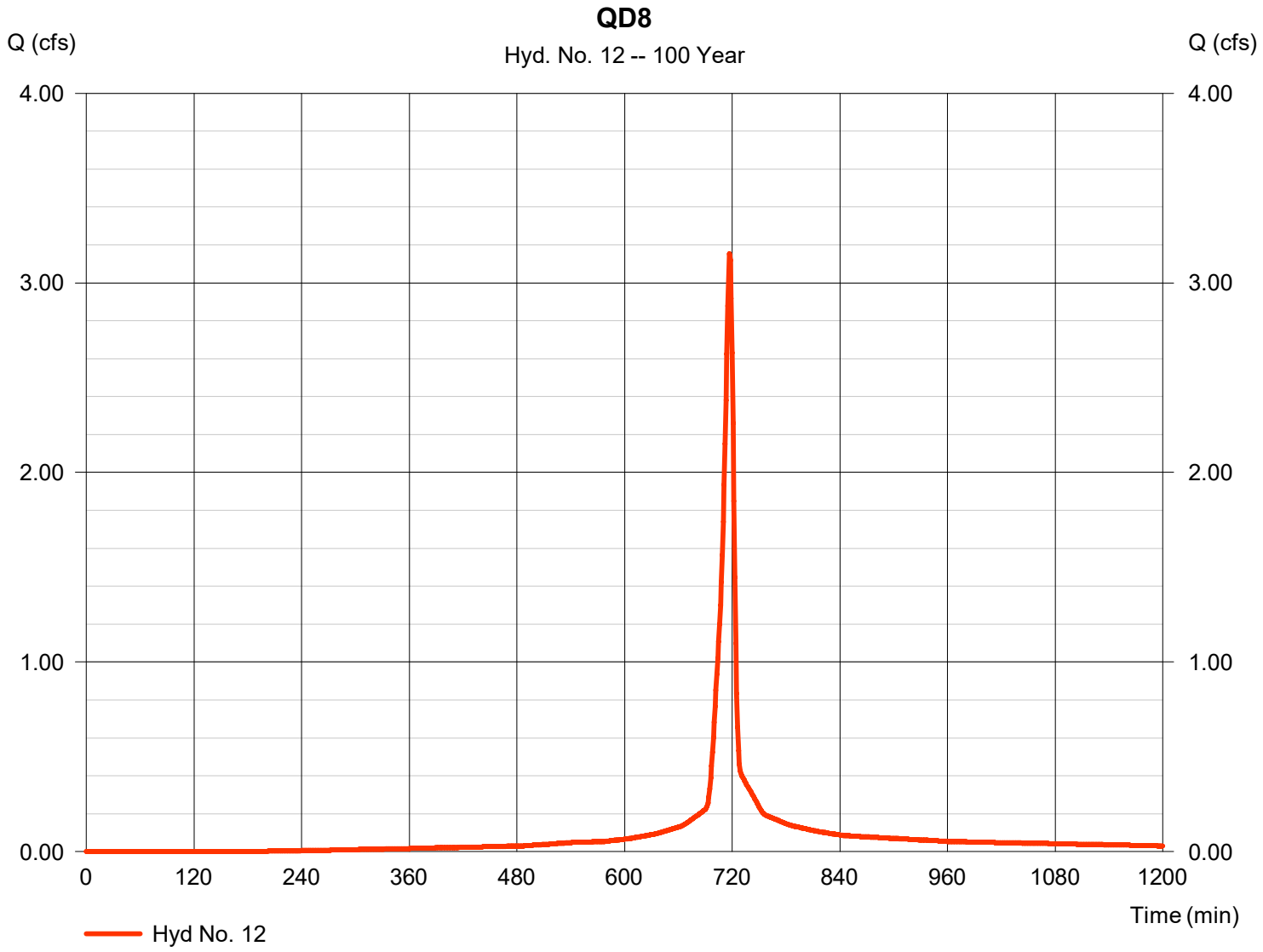


Hydrograph Report

Hyd. No. 12

QD8

Hydrograph type	= SCS Runoff	Peak discharge	= 3.154 cfs
Storm frequency	= 100 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 7,008 cuft
Drainage area	= 0.700 ac	Curve number	= 95
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

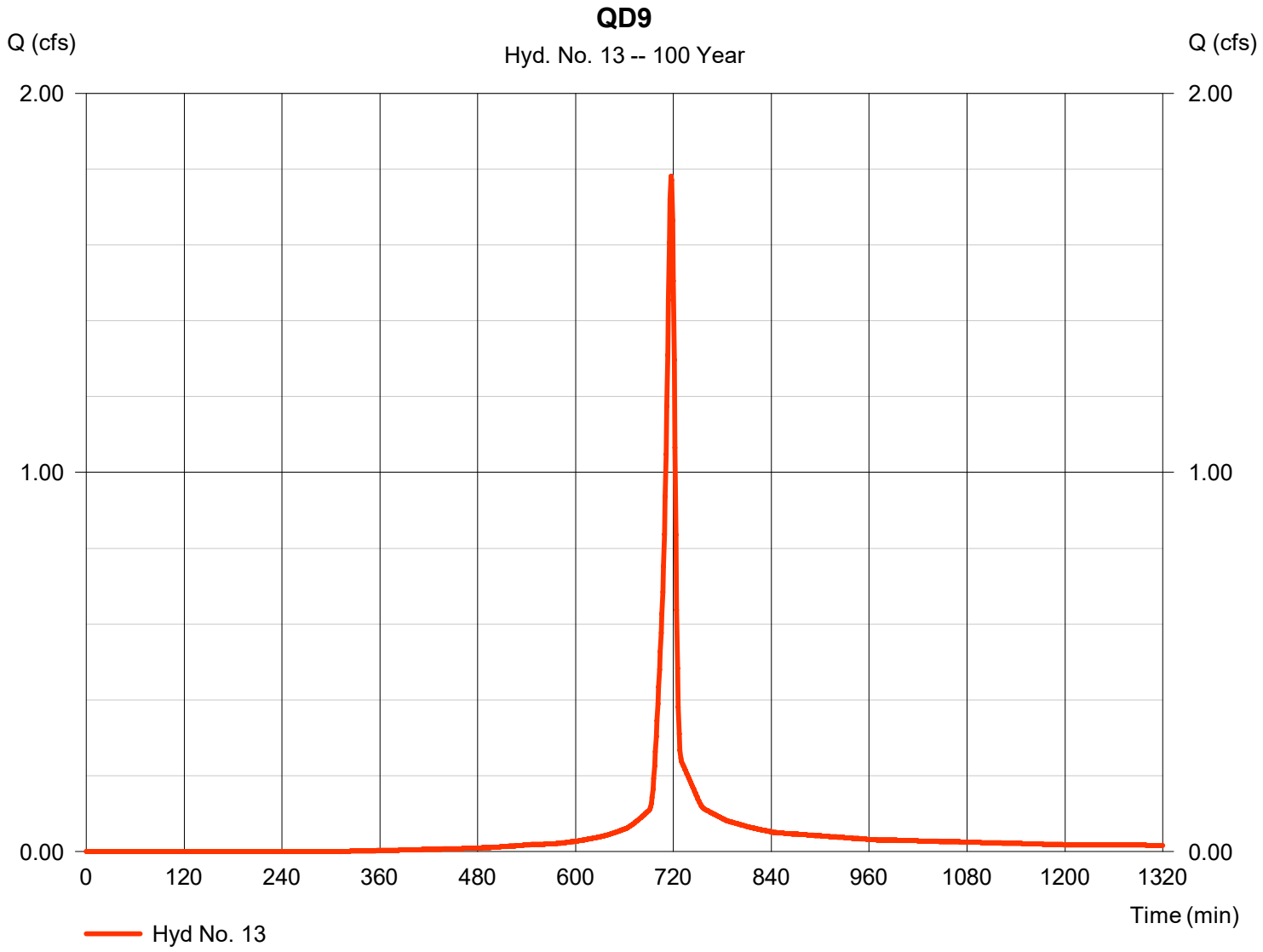


Hydrograph Report

Hyd. No. 13

QD9

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.781 cfs
Storm frequency	=	100 yrs	Time to peak	=	717 min
Time interval	=	1 min	Hyd. volume	=	3,766 cuft
Drainage area	=	0.440 ac	Curve number	=	91
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

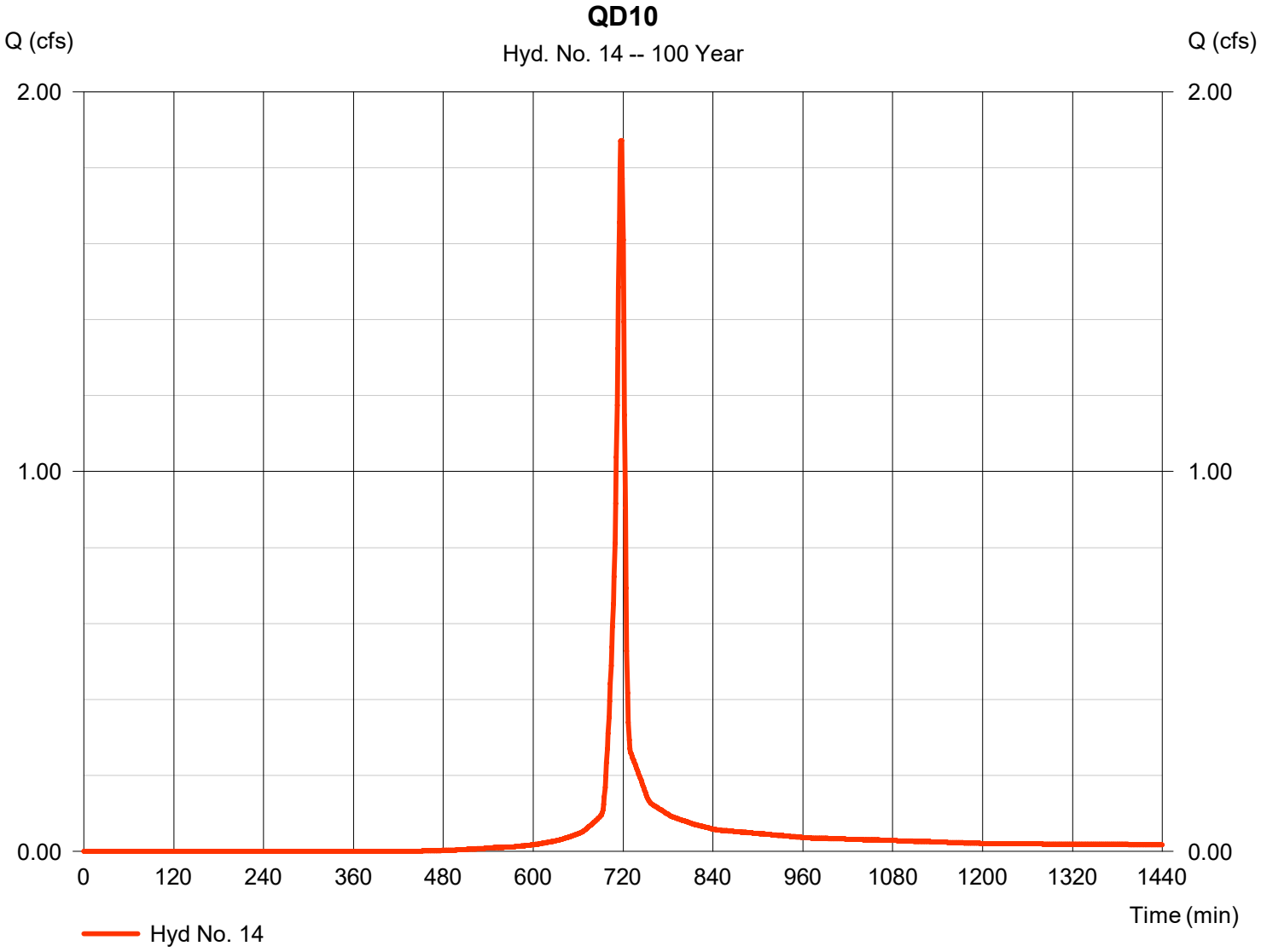


Hydrograph Report

Hyd. No. 14

QD10

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.872 cfs
Storm frequency	=	100 yrs	Time to peak	=	718 min
Time interval	=	1 min	Hyd. volume	=	3,832 cuft
Drainage area	=	0.550 ac	Curve number	=	86
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

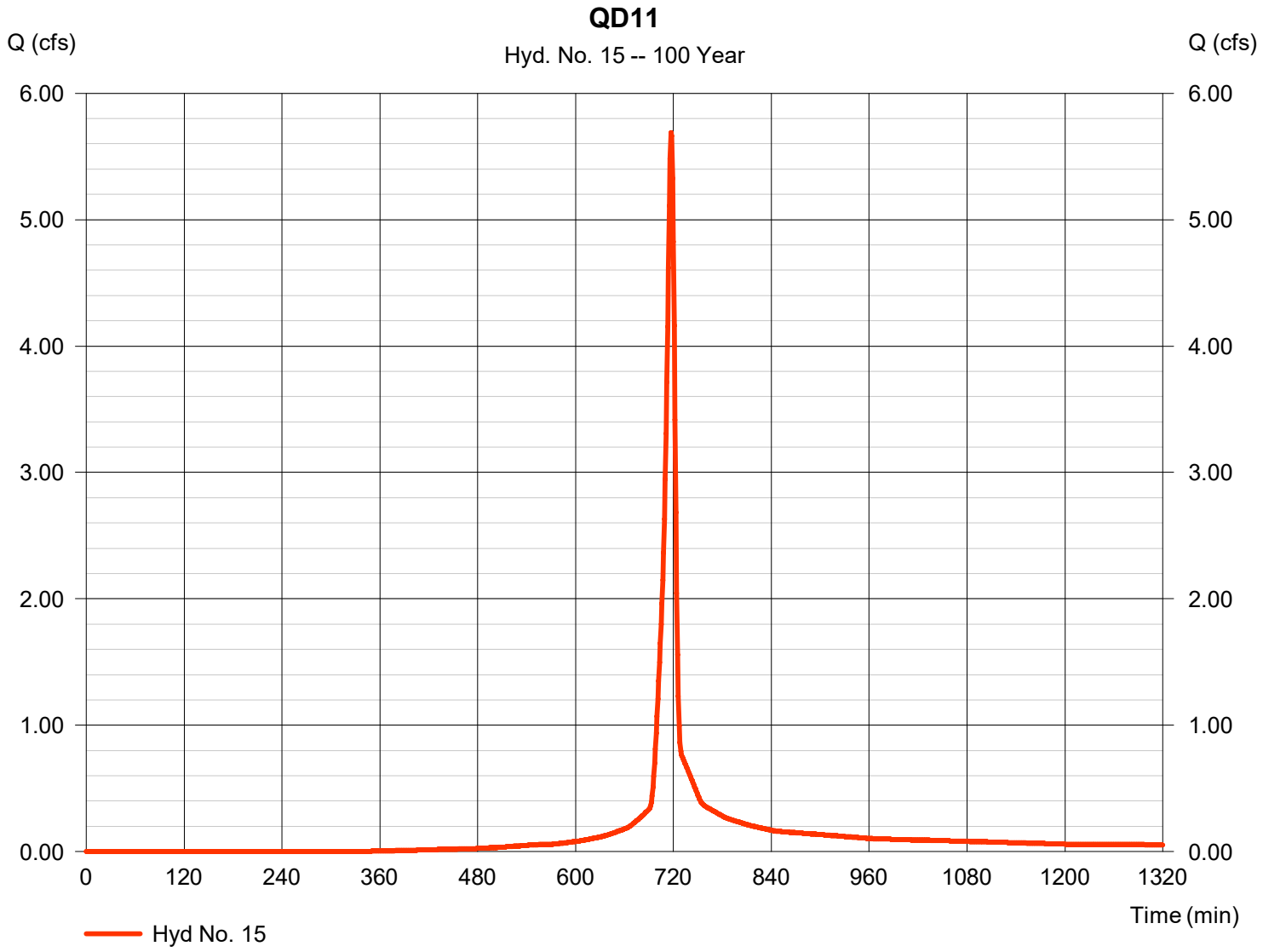


Hydrograph Report

Hyd. No. 15

QD11

Hydrograph type	= SCS Runoff	Peak discharge	= 5.687 cfs
Storm frequency	= 100 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 11,922 cuft
Drainage area	= 1.450 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



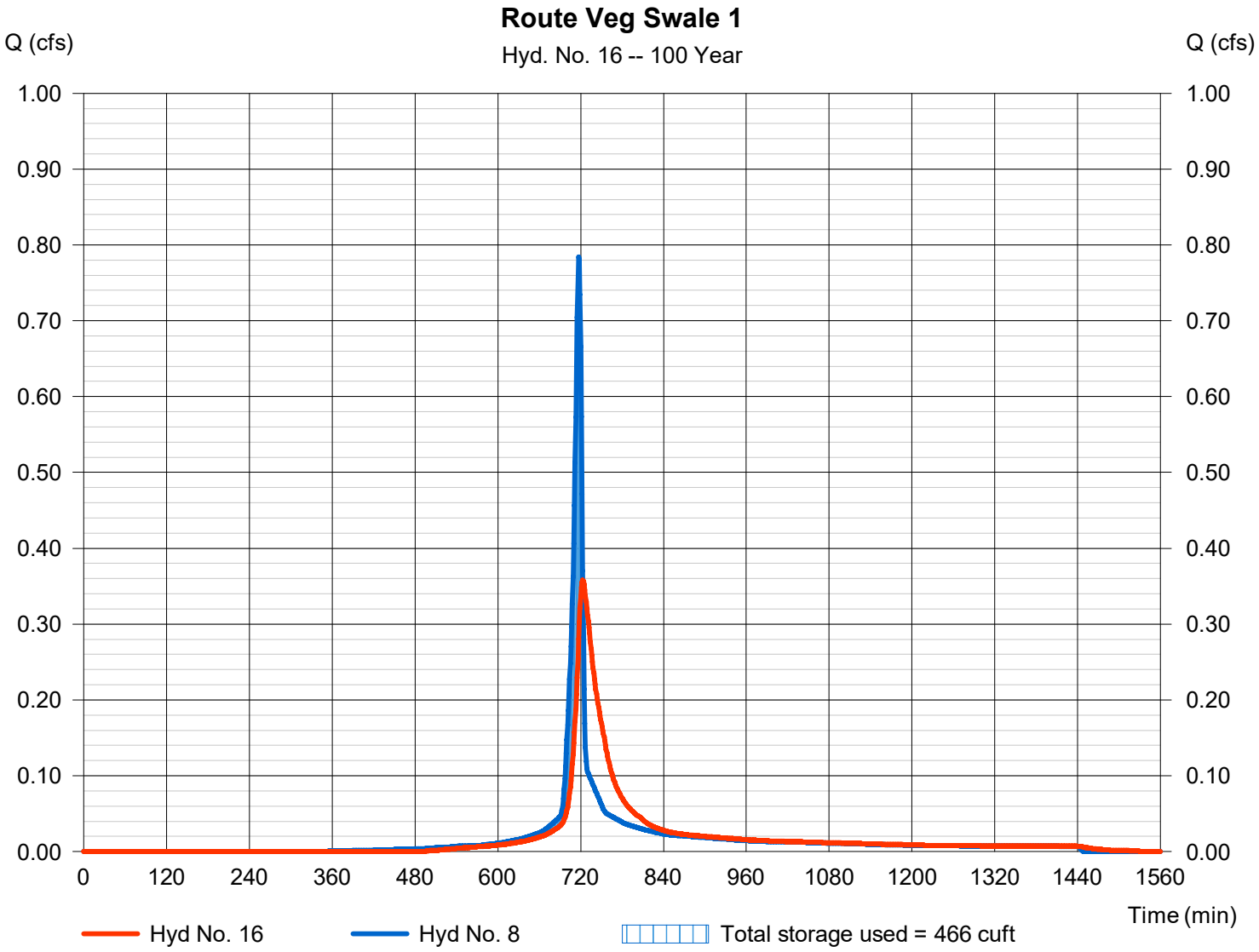
Hydrograph Report

Hyd. No. 16

Route Veg Swale 1

Hydrograph type	= Reservoir	Peak discharge	= 0.358 cfs
Storm frequency	= 100 yrs	Time to peak	= 723 min
Time interval	= 1 min	Hyd. volume	= 1,626 cuft
Inflow hyd. No.	= 8 - QD7.1	Max. Elevation	= 6447.71 ft
Reservoir name	= V1	Max. Storage	= 466 cuft

Storage Indication method used.

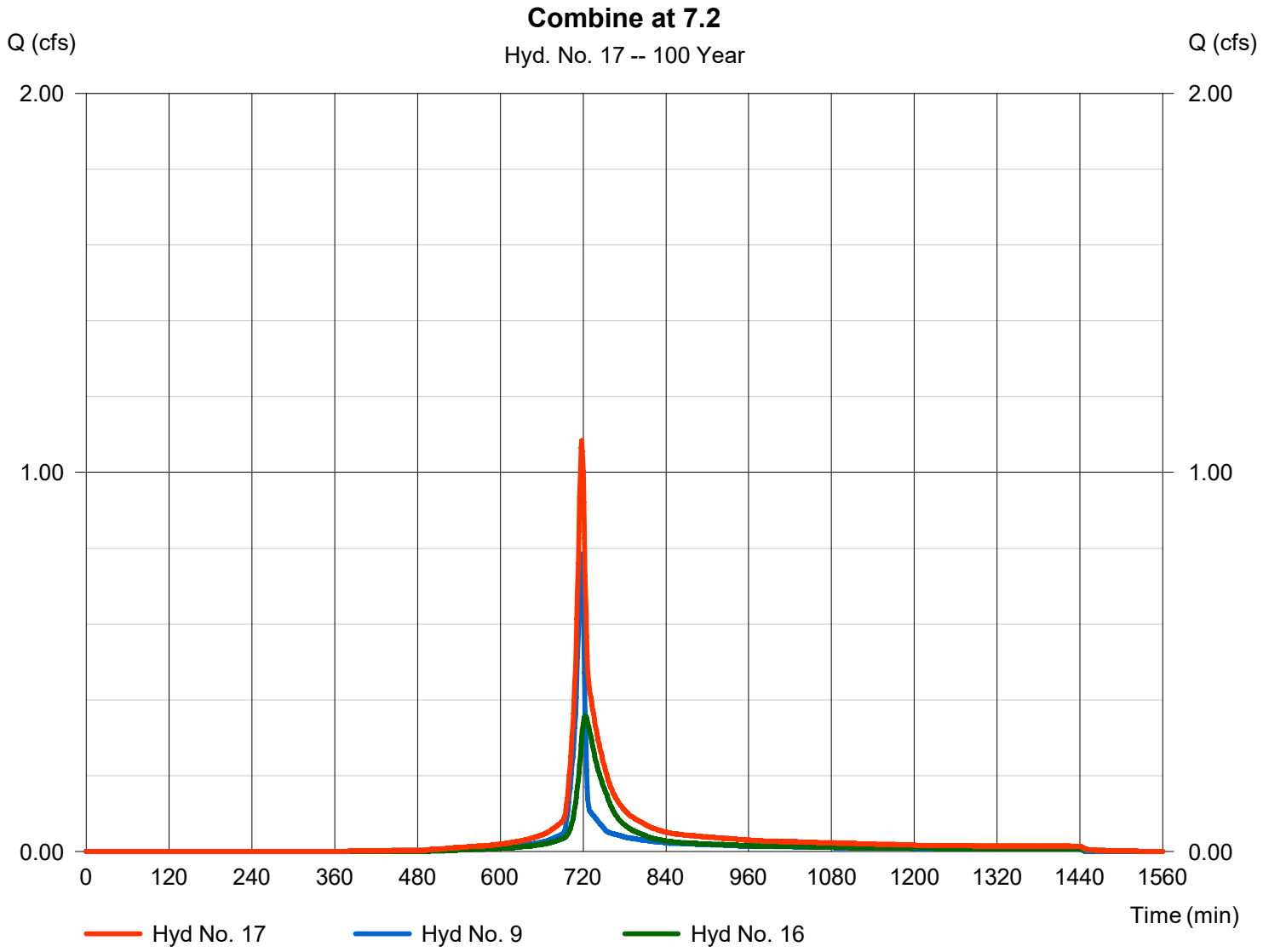


Hydrograph Report

Hyd. No. 17

Combine at 7.2

Hydrograph type	= Combine	Peak discharge	= 1.084 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 3,270 cuft
Inflow hyds.	= 9, 16	Contrib. drain. area	= 0.200 ac



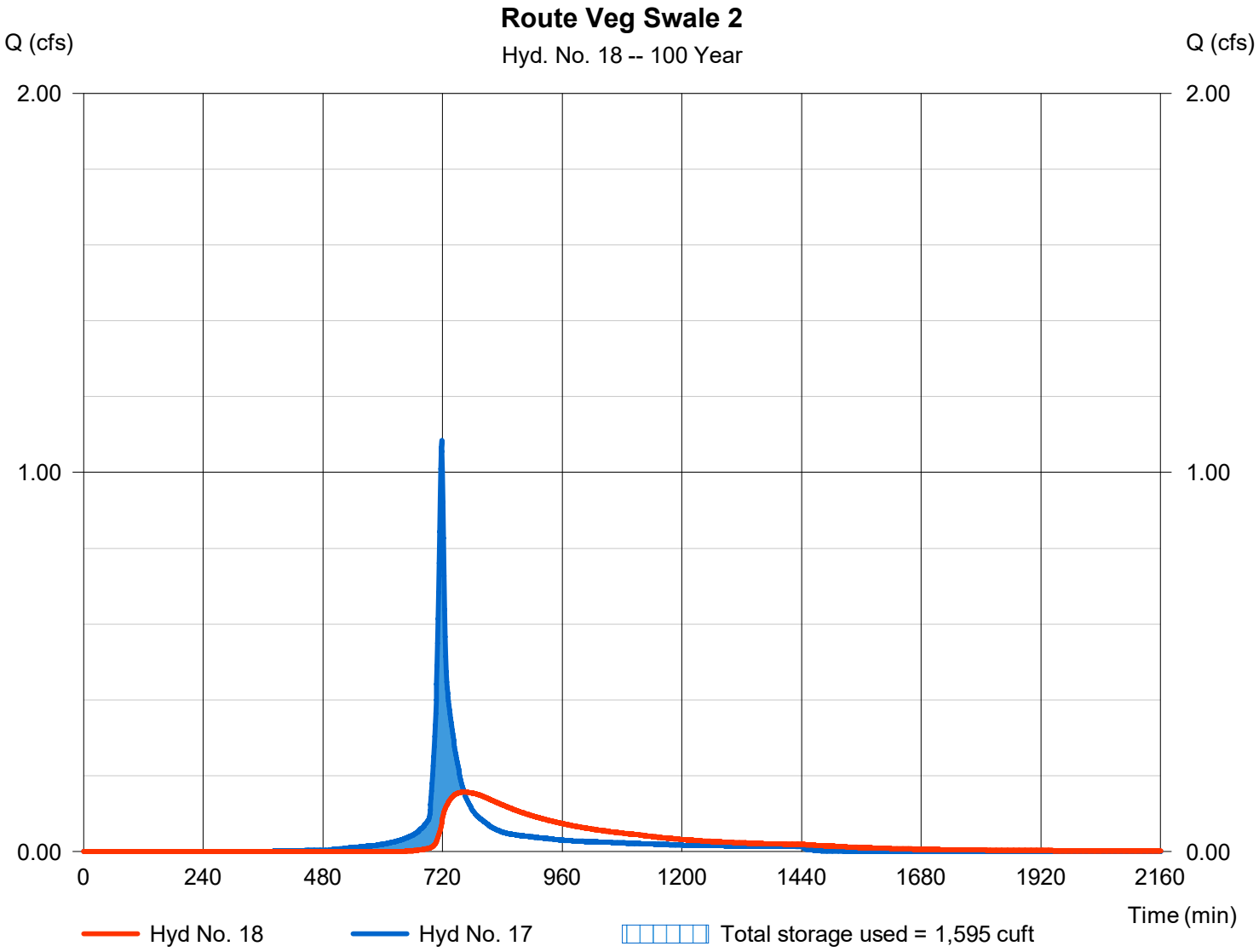
Hydrograph Report

Hyd. No. 18

Route Veg Swale 2

Hydrograph type	= Reservoir	Peak discharge	= 0.157 cfs
Storm frequency	= 100 yrs	Time to peak	= 763 min
Time interval	= 1 min	Hyd. volume	= 3,110 cuft
Inflow hyd. No.	= 17 - Combine at 7.2	Max. Elevation	= 6446.03 ft
Reservoir name	= V2	Max. Storage	= 1,595 cuft

Storage Indication method used.

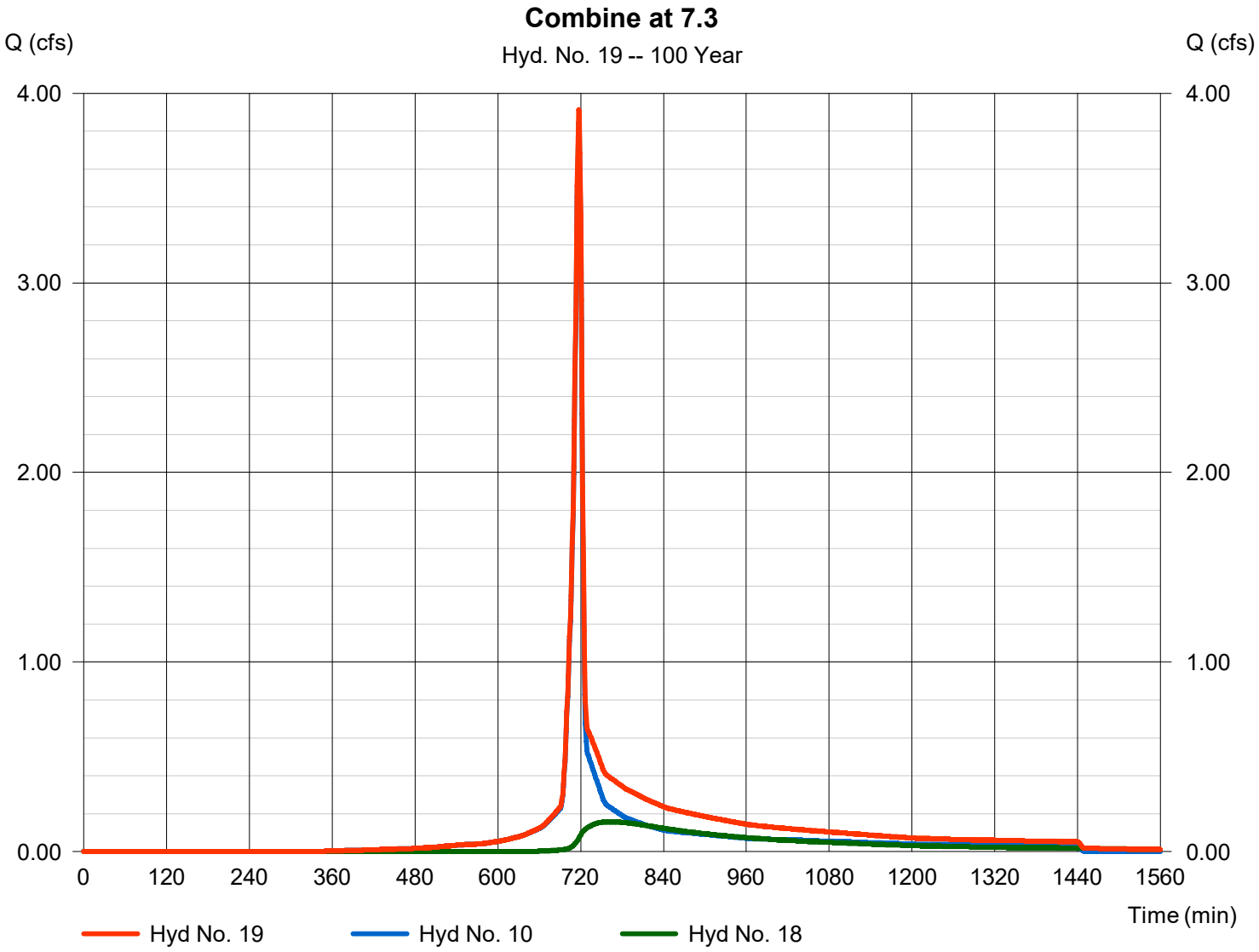


Hydrograph Report

Hyd. No. 19

Combine at 7.3

Hydrograph type	=	Combine	Peak discharge	=	3.912 cfs
Storm frequency	=	100 yrs	Time to peak	=	717 min
Time interval	=	1 min	Hyd. volume	=	11,168 cuft
Inflow hyds.	=	10, 18	Contrib. drain. area	=	0.980 ac



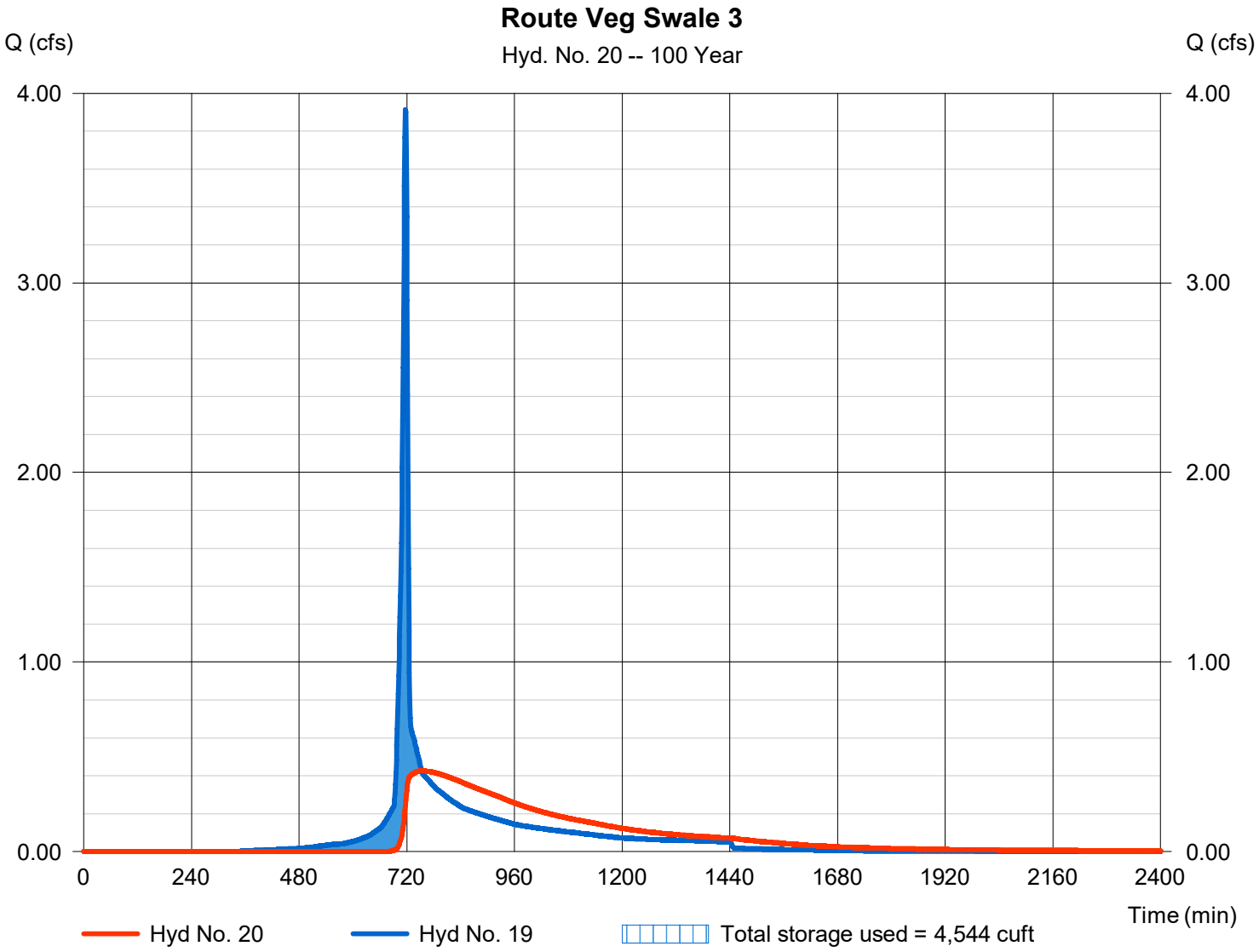
Hydrograph Report

Hyd. No. 20

Route Veg Swale 3

Hydrograph type	= Reservoir	Peak discharge	= 0.426 cfs
Storm frequency	= 100 yrs	Time to peak	= 753 min
Time interval	= 1 min	Hyd. volume	= 10,373 cuft
Inflow hyd. No.	= 19 - Combine at 7.3	Max. Elevation	= 6445.41 ft
Reservoir name	= V3	Max. Storage	= 4,544 cuft

Storage Indication method used.

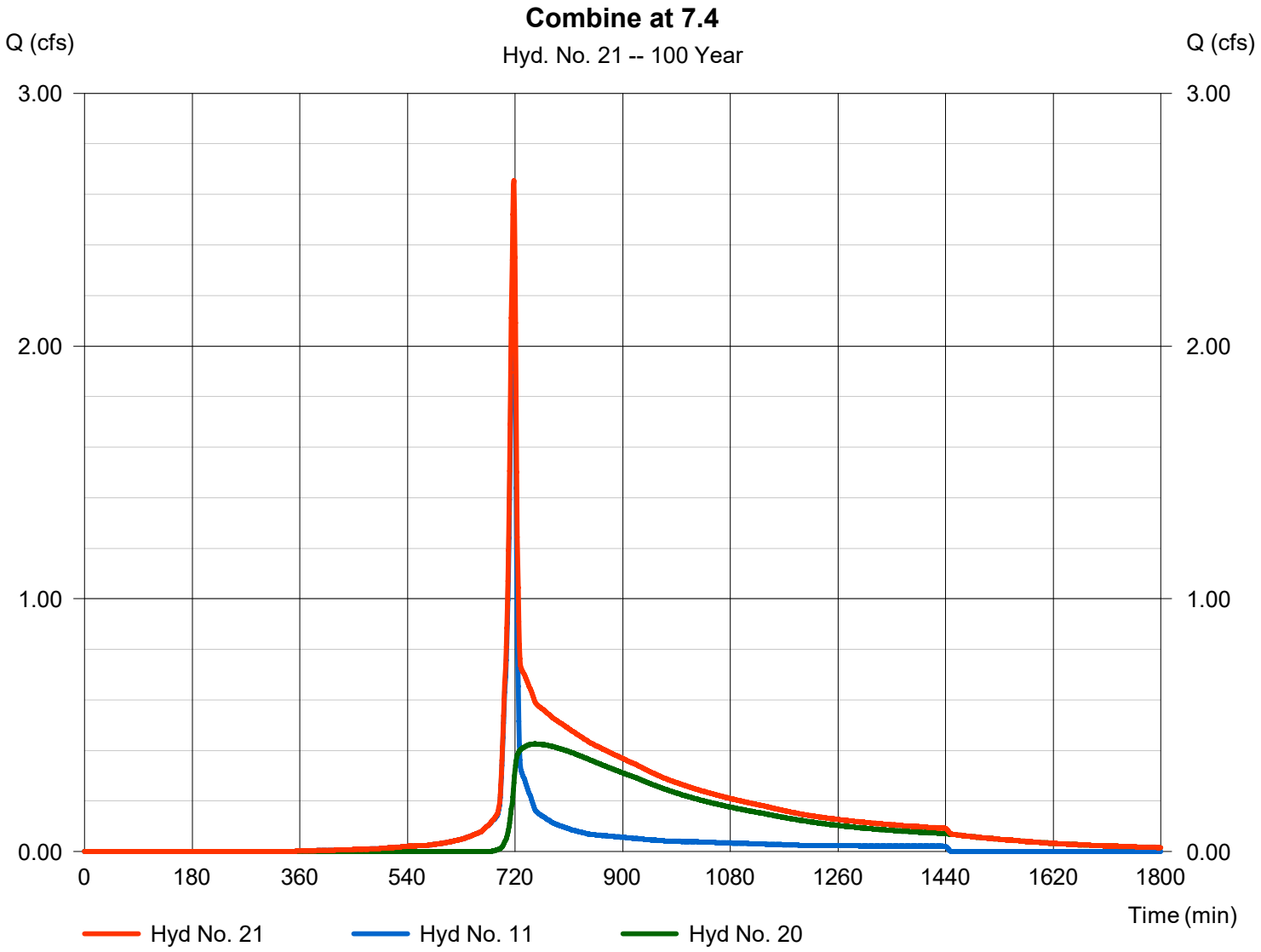


Hydrograph Report

Hyd. No. 21

Combine at 7.4

Hydrograph type	=	Combine	Peak discharge	=	2.654 cfs
Storm frequency	=	100 yrs	Time to peak	=	718 min
Time interval	=	1 min	Hyd. volume	=	15,389 cuft
Inflow hyds.	=	11, 20	Contrib. drain. area	=	0.610 ac



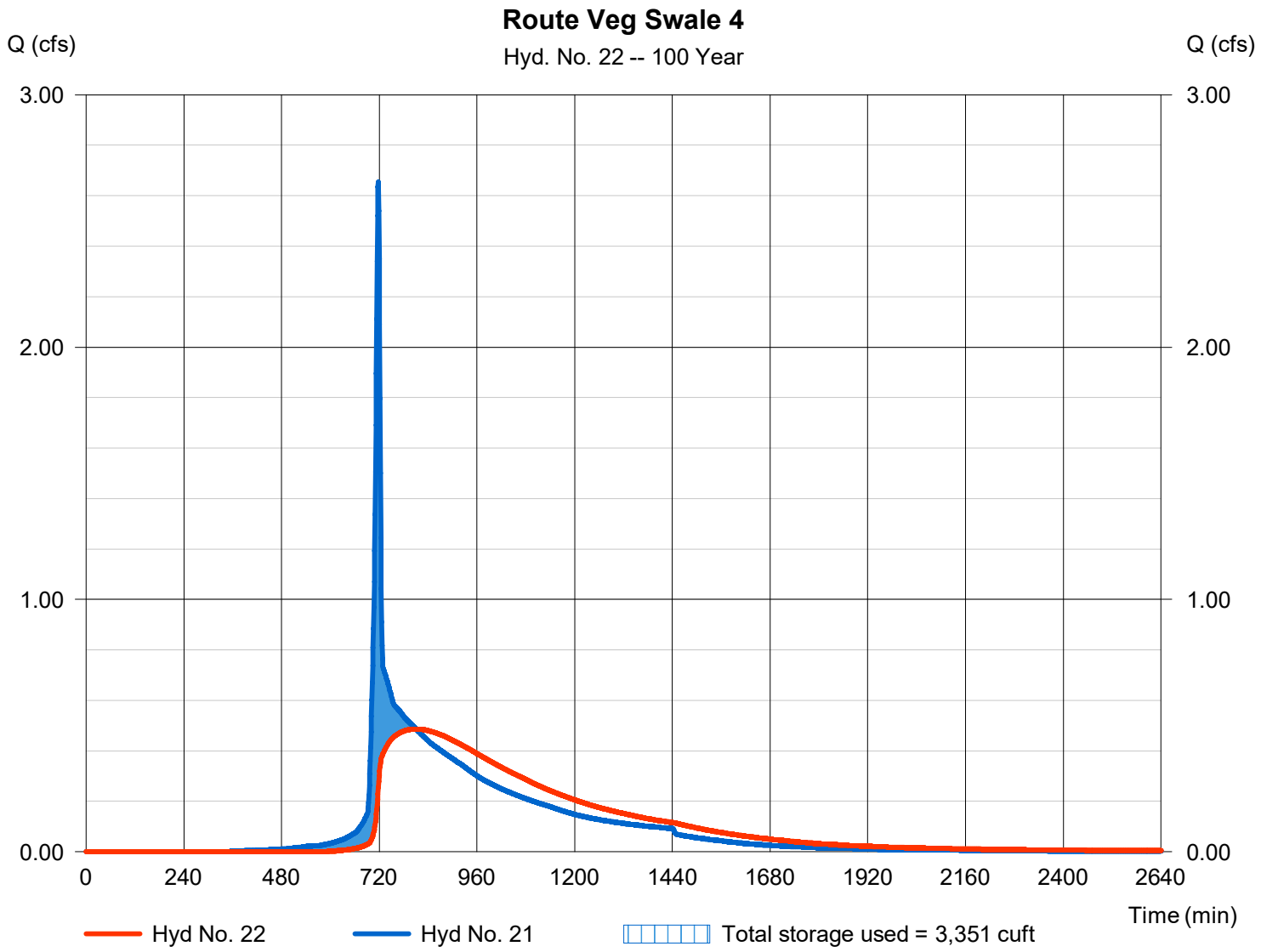
Hydrograph Report

Hyd. No. 22

Route Veg Swale 4

Hydrograph type	= Reservoir	Peak discharge	= 0.487 cfs
Storm frequency	= 100 yrs	Time to peak	= 810 min
Time interval	= 1 min	Hyd. volume	= 15,187 cuft
Inflow hyd. No.	= 21 - Combine at 7.4	Max. Elevation	= 6442.58 ft
Reservoir name	= V4	Max. Storage	= 3,351 cuft

Storage Indication method used.



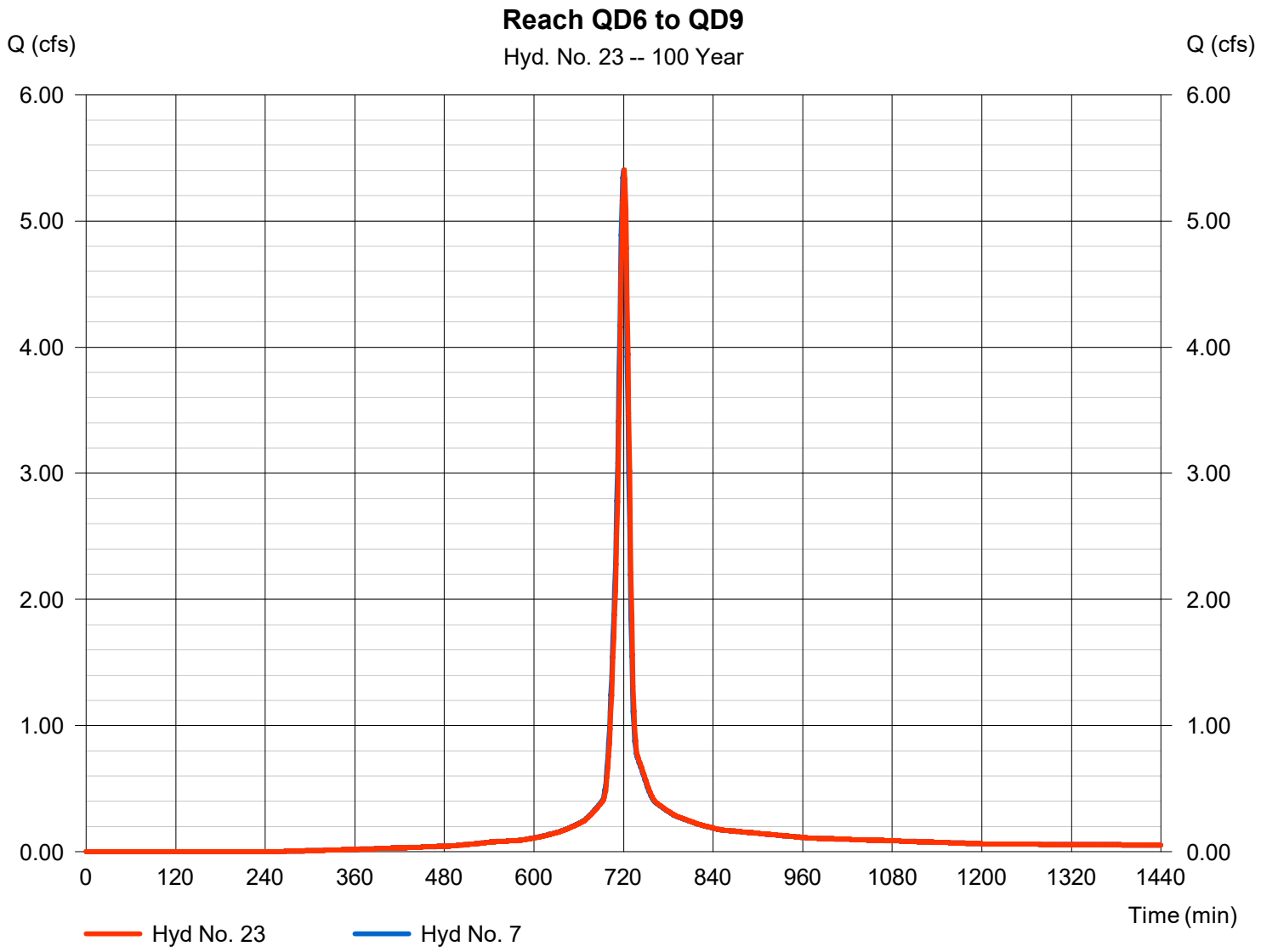
Hydrograph Report

Hyd. No. 23

Reach QD6 to QD9

Hydrograph type	=	Reach	Peak discharge	=	5.403 cfs
Storm frequency	=	100 yrs	Time to peak	=	721 min
Time interval	=	1 min	Hyd. volume	=	13,713 cuft
Inflow hyd. No.	=	7 - QD6	Section type	=	Circular
Reach length	=	123.0 ft	Channel slope	=	2.2 %
Manning's n	=	0.025	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	5.104	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	0.9651

Modified Att-Kin routing method used.

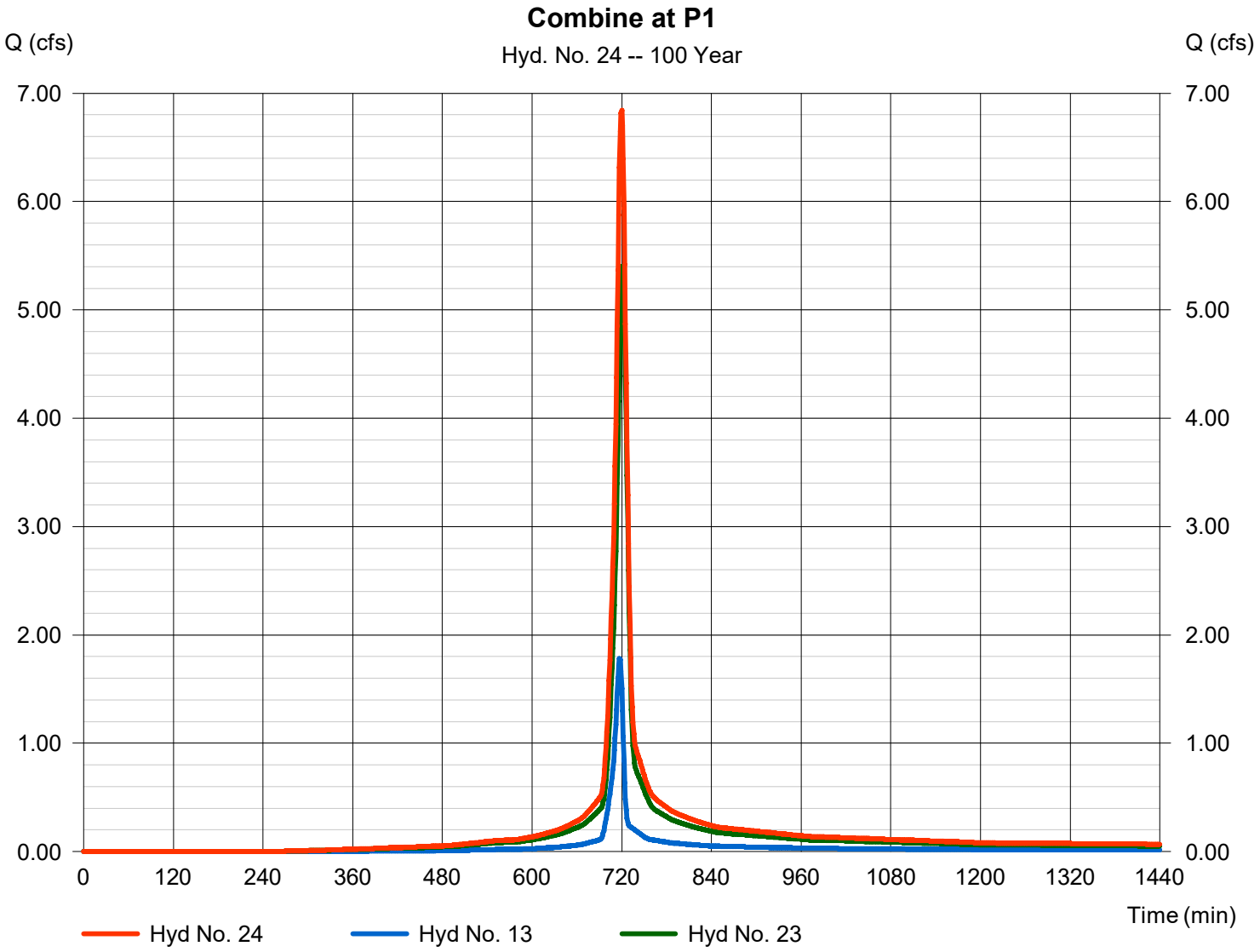


Hydrograph Report

Hyd. No. 24

Combine at P1

Hydrograph type	=	Combine	Peak discharge	=	6.843 cfs
Storm frequency	=	100 yrs	Time to peak	=	720 min
Time interval	=	1 min	Hyd. volume	=	17,479 cuft
Inflow hyds.	=	13, 23	Contrib. drain. area	=	0.440 ac



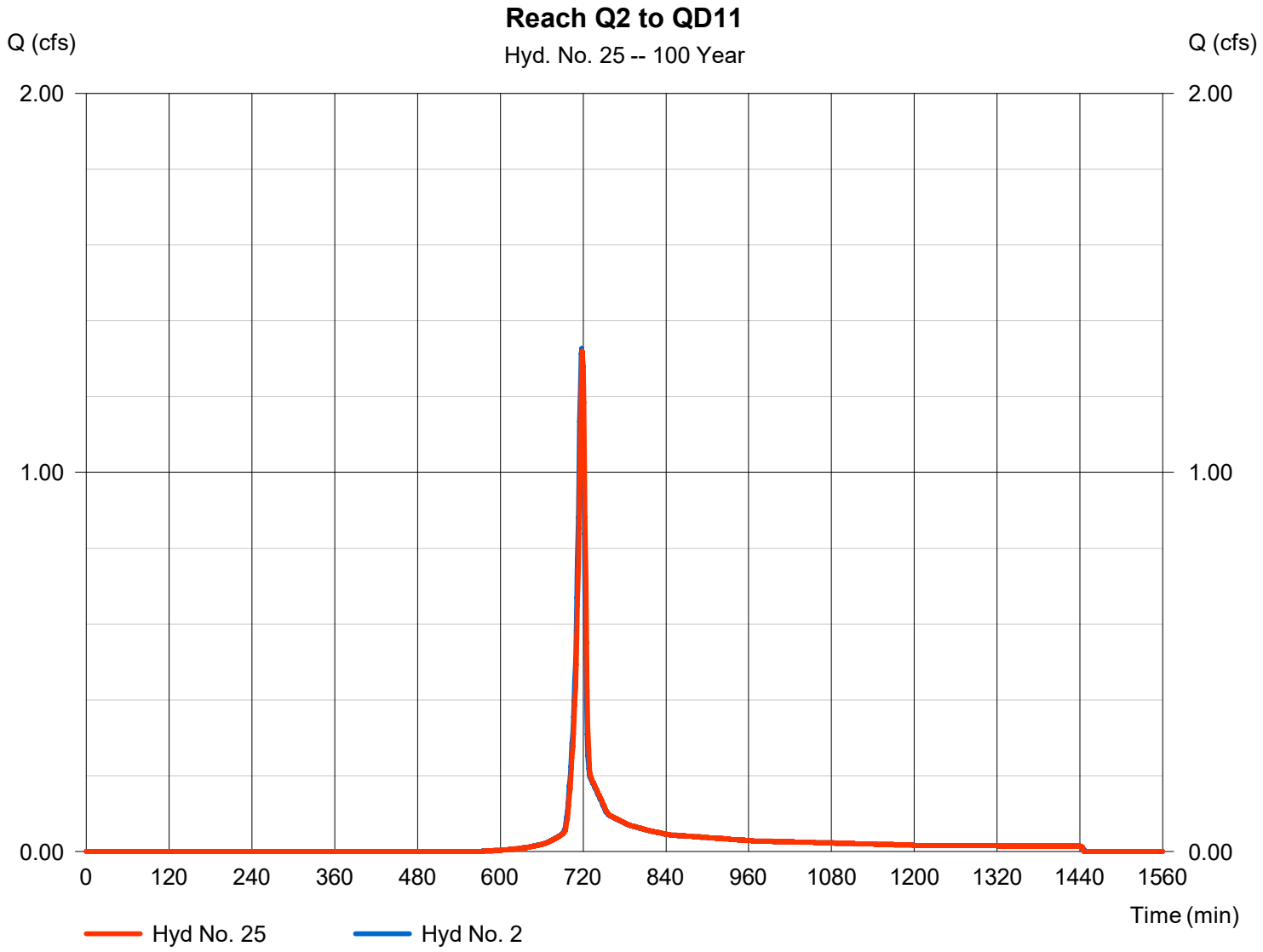
Hydrograph Report

Hyd. No. 25

Reach Q2 to QD11

Hydrograph type	= Reach	Peak discharge	= 1.320 cfs
Storm frequency	= 100 yrs	Time to peak	= 719 min
Time interval	= 1 min	Hyd. volume	= 2,666 cuft
Inflow hyd. No.	= 2 - Q2	Section type	= Trapezoidal
Reach length	= 51.0 ft	Channel slope	= 2.6 %
Manning's n	= 0.011	Bottom width	= 100.0 ft
Side slope	= 100.0:1	Max. depth	= 1.0 ft
Rating curve x	= 1.012	Rating curve m	= 1.085
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 0.7950

Modified Att-Kin routing method used.

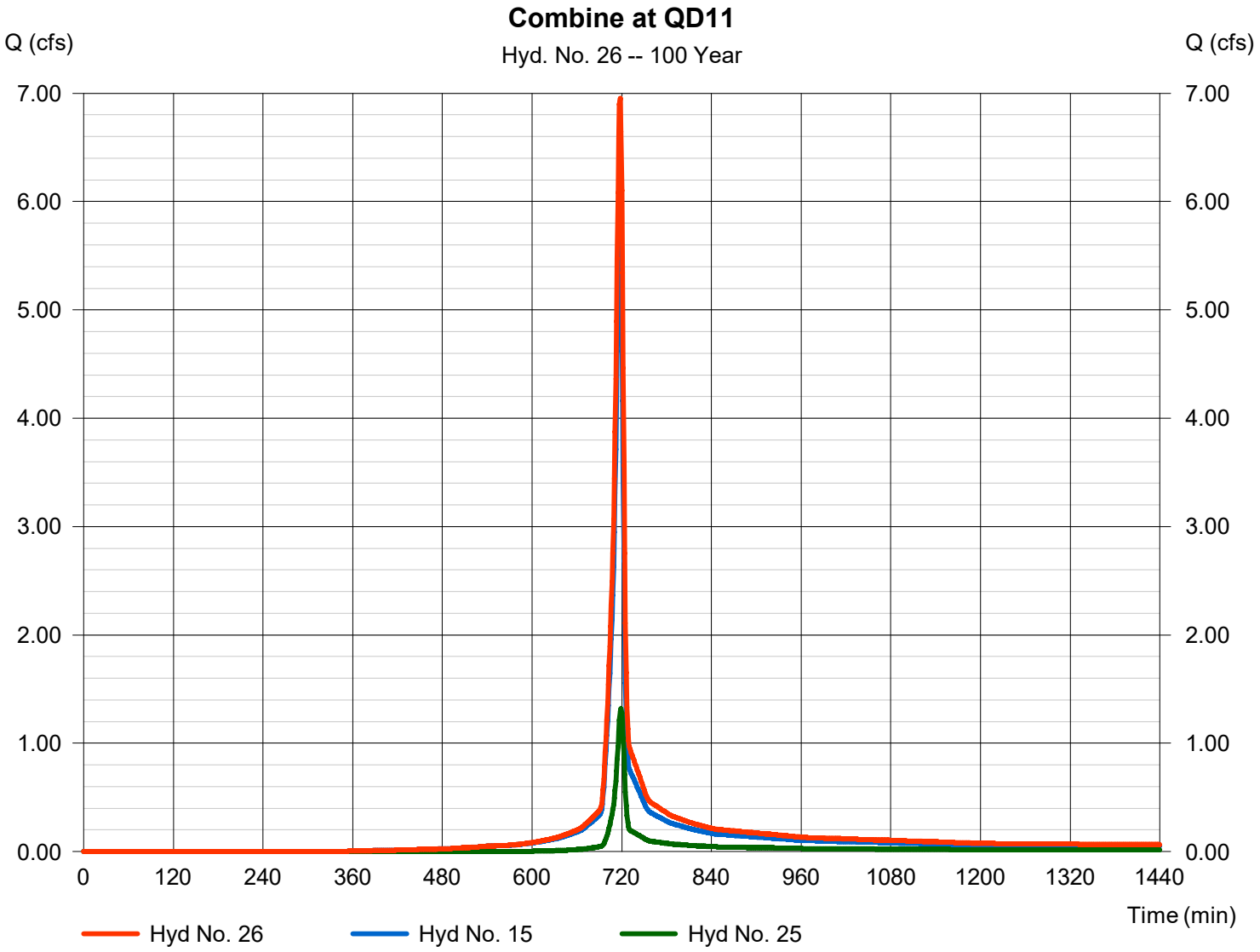


Hydrograph Report

Hyd. No. 26

Combine at QD11

Hydrograph type	=	Combine	Peak discharge	=	6.953 cfs
Storm frequency	=	100 yrs	Time to peak	=	718 min
Time interval	=	1 min	Hyd. volume	=	14,588 cuft
Inflow hyds.	=	15, 25	Contrib. drain. area	=	1.450 ac

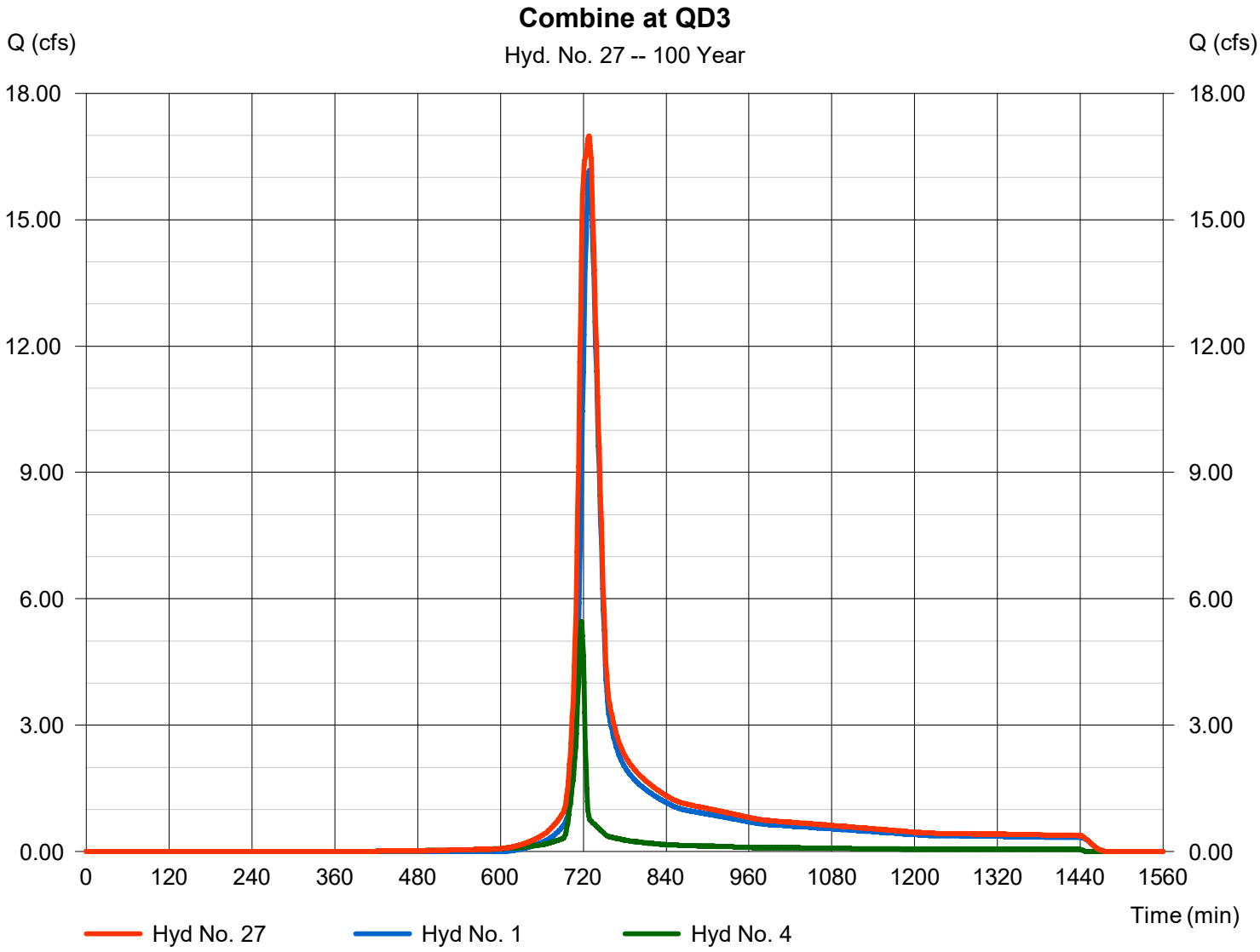


Hydrograph Report

Hyd. No. 27

Combine at QD3

Hydrograph type	= Combine	Peak discharge	= 16.98 cfs
Storm frequency	= 100 yrs	Time to peak	= 728 min
Time interval	= 1 min	Hyd. volume	= 70,335 cuft
Inflow hyds.	= 1, 4	Contrib. drain. area	= 13.980 ac



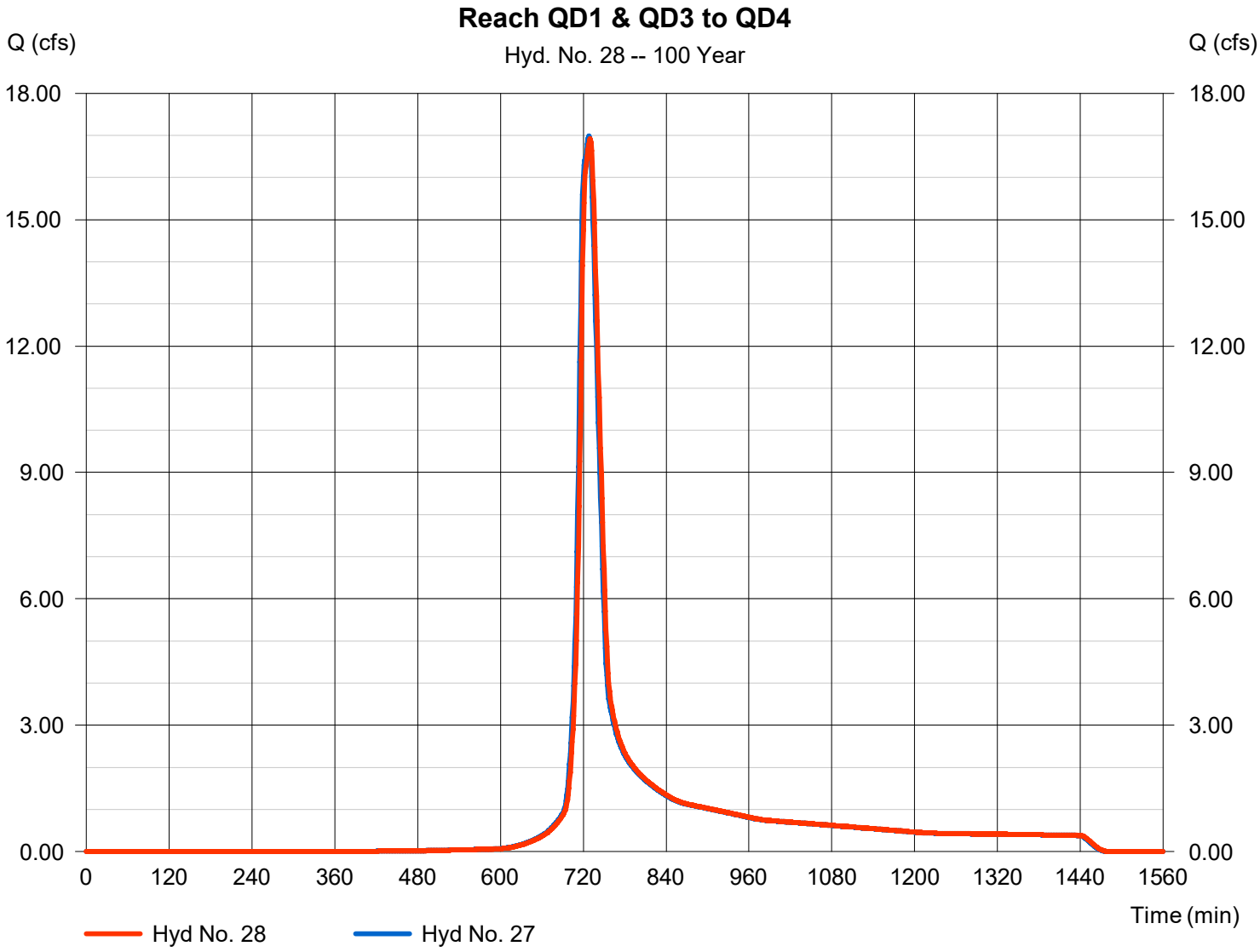
Hydrograph Report

Hyd. No. 28

Reach QD1 & QD3 to QD4

Hydrograph type	= Reach	Peak discharge	= 16.92 cfs
Storm frequency	= 100 yrs	Time to peak	= 730 min
Time interval	= 1 min	Hyd. volume	= 70,334 cuft
Inflow hyd. No.	= 27 - Combine at QD3	Section type	= Circular
Reach length	= 600.0 ft	Channel slope	= 2.0 %
Manning's n	= 0.025	Bottom width	= 2.0 ft
Side slope	= 0.0:1	Max. depth	= 0.0 ft
Rating curve x	= 5.105	Rating curve m	= 1.250
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 0.5051

Modified Att-Kin routing method used.

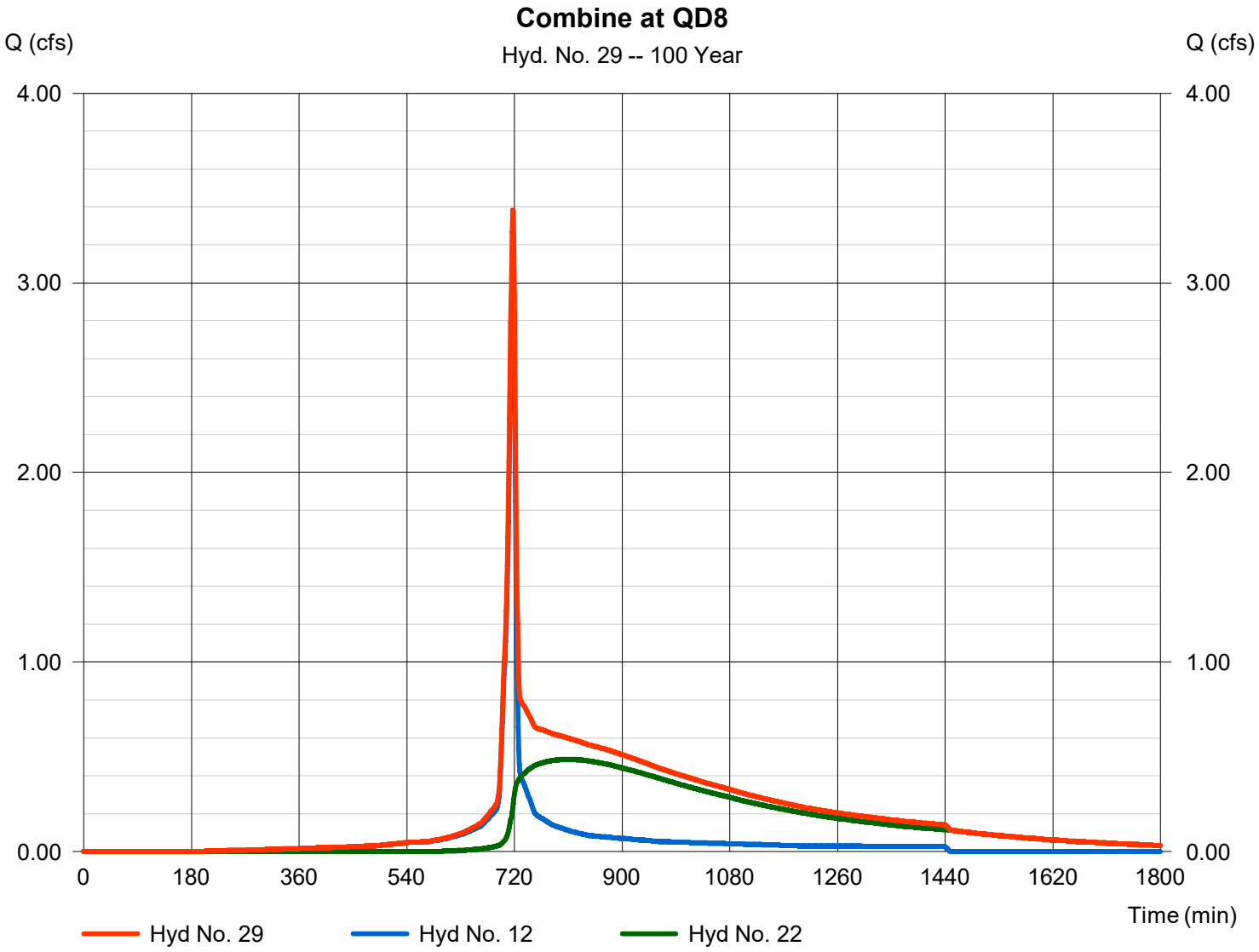


Hydrograph Report

Hyd. No. 29

Combine at QD8

Hydrograph type	= Combine	Peak discharge	= 3.384 cfs
Storm frequency	= 100 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 22,195 cuft
Inflow hyds.	= 12, 22	Contrib. drain. area	= 0.700 ac



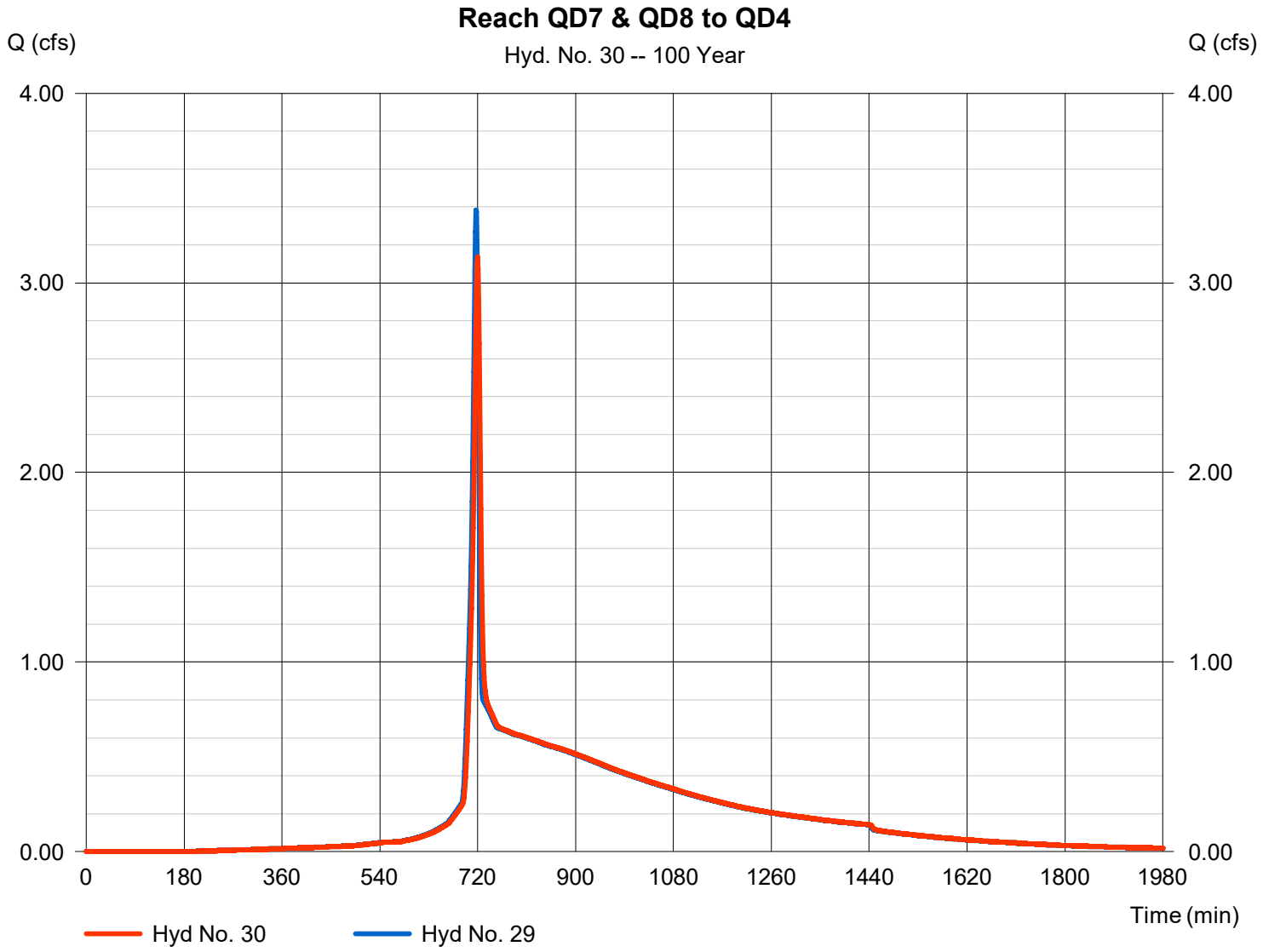
Hydrograph Report

Hyd. No. 30

Reach QD7 & QD8 to QD4

Hydrograph type	=	Reach	Peak discharge	=	3.136 cfs
Storm frequency	=	100 yrs	Time to peak	=	720 min
Time interval	=	1 min	Hyd. volume	=	21,975 cuft
Inflow hyd. No.	=	29 - Combine at QD8	Section type	=	Circular
Reach length	=	211.0 ft	Channel slope	=	1.4 %
Manning's n	=	0.025	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	4.271	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	0.3214

Modified Att-Kin routing method used.

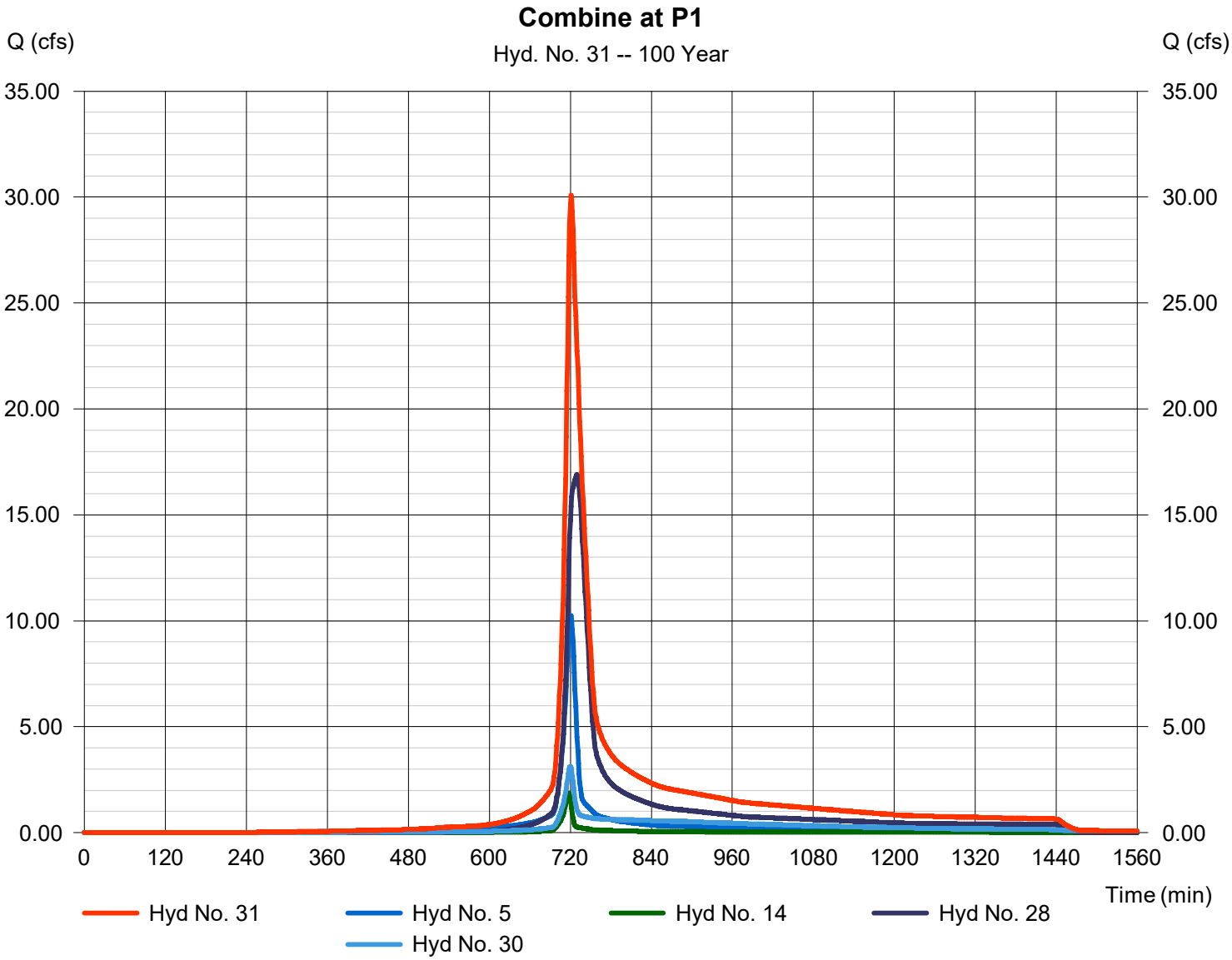


Hydrograph Report

Hyd. No. 31

Combine at P1

Hydrograph type	=	Combine	Peak discharge	=	30.10 cfs
Storm frequency	=	100 yrs	Time to peak	=	721 min
Time interval	=	1 min	Hyd. volume	=	123,539 cuft
Inflow hyds.	=	5, 14, 28, 30	Contrib. drain. area	=	3.530 ac



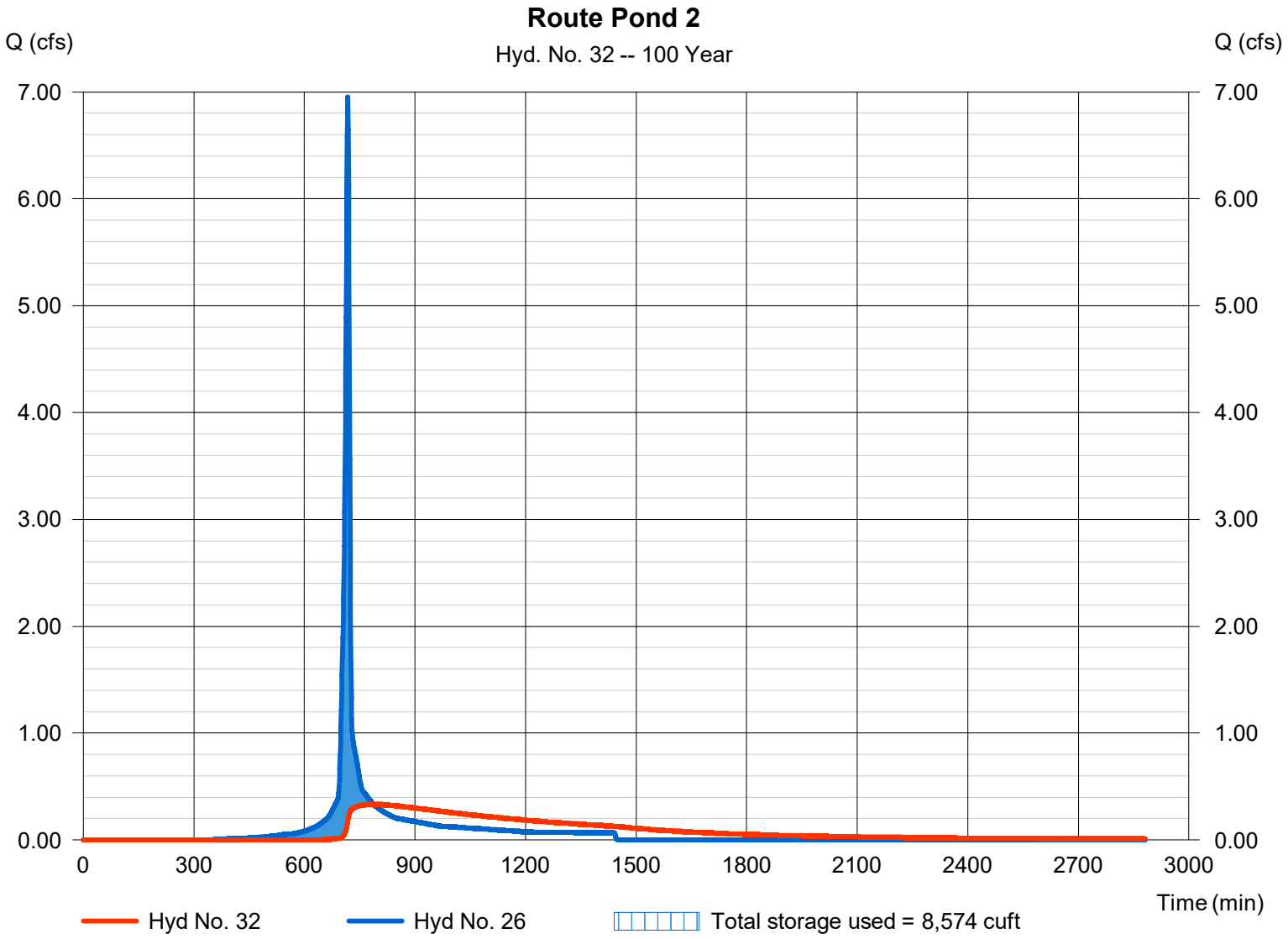
Hydrograph Report

Hyd. No. 32

Route Pond 2

Hydrograph type	= Reservoir	Peak discharge	= 0.333 cfs
Storm frequency	= 100 yrs	Time to peak	= 786 min
Time interval	= 1 min	Hyd. volume	= 13,414 cuft
Inflow hyd. No.	= 26 - Combine at QD11	Max. Elevation	= 6447.64 ft
Reservoir name	= P2	Max. Storage	= 8,574 cuft

Storage Indication method used.

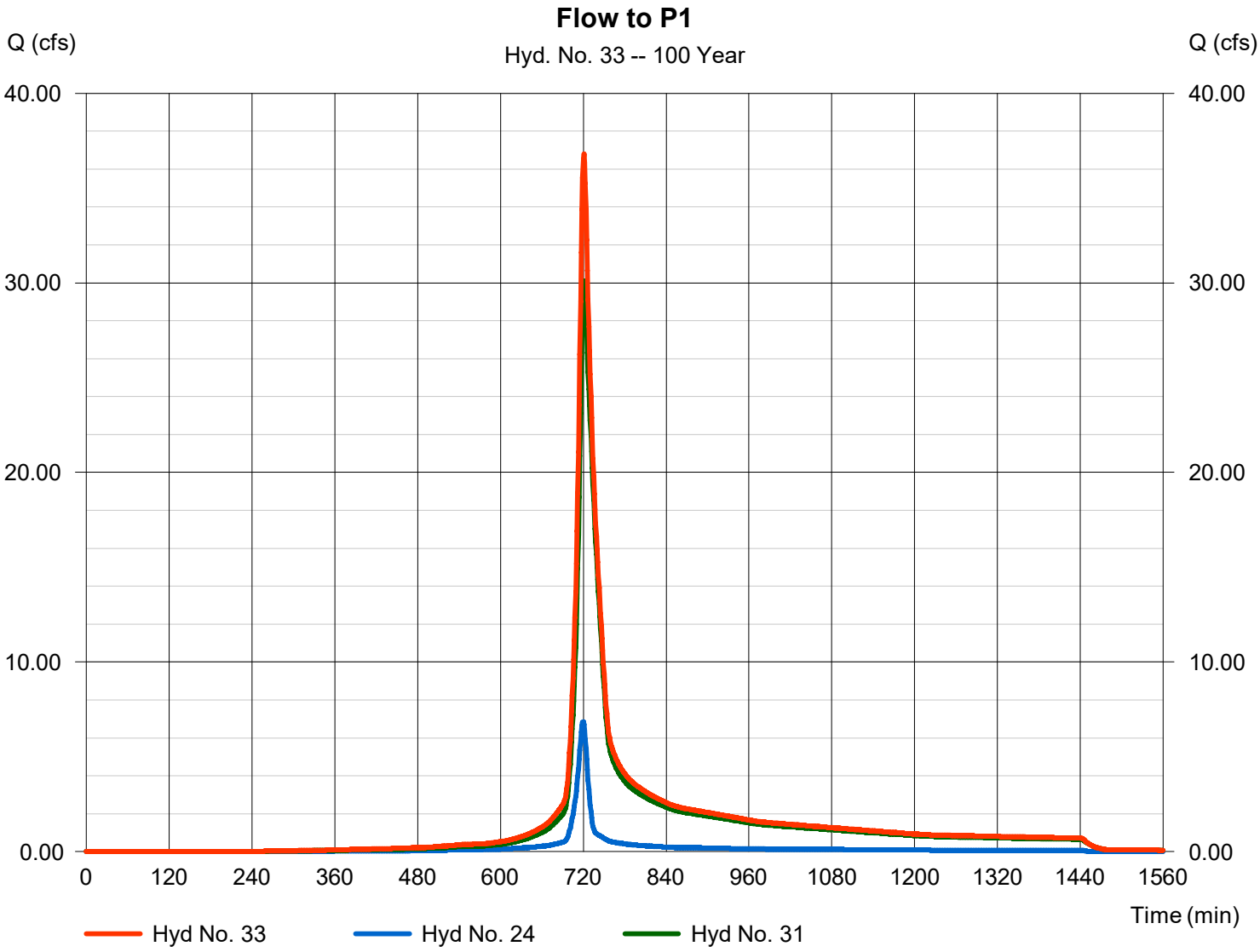


Hydrograph Report

Hyd. No. 33

Flow to P1

Hydrograph type	= Combine	Peak discharge	= 36.80 cfs
Storm frequency	= 100 yrs	Time to peak	= 721 min
Time interval	= 1 min	Hyd. volume	= 141,018 cuft
Inflow hyds.	= 24, 31	Contrib. drain. area	= 0.000 ac



Hydrograph Report

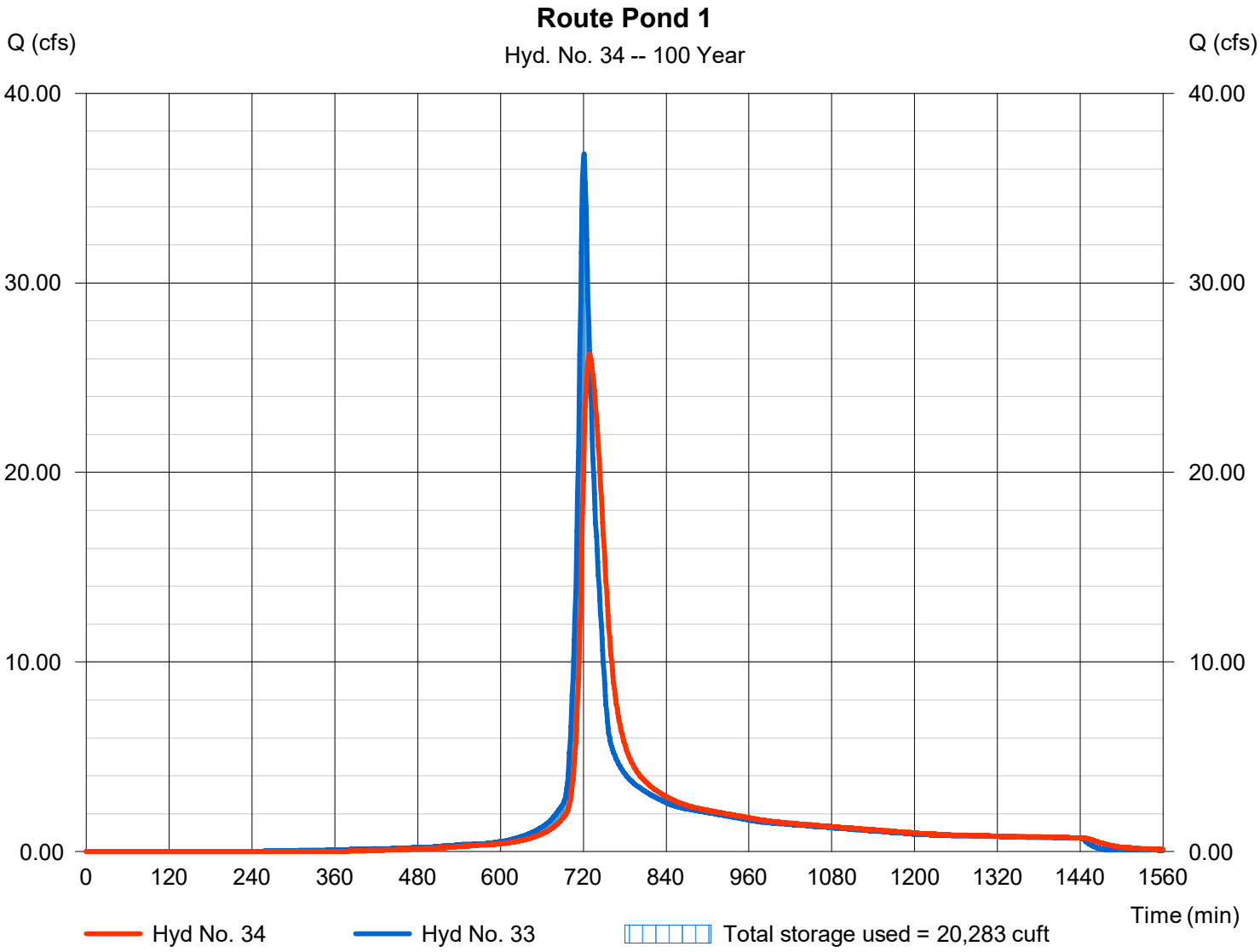
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Friday, 06 / 18 / 2021

Hyd. No. 34

Route Pond 1

Hydrograph type	= Reservoir	Peak discharge	= 26.25 cfs
Storm frequency	= 100 yrs	Time to peak	= 729 min
Time interval	= 1 min	Hyd. volume	= 140,638 cuft
Inflow hyd. No.	= 33 - Flow to P1	Max. Elevation	= 6439.52 ft
Reservoir name	= P1	Max. Storage	= 20,283 cuft

Storage Indication method used.

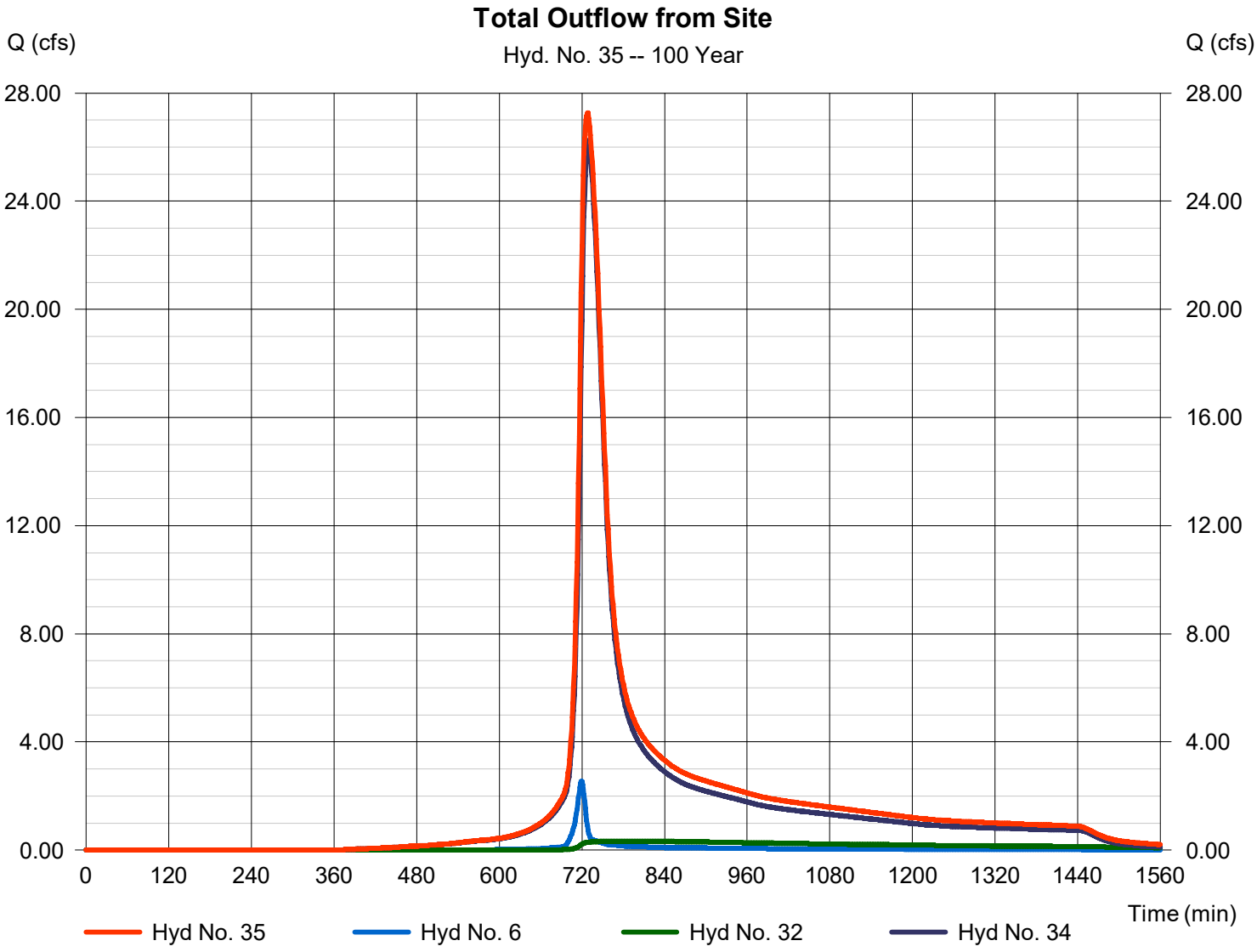


Hydrograph Report

Hyd. No. 35

Total Outflow from Site

Hydrograph type	= Combine	Peak discharge	= 27.28 cfs
Storm frequency	= 100 yrs	Time to peak	= 728 min
Time interval	= 1 min	Hyd. volume	= 159,805 cuft
Inflow hyds.	= 6, 32, 34	Contrib. drain. area	= 0.970 ac



Hydraflow Rainfall Report

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	--------
2	69.8703	13.1000	0.8658	--------
3	0.0000	0.0000	0.0000	--------
5	79.2597	14.6000	0.8369	--------
10	88.2351	15.5000	0.8279	--------
25	102.6072	16.5000	0.8217	--------
50	114.8193	17.2000	0.8199	--------
100	127.1596	17.8000	0.8186	--------

File name: SampleFHA.idf

Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	5.69	4.61	3.89	3.38	2.99	2.69	2.44	2.24	2.07	1.93	1.81	1.70
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.57	5.43	4.65	4.08	3.65	3.30	3.02	2.79	2.59	2.42	2.27	2.15
10	7.24	6.04	5.21	4.59	4.12	3.74	3.43	3.17	2.95	2.77	2.60	2.46
25	8.25	6.95	6.03	5.34	4.80	4.38	4.02	3.73	3.48	3.26	3.07	2.91
50	9.04	7.65	6.66	5.92	5.34	4.87	4.49	4.16	3.88	3.65	3.44	3.25
100	9.83	8.36	7.30	6.50	5.87	5.36	4.94	4.59	4.29	4.03	3.80	3.60

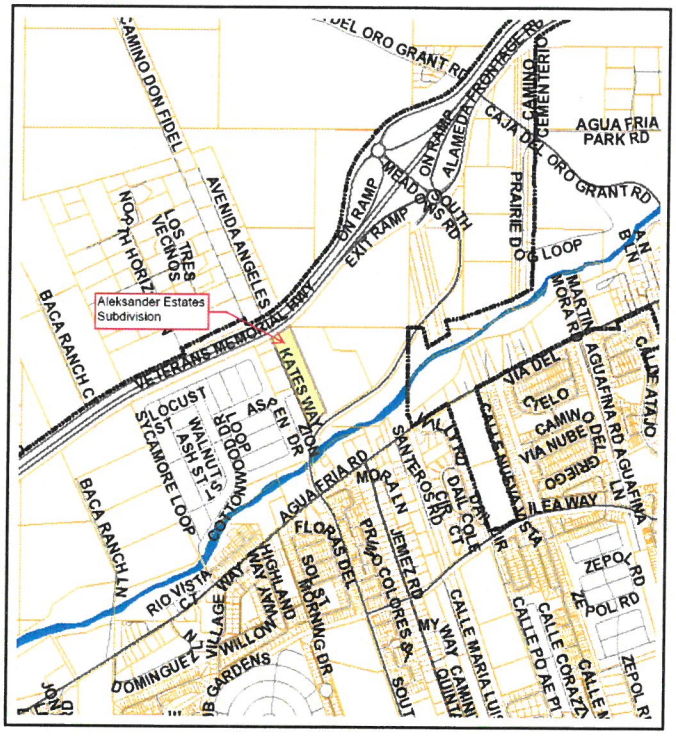
Tc = time in minutes. Values may exceed 60.

Precip. file name: K:\BECKNER APARTMENTS FOR TEKIN\Drainage\precip.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	0.00	1.52	0.00	0.00	2.15	2.60	2.91	3.23
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-1st	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Land Use Department
Planning Commission Staff Report

Case No:	2021-3805, 3806, 3807 & 3808
Hearing Date:	August 5, 2021
Applicant:	Monica Montoya Land Use Consulting, Inc. for Next Generation Contracting, Inc.
Request:	General Plan Amendment, Rezoning, Prelim. Development & Preliminary Subdivision
Location:	NW corner of Kates Way & South Meadows Road
Case Mgr.:	Donna Wynant, AICP
Zoning:	R-1 (Residential, one dwelling unit per acre)
Overlay:	None
Pre-app Mtg:	December 10, 2020
ENN Mtg:	April 27, 2021
Proposal:	General Plan Amendment, Rezoning to R-7, Prelim. Development Plan and Prelim. Subdivision Plat Approval for 59 lots on approximately 8.38 acres.



Case #2021-3805. Aleksander Estates Subdivision General Plan Amendment. Montoya Land Use Consulting, Agent, for Next Generation Contracting, Inc., Owner, requests approval of a General Plan Future Land Use Amendment to change the designation from Low Density Residential (1 dwelling unit per acre) and (1-3 dwelling units per acre) to (3-7 dwelling units per acre) for approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov, 955-6325)

Case #2021-3806. Aleksander Estates Subdivision Rezoning. Montoya Land Use Consulting, Agent, Next Generation Contracting, Inc., Owner, requests approval of rezoning from R-1 (1 dwelling unit per acre) to R-7 (7 dwelling units per acre) for approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov, 955-6325).

Case #2021-3807. Aleksander Estates Subdivision Preliminary Development Plan. Montoya Land Use Consulting, Agent, Next Generation Contracting, Inc., Owner, requests preliminary development Plan approval of a preliminary subdivision for 59 single-family residential lots on approximately 8.38 acres. The property is zoned R-1 (Residential and is located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov, 955-6325

Case #2021-3808. Aleksander Estates Preliminary Subdivision Plat. Montoya Land Use Consulting, Agent, for Next Generation Contracting, Inc., Owner, requests preliminary subdivision plat approval for 59 single-family residential lots on approximately 8.38 acres of vacant land. The property is zoned R-1 (Residential- one dwelling unit per acre) and is located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov, 955-6325).

I. RECOMMENDATION:

The Commission should recommend **APPROVAL of** the general plan amendment request (Case #2021-3805), the rezoning request (Case #2021-3806), the preliminary development plan (Case #2021-3807) and should **APPROVE** the preliminary subdivision plat (Case #2021-3808) with the conditions of approval and technical corrections listed in this report.

Eight motions will be required in this case:

- *Recommend approval of the general plan amendment request for Case 2021-3805.*
- *Recommend approval of the rezoning request for Case 2021-3806.*
- *Recommend approval of the preliminary development plan for Case 2021-3807 subject to the conditions of approval and technical corrections recommended by staff.*
- *Approve the preliminary subdivision plat for Case 2021-3808 subject to the conditions of approval and technical corrections recommended by staff.*
- *Approve the Findings of Fact and Conclusions of Law for Case 2021-3805, as proposed in Exhibit A.*
- *Approve the Findings of Fact and Conclusions of Law for Case 2021-3806, as proposed in Exhibit A.*
- *Approve the Findings of Fact and Conclusions of Law for Case 2021-3807, as proposed in Exhibit A.*
- *Approve the Findings of Fact and Conclusions of Law for Case 2021-3808, as proposed in Exhibit A.*

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval for the Case 2021-3807 and 2021-3808.

#	Condition of Approval	Dept. or Division	To be completed by:
1	Construct a 10' multiuse trail along Aleksander Drive instead of a 5' sidewalk.	MPO	Prior to Signature Sheet process
2	Ensure a continuous sidewalk along both sides of Kate's Way to South Meadows.	MPO	Prior to Signature Sheet process
3	Applicant to work with the City to address issues identified by the MPO.	Land Use/Current Planning Division	Prior to Final Dev Plan submittal
4	The Applicant to dedicate Aleksander Drive to the City for public use.	Current Planning	Prior to Signature Sheet process
5	The preliminary subdivision plat (Case #2021-08) is contingent on the Governing Body approval of Cases No. 2021-3805, 2021-3806, and 2021-3807	Current Planning	Prior to Final Subdivision submittal

Should the Commission recommend approval of the general plan amendment, rezoning and development plan request to the Governing Body and approves the preliminary subdivision plat application, a final subdivision plat application will be submitted for future approval by the Commission prior to recording of the plat and issuance of construction permits.

III. EXECUTIVE SUMMARY:

This proposal consists of the following four applications:

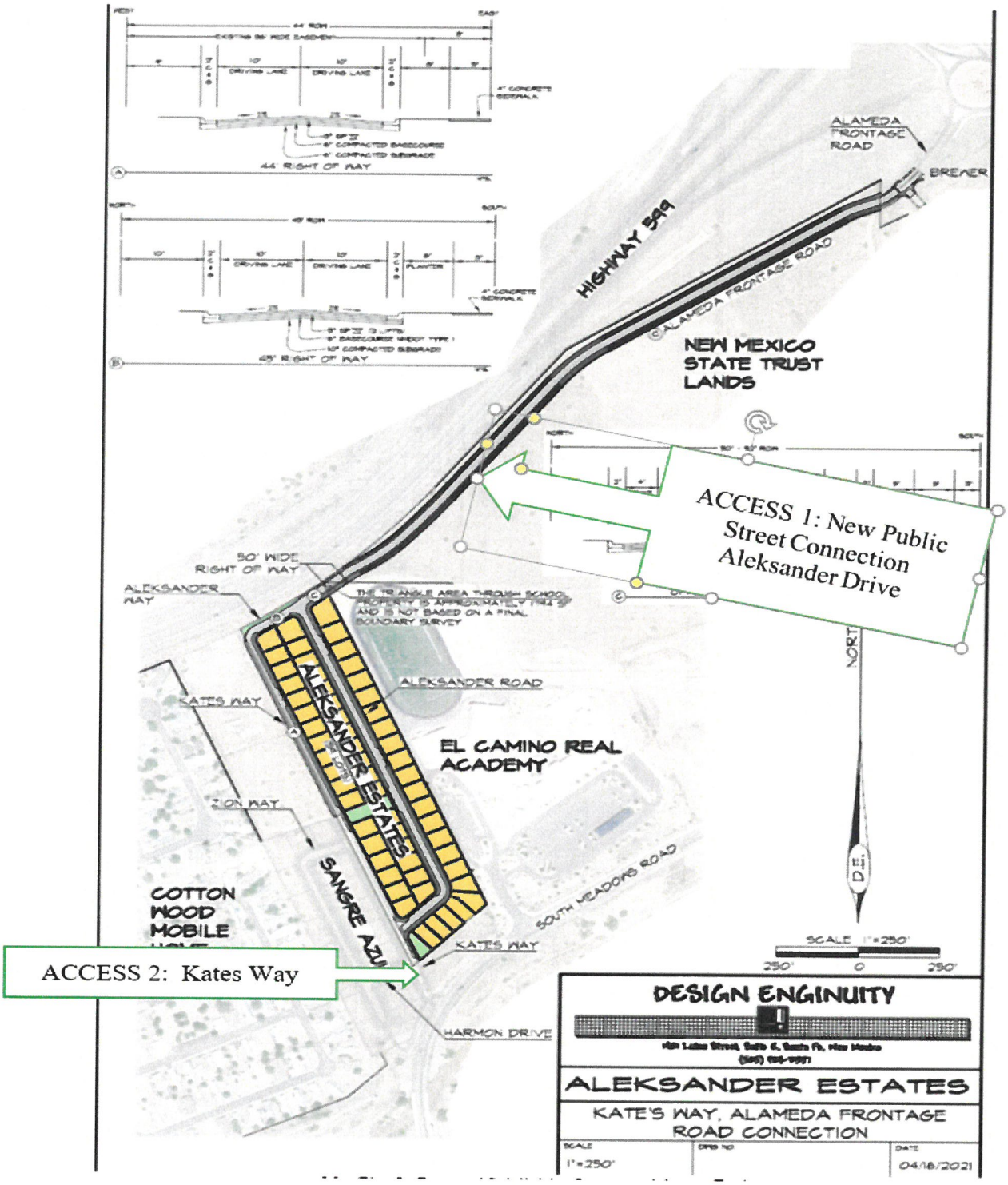
- **General Plan Amendment:** from Low Density (1 dwelling unit per acre & 1-3 dwelling units per acre) to Moderate Density Residential (3-7 dwelling units per acre)
- **Rezoning**: R-3 (three dwelling units per acre) to R-7 (seven dwelling units per acre)
- **Preliminary Development Plan**: Proposed 59 lot residential subdivision.
- **Preliminary Subdivision**: Proposed 59 single family residential lots, and

The requested zoning district increase from R-1 to R-7 is not within the range classification "Low Density Residential" shown on the General Plan Future Land Use Map, so an amendment to the General Plan is required for the proposed Project.

If the Governing Body approves the proposed rezoning of R-7, the density for the proposed subdivision would be 59 residential lots which is less than the possible density of 67 units. (Calculation: 8.38 acres multiplied by R-7 zone = 58.66 gross density plus the affordable housing density bonus of 15% of an additional 8.79 units = 67 allowable lots/dwelling units which is 8 more units than proposed.)

The subject site is a vacant parcel along the east side of Kate's Way off of South Meadows Road. The site is bordered by Kates Way to the west, El Camino Real Academy to the east, NM 599 highway to the north and South Meadows Road to the south. Kate's Way is an unimproved private street with a right of way width of approximately 34.5 feet and South Meadows is a public right of way from 75 - 100 feet wide and is classified as a minor arterial street according to the Santa Fe Functional Road Classifications Map.

The subdivision will be accessed by two public streets (shown on the next page). Access #1 is a newly constructed public road through properties owned by the Santa Fe Public Schools and the State of New Mexico to connect the north end of the subdivision to the round-a-bout at NM 599/South Meadows Road. Access #1 will be dedicated to the City of Santa Fe for Public use. Access #2 connects the south end of the subdivision to South Meadows Road via Kates Way.



The proposed residential lots within the subdivision range in size from 4000 sq. ft. to 6000 sq. ft. Each lot will accommodate a single family residence meeting the standards for the R-7 district including front, year and side yard setbacks, maximum 24 foot height of structures, minimum number of two parking per lot, and will not exceed 40% lot coverage.

The proposed rezoning and development plan requests are compatible with the uses, character, and densities of the surrounding area and the development plan will not increase or create any nonconformities with Chapter 14. The preliminary subdivision plat meets approval criteria and does not create or increase any non-conformities with Chapter 14 and is compatible with residential development in the surrounding area.

IV. EXISTING CONDITIONS

	Property Address	Zoning
North	NM 599/Veterans Memorial Hwy.	R-1 (Residential, one dwelling unit per acre)
West	2626-2670 Kates Way (Vacant land and residential development) Sangre Azul Subdivision – not built) and a single family home	R-5 (Residential- five dwelling units per acre) and R-1 (Residential- one dwelling unit per acre)
South	2689 Kates Way- (Vacant land)	R-5 (Residential- five dwelling units per acre)
East	2500 South Meadows Road	R-1 (Residential- one dwelling unit per acre)

V. PROJECT ANALYSIS

(a) **Density:** The proposed density for the subdivision is 59 as allowed by SFCC 14-8.11 (G)(1)(a). (*Calculation: 8.387 acres multiplied by R7 zone = 58.625 gross density plus density bonus of 15% = 67.418 allowable lots/dwelling units. Project proposes 59 lots/dwelling units.*

(b) **Lot Specific Standards (Per SFCC 14-7.2).**

Lot size: Required: 4,000 Sq. Ft
Provided: 4,000 Sq. Ft – 6,000 Sq. Ft.

Height: Allowed: Single and Two Story Residences up to 24'
Provided: Single and Two Story Residences up to 24'

Setbacks: Established by the Development Plan, (14-7.2-1):
Front: 10' (20' for garage or carport facing street)
Side: 5' single story, 10' two story (10' building separation)
Rear: The lesser of 15' or 20% of lot depth
Lot Coverage: 40%/50% with private open space = to 50% GFA

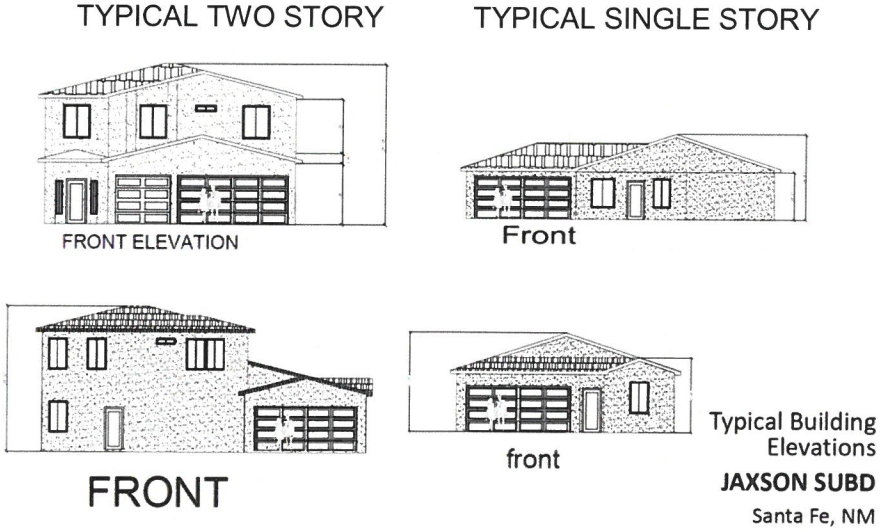
Parking: 2 off street parking spaces per lot

(c) **Access Design**: Two public access roads (see map on page 4) are planned to serve the subdivision; the first access, Aleksander Drive, is a newly constructed public road connecting the north end of the subdivision east to the round-a-bout at South Meadows Road/NM599. The application includes easements for Aleksander Drive by owners Santa Fe Public Schools and the State of New Mexico. The Applicant will dedicate Aleksander Drive to the City for public use, as it will also serve future development by the City on land it leases from the State. The second access is via the existing Kate's Way which intersects with South Meadows at the south end of the subdivision. Easement documents are included in the Applicant's submittal. (See Exhibit E)

(d) **Drainage:** The project site is relatively flat with a gentle slope from north to south with a grade of less than 2%. There are no significant drainage channels and much of the site appears disturbed. The subdivision design includes two drainage ponds to accommodate runoff. A detailed drainage report is found in the Applicant's submittal. (Exhibit E)

(e) **Traffic Engineering**: A Traffic Impact Analysis, (TIA) accompanies the proposed application. Existing and projected traffic patterns were studied to determine impacts. The study found that the South Meadows Road/NM 599 roundabout operates at acceptable levels in existing, no build, and build conditions. The South Meadows and Kate's Way intersection will operate at acceptable levels. The sight distance evaluation revealed no concerns.

(f) **Architecture:** A conceptual architectural theme is provided with this application for illustrative purposes in order to convey the vision for the subdivision. SFCC does not regulate the architectural style of single family dwellings but rather, regulates the placement of homes, setbacks from property lines, roof to lot area ratios, off street parking and height. etc. The Applicant proposes both single and two story pitched roof homes with clay tile and stucco materials. The front of the homes will front Aleksander Lane and rear yard private spaces facing the perimeter of the subdivision boundaries.



(g) **Santa Fe Homes Program, SFHP**: The Santa Fe Homes Program ordinance seeks to provide affordable housing for Santa Fe residents. Twenty percent, (20%) of the gross density of the subdivision is subject to the ordinance. A Housing Proposal is attached.

(h) **Police and Fire Protection**: The project will be served by City police and fire protection. The preliminary site design considers input by the City fire marshal for emergency access.

(i) **Water & Sewer Availability**: Water and sewer will be extended to the project via existing public infrastructure. Preliminary engineering designs indicate that the site characteristics qualify for adequate connection. Utility service applications are included in the application report.

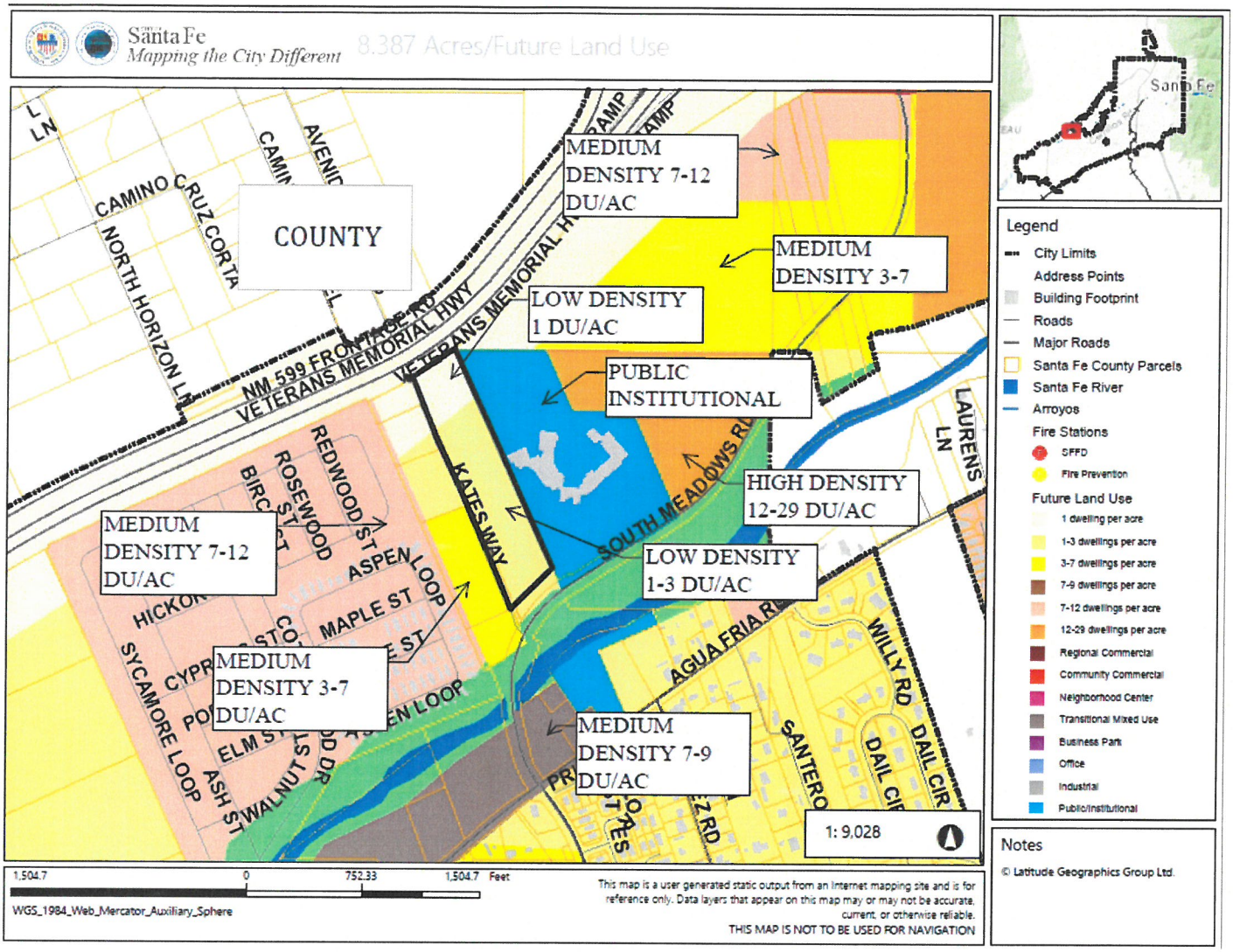
(j) **Water Use Offset**: The projected water use for the subdivision is less than 10 acre feet. A fee will be required to offset water use prior to construction. A water budget was submitted to the City Water Conservation Office for review early in the subdivision design process.

(k) **Archaeological Clearance**: The project falls within the Rivers and Trails Archeological Review District. At their hearing on October 1, 2020, the City of Santa Fe Archaeological Review Committee (ARC) voted to approve the archaeological inventory/reconnaissance report. Archaeological Clearance has been granted and no further investigation is required. ARC Case Number: 2020-002622-ARC

VI. GENERAL PLAN AMENDMENT

The subject property's current land use designation on the Future Land Use Map is Low Density Residential (1 dwelling unit per acre) and (1-3 dwelling units per acre) (Exhibit D1). The Applicant is requesting an amendment to the current designation of Low Density Residential to Medium Density Residential (3-7 dwelling units per acre) in conjunction with the Rezoning request from R-1 (1 dwelling unit per acre) to R-7 (7 dwelling units per acre).

Staff believes the project to be consistent with the policies of the General Plan. Medium Density (3-7 du/ac) is appropriate for the site based on density patterns in the area. The adjacent parcel to the east is home to the El Camino Real Academy with a general plan designation of Public Institutional. NM 599 borders the north boundary. Low and medium general plan densities exist adjacent to the west and south boundaries. High densities up to 9, 12, and 29 du/ac are within proximity to the project.



General Plan

The purpose and intent of general plan amendments per Section 14-3.2 is to guide the city's land use decisions. The regulations, restrictions and policies of the city affecting development of Santa Fe shall be in accordance with the general plan as provided in Section 3-21-5 NMSA 1978

The general plan criteria are evaluated below per Subsection 14-3.2(E):

Criterion 1: consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;	**Criterion Met:** (Yes/No/Conditional/N/A) **YES**

Applicant's Response:
"The project is consistent with the goals of the General Plan regarding economic development. The General Plan has established community commercial use on land in the vicinity of the project to support the area. Medium to high density residential uses are established in the NM 599 and South Meadows Road node. The fundamental framework for residential communities exists including roads; (NM 599 and South Meadows Road), services; (city water and sewer), and schools."

Staff Response:
Staff concurs with the applicant's statement. The interchange of NM 599 with the South Meadows Road extension, together with commercial zoning near the interchange and the establishment of the El Camino Real school has substantially changed the land use pattern in this area over the past decade. The availability of road and utility infrastructure has made recent developments in this area more feasible, such as the new fire station site approved to be developed near the round-a-bout and two large multi-family residential developments – Gerhart Apartments (now known as South Meadows Apartments) and the Madera Apartments.

Criterion 2: Consistency with other parts of the general plan;	**Criterion Met:** (Yes/No/Conditional/N/A) **YES**

Applicant's Response:
"Medium densities are consistent with and supported by the growth management policies of Chapter 4 of the General Plan. (Chapter 4-1-G2) Guiding policies for growth management call for a concentration of populations at greater densities in developing areas with centrally located neighborhood centers. In addition, the proposed density can be supported by existing fundamental infrastructure in the area"

Staff Response:
Staff concur with Applicant's statement.

Criterion 3: the amendment does not: • **allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or** • **affect an area of less than two acres, except when adjusting boundaries between districts; or** • **benefit one or a few landowners at the expense of the surrounding landowners or the general public**	**Criterion Met:** (Yes/No/Conditional/N/A) **YES**

Applicant's Response:
"The proposed amendment does not change the prescribed residential land use character. It provides for medium residential density in an appropriate area. The project area consists of 8.387 acres which is substantially larger than two acres. The requested future land use designation benefits the sustainability of developing neighborhood in this changing node of NM 599 and South Meadows Road."

Staff Response:
The application is not required to comply with Criterion 3, since it complies with Criterion 4. Staff concurs with the Applicant that it does comply, even though compliance is not mandatory.

- The proposed amendment to the medium density designation continues the residential land use, but at a slightly higher density. Such a residential designation will allow the proposed use once the property is zoned R-7
- The property is well over two acres in size at 8.38 acres.
- The amendment will not benefit one or a few landowners at the expense of the surrounding landowners or the general public, particularly since the medium density residential designation is requested in conjunction with the R-7. If approved by the Governing Body, the Applicant will then return to the Planning Commission for final development plan approval subject to compliance with Chapter 14 requirements. Staff concurs with the Applicant that the requested future land use designation is consistent with appropriate land use patterns for this developing neighborhood at the node of NM 599 and South Meadows Road

Criterion 4: an amendment is not required to conform with Criterion 3 [Subsection 14-3.2(E)(1)(c)] if it promotes the general welfare or has other adequate public advantage or justification;	**Criterion Met:** (Yes/No/Conditional/N/A) **YES**

Applicant's Response:
"The proposed amendment seeks to promote the general welfare of the area and Santa Fe by providing a needed housing type which has been justified by a City-initiated study."

Staff Response:
Staff concurs with this statement.

Criterion 5: compliance with extraterritorial zoning ordinances and extraterritorial plans;	**Criterion Met:** (Yes/No/Conditional/N/A) **N/A**

Applicant's Response:
"Not Applicable."

Criterion 6: contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.	**Criterion Met:** (Yes/No/Conditional/N/A) **YES**

Applicant's Response:
"Medium density residential use will contribute toward a coordinated land use system in the immediate area of NM 599 and South Meadows Road. Many amenities for a healthy community exist or are in planning stages to promote a prosperous community including access to an interchange, shopping and employment center, schools, parks, pedestrian trails in close proximity."

Staff Response:
Staff concurs with this statement.

Criterion 7: consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.	**Criterion Met:** (Yes/No/Conditional/N/A) **YES**

Applicant's Response:
"The medium density residential proposal is subject to Chapter 14, Land Development Code regulations, which implement land use policies adopted by the city including the General Plan.

Staff Response: The Project is in compliance with other City plans. These include:

- Southwest Area Master Plan
- West Santa Fe River Corridor Plan
- MPO Transportation Plan
- Pedestrian Master Plan
- Bicycle Master Plan:

The Project is in compliance with the SWAMP, and the West Santa Fe River Corridor Plan that recognizes higher densities in this NM599 and South Meadows node. The Project will also be in compliance with the Metropolitan Planning Organization's requirements to construct a 10 foot wide multi-use trail along the south side of Aleksander Drive and a continuous sidewalk along both sides of Kate's Way to South Meadows. Such improvements will also bring the Project in line with the goals of the Pedestrian and Bicycle Master Plans.

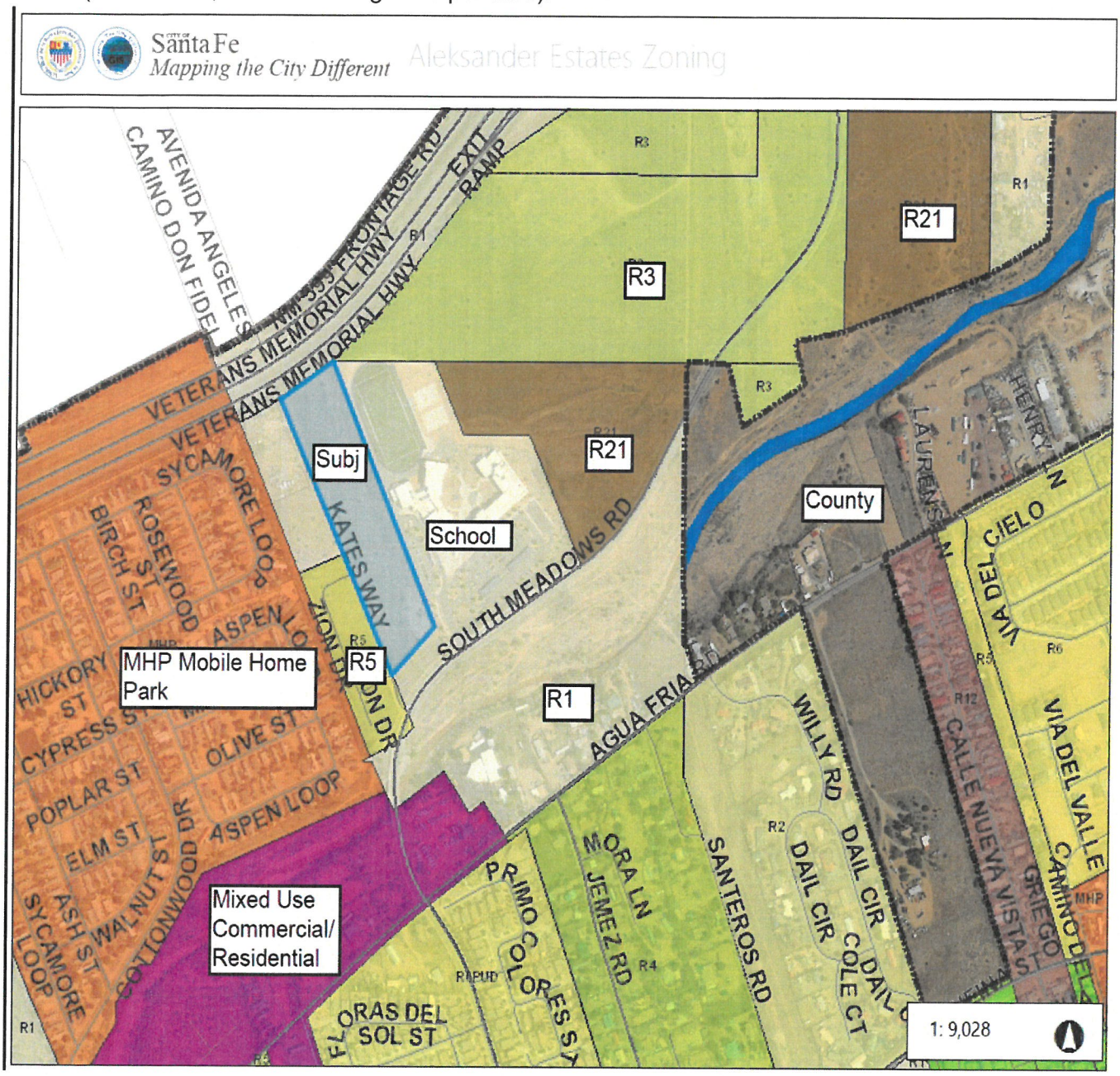
Criterion 8: In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping, or other means, and a finding must be made that: *(a) the growth and economic projections contained within the general plan are erroneous or have changed;* *(b) no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or* (c) *conditions affecting the location or land area requirements of the proposed land use have changed, for example the cost of land space requirements, consumer acceptance, market or building technology.*	**Criterion Met:** (Yes/No/Conditional/N/A) **N/A**

Applicant's Response:
"We propose that the amendment is an important piece to an evolving developing neighborhood in the area as recognized by the General Plan. The project will not have a negative impact on the surrounding neighborhood but rather contribute to an established growth pattern and coordinated land use."

Staff Response:
Staff concurs with the Applicant's statement. The land use pattern has changed in this area over the past decade, with the interchange at NM599 followed by the South Meadows Road extension and the development of the El Camino Real Academy. The growth and economic projections contained within the general plan of 1999 did not anticipate the intensity of high demand for and shortage in supply of housing in recent years.

VII. REZONING

The Applicant requests to rezone the subject property from R-1 (Residential, one dwelling unit per acre to R-7 (Residential, seven dwelling units per acre).



Zoning Map

The rezoning criteria are evaluated below.

Rezoning Approval Criteria per Subsection 14-3.5(C):

Criterion 1: one or more of the following conditions exist: **(i) there was a mistake in the original zoning;** **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or** **(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;**	**Criterion Met:** (Yes/No/ N/A) **YES**
Applicant's response: **(i) there was a mistake in the original zoning;** "N/A" **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning;** *"The area has experienced an increase in residential development over the years. Development is consistent with land use patterns prescribed by adopted policies. The proposed R7 zone district is consistent with previously approved zoning in the area."* **(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;** *"The application does not affect the use, which will remain single family residential. It seeks to increase the density from 1 & 3 dwelling units per acre to 7 dwelling units per acre. We propose that the density is supported by the General Plan and other adopted policies."* **Staff Response:** Staff concurs with the Applicant in that the use will remain single family residential, but at a slightly higher density. The R-7 district has been found to be the threshold at which housing can be developed at a more affordable rate.	
Criterion 2: *all the rezoning requirements of Chapter 14 have been met;*	**Criterion Met:** (Yes/No/ N/A) **YES**

Applicant's response:
"The application satisfies the rezoning requirements of Chapter 14 including early discussions of the application with prescribed neighbors and neighborhood associations via the Early Neighborhood Notification process. The project design also complies with Chapter 14 requirements."

Staff Response:
The rezoning requirements have been met that included an ENN and proper notifications. The project design complies with Chapter 14 requirements. Conditions of approval and Technical Corrections required by the DRT for this preliminary subdivision plat will be addressed with the final subdivision plat.

Criterion 3: the rezoning is consistent with the applicable policies of the general plan, including the future land use map;	**Criterion Met:** (Yes/No/ N/A) **YES**

Applicant's Response:
"We propose that this application is consistent with the land use designations and densities of the General Plan which anticipated new neighborhoods with similar densities in the immediate vicinity and beyond, with the exception of those areas regulated by the Agua Fria Traditional Village. The General Plan depicts similar and higher densities in the immediate area.

Staff Response:
Staff concurs with the Applicant's statement in that the rezoning is consistent with the policies in the general plan for infill development. The General Plan's future land use map identifies the subject property for low residential density (1 dwelling unit per acre) alongside NM599 and low density residential (1-3 dwelling units) for the remainder of the property. The request to amend the General Plan to allow a higher future land use designation would be more in line with higher densities in the area. The only low density designations in the immediate area along South Meadows Road between NM 599 and Agua Fria are, in fact, along Kates Way. Over the past 5 to 10 years, the future land use of several properties in the area have been approved at higher density residential designations. These include the Gerhart Apartments (now the South Meadows Apartments) and the Madera Apartments, designated at 12-29 dwelling units per acre. Other designations include the Cottonwood subdivision to the west at 7-12 dwelling units per acre and the Sangre Azul subdivision along the west side of Kates Way is designated as 3-7 dwelling units per acres.

Criterion 4: the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city;	**Criterion Met:** (Yes/No/ N/A) **YES**

Applicant's Response:
"The application proposes that the acreage is sufficient to support medium densities given the land use pattern in the immediate area. R7 density is consistent with the General Plan and is a suitable density."

Staff Response:
The City does not maintain growth projections for specific types of development. The R-7 (Residential-seven dwelling units per acre) district allows for infill development at the subject location that is consistent with development to the west. The development site falls within the "River Corridor Area" of the Southwest Area Master Plan, generally bounded by the Santa Fe River on the south, NM599 on the north, and Airport Road, further to the south.

Criterion 5: 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 proposed development.	**Criterion Met:** (Yes/No/ N/A) **YES**

Applicant's Response:
"The project has access to many existing and/or planned public facilities including access to City ROW, city water and sewer in close proximity, electricity, cable, internet, parks, pedestrian parks, and schools. A new fire substation is planned in close proximity."

Staff Response:
Staff concurs with the Applicant that adequate infrastructure is available to serve the property. Water and sewer will be extended to the project via existing infrastructure in South Meadows Road. The project will also be directly accessed by Kates Way off of South Meadows Road and the new road to connect the area to the round-a-bout at the NM599 interchange.

Criterion 6: Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to: **allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;** **affect an area of less than two acres, unless adjusting boundaries between districts; or benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met:** (Yes/No/ N/A) **YES**

Applicant's Response:
"The proposed zoning is consistent with adopted policies for land use and density. The area in general appears to follow anticipated evolving neighborhood patterns as recognized by the General Plan. The rezoning proposes to respond to the planned policies calling for additional housing for the city."

Staff Response:
The proposed change will be consistent with the future land use development map if the General Plan Amendment is granted. It is also consistent with the policy *for "infill development at densities that support the construction of affordable housing."*

Criterion 7: If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;	**Criterion Met:** (Yes/No /N/A) **YES**

Applicant's Response:
"Preliminary analysis shows that City infrastructure is adequate to serve a development of this nature. An impact fee contribution is prescribed by City ordinance to assist with funding of future infrastructure. Water offset requirements apply to the project."

Staff Response:
Impact fees will be imposed on any proposed development to supplement funding associated with constructing and improving existing infrastructure such as streets, parks, police and fire services. An evaluation of any required off-site improvements will be evaluated with this development plan.

Criterion 8: If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the w development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.	**Criterion Met:** (Yes/No/ N/A) **YES**

Applicant's Response:
"Improvements to the existing street network are incorporated into the project design to include a new public road connection from the north east end of the project to the round-a bout at South Meadows Road/NM 599. It is understood that impact fees will be imposed on the development to supplement funding associated with constructing and improving existing infrastructure such as streets, parks, police and fire services."

Staff Response:
The proposed rezoning will allow for a subdivision of 59 homes and all improvements for infrastructure are proposed in the preliminary subdivision plat request. The Applicant will pay all impact fees as required.

VIII. DEVELOPMENT PLAN APPROVAL CRITERIA

The Planning Commission review of a development plan is required per 14-3.8(B)(2) that states Rezoning to R-7, R-8 or R-9, except a city -initiated down zoning, requires consideration and approval by the planning commission and the governing body of a development plan for the property as provided in Section 14-3.8.

Approval of the following criterion are required by Subsection 14-3.8(D)(1):

Criterion 1: **Planning Commission is empowered to approve the plan under the section of Chapter 14 described in the application;**	**Criterion Met:** (Yes/No) **YES** **Only to review and recommend to the Governing Body**
Applicant's Response: *"The Planning Commission is empowered to approve a development plan application under SFCC Section 14-2.3 (C)(1)."* **Staff Response:** *Subsection 14-3.8(C)(2) states "*Development *plans required for rezonings by Articles 14-4 Zoning Districts and 14-5 Overlay Zoning Districts shall be reviewed by the planning commission at a public hearing with notice provided as required by Section 14-3.1(H) and then transmitted to the* governing body *with any recommendations, as set forth in Section 14-3.5 Rezonings," and* 14-4.2(E)(2) states *"Rezoning to R-7, R-8 or R-9, except a city-initiated down zoning, requires consideration and approval by the planning commission and the governing body of a development plan for the property as provided in Section 14-3.8".*	
Criterion 2: **that approving the development plan will not adversely affect the public interest; and**	**Criterion Met:** (Yes/No) **YES**
Applicant's Response: *"We propose that the development will have a positive impact on the public interest by adding to the inventory of quality single family housing. The development will provide additional opportunities for home ownership. It is ideally located in close proximity to many amenities which positively impact a balanced neighborhood including schools, shopping, employment, recreation, etc., which contribute to a healthy community. The development intends to integrate with surrounding land uses."* **Staff Response:** The public interest is not defined; however ordinances, Chapter 14 was adopted by elected officials who serve as the public interest. This proposal satisfies the regulations in Chapter 14 and fulfills the 4-4-G-1 section of the General Plan with regards to infill with residential development. The development plan is required with the rezoning to the R-7 district. The development plan for the proposed 59 lot subdivision provides detail to ensure compliance with Chapter 14.	

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: *"Development patterns in the vicinity of the proposed development have set a precedent for single family residential use with a similar scale and which we propose are appropriate for the character of the area.* *The architectural theme stems from a desire to be sensitive and complimentary to the neighborhood while creating a pleasant living experience with pride of ownership for new residents. Intermixed single and two story homes will introduce the development as seen from the neighborhood."* **Staff Response:** Staff concurs with this statement. The proposed residential single family subdivision is compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the area in terms of uses, characters and densities and height, setbacks, mass, and scale.	

IX. PRELIMINARY SUBDIVISION PLAT APPROVAL CRITERIA

Section 14-3.7 governs the authority, procedures and restrictions for the division of land. Subsection 14-3.7(B)(3)(d) states that "The Planning Commission shall review the preliminary plat and other materials submitted for conformity to this article, consider the Land Use Director's report and recommendations, and require any changes deemed advisable and the kind and extent of improvements to be made by the subdivider." The criteria for approval of a Preliminary Subdivision are detailed below:

Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and *structures*, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.	**Criterion Met:** (Yes/No/N/A) **YES**
Applicant's Response: *"The project is not in the flood zone and the site design follows the natural terrain which is relatively flat with no 30% slopes. The project is not within a designated historic district."* **Staff Response:** Staff concurs with this statement and add that it does not require an archaeological clearance permit, per Subsection 14-3.13(B)(3)(a), since the site is less than 10 acres in size.	

Criterion 2: The planning commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate erosion or flood hazard. Such land shall be set aside within the plat for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).	**Criterion Met:** (Yes/No/ N/A) **YES**

Applicant's Response:

"The project is subject to the review of applicable public agencies regulating development in the city. We propose that the project is suitable for platting and development purposes for residential use. All applicable development standards of the adopted land development code and policies are addressed in the design."

Staff Response:

No concerns have been raised by other public agencies that determined that the project is not suitable for platting and development purposes of the kind proposed. No public agency has indicated that the land is NOT in the best interest of the public health, safety or welfare. The subject property is not subject to flooding and has not been deemed to be topographically unsuited for building, or for other reasons uninhabitable. The site is fairly flat and will not aggravate erosion or flood hazard. All applicable development standards of the adopted land development code and policies are addressed in the design.

Criterion 3: All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).	**Criterion Met:** (Yes/No /N/A) **YES**

Applicant's Response:

"The Development Review Team (DRT) will review the Applicant's proposed subdivision design. The DRT includes the following City Divisions: Traffic, Technical Review, Water, Sewer, Environmental, and Land Use. Review comments and conditions from the DRT provide necessary changes to the proposal to conform to the City Code in order to meet standards for health, safety or welfare. The subdivision plat complies with the standards of Chapter 14, Article 9."

Staff Response:

The DRT has reviewed this Project and made their comments as found in Section II of this report as conditions of approval, and in Exhibit B as technical corrections. Staff has found that the plat complies with the infrastructure design, improvements and dedication standards.

Criterion 4: A plat shall not be approved that creates nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.	**Criterion Met:** (Yes/No/N/A) **YES**
Applicant's Response: *"The proposed plat does not create any nonconformity and will not increase the extent or degree of an existing nonconformity with the provisions of Chapter 14 provided all conditions of approval and technical corrections are made with the final subdivision plat. No variances are requested with this plat."* **Staff Response:** Staff concurs with this statement.	
Criterion 5: A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.	**Criterion Met:** (Yes/No /N/A) **YES**
Applicant's Response: *"This application is not requesting any exceptions to the Santa Fe City Code with this proposal."* **Staff Response:** Staff concurs with this statement.	

X. EARLY NEIGHBORHOOD NOTIFICATION

An Early Neighborhood Notification meeting was conducted online on April 27, 2021 via Zoom. The meeting was well attended by City staff and project team, although no neighbors were in attendance. The ENN Guidelines and supporting documentation are attached. (EXHIBIT D).

XI. EXPIRATION

The General Plan Amendment and Rezoning to the R-7 do not expire. If the Applicant's request for the rezoning with a development plan is approved by the Governing Body, the Applicant will then return to the Planning Commission for final development plan and subdivision approval.

Approval of a preliminary subdivision plat shall expire three years after final action. Therefore if a final plat is not approved, the approved preliminary subdivision plat will expire on August 5, 2024.

XII. ATTACHMENTS

EXHIBIT A:

1. Technical Corrections
2. Draft Findings of Fact/Conclusions of Law

EXHIBIT B: Development Review Team Memoranda & Email

1. Technical Review Memorandum, Dee Beingessner
2. Wastewater Division Memorandum, Stan Holland
3. Fire Prevention, Geronimo Griego
4. Landscape Memorandum, Lawrence Rivera
5. ADA - Site Review, Jason Kluck
6. Solid Waste, Eric Lucero

EXHIBIT C: Maps and Photos

1. Future Land Use Map
2. Current Zoning Map
3. Aerial Map
4. Google Street and Earth Views

EXHIBIT D: Early Neighborhood Notification

1. ENN Guidelines
2. Meeting Notes
3. School Notification

EXHIBIT E: Applicant Materials

1. Application Report
2. Applicant's full plan set
3. Traffic Impact Analysis

APPROVED BY:

Title	**Name**	**Initials**
Interim Land Use Department Director	Jason Kluck	jmk
Land Use Planner Manager	Noah Berke	NLB
Land Use Department Case Manager	Donna Wynant	DJW

City of Santa Fe, New Mexico

Planning Commission

Exhibit A

Technical Corrections

&

Draft Findings of Fact/Conclusions of Law

Aleksander Estates Subdivision

Case #2021-3805, 3806, 3807, 3608

Technical Corrections

#	TECHNICAL CORRECTIONS	Dept/ Division	To be completed by:
1	If parking will only be allowed in designated areas, no parking signs are needed along the roadway. Signs should be placed at both ends of no parking areas with an arrow and wording stating "No Parking Between Signs". For large distances between signs, signs with arrows pointing in both directions shall be used.	Land Use Engineer	Prior to recordation
2	Place pond volumes on the construction plans	Land Use Engineer	Prior to recordation
3	Engineer to certify pond slopes if greater than 2:1.	Land Use Engineer	Prior to recordation
4	This development shall comply with the most current requirements of the American with Disabilities Act (ADA) for all infrastructure improvements. Place a note on the Plat to reflect this condition.	Land Use Engineer	Prior to recordation
5	Other comments will be provided on Plans at the time of the building permit and changes may be required during permitting process	Land Use Engineer	Prior to recordation
6	See attached memo in Exhibit B for ADA Site Review	ADA Review	Prior to recordation
7	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. Separate zones are required for permanent and temporary irrigation lines.	Landscape Review	Prior to permit review
8	14-8.4(F)(2)(a) all required deciduous trees shall be two (2) inch caliper minimum; 14-8.4 (F)(2)(c) All required evergreen trees shall be a minimum of six (6) feet in height.	Landscape Review	Prior to permit review
9	14-8.4(F)(2)(b) all required shrubs shall be five gallon minimum except as noted on the City of Santa Fe Recommended Plant List;	Landscape Review	Prior to permit review
10	Reduce Pinon Pine count by three and add three Austrian Pine.	Landscape Review	Prior to permit review

11	A security fence around ponds three feet and deeper with a maintenance gate is required.	Landscape Review	Prior to permit review
12	Note on plan: "All disturbed areas shall be restored per COSF Code 14-8.2(D)(5)".	Landscape Review	Prior to permit review
13	Provide additional plantings at the north side entrance to create a beautiful focal point upon entering the subdivision.	Landscape Review	Prior to permit review
14	Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code.	Landscape Review	Prior to permit review
15	1. Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC 2015 Section 503.2.1) 2. 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. (Appendix D Table D103.4) 3. Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads. 4. Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1) 5. 507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building. 6. Shall have water supply that meets fire flow requirements as per IFC (Appendix B) 7. Shall comply with Section D102.1 Access and Loading (75,000 lbs). 8. 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. (Appendix D Table D103.4) 9. Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade. 10. Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates. 11. Shall comply with Section D106 Multiple-Family Residential Developments. 12. 107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling	Fire Prevention	At the time of any new construction or remodel.

	units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. (remotely) 13. Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.		
16	ADA Site Review Standards- see attached memo.	LUD/ADA Review	Prior to signature sheet

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

Case #2021-3805 – Aleksander Estates General Plan Amendment
Owner's/Applicant's Name – Next Generation Contracting, Inc.
Agent's Name – Monica Montoya Land Use Consulting, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on August 5, 2021 upon the application (Application) of Monica Montoya Land Use Consulting, Inc., Agent, for Next Generation Contracting, Inc., Owner. The Applicant requests approval of a general plan future land use map amendment to change the designation from Low Density Residential (1 dwelling unit per acre and 1-3 dwelling units per acre) to Moderate Density Residential (3-7 dwelling units per acre) for approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road (Property). The Property is zoned R-1 (Residential - 1 dwelling unit per acre).

In related Case #2021-3806, the Applicant seeks a rezoning from R-1 (Residential – 1 dwelling unit per acre) to R-7 (Residential – 7 dwelling units per acre). Additionally, in related Case #2021-3807, the Applicant seeks preliminary development plan approval for a preliminary subdivision for 59 single-family residential lots. Finally, in related case #2021-3808, the Applicant requests approval of a preliminary subdivision plat for 59 single-family residential lots.

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 seeks a rezoning to R-7, which would allow for the proposed single-family residential development consisting of 59 single-family residential lots on approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road (Project).
2. Under the Santa Fe City Code (SFCC) Section 14-3.2(B)(2)(b), the general plan must first be amended before approval of a change in zoning district designation that is inconsistent with the land use classification shown on the general plan's future land use map.
3. Under SFCC Section 14-3.2(C)(1), the Application for a general plan amendment may be considered by the planning commission and the governing body concurrently with other applications.
4. SFCC Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC § 14-3.1(F)(2)(a)(xii)]; and (c) compliance with notice and public hearing requirements [SFCC § 14-3.1(H)-(I)].
5. A pre-application conference was held on December 10, 2020.
6. The Applicant conducted a virtual ENN meeting on April 27, 2021, using Zoom.
7. Pursuant to SFCC Section 14-3.1(H), notice of the ENN meeting was properly given.

8. The ENN meeting was attended by representatives of the Applicant and City staff. No members of the public attended.
9. City staff reviewed the general 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.
10. Staff recommended that the Commission recommend approval of the amendment to the general plan to Governing Body.
11. Pursuant to SFCC Sections14-2.3(C)(7)(a) and 14-3.2(D)(2), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the general plan.
12. At the Hearing, the Commission considered the Application in this case concurrently with the applications in Case Nos. 2021-3806, 2021-3807, and 2021-3808; 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.
13. SFCC Section 14-3.2 sets out certain procedures for amendments to the general plan, including, without limitation, submittal of an application for review, a public hearing by the Commission, and a recommendation to the Governing Body based upon the criteria set out in SFCC Section 14-3.2(E).
14. SFCC Section 14-3.2(E)(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 recommending approval of an amendment to the general plan to the Governing Body.
15. Pursuant to SFCC 14-3.2(E)(1)(a), the Commission finds that the Project is consistent with growth projections for Santa Fe, economic development goals, and existing land us conditions such as access and availability of infrastructure. The General Plan has established community commercial use on land in the vicinity of the project to support the area. Medium to high density residential uses are established in the NM 599 and South Meadows Road node. The fundamental framework for residential communities exists, including roads (NM 599 and South Meadows Road), services (city water and sewer), and schools.
16. Pursuant to SFCC Section 14-3.2(E)(1)(b), the Commission finds that the proposed general plan amendment would be consistent with other parts of the general plan. Medium densities are consistent with and supported by the growth management policies of Chapter 4 of the General Plan, which call for a concentration of populations at greater densities in developing areas.
17. Pursuant to SFCC Section 14-3.2(E)(1)(c) the Commission finds the amendment does not:
    (i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or
    (ii) affect an area of less than two acres, except when adjusting boundaries between districts; or
    (iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public.
18. The Commission finds that the criterion in SFCC 14-3.2(E)(1)(d) is not applicable because the criterion in SFCC Section 14-3.2(E)(1)(c) is met.
19. The Commission finds that the criterion in SFCC 14-3.2(E)(1)(e) is not applicable to this case.

20. Pursuant to SFCC 14-3.2(E)(1)(f), the Commission finds that approving a proposal for housing on the Property would promote the general welfare and contribute to the harmonious development of Santa Fe.
21. Pursuant to SFCC 14-3.2(E)(1)(g), the Commission has considered conformity with other city policies.
22. The Commission finds that the additional criteria in SFCC 14-3.2(E)(2) are not applicable to this case because the proposal would not amend the land use policies section of the general plan.
23. The Commission finds that the additional criteria in SFCC 14-3.2(E)(3) are not applicable to this case because the proposal does not involve the adoption of a neighborhood 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 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
2. The Applicant has the right under the SFCC to propose an amendment to the general plan.
3. The Commission has the power and authority at law and under the SFCC to review the proposed amendment to the general plan and to make recommendations regarding the proposed amendment to the general plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. The Commission should recommend approval of the requested general plan amendment because all applicable code requirements and criteria for recommendation of approval of the proposed amendment to the general plan have been met.

WHEREFORE, IT IS ORDERED ON THE 5th DAY OF AUGUST 2021 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 general plan amendment, as requested in the Application for Case #2021-3805.

_____ _____

Brian Gutierrez
Chairperson

Date:

FILED:

_____ _____

Kristine Bustos-Mihelcic
City Clerk

Date:

APPROVED AS TO FORM:

_____
Sally A. Paez
Assistant City Attorney

_____
Date:

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

Case #2021-3806 – Aleksander Estates Rezoning
Owner's/Applicant's Name – Next Generation Contracting, Inc.
Agent's Name – Monica Montoya Land Use Consulting, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on August 5, 2021 upon the application (Application) of Monica Montoya Land Use Consulting, Inc., Agent, for Next Generation Contracting, Inc., Owner. The Applicant requests approval of a rezoning from R-1 (Residential - 1 dwelling unit per acre) to R-7 (Residential - 7 dwelling units per acre) for approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road (Property).

In related Case #2021-3805, the Applicant requests approval of a general plan future land use map amendment to change the designation from Low Density Residential (1 dwelling unit per acre and 1-3 dwelling units per acre) to Moderate Density Residential (3-7 dwelling units per acre). Additionally, in related Case #2021-3807, the Applicant seeks preliminary development plan approval for a preliminary subdivision for 59 single-family residential lots. Finally, in related case #2021-3808, the Applicant requests approval of a preliminary subdivision plat for 59 single-family residential lots.

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 seeks a rezoning to R-7, which would allow for the proposed single-family residential development consisting of 59 single-family residential lots on approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road (Project).
2. Santa Fe City Code (SFCC) Section 14-3.2(D)(1) provides that an application for amendments to the general plan may be considered concurrently with an application for rezoning.
3. SFCC Section14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC §14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC § 14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC §14-3.1(H)-(I)].
4. A pre-application conference was held on December 10, 2020.
5. The Applicant conducted a virtual ENN meeting on April 27, 2021, using Zoom.
6. Pursuant to SFCC Section 14-3.1(H), notice of the ENN meeting was properly given.
7. The ENN meeting was attended by representatives of the Applicant and City staff. No members of the public attended.
8. Pursuant to SFCC Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC Chapter 14 and any other

information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (Submittal Requirements).

9. City staff reviewed the rezoning Application, and the related materials and information submitted by the Applicant, for conformity with applicable SFCC requirements and provided the Planning Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
10. Staff recommended that the Commission recommend approval of the rezoning to the Governing Body.
11. Pursuant to SFCC Sections 14-2.3(C)(7)(c) and 14-3.5(B)(1), the Commission has the authority to review and make recommendations to the Governing Body regarding rezonings.
12. At the Hearing, the Commission considered the Application in this case concurrently with the applications in Case Nos. 2021-3805, 2021-3807, and 2021-3808; 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.
13. SFCC 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.
14. SFCC 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 a rezoning.
15. Pursuant to SFCC Section 14-3.5(C)(1)(a)(ii)-(iii), the Commission finds that the character of the surrounding area has changed due to increased residential development and that the proposed R-7 zoning is more advantageous to the community because the use will remain single-family residential while allowing higher density, which allows housing to be developed at a more affordable rate.
16. Pursuant to SFCC Section 14-3.5(C)(1)(b), the Commission finds that all the rezoning requirements of Chapter 14 have been met.
17. Pursuant to SFCC Section 14-3.5(C)(1)(c), the Commission finds that the proposed rezoning is consistent with the applicable policies of the general plan, including growth management policies for infill development at medium densities in developing areas with centrally located neighborhood centers. Additionally, the rezoning will be consistent with the future land use map if the proposed general plan amendment is approved by the Governing Body.
18. Pursuant to SFCC Section 14-3.5(C)(1)(d), the Commission finds that rezoning the property to accommodate infill by creating a 59-lot subdivision is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate, and geographic location of the growth of the city.
19. Pursuant to SFCC 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, will be able to accommodate the impacts of the proposed development.
20. Pursuant to SFCC Section 14-3.5(C)(2)(a), the Commission finds that the proposed change in density will not result in a change in character inconsistent with the prevailing use and character of the area, and that the R-7 zoning is consistent with the surrounding density.
21. Pursuant to SFCC Section 14-3.5(C)(2)(b), the Commission finds that the proposed rezoning is permissible because it would not affect an area of less than two acres.

1. Pursuant to SFCC Section 14-3.5(C)(2)(c), the Commission finds that the proposed rezoning will not benefit one or a few landowners at the expense of the surrounding landowners or general public.
2. Pursuant to SFCC Section 14-3.5(D), the Commission finds that the proposed additional density can be accommodated by the existing and proposed road infrastructure.

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 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
2. The Applicant has the right under the SFCC to propose the rezoning of the Property.
3. The Commission has the power and authority at law and under the SFCC to review the proposed rezoning of the Property and to make recommendations regarding the proposed rezoning to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. The Commission should recommend approval of the requested rezoning because all applicable code requirements and criteria for recommendation of approval of the proposed rezoning have been met.

WHEREFORE, IT IS ORDERED ON THE 5th DAY OF AUGUST 2021 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 proposed rezoning to R-7, as requested in the Application for Case #2021-3806.

_____ _____
Brian Gutierrez Date:
Chairperson

FILED:

_____ _____
Kristine Bustos-Mihelcic Date:
City Clerk

APPROVED AS TO FORM:

_____ _____
Sally A. Paez Date:
Assistant City Attorney

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

Case #2021-3807 – Aleksander Estates Preliminary Development Plan
Owner's/Applicant's Name – Next Generation Contracting, Inc.
Agent's Name – Monica Montoya Land Use Consulting, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on August 5, 2021 upon the application (Application) of Monica Montoya Land Use Consulting, Inc., Agent, for Next Generation Contracting, Inc., Owner. The Applicant requests approval of a preliminary development plan for 59 single-family residential lots on approximately 8.38 acres. The property is zoned R-1 (Residential – 1 dwelling unit per acre) and is located on the east side of Kates Way, north of South Meadows Road (Property).

In related Case #2021-3805, the Applicant requests approval of a general plan future land use map amendment to change the designation from Low Density Residential (1 dwelling unit per acre and 1-3 dwelling units per acre) to Moderate Density Residential (3-7 dwelling units per acre). Additionally, in related Case #2021-3806, the Applicant seeks a rezoning from R-1 (Residential – 1 dwelling unit per acre) to R-7 (Residential – 7 dwelling units per acre). Finally, in related case #2021-3808, the Applicant requests approval of a preliminary subdivision plat for 59 single-family residential lots.

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 seeks a rezoning to R-7, which would allow for the proposed single-family residential development consisting of 59 single-family residential lots on approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road (Project).
2. Under Santa Fe City Code (SFCC) Section 14-4(E)(1), the R-7 zoning district is "designed to accomplish the following: (a) to allow a greater intensity of residential land use; (b) to encourage infill development on undeveloped or underdeveloped land in order to promote compact urban form and promote efficient use of public infrastructure and services; and (c) to allow a density that enables affordability."
3. Under SFCC 14-4.2(E)(2), rezoning to R-7 "requires consideration and approval by the planning commission and the governing body of a development plan for the property as provided in Section 14-3.8."
4. SFCC Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC §1 4-3.1(F)(2)(a)(iv)]; and (c) compliance with notice and public hearing requirements [SFCC § 14-3.1(H)-(I)].
5. A pre-application conference was held on December 10, 2020.

6. The Applicant conducted a virtual ENN meeting on April 27, 2021, using Zoom.
7. Pursuant to SFCC Section 14-3.1(H), notice of the ENN meeting was properly given.
8. The ENN meeting was attended by representatives of the Applicant and City staff. No members of the public attended.
9. City staff reviewed the preliminary development plan Application, and the related materials and information submitted by the Applicant, for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
10. Staff recommended that the Commission recommend that the Governing Body approve the preliminary development plan, subject to certain conditions of approval and technical corrections set forth in the Staff Report and attached exhibits.
11. At the Hearing, the Commission considered the Application in this case concurrently with the applications in Case Nos. 2021-3805, 2021-3806, and 2021-3808; 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.
12. Pursuant to SFCC Sections 14-2.3(C)(1) and 14-4.2(E)(2) and Table 14-2.1-1, the Commission has the authority to review development plans required for rezonings to R-7 and to make recommendations to the Governing Body.
13. SFCC 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 Section 14-3.8(D).
14. SFCC 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).
15. The information contained in the Staff Report and exhibits is sufficient to establish that the Submittal Requirements have been met.
16. SFCC 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 making a recommendation to the Governing Body to approve a development plan.
17. Pursuant to SFCC Section 14-3.8(D)(1)(a), the Commission finds that it is empowered to review and make a recommendation on the proposed preliminary development plan under SFCC Sections 14-2.3(C)(1), 14-3.8(B)(2), and 14-4.2(E)(2), and Table 14-2.1-1.
18. Pursuant to SFCC Section 14-3.8(D)(1)(b), the Commission finds that approving the rezoning to R-7 and associated preliminary development plan for the Project would not adversely affect the public interest.
19. Pursuant to SFCC Section 14-3.8(D)(1)(c), the Commission finds 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 Project. The subject property is located in an area with medium to high density patterns, and institutional uses that include the El Camino Real Academy to the east and the site of a future fire station. The proposed use and scale of the Project is compatible with land uses in the vicinity.
20. Under SFCC Section 14-3.8(D)(2), the Commission is authorized to specify conditions of approval for a development plan that are necessary to accomplish the proper development of the area and to implement the policies of the general plan.

21. The Commission finds that the conditions and technical corrections set out in the Staff Report and exhibits are necessary to accomplish the proper development of the area and to implement the policies of the general plan.
22. The Applicant is willing and able to comply with the conditions and technical corrections set forth in the staff report and exhibits.

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 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
2. The Commission has the authority to review and make a recommendation to the Governing Body to approve the preliminary development plan.
3. The Applicant met the applicable Submittal Requirements.
4. The Commission should recommend approval by the Governing Body of the preliminary development plan subject to the conditions and technical corrections recommended by staff because all applicable code requirements and criteria for preliminary development plan approval have been met.

WHEREFORE, IT IS ORDERED ON THE 5th DAY OF AUGUST 2021 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 proposed preliminary development plan, subject to the conditions and technical corrections set forth in the Staff Report and exhibits.

_____ _____
Brian Gutierrez Date:
Chairperson

FILED:

_____ _____
Kristine Bustos-Mihelcic Date:
City Clerk

APPROVED AS TO FORM:

_____ _____
Sally A. Paez Date:
Assistant City Attorney

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

Case #2021-3808 – Aleksander Estates Preliminary Subdivision Plat
Owner's/Applicant's Name – Next Generation Contracting, Inc.
Agent's Name – Monica Montoya Land Use Consulting, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on August 5, 2021 upon the application (Application) of Monica Montoya Land Use Consulting, Inc., Agent, for Next Generation Contracting, Inc., Owner. The Applicant requests approval of a preliminary subdivision plat for 59 single-family residential lots on approximately 8.38 acres (Property). The property is zoned R-1 (Residential – 1 dwelling unit per acre) and is located on the east side of Kates Way, north of South Meadows Road (Property).

In related Case #2021-3805, the Applicant requests approval of a general plan future land use map amendment to change the designation from Low Density Residential (1 dwelling unit per acre and 1-3 dwelling units per acre) to Moderate Density Residential (3-7 dwelling units per acre). Additionally, in related Case #2021-3806, the Applicant seeks a rezoning from R-1 (Residential – 1 dwelling unit per acre) to R-7 (Residential – 7 dwelling units per acre). Finally, in related case #2021-3807, the Applicant requests approval of a preliminary development plan for 59 single-family residential lots.

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. 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.
2. Santa Fe City Code (SFCC) Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC Section 14-3.1(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC Section 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC Section 14-3.1(H)-(I)].
3. A pre-application conference was held on December 10, 2020.
4. The Applicant conducted a virtual ENN meeting on April 27, 2021, using Zoom.
5. Pursuant to SFCC Section 14-3.1(H), notice of the ENN meeting was properly given.
6. The ENN meeting was attended by representatives of the Applicant and City staff. No members of the public attended.
7. City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.

8. Staff recommended that the Commission should approve the preliminary subdivision plat, subject to certain conditions (the Conditions) and technical corrections set out in the Staff Report and exhibits.
9. Pursuant to SFCC Sections 14-2.3(C)(1) and 14-3.7(B)(3)(d), the Commission has the authority to review and approve or disapprove preliminary subdivision plats.
10. At the Hearing, the Commission considered the Application in this case concurrently with the applications in Case Nos. 2021-3805, 2021-3806, and 2021-3807; 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.
11. SFCC Section 14-3.7(B) establishes certain procedures for preliminary subdivision plat approval including, without limitation, a public hearing by the Commission, review of the preliminary plat, and a decision based on the criteria set out in SFCC Section 14-3.7(C).
12. SFCC Section 14-3.7(B)(3)(b) requires the Applicant to submit a preliminary plat prepared by a professional land surveyor, together with improvement plans and other specified supplementary material that demonstrates conformance with the standards of SFCC Section 14-9 (Submittal Requirements).
13. The information contained in the Staff Report and exhibits is sufficient to establish that the Submittal Requirements have been met.
14. SFCC Section 14-3.7(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 approving a preliminary subdivision.
15. Pursuant to SFCC Section 14-3.7(C)(1), the Commission finds that due regard has been shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets. The site is vacant with little vegetation, and there are no historical or significant natural features or drainages on the site.
16. Pursuant to SFCC Section 14-3.7(C)(2), the Commission finds that the land is suitable for platting and development purposes of the kind proposed. The subject parcel does not lie within a flood zone. It is relatively flat with a gentle slope from north to south with a grade of less than 2%.
17. Pursuant to SFCC Section 14-3.7(C)(3), the Commission finds that the plat complies with the infrastructure design, improvement, and dedication standards set forth in SFCC Section 14-9.
18. Pursuant to SFCC Section 14-3.7(C)(4)-(5), the Commission finds that the plat does not create any nonconformities or increase any existing nonconformities, and no variances or exceptions are requested or needed.
19. The Applicant is willing and able to comply with the Conditions and technical corrections set forth in the staff report and exhibits.

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 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Commission has the authority to review and approve the preliminary subdivision plat subject to conditions.

3. The Applicant met the applicable Submittal Requirements.
4. The preliminary subdivision plat should be approved, subject to the Conditions and technical corrections set forth in the Staff Report and exhibits because all applicable code requirements and criteria for preliminary subdivision plat approval have been met.

WHEREFORE, IT IS ORDERED ON THE 5th DAY OF AUGUST 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the preliminary subdivision plat for the Project, subject to the Conditions and the technical corrections set forth in the Staff Report and exhibits. The preliminary subdivision plat shall expire three years after issuance of this final action unless an extension is granted or a final subdivision plat is approved pursuant to SFCC Section 14-3.19(C).

_____ _____
Brian Gutierrez Date:
Chairperson

FILED:

_____ _____
Kristine Bustos-Mihelcic Date:
City Clerk

APPROVED AS TO FORM:

_____ _____
Sally A. Paez Date:
Assistant City Attorney

City of Santa Fe, New Mexico

Planning Commission

Exhibit B

DRT Memos

1. Technical Review Memorandum, Dee Beingessner
2. Wastewater Division Memorandum, Stan Holland
3. Fire Prevention, Geronimo Griego
4. Landscape Memorandum, Lawrence Rivera
5. ADA - Site Review, Jason Kluck
6. Solid Waste, Eric Lucero

Development Review Team

Comment Form

Date: 7/20/21

Staff person: Dee Beingessner

Dept/Div: Land Use/Terrain Management

Case: **Case #2021-3805 3806 3807 3808. Aleksander Estates Subdivision**

Case Mgr: Donna Wynant

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
1	Prior to Signature Sheet Process
2	

Technical Corrections*:	Must be completed by:
1 If parking will only be allowed in designated areas, no parking signs are needed along the roadway. Signs should be placed at both ends of no parking areas with an arrow and wording stating "No Parking Between Signs". For large distances between signs, signs with arrows pointing in both directions shall be used.	Prior to recordation
2 Place pond volumes on the construction plans	
3 Engineer to certify pond slopes if greater than 2:1.	
4 This development shall comply with the most current requirements of the American with Disabilities Act (ADA) for all infrastructure improvements. Place a note on the Plat to reflect this condition.	
5 Other comments will be provided on Plans at the time of the building permit and changes may be required during permitting process	

*Must made prior to recording and/or permit issuance

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):

RE: DRT comments on Villa Sendero and Alexander Estates Subdivision

HS

HOLLAND, TOWNSEND S.
Mon 7/26/2021 2:41 PM

To: WYNANT, DONNA J.

Sorry to get back late. No comment for Aleksander Subdivision

Development Review Team

Comment Form

Date: 07/14/2021

Staff person: Geronimo Griego

Dept/Div: Fire Prevention

Case: 2021-3895 3806 3807 3808 Aleksander Subdivision

Case Mgr: Dona Wynant

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval: by:	Must be completed
	Prior to planning commission.

Technical Corrections*:	Must be completed by:
1. Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC 2015 Section 503.2.1) 2. 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. (Appendix D Table D103.4) 3. Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads. 4. Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1) 5. 507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building. 6. Shall have water supply that meets fire flow requirements as per IFC (Appendix B)	At the time of any new construction or remodel.

7. Shall comply with Section D102.1 Access and Loading (75,000 lbs). 8. 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. (Appendix D Table D103.4) 9. Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade. 10. Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates. 11. Shall comply with Section D106 Multiple-Family Residential Developments. 12. 107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. (remotely) 13. Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.	

*Must made prior to recording and/or permit issuance

Development Review Team

Comment Form

Date: 7/13/2021

Staff person: Lawrence Rivera

Dept/Div: Land Use/Terrain Management – Landscape/Irrigation Review

Case #2021-3807. Aleksander Estates Subdivision Preliminary Development Plan

Case Manager: Donna Wynant, AICP, djwynant@santafenm.gov, 955-6325

Review by this division/department of the Preliminary Development plan set has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:	Must be completed by:

Technical Corrections*:	Must be completed by:
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. Separate zones are required for permanent and temporary irrigation lines.	Prior to permit review
2. 14-8.4(F)(2)(a) all required deciduous trees shall be two (2) inch caliper minimum; 14-8.4 (F)(2)(c) All required evergreen trees shall be a minimum of six (6) feet in height.	Prior to permit review
3. 14-8.4(F)(2)(b) all required shrubs shall be five gallon minimum except as noted on the City of Santa Fe Recommended Plant List;	Prior to permit review
4. Reduce Pinon Pine count by three and add three Austrian Pine.	Prior to permit review
5. A security fence around ponds three feet and deeper with a maintenance gate is required.	Prior to permit review
6. Note on plan: "All disturbed areas shall be restored per COSF Code 14-8.2(D)(5)".	Prior to permit review
7. Provide additional plantings at the north side entrance to create a beautiful focal point upon entering the subdivision.	Prior to permit review
8. Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code.	Prior to permit review
Staff reserves the right to require additional submittals upon receiving revisions.	

*Must made prior to recording and/or permit issuance

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):

Development Review Team Comment Form

Date: 7/04/2021

Staff person: Jason M. Kluck

Dept/Div: Land Use – ADA Site Review

Case: **Case #2021-3807 Alexander Estates, Preliminary Development Plan**

Kate's Way

Case Mgr: Donna Wynant

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:	Must be completed by:
Approval Comments: Provide Design Professional Seal and signature with date signed on all drawing sheets. Accessibility feature design within the Public Right-of-Way shall comply with NMDOT Pedestrian Access Route Details (Serial 608). Sidewalks within the subdivision shall provide for a continuous accessible path of travel route(s). (Provide signage at closest intersection with accessible connection indicating "Accessible Route Ends Ahead" or "No Accessible Route" and provide detour at any temporary or permanent inaccessible routes.) Walking surfaces along the accessible path of travel route(s) shall be firm, stable and slip resistant and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. Walking surfaces along the accessible path of travel shall not exceed 1:20 (5%) running slopes without handrail(s) in accordance with current ANSI 117.1 standards 505 & 2015 IBC 1014. Cross slopes shall not exceed 2% staff recommends 1% to 1.5% as a target cross slope. Walkways shall provide 5' diameter turning space every 200 linear feet of run. It is preferred to have marked crossings where the accessible route crosses vehicular traffic lanes. Accessible street crossing locations provided shall be compliant with NMDOT Pedestrian Access Route Details (Serial 608) and shall be approved by the City's Traffic Engineering Division prior to permit application. Please include documentation of this approval with the building permit submittal. Driveway and intersection crossings shall not exceed 2% cross slope, shall	Prior to Recording

have a level maneuvering space, shall have 1/4" max. vertical deflections, and 10% max. flare slope. Curb ramps shall have the required 5' clear length landing and turning space. Changes in direction shall comply with 304.3. Curb Ramps within the site shall have a target running slope of 7% or less typical and 1:12 (8.33%) maximum. Curb Ramp landing target slope is 1.5% and shall not exceed 2% running and cross slope maximum in any direction. At curb ramp landings and other transitions leading directly into the vehicular way along the accessible path of travel route(s), provide detectable warning surfaces immediately prior to entry into the vehicular way, road/drive crossings and cross walks. Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30" vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8. Vertical clearance: Provide and maintain 80" of vertical clearance for the full width of all sidewalks/pedestrian routes. Rails or other barriers shall be provided where the vertical clearance is less than 80". The leading edge of such rails or barrier shall be located 27" max. above the floor. (307.4) Provide and maintain 98" vertical clearance at van parking spaces and access aisles, and accessible routes. (502.6) At Passenger Loading Zones, provide and maintain 114" min. vertical clearance at the exterior vehicular route and access aisles serving the vehicle pull-up space. (503.5) Off-Street parking a striped or metered on-street parking shall comply with: 2015 NM Accessible Parking Checklist 2010 ADA Standards - 208.2.3 Residential Facilities. Parking spaces provided to serve residential facilities shall comply with 208.2.3. 208.2.3.3 Parking for Guests, Employees, and Other Non-Residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with Table 208.2. Provision for ADA parking, signage and sidewalk access at striped and/or metered on-street parking spaces is recommended and may be required for public infrastructure. See State Proposed PROWAG On-Street parking scoping requirements for details.	

Technical Corrections*:	Must be completed by:
N/A	Prior to recording

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply:

General ADA Site Compliance Requirements for all phases of development of this project, as applicable

On-Site ADA Site Compliance Requirements as applicable:

IEBC Section 705, Accessibility: Businesses must comply with the provisions of the ADA Standards to the "maximum extent feasible" with a building alteration. The costs for the added ADA work is considered disproportionate if it is over 20% of the costs of the project. Improvements should be prioritized up to the 20% limit: entrance; route to the primary function area; at least one unisex ADA restroom or one restroom for each sex serving the area; drinking fountains serving the area; other.

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.

IBC 1104.1 Site arrival points: At least one (firm, stable, slip resistant) accessible route within the site shall be provided from: public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.

Accessibility feature design within the Site shall comply with NMDOT Pedestrian Access Route Details (Serial 608) or demonstrate compliance with applicable ADA regulations by other means as provided in the permitted Construction Documents.

All walk surfaces along the accessible path of travel shall be firm, stable and slip resistant and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. At curb ramp landings and other transitions leading directly into the vehicular way along the accessible path of travel route(s), provide detectable warning surfaces immediately prior to entry into the vehicular way, road/drive crossings and cross walks.

All walk surfaces along the accessible path of travel shall not exceed 1:20 (5%) running slopes without handrail(s) in accordance with current ANSI 117.1 standards 505 & 2015 IBC 1014. Cross slopes shall not exceed 2% staff recommends 1% to 1.5% as a target cross slope. Walkways shall provide 5' diameter turning space every 200 linear feet of run. It is preferred to have marked crossings where the accessible route crosses vehicular traffic lanes.

Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30" vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.

Ramps within the site shall have 1:12 (8.33%) running slope and 1:48 (2%) cross slope max. With a max. rise of 30" and with 5' clear length landings where straight. Changes in direction shall comply with 304.3. Landing typical slope is 1.5% and shall not exceed 2% running and cross slope.

Curb Ramps shall have the required 5' clear length landing and turning space. Changes in direction shall comply with 304.3. Curb Ramps within the site shall have a target running slope of 7% or less typical and 1:12 (8.33%) maximum. Curb Ramp landing target slope is 1.5% and shall not exceed 2% running and cross slope maximum in any direction.

Accessible parking spaces and access aisles shall not exceed 2% slope in any direction. 1%-1.5% is the preferred target slope.

ADA parking signage shall comply with the 2015 New Mexico Accessible Parking Checklist. Accessible Signage Detail - Signage with required language per the NM Accessible Parking Checklist is required at ALL ADA Parking spaces. Parking signage height shall be 84" above the floor of the parking space, measured to the bottom of the R7-8 sign in the Public right-of-way, accessible path of travel, pedestrian way or path of the means of egress. Locate Van Accessible Parking signs immediately below the reserved parking sign at wall mounted or other locations not in the pedestrian way. At Van Accessible signs located in the pedestrian way, the R7-8A Van Accessible sign shall be mounted at 84" to bottom of the sign. Wall mounted signs and signs not mounted in the public way shall be 60" (84" is preferred) minimum above the floor of the parking space, measured to the bottom of the sign.

ADA parking space and aisle striping shall comply with the 2015 NM Accessible Parking Checklist, Section 9 (NMBC-1111 Section 1.4 through 1.4.3). The ADA parking space access aisle shall be clearly marked by diagonal pavement striping. "NO PARKING" lettering shall be stenciled in 1 foot high min. and 2 inches wide min. strokes, and located at the drive end of the striped access aisle. The International Symbol of Accessibility (ISA) shall be stenciled at all parking spaces, centered on the space and aligned with the drive end of the parking space striping. All pavement striping and markings shall be stenciled with pavement paint; blue on concrete paving or white on asphalt paving.

Ensure ADA Accessible parking spaces are located in close physical proximity to any adjacent accessible entrances or accessible housing units (60% of all entrances shall be accessible on new construction), with the shortest path of travel available from the parking area to the unit(s) and accessible entrances. Ensure accessible routes from Accessible parking space aisle(s) to building entrance are provided/maintained. Wheel stops are encouraged at all ADA accessible parking spaces to help ensure required clearance along the accessible path of travel is maintained.

Vertical clearance: Provide and maintain 80" of vertical clearance for the full width of all sidewalks/pedestrian routes. Rails or other barriers shall be provided where the vertical clearance is less than 80". The leading edge of such rails or barrier shall be located 27" max. above the floor. (307.4) Provide and maintain 98" vertical clearance at van parking spaces and access aisles, and accessible routes. (502.6) At Passenger Loading Zones, provide and maintain 114" min. vertical clearance at the exterior vehicular route and access aisles serving the vehicle pull-up space. (503.5)
Bicycle parking spaces shall comply with the requirements set forth in SFCC Chapter 14, (Subsection 14-8.6(E) along with Appendix Exhibit D, bicycle rack standards and dimensions for size, clearance and location.

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.

Off-Site ADA Site Compliance Requirements as applicable:

Accessibility feature design within the Public Right-of-Way shall comply with NMDOT Pedestrian Access Route Details (Serial 608).

Driveway and intersection crossings shall not exceed 2% cross slope, shall have a level maneuvering space, shall have 1/4" max. vertical deflections, and 10% max. flare slope.

Curb Ramps shall have the required 5' clear length landing and turning space. Changes in direction shall comply with 304.3. Curb Ramps within the site shall have a target running slope of 7% or less typical and 1:12 (8.33%) maximum. Curb Ramp landing target slope is 1.5% and shall not exceed 2% running and cross slope maximum in any direction.

All walk surface along the accessible path of travel shall be firm, stable and slip resistant and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. At curb ramp landings and other transitions leading directly into the vehicular way along the accessible path of travel route(s), provide detectable warning surfaces immediately prior to entry into the vehicular way, road/drive crossings and cross walks.

Sidewalks and Walkways along the accessible path of travel shall not exceed 1:20 (5%) running slopes without handrail(s) in accordance with current ANSI 117.1 standards 505 & 2015 IBC 1014. Cross slopes shall not exceed 2% staff recommends 1% to 1.5% as a target cross slope. Walkways shall provide 5' diameter turning space every 200 linear feet of run. It is preferred to have marked crossings where the accessible route crosses vehicular traffic lanes.

Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30" vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.

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.

LUCERO, ERIC J.
Tue 7/13/2021 8:42 AM

WYNANT, DONNA J.

Good morning Donna,

In regards to cases:

Case #2021-3804. Villa Sendero Development Plan Amendment for Phase II. Dekker/Perich/Sabatini - Will Gleason, Agent, for Villa Sendero, LLC, CSM Properties, LTD, Owner, requests approval of a Development Plan Amendment. The Applicant requests approval of Phase II of the project to include 24 additional multi-family units on a parcel, approximately 1-acre in size, to the southwest of the subject property, directly south of the Fashion Outlets of Santa Fe. The Amendment to Phase II also includes a fitness building, to replace an apartment building in Phase I, resulting in a net gain of 6 units to the Villa Sendero project to 258 units and minor changes to a drive aisle and multi-use trail. The property is approximately 11.4 acres, zoned C-2 (General Commercial) and is located at 5132 Beckner Road.

Case #2021-3805. Aleksander Estates Subdivision General Plan Amendment. Montoya Land Use Consulting, Agent, for Next Generation Contracting, Inc., Owner, requests approval of a General Plan Future Land Use Amendment to change the designation from Low Density Residential (1 dwelling unit per acre) and (1-3 dwelling units per acre) to (3-7 dwelling units per acre) for approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road.

Case #2021-3806. Aleksander Estates Subdivision Rezoning. Montoya Land Use Consulting, Agent, Next Generation Contracting, Inc., Owner, requests approval of rezoning from R-1 (1 dwelling unit per acre) to R-7 (7 dwelling units per acre) for approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road.

Case #2021-3807. Aleksander Estates Subdivision Preliminary Development Plan. Montoya Land Use Consulting, Agent, Next Generation Contracting, Inc., Owner, requests preliminary development Plan approval of a preliminary subdivision for 59 single-family residential lots on approximately 8.38 acres. The property is zoned R-1 (Residential and is located on the east side of Kates Way, north of South Meadows Road.

Case #2021-3808. Aleksander Estates Preliminary Subdivision Plat. Montoya Land Use Consulting, Agent, for Next Generation Contracting, Inc., Owner, requests preliminary subdivision plat approval for 59 single-family residential lots on approximately 8.38 acres of vacant land. The property is zoned R-1 (Residential- one dwelling unit per acre) and is located on the east side of Kates Way, north of South Meadows Road.

I have no comments at this time.

Thanks,

Eric J Lucero

Operations Manager
City of Santa Fe
Environmental Services Division

City of Santa Fe, New Mexico

Planning Commission

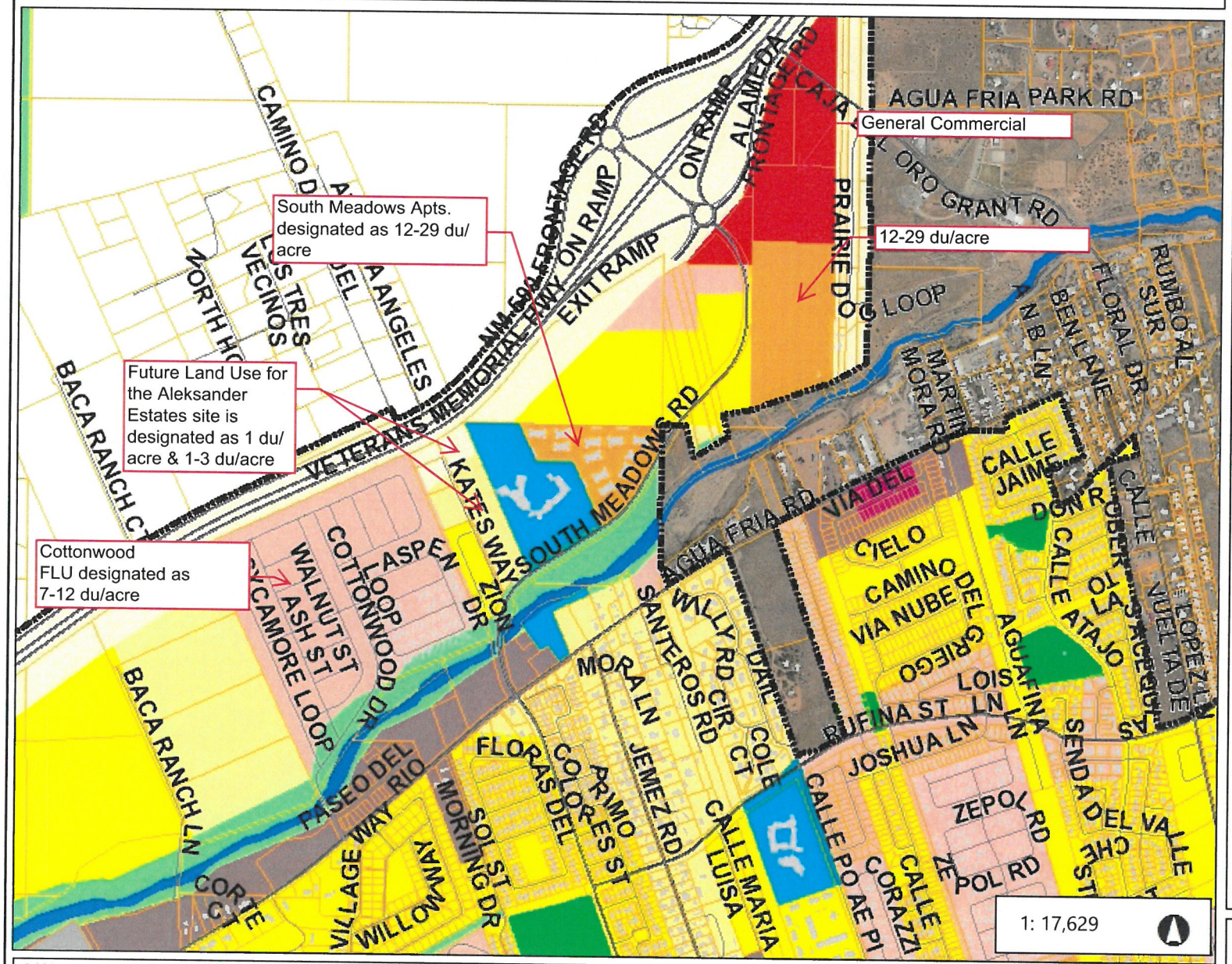
Exhibit C

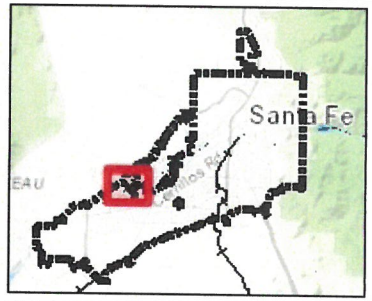
Maps and Photos

1. Future Land Use Map Aerial Photo
2. Current Zoning Map
3. Aerial Map
4. Google Earth and Street Views

City of Santa Fe
Mapping the City Different

Future Land Use Map





Legend

- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

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
- 12-29 dwellings per acre
- Regional Commercial
- Community Commercial
- Neighborhood Center
- Transitional Mixed Use
- Business Park
- Office
- Industrial
- Public/Institutional
- Open Space
- Parks

Notes

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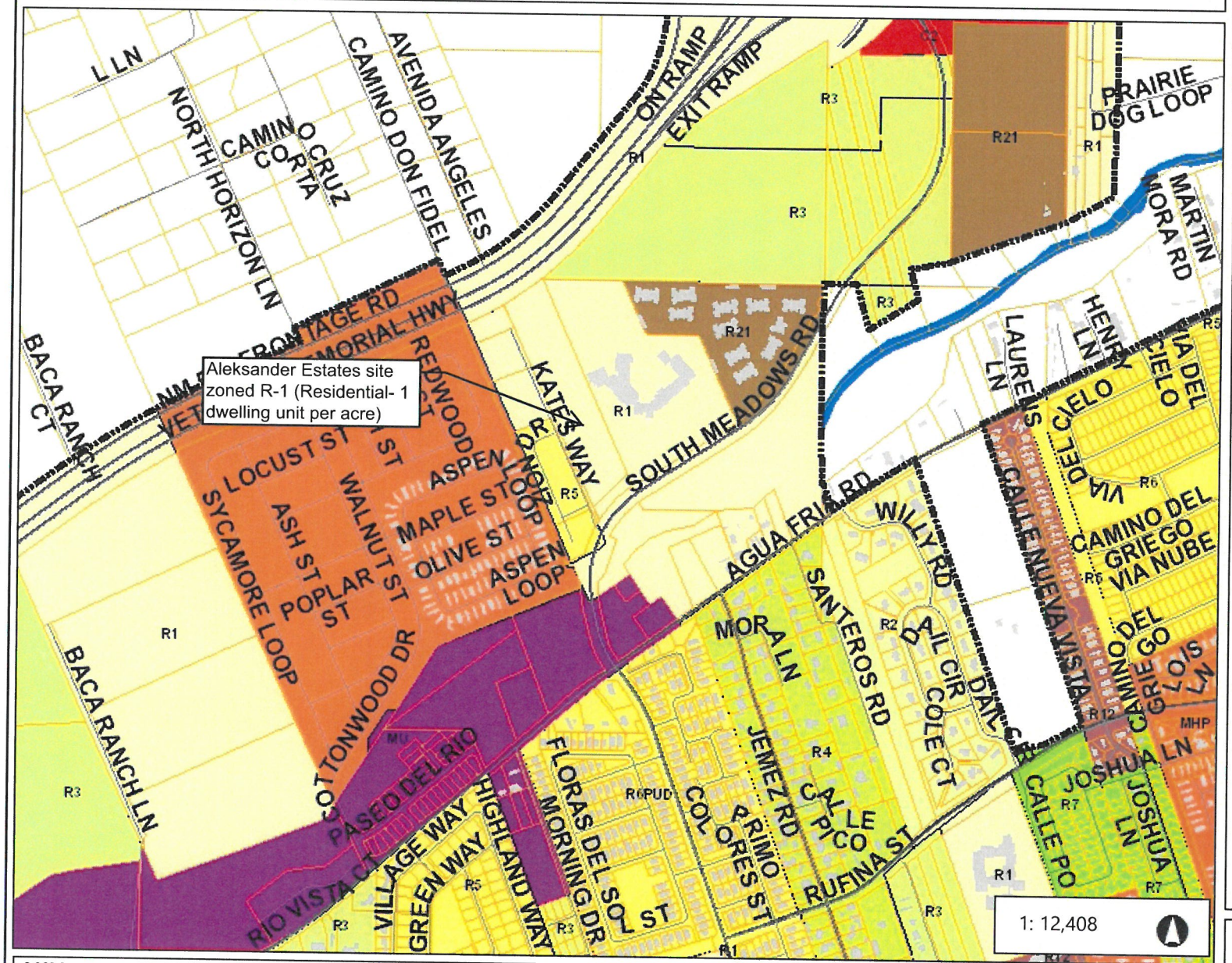
2,938.2 0 1,469.10 2,938.2 Feet

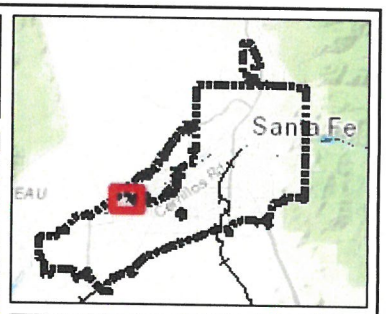
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

City of Santa Fe
Mapping the City Different

Zoning Map





Legend

- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Zoning
  - RR Rural Residential
  - R1, (PUD) Single- Family 1du/ac.
  - R2, (DT), (PUD),(AC) Single - Fami
  - R3, (PUD) Single - Family 3du/ac
  - R4 Single - Family 4du/ac
  - R5, (DT), (PUD), (AC), R6, (PUD) S
  - R7, (I), (PUD), R8 Single - Family 7
  - RC5, RC5AC Compound 5du/ac
  - RC8, RC8AC Compound 8du/ac
  - R10, (PUD) Multiple - Family 10du/
  - R12, (PUD) Multiple - Family 12du/
  - R21, (PUD) Multiple - Family 21du/
  - R29, (PUD),(AC) Multiple - Family
  - RAC Residential Arts & Crafts
  - MHP Mobile Home Park
  - C1, (PUD) Office and Related Com
  - C2, (PUD) General Commercial
  - C4 Limited Office and Retail
  - HZ Hospital Zone

1: 12,408

2,068.0 0 1,033.99 2,068.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
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Notes

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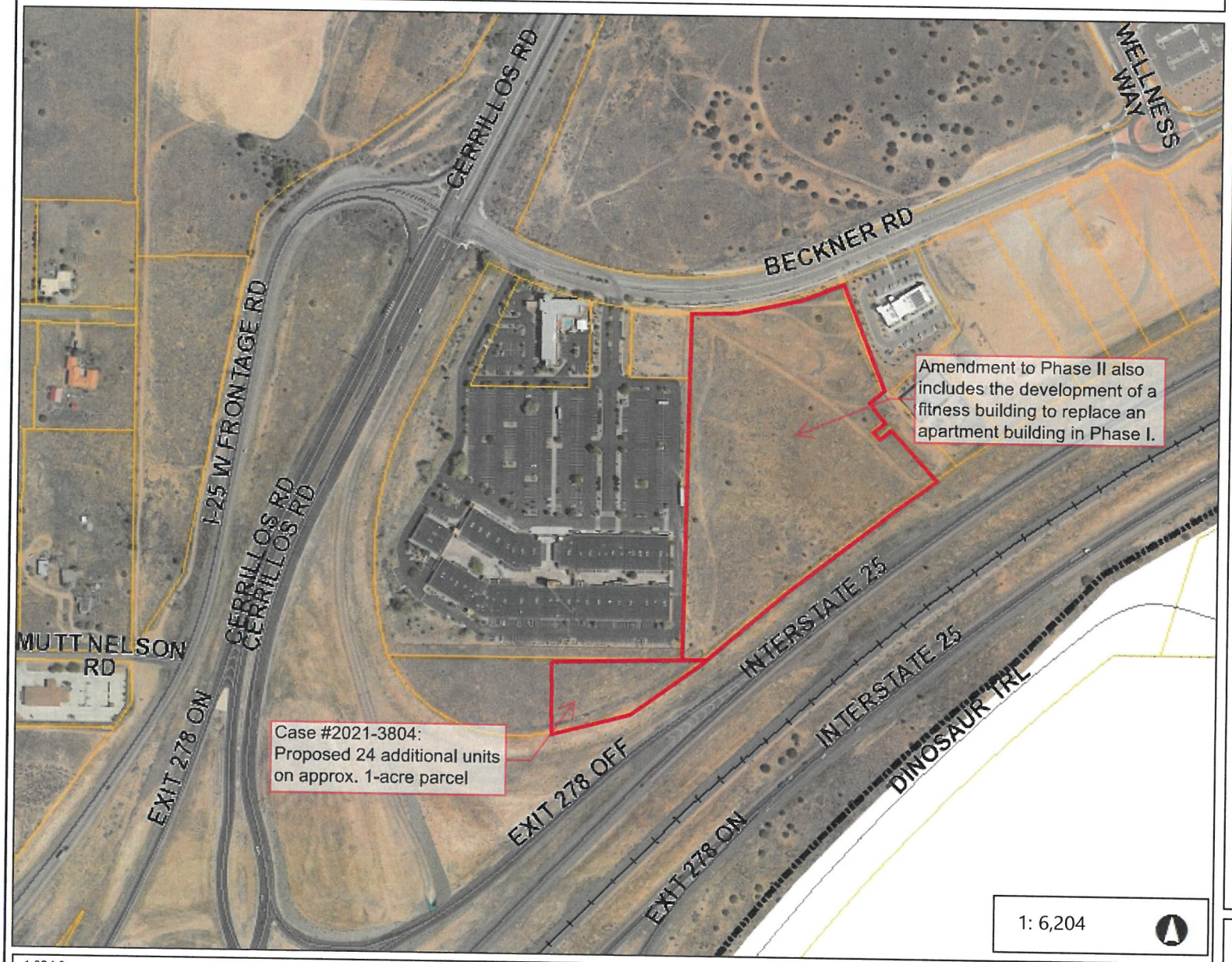
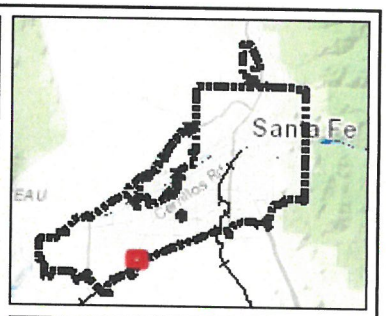
Santa Fe
Mapping the City Different

Aerial Map





Legend

- City Limits
- Address Points
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

1: 6,204

1,034.0 0 516.99 1,034.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

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NM 599
El Camino Real Academy
Aleksander Estates site
Kate's Way
South Meadows Road
Google Earth

View of Aleksander Estates Subdivision site from South Meadow Road – looking towards Kate's Way (Google Street View)

City of Santa Fe, New Mexico

Planning Commission

Exhibit D

Early Neighborhood Notification Materials

1. **ENN Guidelines**
2. **Meeting Notes**
3. **School Notification**

City of Santa Fe
Land Use Department
Early Neighborhood Notification
Meeting Notes

Project Name	Aleksander Estates Subdivision
Project Location	NE corner of South Meadows and Kate's Way
Project Description	Applicant requests approval of a General Plan Future Land Use Amendment to change the designation from Low Density Residential (1 dwelling unit per acre) and (1-3 dwelling units per acre) to (3-7 dwelling units per acre) for approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road.
Applicant / Owner	Next Generation Contracting, Inc.
Agent	Montoya Land Use Consulting
Pre-App Meeting Date	December 10, 2020
ENN Meeting Date	April 27, 2021
ENN Meeting Location	Zoom virtual meeting
Application Type	GPA, Rezoning, Prelim Dev Plan & Prelim Sub Plat
Land Use Staff	Donna Wynant
Other Staff	N/A
Attendance	Applicant's development team, ,one city staff person & no members of the public

Notes/Comments:
The applicant started the meeting at 5:30 and, with no members of the public in attendance, gave the presentation to the team and city staff. Meeting adjourned at 6:00 pm.

ENN GUIDELINES

Applicant Information

Project Name: **ALEXANDER ESTATES SUBDIVISION**

Name: Montoya Monica (Last) — On Behalf of Next Generation Contracting Inc. (First) — (M.I.)

Address: 726 Gregory Lane (Street Address) — (Suite/Unit #)

Santa Fe (City) — NM (State) — 87505 (ZIP Code)

Phone: (505) 412-1016 E-mail Address: Monica@mntya.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.***

The proposed subdivision complies with single family residential subdivision standards of the Santa Fe City Code. Each residence within the subdivision will be constructed to comply with minimum requirements for height, setback, mass and scale, landscaping, and lighting according to the R7 district standards. All site sighting will be designed in accordance with City ordinances.

(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 project is not in the flood zone according to City data. The site design will follow the natural terrain which is relatively flat with a mild slope from north to south. There are no areas with 30% slopes. All trash generated by the project will be recycled in accordance with City ordinances. The project is subject to the City's terrain management, landscape, open space and storm water management ordinances.

(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.***

The project is not within a designated historic district. According to City data, much of the area south of NM 599 along South Meadows Road and West Alameda is part of the Suburban Archeological Review District. The project will be subject to City archeological ordinances.

(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.***

High densities ranging from MHP to R21 exist in the area to the west and east. The El Camino Real Academy shares a common boundary on the east. R5 and R1 are on the west. We propose that densities in the area set a precedent for medium to high densities.

(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.***

Vehicular, pedestrian and bicycle systems are all available means of transportation to promote an ease of flow both within the site and to adjacent public streets and planned systems. The City has requested a traffic study to analyze the traffic impacts and determine any road improvements to flows and patterns.

(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.***

The project will contribute significantly to the economic base of Santa Fe at all stages of existence. Initial impacts will benefit businesses in the areas of design and construction including engineering design, infrastructure construction, building and site construction, landscaping design and construction to name a few. Direct impacts to the City include development fees, permit fees, inspections fees, and impact fees to improve streets, parks, police and fire programs. Additional impacts include gross receipts taxes and property taxes. The project will add to the city housing supply. Residents will shop in local stores and patronize local businesses.

(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.***

The project will supplement the availability of needed housing for Santa Fe and include 15% of the units to the Santa Fe Affordable Housing supply.

(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.***

The project is in the Santa Fe city limits and under the jurisdiction of City police and fire protection. As part of the development cost, an impact fee will be paid to the City to supplement the cost of services. The Santa Fe Public Schools district will serve residents for elementary, middle and high school. City utilities are proposed including water, sewer, gas, electricity, internet, and television.

(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.***

City water service is available for use by the project. The project design will comply with City water conservation ordinances and use appropriate fixtures in the residences.

(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.***

The project is within close proximity to many amenities which positively impact a balanced neighborhood. The site design intends to integrate the proposed residential community with surrounding land uses by creating opportunities for pedestrian linkages to the area.

(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.***

The project promotes a compact urban form as a medium density residential use within close proximity to supportive land uses and amenities either existing or in the planning stages.

MONTOYA LAND USE CONSULTING, INC.

November 2, 2020

Dr. Veronica Garcia
Superintendent, Santa Fe Public Schools
610 Alta Vista Street
Santa Fe NM 87505

SUBJECT: Planning for School Facilities and Operations to Support Proposed Residential Subdivision

Dear Dr. Garcia,

This letter is respectfully submitted to satisfy the City of Santa Fe Land Development Code which requires notice to the Santa Fe Public Schools Administration of proposed residential development with six or more dwelling units in order to assist in planning for adequate school facilities and operations.

The City will consider an application by my client, Next Generation Contracting, Inc., for a single family residential subdivision with 60 dwelling units located on Kates Way off South Meadows Road and adjacent to the El Camino Real Academy. A vicinity map of the proposed development is attached for your convenience.

According to the SFPS district map provided by the website, (*https://www.sfps.info/),* the responding schools for elementary, mid-high and high school are El Camino Real Academy and Capital High School. We will provide this information to the City as part of the development application.

Please contact me with any questions pertaining to the development application, or added information that I may provide to assist the schools in the planning process. I am available to meet at your convenience.

Sincerely,

Monica Montoya

Monica Montoya
Montoya Land Use Consulting, Inc.

Attach: Project Vicinity Map
Santa Fe Public Schools Form

726 Gregory Lane, Santa Fe, NM 87505 PH: (505)412-1016 Email: Monica@mntya.com

J1

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: ALEKSANDER ESTATES SUBDIVISION
2. Location of Property: KATES WAY
3. Owner/Agent Name: NEXT GENERATION CONTRACTING, INC.
   Mailing Address: PO BOX 28700, SANTA FE NM 87592
   Phone & Fax: (505)412-1016 Monica@mntya.com
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	60	

5. Elementary School Zone for Proposed Development: EL CAMINO REAL ACADEMY
6. Middle School Zone for Proposed Development: EL CAMINO REAL ACADEMY
7. High School Zone for Proposed Development: CAPITAL HIGH SCHOOL
8. Build out Rates (Year/s; #/yr): 2022
   Estimated time frame subject to change

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

J2

> Monica,
>
> I am under contract with Santa Fe Public Schools to monitor building
> activity within the district. I understand that you are assisting the
> owner of Aleksander Estates. Would you please tell me the approximate
> size and proposed cost of the homes being planned? I use this
> information to project how many students would move into those new houses.
>
> Thank you,
> Dolores
>
>
> ----
> Dolores Anderson
> Director, Computer and Administrative Services Architectural Research
> Consultants, Incorporated
> 220 Gold Av SW, Albuquerque, NM 87102
> (505) 842-1254
> danderson@arcplanning.com
>
>
>
>

Dolores Anderson
Director, Computer and Administrative Services Architectural Research Consultants, Incorporated
220 Gold Av SW, Albuquerque, NM 87102
(505) 842-1254
danderson@arcplanning.com

J3

monica@mntya.com

From: Dolores Anderson <danderson@arcplanning.com>
Sent: Monday, November 16, 2020 10:08 AM
To: Monica Montoya
Cc: Gabe Romero
Subject: Re: SFPS Aleksander Estates

Thank you. I will assume that the new homes will be similar to other homes already in the area south of Agua Fria.

> On Nov 16, 2020, at 9:46 AM, Monica Montoya <monica@mntya.com> wrote:
>
> Good Morning Dolores,
>
> I am happy to provide any information I have. We are proposing sixty
> single family homes on 8.4 acres. Fifteen percent will be dedicated
> to the City's affordable homes program. The prices for these are
> based on the median income structures as calculated by the City. The rest will be market rate.
>
> Does this help?
>
> Monica
>
> Monica Montoya
> Montoya Land Use Consulting, Inc.
> 726 Gregory Lane
> Santa Fe, NM 87505
> PH: (505)412-1016
> Email: Monica@mntya.com
>
>
>
> -----Original Message-----
> From: Dolores Anderson [mailto:danderson@arcplanning.com]
> Sent: Friday, November 13, 2020 2:57 PM
> To: Monica@mntya.com
> Cc: Gabe Romero <gromero@sfps.k12.nm.us>
> Subject: SFPS Aleksander Estates
>

J4

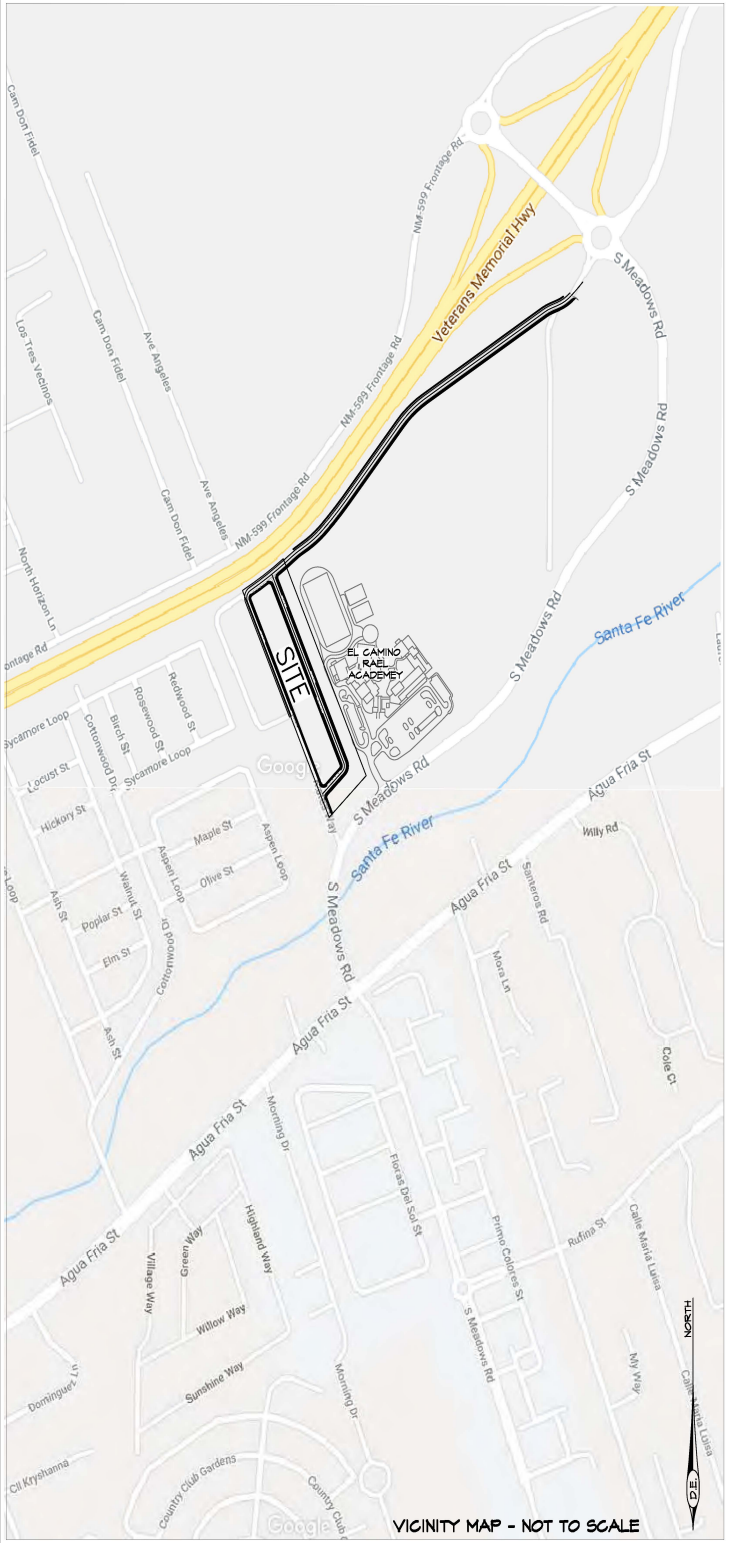
City of Santa Fe, New Mexico

Planning Commission

Exhibit E

Applicant Submittals

1. **Application Report**
2. **Applicant's full plan set**
3. **Traffic Impact Analysis**



ALEKSANDER ESTATES II

REZONING, DEVELOPMENT PLAN AND PRELIMINARY SUBDIVISION PLAT

KATES WAY
SANTA FE, NEW MEXICO

SHEET LIST

1. COVER SHEET
2. DEVELOPMENT PLAN
3A-3B. SUBDIVISION PLAT
4. CERTIFIED TOPOGRAPHY
5. SLOPE ANALYSIS AND EXISTING CONDITIONS
6. ROADWAY SIGNAGE & STRIPING
7A-7D. ROAD P&P AND SECTIONS
8. ADA PLANS
9A-9B. GRADING & DRAINAGE PLAN
10. MASTER UTILITY PLAN
11. WATER PLAN
12A, 12B SAS PLAN & PROFILES
13. DRY UTILITY PLAN
14. TEMPORARY EROSION CONTROL PLAN
15. PERMANENT EROSION CONTROL PLAN
16. PROJECT CONSTRUCTION NOTES
17. CITY CONSTRUCTION NOTES
LP-01-02. LANDSCAPE PLAN
LI-01-04. IRRIGATION PLAN
A-K. STANDARD DETAILS FOR ROADS, DRAINAGE, WATER & WASTEWATER IMPROVEMENTS

I CERTIFY THAT ACCORDING TO INFORMATION PROVIDED BY OTHERS, THE PROJECT WAS BUILT IN ACCORDANCE WITH THE SPECIFICATIONS, AND THAT THESE RECORD DRAWINGS ARE TRUE AND CORRECT TO THE BEST OF MY BELIEF.

ORALYNN GUERRERORTIZ NMPE 12688 DATE
DESIGN ENGINUITY, LLC

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION
I, THE UNDERSIGNED, BEING A 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 ORALYNN GUERRERORTIZ, DATED _____.

ORALYNN GUERRERORTIZ NMPE 12688 DATE
DESIGN ENGINUITY, LLC

OWNER:

NEXT GENERATION CONTRACTING INC
PO BOX 28700
SANTA FE, NM 87592
(505) 984-5855

CIVIL ENGINEERING:

DESIGN ENGINUITY
1421 Luisa Street, Suite E, Santa Fe, New Mexico
(505) 494-3557

PLANNER:

Montoya Land Use Consulting, Inc.

SURVEYING:

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

TRAFFIC ENGINEERING:

Bohannon Huston Inc.
(505) 823-1000
7500 JEFFERSON ST. N.E.
Albusuerque, NM. 87109

LANDSCAPE ARCHITECT:

YELLOWSTONE LANDSCAPE
7525 Second Street NW | Albuquerque, NM 87107
Mail: PO Box 10597 | Albuquerque, NM 87184-0597
Office Main: 505.898.9615

JUNE 14, 2021
REVISIONS

DATE	BY	DATE	BY

APPROVED FOR CONSTRUCTION
CITY ENGINEER DATE

BUILDING PERMIT No.'S (GRADING) _____
(LANDSCAPE/UTILITIES) _____
P & DR CASE #----

ALEKSANDER ESTATES II - REZONING, DEVELOPMENT PLAN AND PRELIMINARY SUBDIVISION PLAT

CITY OF SANTA FE APPROVALS

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF _____, 2021, AS CASE NO._____

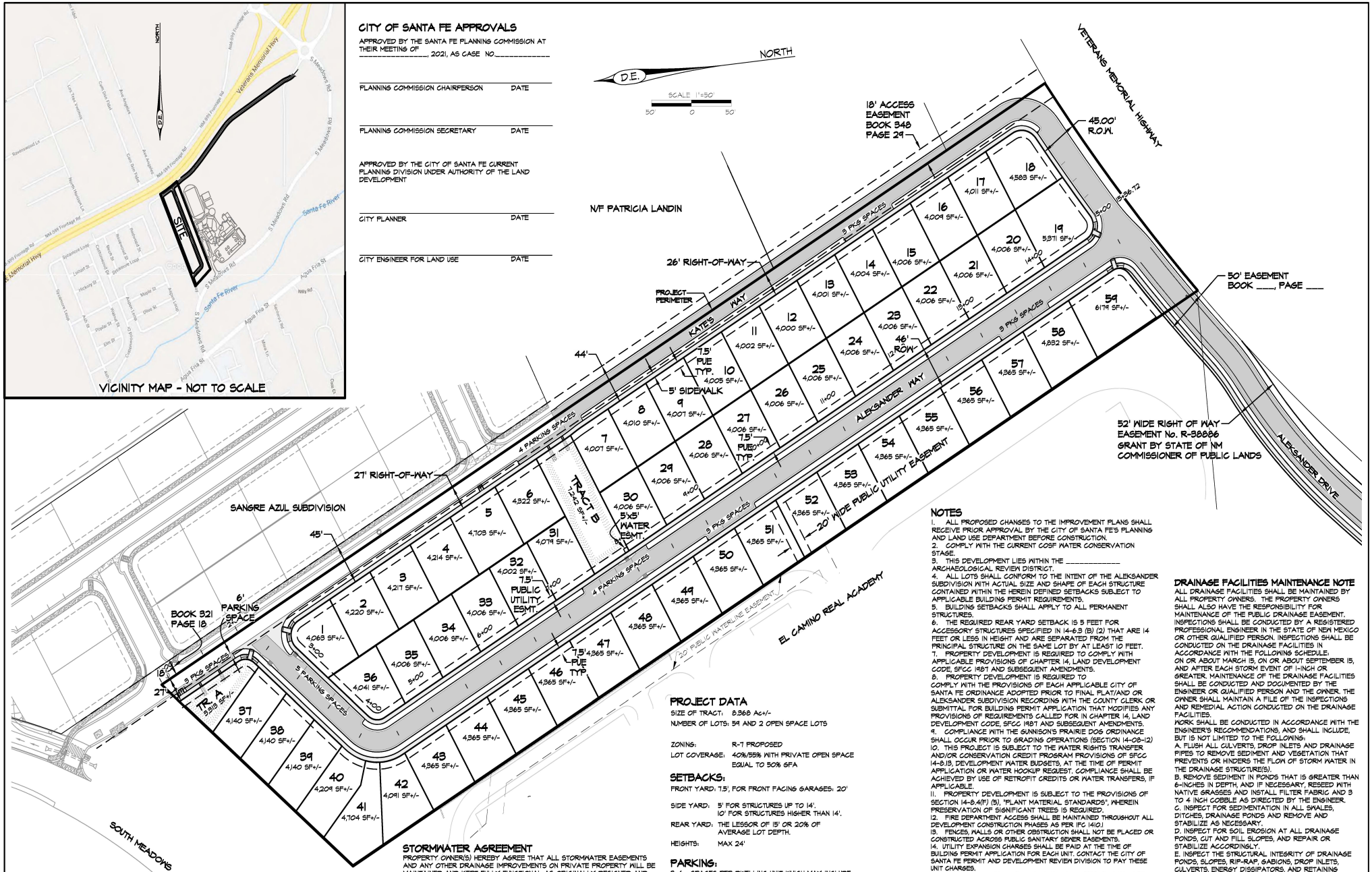
_____
PLANNING COMMISSION CHAIRPERSON DATE

_____
PLANNING COMMISSION SECRETARY DATE

APPROVED BY THE CITY OF SANTA FE CURRENT PLANNING DIVISION UNDER AUTHORITY OF THE LAND DEVELOPMENT

_____
CITY PLANNER DATE

_____
CITY ENGINEER FOR LAND USE DATE



NOTES

1. ALL PROPOSED CHANGES TO THE IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE'S PLANNING AND LAND USE DEPARTMENT BEFORE CONSTRUCTION.
2. COMPLY WITH THE CURRENT CCSF WATER CONSERVATION STAGE.
3. THIS DEVELOPMENT LIES WITHIN THE _____ ARCHAEOLOGICAL REVIEW DISTRICT.
4. ALL LOTS SHALL CONFORM TO THE INTENT OF THE ALEKSANDER SUBDIVISION WITH ACTUAL SIZE AND SHAPE OF EACH STRUCTURE CONTAINED WITHIN THE HEREIN DEFINED SETBACKS SUBJECT TO APPLICABLE BUILDING PERMIT REQUIREMENTS.
5. BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES.
6. THE REQUIRED REAR YARD SETBACK IS 5 FEET FOR ACCESSORY STRUCTURES SPECIFIED IN 14-6.3 (B) (2) THAT ARE 14 FEET OR LESS IN HEIGHT AND ARE SEPARATED FROM THE PRINCIPAL STRUCTURE ON THE SAME LOT BY AT LEAST 10 FEET.
7. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
8. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT/AND OR ALEKSANDER SUBDIVISION RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
9. COMPLIANCE WITH THE SUNSONS PRAIRIE DOG ORDINANCE SHALL OCCUR PRIOR TO GRADING OPERATIONS (SECTION 14-08-12)
10. THIS PROJECT IS SUBJECT TO THE WATER RIGHTS TRANSFER AND/OR CONSERVATION CREDIT PROGRAM PROVISIONS OF SFCC 14-8.13, DEVELOPMENT WATER BUDGETS, AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST. COMPLIANCE SHALL BE ACHIEVED BY USE OF RETROFIT CREDITS OR WATER TRANSFERS, IF APPLICABLE.
11. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F) (5), "PLANT MATERIAL STANDARDS", WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
12. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1
13. FENCES, WALLS OR OTHER OBSTRUCTION SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
14. UTILITY EXPANSION CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH UNIT. CONTACT THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION TO PAY THESE UNIT CHARGES.
15. METES AND BOUNDS DESCRIPTIONS OF DRAINAGE, UTILITY AND ACCESS EASEMENTS ARE SHOWN ON THE SUBDIVISION PLAT.
16. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
17. ON-LOT PONDING IS NOT REQUIRED.
18. ADEQUATE SIDE YARD SETBACK BETWEEN LOTS SHALL BE DEMONSTRATED AT THE TIME OF BUILDING PERMIT. SEPERATION BETWEEN HOMES SHALL BE A MINIMUM OF 10' ON THE FIRST FLOOR AND THE SECOND FLOOR.
19. SIDEWALK CLEARANCE: 80" OF VERTICAL CLEARANCE SHALL BE MAINTAINED FOR THE FULL WIDTH OF ALL SIDEWALKS/PEDESTRIAN ROUTES.
20. THIS DEVELOPMENT SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) FOR ALL INFRASTRUCTURE IMPROVEMENTS.

PROJECT DATA

SIZE OF TRACT: 8.368 Ac+/-

NUMBER OF LOTS: 59 AND 2 OPEN SPACE LOTS

ZONING: R-7 PROPOSED

LOT COVERAGE: 40%/55% WITH PRIVATE OPEN SPACE EQUAL TO 50% GFA

SETBACKS:

FRONT YARD: 7.5', FOR FRONT FACING GARAGES: 20'

SIDE YARD: 5' FOR STRUCTURES UP TO 14'. 10' FOR STRUCTURES HIGHER THAN 14'.

REAR YARD: THE LESSOR OF 15' OR 20% OF AVERAGE LOT DEPTH.

HEIGHTS: MAX 24'

PARKING:

3-4 - SPACES PER DWELLING UNIT WHICH MAY INCLUDE GARAGE SPACES. STREET PARKING PROVIDED: 30.

AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THIS FINAL DEVELOPMENT PLAN TO BE PREPARED. ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

_____
NICHOLAS MONTOYA, NEXT GENERATION CONTRACTING INC, CEO

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY _____, THIS _____ DAY OF _____, 2021.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

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.

_____
NICHOLAS MONTOYA, NEXT GENERATION CONTRACTING INC, CEO

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY _____, THIS _____ DAY OF _____, 2021.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

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, 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 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.

DESIGN ENGINUITY
1601 Luisa Street, Suite 6, Santa Fe, New Mexico
(505) 991-9597

ALEKSANDER ESTATES II

DEVELOPMENT PLAN

REVISIONS	
DATE	BY

SCALE	DWG NO.	DATE
1"=50'		06/14/2021
PRIOR CASE #		SHEET NO. 2

D:\1-PROJECTS\DE\ALEKSANDER ESTATES\DWG\2021-06-14 AE II.dwg, 14.06.2021 13:19:48, PDFCreator

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. ALL OPEN SPACE IS DEDICATED FOR DRAINAGE. SLOPE/CONST. EASEMENTS ARE GRANTED WHERE NEEDED FOR INFRASTRUCTURE IMPROVEMENTS AND SLOPE STABILIZATION. KATES WAY & ALEXSANDER WAY R.O.W.'s ARE GRANTED TO THE CITY OF SANTA FE FOR OWNERSHIP. PUBLIC UTILITIES 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. TRACTS A & B ARE DEDICATED TO THE ALEKSANDER ESTATES HOA AS OPEN SPACE AND DRAINAGE EASEMENT.

THIS SUBDIVISION CONTAINS 8.368 AC.+−, AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

NEXT GENERATION CONTRACTING INC.

by_____
NEXT GENERATION CONTRACTING INC. by NICK MONTOYA CEO

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.

by_____
NEXT GENERATION CONTRACTING INC. by NICK MONTOYA CEO

STATE OF NEW MEXICO
SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND

SUBSCRIBED BEFORE ME BY NEXT GENERATION CONTARCTING INC. NICK MONTOYA CEO

THIS_____DAY OF_____,2021_____

MY COMMISSION EXPIRES_____NOTARY PUBLIC

SANTA FE CITY APPROVAL, NOTES AND CONDITIONS:

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF_____, 20___, AS CASE NO._____

_____
PLANNING COMMISSION CHAIRPERSON DATE

_____
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).

_____
CITY PLANNER DATE

_____
CITY ENGINEER DATE

LEGEND AND NOTES

- ▫ DENOTES UTILITY BOX
- ⭘ DENOTES MANHOLE AS NOTED
- ⧋ DENOTES SPIGOT
- △ TEL RISER OR AS NOTED
- ⧋ DENOTES WATER VALVE OR MTR.
- ⧋ DENOTES UNDERGROUND WATER INDICATOR
- ● DENOTES POINT FOUND (AS NOTED)
- ○ DENOTES POINT SET THIS SURVEY
- ○ DENOTES POINT CALCULATED
- ---------- DENOTES EDGE OF EASEMENT
- ——— - - -UP- - - ——— DENOTES UTILITY POLE W/OVERHEAD LINES
- ——— X ——— X ——— DENOTES FENCE LINE

1. BASIS OF BEARING IS FROM GSP OBSERVATION WGS84

   LOT OF RECORD IS FROM
   "PLAT OF SURVEY FOR THE ROMERO LIVING TRUST"
   BY JAMES J. MEDRANO NMPLS# 5217 AND FILED IN PLAT BOOK 561, PG. 007 IN THE OFFICE OF THE SANTA FE COUNTY CLERK
   RECORD DATA SHOWN IN ( ).

2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

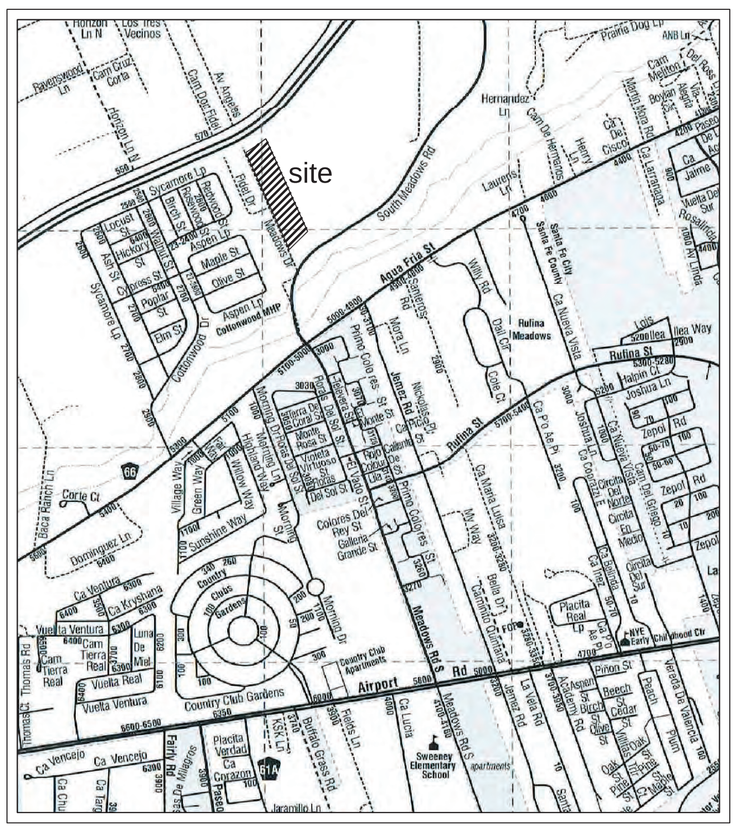
NOTES AND CONDITIONS CONT'D:

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. THIS PLAT IS SUBJECT TO THE ALEXSANDER ESTATES ASSOCIATION COVENANTS.
3. ALL DRAINAGE FACILITIES, OPEN SPACE SHALL BE MAINTAINED BY THE ALEKSANDER ESTATES HOMEOWNERS ASSOCIATION.
4. COMPLIANCE WITH GUNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
5. FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
6. 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.
7. EACH LOT SHALL BE SERVED THROUGH A SEPARATE SEWER AND WATER SERVICE.
8. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE
9. COMPLY WITH THE CURRENT COSF WATER CONSERVATION STAGE.
10. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF COSF ORDINANCE NO. 2008−02 (IMPACT FEES).
11. 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.
12. BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
13. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
14. 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.
15. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14−8.4(F)(5), "PLANT MATERIAL STANDARDS", WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
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. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
19. IN ACCORDANCE WITH THE SANTA FE HOMES PROGRAM,_____LOTS WILL BE DEVELOPED WITH AFFORDABLE HOMES.
20. FURTHER SUBDIVISION OF LOTS IS PROHIBITED.

21. THE COMMON DETENTION PONDS HAVE BEEN OVERSIZED AND EACH LOT HAS THE FOLLOWING DETENTION POND CREDIT. ANY IMPERVIOUS AREA IN EXCESS OF THESE CREDITS MUST BE HANDLED BY ON−LOT PONDING.
    LOTS 1−59 − 1950 SF EACH OF IMPERVIOUS AREA

DEVELOPMENT STANDARDS:

Lot Coverage40%		50% if private open space provided per §14−7.1(B)(1)(d)	
Setbacks:	Front	7.5'	20' for garage doors
	Side	5'	
	Rear	15' or 20% of average lot depth whichever is less	
Parking		2 spaces per dwelling	
Min. Lot Size		4,000 s.f.	
Maximum Height		24'	


site
Horizon Ln N
Los Tres Vecinos
Camino Cruz Corta
Camino Del Medio
Arroyo Ln N
Prairie Dog Ln
Camino Hermanos
Hernandez Ln
Henry Ln
Lawrens Ln
South Meadows Rd
Agua Fria St
Santa Fe Cty
Ca Nueva Vista
Willy Rd
Rufina Meadows
Rufina St
Joshua Ln
Halnin Ct
Zepol Rd
Ca Jaime
Ca Larranaga
Ca Rosario
Ca Rosario Sur
Ca Rosario Norte
Ca Rosario Este
Ca Rosario Oeste
Ca Rosario Vista
Ca Rosario Del Gallo
Ca Rosario Del Rey
Ca Rosario Del Sol
Ca Rosario Del Sur
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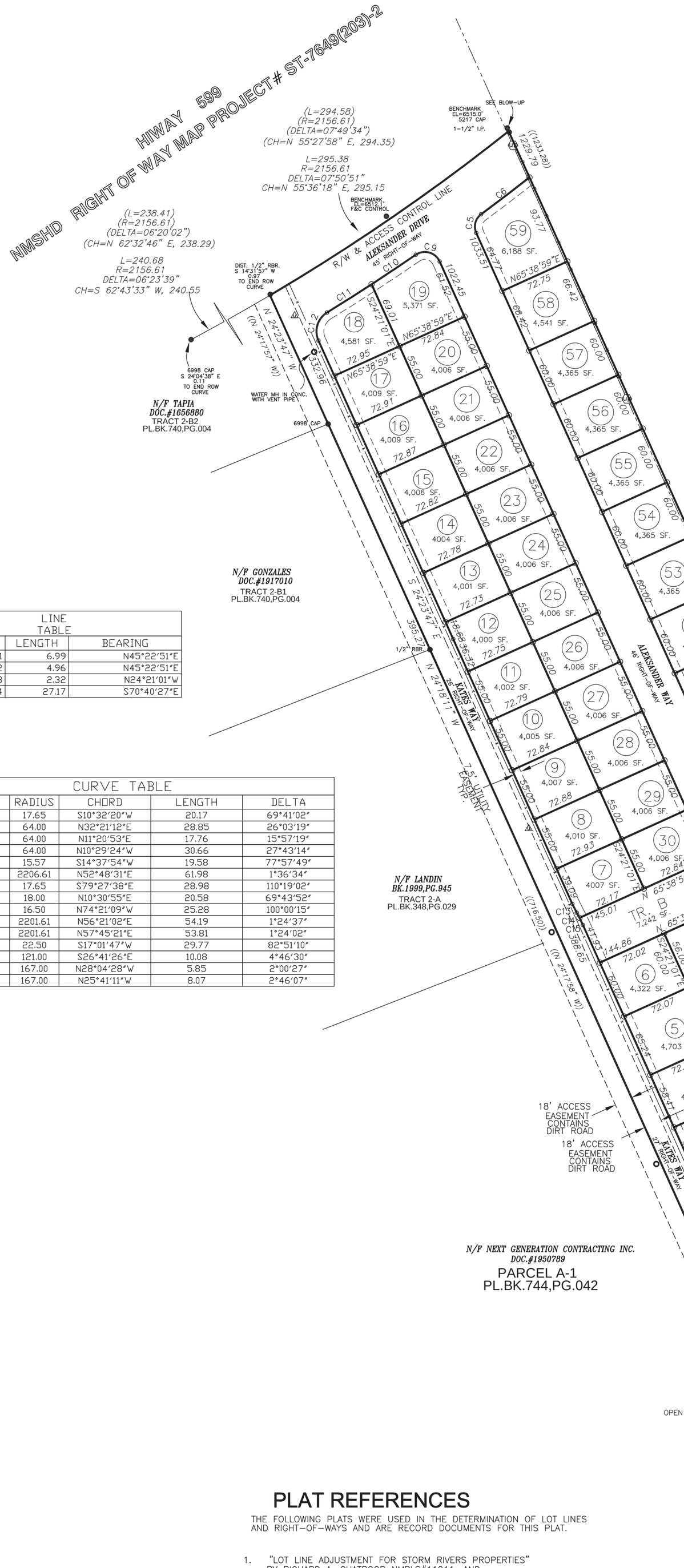
Ca Rosario Del Oeste
Ca Rosario Del



LEGEND AND NOTES

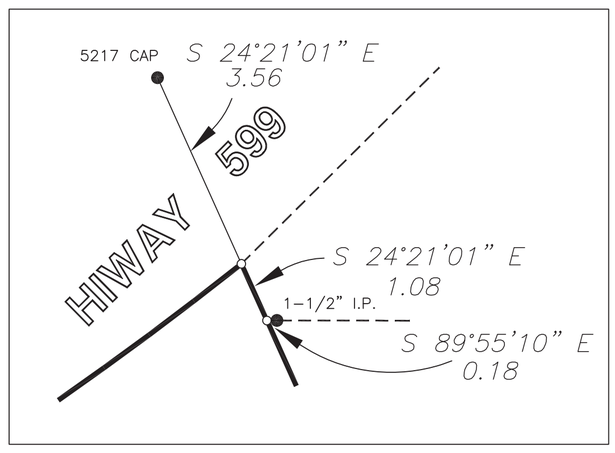
- DENOTES UTILITY BOX
- DENOTES MANHOLE AS NOTED
- DENOTES SPIGOT
- TEL RISER OR AS NOTED
- DENOTES WATER VALVE OR MTR.
- DENOTES UNDERGROUND WATER INDICATOR
- DENOTES POINT FOUND (AS NOTED)
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES EDGE OF EASEMENT
- DENOTES UTILITY POLE W/OVERHEAD LINES
- DENOTES FENCE LINE

1. BASIS OF BEARING IS FROM GSP OBSERVATION WGS84

   LOT OF RECORD IS FROM "PLAT OF SURVEY FOR THE ROMERO LIVING TRUST" BY JAMES J. MEDRANO NMPLS# 5217 AND FILED IN PLAT BOOK 561, PG. 007 IN THE OFFICE OF THE SANTA FE COUNTY CLERK RECORD DATA SHOWN IN ( ).

2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

N.E. COR. BLOW-UP



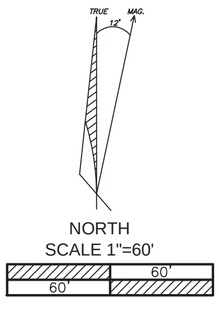
LINE TABLE		
LINE	LENGTH	BEARING
L1	6.99	N45°22'51"E
L2	4.96	N45°22'51"E
L3	2.32	N24°21'01"W
L4	27.17	S70°40'27"E

CURVE TABLE					
CURVE	ARC	RADIUS	CHORD	LENGTH	DELTA
C1	21.47	17.65	S10°32'20"W	20.17	69°41'02"
C2	29.10	64.00	N32°21'12"E	28.85	26°03'19"
C3	17.82	64.00	N11°20'53"E	17.76	15°57'19"
C4	30.96	64.00	N10°29'24"W	30.66	27°43'14"
C5	21.18	15.57	S14°37'54"W	19.58	77°57'49"
C6	61.98	2206.61	N52°48'31"E	61.98	1°36'34"
C7	33.99	17.65	S79°27'38"E	28.98	110°19'02"
C8	21.91	18.00	N10°30'55"E	20.58	69°43'52"
C9	28.80	16.50	N74°21'09"W	25.28	100°00'15"
C10	54.19	2201.61	N56°21'02"E	54.19	1°24'37"
C11	53.81	2201.61	N57°45'21"E	53.81	1°24'02"
C12	32.54	22.50	S17°01'47"W	29.77	82°51'10"
C13	10.08	121.00	S26°41'26"E	10.08	4°46'30"
C14	5.85	167.00	N28°04'28"W	5.85	2°00'27"
C15	8.07	167.00	N25°41'11"W	8.07	2°46'07"

PLAT REFERENCES

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

1. "LOT LINE ADJUSTMENT FOR STORM RIVERS PROPERTIES" BY RICHARD A. CHATROOP NMPLS#11011, AND FILED IN PLAT BOOK 749, PG. 009 IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
2. "TOWNSHIP 17 NORTH, RANGE 9 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN NEW MEXICO DEPENDENT RESURVEY AND SUBDIVISION OF SECTION AND SURVEY OF LOTS" BY THE UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT SANTA FE, NEW MEXICO ACCEPTED 12/02/1993.
3. "TOWNSHIP 17 NORTH, RANGE 9 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN NEW MEXICO DEPENDENT RESURVEY AND SURVEY" BY THE UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT SANTA FE, NEW MEXICO ACCEPTED 03/20/2007.
4. "NEW MEXICO STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP NEW MEXICO PROJECT NO. ST-7649(203)-2 SANTA FE COUNTY" SHEETS 2 & 3 OF 13, BY THOMAS G. KLINGENHAGEN NMPLS#5978 NOT RECORDED.



SURVEYORS CERTIFICATE

I RICHARD A. CHATROOP, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 11011, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL FIELD SURVEY UPON WHICH IT IS BASED WERE PREFORMED BY ME OR UNDER MY DIRECTION ON MAY 5TH, 2021; THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT IT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD A. CHATROOP N.M.P.L.S. #11011

NEW MEXICO 11011 REGISTERED PROFESSIONAL SURVEYOR RICHARD A. CHATROOP

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 20_____, 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 Clark
County Clerk, Santa Fe County,N.M.

_____ Deputy

PRELIMINARY SUBDIVISION PLAT OF

TRACT A
8.368 AC.±

FOR

ALEKSANDER ESTATES II

LYING WITHIN SECTION 1, T16N, R8E, NMPM, SANTA FE COUNTY, NEW MEXICO.

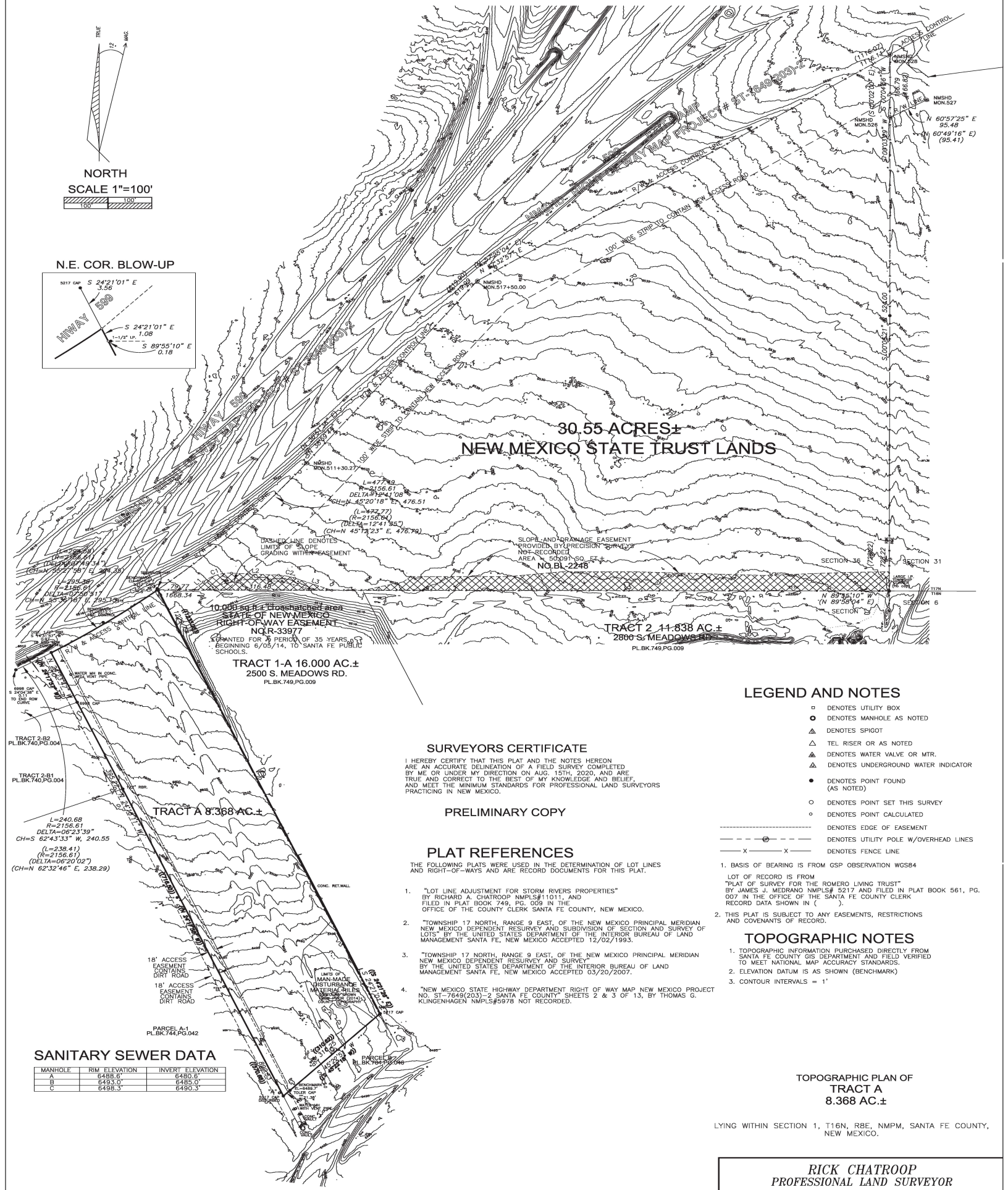
RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: NEXT GENERATION CONTRACTING INC.

LOCATION: LYING WITHIN SECTION 1, T16N, R8E, NMPM, SANTA FE COUNTY, NEW MEXICO.

TOPOGRAPHIC PLAN ONLY NOT A BOUNDARY SURVEY



SANITARY SEWER DATA

MANHOLE	RIM ELEVATION	INVERT ELEVATION
A	6488.6'	6480.6'
B	6493.0'	6485.0'
C	6498.3'	6490.3'

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 AUG. 15TH, 2020, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

PRELIMINARY COPY

PLAT REFERENCES

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

1. "LOT LINE ADJUSTMENT FOR STORM RIVERS PROPERTIES" BY RICHARD A. CHATROOP NMPLS#11011, AND FILED IN PLAT BOOK 749, PG. 009 IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
2. "TOWNSHIP 17 NORTH, RANGE 9 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN NEW MEXICO DEPENDENT RESURVEY AND SUBDIVISION OF SECTION AND SURVEY OF LOTS" BY THE UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT SANTA FE, NEW MEXICO ACCEPTED 12/02/1993.
3. "TOWNSHIP 17 NORTH, RANGE 9 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN NEW MEXICO DEPENDENT RESURVEY AND SURVEY" BY THE UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT SANTA FE, NEW MEXICO ACCEPTED 03/20/2007.
4. "NEW MEXICO STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP NEW MEXICO PROJECT NO. ST-7649(203)-2 SANTA FE COUNTY" SHEETS 2 & 3 OF 13, BY THOMAS G. KLINGENHAGEN NMPLS#5978 NOT RECORDED.

LEGEND AND NOTES

- DENOTES UTILITY BOX
- DENOTES MANHOLE AS NOTED
- DENOTES SPIGOT
- DENOTES TEL RISER OR AS NOTED
- DENOTES WATER VALVE OR MTR.
- DENOTES UNDERGROUND WATER INDICATOR
- DENOTES POINT FOUND (AS NOTED)
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES EDGE OF EASEMENT
- DENOTES UTILITY POLE W/OVERHEAD LINES
- DENOTES FENCE LINE

1. BASIS OF BEARING IS FROM GSP OBSERVATION WGS84 LOT OF RECORD IS FROM "PLAT OF SURVEY FOR THE ROMERO LIVING TRUST" BY JAMES J. MEDRANO NMPLS# 5217 AND FILED IN PLAT BOOK 561, PG. 007 IN THE OFFICE OF THE SANTA FE COUNTY CLERK RECORD DATA SHOWN IN ( ).
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

TOPOGRAPHIC NOTES

1. TOPOGRAPHIC INFORMATION PURCHASED DIRECTLY FROM SANTA FE COUNTY GIS DEPARTMENT AND FIELD VERIFIED TO MEET NATIONAL MAP ACCURACY STANDARDS.
2. ELEVATION DATUM IS AS SHOWN (BENCHMARK)
3. CONTOUR INTERVALS = 1'

TOPOGRAPHIC PLAN OF
TRACT A
8.368 AC.±

LYING WITHIN SECTION 1, T16N, R8E, NMPM, SANTA FE COUNTY, NEW MEXICO.

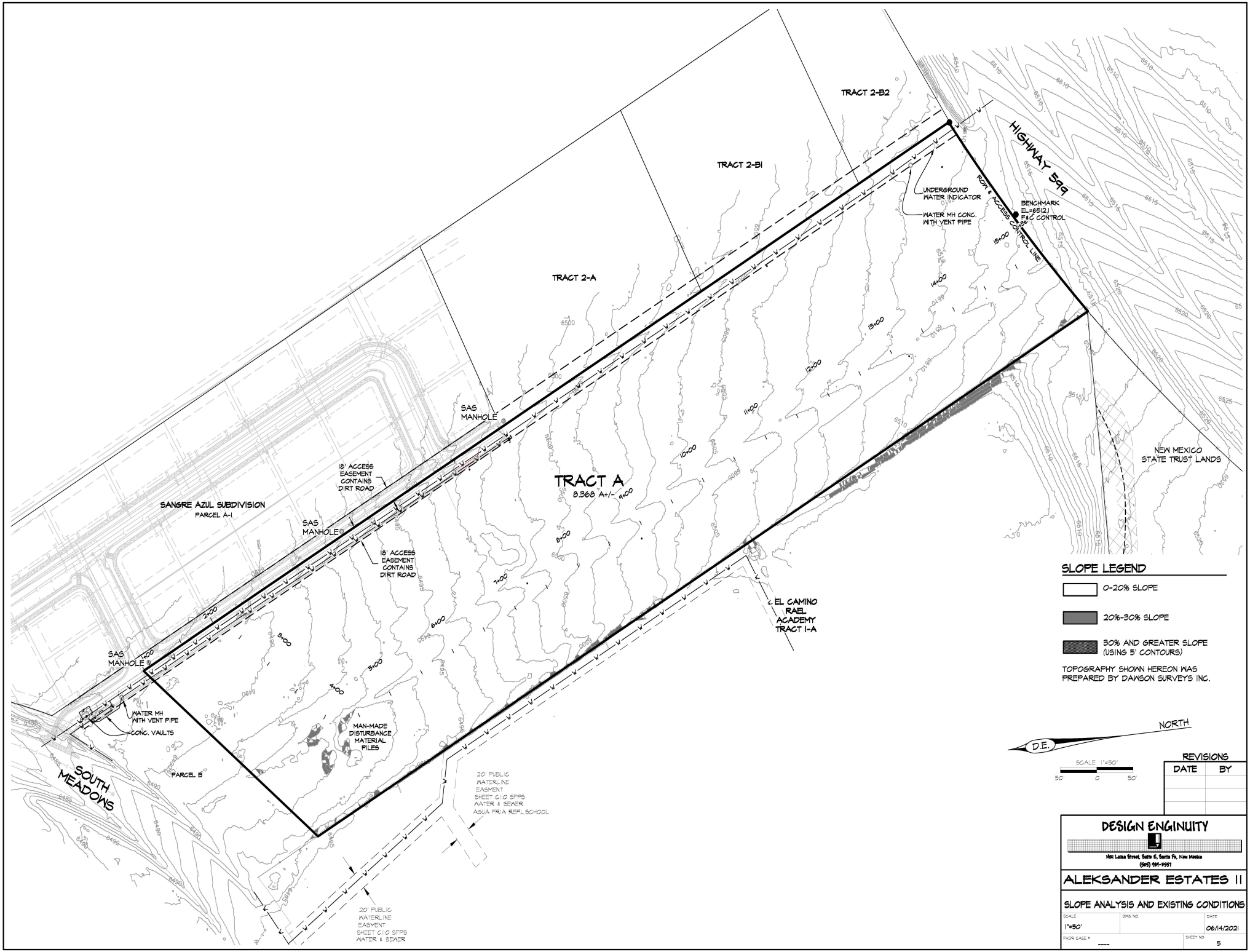
RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: HOMEWISE LLC

LOCATION: LYING WITHIN SECTION 1, T16N, R8E, NMPM, SANTA FE COUNTY, NEW MEXICO.

D:\1-PROJECTS\DE\ALEKSANDER ESTATES\DWG\FROM SURVEYOR\KATES-OUT-8-21-20.dwg, 4/22/2021 9:23:40 AM, ARCH D



D:\1-PROJECTS\DE\ALEKSANDER ESTATES\DWG\2021-06-14 AE II.dwg, 14.06.2021 13:27:47, PDFCreator

SIGN AND POST REQUIREMENTS:

1. ALL ALUMINUM PANEL SIGNING AND STEEL POSTS SHALL COMPLY WITH THE NMDOT CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR BRIDGE CONSTRUCTION.

2. ALL SIGNING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES - CURRENT EDITION.

3. SIGN POSTS WITH APPROVED BREAKAWAY DEVICE SHALL BE "MARION" BRAND 4 LB/FT U CHANNEL BLACK. NO SUBSTITUTES ALLOWED.

4. SIGN SHEETING SHALL BE "3M" BRAND HIGH INTENSITY. NO SUBSTITUTIONS.

5. SIGN HEIGHT SHALL BE A MINIMUM OF 7' HIGH FROM THE BOTTOM OF THE LOWEST SIGN.

6. S.F. CITY APPROVED ROAD NAME STREET SIGNS (D3-1) SHALL BE PLACED AT ALL ROAD INTERSECTIONS MOUNTED ABOVE STOP SIGNS.

7. STREET NAME SIGNS SHALL FOLLOW MUTCD (2009 EDITION) SECTION 2D-43 REQUIREMENTS.

LETTER AND BORDER WHITE. BACKGROUND GREEN.

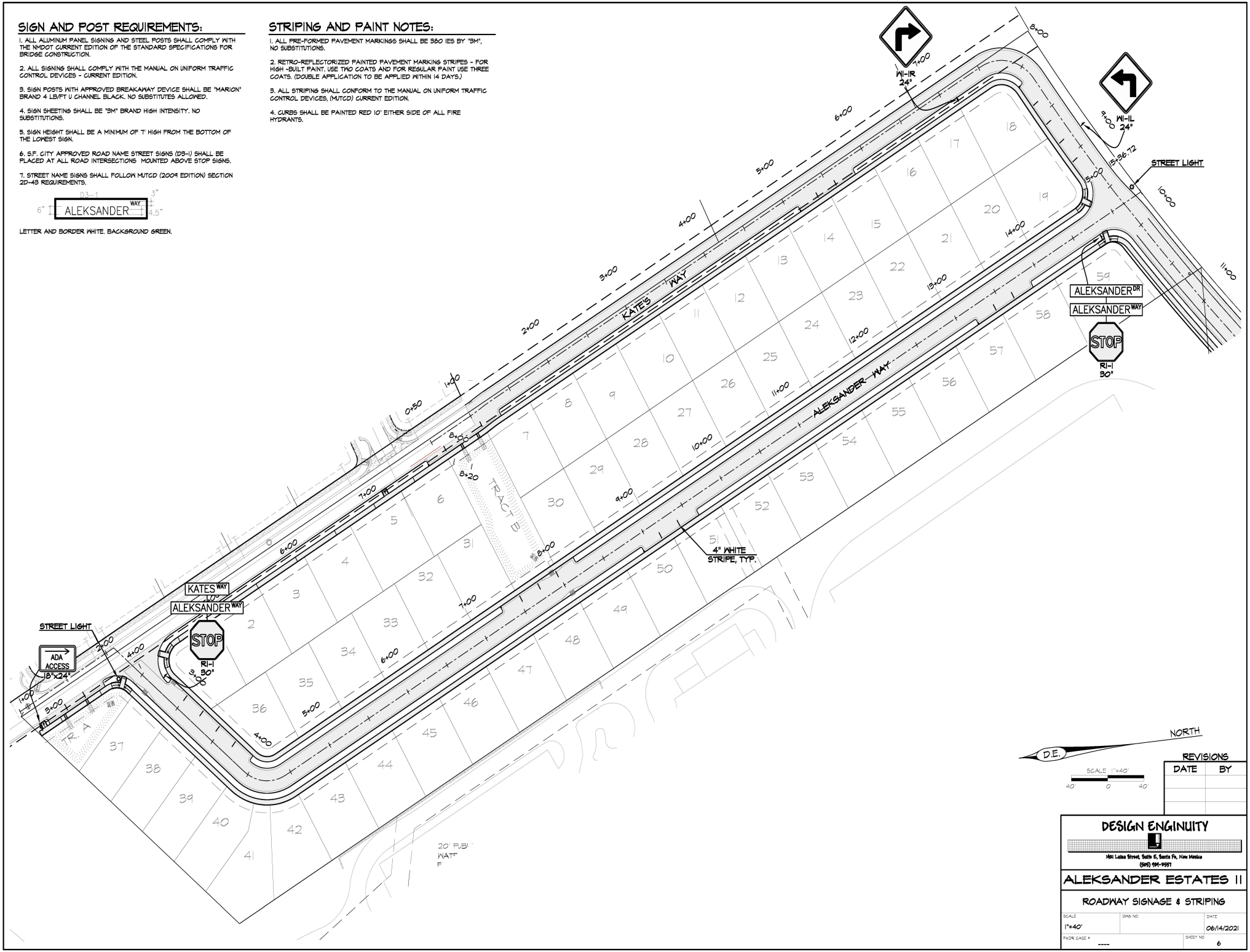
STRIPING AND PAINT NOTES:

1. ALL PRE-FORMED PAVEMENT MARKINGS SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.

2. RETRO-REFLECTORIZED PAINTED PAVEMENT MARKING STRIPES - FOR HIGH -BUILT PAINT. USE TWO COATS AND FOR REGULAR PAINT USE THREE COATS. (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS.)

3. ALL STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) CURRENT EDITION.

4. CURBS SHALL BE PAINTED RED 10' EITHER SIDE OF ALL FIRE HYDRANTS.



REVISIONS

DATE	BY

DESIGN ENGINUITY

Mill Luisa Street, Suite E, Santa Fe, New Mexico
(505) 989-7557

ALEKSANDER ESTATES II

ROADWAY SIGNAGE & STRIPING

SCALE	DWG NO.	DATE
1"=40'		06/14/2021
P&DR CASE # ----		SHEET NO. 6

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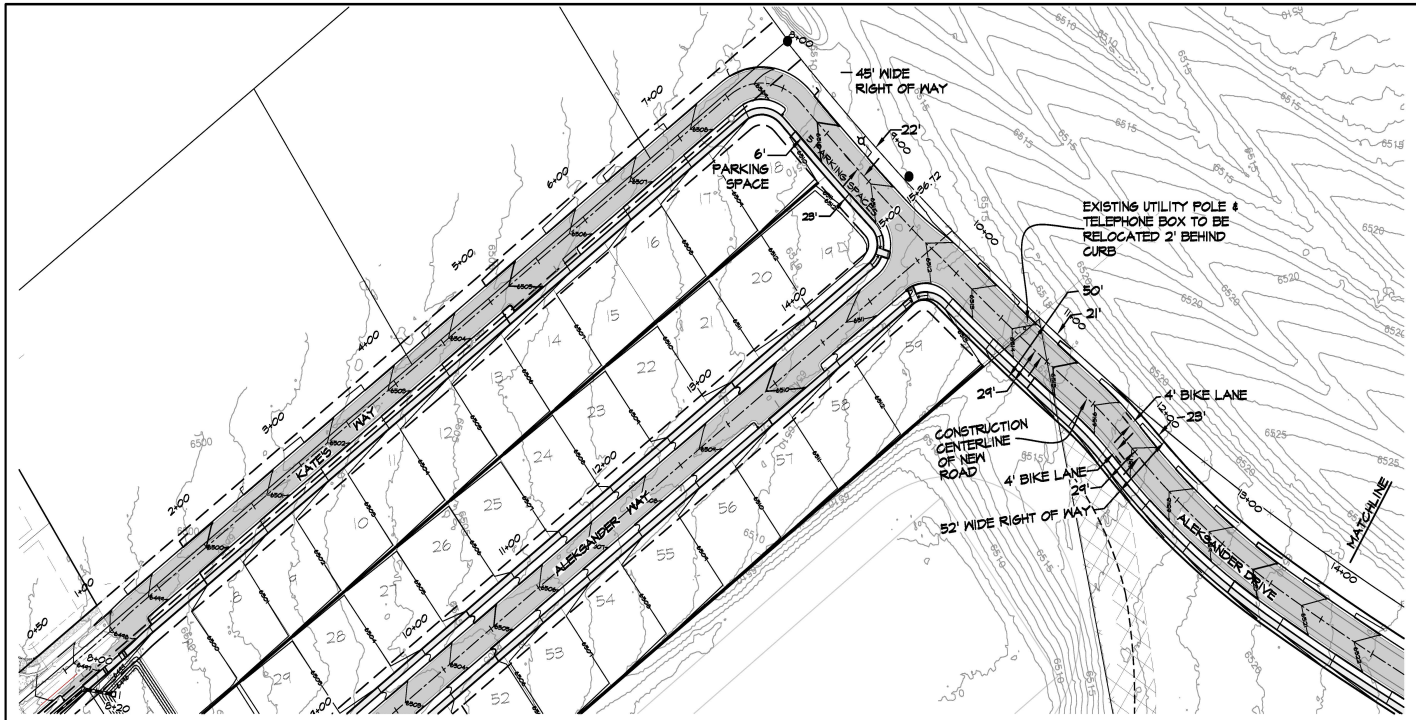
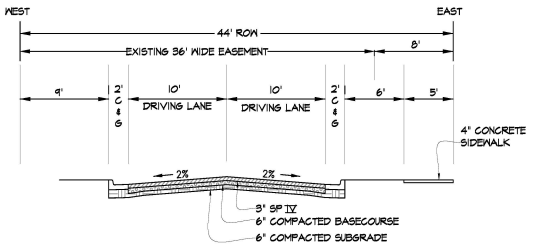
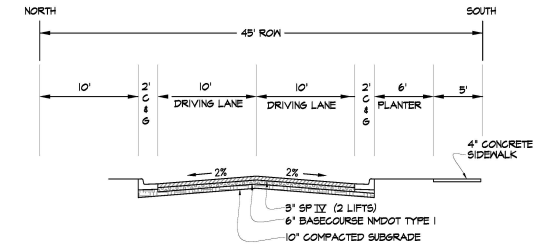




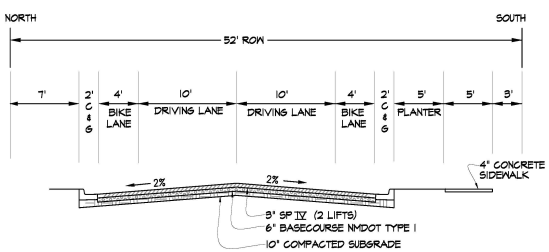
KATE'S WAY WITHOUT PARKING STA: 1+00 - 8+18

NTS.



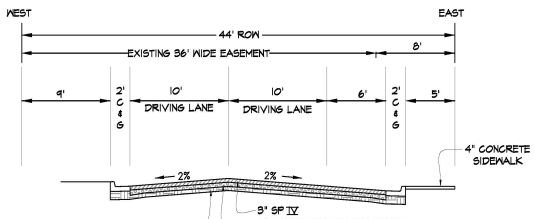
ALEXSANDER DRIVE WITHOUT PARKING STA: 8+18 TO 9+26

NTS.



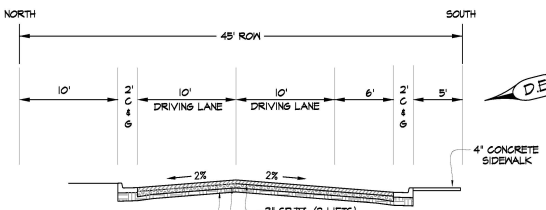
ALEXSANDER DRIVE STA 11+00 TO 33+10

NTS.



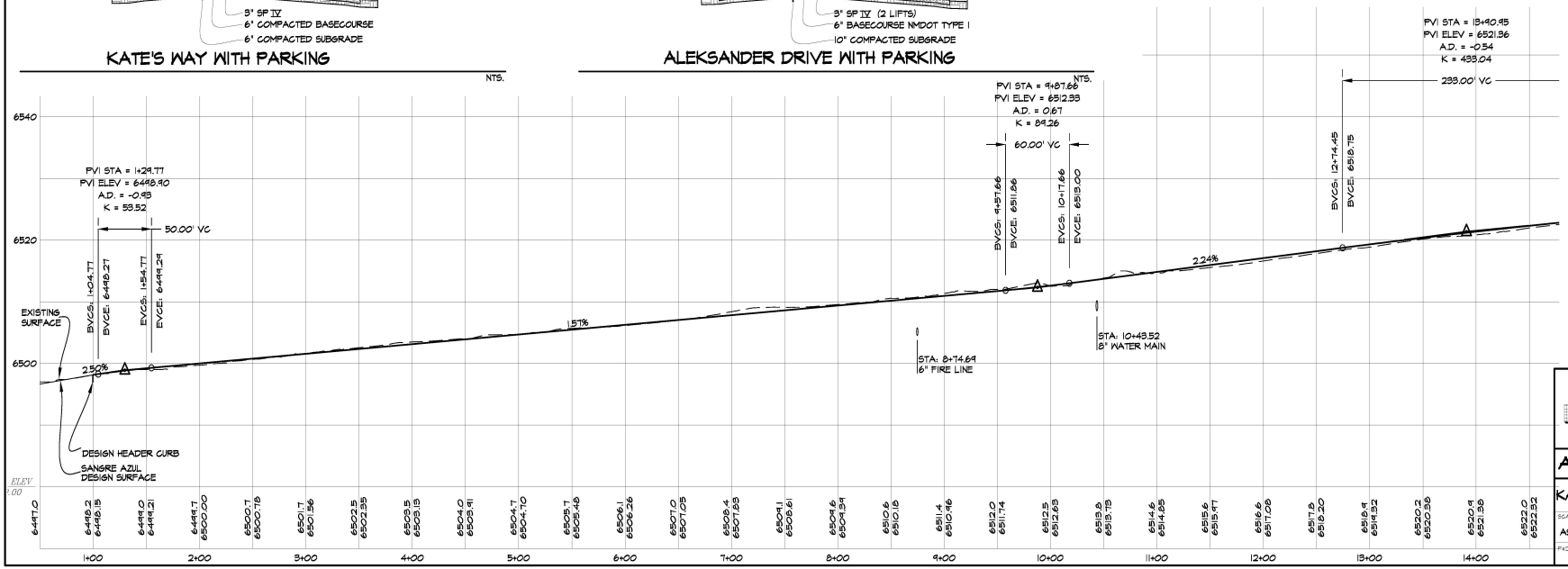
KATE'S WAY WITH PARKING

NTS.



ALEKSANDER DRIVE WITH PARKING

NTS.



REVISIONS

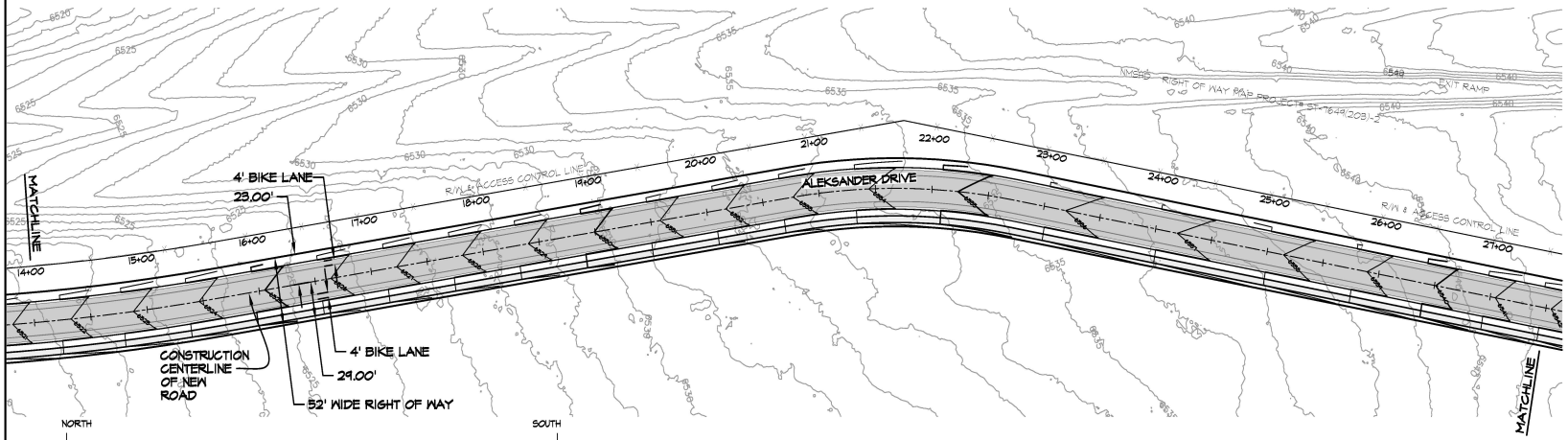
DATE	BY

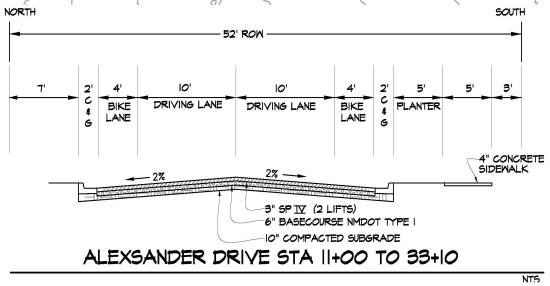
DESIGN ENGINUITY
1601 Luisa Street, Suite E, Santa Fe, New Mexico
(505) 991-9597

ALEKSANDER ESTATES II

KATE'S WAY ROAD P&P - ROAD SECTIONS

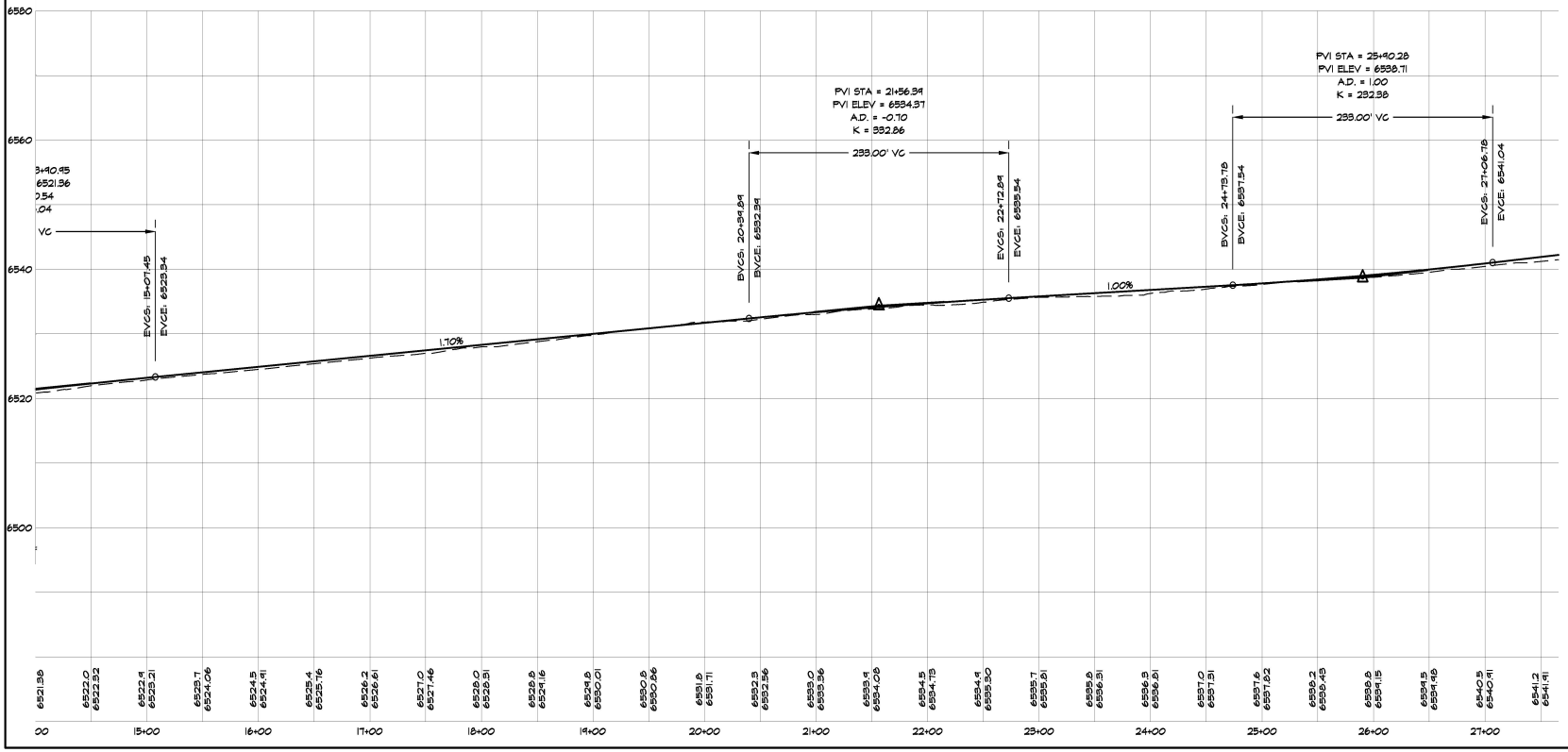
SCALE	DWG NO	DATE
AS NOTED		06/14/2021
PRDR CASE #		SHEET NO. 7A

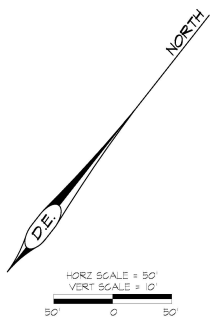




ALEXSANDER DRIVE STA 11+00 TO 33+10

NTS





REVISIONS

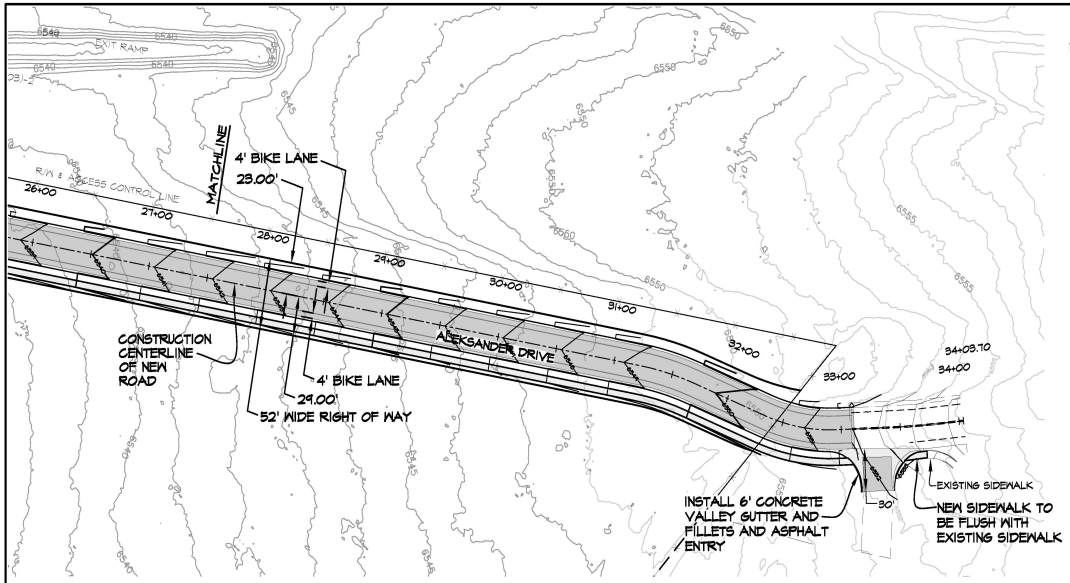
DATE	BY

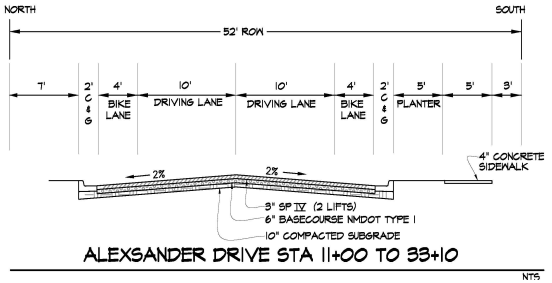
DESIGN ENGINUITY
1561 Luisa Street, Suite E, Santa Fe, New Mexico
(505) 995-9597

ALEKSANDER ESTATES II

ALEKSANDER DRIVE ROAD P&P - ROAD SECTIONS

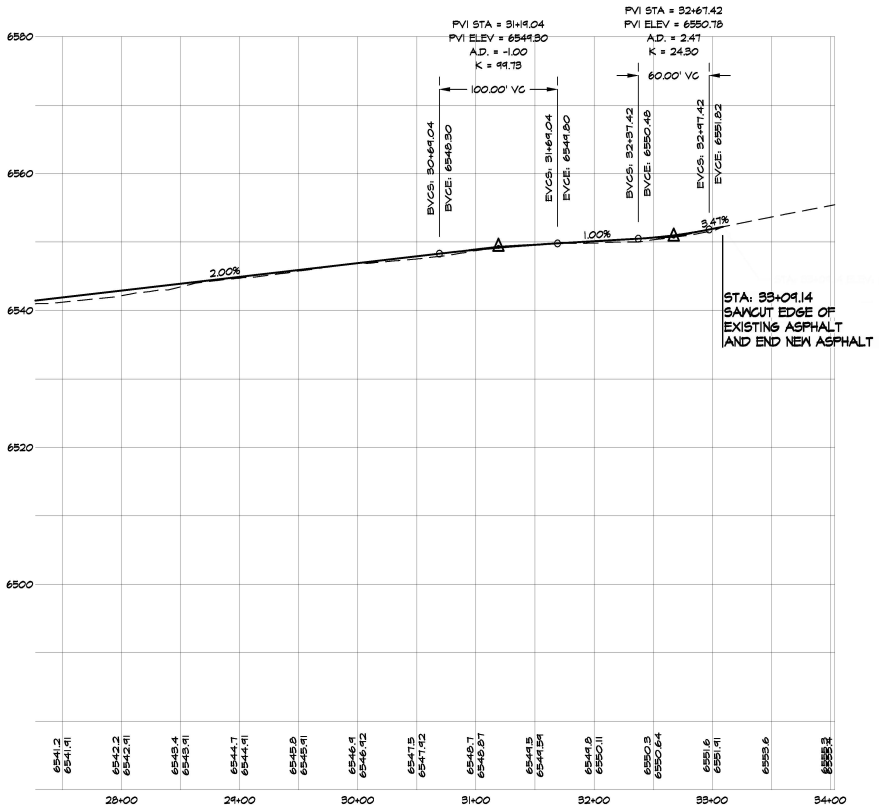
SCALE	DWG NO.	DATE
AS NOTED		06/14/2021
PROJECT #		SHEET NO. 7B

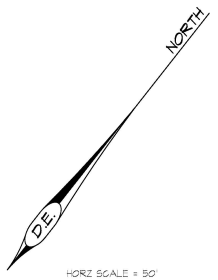




ALEXSANDER DRIVE STA 11+00 TO 33+10

NTS





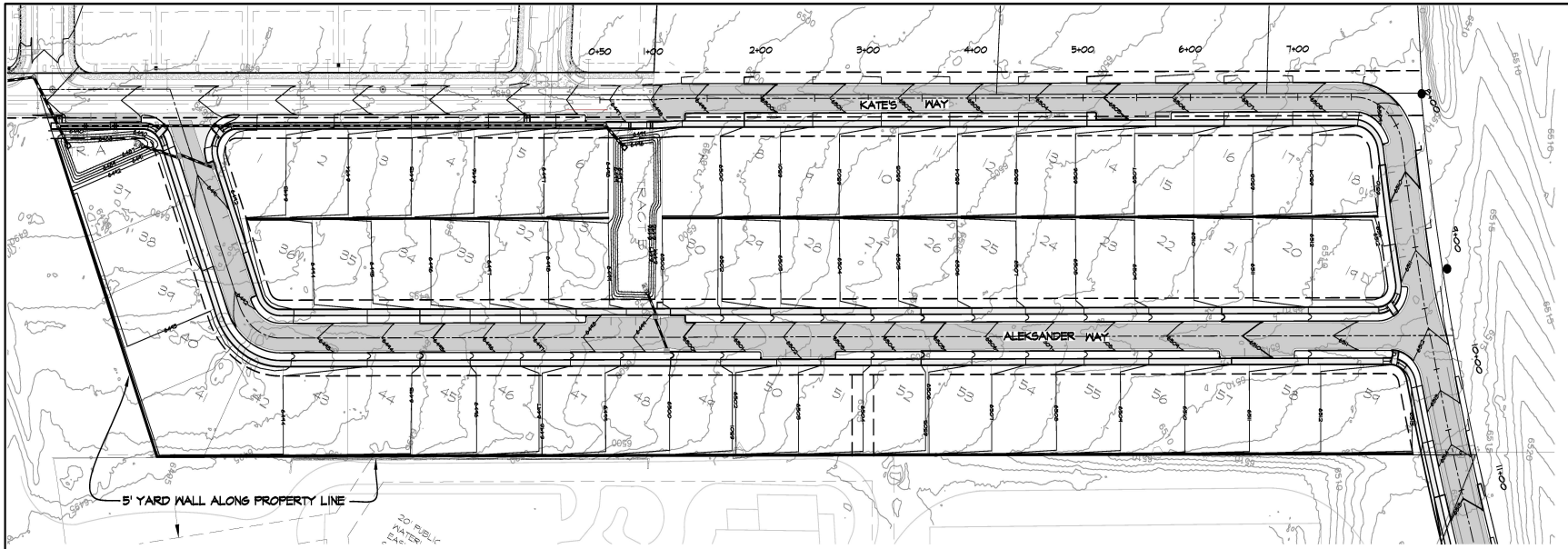
DESIGN ENGINUITY
1101 Luisa Street, Suite E, Santa Fe, New Mexico
(505) 991-9597

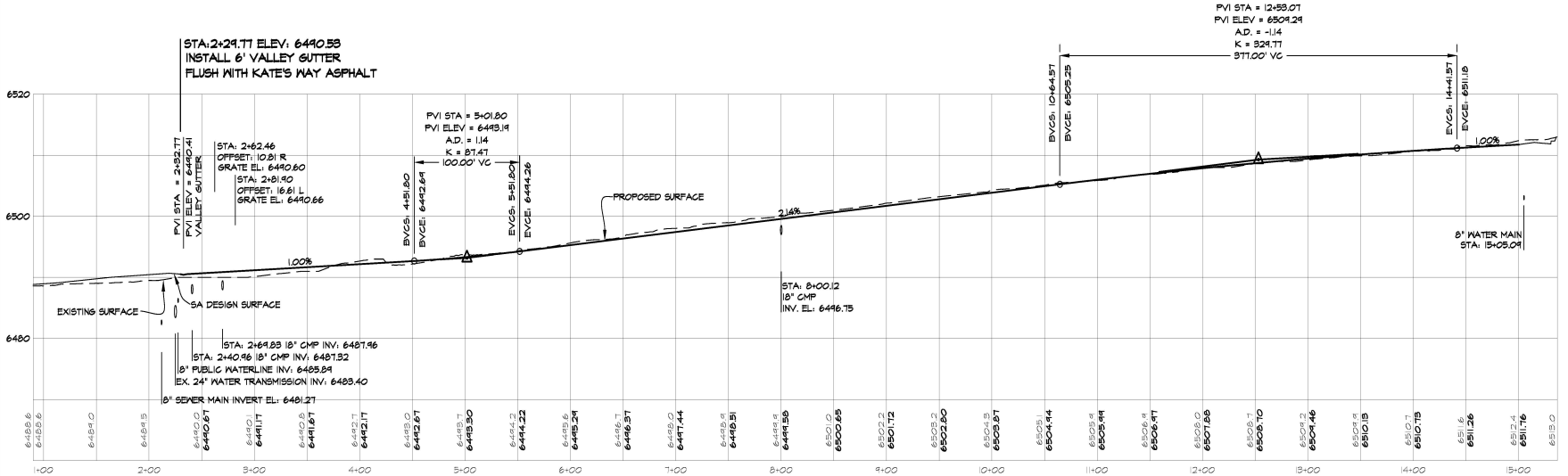
ALEKSANDER ESTATES II

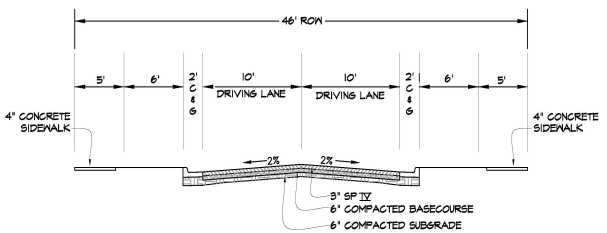
ALEKSANDER DRIVE ROAD P&P - ROAD SECTIONS

REVISIONS	
DATE	BY

SCALE	DWG NO.	DATE
1"=50'		06/14/2021
PRJCT CASE #		SHEET NO. 7C

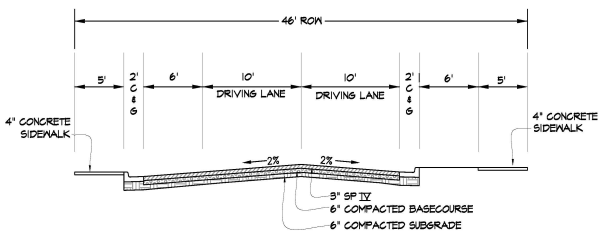






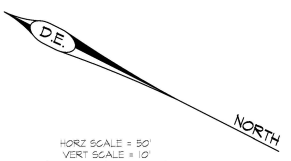
ALEKSANDER WAY WITHOUT PARKING

NTS.



ALEKSANDER WAY WITH PARKING

NTS.



REVISIONS

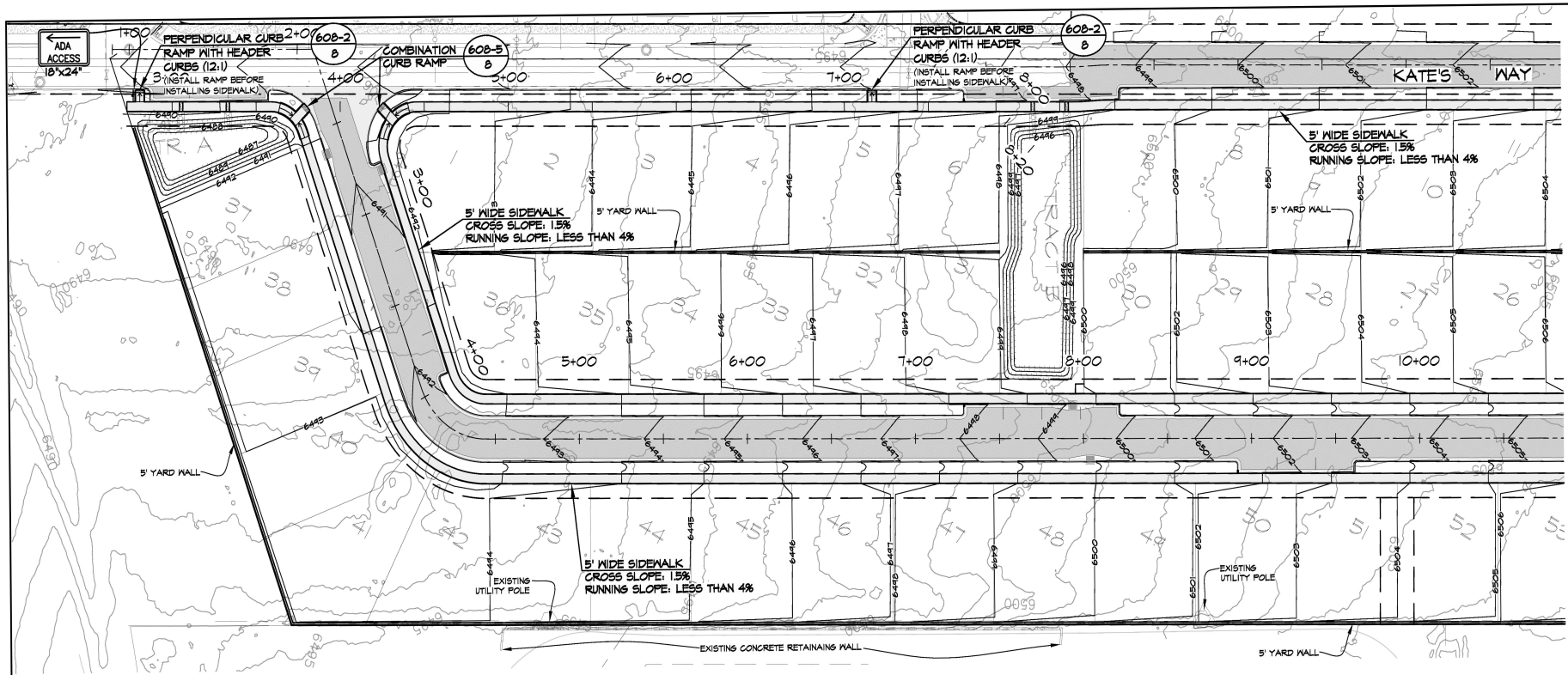
DATE	BY

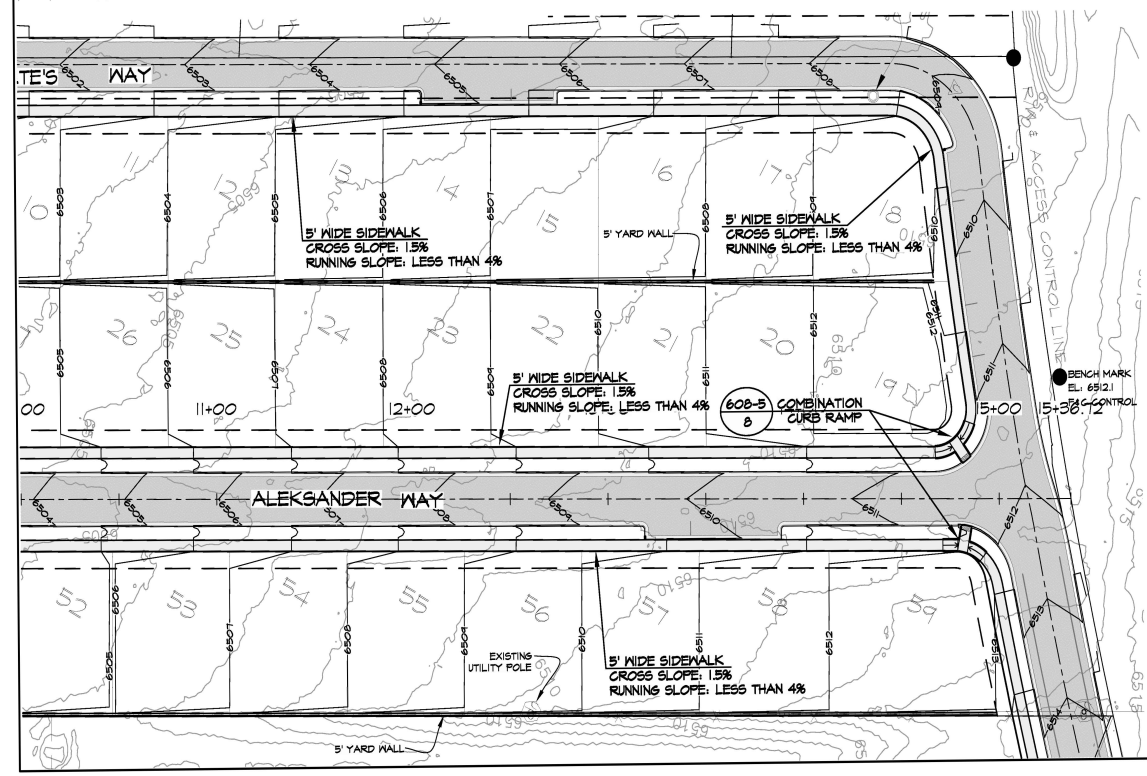
DESIGN ENGINUITY
1101 Luisa Street, Suite 5, Santa Fe, New Mexico
(505) 995-9597

ALEKSANDER ESTATES II

ALEKSANDER WAY ROAD P&P - ROAD SECTIONS

SCALE	DWG NO.	DATE
AS NOTED		06/14/2021
PADR CASE #		SHEET NO. TD



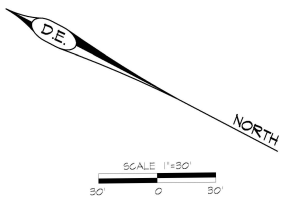


ADA COMPLIANCE REQUIREMENTS

AN ADA INSPECTION SHALL BE CONDUCTED PRIOR TO CITY ACCEPTANCE OF THE PUBLIC ROADS. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE AN INSPECTION.

ACCESSIBLE PATHS REQUIREMENTS:

1. ALL SIDEWALKS IN THIS PROJECT ARE 5-FEET WIDE AND ARE 4-INCH THICK CONCRETE.
2. SIDEWALKS SHALL HAVE A VERTICAL CLEARANCE OF 80-INCHES FOR THE FULL WIDTH OF THE SIDEWALK. THIS IS ALSO NOTED ON THE LANDSCAPE PLANS.
3. ALL SIDEWALKS ON THIS PROJECT HAVE BEEN DESIGNED WITH RUNNING SLOPES LESS THAN 1:25 (4%). IN NO CASE SHALL SIDEWALK RUNNING SLOPE EXCEED 1:20 (5%).
4. ALL SIDEWALKS, RAMPS AND ACCESSIBLE PATHS CROSSING DRIVE LANES HAVE A TYPICAL CROSS SLOPE OF 1.5%. IN NO CASE SHALL CROSS SLOPES EXCEED 1:48 (2 %).
5. RAMPS IN THIS PROJECT ARE TYPICALLY 15:1. STEEPER RAMPS ARE INDICATED WITH GRADES NOTED. IN NO CASE SHALL RAMPS EXCEED 12:1 RISE (8.33%). THERE ARE NO RAMPS WITH A RISE GREATER THAN 12 INCHES IN THIS PROJECT.
6. DETECTABLE WARNING SURFACES (AKA TACTILE STRIPS) ARE REQUIRED AT THE END OF CURB RAMPS WHERE A TRANSITION TO A VEHICLE ROADWAY OCCURS PER NMDOT 608-8 DETAIL.
7. CURB RAMP LANDINGS SHALL HAVE A 5' BY 5' AREA WHICH MEETS THE REQUIREMENTS FOR AN ACCESSIBLE PATH.
8. 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, AND NM STATE STATUTE AND ADMINISTRATIVE CODE AS APPLICABLE.



REVISIONS

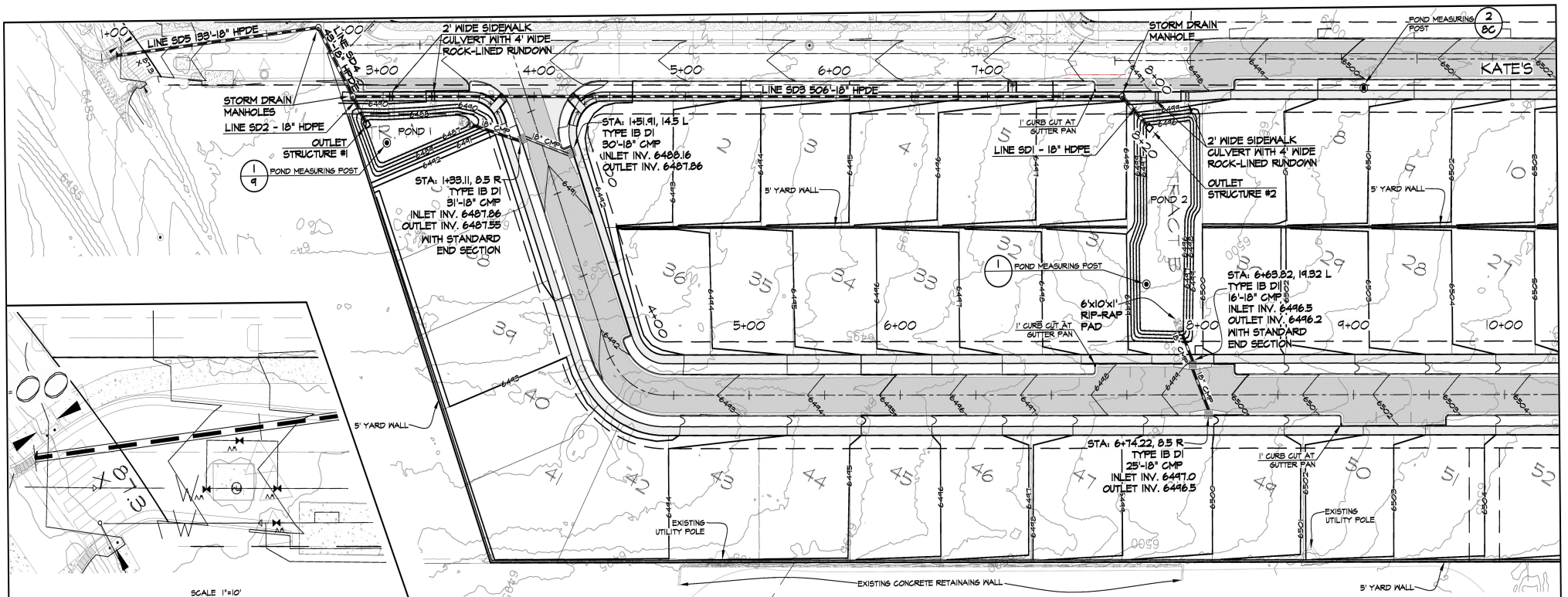
DATE	BY

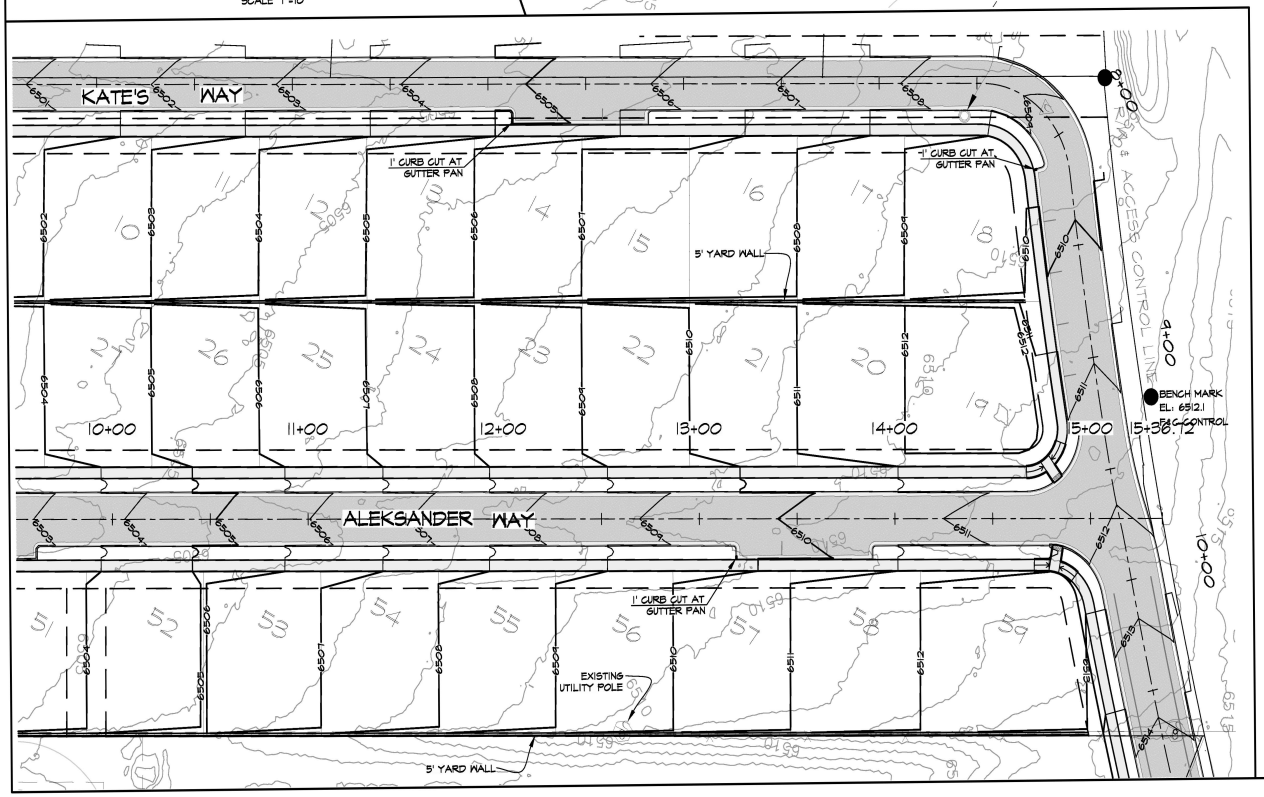
DESIGN ENGINUITY
Mist Lotus Street, Suite 6, Santa Fe, New Mexico
(505) 995-9997

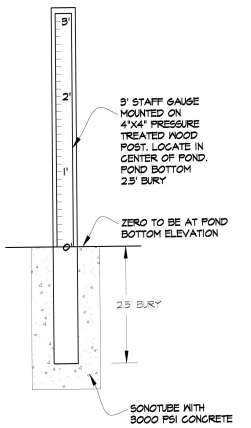
ALEKSANDER ESTATES II

ADA PLAN

SCALE	DWG NO.	DATE
1"=30'		06/14/2021
PRJCT CASE #		SHEET NO.
----		8





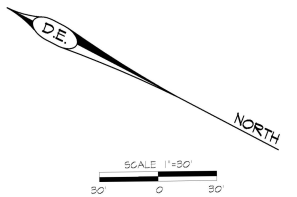


1/9 POST & STAFF GAUGE

NTS.

NOTES:

1. ALL PONDING AREAS WILL BE 10 FEET FROM STRUCTURES MINIMUM
2. GRADES NEAR STRUCTURES SHALL BE A MINIMUM OF 4% AWAY FROM BUILDINGS
3. ALL DISTURBED AREAS SHALL BE REVEGETATED.
4. ALL FILL MATERIALS SHALL MEET NM DOT SPECIFICATIONS (DIVISION 200) AND COMPACTED PER NMDOT SPECIFICATIONS OR ARCHITECTURAL SPECIFICATIONS, WHICHEVER IS STRICTER.
5. COMPLIANCE WITH GUNNISON PRAIRIE DOG ORDINANCE [14-8.-12] SHALL BE COMPLETED PRIOR TO BEGINNING GRADING OPERATIONS.
6. PRIOR TO BEGINNING GRADING OPERATIONS, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED.



REVISIONS	
DATE	BY

DESIGN ENGINUITY

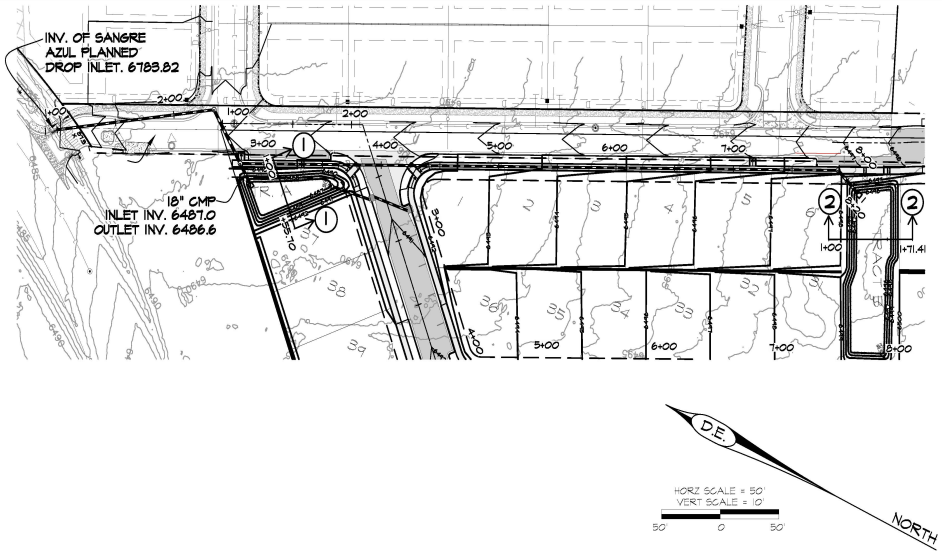
1431 Luisa Street, Suite E, Santa Fe, New Mexico
(505) 989-7557

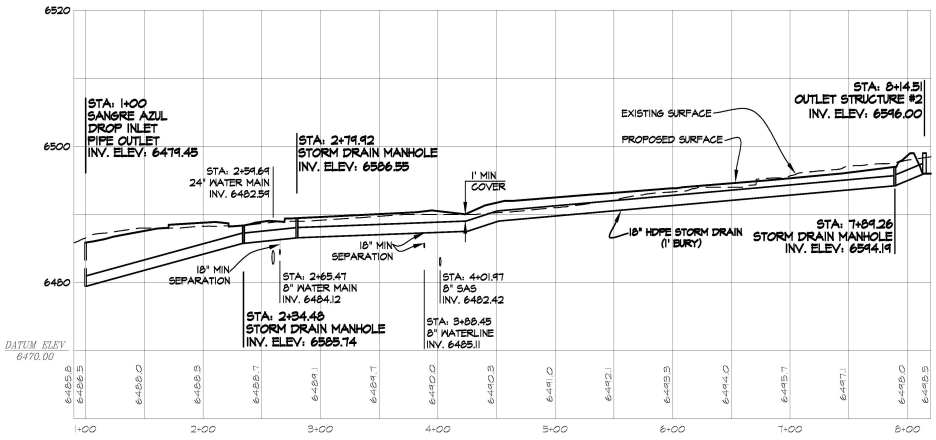
ALEKSANDER ESTATES II

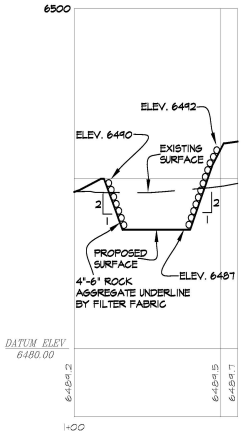
GRADING & DRAINAGE PLAN

SCALE	DWG NO.	DATE
1"=30'		06/14/2021
P&DR CASE # ----		SHEET NO. 9A

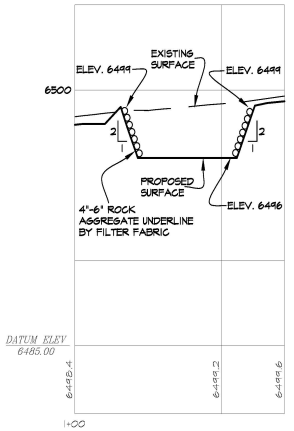
D:\1-PROJECTS\DE\ALEKSANDER ESTATES\dwg\2021-06-14 AE II.dwg, 14.06.2021 15:35:11, PDFCreator







1 POND 1 CROSS SECTION
SCALE: HORZ 20', VERT 4'



2 POND 2 CROSS SECTION
SCALE: HORZ 20', VERT 4'

DESIGN ENGINUITY
1451 Luisa Street, Suite E, Santa Fe, New Mexico
(505) 989-7557

ALEKSANDER ESTATES II

GRADING & DRAINAGE PLAN

REVISIONS	
DATE	BY

SCALE	DWG NO.	DATE
AS NOTED		06/14/2021
F&DR CASE # ----		SHEET NO. 9B

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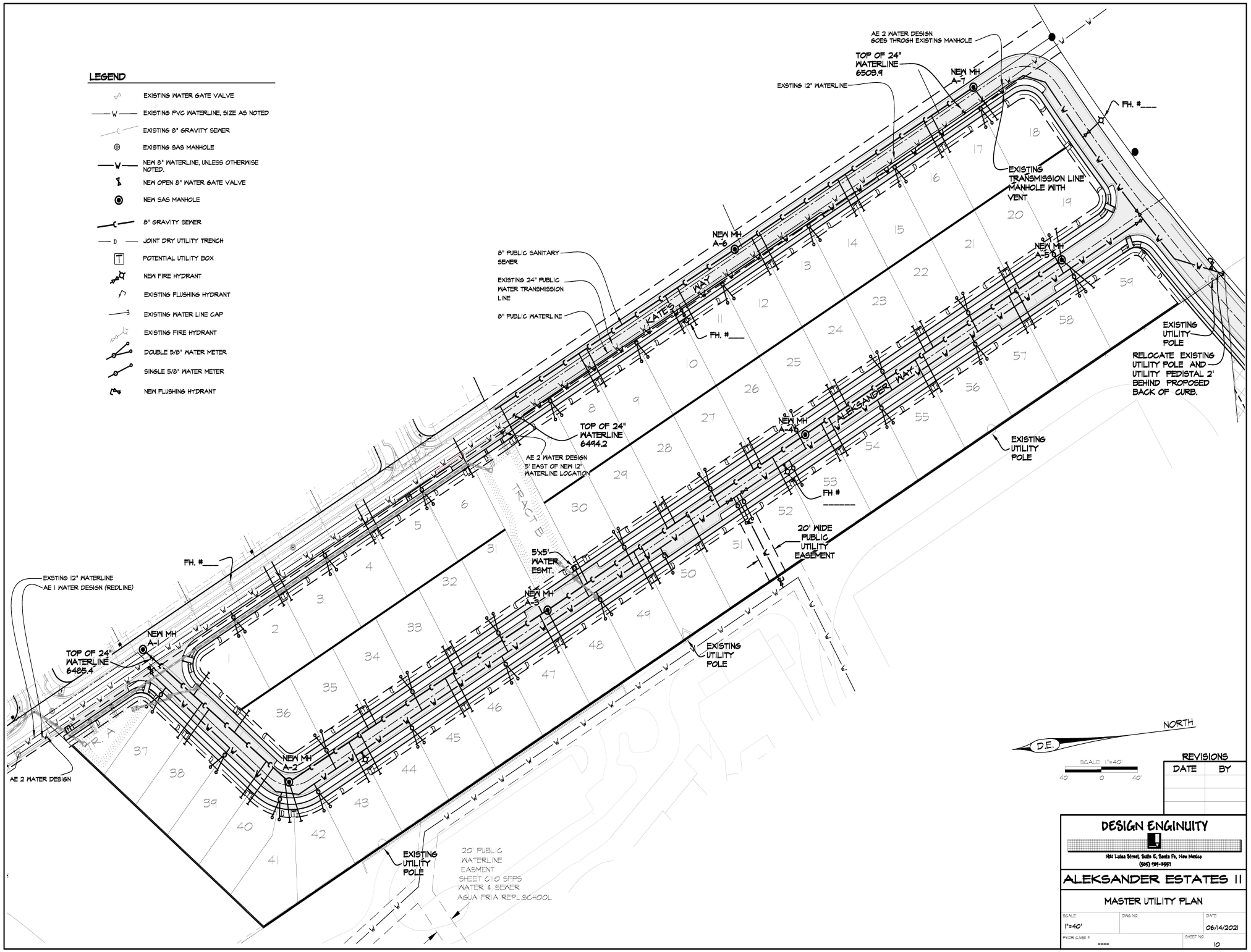

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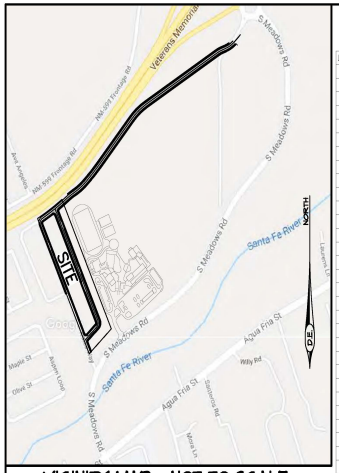


VICINITY MAP - NOT TO SCALE

WATER SERVICE DESIGN TABLE ALL 5/8" WITH Q PEAK = 20 GPM

LOT	ADDRESS	DS
1	------ KATE'S WAY	5/8"
2	------ KATE'S WAY	5/8"
3	------ KATE'S WAY	5/8"
4	------ KATE'S WAY	5/8"
5	------ KATE'S WAY	5/8"
6	------ KATE'S WAY	5/8"
7	------ KATE'S WAY	5/8"
8	------ KATE'S WAY	5/8"
9	------ KATE'S WAY	5/8"
10	------ KATE'S WAY	5/8"
11	------ KATE'S WAY	5/8"
12	------ KATE'S WAY	5/8"
13	------ KATE'S WAY	5/8"
14	------ KATE'S WAY	5/8"
15	------ KATE'S WAY	5/8"
16	------ KATE'S WAY	5/8"
17	------ KATE'S WAY	5/8"
18	------ KATE'S WAY	5/8"
19	------ ALEKSANDER WAY	5/8"
20	------ ALEKSANDER WAY	5/8"
21	------ ALEKSANDER WAY	5/8"
22	------ ALEKSANDER WAY	5/8"
23	------ ALEKSANDER WAY	5/8"
24	------ ALEKSANDER WAY	5/8"
25	------ ALEKSANDER WAY	5/8"
26	------ ALEKSANDER WAY	5/8"
27	------ ALEKSANDER WAY	5/8"
28	------ ALEKSANDER WAY	5/8"
29	------ ALEKSANDER WAY	5/8"
30	------ ALEKSANDER WAY	5/8"

LOT	ADDRESS	DS
31	------ ALEKSANDER WAY	5/8"
32	------ ALEKSANDER WAY	5/8"
33	------ ALEKSANDER WAY	5/8"
34	------ ALEKSANDER WAY	5/8"
35	------ ALEKSANDER WAY	5/8"
36	------ ALEKSANDER WAY	5/8"
37	------ ALEKSANDER WAY	5/8"
38	------ ALEKSANDER WAY	5/8"
39	------ ALEKSANDER WAY	5/8"
40	------ ALEKSANDER WAY	5/8"
41	------ ALEKSANDER WAY	5/8"
42	------ ALEKSANDER WAY	5/8"
43	------ ALEKSANDER WAY	5/8"
44	------ ALEKSANDER WAY	5/8"
45	------ ALEKSANDER WAY	5/8"
46	------ ALEKSANDER WAY	5/8"
47	------ ALEKSANDER WAY	5/8"
48	------ ALEKSANDER WAY	5/8"
49	------ ALEKSANDER WAY	5/8"
50	------ ALEKSANDER WAY	5/8"
51	------ ALEKSANDER WAY	5/8"
52	------ ALEKSANDER WAY	5/8"
53	------ ALEKSANDER WAY	5/8"
54	------ ALEKSANDER WAY	5/8"
55	------ ALEKSANDER WAY	5/8"
56	------ ALEKSANDER WAY	5/8"
57	------ ALEKSANDER WAY	5/8"
58	------ ALEKSANDER WAY	5/8"
59	------ ALEKSANDER WAY	5/8"
	IRRIGATION METER 1	5/8"
	IRRIGATION METER 2	5/8"

GENERAL NOTES FOR WATER LINE EXTENSIONS

1. CONTRACTOR WILL NOTIFY THE SANGRE DE CRISTO WATER DIVISION (SDCW) 5 DAYS PRIOR TO INITIATING ANY CONSTRUCTION WORK.
2. CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE SDCW CONSTRUCTION SPECIFICATIONS AND STANDARD DETAILS.
3. ALL EASEMENTS WILL BE DEDICATED, CLEARED AND GRADED, AND STAKED PRIOR TO WATER LINE INSTALLATION.
4. ALL STREETS WILL BE CUT TO GRADE PRIOR TO WATER LINE INSTALLATION.
5. ALL LOT CORNERS WILL BE STAKED PRIOR TO SERVICE LINE INSTALLATION. CURB AND GUTTER WILL BE INSTALLED PRIOR TO WATER LINE INSTALLATION UNLESS OTHERWISE APPROVED IN WRITING BY SDCW.
6. CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING, PERFORMED BY A NEW MEXICO LICENSED SURVEYOR, UTILIZING THE APPROPRIATE RIGHT-OF-WAY MAPS, SIGNED PLATS AND SDCW DRAWINGS.
7. MATERIALS SUBMITTALS SHALL BE APPROVED BY SDCW PRIOR TO CONSTRUCTION.
8. CONTACT NEW MEXICO ONE CALL AT 1-800-321-2537, FOR UTILITY SPOTTING, NOT LESS THAN TWO WORKING DAYS IN ADVANCE OF CONSTRUCTION.
9. PRESSURE REGULATORS WILL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
10. PRESSURE REGULATOR AND PRESSURE SYSTEMS MUST BE APPROVED BY THE CITY OF SANTA FE PRIOR TO INSTALLATION.
11. A MINIMUM OF 4 FEET COVER TO TOP OF PIPE SHALL BE MAINTAINED.
12. CONTRACTOR SHALL SUBMIT VALVE TIES TO SDCW WITHIN 5 DAYS AFTER COMPLETION OF INSTALLATION.
13. CONTRACTOR SHALL SUBMIT FITTING TIES AND LENGTHS BETWEEN FITTINGS TO SDCW, WITHIN 5 DAYS AFTER COMPLETION OF WORK. THIS INCLUDES DISTANCES FROM CORPORATION STOP TO CORPORATION STOP. AS-BUILT QUANTITIES AND MEASUREMENTS SHALL BE LEGIBLE AND PROVIDED ON SDCW DRAWINGS OR OTHER METHOD APPROVED IN ADVANCE BY SDCW.
14. ALL VALVE BOXES SHALL BE BROUGHT UP TO GRADE, AFTER THE FIRST COURSE OF ASPHALT.
15. FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE SELF-ADHESIVE NUMERALS. THESE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FROM THE SDCW FIELD REPRESENTATIVE, AT THE TIME THE INDIVIDUAL TASK AUTHORIZATION (ITA) IS ISSUED. NUMBERS SHALL LEGIBLE FROM THE ROAD.
16. 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. AT TEMPORARY CAPS WHERE MAIN IS EXPECTED TO BE EXTENDED IN THE FUTURE AS SPECIFICALLY SHOWN ON DRAWINGS APPROVED BY SDCW.
17. ANY FIELD CHANGES TO THESE DESIGN DRAWINGS SHALL REQUIRE PRIOR APPROVAL BY BOTH THE DESIGN ENGINEER AND SDCW.
18. WORK ON EXISTING SDCW FACILITIES CANNOT PROCEED UNTIL SDCW HAS ISSUED THE RELEVANT ITA TO THE CONTRACTOR.
19. CONTRACTOR SHALL SEND WRITTEN NOTIFICATION TO ALL CURRENT SDCW CUSTOMERS, WHOSE SERVICES WILL BE AFFECTED BY THIS PROJECT'S CONSTRUCTION ACTIVITIES, ONE WEEK IN ADVANCE OF WATER-SERVICE-RELATED WORK.

LEGEND

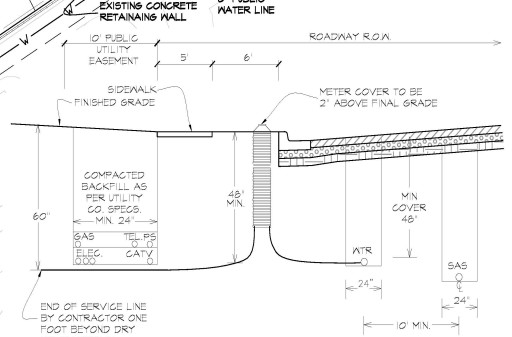
- EXISTING WATER GATE VALVE
- EXISTING PVC WATERLINE, SIZE AS NOTED
- EXISTING 8" GRAVITY SEWER
- EXISTING SAS MANHOLE
- NEW 8" WATERLINE, UNLESS OTHERWISE NOTED.
- NEW OPEN 8" WATER GATE VALVE
- NEW SAS MANHOLE
- 8" GRAVITY SEWER
- JOINT DRY UTILITY TRENCH
- POTENTIAL UTILITY BOX
- NEW FIRE HYDRANT
- EXISTING FLUSHING HYDRANT
- EXISTING WATER LINE CAP
- EXISTING FIRE HYDRANT
- DOUBLE 5/8" WATER METER
- SINGLE 5/8" WATER METER
- NEW FLUSHING HYDRANT

NORTH
SCALE 1"=40'
40' 0 40'

WATER MH IN CONC. WITH VENT PIPE
TOP OF 24" WATERLINE 6500.57
EXISTING 24" WATER TRANSMISSION LINE
TOP OF 24" WATERLINE 6494.2
NEW 8" WATERLINE
8" WATER LINE TO BE CONSTRUCTED WITH SANGRE AZUL PROJECT.
MH #SA-4 RIM: 6498.3 INV: 6490.3
MH #SA-3 RIM: 6493.0 INV: 6485.0
EXISTING 86' WIDE ACCESS EASEMENT
KATE'S WAY
ALEKSANDER WAY
SANGRE AZUL
TRACT B
20' WIDE PUBLIC UTILITY EASEMENT
IRRIGATION WATER METER #2
FIRE HYDRANT #____ TO BE CONSTRUCTED WITH SANGRE AZUL PROJECT
TOP OF 24" WATERLINE 6485.4
IRRIGATION WATER METER #1
EXISTING UTILITY POLE
EXISTING UTILITY POLE AND PEDISTAL
APPROXIMATE LOCATION OF EXISTING 8" PUBLIC WATER LINE
EXISTING CONCRETE RETAINING WALL
EXISTING CONCRETE RETAINING WALL
20' PUBLIC WATERLINE EASEMENT SHEET C10 SFPS WATER & SEWER AGUA FRIA REPL.SCHOOL
ACCESS CONTROL LINE

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.

ORALYNN GUERRERORTIZ, NMPE 12688 DATE



TYPICAL UNDERGROUND UTILITIES RELATIVE LOCATION
NTS

WATER SYSTEM KEY

1. INSTALL A PRESSURIZED CONNECTION TO EXISTING 8" PVC LINE. INSTALL 8"X8" TAPPING SLEEVE AND 8" TAPPING GATE VALVE AND VALVE BOX. RESTRAIN PER COSF DETAIL.
2. REMOVE EXISTING 8" CAP AND RESTRAINT AND CONTINUE 8" PVC WATER LINE.
3. INSTALL A FIRE HYDRANT. INSTALL 8"X8"X6" MJ/FLG TEE, 6" MJ/FLG GATE VALVE & VALVE BOX 6" PIPE AND 3-WAY FIRE HYDRANT ASSEMBLY # SHOWN RESTRAIN PER COSF DETAILS
4. INSTALL 45 DEGREE ELBOW RESTRAIN PER COSF DETAILS
5. INSTALL 8"X8" MJ/FLG TEE WITH A 8" MJ/FLG GATE VALVE & VALVE BOX ON SOUTH AND WEST LEGS. RESTRAIN PER COSF DETAILS
6. INSTALL A 2" FLUSHING HYDRANT AND 2" GATE VALVE & VALVE BOX AND 8" CAP. RESTRAIN PER COSF DETAILS
7. INSTALL 22-1/2 DEGREE ELBOW RESTRAIN PER COSF DETAILS
8. INSTALL 8" X 8" MJ/FLG TEE WITH 8" MJ/FLG GATE VALVES AND VALVE BOXES ON NORTH AND SOUTH LEGS. RESTRAIN PER COSF DETAILS.

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

REVISIONS

DATE	BY

DESIGN ENGINUITY
1561 Luisa Street, Suite 6, Santa Fe, New Mexico
(505) 591-9557

ALEKSANDER ESTATES II

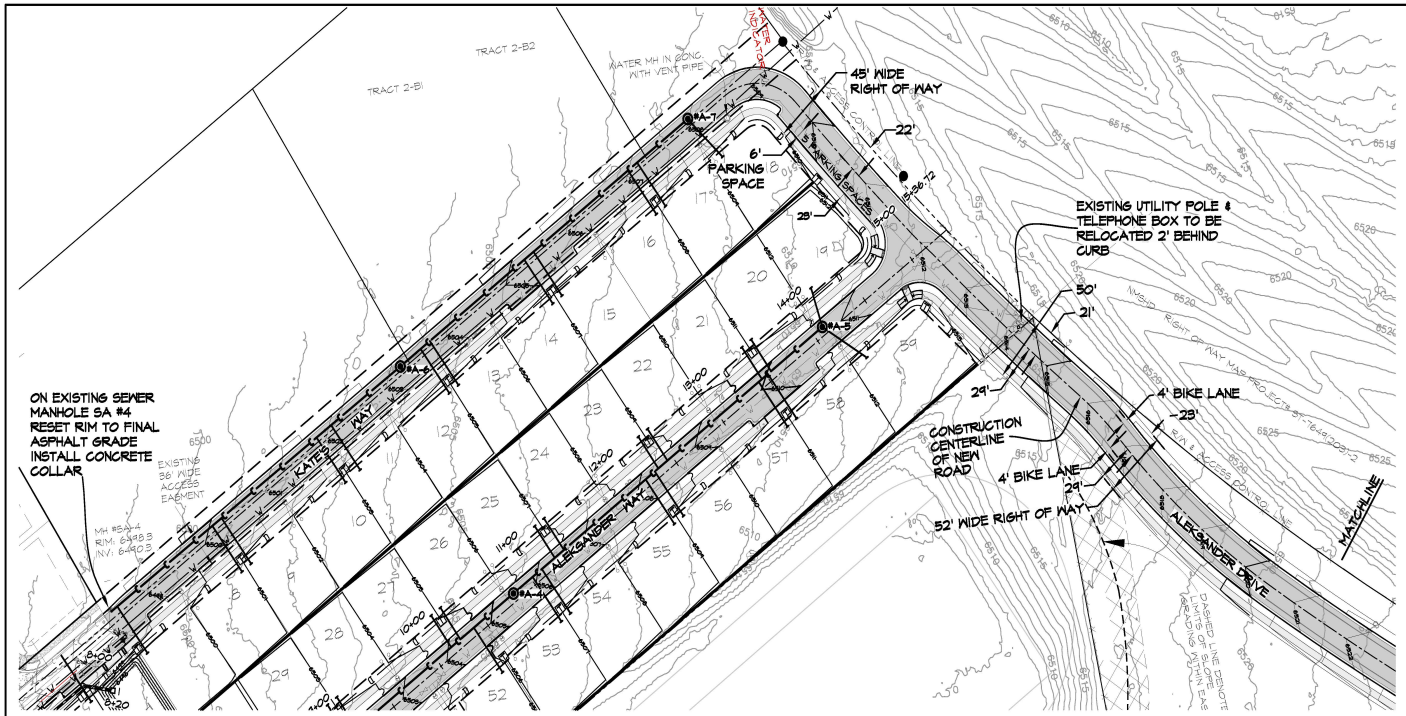
WATER PLAN

SCALE 1"=40' | DWG NO. | DATE 06/14/2021
PWDR CASE # | SHEET NO. 11

PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE DATE ____

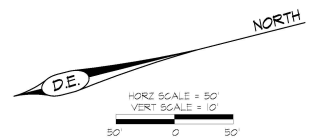
APPROVED

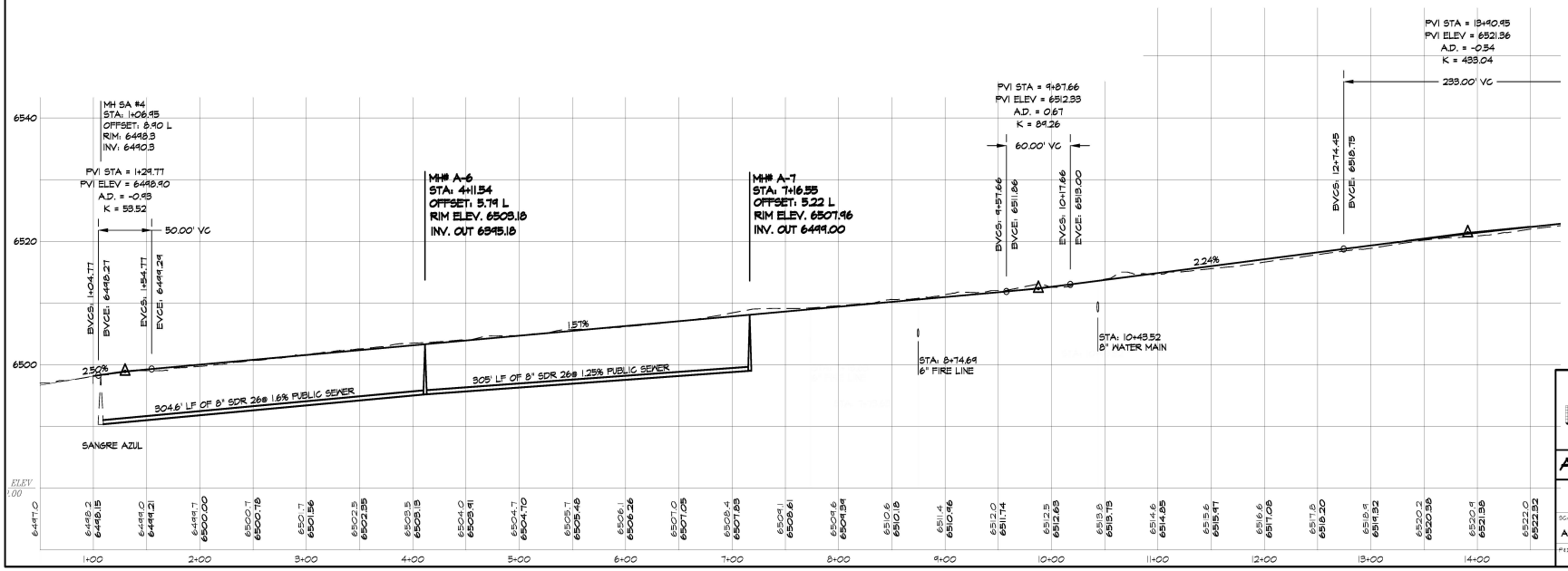
		INSPECTOR
CITY OF SANTA FE WATER DIVISION	DATE	DATE
SANTA FE FIRE DEPARTMENT	DATE	
AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.



LEGEND

- EXISTING WATER GATE VALVE
- EXISTING PVC WATERLINE, SIZE AS NOTED
- EXISTING 8" GRAVITY SEWER
- EXISTING SAS MANHOLE
- NEW 8" WATERLINE, UNLESS OTHERWISE NOTED.
- NEW OPEN 8" WATER GATE VALVE
- NEW SAS MANHOLE
- 8" GRAVITY SEWER
- JOINT DRY UTILITY TRENCH
- POTENTIAL UTILITY BOX
- NEW FIRE HYDRANT
- EXISTING FLUSHING HYDRANT
- EXISTING WATER LINE CAP
- EXISTING FIRE HYDRANT
- DOUBLE 5/8" WATER METER
- SINGLE 5/8" WATER METER
- NEW FLUSHING HYDRANT





REVISIONS	
DATE	BY

DESIGN ENGINUITY

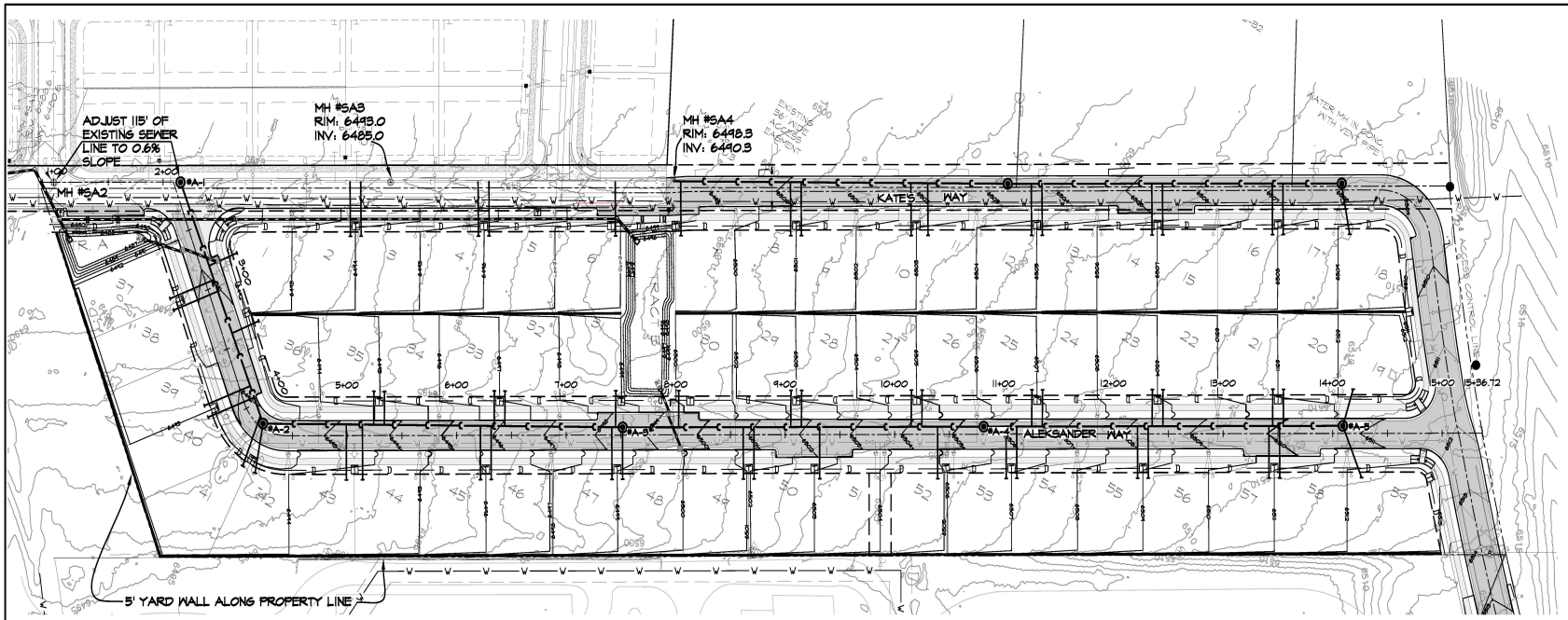
1451 Luisa Street, Suite E, Santa Fe, New Mexico
(505) 989-7557

ALEKSANDER ESTATES II

KATE'S WAY SAS PLAN AND PROFILE

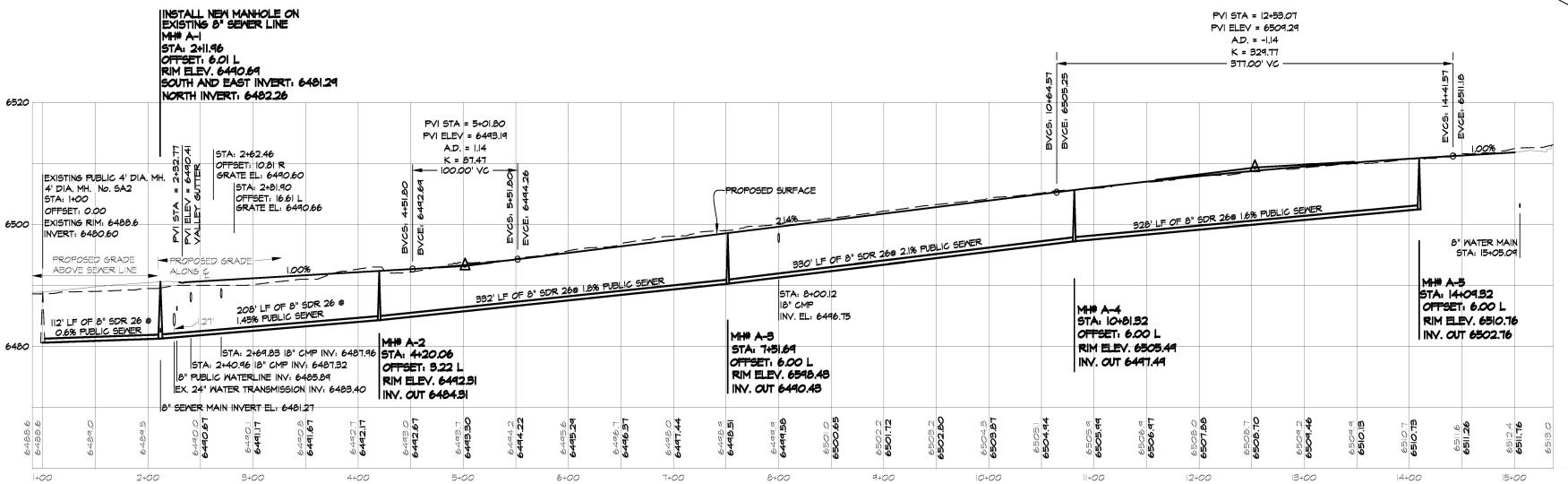
SCALE	DWG NO.	DATE
AS NOTED		06/14/2021
#&DR CASE #		SHEET NO. 12A

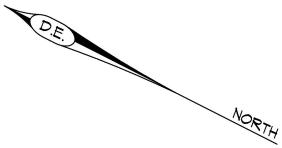
D:\1-PROJECTS\DE\ALEKSANDER ESTATES\dwg\2021-06-14 AE II.dwg, 14.06.2021 15:44:53, PDFCreator



LEGEND

- EXISTING WATER GATE VALVE
- EXISTING PVC WATERLINE, SIZE AS NOTED
- EXISTING 8" GRAVITY SEWER
- EXISTING SAS MANHOLE
- NEW 8" WATERLINE, UNLESS OTHERWISE NOTED.
- NEW OPEN 8" WATER GATE VALVE
- NEW SAS MANHOLE
- 8" GRAVITY SEWER
- JOINT DRY UTILITY TRENCH
- POTENTIAL UTILITY BOX
- NEW FIRE HYDRANT
- EXISTING FLUSHING HYDRANT
- EXISTING WATER LINE CAP
- EXISTING FIRE HYDRANT
- DOUBLE 5/8" WATER METER
- SINGLE 5/8" WATER METER
- NEW FLUSHING HYDRANT





REVISIONS

DATE	BY

DESIGN ENGINUITY
1101 Luisa Street, Suite E, Santa Fe, New Mexico
(505) 591-9591

ALEKSANDER ESTATES II

ALEKSANDER WAY SAS PLAN AND PROFILE

SCALE	DWG NO.	DATE
AS NOTED		06/14/2021
# OF CASE #		SHEET NO. 12B

LEGEND

- EXISTING WATER GATE VALVE
- EXISTING PVC WATERLINE, SIZE AS NOTED
- EXISTING 8" GRAVITY SEWER
- EXISTING SAS MANHOLE
- NEW 8" WATERLINE, UNLESS OTHERWISE NOTED.
- NEW OPEN 8" WATER GATE VALVE
- NEW SAS MANHOLE
- 8" GRAVITY SEWER
- JOINT DRY UTILITY TRENCH
- POTENTIAL UTILITY BOX
- NEW FIRE HYDRANT
- EXISTING FLUSHING HYDRANT
- EXISTING WATER LINE CAP
- EXISTING FIRE HYDRANT
- DOUBLE 5/8" WATER METER
- SINGLE 5/8" WATER METER
- NEW FLUSHING HYDRANT

KATE'S WAY

ALEKSANDER WAY

TRACT B

TRACT A

20' PUBLIC WATER F

RELOCATE EXISTING UTILITY POLE AND UTILITY PEDISTAL 2' BEHIND PROPOSED BACK OF CURB.

EXISTING UTILITY POLE

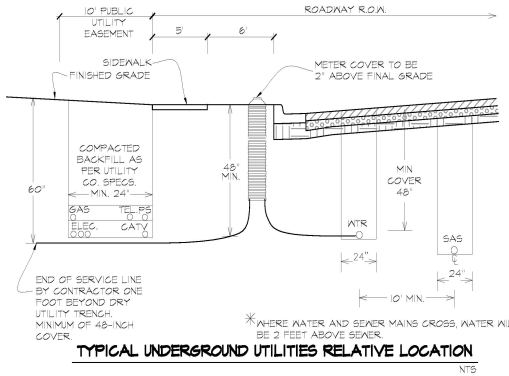
1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00 11+00 12+00 13+00 14+00 15+36.72

NORTH

D.E.

SCALE 1"=40'

40' 0 40'



TYPICAL UNDERGROUND UTILITIES RELATIVE LOCATION

NTS

REVISIONS

DATE	BY

DESIGN ENGINUITY

Mai Luisa Street, Suite 5, Santa Fe, New Mexico

(505) 491-9597

ALEKSANDER ESTATES II

DRY UTILITY PLAN

SCALE	DWG NO.	DATE
1"=40'		06/14/2021
MISR CASE #		SHEET NO.
----		13

NOTES:

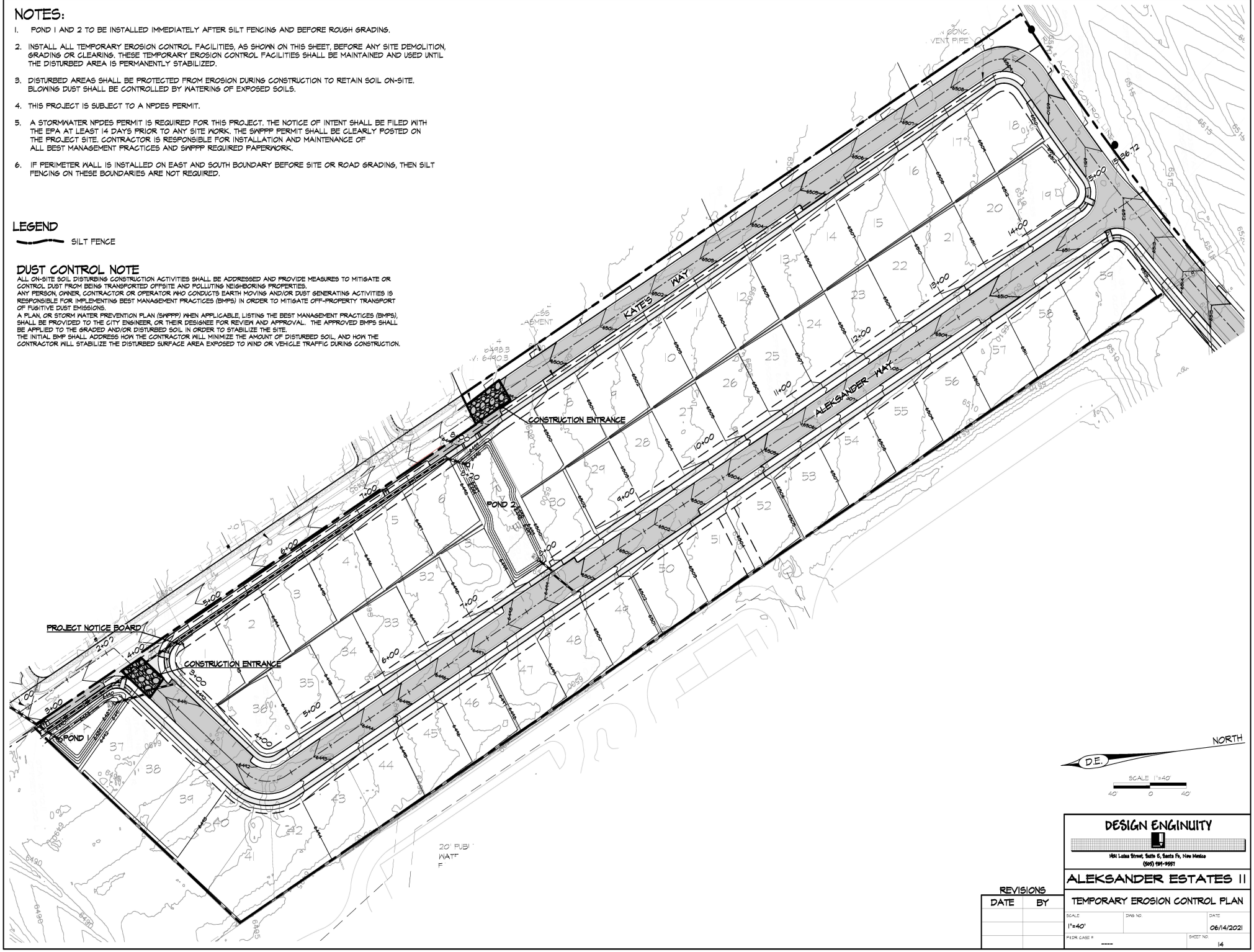
1. POND 1 AND 2 TO BE INSTALLED IMMEDIATELY AFTER SILT FENCING AND BEFORE ROUGH GRADING.
2. INSTALL ALL TEMPORARY EROSION CONTROL FACILITIES, AS SHOWN ON THIS SHEET, BEFORE ANY SITE DEMOLITION, GRADING OR CLEARING. THESE TEMPORARY EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. DISTURBED AREAS SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION TO RETAIN SOIL ON-SITE. BLOWING DUST SHALL BE CONTROLLED BY WATERING OF EXPOSED SOILS.
4. THIS PROJECT IS SUBJECT TO A NPDES PERMIT.
5. A STORMWATER NPDES PERMIT IS REQUIRED FOR THIS PROJECT. THE NOTICE OF INTENT SHALL BE FILED WITH THE EPA AT LEAST 14 DAYS PRIOR TO ANY SITE WORK. THE SWPPP PERMIT SHALL BE CLEARLY POSTED ON THE PROJECT SITE. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL BEST MANAGEMENT PRACTICES AND SWPPP REQUIRED PAPERWORK.
6. IF PERIMETER WALL IS INSTALLED ON EAST AND SOUTH BOUNDARY BEFORE SITE OR ROAD GRADING, THEN SILT FENCING ON THESE BOUNDARIES ARE NOT REQUIRED.

LEGEND

SILT FENCE

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 EARTH MOVING 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.



DESIGN ENGINUITY
1451 Luisa Street, Suite E, Santa Fe, New Mexico
(505) 989-7557

ALEKSANDER ESTATES II

TEMPORARY EROSION CONTROL PLAN

REVISIONS	
DATE	BY

SCALE	DWG NO.	DATE
1"=40'		06/14/2021
F&DR CASE # ----		SHEET NO. 14

D:\1-PROJECTS\DE\ALEKSANDER ESTATES\dwg\2021-06-14 AE II.dwg, 14.06.2021 15:51:11, PDFCreator

PERMANENT EROSION CONTROL PLAN NOTES

1. MAINTENANCE OF ALL PONDS, SWALES, DRAINAGE PIPES AND OTHER DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE ALEKSANDER ESTATES II SUBDIVISION HOA. THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNERS AGREE TO INDEMNIFY AND PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE OF THEIR ACCESS AND INSPECTION RIGHT.

2. THE CITY OR ITS AUTHORIZED AGENT MAY INSPECT THE DRAINAGE FACILITIES ON PRIVATE LOTS TO ENSURE THEY ARE OPERATING PROPERLY. IF MAINTENANCE DEFICIENCIES ARE FOUND ON PRIVATE PROPERTY, THE CITY WILL NOTICE THE LAND OWNER AND GIVE A REASONABLE PERIOD OF TIME FOR NECESSARY WORK TO BE ACCOMPLISHED. IF THE OWNER FAILS TO ACCOMPLISH THE WORK IN THE TIME SPECIFIED, THE CITY MAY UNDERTAKE THE WORK AND ASSESS THE OWNER THE COSTS ASSOCIATED WITH THE WORK.

3. ALL PONDING AREAS WILL BE A MINIMUM OF 10 FEET FROM STRUCTURES.

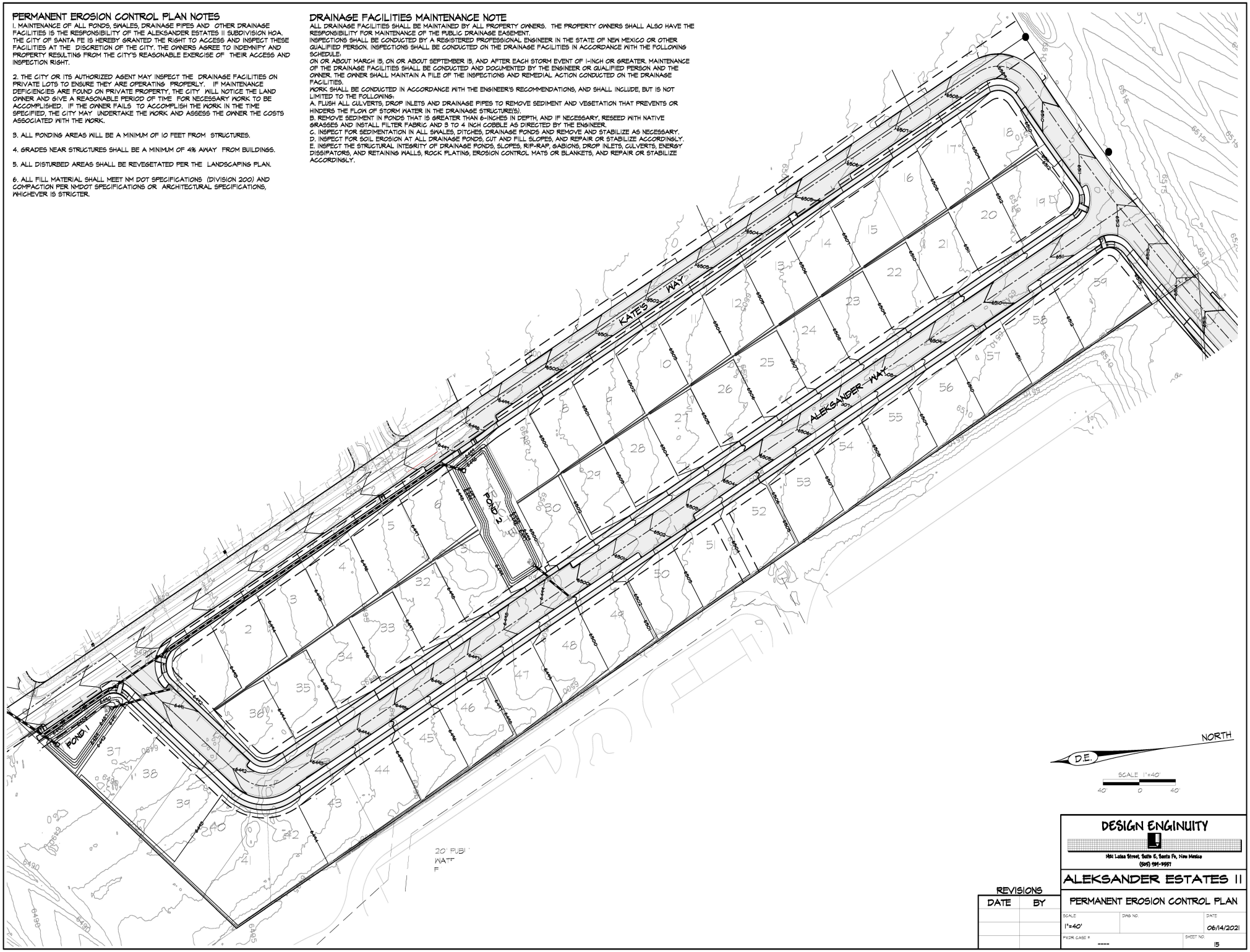
4. GRADES NEAR STRUCTURES SHALL BE A MINIMUM OF 4% AWAY FROM BUILDINGS.

5. ALL DISTURBED AREAS SHALL BE REVEGETATED PER THE LANDSCAPING PLAN.

6. ALL FILL MATERIAL SHALL MEET NM DOT SPECIFICATIONS (DIVISION 200) AND COMPACTION PER NMDOT SPECIFICATIONS OR ARCHITECTURAL SPECIFICATIONS, WHICHEVER IS STRICTER.

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, 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 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.



REVISIONS

DATE	BY

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ALEKSANDER ESTATES II

PERMANENT EROSION CONTROL PLAN

SCALE	DWG NO.	DATE
1"=40'		06/14/2021
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GENERAL

1. ALL CONSTRUCTION, RE-CONSTRUCTION AND REPAIR WORK ON PRIVATE OR PUBLIC ROADWAYS AND DRAINAGE INFRASTRUCTURE SHALL COMPLY WITH THIS SET OF APPROVED CONSTRUCTION DRAWINGS (ACD) AND THE NMDOT STANDARD SPECIFICATIONS 2019.
2. ALL WATER/SEWER UTILITY INSTALLATIONS, RE-CONSTRUCTION OR REPAIR SHALL COMPLY WITH THESE ACD, THE COSF UTILITY DIVISIONS'S CONSTRUCTION STANDARDS AND SPECIFICATIONS THE AMERICAN WATER WORKS ASSOCIATION STANDARDS (AWWA), AND THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1987 EDITION, INCLUDING ITS LATEST AMENDMENTS
3. IN THE EVENT OF CONFLICTING REQUIREMENTS ARISING AMONG THESE DOCUMENTS, THE ENGINEER OF RECORD SHALL DETERMINE THE MOST RESTRICTIVE REQUIREMENT TO BE FOLLOWED.
4. THE OWNER SHALL DESIGNATE AN ENGINEER OF RECORD (EOR). UNLESS OTHERWISE SPECIFIED BY THE OWNER, THE CITY SHALL ASSUME THAT THE EOR SHALL BE THE SAME AS THE ENGINEER WHO SEALED THE ACD.
5. THE OWNER SHALL ALSO DESIGNATE THE OWNER'S PROJECT REPRESENTATIVE (OPR). THE OPR SHALL BE THE CONTRACTOR'S POINT OF CONTACT (LIAISON) BETWEEN THE OWNER, THE ENGINEER OF RECORD (EOR), AND THE CONTRACTOR.
6. THE OWNER MAY DESIGNATE THE SAME PERSON TO BE THE EOR AND OPR FOR THE PROJECT, AND ALL PARTIES SHALL BE ADVISED OF THAT DECISION.
7. THE EOR SHALL TRANSMIT TO THE CONTRACTOR THE OWNER'S NOTICE TO PROCEED (NTP), AND ARRANGE A PRE-CONSTRUCTION MEETING IF REQUIRED. NEITHER CONSTRUCTION ACTIVITIES, NOR EQUIPMENT MOBILIZATION SHALL BEGIN ON THE SITE UNTIL A CITY CONSTRUCTION PERMIT HAS BEEN PROVIDED TO THE CONTRACTOR.
8. THE CONTRACTOR SHALL PROVIDE, IN WRITING, THE NAME(S) ROLE AND CONTACT INFORMATION, INCLUDING NORMAL AND EMERGENCY PHONE NUMBERS, FOR THE CONTRACTOR'S EMPLOYEE(S) RESPONSIBLE FOR THE CONSTRUCTION WORK. AT LEAST ONE EMERGENCY TELEPHONE NUMBER SHALL BE ACTIVE ON A 24-HOUR, 7-DAYS A WEEK BASIS. THIS INFORMATION SHALL BE AVAILABLE AT THE PRE-CONSTRUCTION MEETING, AND BE UPDATED BY THE CONTRACTOR AS NECESSARY THROUGHOUT THE PROJECT'S EXECUTION PERIOD.
9. CONTRACTOR REQUESTS FOR INFORMATION (RFI) SHALL BE SUBMITTED TO THE OPR TIMELY AND IN WRITING. CONTRACTOR SHALL ALLOW 24 HOURS FOR THE EOR'S WRITTEN ACKNOWLEDGEMENT OF RECEIPT.
10. THE EOR SHALL MAKE EVERY EFFORT TO RESPOND TO THE CONTRACTOR'S RFI WITHIN THE INITIAL 24 HOURS. WHEN THE EOR ANTICIPATES LONGER THAN 24 HOURS NEEDED TO PREPARE THE RFI RESPONSE, THE EOR SHALL PROVIDE THE CONTRACTOR, AS SOON AS POSSIBLE, THE ESTIMATED TIME FOR A RESPONSE.
11. REQUESTS FOR DEVIATIONS FROM ANY PROVISIONS SPECIFIED IN THESE ACD OR THE CONTRACT DOCUMENTS MAY BE CONSIDERED ONLY WHEN THE CONTRACTOR ANTICIPATES IMPROVED OUTCOMES IN COST, TIME AND QUALITY OF THE CONSTRUCTED PROJECT, AS THE PRIMARY RESULT OF IMPLEMENTING DEVIATIONS TO THE ACD, WHILE KEEPING INTACT THE INTENT OF THE DESIGN.
12. CONTRACTOR SHALL SUBMIT ALL DESIGN DEVIATION REQUESTS TO THE OPR. NO WORK ON ANY DEVIATIONS TO THE ACD SHALL PROCEED UNTIL THEY HAVE BEEN APPROVED, IN WRITING, BY THE OPR.
13. THROUGHOUT THE PROJECT'S EXECUTION PERIOD, THE CONTRACTOR SHALL MAINTAIN AT THE PROJECT SITE A COPY OF ALL RELEVANT FIELD NOTES, AND THESE SHALL BE MADE AVAILABLE TO THE OPR AT ANY TIME DURING WORKING HOURS. THE UPDATING OF SUCH NOTES AND DRAWINGS SHALL BE DONE AS FREQUENTLY AS NECESSARY, NOT LESS OFTEN THAN ONCE A WEEK.
14. CONTRACTOR SHALL CONFINE ALL CONSTRUCTION OPERATIONS WITHIN THE DESIGNATED PROJECT BOUNDARIES, AS SHOWN IN THESE ACD. NO PERSONNEL, MATERIALS, OR EQUIPMENT SHALL EVER ENCROACH ONTO AREAS OUTSIDE SUCH BOUNDARIES. IF SITE BOUNDARIES MUST BE MODIFIED, FOR CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY CONTRUCTION EASEMENTS, FOR THE REVIEW AND APPROVAL OF THE OPR.
15. EVEN WITHIN THE PROJECT BOUNDARIES, CLEARING AND GRUBBING SHALL BE KEPT TO THE MINIMUM NECESSARY TO EXECUTE THE PROJECT, AND STABILIZATION OF DISTURBED SURFACES SHALL BEGIN AS SOON AS PRACTICAL, AFTER INITIATION OF ANY CONSTRUCTION ACTIVITIES.
16. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR EROSION CONTROL INCIDENTAL TO THE CONSTRUCTION ACTIVITIES. IF REQUIRED BY THE ACD, OR APPLICABLE REGULATIONS, THE CONTRACTOR SHALL SUBMIT TO THE OPR A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND EVIDENCE THAT THE CONTRACTOR FILED THE NECESSARY NOI 10 DAYS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
17. SWPPP SHALL COMPLY WITH THE PROVISIONS OF NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT REQUIREMENTS FOR ALL CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SWPPP BEST MANAGEMENT PRACTISES AND REQUIRED PAPERWORK. THE SWPPP AND ASSOCIATED PAPERWORK SHALL BE PROVIDED TO THE OPR FOR INSPECTION WHEN REQUESTED.
18. AT A MINIMUM, ALL AREAS DISTURBED BY CONSTRUCTION TRAFFIC SHALL BE SPRAYED WITH WATER ON A DAILY BASIS TO CONTROL DUST GENERATION. ADDITIONAL WATER SHALL BE APPLIED ON WINDY DAYS AS NEEDED.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ALL DISTURBED AREAS FOLLOWING RE-VEGETATION THROUGH THE FIRST GROWING SEASON AFTER COMPLETION OF THIS PROJECT. IN THE EVENT THAT THE REVEGETATION PLAN IMPLEMENTATION HAS NOT BEEN ACCOMPLISHED BEFORE SEPTEMBER 1, DUE TO CONSTRUCTION DELAYS, OR BECAUSE DISTURBED SURFACES MUST REMAIN EXPOSED AFTER THIS DATE, THE CONTRACTOR SHALL INSTALL TEMPORARY PROTECTION SUCH AS A COVER CROP OR MULCH TO PREVENT SOIL EROSION, AT NO ADDITIONAL COST TO THE OWNER.
20. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING STRUCTURES, INCLUDING UNDERGROUND UTILITY CONDUITS LOCATED WITHIN AND WITHOUT THE PROJECT BOUNDARIES, FREE OF DUST AND/OR CONSTRUCTION DEBRIS AT ALL TIMES DURING THE EXECUTION OF THE PROJECT. CLEANING AND FULL RESTORATION OF SUCH STRUCTURES, TO THEIR ORIGINAL CONDITION OR BETTER, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR ALONE, AND ALL RELATED COSTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THIS PROJECT.
21. OWNERS AND THEIR AGENTS SHALL NOT BE HELD RESPONSIBLE FOR THE COSTS OF REPAIRING ANY DAMAGE OR ALTERATIONS CAUSED DURING EXECUTION OF THIS PROJECT, TO THE ORIGINAL CONDITION OF THIRD PARTY'S PROPERTY (E.G. STRUCTURES, EXISTING UTILITIES OR UTILITY EASEMENTS) LOCATED WITHIN OR WITHOUT THE PROJECT BOUNDARIES.
22. EXISTING ROAD AND DRIVEWAY ACCESSES FOR ADJACENT PROPERTIES SHALL BE MAINTAINED TRAFFICABLE UNDER ALL WEATHER CONDITIONS.
23. NO ALTERATION OR MODIFICATION SHALL BE PERMITTED ON ANY DRAINAGE WAY OR ARROYO, UNLESS IT IS SPECIFICALLY SHOWN ON THESE ACD.
24. CONTRACTOR SHALL DESIGNATE AN AREA WITHIN THE PROJECT BOUNDARIES FOR THE TEMPORARY STORAGE OF CONSTRUCTION DEBRIS AND WASTE. SUCH DEBRIS MAY INCLUDE REMOVED TREES AND BRUSH, AND ANY MATERIALS THAT MAY BE UNEARTHED, WHICH ARE DEEMED NOT SUITABLE FOR REUSE AS CONSTRUCTION MATERIALS ON THIS PROJECT.
25. CONSTRUCTION DEBRIS AND WASTE SHALL BE PREVENTED FROM BEING SCATTERED BY WIND, SURFACE RUNOFF, OR ANIMALS (DOMESTIC OR WILD) AND BECOMING A NUISANCE TO ANYONE OUTSIDE THE PROJECT BOUNDARIES.
26. FROM TIME TO TIME, DEBRIS AND WASTE SHALL BE TRANSPORTED OUT OF THE SITE AND DISPOSED OF PROPERLY, AT A NM STATE APPROVED LANDFILL. CONTRACTOR SHALL SUBMIT CORRESPONDING TIPPING RECEIPTS TO THE OPR, TO ACCOUNT FOR PROPER WASTE DISPOSAL. THE COST OF CONSTRUCTION WASTE DISPOSAL SHALL BE INCIDENTAL TO THE COST OF PROJECT.
27. WASTE THAT REQUIRES SPECIAL HANDLING, UNCOVERED DURING CONTRUCTION ACTIVITIES, AND NOT PREVIOUSLY IDENTIFIED, SHALL BE THE SUBJECT OF CONSIDERATION AS A CHANGE ORDER DUE TO UNKNOWN SUBSURFACE CONDITIONS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP SPILLS ASSOCIATED WITH THE PROJECT'S CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL REPORT AND PROPERLY RESPOND TO SPILLS OF HAZARDOUS MATERIALS SUCH AS GASOLINE, DIESEL, MOTOR OIL, SOLVENTS, TOXIC AND CORROSIVE SUBSTANCES, AND OTHER MATERIALS WHICH MAY REPRESENT A THREAT TO THE HEALTH AND WELFARE OF HIS WORKERS, THE GENERAL PUBLIC, OR THE ENVIRONMENT.
29. CONTRACTOR SHALL REPORT IMMEDIATELY ANY EVIDENCE OF PAST CONTAMINATION OR SPILLS, ENCOUNTERED DURING CONSTRUCTION. SUCH REPORTS SHALL BE MADE TO THE OPR, AS WELL AS TO THE APPROPRIATE STATE AGENCY. CLEAN UP OF ANY UNREPORTED SPILLS THAT MAY HAVE OCCURRED DURING THE CONSTRUCTION OF THIS PROJECT, WHENEVER THEY MAY BECOME EVIDENT, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
30. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF ALL SPECIFIED MATERIALS OR EQUIPMENT, WHETHER IN STORAGE OR INSTALLED, UNTIL FINAL WRITTEN APPROVAL OF THE PROJECT BY THE OPR.
31. BORROW MATERIAL, CONSTRUCTION WASTE, VEGETATIVE DEBRIS, ETC. SHALL NOT BE PLACED IN WETLAND AREAS, OR ANY AREAS WHERE THEY MAY AFFECT ENDANGERED SPECIES OR ARCHAEOLOGICAL RESOURCES IN ANY WAY.
32. ALL WORK PERFORMED IN THE VICINITY OF EXISTING STREAMS, WATER IMPOUNDMENTS, WETLANDS, DRINKING OR IRRIGATION WATER SOURCES SHALL BE PERFORMED IN SUCH MANNER AS TO MINIMIZE VEGETATION DAMAGE OR REMOVAL, AS WELL AS SOIL EROSION.
33. CONSTRUCTION EQUIPMENT'S CROSSINGS OF EXISTING STREAMS, WHETHER THE STREAMS ARE EPHEMERAL OR PERENNIAL, SHALL BE MINIMIZED. REFUELING OPERATIONS AND CONCRETE DUMPING IN THE VICINITY OF ANY BODY OF WATER SHALL BE STRICTLY PROHIBITED.
34. ALL AREAS DISTURBED BY THE CONSTRUCTION ACTIVITIES OF THIS PROJECT, INCLUDING ANY TEMPORARY ACCESS ROADS, SHALL BE RESTORED AND STABILIZED IN ACCORDANCE WITH THE ACD.
35. CONTRACTOR SHALL PROVIDE THE INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES IN COMPLIANCE WITH THESE ACD. TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), BUT MAY BE REVISED UNDER WRITTEN DIRECTION FROM THE EOR.
36. INFORMATION SHOWN FOR EXISTING UTILITIES HAS BEEN INCLUDED ON THESE ACD FOR REFERENCE PURPOSES ONLY. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ASSURING THAT EACH UTILITY COMPANY SPOT LOCATES ITS EXISTING UNDERGROUND FACILITIES. CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL AT (800)321-2537 TO COORDINATE SUCH SPOT LOCATING NO LESS THAN 48 HOURS PRIOR TO INITIATING ANY WORK.

SURVEY WORK

1. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A NEW MEXICO LICENSED PROFESSIONAL SURVEYOR (NMPS) FOR VERIFICATION OF ALL CRITICAL HORIZONTAL AND VERTICAL CONTROL DATA, AND CERTIFICATION OF RECORD DRAWINGS.
2. PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT, CONTRACTOR SHALL SUBMIT ALL RECORD DRAWINGS AND NOTES TO THE OPR, INCLUDING ANY REVISED CRITICAL X, Y, AND Z DATA. RECORD DRAWINGS SHALL INCLUDE INFORMATION SPECIFICALLY STATED IN THESE APPROVED CONTRACT DOCUMENTS (ACD), OR WHEN THE OWNER?S PROJECT REPRESENTATIVE (OPR) SPECIFICALLY IDENTIFIES IN THE FIELD. CRITICAL DATA (X, Y, AND Z) RELATED TO WATER VALVES OF ALL KINDS, WATER METERS, FIRE HYDRANTS, CULVERT INLET OR OUTLET INVERTS, MANHOLE INVERTS AND RIMS, END OF WASTEWATER SERVICE CONNECTIONS SHALL BE SHOWN ON THE RECORD DRAWINGS. THE WASTEWATER SYSTEM MUST BE TIED INTO THE CITY?S MONUMENTATION SYSTEM. WATER VALVE CARDS PER THE COSF WATER DIVISION MUST ALSO BE PROVIDED. VOLUME OF DRAINAGE PONDS AND POND OUTLET INVERTS SHALL BE SHOWN ON THE RECORD DRAWINGS. THE RECORD DRAWINGS SHALL BE STAMPED BY AN NMPS AND SUBMITTED FOR REVIEW AND APPROVAL BY THE EOR.
3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF SURVEY MONUMENTS OR MARKS. IN THE EVENT THAT ACCIDENTAL DAMAGE IS CAUSED TO THESE MARKS DURING PROJECT CONSTRUCTION, AN NMLPS RETAINED BY THE CONTRACTOR SHALL RE-ESTABLISH THE MARKS IN COMPLIANCE WITH STANDARDS AND PROCEDURES SET FORTH BY THE "GEODETIC MARK PRESERVATION GUIDEBOOK". FOR MORE INFORMATION CONTACT NGS MARK PRESERVATION CENTER, NOAA (505) 768-3606. CONTRACTOR SHALL NOT CHARGE THE OWNERS ANY ADDITIONAL COST FOR SUCH REPAIRS.

TESTING

1. ALL MATERIAL QUALITY TESTS SHALL BE PERFORMED BY A RECOGNIZED LABORATORY. SUCH LABORATORY SHALL BE OPERATED UNDER THE AUSPICES/DIRECTION OF AN NMPE. NAME AND CONTACT OF THE LABORATORY SHALL BE SUBMITTED BY THE CONTACTOR TO THE OPR AS SOON AS PRACTICAL AFTER THE CONTRACTOR?S RECEIPT OF THE NOTICE TO PROCEED.
2. CONTRACTOR SHALL SUBMIT TO THE OPR MATERIAL QUALITY TEST RESULTS, AND ASTM OR AASHTO CERTIFICATES OF MATERIALS' COMPLIANCE, NO LESS THAN 5 DAYS PRIOR TO INITIATING ANY WORK INVOLVING SUCH MATERIALS.
3. IF CONSTRUCTION DOCUMENTS INCLUDE A TESTING COST ALLOWANCE FOR TESTS INCLUDED IN THESE ACD, OR REQUIRED BY THE OPR, THE CONTRACTOR SHALL SUBMIT TESTING LABORATORY INVOICES TO THE OPR, PRIOR TO REIMBURSEMENT. COST OF RE-TESTING DUE TO SUB-STANDARD RESULTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO PAYMENT SHALL BE MADE FOR SUCH.
4. IF THE CONSTRUCTION CONTRACT DOES NOT HAVE A TESTING COST ALLOWANCE, THE COST OF ALL REQUIRED TESTING AND RE-TESTING, FOR EITHER MATERIALS OR INSTALLATION REQUIREMENT COMPLIANCE, SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT AND SHALL BE BORNE BY THE CONTRACTOR.
5. SUBGRADE, BASE MATERIAL, ASPHALT-TREATED BASE, AND ASPHALT SURFACE COURSE SHALL BE TESTED FOR COMPACTION EVERY 100 LINEAR FEET OF ROADWAY. IN ADDITION, ONE ASPHALT SAMPLE SHALL BE TAKEN FOR EVERY 500 TONS INSTALLED, OR ONCE A DAY, IF LESS THAN 500 TONS ARE INSTALLED. SAMPLES SHALL BE TESTED AND THE RESULTS SENT BY THE LAB DIRECTLY TO THE OPR.
6. CONTRACTOR SHALL OBTAIN ONE SET OF BACKFILL DENSITY TESTS FOR THE FOLLOWING: EVERY 100 FEET FOR EVERY LIFT OR EVERY 1.5 FEET WHICHEVER RESULTS IN THE GREATEST NUMBER OF TESTS; WITHIN TWO (2) HORIZONTAL FEET OF ANY PCC OR OTHER MATERIAL STRUCTURES (E.G., MANHOLES, FOUNDATIONS, TANKS); BENEATH ALL MANHOLE BASES, CULVERTS OR CONCRETE FOUNDATIONS; FOR EVERY LIFT FOR EVERY 500 LINEAR FEET OF TRENCH BACKFILL; OR FOR EACH 500 CUBIC YARDS OF FILL OF SIMILAR MATERIAL APPLIED OR FOR EACH DAY OF COMPACTION WORK, WHICHEVER RESULTS IN THE GREATEST NUMBER OF TESTS. TEST RESULTS SHALL BE SUBMITTED BY THE LABORATORY DIRECTLY TO THE OPR. FIELD TEST REPORTS SHALL BE SUBMITTED TO THE OPR AT THE TIME OF FIELD TESTING.
7. FOR ALL PORTLAND CEMENT CONCRETE (PCC) ONE SAMPLE SET SHALL BE CONDUCTED FOR EACH 500 LINEAR FEET (E.G. CURB AND GUTTER), 50 CUBIC YARDS CAST, OR ONE SET PER DAY OF CASTING, WHICHEVER IS MOST RESTRICTIVE IN THE OPINION OF THE OPR. PCC CYLINDERS SHALL BE TESTED AT 7, 28 AND 56-DAY INTERVALS. THE LATTER INTERVAL MAY BE WAIVED IF SPECIFIED STRENGTH HAS BEEN REACHED AS DEMONSTRATED BY AN EARLIER TEST. ALL TEST RESULTS SHALL BE SUBMITTED BY THE TESTING LABORATORY DIRECTLY TO THE OPR.
8. CONTRACTOR SHALL SUBMIT TO THE OPR ASTM OR AASHTO CERTIFICATES OF MATERIALS' COMPLIANCE, NO LESS THAN 5 DAYS PRIOR TO INITIATING ANY WORK INVOLVING SUCH MATERIALS.
9. CONTRACTOR SHALL COORDINATE WITH THE OPR SO THAT THE OPR IS PRESENT FOR PRESSURE TESTING OF ALL PIPELINES AND LEAK TESTING OF UNDERGROUND VESSELS.
10. PRESSURE TESTING OF GRAVITY SAS SHALL BE PERFORMED BY PRESSURIZING THE LINES TO 6 PSI, AND THEN VERIFYING THAT NO PRESSURE LOSS OCCURS IN A PERIOD OF ONE HOUR.
11. LEAKING TESTING OF UNDERGROUND VESSELS SHALL BE PERFORMED BY FILLING WITH WATER AND MAINTAIN THE WATER LEVEL FOR A MINIMUM OF 48 HOURS.
12. PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED IN COMPLIANCE WITH AWWA STANDARD C-600. TESTING SHALL OCCUR IN THE PRESENCE OF THE OPR. CONTACTOR SHALL NOTIFY OPR OF THEIR INTENTION TO TEST NOT LESS THAN 48 HOURS BEFORE TESTING BEGINS.
13. IN THE EVENT OF PRESSURE LOSSES DURING THE TEST PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINDING THE CAUSE OF THE PRESSURE LOSS, AS WELL AS ANY REPAIR AND RE-TESTING WORK NECESSARY.
14. OPR SHALL VERIFY THAT ALL GUTTERS, CONCRETE SWALES AND ASPHALT ROADS SHOWS POSITIVE WATER FLOW AND NO PONDING, PRIOR TO FINAL ACCEPTANCE. ANY AREAS THAT FAIL SUCH A TEST SHALL BE CORRECTED AT THE CONTRACTOR?S EXPENSE.

ROAD AND FILL MATERIAL SPECIFICATIONS

1. FILL MATERIAL SHALL MEET NMDOT 2019 STANDARD SPECIFICATIONS FOR DIVISION 200.
2. BASECOURSE SHALL MEET GRADATION REQUIREMENTS AND STANDARDS FOR TYPE I, NMDOT 2019 STANDARD SPECIFICATIONS. RECYCLED BASECOURSE WITH CONCRETE MATERIALS SHALL NOT BE PERMITTED.
3. ASPHALT SHALL MEET GRADATION REQUIREMENTS AND STANDARDS FOR SP-IV, NMDOT 2019 STANDARD SPECIFICATIONS.
4. SUBGRADE BENEATH BASECOURSE SHALL BE COMPACTED TO 95% DENSITY PER AASHTO, T-180, METHOD D.
5. BASECOURSE SHALL BE COMPACTED TO MINIMUM 96% OF THE MAXIMUM DENSITY PER AASHTO, T-180, METHOD D.
6. PAVEMENT TARGET DENSITY IS 94.5% OF THEORETICAL MAXIMUM AS DETERMINED BY AASHTO T202. FOLLOW NMDOT 2019 STANDARD SPECIFICATIONS 423.3.6.

CONCRETE WORK

1. ALL PORTLAND CEMENT CONCRETE (PCC) SPECIFIED IN THESE ACD, EXCEPT FOR SEWER MANHOLES, SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 1,500 PSI AT 7 DAYS, AND OF 3,000 PSI AT 28 DAYS. IN ADDITION, CONCRETE SHALL HAVE 7-BAGS OF PORTLAND CEMENT PER CUBIC YARD OF CONCRETE (7-BAG MIX), PLUS MAXIMUM 3/4-INCH AGGREGATE SIZE, WITH AIR ENTRAINMENT BETWEEN 5% AND 8% AT DELIVERY TIME. SEWER MANHOLES, BASES AND CONCRETE COLLARS REQUIRE A MINIMUM CONCRETE STRENGTH OF 4000 PSI AT 28 DAYS.
2. ACTUAL TOP OF SURFACE AT CURB AND GUTTER SHALL NOT DEVIATE FROM SPECIFIED ANY MORE THAN 1/8-INCH IN 10 FEET. INSIDE FACE OF CURB SHALL NOT DEVIATE MORE THAN -INCH IN 10 FEET FROM A STRAIGHT LINE.
3. OPR SHALL VERIFY THAT ALL CURB AND GUTTER SHOWS POSITIVE WATER FLOW, PRIOR TO FINAL ACCEPTANCE, OR DURING CITY INSPECTION, WHATEVER OCCURS FIRST. ANY AREAS THAT FAIL SUCH A TEST SHALL BE CORRECTED AT THE CONTRACTOR?S EXPENSE.

GENERAL UTILITY WORK REQUIREMENTS

1. ALL UTILITY TRENCHES SHALL HAVE CLASS D BEDDING OR BETTER. ANY ROCKS LARGER THAN 1.5 INCHES ARE NOT PERMITTED IN BEDDING MATERIAL.
2. OVER-EXCAVATION OF TRENCHES SHALL NOT BE ACCEPTABLE, UNLESS THE OPR PROVIDES WRITTEN AUTHORIZATION FOR THE CONTRACTOR TO DO SO, TO ADDRESS PREVIOUSLY UNKNOWN SUBSOIL CONDITIONS WHICH WOULD BE UNSUITABLE FOR FOUNDATION OR PIPELINE BEDDING.
3. CONTRACTOR SHALL REMEDY AND REPAIR, AT THE CONTRACTOR'S EXPENSE, ANY ACCIDENTAL OVER-EXCAVATION PERFORMED BY CONTRACTOR'S CREWS, BY INSTALLING AND COMPACTING CLASSIFIED FILL IN COMPLIANCE WITH CLASS-D BEDDING OR BETTER.

WATER SYSTEM MATERIALS AND WORK

1. CONTRACTOR SHALL NOTIFY THE CITY/PRIVATE UTILITY DEPARTMENT, AT LEAST FIVE (5) DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT THE OPERATION OF THE UTILITY DEPARTMENT WATER OR WASTEWATER SYSTEMS.
2. UNLESS OTHERWISE INDICATED IN THE ACD, ALL WATER SYSTEM ITEMS SHALL MEET THE APPLICABLE AWWA STANDARDS, PIPELINES AND FITTINGS SHALL BE MADE OF OR BE FULLY COMPATIBLE WITH DUCTILE IRON, C-900 SDR-18 PVC, INSTALLED OVER CLASS-D BEDDING OR BETTER, WITH MECHANICAL OR MEGALUG® JOINTS, OR THERMALLY FUSED JOINTS AS APPLICABLE.
3. RESTRAINED JOINT LENGTHS SHALL BE BASED ON FITTING AND LINE DIAMETER PER MANUFACTURE?S REQUIREMENTS.
4. EXCAVATION SHALL ADEQUATELY ACCOMMODATE THE PIPE'S BELL ENDS.
5. ALL WATER VALVES SHALL BE FULL-PORT GATE TYPE, RESILIENT SEATING, MECHANICAL OR MEGALUG JOINTS, US PIPE, OR CONSIDERED EQUAL BY THE OPR, AND INSTALLED IN COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS AND THESE ACD.
6. RPDA BACKFLOW PREVENTOR MUST BE ON THE APPROVED LIST CREATED BY UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS-CONNECTIONS CONTROL AND HYDRAULIC RESEARCH. THE RPDA SHALL INCLUDE AN INTEGRAL METERED BYPASS DETECTOR ASSEMBLY LOCATED IN AN ABOVE GROUND HOT BOX.
4. ALL WATER LINES SHALL BE INSTALLED IN EXCLUSIVE TRENCHES, WITH NO OTHER UTILITY LINES (INCLUDING NON-PUBLIC POTABLE WATER), BEDDED SO THAT THE RESULT IS A MINIMUM OF 48 INCHES OF COMPACTED BACKFILL COVER ABOVE THE CROWN OF THE PIPE.
5. NO WATER LINE SHALL BE INSTALLED BEFORE THE FINAL GRADE HAS BEEN ACHIEVED WITHIN THE DESIGNATED WATER UTILITY CORRIDOR (ROAD RIGHT OF WAY OR EASEMENT).
6. ALL FIRE HYDRANTS SHALL BE SUPPLIED WITH THE TYPE OF THREAD APPROVED BY THE CITY WATER DEPARTMENT FOR THE PROJECT LOCATION. EACH INSTALLED HYDRANT SHALL HAVE A PAINTED NUMBER SUPPLIED BY THE CITY UTILITY DIVISION PAINTED PER CITY REQUIREMENTS. HYDRANTS SHALL HAVE A MINIMUM HORIZONTAL CLEARANCE OF 7-FOOT RADIUS AROUND THEM.
7. PARALLEL WATER AND SANITARY SEWER MAINS SHALL HAVE A MINIMUM HORIZONTAL CLEARANCE (SEPARATION BETWEEN THEM) OF 10 FEET, PLUS A VERTICAL CLEARANCE OF 3 FEET, WHEREVER WATER AND SAS LINES CROSS. WATER LINES SHALL ALWAYS BE ABOVE THE SAS LINE. IN THE EVENT THAT UNANTICIPATED FIELD CONDITIONS REQUIRE THESE CLEARANCES OR RELATIVE LOCATIONS TO BE REVISED, THE EOR SHALL FORMULATE A PROPOSED CHANGE ORDER TO PROVIDE ALTERNATIVE PROTECTION FOR THE WATER LINE.
8. WARNING TAPE SHALL BE PLACED A MINIMUM 12 INCHES ABOVE THE WATER MAIN AT THE CENTER OF THE TRENCH. IN ADDITION, CONTRACTOR SHALL INSTALL COLOR CODED BLUE LOCATE CABLE UNDER THE PIPELINE. LOCATE CABLE SHALL RISE INSIDE EACH VALVE BOX.
BEFORE APPROVAL OF CONSTRUCTION, CONTRACTOR SHALL DEMONSTRATE TO THE OPR THE CONTINUITY OF ELECTRICAL CURRENT FLOW ALONG EVERY SEGMENT OF LOCATE WIRE.
9. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE DISINFECTION, CHLORINATION AND CHLORINE RESIDUAL TESTING OF ALL INSTALLED WATER PIPES AND PIPES IMPACTED BY WORK, PRIOR TO CONNECTION INTO THE EXISTING NETWORK. TESTING SHALL BE IN COMPLIANCE WITH AWWA C 651-14.
10. FINAL CONNECTION OF NEW AND EXISTING PIPELINES SHALL BE AUTHORIZED BY THE UTILITY. CONTRACTOR SHALL BE RESPONSIBILITY FOR COORDINATING THE CONNECTION OR PENETRATION WORK, ONLY AFTER DISINFECTION OF THE PIPES, CHLORINE RESIDUAL AND BACTERIOLOGICAL TEST RESULTS HAVE BEEN OBTAINED FROM THE LABORATORY. LABORATORY SHALL DELIVER TEST RESULTS DIRECTLY TO THE OPR.
11. UPON FINISHING APPLICATION OF THE FINISH GRADE MATERIAL, CONTRACTOR SHALL ADJUST, AS NECESSARY, THE FINAL ELEVATION OF ALL VALVE RIMS TO BE FLUSH WITH FINISH GRADE.

SANITARY SEWER MATERIALS AND WORK

1. UNLESS OTHERWISE INDICATED IN THE ACD, SANITARY SEWER (SAS) LINES SHALL BE SDR 26 PVC, OR AS APPROVED EQUIVALENT BY THE EOR, INSTALLED ON CLASS D BEDDING OR BETTER, AND WITH MINIMUM 3-FOOT OF COMPACTED BACKFILL COVER (I.E., 3-FOOT ABOVE THE PIPE). PIPE CLASS ON SEWER MAINS WITH 10 OR MORE FEET OF COVER SHALL BE SDR 26 MINIMUM OR EQUIVALENT. TRANSITION BETWEEN CLASSES OF PIPE SHALL BE MADE AT MANHOLES.
2. SANITARY SEWER MANHOLES AND FLUSHING STATIONS SHALL BE MADE OF FACTORY-PRE-CAST REINFORCED CONCRETE PIPE SEGMENTS, UNLESS OTHERWISE SPECIFIED IN THESE ACD. TYPICAL MANHOLE SECTIONS ARE 4 FEET AND 6 FEET IN DIAMETER; HOWEVER, LARGER SIZES MAY BE SPECIFIED IN THESE ACD. TOP AND BOTTOM SLABS MAY BE EITHER FACTORY-PRE-CAST OR CAST IN-SITU REINFORCED CONCRETE.
3. SANITARY SEWER CONNECTIONS SHALL BE MADE OF FIXTURES, SUCH AS PIPE TEES, WYES, OR OF MECHANICALLY-STRAPPED SADDLE-TYPE FIXTURES AS APPROVED BY CITY UTILITY DIVISION.
4. SEWER LINES SHALL BE PLACED ABOVE STORM SEWERS WHEN THESE CROSS, UNLESS OTHERWISE APPROVED BY THE OPR. A MINIMUM VERTICAL CLEARANCE OF 12 INCHES SHALL BE PROVIDED BETWEEN THE TOP OF A SAS LINE AND THE BOTTOM OF A STORM SEWER LINE, UNLESS OTHERWISE APPROVED IN WRITING BY THE OPR.
5. LOCATE WIRES OR OTHER CITY APPROVED UNDERGROUND UTILITY MARKERS SHALL BE INSTALLED FOR ALL SEWER MAINS AND SERVICE LINES (SAS AND LPSAS), SO THAT THESE ARE VISIBLE INSIDE ALL MANHOLES AND FLUSHING STATIONS. COMPLIANCE WITH THIS REQUIREMENT SHALL BE VERIFIED BY THE OPR PRIOR TO INSTALLING PAVEMENT.
6. ALL GRAVITY SEWER LINE SEGMENTS BETWEEN MANHOLES, INCLUDING ANY SAS SERVICE LINES WITHIN THE SEWER UTILITY CORRIDOR, SHALL BE FLUSHED, TELEVISED AND PRESSURE-TESTED BY THE CONTRACTOR BEFORE THE OPR DEEMS THE INSTALLATION AS COMPLETE.
7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PERFORMING OR COORDINATING PRESSURE TEST OF ALL GRAVITY-FLOW SEWER LINES, IN THE PRESENCE OF THE OPR. CONTRACTOR SHALL ALSO PERFORM TELEVISED INSPECTION OF ALL NEW LINES, PRIOR TO INSTALLING PAVEMENT WITHIN THE SEWER LINE CORRIDOR. CONTRACTOR SHALL REVIEW THE TAPES IN DETAIL TO IDENTIFY ANY DEFICIENCES AND CORRECT THEM AS NECESSARY. ALL VIDEO TAPES SHALL BE PREPARED IN A RATIONAL SEQUENCE AND BE PROPERLY LABELED. LINES AND MANHOLES SHALL BE IDENTIFIED BY THE NAMES AND STATIONING GIVEN IN THE ACD. VIDEO TAPES SHALL BE SUBMITTED TO THE OPR FOR REVIEW PRIOR TO ACCEPTANCE OF THE SEWER.
8. PRESSURE TESTING OF GRAVITY SAS SHALL BE PERFORMED BY PRESSURIZING THE LINES TO 6 PSI, AND VERIFYING NO PRESSURE LOSS OCCURS UPON HOLDING THE PRESSURE FOR A PERIOD OF ONE HOUR.
9. CONTRACTOR SHALL COORDINATE WITH THE OPR SO THAT THE OPR IS PRESENT FOR PRESSURE TESTING OF ALL PIPELINES AND UNDERGROUND VESSELS.
10. UPON FINISHING APPLICATION OF THE FINISH GRADE MATERIAL, CONTRACTOR SHALL ADJUST, AS NECESSARY, THE FINAL ELEVATION OF ALL MANHOLE AND VALVE RIMS TO BE FLUSH WITH FINISH GRADE.

DRAINAGE WORK

1. ALL DRAINAGE PIPELINES OR CULVERTS SPECIFIED IN THESE ACD AS CORRUGATED METAL PIPE OR "CMP" SHALL HAVE A MINIMUM 16-GAUGE, AND MINIMUM 12-INCH BURY. ALL DRAINAGE PIPE IDENTIFIES AT PVC SHALL BE SCHEDULE 40.
2. ALL CULVERT TRENCHES SHALL HAVE CLASS D BEDDING OR BETTER. ROCKS LARGER THAN 1.5 INCHES ARE NOT PERMITTED IN BEDDING MATERIAL.
3. ALL DRAINAGE PIPES SPECIFIED AS STORM DRAIN PIPES MUST MEET NMDOT SPECIFICATION 570.

DRY UTILITY WORK

1. ALL UTILITY LINES SHALL BE BORED UNDER ANY EXISTING PCC FEATURES, AND A MINIMUM OF 12 INCHES OF SEPARATION SHALL BE MAINTAINED BETWEEN SUCH LINES. ANY DAMAGE ON EXISTING PCC FEATURES (E.G. EXISTING CURB AND GUTTER, SIDEWALK), RESULTING FROM CONSTRUCTION ACTIVITIES ON THIS PROJECT, SHALL BE REPAIRED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE, BEFORE FINAL ACCEPTANCE.
2. SHADING AND BEDDING MATERIAL SHALL BE TYPE IV, CLASS 1 FOR DIRECT-BURY-CABLE, AND TYPE IV, CLASS 2 FOR CABLE-IN-CONDUIT INSTALLATION. TYPE III MATERIAL SHALL BE CONSIDERED SUITABLE FOR EITHER TYPE OF INSTALLATION.
3. IF TRENCH-RUN MATERIAL MEETS BACKFILL MATERIAL REQUIREMENTS, 3-INCH BEDDING MAY BE OMITTED, PROVIDED THAT THE TRENCH BOTTOM IS SMOOTH, FLAT, AND WITHOUT SURFACE IRREGULARITIES.
4. SEPARATION BETWEEN JACKETED PRIMARY AND COMMUNICATION CABLES SHALL BE AT LEAST 12 INCHES.
5. WARNING TAPE SHALL BE PLACED A MINIMUM 12 INCHES ABOVE THE UPPER LEVEL OF UTILITIES AT THE CENTER OF THE TRENCH.
6. A COMPLETION LETTER, WRITTEN BY EACH UTILITY COMPANY WHOSE STRUCTURES/CONDUITS ARE AFFECTED DURING THE EXECUTION OF THE PROJECT, SHALL BE DELIVERED BY THE CONTRACTOR TO THE OPR BEFORE PAVING OR BEFORE THE SEWER'S VIDEO INSPECTION CAN OCCUR.

BURIED VESSELS

1. BURIED VESSELS, SUCH AS WATER STORAGE TANKS OF ANY KIND, SHALL BE INSTALLED IN STRICT COMPLIANCE WITH RECOMMENDATIONS PUBLISHED BY THE VESSEL MANUFACTURER FOR THE SPECIFIC APPLICATION. AT THE VERY MINIMUM, ALL VESSELS SHALL BE BEDDED ON 24 INCHES OF " DIAMETER CRUSHED GRAVEL. FOR CYLINDRICAL TANKS, DEPTH OF GRAVEL WILL REACH THE "8 O'CLOCK" AND "4 O'CLOCK" MARKS ON THE TANK. CLASSIFIED BACKFILL SHALL BE PLACED ABOVE THAT ELEVATION.
2. AT THE POINT OF CONNECTION BETWEEN BURIED VESSELS AND PIPES, FLEXIBLE COUPLINGS (VICTAULIC® OR EQUAL) SHALL BE INSTALLED, UNLESS SPECIFICALLY REQUIRED OTHERWISE IN THESE ACD.

GRADING WORK

1. ALL CUT AND FILL SLOPE, INCLUDING SETBACK REQUIREMENTS SHALL COMPLY WITH THESE ACD AND 2009 IBC SECTION 1804.3 FOR SITE GRADING.
2. AFTER CLEARING, THE SOIL SHALL BE MOISTURE CONDITIONED AND DENSIFIED AS NOTED BELOW PRIOR TO PLACEMENT OF BACKFILL OR CONSTRUCTION.
3. EXPOSED NATIVE SOILS SHALL BE SCARIFIED TO A DEPTH OF AT LEAST 8-INCHES, MOISTURE CONDITIONED TO THE OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557. THE MOISTURE CONTENT OF THE NATIVE SOILS SHOULD BE AT OR ABOVE THE OPTIMUM MOISTURE CONTENT.
4. ALL STRUCTURAL FILL OR BACKFILL SHALL BE FREE OF VEGETATION AND DEBRIS AND CONTAIN NO ROCKS LARGER THAN 3-INCHES.
5. BACKFILL SHALL BE PLACED IN 8-INCH LOOSE LIFTS IF COMPACTED WITH APPROVED EQUIPMENT AND 4-INCH LOOSE LIFTS IF HAND HELD COMPACTION EQUIPMENT IS USED. EACH LIFT SHOULD BE FIRM AND NON-YIELDING. ALL FILL OR BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AND WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT, AS DETERMINED IN ACCORDANCE WITH ASTM D-1557.
6. SUBGRADE BENEATH ASPHALT, CURBS AND GUTTERS, SIDEWALKS, PATHS AND DRAINAGE FACILITIES SHALL BE COMPACTED TO 95% PER AASHTO, T-180, METHOD D.
7. SLOPES SPECIFIED IN THESE ACD ARE EXPRESSED IN TERMS OF THE HORIZONTAL RUN VERSUS THE VERTICAL RISE OF THE GROUND'S SURFACE (H:V).

MISCELLANEOUS

1. CONCRETE PARKING BUMPERS WILL BE PRECAST STEEL REINFORCED CONCRETE WITH A COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS AND AIR ENTRAINED TO 5 TO 7%. UNITS TO BE 6-INCHES HIGH, 8-INCHES WIDE AND 6-FEET LONG AND OF UNIFORM SHAPE, SIZE AND FINISH WITH MANUFACTURE'S STANDARD CROSS SECTION WITH SLOPED VERTICAL FACES, SQUARE ENDS AND DRILLED OR SLEEVED FOR TWO DOWELS. FASTEN EACH UNIT IN PLACE PER ACD WITH TWO 24-INCH UNFINISHED STEEL DOWELS, -INCH DIAMETER, POINTED TIP CONFORMING TO ASTM A615. SEAL ANNULAR SPACE AROUND HOLE WITH GROUT OR SEALANT.
2. TRAFFIC SIGNAGE SHALL MEET NMDOT SECTION 701 STANDARDS AND BE MADE OF RETROREFLECTIVE ALUMINUM ALLOY SHEETING A MINIMUM OF 0.08-INCH THICK IN ACCORDANCE WITH ASTM B209 AND ASTM D4956.
3. SIGN POSTS SHALL HAVE A TYPE 1 BREAKAWAY BASE SYSTEM WITH A SLIP-TYPE CONNECTION PER NMDOT SECTION 701 STANDARDS. POSTS SHALL BE @MARION" BRAND 4LB/FT U CHANNEL BLACK.
4. TRAFFIC PAVEMENT MARKINGS WITH BE WITH NMDOT APPROVED TRAFFIC STANDARD ACRYLIC PAINT OR HI-BUILD ACRYLIC PAINT WITH REFLECTORIZED GLASS BEADS PER NMDOT SECTION 704 STANDARDS. TRAFFIC STRIPING PRELIMINARY MARKINGS AND STRIPES SHALL BE APPROVED BY THE OPR PRIOR TO PLACEMENT OF FINAL MARKINGS.

DISCLAIMERS

1. THE CONTRACTOR SHALL PROMPTLY REPORT TO THE OPR ANY UNANTICIPATED CONDITION THAT, IN THE OPINION OF THE CONTRACTOR, MAY SIGNIFICANTLY AFFECT THE CONTRACT TIME OR COST. THE DESIGN ENGINEER SHALL NOT BE RESPONSIBLE OR OTHERWISE LIABLE FOR ANY DAMAGE, CONSTRUCTION DELAYS, OR LOSS THAT OCCURS AS A RESULT OF UNANTICIPATED SUBSOIL CONDITIONS.
2. INFORMATION SHOWN ON THESE ACD REGARDING THE LOCATION OF EXISTING UNDERGROUND UTILITY LINES AND STRUCTURES WAS PROVIDED BY EACH UTILITY OWNER, AND WAS NOT FIELD VERIFIED DURING THE DESIGN. THE ENGINEER SHALL NOT TAKE ANY RESPONSIBILITY FOR ANY UNDERGROUND UTILITY INFORMATION FOUND TO BE IN ERROR OR INCOMPLETE, NOR SHALL THE ENGINEER BE HELD RESPONSIBLE OR OTHERWISE LIABLE FOR ANY DAMAGES, CONSTRUCTION DELAYS OR LOSSES THAT MAY RESULT FROM SUCH INFORMATION.
3. OWNERS OR THEIR AGENTS, INCLUDING THE DESIGN ENGINEER, EOR, AND OPR SHALL NOT BE HELD RESPONSIBLE FOR ANY LOSS OR DAMAGE RESULTING FROM CONTRACTOR'S FAILURE TO TIMELY NOTIFY, AND SUBSEQUENTLY FOLLOW THE EOR'S RECOMMENDATIONS WITH REGARD TO ANY APPARENT OR ACTUAL ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS FOUND IN THESE ACD.
4. DESIGN ENGINEER SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR LOSS OR DAMAGE RESULTING FROM THE CONTRACTOR'S FAILURE TO FOLLOW REQUIREMENTS, SPECIFICATIONS AND DESIGN INTENT OF THESE ACD.

REVISIONS

DATE	BY

DESIGN ENGINUITY

1421 Luisa Street, Suite E, Santa Fe, New Mexico
(505) 989-3557

ALEKSANDER ESTATES II

PROJECT CONSTRUCTION NOTES

SCALE	DWG NO.	DATE
		06/14/2021
P&DR CASE # ----		SHEET NO. 16

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, 1987 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, 2007 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 APWASS.
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 City Planning and Land Use Department's Permit and Development Review Division Technical Review staff (P&DR).
6. The project plans shall be approved for construction by the P&DR's Engineering Supervisor prior to any construction activity and scheduling a pre-construction meeting. The Engineering Supervisor may, by written authorization, designate others to administer duties described herein.
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. Call 505-455-6585 to schedule the pre-construction meeting a minimum of 10 calendar days in advance of the meeting date.
8. Attendance at the pre-construction meeting is mandatory for the Project Engineer (who shall conduct the meeting, Contractor, P&DR Technical Review staff, and applicable staff from City street, water, and wastewater management Divisions. The Owner and sub-contractors are encouraged to attend. At this meeting, a specific P&DR staff member will be assigned as the point of contact with the Contractor.
9. Grading permits obtained on an "At Risk" basis are not subject, nor take the place of, a pre-construction meeting required above.
10. 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.
11. 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.
12. 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.
13. 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 Engineering Supervisor for approval. Upon approval, said changes may be incorporated into the project.
14. Final Record Drawings, reflecting substantial changes to the original design drawings, shall be submitted by the Owner's Engineer for approval to the Engineering Supervisor for permanent filing in the City Planning Department. 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.
15. Curb cuts shown in the original, approved construction drawings will require a "Curb Cut Permit" issued by the City Traffic Engineer prior to construction. Curb cuts found to be necessary that were not included in the original, approved construction drawings will require a change order that includes a "Curb Cut Permit" from the City Traffic Engineer. Call 505-455-6614 for information.
16. Parallel water and sanitary sewer (SAS) utilities shall have a minimum horizontal spacing of 10 feet and vertical spacing of 3 feet wherein the water line is above the SAS line. Installation will be in separate trenches. Should encountered field conditions exist that prevent maintaining these separation distances and relationship, a change order shall be initiated that provides for alternative protective measures and submitted for approval to the Engineering Supervisor via the City Water and Wastewater Management Divisions.
17. Sanitary Sewer lateral construction must be constructed under separate permit (secondary) for SAS hookup. The Contractor shall obtain the permit(s) prior to any construction and must be obtained at the Permit Desk at City Hall; providing street address for each hookup. Upon payment of fee(s) the permit form will be immediately generated which shall be kept on-site. Call 505-455-6945 for permit information and 505-455-6646 for inspection of each visible, corrected lateral.
18. 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 marshalling yard(s) unless legal easements(s)/agreement(s) is/are executed and approved by the Engineering Supervisor.
19. 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 505-455-6945 for permit information.
20. 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.
21. The Contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
22. Material quality testing shall be completed by the Owner, through a recognized testing laboratory. The laboratory shall be under the auspices of a New Mexico Professional Engineer.
23. 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 505-455-6829. 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.
24. 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.
25. 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 3,000 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 3/4"
    e. Air entrainment content ranging between 4.0 and 7.0 percent at the point of concrete delivery into forms.
26. 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. 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.
27. 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 direction from the City Traffic Engineer who may be reached at 505-455-6614.
28. Site erosion and/or sediment control, as per approved plan, shall be installed, maintained, and removed by the Contractor. Inspection by the P & DR staff of applicable Best Management Practices (BMP) is required prior to any grading activity; call 505.955.6646 to arrange for said inspection. The Contractor's attention is directed to the SSHBC's Section 603 for other requirements relating to dust abatement and similar issues.
29. 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.
30. 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.
31. ASTM, ASSHTO, or independent laboratory certificates of material compliance are to be provided to P&DR staff prior to bringing applicable material on site.
32. Aggregate base course material shall conform to the SSHBC's Section 304 using Gradation 1.
33. Plant Mix Bituminous Pavement (PMBP) 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 420 using Aggregate 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.
34. Compaction testing of subgrade, aggregate base course, and each lift of PMBP material shall be completed for every 100 linear feet of roadway length excepting for PMBP material in which case provide one (1) test for every 100 linear feet of laydown machine pass.
35. PMBP material quality test samples (wet) shall be obtained and tested for every 500 tons or fraction thereof or one (1) sample per day.
36. 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.
37. 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 surround 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.
38. 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.
39. 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.
40. Not Used.

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 draning 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.
13. All sewer manholes with sewer lines 12 inches in diameter and larger are required to have approved vented and locking manholes.
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.
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 955-4631 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.
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 Inspector's 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. Any 8 inch public sanitary sewer main line placed with a grade of less than 0.60% shall be removed and reconstructed at the Contractor's expense. All public sanitary sewer main lines with slopes of less than 1% require a minimum Class C bedding with select granular material foundation.
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. Sewer backflow check valves are required on private sewer service laterals per the City's Plumbing Code. Final determination shall be made by the City of Santa Fe Plumbing Inspection Division.

REVISIONS

DATE	BY

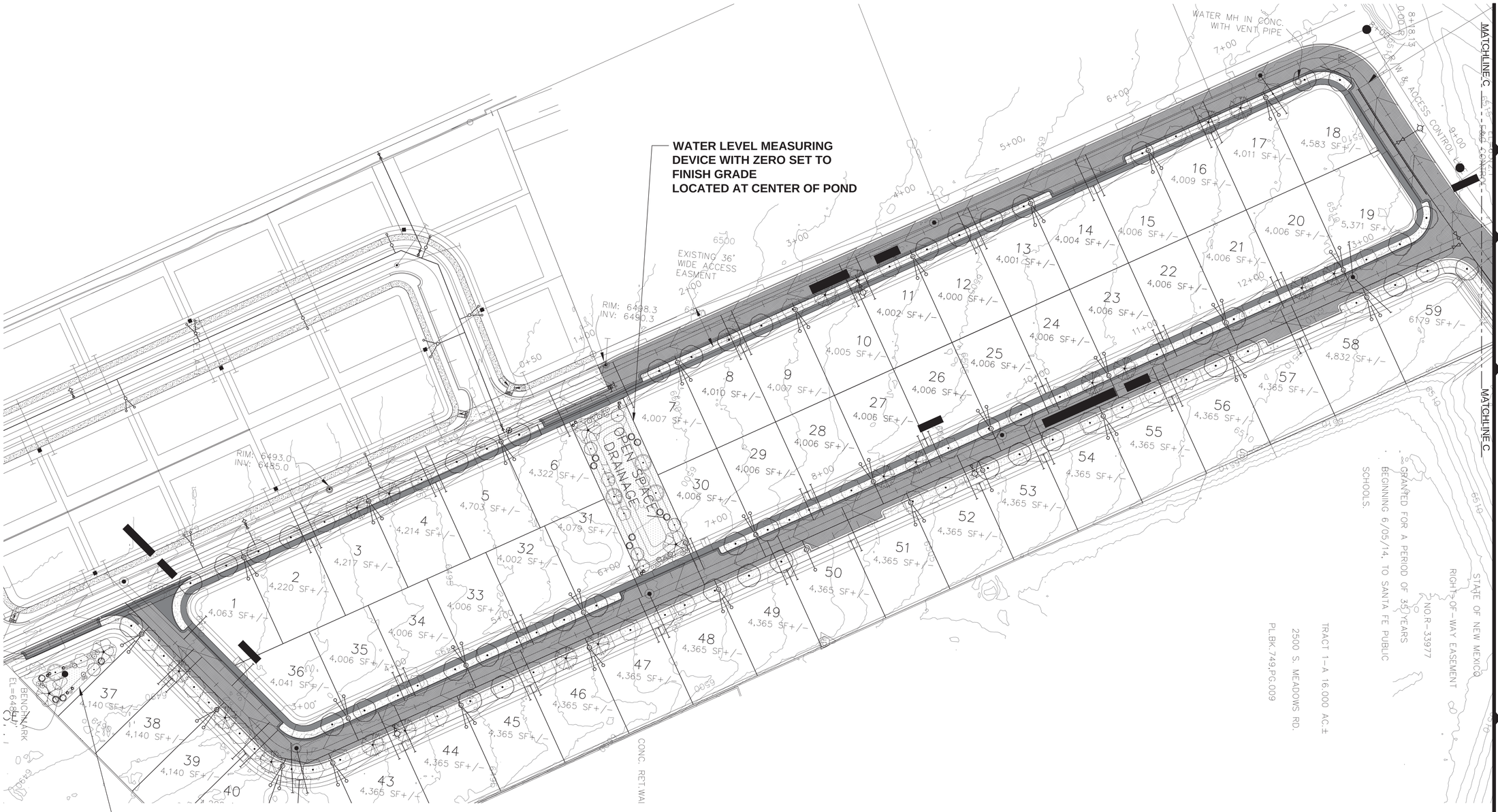
DESIGN ENGINUITY

1561 Luisa Street, Suite E, Santa Fe, New Mexico
(505) 491-9997

ALEKSANDER ESTATES II

CITY CONSTRUCTION NOTES

SCALE	DWG NO.	DATE
		06/14/2021
P&DR CASE # -----		SHEET NO. 17



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STATE OF NEW MEXICO
JOHN GILLIES BRALY
1281
REGISTERED LANDSCAPE ARCHITECT

Date: 05.12.2021
Revisions:

Drawn by: HA
Reviewed by: CM

Aleksander Estates II

Santa Fe, New Mexico

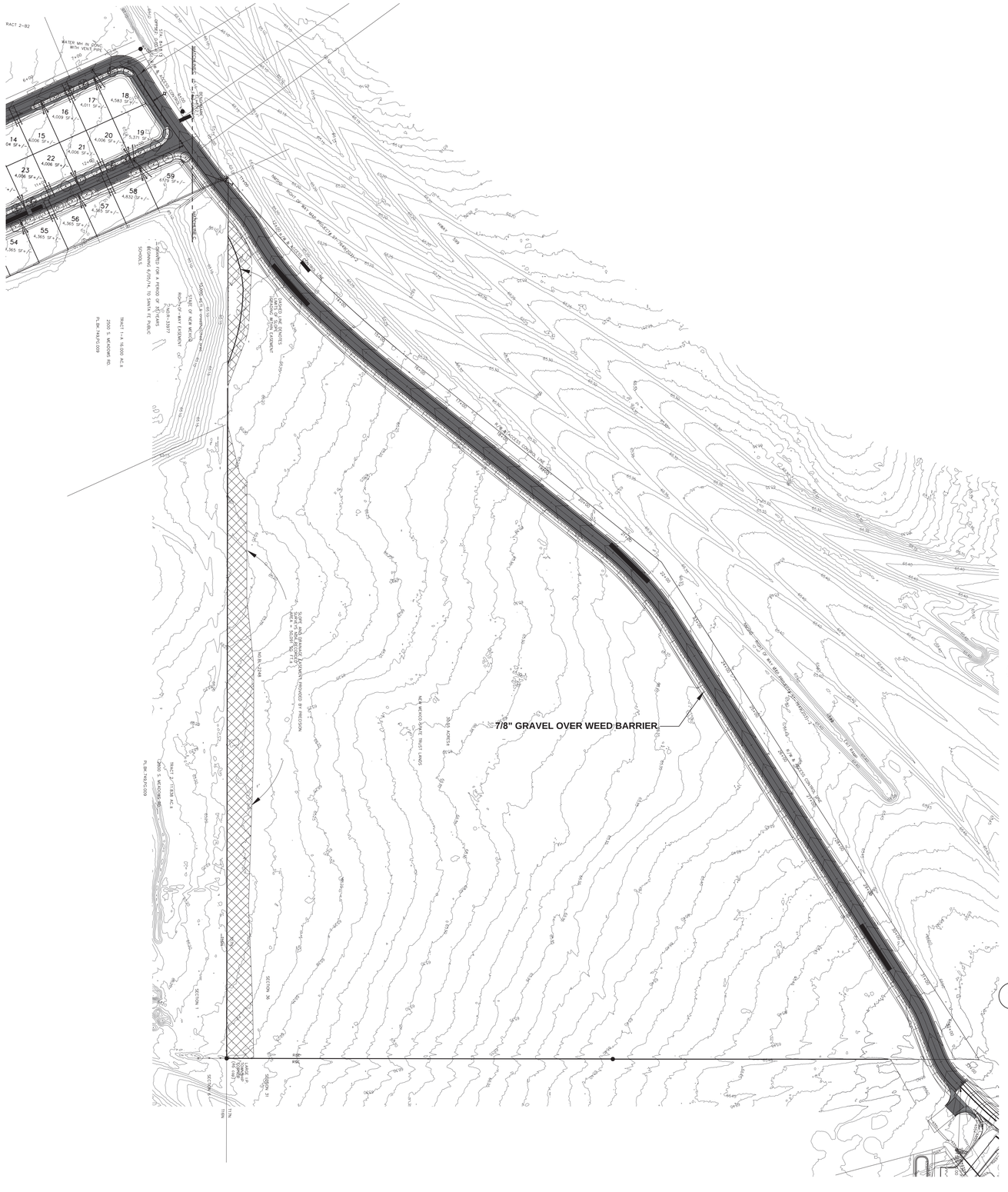
NORTH

Scale: 1" = 40'

20' 0 40' 80'

Sheet Title:
Landscape Plan

Sheet Number:
LP-01



LANDSCAPE NOTES

PLANTING BEDS TO BE MULCHED AT A 2"-3" DEPTH OVER FILTER FABRIC

ALL MULCH TO BE 2" BELOW ADJACENT SIDEWALK OR CURB.

PLANTINGS TO BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM

BACKFLOW PREVENTER IS PROPOSED/SEE DETAIL

EXISTING NATIVE LANDSCAPE AREAS NOT DISTURBED TO BE PROTECTED WITH TEMPORARY FENCING DURING CONSTRUCTION

PLANTS LOCATED IN BOTTOM THIRD OF POND AREAS ARE ADAPTABLE TO PERIODS OF SUBMERSION.

STREET TREES PROVIDED AT 1 PER 25 TO 30 LF OF STREET FRONTAGE AND TO BE 2" CALIPER IN SIZE.

STREET TREES TO BE LOCATED/ADJUSTED TO BE A MINIMUM OF 15' FROM STREET LIGHT STANDARDS AND FIRE HYDRANTS PER ZONING SECTION 14-8.4 (G) (3) (e) (f)

STREET TREES WILL BE INSTALLED SO AS TO NOT BLOCK SIGNAGE ON STREETS.

ALL PROJECT STREET TREES SHALL BE IRRIGATED AND MAINTAINED BY THE DEVELOPER.

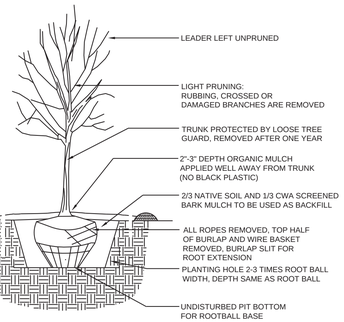
NO OBJECTS, WALLS, FENCES, PARKED VEHICLES AND/OR VEGETATION SHALL BE PLACED WITHIN SIGHT TRIANGLES BETWEEN A HEIGHT OF 3' AND 6'.

THIS LANDSCAPE PLAN COMPLIES WITH CITY OF SANTA FE ORDINANCE 14-8.4 LANDSCAPE AND SITE DESIGN.

THIS LANDSCAPE PLAN WILL INCORPORATE ANY PASSIVE WATER HARVESTING TECHNIQUES FOR LANDSCAPE IRRIGATION PURPOSES AS PROPOSED BY THE GRADING & DRAINAGE PLAN. WHENEVER POSSIBLE; DETENTION & RETENTION PONDS WILL BE TREATED AS AN INTEGRATED LANDSCAPE FEATURE RATHER THAN A SINGLE PURPOSE FLOOD CONTROL POND.

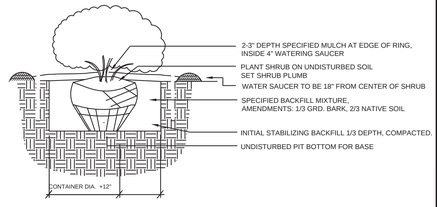
LANDSCAPE DATA

PONDING AREA	
REQUIRED TREES/PONDING AREA (8,725 sq ft)	
ONE TREE PER 500 SF OF PONDING AREA	
(8,725 SF/500 SF = 18)	18
PROPOSED TREES	18
REQUIRED SHRUBS/PONDING AREA	
THREE SHRUBS PER 500 SF OF PONDING AREA	
(8,725 SF/500 SF = 17.45 X3= 53)	53
PROPOSED SHRUBS	53
STREET TREE REQUIREMENTS	
ONE TREE MINIMUM 1 PER 25 to 30 L.F.	
(3118 LINEAR FEET/30 = 104)	
REQUIRED/PROPOSED TREES	104
TOTAL REQUIRED SHRUBS/5 GAL	53
TOTAL PROVIDED SHRUBS/5 GAL	53
(Including evergreen and deciduous)	
TOTAL REQUIRED TREES/2" CAL OR 6' HT	122
TOTAL PROVIDED TREES/2" CAL OR 6' HT	122
(Including evergreen and deciduous)	



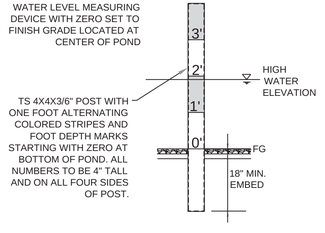
1 TREE PLANTING DETAIL

N.T.S.



2 SHRUB PLANTING DETAIL

N.T.S.



3 WATER LEVEL MEASURING DEVICE

N.T.S.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME
	46	PRUNUS CERASIFERA 'CRIMSON POINTE' / 'CRIMSON POINTE FLOWERING PLUM
	39	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE SAWLEAF ZELKOVA
DECIDUOUS TREES	**QTY**	**BOTANICAL / COMMON NAME**
	19	CRATAEGUS AMBIGUA / RUSSIAN HAWTHORN
	4	FORESTIERA NEOMEXICANA / NEW MEXICAN PRIVET
	4	ULMUS PROPINQUA 'EMERALD SUNSHINE' / EMERALD SUNSHINE ELM
EVERGREEN TREES	**QTY**	**BOTANICAL / COMMON NAME**
	4	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER
	6	PINUS CEMBROIDES EDULIS / PINYON PINE
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**
	12	RHUS TRILOBATA / THREE LEAF SUMAC
	11	SALVIA GREGGII 'ULTRAVIOLET' / ULTRAVIOLET AUTUMN SAGE
EVERGREEN SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**
	6	ERICAMERIA NAUSEOSA / CHAMISA
	12	PINUS MUGO / MUGO PINE
	12	SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	7/8" GRAVEL WITH FILTER FABRIC	30,457 SF	
	2-4" ANGULAR COBBLE WITH FILTER FABRIC	8,725 SF	

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STATE OF NEW MEXICO
JOHN GILLIES BRALY
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REGISTERED LANDSCAPE ARCHITECT
05.12.21

Date: 05.12.2021
Revisions:

Drawn by: HA
Reviewed by: CM

Aleksander Estates II

Santa Fe, New Mexico

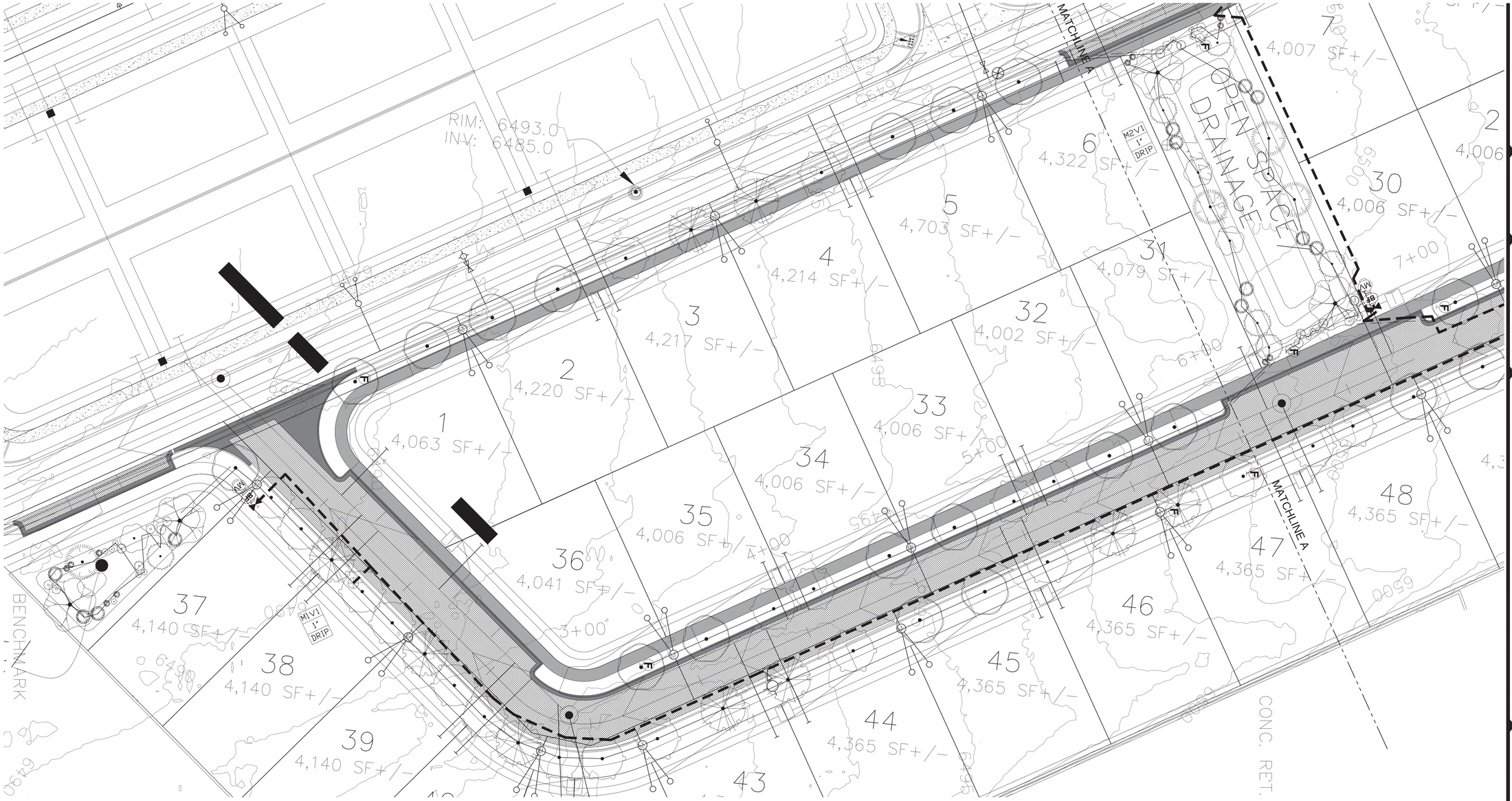
NORTH

Scale: 1" = 100'

50' 0 100' 200'

Sheet Title:
Landscape Plan

Sheet Number:
LP-02



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STATE OF NEW MEXICO
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128
REGISTERED LANDSCAPE ARCHITECT
05.12.2021

Date: 05.12.2021
Revisions:

Drawn by: HA
Reviewed by: CM

Aleksander Estates II

Santa Fe, New Mexico

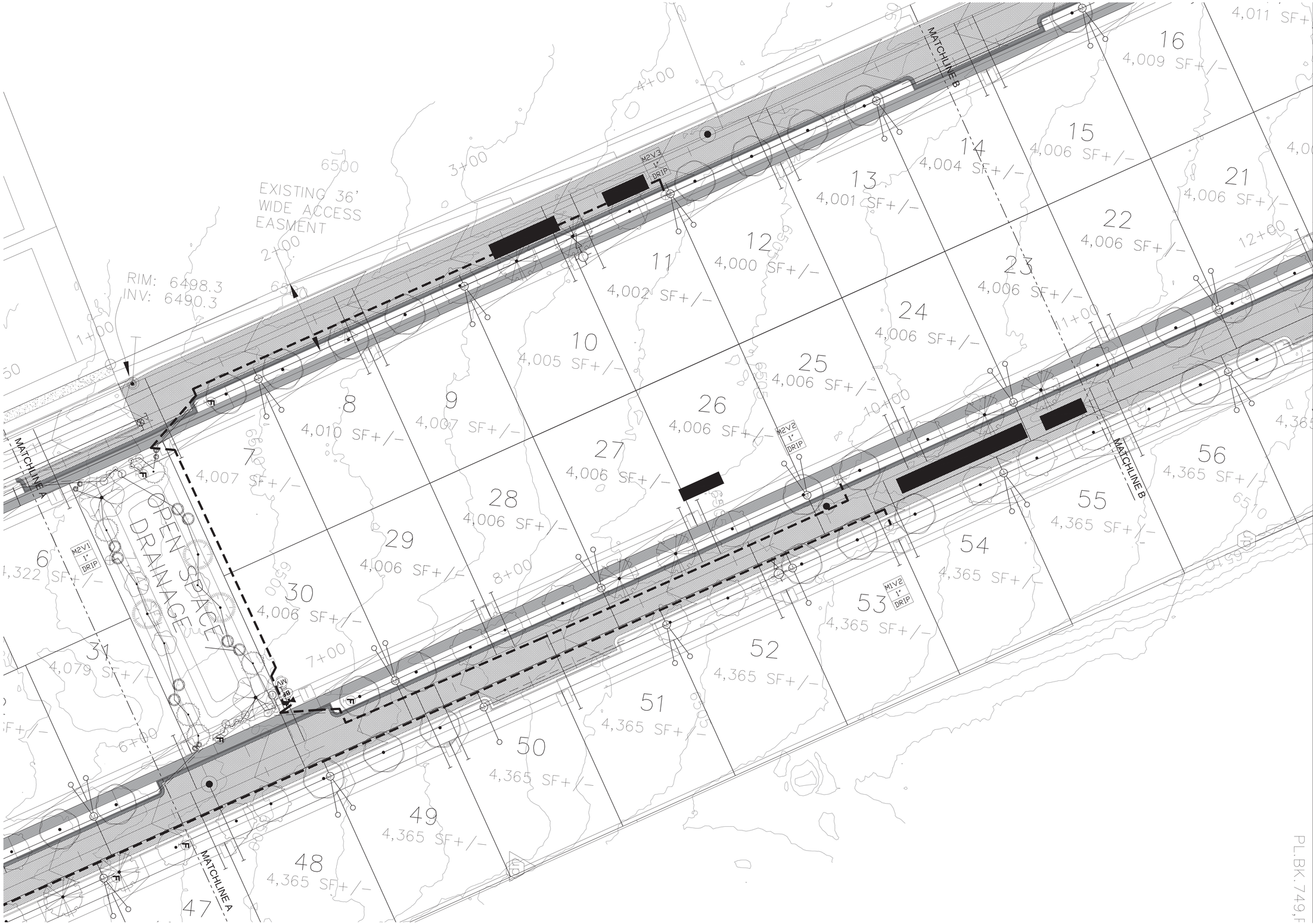
NORTH

Scale: 1" = 20'

10' 0 20' 40'

Sheet Title:
Irrigation Plan

Sheet Number:
LI-01



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REGISTERED LANDSCAPE ARCHITECT

Date: 05.12.2021
Revisions:

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Reviewed by: CM

Aleksandera Under Estates II

Santa Fe, New Mexico

NORTH

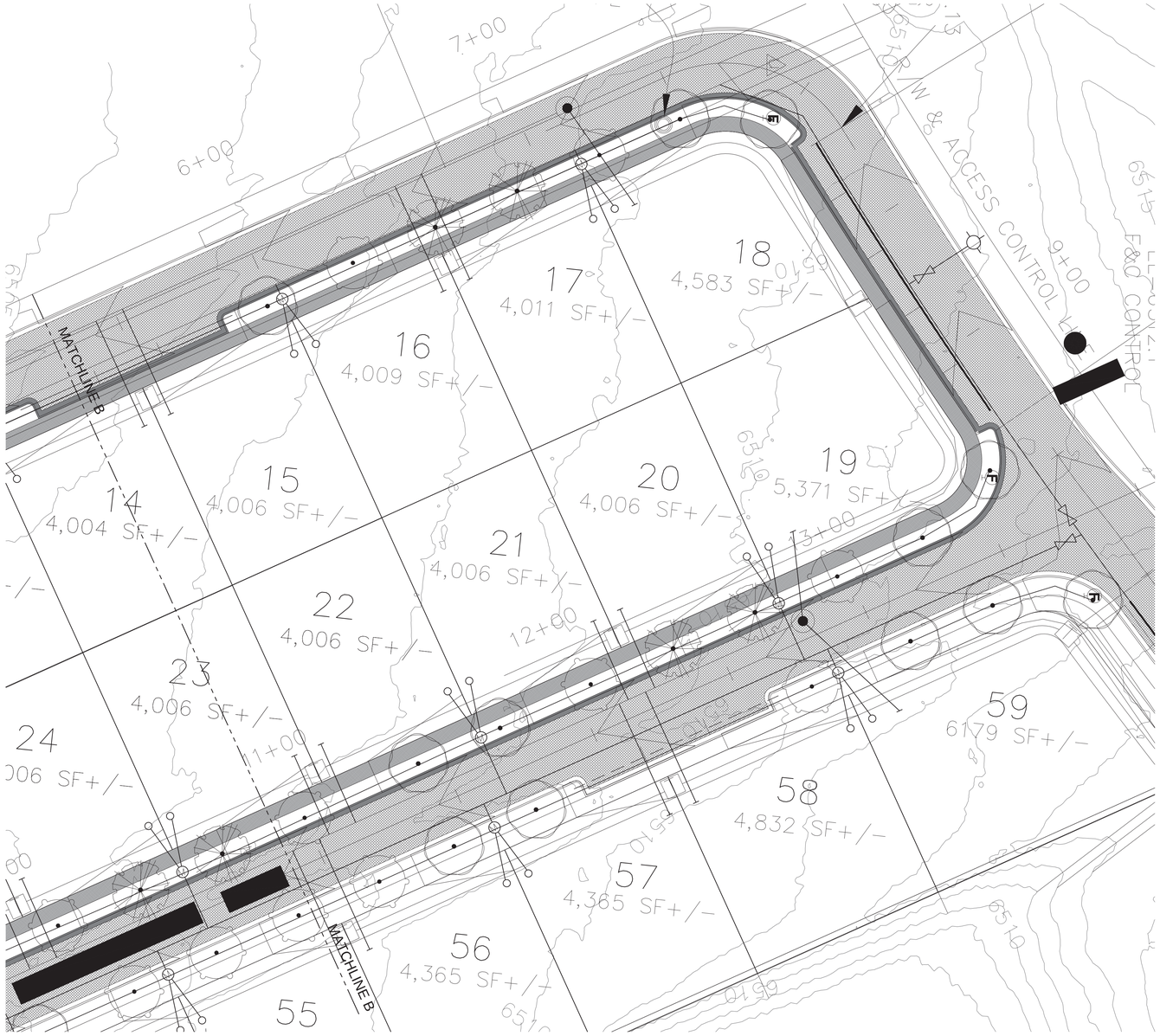
Scale: 1" = 20'

10' 0 20' 40'

Sheet Title:
Irrigation Plan

Sheet Number:
LI-02

PL.BK.749,F



IRRIGATION LEGEND

Symbol	Item / Description	Manufacturer / Model	Size
C	Controller -confirm location in field	Rainbird ESP-LXMe	8 Station
	Ball Gate Valve -assumed point of connection	Spears Ball Valve	1"
BF MV	Reduced Pressure Backflow Preventer/Master Valve Assembly in Valve Box	Febco 825Y Rainbird PEB NDS 12"	1" 1"
	Automatic Drip Valve with pressure regulating filter in valve box	Rainbird PEB Rainbird PRF-100-RBY NDS 12"	1"
	Manual Drain Valve (Not Shown) install @ low point of spray zones	Spears Ball Valve 10" Round Box	1"
F	Poly Drip Line w / Flush Cap 6 emitters per tree 2 emitters per shrub 4-6" depth bury	Agrifim TAE	¾" 2 GPH
	PVC Masterline 30" depth bury	Sch. 40	1.5"
	New PVC Sleeve	Class 200	2" min.
M1V1 1" DRIP	Meter/Valve Sequence Valve Size Valve Type		

IRRIGATION NOTES:

1. IRRIGATION SYSTEM STANDARDS OUTLINED IN SECTION 14-8.4(E) OF THE SFCC WATER HARVESTING AND IRRIGATION STANDARDS AND THE CITY OF SANTA FE LANDSCAPE IRRIGATION DESIGN STANDARDS SHALL BE STRICTLY ADHERED TO.
2. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
3. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
4. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTOR, AND MASTER VALVE.
5. USE SIX 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.
6. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
7. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
8. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASEMENTS.
9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.
10. BACKFILL FOR TRENCHES SHALL BE CLEANED OF ALL ROCK AND DEBRIS

KEYED NOTES:

1. MAINLINE SHOWN SCHEMATICALLY AS PLACED IN THE ROAD OR OUTSIDE OF THE LANDSCAPED AREAS FOR CLARITY ONLY. ALL MAINLINE TO BE PLACED IN THE LANDSCAPE BEDS.

WATER BUDGET CALCULATIONS

YEAR 1 AND 2
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 4 RUN TIMES PER WEEK
APPROX. 90 RUN CYCLES PER YEAR
122 TREES/ 732 GALLONS PER RUN CYCLE
53 SHRUBS/ 106 GALLONS PER RUN CYCLE
838 GALLONS PER RUN CYCLE X 90 RUN TIMES = 75,420 GPY/.23 ACRE FT.

YEAR 3 AND BEYOND
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 3 RUN TIMES PER WEEK
APPROX. 77 RUN CYCLES PER YEAR
122 TREES/ 732 GALLONS PER RUN CYCLE
53 SHRUBS/ 106 GALLONS PER RUN CYCLE
838 GALLONS PER RUN CYCLE X 77 RUN TIMES = 64,526 GPY/.19 ACRE FT.

NOTE: THIS WATER BUDGET IS APPROXIMATE AND IS TO BE USED AS A GUIDELINE AND ADJUSTED ACCORDING TO CONDITIONS

METER 1: 5/8" Meter Valve Schedule		METER 2: 5/8" Meter Valve Schedule	
Valve 1	6.66 gpm	Valve 1	8.26 gpm
Valve 2	4.20 gpm	Valve 2	4.40 gpm
Highest Flow	6.66 gpm	Valve 2	4.40 gpm
		Highest Flow	8.26 gpm

NOTE: VALVES CAN BE RUN SIMULTANEOUSLY AS LONG AS THEY DO NOT EXCEED THE MAXIMUM HIGHEST FLOW

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REGISTERED LANDSCAPE ARCHITECT

Date: 05.12.2021
Revisions:

Drawn by: HA
Reviewed by: CM

Aleksander Estates II

Santa Fe, New Mexico

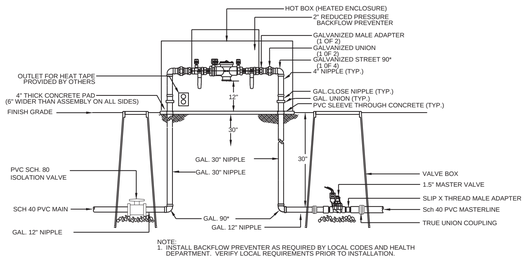
NORTH

Scale: 1" = 20'

10' 0 20' 40'

Sheet Title:
Irrigation Plan

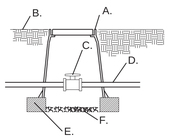
Sheet Number:
LI-03



NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

1 RP BACKFLOW/MASTER VALVE DETAIL

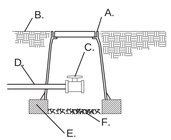
N.T.S.



A. NDS 6" ROUND BOX
B. FINISH GRADE
C. SPEARS SCH.80 BALL VALVE SIZE TO MAINLINE
D. MAINLINE/24" BURY
E. 8" X 8" X 16" CMU CONCRETE BLOCK
F. 4" LAYER OF 3/4" GRAVEL

2 ISOLATION VALVE DETAIL

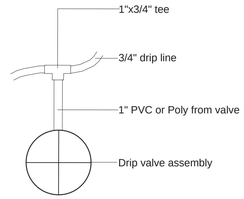
N.T.S.



A. NDS 6" ROUND BOX
B. FINISH GRADE
C. SPEARS SCH.80 BALL VALVE SIZE TO MAINLINE
D. MAINLINE/24" BURY
E. 8" X 8" X 16" CMU CONCRETE BLOCK
F. 3/4" GRAVEL SUMP UNDER MANUAL DRAIN TO BE A MINIMUM OF 12" DEEP

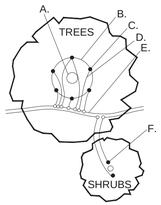
3 MANUAL DRAIN VALVE DETAIL

N.T.S.



4 DRIP VALVE DETAIL

N.T.S.

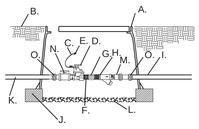


A. TREE TRUNK/ ROOT CROWN
B. 24" CIRCLE FROM TRUNK
C. EMITTERS
D. ⅛" DISTRIBUTION LINE
E. PE DRIPLINE
F. EMITTER PLACED WITHIN 6" OF PLANT STEM

NOTE: PLACE EMITTER ABOVE PLANT ON SLOPE

5 EMITTER PLACEMENT DETAIL

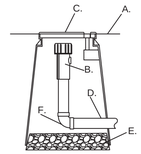
N.T.S.



A. CARSON PRODUCTS INC. 1419-18 BODY (ABS) VALVE BOX W/ BOLT DOWN COVER. (ABS) AND ONE 8" EXTENSION.
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. "WYE" STRAINER STRAINER SHALL BE INSTALLED TO PROVIDE ACCESS FOR MAINTENANCE AND REPLACEMENT OF FILTER
I. LATERAL LINE/24" BURY
J. 8" X 8" X 16" CMU CONCRETE BLOCK
K. MASTERLINE/24" BURY
L. 4" LAYER OF 3/4" GRAVEL
M. PRESSURE REGULATOR
N. SPEARS SCH.80 BALL VALVE
O. TRUE UNION COUPLING

6 DRIP VALVE WITH FILTER & PRESSURE REGULATOR

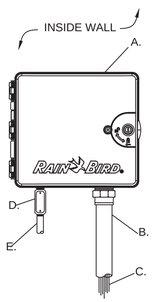
N.T.S.



A. FINISH GRADE
B. END FLUSH CAP
C. 6" ROUND BOX WITH LID
D. 3/4" POLY DRIP PIPE
E. 2" DEPTH OF GRAVEL
F. 90° PVC FITTING

7 END FLUSH CAP

N.T.S.



A. WALL MOUNT CONTROLLER (see plan for model)
B. 2" PVC SCH 40 CONDUIT AND FITTINGS
C. WIRES TO REMOTE CONTROL VALVES
D. JUNCTION BOX
E. 1" PVC SCH 40 CONDUIT AND FITTINGS TO POWER SUPPLY

8 WALL MOUNTED AUTOMATIC CONTROLLER

N.T.S.

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STATE OF NEW MEXICO
JOHN GILLIES SEALY
12PB
REGISTERED LANDSCAPE ARCHITECT

Date: 05.12.2021
Revisions:

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Reviewed by: CM

Aleksander Estates II

Santa Fe, New Mexico

NORTH

Scale: 1" = 20'

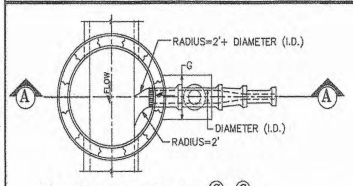
10' 0 20' 40'

Sheet Title:
Irrigation Detail

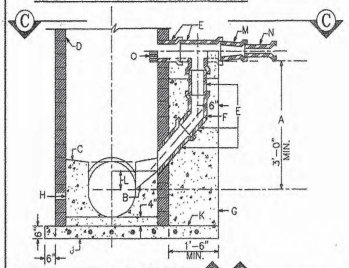
Sheet Number:
LI-04

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 maximum of 18"(in) to bell of 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



PLAN VIEW @ X-SECTION C C



PROFILE VIEW @ X-SECTION A A

NOT TO SCALE

CONSTRUCTION NOTES

A. 3' (FT) MINIMUM DISTANCE OF VERTICAL DROP. LESS THAN 3'(FT) DISALLOWS DROP MANHOLE.

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

C. SHELF SLOPE, 1"(IN) PER FT.

D. MANHOLE TYPE FOR UPPER PORTION IS SPECIFIED IN MANHOLE TYPE "E" DETAIL DWG NO. SAS-2.

E. USE D.I. OR P.V.C.(SDR 35) PIPE THROUGHOUT DROP. ALL PIPING IN DROP STRUCTURE FROM THE TEE IS INCREASED ONE PIPE SIZE FROM THE SERVICE LINE. (SERVICE=8" DROP=10")

F. USE BELL AND SPIGOT 45° LONG RADIUS BEND.

G. CONCRETE SUPPORT WIDTH EQUALS PIPE O.D. PLUS 6"(IN) MINIMUM EACH SIDE.

H. CONCRETE FILL.

J. CAST IN PLACE REINFORCED CONCRETE BASE REQUIRED. CONCRETE BASE TO BE POURED IN PLACE USING NO.4 BARS AT 6"(IN) O.C. EACH WAY FOR MANHOLE DEPTH OF 15'(FT) OR GREATER. NO4 BARS AT 12"(IN) O.C. EACH WAY FOR MANHOLE DEPTH LESS THAN 16'(FT) IN DEPTH.

K. FOR NEW DROP ON EXISTING MANHOLE CONSTRUCT 3X3 REINFORCED CONCRETE BASE BEFORE CONSTRUCTING DROP SUPPORT.

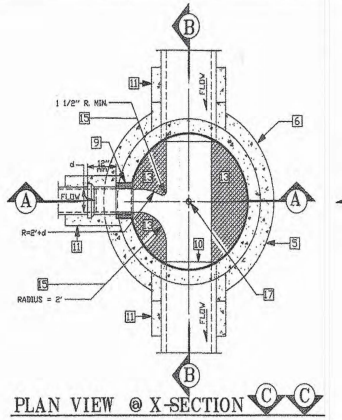
L. MINIMUM 2"(IN) ABOVE SPRINGLINE OR AS SHOWN ON PLAN.

M. REDUCER

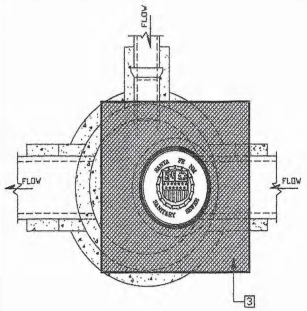
N. SERVICE LINE

O. EXTEND PIPE 3"(IN) MINIMUM 6"(IN) MAXIMUM INTO MANHOLE TOP. 1/2 PIPE REMOVED.

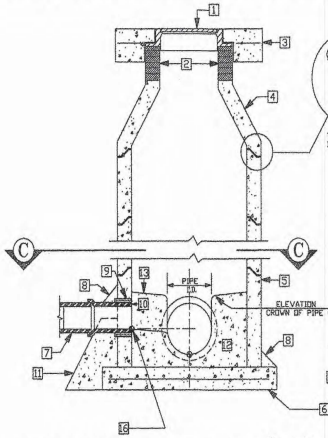
DROP MANHOLE DETAIL
DWG. #: SAS-1



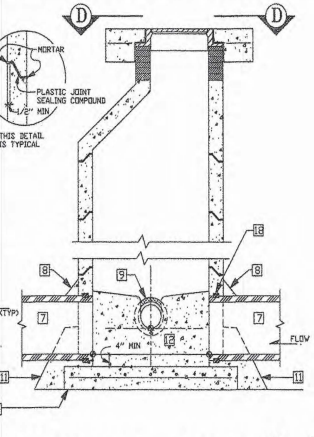
PLAN VIEW @ X-SECTION C C



PLAN VIEW @ X-SECTION D D



PROFILE VIEW @ X-SECTION A A



PROFILE VIEW @ X-SECTION B B

⊕ DENOTES ELEVATION PER ENGINEERS DESIGN

NOT TO SCALE

MANHOLE TYPE "E" DETAIL/DWG # SAS-2 (See Dwg. # SAS-14 for Type "C" Flat Top)

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 CONFIJANCE 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 8'(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 "YELLOMINE" 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.

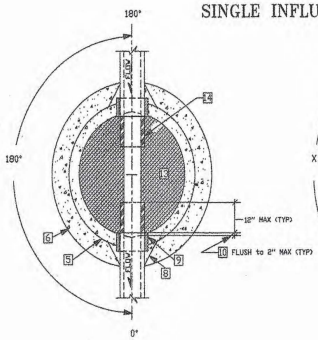
FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

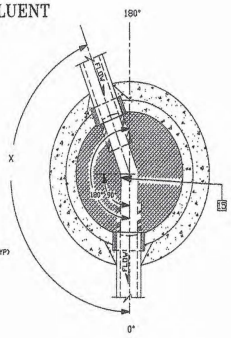
FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDES REHABILITATING THE TIE IN MANHOLE TO MEET THESE STANDARD CONSTRUCTION DETAILS.

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

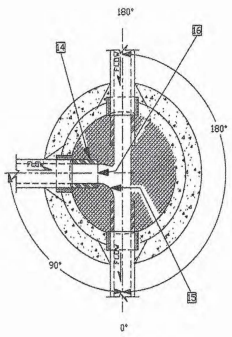
SINGLE INFLUENT



180° or STRAIGHT THROUGH

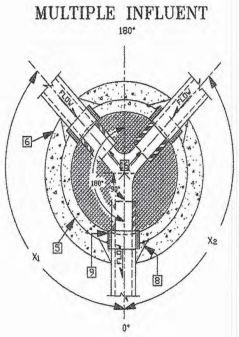


DIRECTIONAL CHANGE
X ≥ 90°
ANGLE X MEASURED FROM EFFLUENT CENTERLINE

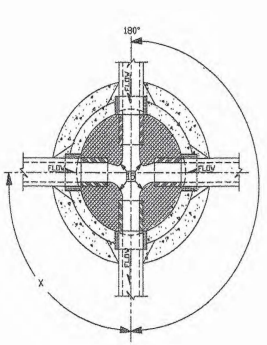


TEE, 90° & 180°
ANGLE X MEASURED FROM EFFLUENT CENTERLINE

MULTIPLE INFLUENT



WYE
MINIMUM BEND 90°
MAXIMUM BEND 180°
ANGLE X MEASURED FROM EFFLUENT CENTERLINE



4-WAY TEE
ANGLE X MEASURED FROM EFFLUENT CENTERLINE
MINIMUM BEND 90°

NOT TO SCALE

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

WATER QUALITY DIVISION — UTILITY DEVELOPMENT

CITY OF SANTA FE
WATER QUALITY DIVISION

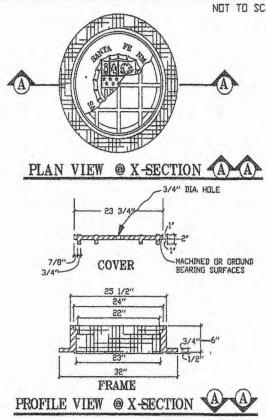
TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

	REVISIONS		
DATE: JULY 1992			FILE #: E:\AUTO\DWG\SCDTI-4
DRAWN BY: G. CHAVEZ	8-3-92		
CADD RENDITION BY: G. CHAVEZ	12-14-92		SHEET A
APPROVED BY: E. BROWN	11-16-94		

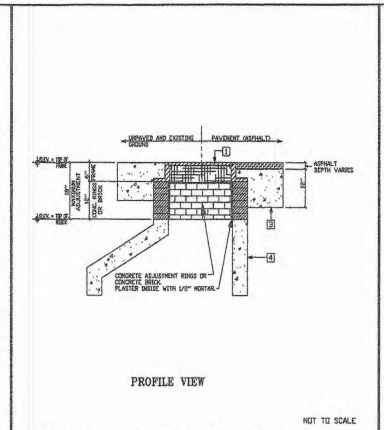
LEGEND

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 maximum of 18"(in) to bell of 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

NOT TO SCALE



MANHOLE FRAME & COVER DETAIL/DWG # SAS-4



MANHOLE ADJUSTMENT DETAIL/DWG # SAS-5

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.) ON 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: ASSBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR AC/PVC ADAPTED 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 820.4.7 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: 365 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.

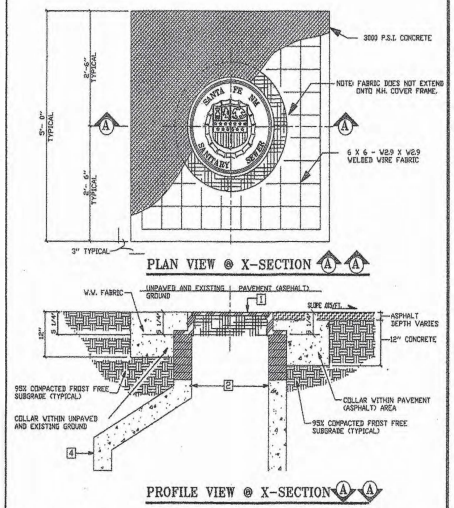
FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

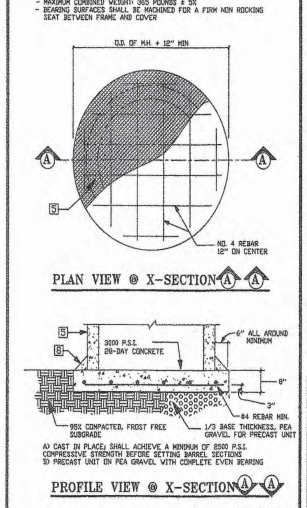
FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

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

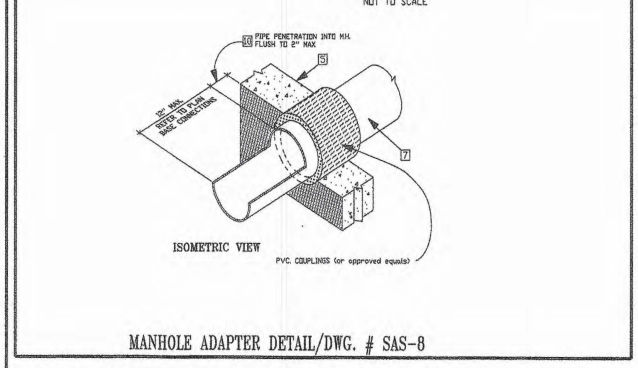
NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.



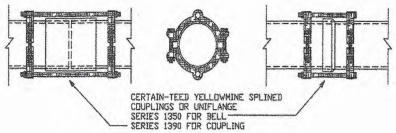
CONCRETE COLLAR DETAIL/DWG. # SAS-6 NOT TO SCALE



CONCRETE BASE DETAIL/DWG. # SAS-7

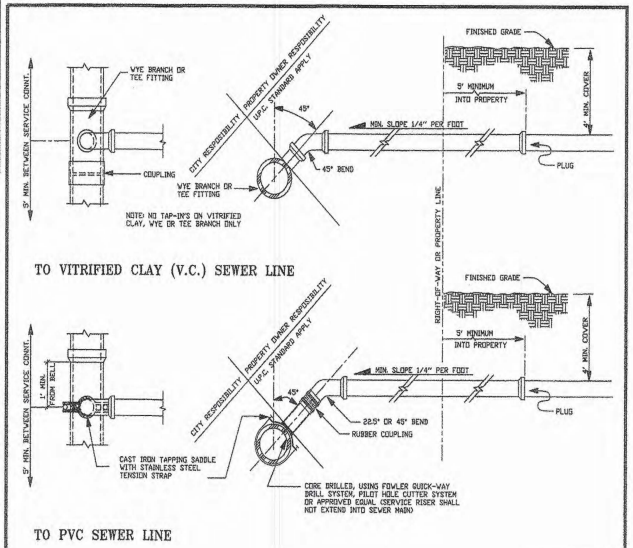


MANHOLE ADAPTER DETAIL/DWG. # SAS-8



NOTE: AT RIVER AND ARROYO CROSSINGS

RESTRAINED JOINT DETAIL/DWG. # SAS-9 NOT TO SCALE



SERVICE CONNECTION DETAILS/DWG. # SAS-10

CITY OF SANTA FE
WATER QUALITY DIVISION

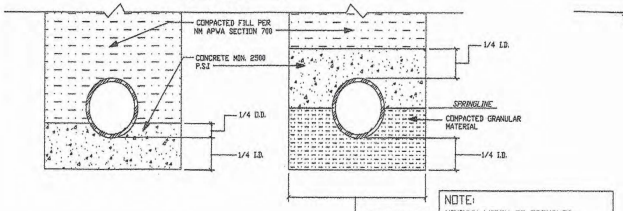
TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS	FILE #: E:\AUTO\DWG\SCDT2-4
DRAWN BY: G. CHAVEZ	1. 8-3-02	
CADD RENDITION BY: G. CHAVEZ	2. 12-10-02	SHEET B
APPROVED BY: E. BROWN	3. 11-16-04	

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

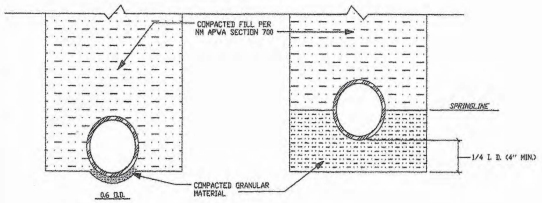
NOT TO SCALE

CLASS "A"



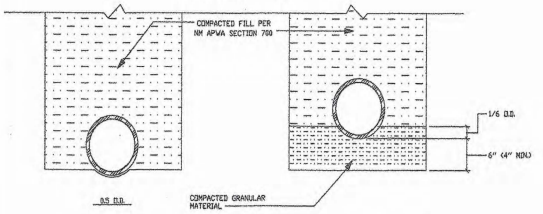
① CONCRETE CRADLE ② CONCRETE ARCH

CLASS "B"

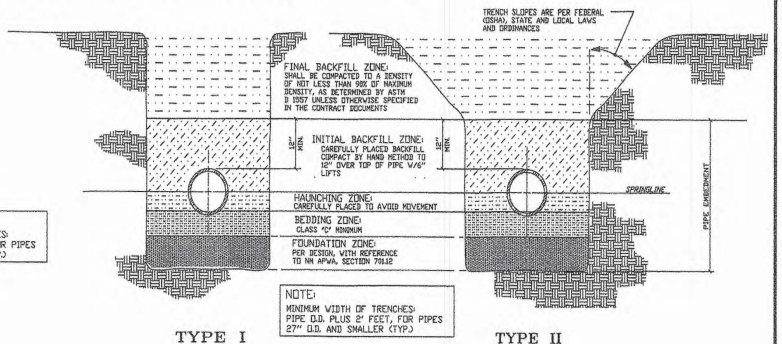


① SHAPED SUBGRADE WITH GRANULAR FOUNDATION ② GRANULAR FOUNDATION

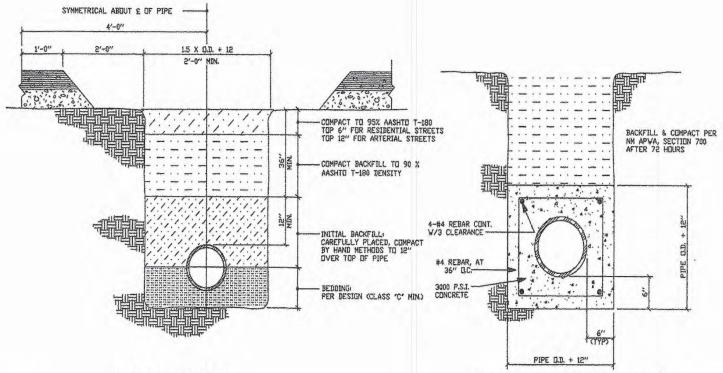
CLASS "C"



① SHAPED SUBGRADE ② GRANULAR FOUNDATION



TYPE I TYPE II



PAVED AREAS CONCRETE ENCASEMENT

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 8'(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 2300 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 1380 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 180, 181 & 182, NM, APWA CLASS 30B. (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 165 POUNDS
3. MINIMUM COMBINED WEIGHT: 365 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:
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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:
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FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDES REHABILITATING THE TIE IN MANHOLE TO MEET THESE STANDARD CONSTRUCTION DETAILS.

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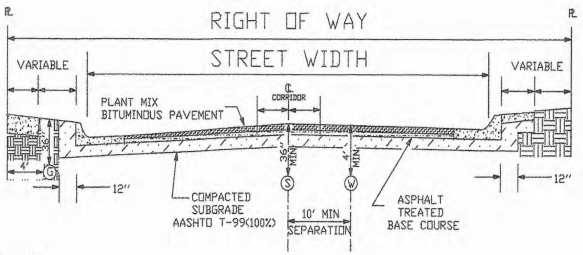
TYPICAL UTILITIES SEPARATION DETAIL/DWG. # SAS-12

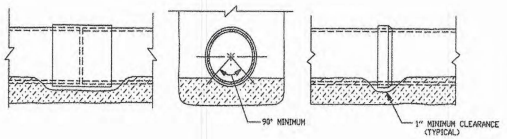


LEGEND

Ⓢ SEWER
Ⓖ GAS
Ⓦ WATER
℞ PROPERTY LINE
℄ CENTER LINE

NOT TO SCALE

BELL OR COUPLING INSTALLATION DETAIL/DWG. # SAS-13



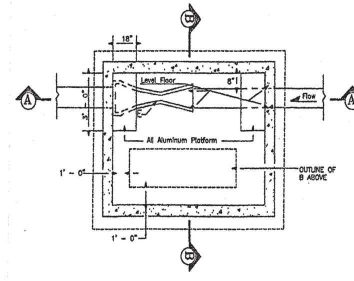
NOT TO SCALE

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS		FILE #: E:\AUTO\DWG\SD013-4
DRAWN BY: G. CHAVEZ	8-4-92		
CADD REDITION BY: G. CHAVEZ	12-14-92		SHEET C
APPROVED BY: E. BROWN	11-16-94		

SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (6x8 RECTANGULAR)/DWG # IP-2



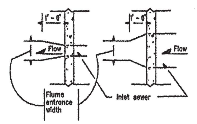
PLAN VIEW @ X-SECTION C-C

TABLE 1

Pipe Size	Required Inlet Slope
4 in.	0.0060 ft/ft
6	0.0050
8	0.0040
10	0.0028
12	0.0022
15	0.0015
18	0.0012

NOTE

WHEN THE INLET SEWER IS SMALLER OR LARGER, IN DIAMETER THAN THE FLUME ENTRANCE WIDTH, A SMOOTH TRANSITION SHALL BE PROVIDED CHANGING FROM THE INLET SEWER DIAMETER TO THE FLUME ENTRANCE CHANNEL WIDTH OVER THE FIRST FOOT INSIDE THE MH.

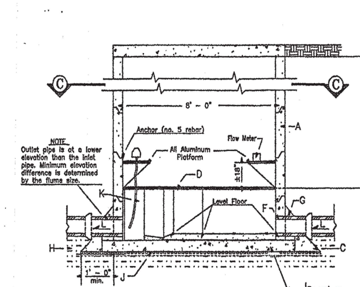


GENERAL NOTES

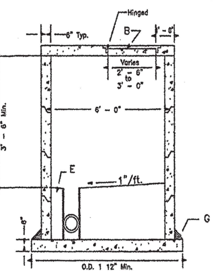
1. THIS DESIGN IS APPLICABLE FOR MANHOLES 6.0 FT. & LESS IN DEPTH MEASURED FROM FLOOR TO CONCRETE COVER. DEPTHS GREATER THAN 6.0 FT. WILL REQUIRE THE 8' DIAMETER, ROUND MANHOLE PER DWG NO. IP-1.
2. INDUSTRIAL MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF CITY RIGHT-OF-WAY. CITY PERSONNEL SHALL HAVE ACCESS TO THE MANHOLE AT ALL TIMES OF THE DAY OR NIGHT.
3. NOT ALL INSTALLATIONS WILL REQUIRE THE ALUMINUM PLATFORMS. SAMPLER AND FLOW METERING APPARATUS TO BE PROVIDED BY THE INDUSTRIAL USER. FINAL DECISIONS RELATIVE TO THE REQUIREMENT FOR MONITORING EQUIPMENT AND THE SPECIFIC TYPE OF FLUME WILL BE MADE BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION FOR EACH INDIVIDUAL CASE.
4. A PARSHALL FLUME OR PALMER BOWLUS FLUME SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THIS DETAIL. THE FLUME MUST BE SIZED TO ACCURATELY MEASURE ALL ANTICIPATED FLOW LEVELS. PRIOR TO INSTALLATION THE FLUME SIZE, AND TYPE MUST BE APPROVED BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION.
5. IN ORDER TO CONTROL VELOCITIES AT A LEVEL THAT ALLOWS FOR ACCURATE FLOW MEASUREMENT, SLOPES ON THE INLET SEWER LINES FOR 20 FT. OUTSIDE THE MANHOLE MUST BE AS SPECIFIED IN TABLE 1 FOR THE VARIOUS SIZE LINES. OUTLET SEWER LINES MUST BE DESIGNED TO CONVEY THE MAXIMUM DESIGN FLOWS WITHOUT CREATING A SURCHARGE CONDITION IN THE FLUME.

CONSTRUCTION NOTES

A. ALL MANHOLE BASES, RISER SECTIONS AND FLAT SLAB TOP SECTIONS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH CITY SPECIFICATIONS.
B. FRAME & COVER FOR NON-TRAFFIC AREAS SHALL BE NEENAH R-6661-VH OR EQ. FOR TRAFFIC OR PARKING AREAS, IT SHALL BE NEENAH R-6663-OH OR EQUAL.
C. CONCRETE PIPE SUPPORTS SHALL EXTEND OUTSIDE THE MANHOLE TO BELL OF FIRST JOINT AND SHALL CRADLE PIPE TO THE SPRING LINE.
D. PREFABRICATED MONITORING FLUME TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND SHALL BE MANUFACTURED BY MANNING, PLASTI-FAB OR APPROVED EQUAL. A PARSHALL FLUME OR A PALMER BOWLUS FLUME SHALL BE INSTALLED AS DIRECTED BY THE PRETREATMENT SECTION, WATER QUALITY CONTROL DIVISION.
E. CONCRETE FILLETS, USE 3000 PSI CONC. WITH TYPE II CEMENT. FILLETS TO MATCH TOP OF FLUME AND SLOPE ONE INCH PER FOOT.
F. MANHOLE PIPE CONNECTIONS TO BE PER ASTM C-923; STANDARD SPEC. FOR RESILIENT CONNECTORS BETWEEN REINFORCED CONCRETE MANHOLE STRUCTURES AND PIPES. RESILIENT CONNECTORS TO BE A-LOK OR APPROVED EQUAL.
G. 6 IN. GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.
H. 6" SUBGRADE AND BACKFILL COMPACTED TO 95% MODIFIED PROCTOR.
J. 2 IN. GRAVEL CRUSHED STONE LEVELING COURSE.
K. FLUME OUTLET END ADAPTER, PLASTI-FAB OR APPROVED EQUAK.
L. SLOPE PER TABLE 1.



PROFILE VIEW @ X-SECTION A-A

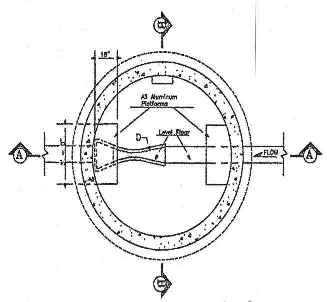


PROFILE VIEW @ X-SECTION B-B

NOT TO SCALE

SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (6x8 RECTANGULAR)/DWG # IP-2

SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (8 FT. DIA.)/DWG. # IP-1



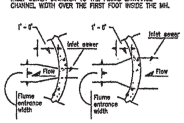
PLAN VIEW @ X-SECTION C-C

TABLE 1

Pipe Size	Required Inlet Slope
4 in.	0.0060 ft/ft
6	0.0050
8	0.0040
10	0.0028
12	0.0022
15	0.0015
18	0.0012

NOTE

WHEN THE INLET SEWER IS SMALLER OR LARGER, IN DIAMETER THAN THE FLUME ENTRANCE WIDTH, A SMOOTH TRANSITION SHALL BE PROVIDED CHANGING FROM THE INLET SEWER DIAMETER TO THE FLUME ENTRANCE CHANNEL WIDTH OVER THE FIRST FOOT INSIDE THE MH.

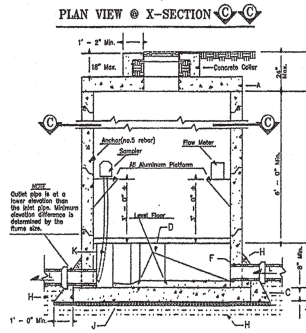


GENERAL NOTES

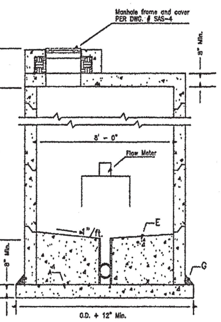
1. THIS DESIGN IS APPLICABLE FOR MANHOLES 6.0 FT. & GREATER IN DEPTH MEASURED FROM FLOOR TO CONCRETE COVER. DEPTHS LESS THAN 6.0 FT. WILL REQUIRE THE 6x8 RECTANGULAR MANHOLE PER DWG. # IP-2.
2. INDUSTRIAL MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF CITY RIGHT-OF-WAY. CITY PERSONNEL SHALL HAVE ACCESS TO THE MANHOLE AT ALL TIMES OF THE DAY OR NIGHT.
3. NOT ALL INSTALLATIONS WILL REQUIRE THE ALUMINUM PLATFORMS. SAMPLER AND FLOW METERING APPARATUS TO BE PROVIDED BY THE INDUSTRIAL USER. FINAL DECISIONS RELATIVE TO THE REQUIREMENT FOR MONITORING EQUIPMENT AND THE SPECIFIC TYPE OF FLUME WILL BE MADE BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION FOR EACH INDIVIDUAL CASE.
4. A PARSHALL FLUME OR PALMER BOWLUS FLUME SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THIS DETAIL. THE FLUME MUST BE SIZED TO ACCURATELY MEASURE ALL ANTICIPATED FLOW LEVELS. PRIOR TO INSTALLATION THE FLUME SIZE, AND TYPE MUST BE APPROVED BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION.
5. IN ORDER TO CONTROL VELOCITIES AT A LEVEL THAT ALLOWS FOR ACCURATE FLOW MEASUREMENT, SLOPES ON THE INLET SEWER LINES FOR 20 FT. OUTSIDE THE MANHOLE MUST BE AS SPECIFIED IN TABLE 1 FOR THE VARIOUS SIZE LINES. OUTLET SEWER LINES MUST BE DESIGNED TO CONVEY THE MAXIMUM DESIGN FLOWS WITHOUT CREATING A SURCHARGE CONDITION IN THE FLUME.

CONSTRUCTION NOTES

A. ALL MANHOLE BASES, RISER SECTIONS AND FLAT SLAB TOP SECTIONS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH CITY SPECIFICATIONS.
B. FRAME & COVER FOR NON-TRAFFIC AREAS SHALL BE NEENAH R-6661-VH OR EQ. FOR TRAFFIC OR PARKING AREAS, IT SHALL BE NEENAH R-6663-OH OR EQUAL.
C. CONCRETE PIPE SUPPORTS SHALL EXTEND OUTSIDE THE MANHOLE TO BELL OF FIRST JOINT AND SHALL CRADLE PIPE TO THE SPRING LINE.
D. PREFABRICATED MONITORING FLUME TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND SHALL BE MANUFACTURED BY MANNING, PLASTI-FAB OR APPROVED EQUAL. A PARSHALL FLUME OR A PALMER BOWLUS FLUME SHALL BE INSTALLED AS DIRECTED BY THE PRETREATMENT SECTION, WATER QUALITY CONTROL DIVISION.
E. CONCRETE FILLETS, USE 3000 PSI CONC. WITH TYPE II CEMENT. FILLETS TO MATCH TOP OF FLUME AND SLOPE ONE INCH PER FOOT.
F. MANHOLE PIPE CONNECTIONS TO BE PER ASTM C-923; STANDARD SPEC. FOR RESILIENT CONNECTORS BETWEEN REINFORCED CONCRETE MANHOLE STRUCTURES AND PIPES. RESILIENT CONNECTORS TO BE A-LOK OR APPROVED EQUAL.
G. 6 IN. GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.
H. 6" SUBGRADE AND BACKFILL COMPACTED TO 95% MODIFIED PROCTOR.
J. 2 IN. GRAVEL CRUSHED STONE LEVELING COURSE.
K. FLUME OUTLET END ADAPTER, PLASTI-FAB OR APPROVED EQUAK.
L. SLOPE PER TABLE 1.



PROFILE VIEW @ X-SECTION A-A

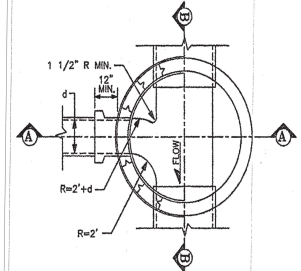


PROFILE VIEW @ X-SECTION B-B

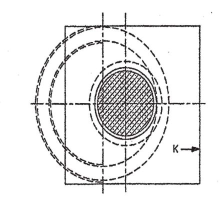
NOT TO SCALE

SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (8 FT. DIA.)/DWG. # IP-1

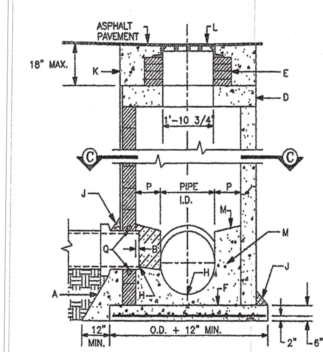
MANHOLE TYPE "C" DETAIL/DWG. # SAS-14



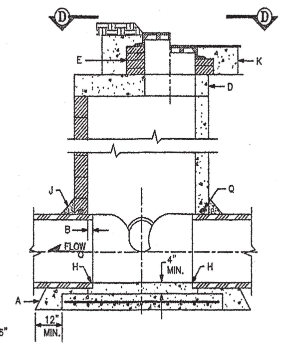
PLAN VIEW @ X-SECTION C-C



PLAN VIEW @ X-SECTION D-D



PROFILE VIEW @ X-SECTION A-A



PROFILE VIEW @ X-SECTION B-B

GENERAL NOTES

1. USE APPROVED MASTIC JOINT MATERIAL FOR ALL JOINTS.
2. CONTRACTOR HAS OPTION TO CONSTRUCT TYPE "C" M.H. IN LIEU OF TYPE "E" M.H. FOR DEPTHS OF 6' OR MORE.
3. DESIGN APPLIES TO 4', 6' & 8' MANHOLES.
4. M.H. GREATER THAN 18' IN DEPTH SHALL ONLY BE CONSTRUCTED OF PRECAST CONCRETE SECTION.
5. USE NON-SHRINK GROUT FOR FILLETS AND PENETRATIONS.
6. POSITION M.H. OPENING OVER THE UPSTREAM SIDE OF MAIN LINE.

CONSTRUCTION NOTES

A. CONCRETE PIPE SUPPORT SHALL EXTEND OUTSIDE OF M.H. TO BELL OF FIRST JOINT & SHALL CRADLE PIPE TO SPRING LINE. NOT APPLICABLE FLEXIBLE PIPE.
B. PIPE PENETRATION INTO MANHOLE SHALL BE FLUSH TO 2" MAX., MEASURED AT SPRING LINE OF PIPE.
D. PRECAST CONCRETE COVER
E. USE MAX. 4 COURSES GR. MS BRICK ON UNPAVED STREET FOR FUTURE ADJ. OF M.H. FRAME TO PAVEMENT GRADE. PLASTER INSIDE WITH 1/2" MORTAR.
F. CONCRETE BASE TO BE POURED IN PLACE USING NO. 4 BARS AT 6" O.C. EA. WAY FOR M.H. DEPTH OF 16' OR GREATER. NO 4 BARS AT 12" O.C. EA. WAY FOR M.H. LESS THAN 16' IN DEPTH.
H. INV. ELEV. OF STUB OR LATERAL AS SHOWN ON PLANS.
J. 6" GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.
K. USE A 5'x 5' CONCRETE PAD IN ALL AREAS SLOPE FOR GRADER USE UNPAVED AREAS.
L. FRAME AND COVER, SEE DWG. # SAS-4
M. CONCRETE FILL, 3000 PSI
N. SLOPE 1" PER FT. FROM PIPE CROWN
P. SHELF TO BE 9" WIDE MIN.
Q. APPROVED WATERSTOP TO BE COMPATIBLE WITH TYPE OF PIPE.

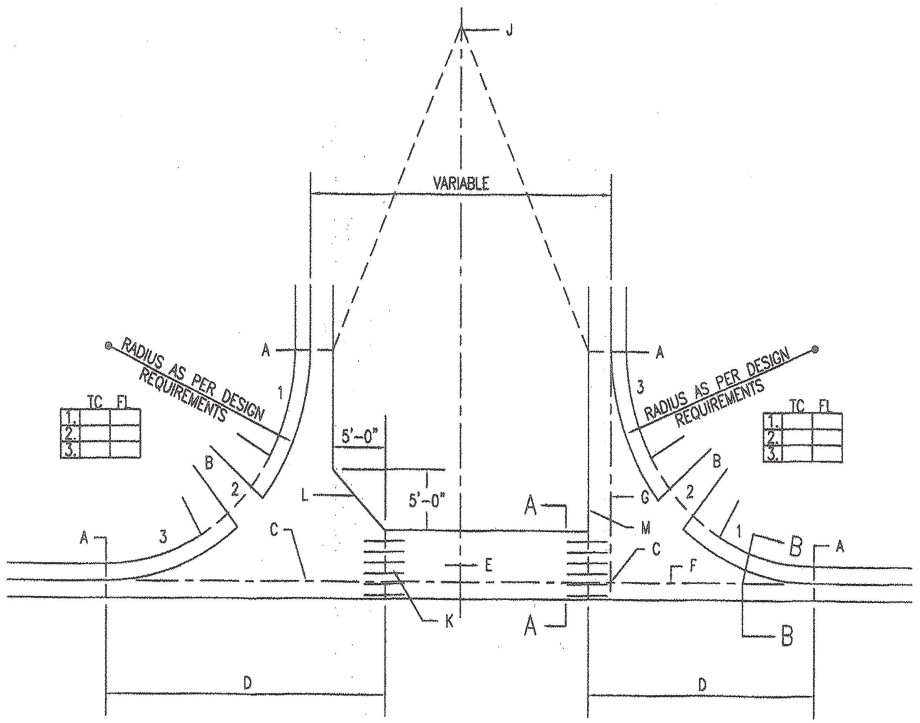
MANHOLE TYPE "C" DETAIL/DWG. # SAS-14 NOT TO SCALE

WATER QUALITY DIVISION · UTILITY DEVELOPMENT

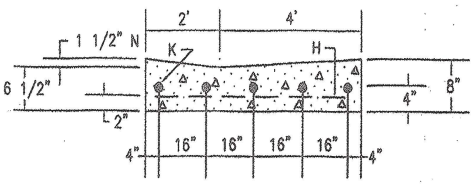
CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

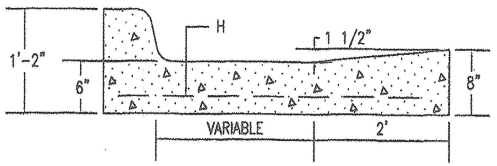
DATE: JULY 1992	REVISIONS		FILE #: E:\AUTO\DWG\SCDT4-4
DRAWN BY: G. CHAVEZ	1 8-4-92		
CADD RENDITION BY: G. CHAVEZ			SHEET D
APPROVED BY: E. BROWN			



PLAN



SECTION A–A



SECTION B–B

GENERAL NOTES:

1. DESIGN ELEVATIONS TO BE GIVEN AT EACH END OF THE CURB RETURN (TOP OF CURB ELEV.) AND AT INTERSECTIONS OF PROJECTED FLOWLINES (FLOWLINE ELEV.).
2. ON UPSTREAM AND DOWNSTREAM ENDS OF THE INTERSECTION, VALLEY GUTTER CONSTRUCTION SHALL EXTEND TO THE END OF RETURNS.
3. THE VALLEY GUTTER TO BE REINFORCED WITH 6" X 6" X NO. 6 GA. WIRE MESH.
4. INVERT OF VALLEY GUTTER TO EXTEND FROM FLOWLINE OF UPSTREAM CURB RETURN TO FLOWLINE OF DOWNSTREAM CURB RETURN.
5. CURB FLOWLINE AND TOP OF CURB ELEV. SHOWN IN THE BOX CORRESPOND TO QUARTERPOINTS INDICATED ON THE CURB RETURN IN THE CLOCKWISE DIRECTION.
6. – – – – DENOTES 1/2" EXPANSION JOINT.
7. FOR NEW CONSTRUCTION, VALLEY GUTTER SHALL BE CONSTRUCTED PRIOR TO ADJACENT PAVEMENT. ASPHALT CONC. SHALL BE INSTALLED MONOLITHICALLY TO MEET NEW VALLEY GUTTER.
8. PRIOR TO CONSTRUCTION OF NEW VALLEY GUTTER ON EXISTING ACCEPTED STREETS, PAVEMENT SHALL BE REMOVED AS SHOWEN ON PLANS.

CONSTRUCTION NOTES:

A. END OF CURB RETURN, SEE NOTE 1.

B. FOR RAMP DETAILS, SEE DWGS. 2418, 2440, 2441.

C. INTERSECTION OF FLOWLINES, SEE NOTE 1.

D. SURFACE AND CURB TO BE MONOLITHIC.

E. DIRECTION OF FLOW.

F. FLOWLINE.

G. PROJECTED FLOWLINE OF 1 1/2" INVERT, SEE NOTE 2.

H. 6" X 6" NO. 6 GA. WIRE MESH.

J. BEGIN CROWN WARP TO STRAIGHT SECTION WHERE SPECIFIED ON PLANS, OR INDICATED BY THE ENGR.

K. NO. 4 BARS 3'–0" LONG AT 16" O.C.

L. ALTERNATE A, WITH FILLET AS PER PLANS.

M. ALTERNATE B, NO FILLET AS PER PLANS.

N. THE 1 1/2" INVERT DEPTH MAY BE REDUCED TO IMPROVE RIDEABILITY WITH APPROVAL OF ENGINEER.

NM APWA

REVISIONS

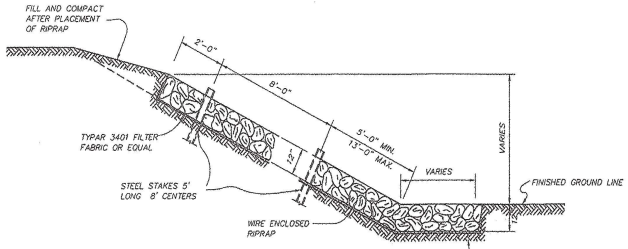
PAVING

CONCRETE VALLEY GUTTER

DWG. 2420

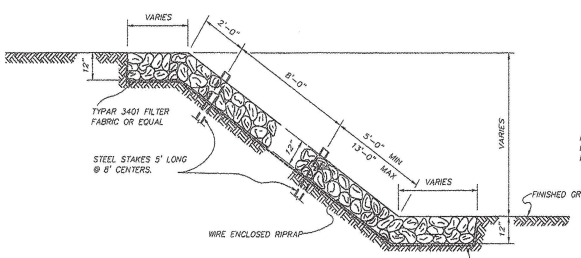
AUG. 1986

E



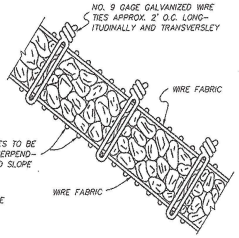
RIPRAP SECTION TYPE A

SUBGRADE COMPACTED TO 90% MAX DENSITY AS PER ASTM D 1557, 6" MINIMUM DEPTH

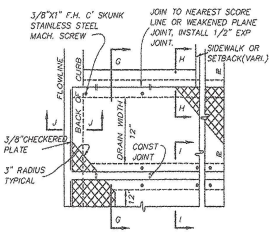


RIPRAP SECTION TYPE B

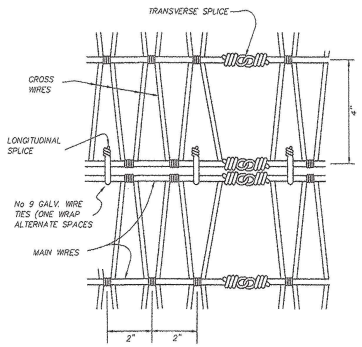
SUBGRADE COMPACTED TO 90% AS PER ASTM D 1557, 8" MIN DEPTH.



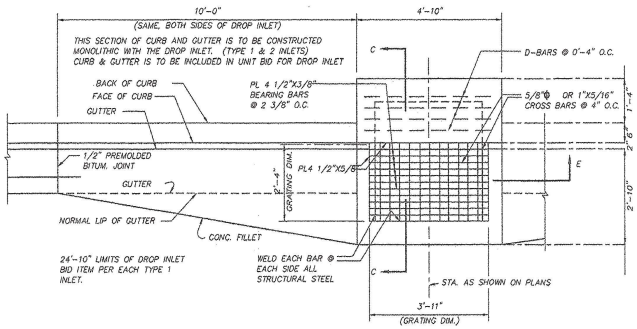
TYPICAL SECTION



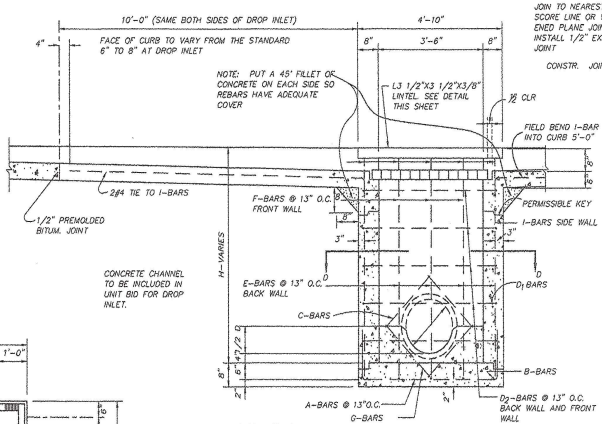
SINGLE AND OR MULTIPLE CULVERT PLAN



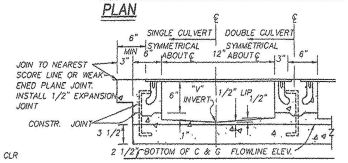
DETAIL OF WIRE FABRIC AND NORMAL SPLICE



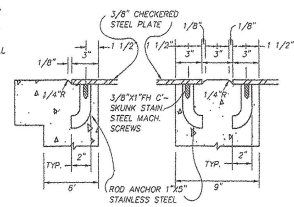
TYPE – 1 INLET PLAN



SECTION E–E

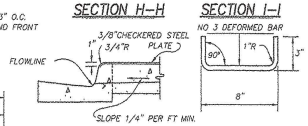


SECTION G–G



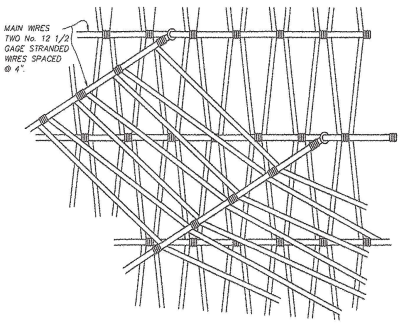
SECTION H–H

SECTION I–I

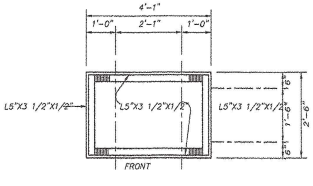


SECTION J–J

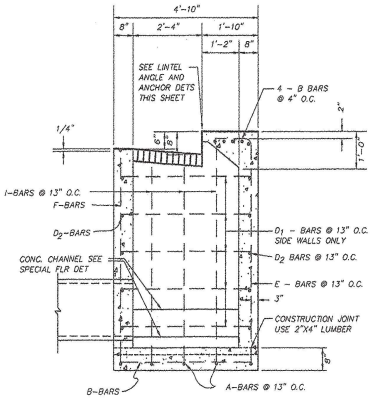
DOWEL DETAIL



DETAIL OF SPLICE @ SKEWED INTERSECTION



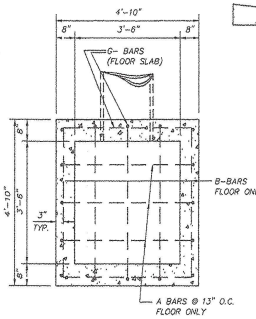
GRATING FRAME DETAIL



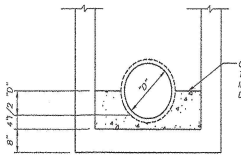
SECTION C–C

RE-BAR SCHEDULE

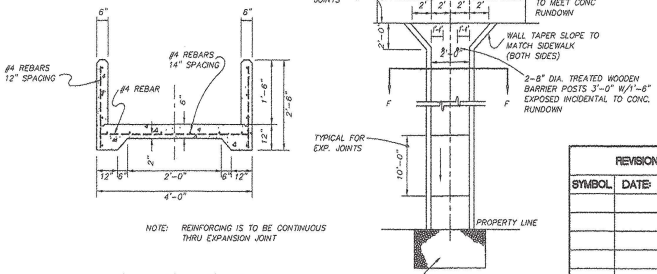
BAR TYPE	SIZE & SHAPE	BAR NO.	BAR TYPE & QUANTITY
A	8'-1 1/2" 4'-6" 11'-9"	#4	TYPE-1-8 REQUIRED TYPE-2-12 REQUIRED TYPE-3-8 REQUIRED
B	4'-6" 0'-10"	#4	TYPE-1-6 REQUIRED TYPE-2-6 REQUIRED
C	3'-6"	#4	TYPE-1-2 REQ'D PER OUTLET TYPE-2-2 REQ'D PER OUTLET
D_1	4'-6"	#4	TYPE-1-2 REQ'D PER FT HT. TYPE-2-2 REQ'D PER FT HT.
D_2	0'-1 1/2" 3'-6" 4'-0"	#4	TYPE-1-2 REQ'D PER 13" HT. TYPE-2-2 REQ'D PER 13" HT.
E	34" LESS 0'-1"	#4	TYPE-1-5 REQUIRED TYPE-2-9 REQUIRED
F	34" LESS 0'-8"	#4	TYPE-1-3 REQUIRED TYPE-2-7 REQUIRED
G	3'-6"	#4	TYPE-1-2 REQ'D PER OUTLET TYPE-2-2 REQ'D PER OUTLET
H	9'-0" 0'-1 1/2" 34" LESS 0'-1"	#4	TYPE-1-6 REQ'D FIELD BEND TYPE-2-6 REQD W/O CURB



SECTION D–D



SPECIAL FLOOR DETAIL



CONCRETE DRAINAGE RUNDOWN

NOTE: REINFORCING IS TO BE CONTINUOUS THRU EXPANSION JOINT

TYPICAL RUNDOWN DETAIL SECTION F–F

SIDEWALK CULVERT DETAIL

GENERAL NOTES:

1. PLACING OF DRAIN THRU EXIST. SIDEWALK, C & G REQUIRE THAT ENTIRE SIDEWALK C & G STONES BE REMOVED & REPLACED AS DETAILED HEREIN.
2. BOTTOM SLAB OF CULVERT SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER.
3. ALL EXPOSED CONC. SURFACE SHALL MATCH GRADE, COLOR, FINISH AND SCORING OF ADJACENT CURB AND SIDEWALK
4. SIDEWALK REPLACED DURING CONSTRUCTION TO BE POURED MONOLITHICALLY WITH CULVERT WALLS
5. FOR ALL CONCRETE, THE MINIMUM DESIGN COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 4000 POUNDS PER SQUARE INCH, 7–BAG MIX AND THAT THE MINIMUM COARSE AGGREGATE SIZE ALLOWED WILL BE 1 INCH. PERCENTAGE OF AIR–ENTRAINMENT IN THE CONCRETE AT THE PROJECT SITE SHALL BE IN THE RANGE OF 4 TO 7 PERCENT.
6. THE CITY WILL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF ANY SIDEWALK CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS.

RIPRAP – GENERAL NOTES:

1. WIRE FABRIC IS TO BE GALVANIZED "V" MESH OF THE FOLLOWING CONSTRUCTION: MAIN WIRES; TWO NO. 12 1/2 GAGE STRANDED WIRES SPACED AT 4" CROSS WIRES; SINGLE NO 12 1/2 GAGE WIRES SPACED AT 2" WITH NOT LESS THAN TWO TURNS AROUND THE MAIN WIRES. APPROXIMATE WEIGHT; 48 POUNDS PER 100 SQUARE FEET
2. STEEL STAKES MAY BE RAILROAD RAILS WEIGHING NOT LESS THAN 30 LBS PER YARD, 4" O.D. STANDARD STRENGTH GALVANIZED STEEL PIPE OR 4X4X3/8 STEEL ANGLES. STEEL STAKES SHALL PROJECT 6" ABOVE TOP OF RIPRAP. STEEL STAKES ARE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE WORK AND NO DIRECT MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
3. IF LENGTH OF SLOPE IS 15 FEET OR LESS ONLY ONE ROW OF STEEL STAKES, 2 FEET FROM THE TOP EDGE OF THE RIPRAP, WILL BE REQUIRED UNLESS OTHERWISE NOTED ON PLANS
4. AS AN ALTERNATE, WIRE FABRIC MAY BE GALVANIZED STEEL WIRE MEETING THE REQUIREMENTS FOR CLASS 3, FINISH 5, MEDIUM TENSILE STRENGTH COATED WIRE AS SET FORTH IN FEDERAL SPECIFICATION QQ–W–461. THE WIRES SHALL BE CONTINUOUS, HAVE A DIAMETER OF NOT LESS THAN 0.118 INCH AND SHALL BE TRIPLE TWISTED TO FORM A UNIFORM HEXAGONAL MESH PATTERN WITH A MAXIMUM OPENING SIZE OF 3"X4 3/4"
5. DETAIL FROM N M S H D DETAIL, SERIAL BRR–001–05

REVISION		
SYMBOL	DATE:	BY:

CITY OF SANTA FE

DRAINAGE DETAILS

DRAWN BY: CharlieGonz CHECKED BY: DATE:

APPROVED BY: SFCC 8/26/87 SERIAL#

SHT. F

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 608-001-8/12 OF THE STANDARD DRAWINGS.

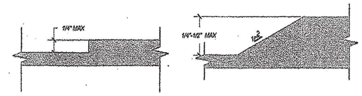
ACCESSIBLE PEDESTRIAN SIGNALS (APS) AND PEDESTRIAN PUSHBUTTONS

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 4FTx4FT MIN TURNING SPACE TO PROVIDE ACCESS TO PUSH BUTTONS.

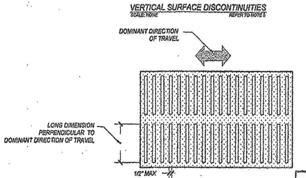
ALTERATIONS TO EXISTING FACILITIES - GENERAL NOTES:

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 DEFINITION BELOW 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 PROVDE 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

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NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

PEDESTRIAN ACCESS ROUTE GENERAL NOTES

APPROVED ______ DESIGN ENGINEER 1-13-15 DATE

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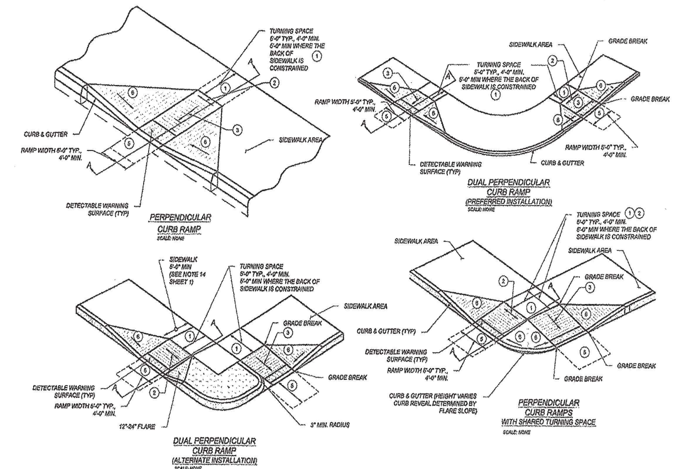

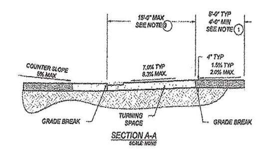

SECTION A-A
SCALE: NONE

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 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 608-001-8/12 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.

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NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

PERPENDICULAR CURB RAMPS

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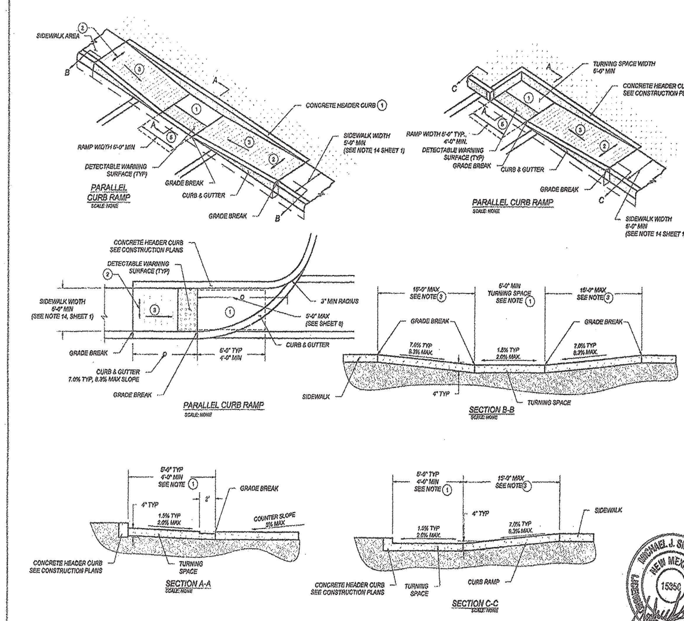

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2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
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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.

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NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

PARALLEL CURB RAMPS

APPROVED ______ DESIGN ENGINEER 1-13-15 DATE

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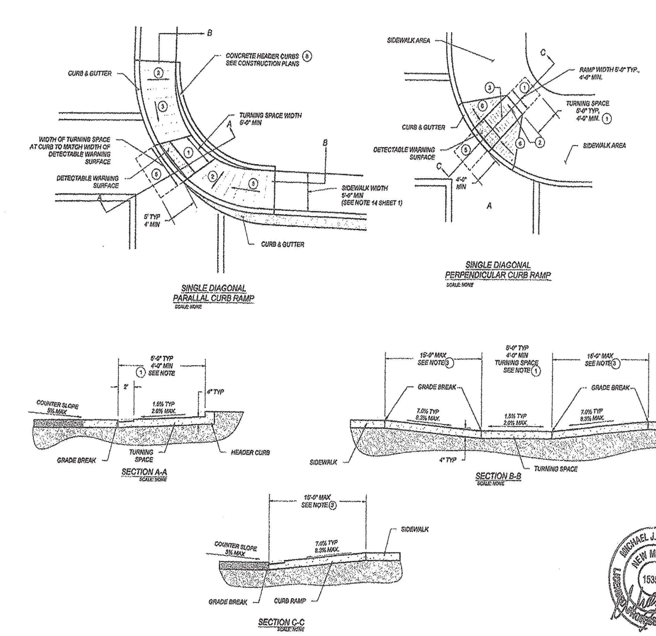

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NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

DIAGONAL CURB RAMPS

APPROVED ______ DESIGN ENGINEER 1-13-15 DATE

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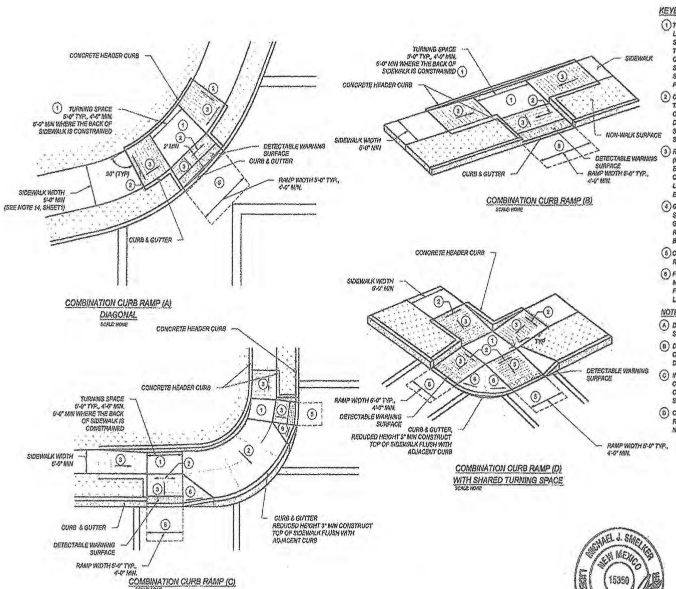

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NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

COMBINATION CURB RAMPS

APPROVED DESIGN ENGINEER 1-13-15 DATE

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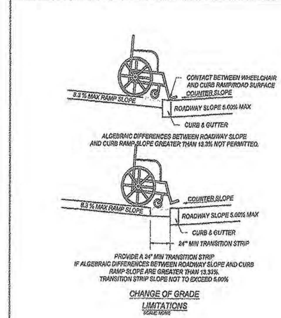
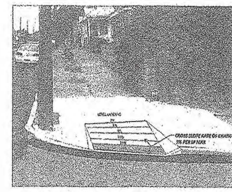
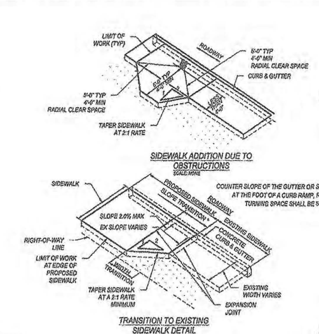




RAMP CROSS SLOPE TRANSITION TO MATCH ROADWAY PROFILE SLOPE
* SLOPES SHOWN ARE FOR ILLUSTRATION ONLY.

NOTE:
1) CROSS SLOPE OF CURB RAMP AT PEDESTRIAN STREET CROSSING WITHOUT YIELD ON 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

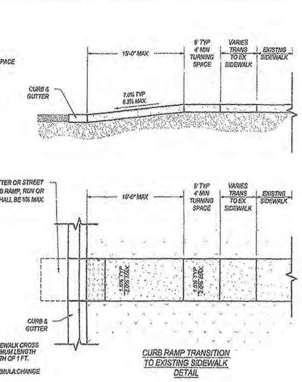


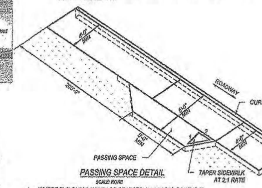
MINIMUM SLOPE TRANSITION LENGTH BASED ON THE DIFFERENCE OF PROPOSED SIDEWALK CROSS SLOPE AND EXISTING SIDEWALK CROSS SLOPE AT THE LOCATION OF TIE IN. THIS MINIMUM LENGTH TO BE DETERMINED BY THE FOLLOWING FORMULA: DELTA % SLOPE X 0.5' OR MIN WIDTH OF 1 FT.

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.





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.

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

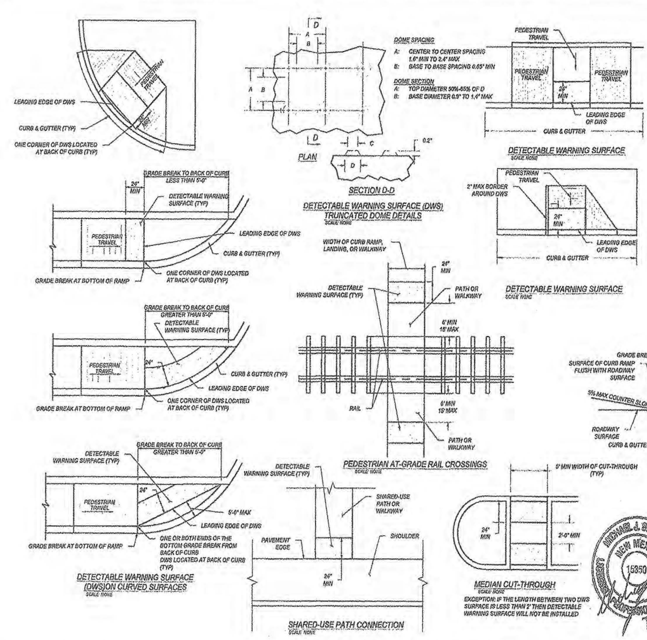
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

CURB RAMP AND SIDEWALK TRANSITION DETAILS

APPROVED DESIGN ENGINEER 1-13-15 DATE

608-001-7 608-7 of 12

file path DRAWING SCALE = NOT TO SCALE



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.

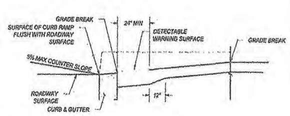
LOCATION:

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
SCALE: NONE

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

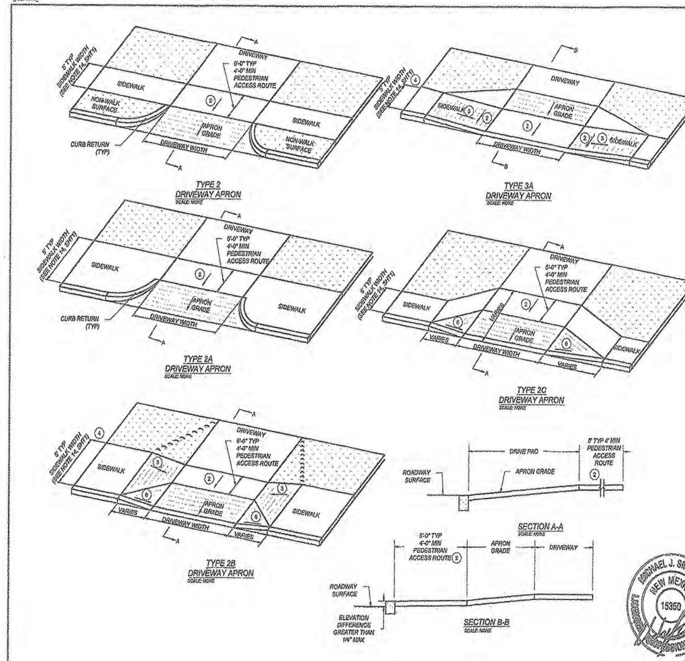
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

DETECTABLE WARNING SURFACE

APPROVED DESIGN ENGINEER 1-13-15 DATE

608-001-8 608-8 of 12

file path DRAWING SCALE = NOT TO SCALE



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 608-001-8/12 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.

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

DRIVEWAY APRONS

APPROVED DESIGN ENGINEER 1-13-15 DATE

608-001-9 608-9 of 12

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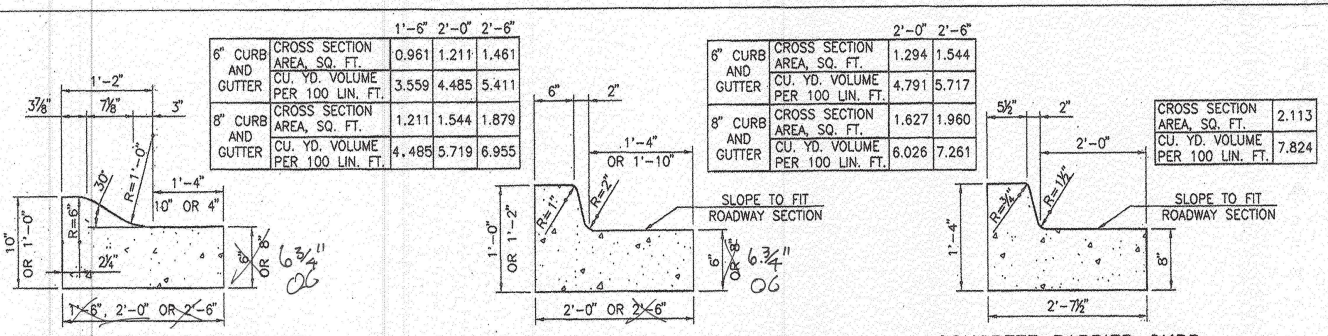


		1'-6"	2'-0"	2'-6"
6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	0.961	1.211	1.461
	CU. YD. VOLUME PER 100 LIN. FT.	3.559	4.485	5.411
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.211	1.544	1.879
	CU. YD. VOLUME PER 100 LIN. FT.	4.485	5.719	6.955

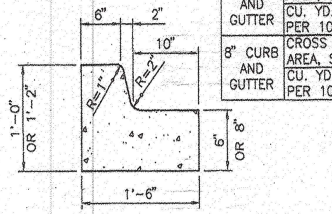
CONCRETE MOUNTABLE CURB AND GUTTER TYPE "A"

		2'-0"	2'-6"
6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.294	1.544
	CU. YD. VOLUME PER 100 LIN. FT.	4.791	5.717
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.627	1.960
	CU. YD. VOLUME PER 100 LIN. FT.	6.026	7.261

CONCRETE BARRIER CURB AND GUTTER TYPE "B"

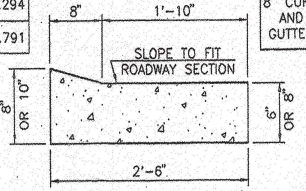
CROSS SECTION AREA, SQ. FT.	2.113
CU. YD. VOLUME PER 100 LIN. FT.	7.824

CONCRETE BARRIER CURB AND GUTTER TYPE "C"



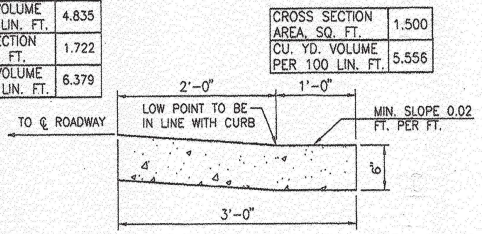
6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.044
	CU. YD. VOLUME PER 100 LIN. FT.	3.866
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.294
	CU. YD. VOLUME PER 100 LIN. FT.	4.791

CONCRETE BARRIER CURB AND GUTTER TYPE "D"



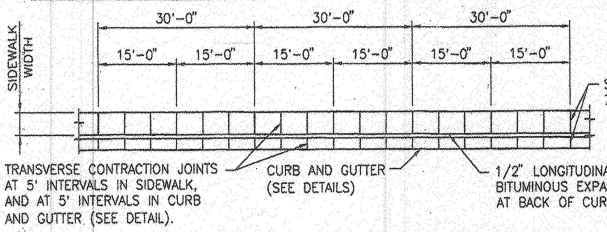
6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.306
	CU. YD. VOLUME PER 100 LIN. FT.	4.835
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.722
	CU. YD. VOLUME PER 100 LIN. FT.	6.379

CONCRETE LAYDOWN CURB TYPE "E"



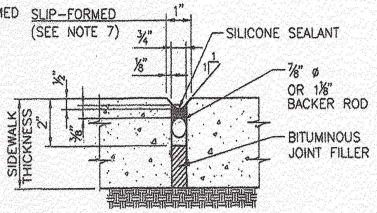
CROSS SECTION AREA, SQ. FT.	1.500
CU. YD. VOLUME PER 100 LIN. FT.	5.556

CONCRETE VALLEY GUTTER



PLAN CURB AND GUTTER AND SIDEWALK

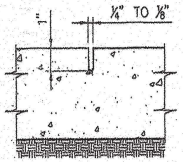
NOTE: NON-SLIP FORMED & SIDEWALKS (SEE NOTE 8)



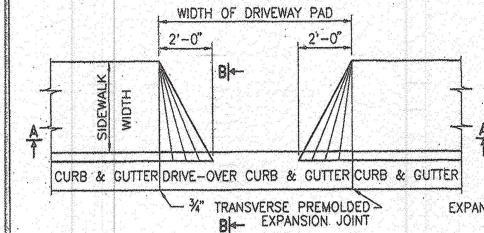
SEALED EXPANSION JOINT

GENERAL NOTES

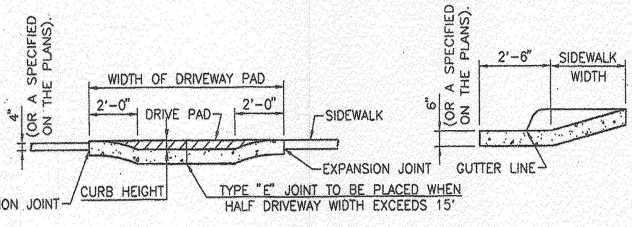
1. CONCRETE SHALL BE STRUCTURAL CONCRETE CLASS "A."
2. END OF DAYS POUR, 30 MINUTE INTERRUPTIONS, COLD JOINTS AND DROP INLETS SHALL DETERMINE THE LOCATION OF A CONSTRUCTION JOINT AND A 3/4" PREMOLDED BITUMINOUS JOINT IS REQUIRED.
3. PLACE TRANSVERSE CONTRACTION JOINTS AT 5'-0" INTERVALS AND AT THE END OF RADIUS POINTS OR ISLAND NOSES.
4. BED COURSE MATERIAL ON WHICH SIDEWALK IS TO BE PLACED SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T 99, METHOD C.
5. EXCAVATION AND PREMOLDED BITUMINOUS EXPANSION JOINTS TO BE INCLUDED IN THE UNIT PRICE BID FOR SIDEWALKS.
6. THE SILICONE SEALED JOINTS SHALL BE SEALED IN ACCORDANCE WITH SECTION 452 OF THE STANDARD SPECIFICATIONS.
7. FOR SLIP-FORMED CURB AND GUTTER, FURNISH 1" SEALED EXPANSION JOINTS AT 90' INTERVALS, AND TRANSVERSE CONSTRUCTION JOINTS AT 5' INTERVALS.
8. FOR SIDEWALKS AND NON-SLIP FORMED CURB AND GUTTER, FURNISH 3/4" SEALED EXPANSION JOINTS AT 30' INTERVALS, AND TRANSVERSE CONTRACTION JOINTS AT 5' INTERVALS.



TRANSVERSE CONTRACTION JOINT



PLAN DRIVE PAD



SECTION A-A

SECTION B-B

NO.	DATE	REV.BY	DESCRIPTION
1	9/9/09	YML	ADDED DETAILS

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

SIDEWALK
CURB AND GUTTER

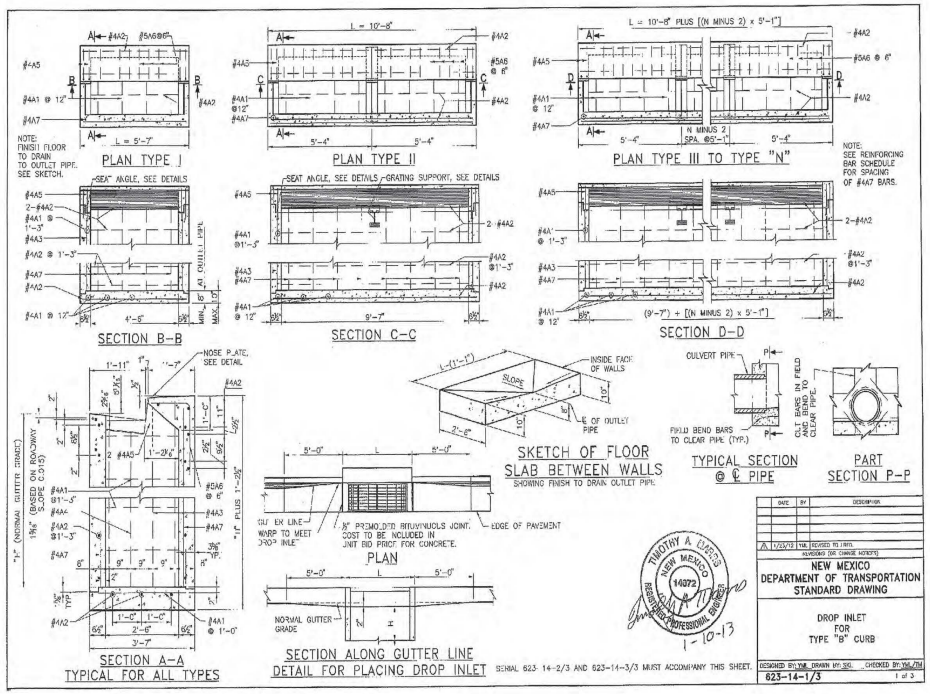
DESIGNED BY ____ DRAWN BY SKL CHECKED BY YML

609-01-1/1 1 of 1

RAY M. TRUJILLO NEW MEXICO 10714 REGISTERED PROFESSIONAL ENGINEER 11/16/09

GRALYNN GUERRERORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 10/9/09

C11-7

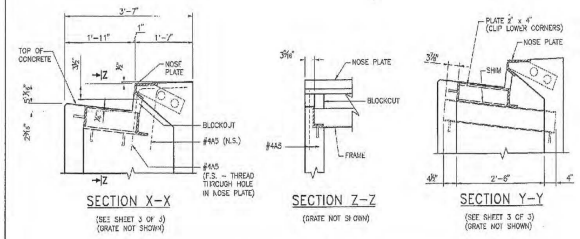


SERIALS 623-14-2/3 AND 623-14-3/3 MUST ACCOMPANY THIS SHEET.

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

DROP INLET FOR TYPE "B" CURB

623-14-1/3 1 of 3



GENERAL NOTES

1. WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (CURRENT EDITION), APPLICABLE SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS.
2. STRUCTURAL STEEL MATERIALS, WELDING, AND FABRICATION SHALL CONFORM TO SECTION 541 – STEEL STRUCTURES OF THE STANDARD SPECIFICATIONS.
3. ALL STRUCTURAL STEEL SHALL RECEIVE A PROTECTIVE COATING IN CONFORMANCE WITH SECTION 545 OF THE STANDARD SPECIFICATIONS.
4. ALL CONCRETE TO BE CLASS "A" CHAMFER ALL EXPOSED EDGES 3/4", UNLESS OTHERWISE NOTED.
5. ALL REINFORCING BARS SHALL CONFORM TO AASHTO M31, GRADE 60. DIMENSIONS REFER TO CENTERLINE OF BARS.
6. SEE ROADWAY PLANS FOR LOCATION OF DROP INLET, NUMBER, SIZE, AND FLOW LINE ELEVATIONS OF PIPE DRAINS, AND "H" DIMENSION.
7. OUTLET PIPES SHALL NOT BE SET AT END OF DROP INLET.

DESIGN DATA:

DESIGN IS IN ACCORDANCE WITH AASHTO LRFD SPECIFICATIONS 2010 FIFTH EDITION AND CURRENT INTERIMS.

DESIGN STRESSES: STRUCTURAL STEEL: ASTM A-36 FY = 36 KSI

REINFORCED CONCRETE: F'c = 3,000 PSI @ 28 DAYS Fy = 60 ksi, GRADE 60

LIVE LOAD: HL-93

HORIZONTAL EARTH PRESSURE: 36 LBS./CU.FT. EQUIVILENT FLUID PRESSURE WITH 2' LIVE LOAD SURCHARGE

MAXIMUM: H = 11'-6"

ESTIMATED QUANTITIES

TYPE	N	L	CLASS "A" CONC. † CU. YDS.	REINFORCING BARS – LBS. H = 8'-0" OR LESS	REINFORCING BARS – LBS. H = 8'-1" TO 10'-0"	REINFORCING BARS – LBS. H = 10'-0" TO 11'-6"	STRUCTURAL STEEL – LBS.
I	1	5'-7"	0.324H+0.698	33.870 H + 94.779	25.205 H + 95.448	35.884 H + 100.790	870
II	2	10'-8"	0.538H+1.357	37.319 H + 180.150	41.327 H + 182.165	56.185 H + 180.835	1186
I	3	15'-8"	0.732H+2.017	50.768 H + 265.518	57.446 H + 268.858	81.496 H + 280.882	1796
IV	4	20'-10"	0.936H+2.675	64.217 H + 350.887	73.389 H + 354.563	104.297 H + 370.927	2412
V	5	25'-11"	1.140H+3.335	77.662 H + 436.258	89.590 H + 442.276	127.095 H + 460.974	3022
VI	6	31'-0"	1.344H+3.995	91.115 H + 521.716	105.811 H + 528.974	149.899 H + 551.016	3631

† SEE TABLE FOR PIPE DEDUCTION
N = NUMBER OF GRATINGS PLACED IN DROP INLET
H = NORMAL GUTTER ELEVATION TO FLOW LINE ELEVATION OF OUTLET PIPE. USE H IN FEET.

CLASS "A" CONCRETE DEDUCTIONS FOR ONE PIPE

SIZE	CONCRETE PIPE	METAL PIPE
18"	0.05 CU. YDS.	0.04 CU. YDS.
24"	0.10 CU. YDS.	0.06 CU. YDS.
30"	0.15 CU. YDS.	0.10 CU. YDS.
36"	0.21 CU. YDS.	0.14 CU. YDS.
42"	0.28 CU. YDS.	0.19 CU. YDS.

NOTE: DEDUCTIONS NOTED ARE FOR PIPES NORMAL TO WALLS. FOR SKEWED PIPES, MULTIPLY DEDUCTIONS BY SECANT OF SKEW ANGLE. FOR SMALLER PIPES OTHER THAN THOSE SHOWN IN TABLE, ADJUST DEDUCTIONS ACCORDINGLY.

REINFORCING BAR SCHEDULE

EMBED THIS LEG IN WALL

R= 3 BAR DIAMETERS

#4A5	1'-2"	2'-3" LONG REQ'D: 4	
#5A6	1'-2"	3'-9" LONG REQ'D: 2L MINUS 1.2	

#4A7

"H"	SPACES	REQ'D RED
8'-0" OR LESS	10" = H PLUS 8"	12 N + 2
8'-1" TO 10'-0"	8" = H PLUS 8"	16 N
10'-1" TO 11'-6"	6½" = H PLUS 8"	28 N + 6

NOTE: "H" AND "L" ARE IN FEET. FINISH BARS TO THE NEAREST WHOLE NUMBER OF BARS.

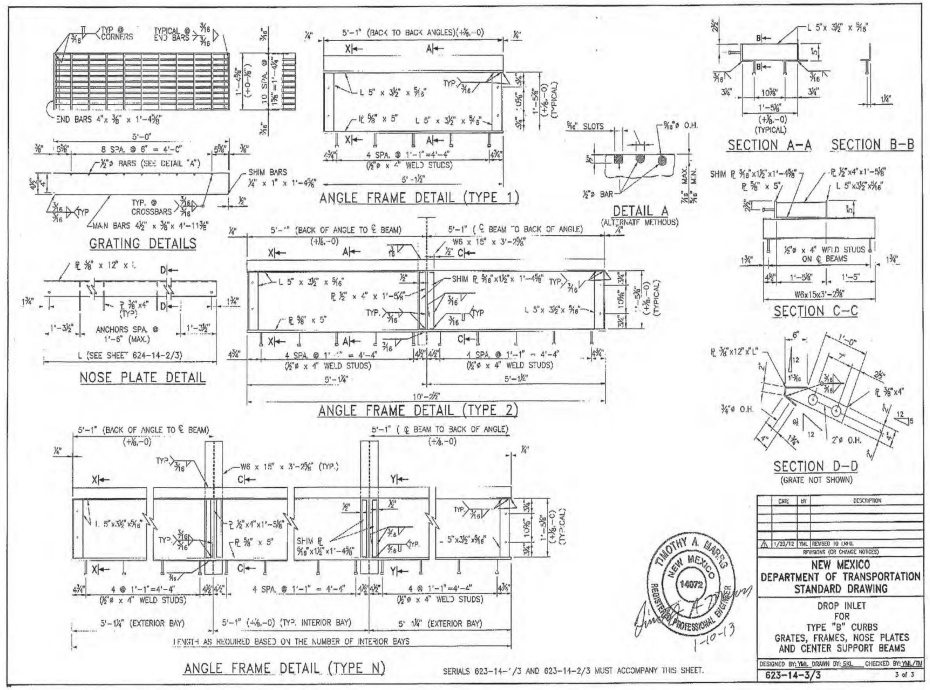
#4A	3'-3"	REQ'D: L MINUS 0.83 PLUS 1.80H
#4A2	L MINUS 3"	REQ'D: 9 PLUS 1.80H
#4A3	H PLUS 10"	REQ'D: 4
#4A4	11	REQ'D: 4

SERIALS 623-14-1/3 AND 623-14-3/3 MUST ACCOMPANY THIS SHEET.

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

DROP INLET FOR TYPE "B" CURBS GRATES, FRAMES, NOSE PLATES AND CENTER SUPPORT BEAMS

623-14-2/3 2 of 3



SERIALS 623-14-1/3 AND 623-14-2/3 MUST ACCOMPANY THIS SHEET.

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

DROP INLET FOR TYPE "B" CURBS GRATES, FRAMES, NOSE PLATES AND CENTER SUPPORT BEAMS

623-14-3/3 3 of 3

REVISIONS

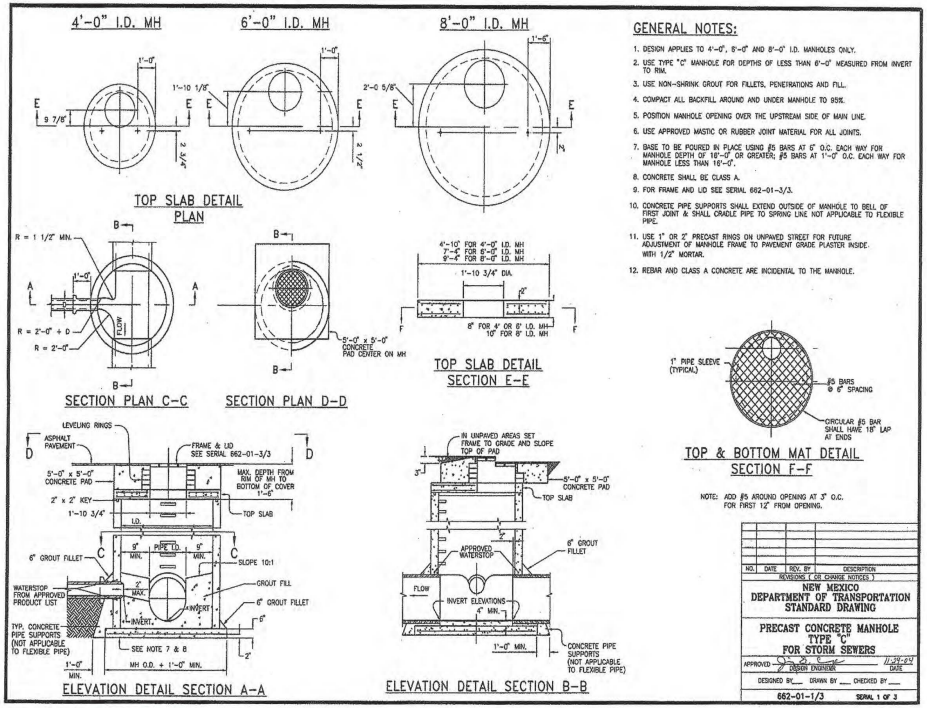
DATE	BY	DESCRIPTION
1/23/13	YML	REVISED TO LRFD. REVISIONS (OR CHANGE NOTICES)

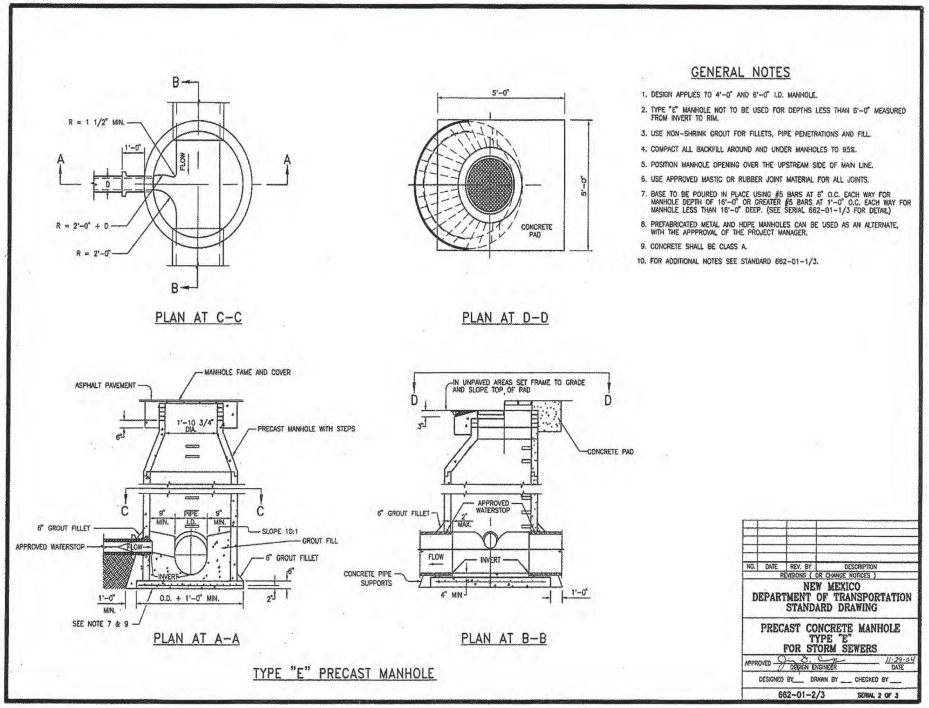
DESIGN ENGINUITY
1401 LUISA STREET, SUITE E
SANTA FE, NEW MEXICO 87505
(505) 995-9991

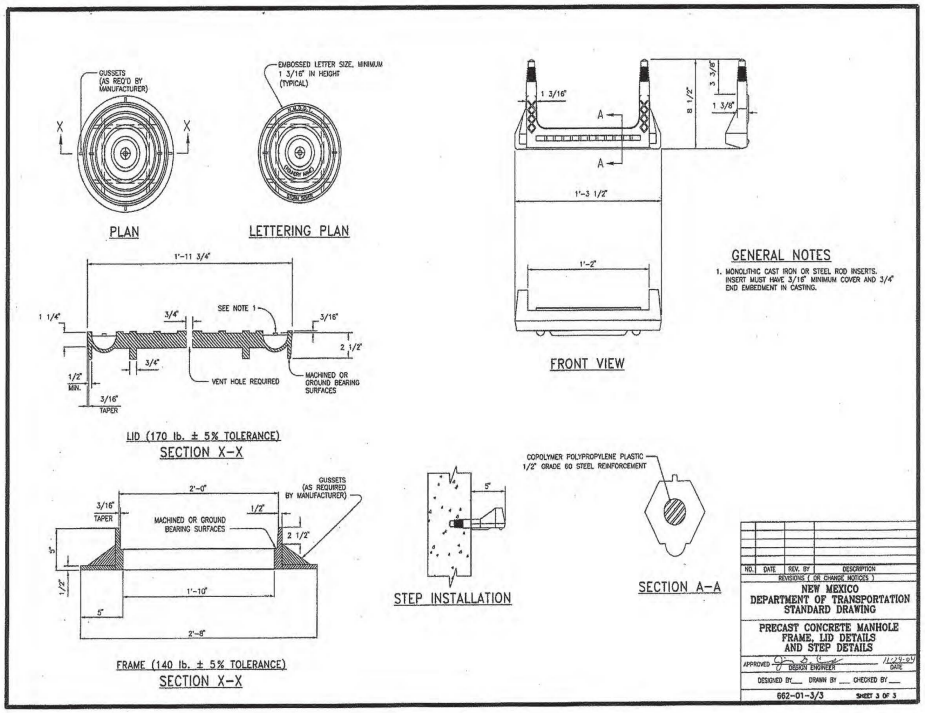
NMDOT STANDARDS

NMDOT CURB DRIP INLET TYPE B - I DETAIL

SCALE	DWG NO.	DATE
N/A		05/18/2021
FHDR CASE #		SHEET NO.







REVISIONS	
DATE	BY

DESIGN ENGINUITY
1431 LUISA STREET, SUITE E
SANTA FE, NEW MEXICO 87505
(505) 995-9991

NMDOT STANDARDS

STORM DRAIN MANHOLE DETAILS

SCALE	DWG NO.	DATE
N/A		05/18/2021
PROJECT #		SHEET NO.

JUNE 2021

DEVELOPMENT APPLICATION REPORT

ALEKSANDER ESTATES

General Plan Amendment to Medium Density 3-7 Du/Ac, Rezoning to R7, Single Family Residential, Preliminary and Final Subdivision, Preliminary and Final Development Plan

Owner/Developer:

NEXT GENERATION CONTRACTING INC

Planning Consultant:

Monica Montoya, Land Use Consulting, Inc.
726 Gregory Lane
Santa Fe, NM 87505

Project Engineer:

DESIGN ENGINUITY
1421 LUISA STREET, SUITE E
SANTA FE, NEW MEXICO 87505
(505) 989-3557

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EXHIBITS

Exhibit A	Owner Authorization Letter
Exhibit B	City Application Forms
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Exhibit F	Santa Fe Housing Proposal
Exhibit G	Utility Service Applications
Exhibit H	Proposed Water Budget
Exhibit I	Archaeological Clearance *(Archaeological Study Attached Separately)*
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Exhibit K	Early Neighborhood Notification Reference Documents

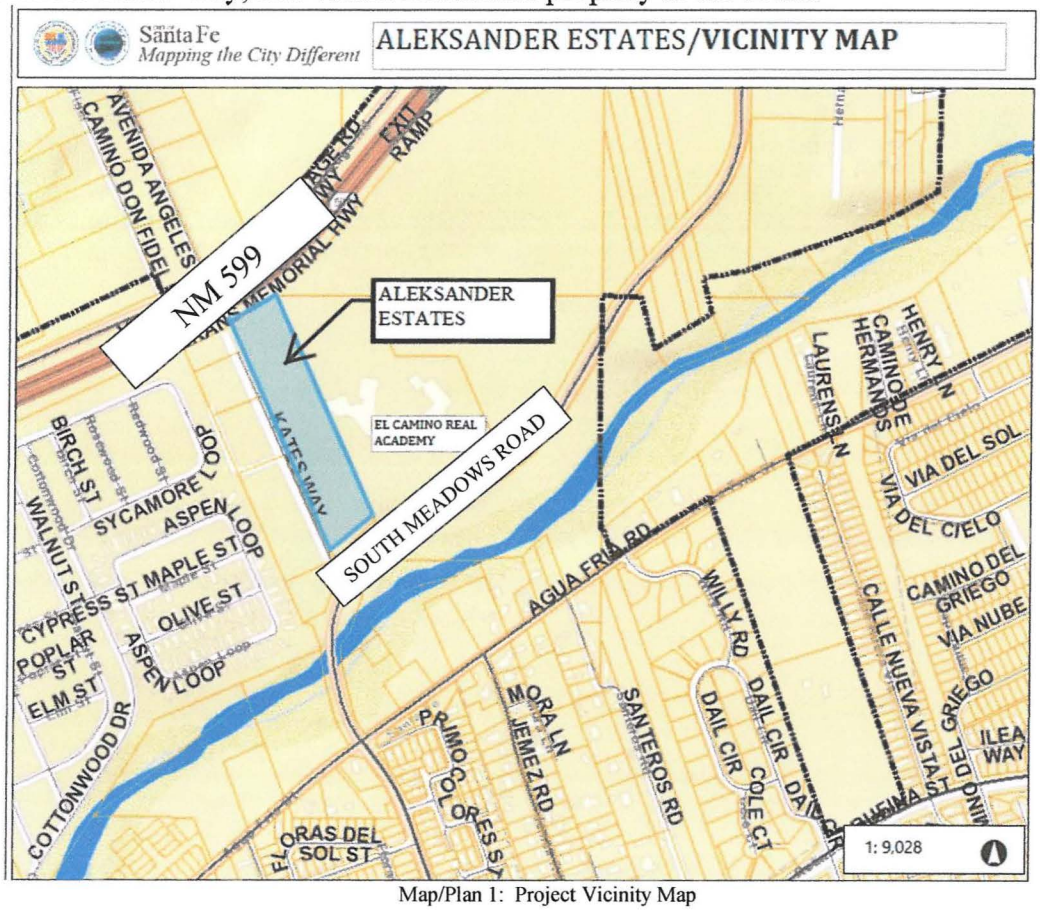
I. APPLICATION SUMMARY

This application is respectfully submitted for consideration of the following:

General Plan Amendment of 1 du/ac & 1-3 du/ac to 3-7du/ac
Rezoning of 8.387 acres from R1 to R7
Preliminary and Final Subdivision for 59 Single Family Lots
Preliminary and Final Development Plan
(EXHIBITS A & B)

II. PROJECT OVERVIEW

Next Generation Contracting, Inc. proposes a single family residential subdivision with 59 lots on 8.387 acres located north east of the intersection of South Meadows Road and Kates Way. The property is adjacent to the west boundary of the El Camino Real Academy on a rectangular shaped lot with its longest dimension from north to south. NM 599 is adjacent to its north boundary, residential development and vacant land are to the west across Kates Way, and vacant residential property to the south.



Map/Plan 1: Project Vicinity Map

Aleksander Estates will be a fee simple single family residential subdivision offering individual lot and home ownership. Homes will be stick built single or two story structures meeting the latest building and land use standards for the R7 district including setbacks, height, parking and open space.

The subdivision access design includes two public street connections. Access #1 is a newly constructed public road through properties owned by the Santa Fe Public Schools and the State of New Mexico to connect the north end of the subdivision to the round-a-bout at NM599/South Meadows Road. It is intended that Access #1 be dedicated to the City of Santa Fe for Public use. Access #2 connects the south end of the subdivision to South Meadows Road via Kates Way.

The subdivision layout and access design are illustrated below. A full-size plan including planning and civil designs are attached to the application report.

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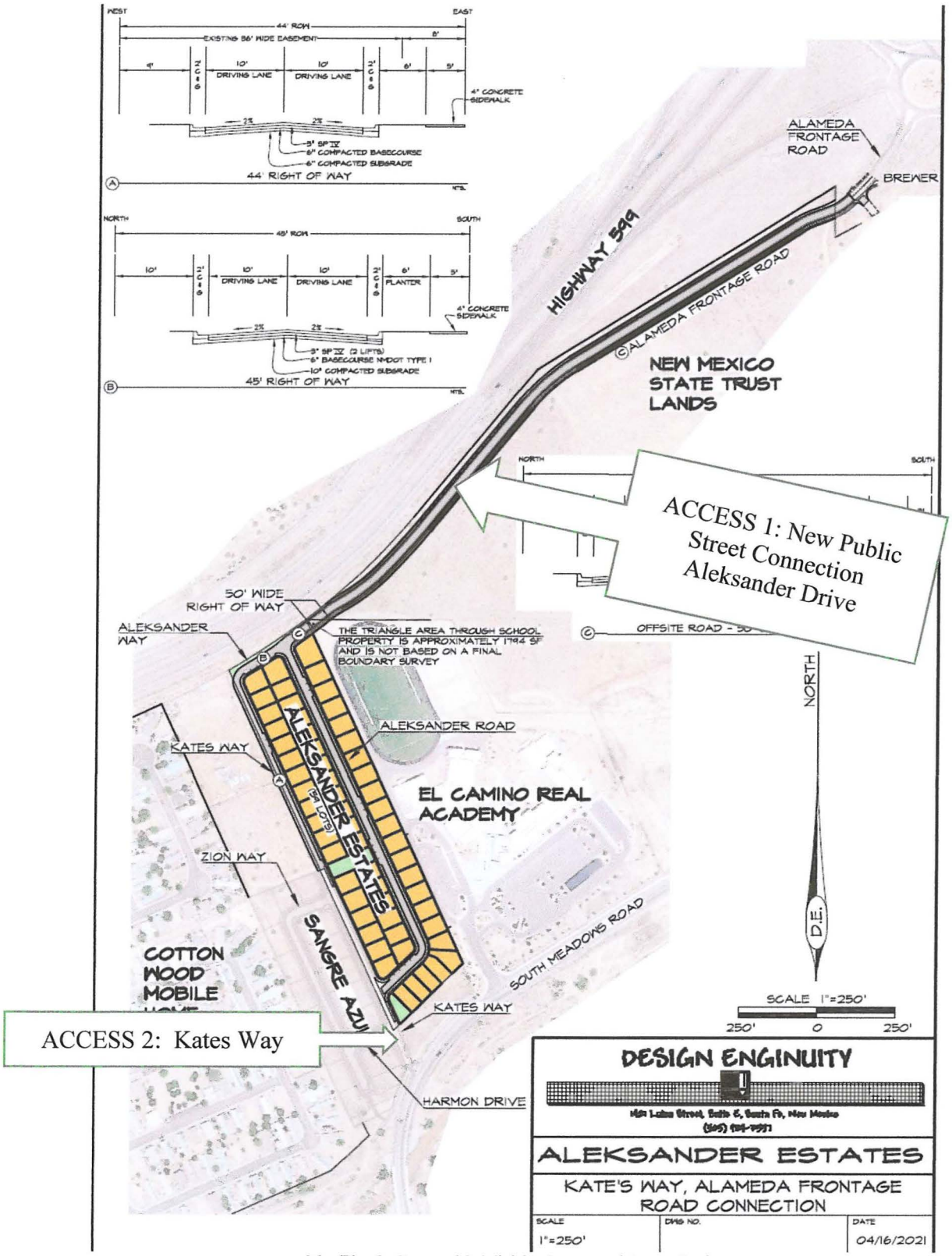
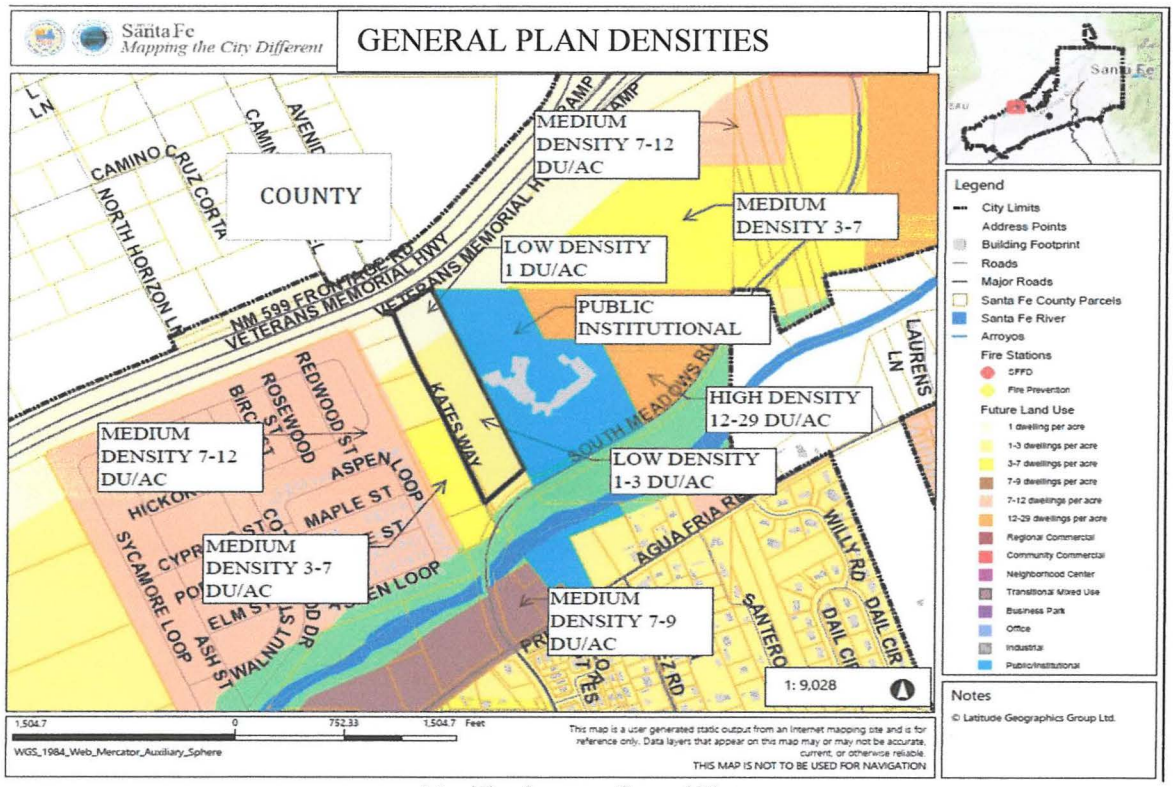


Map/Plan 2: Proposed Subdivision Layout and Access Design

The application report intends to demonstrate that the subdivision complies with existing development standards of the Santa Fe City Code, (SFCC) and existing adopted policies for growth including the Future Land Use Plan/General Plan, and is compatible with the uses, characters, and densities of the surrounding neighborhood. Most importantly, the project will add quality housing to Santa Fe residents in a desirable part of town.

III. **GENERAL PLAN AMENDMENT 14-3.2 SFCC**: We propose that the project is consistent with the policies of the General Plan. Medium Density (3-7 du/ac) is appropriate for the site based on density patterns in the area. At present, the project site is designated low density with 1 du/ac and 1-3 du/ac projections. The adjacent parcel to the east is home to the El Camino Real Academy with a general plan designation of Public Institutional. NM 599 borders the north boundary. Low and medium general plan densities exist adjacent to the west and south boundaries. High densities up to 9, 12, and 29 du/ac are within proximity to the project.

The below map depiction demonstrates general plan densities in proximity to the proposed subdivision.



Map/Plan 3 General Plan

Section 14-3.2(E)

(1) Criteria for All Amendments to the General Plan

The planning commission and the governing body shall review all general plan amendment proposals based on the following criteria, and shall make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any amendment to the general plan:

(a) consistency with growth projections for Santa Fe economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure.

Response: The project is consistent with the goals of the General Plan regarding economic development. The General Plan has established community commercial use on land in the vicinity of the project to support the area. Medium to high density residential uses are established in the NM 599 and South Meadows Road node. The fundamental framework for residential communities exists including roads; (NM 599 and South Meadows Road), services; (city water and sewer), and schools.

(b) Consistency with other parts of the general plan;

Response: Medium densities are consistent with and supported by the growth management policies of Chapter 4 of the General Plan. (Chapter 4-1-G2) Guiding policies for growth management call for a concentration of populations at greater densities in developing areas with centrally located neighborhood centers. In addition, the proposed density can be supported by existing fundamental infrastructure in the area.

(c) The amendment does not:

(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or

(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or

(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public;

Response: The proposed amendment does not change the prescribed residential land use character. It provides for medium residential density

in an appropriate area. The project area consists of 8.387 acres which is substantially larger than two acres. The requested future land use designation benefits the sustainability of developing neighborhood in this changing node of NM 599 and South Meadows Road.

(d) An amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;

Response: The proposed amendment seeks to promote the general welfare of the area and Santa Fe by providing a needed housing type which has been justified by a City initiated study.

(e) Compliance with extraterritorial zoning ordinances and extraterritorial plans;

Response: N/A

(f) contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

Response: Medium density residential use will contribute toward a coordinated land use system in the immediate area of NM 599 and South Meadows Road. Many amenities for a healthy community exist or are in planning stages to promote a prosperous community including access to an interchange, shopping and employment center, schools, parks, pedestrian trails in close proximity.

(g) consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.

Response: The project is subject to Chapter 14, Land Development Code which implements all land use policies adopted by the City including the General Plan.

(2) Additional Criteria for Amendments to Land Use Policies

In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:

(a) the growth and economic projections contained within the general plan are erroneous or have changed;

(b) no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or

(c) conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.

Response: We propose that the amendment is an important piece to an evolving developing neighborhood in the area as recognized by the General Plan. The project will not have a negative impact on the surrounding neighborhood but rather contribute to an established growth pattern and coordinated land use .

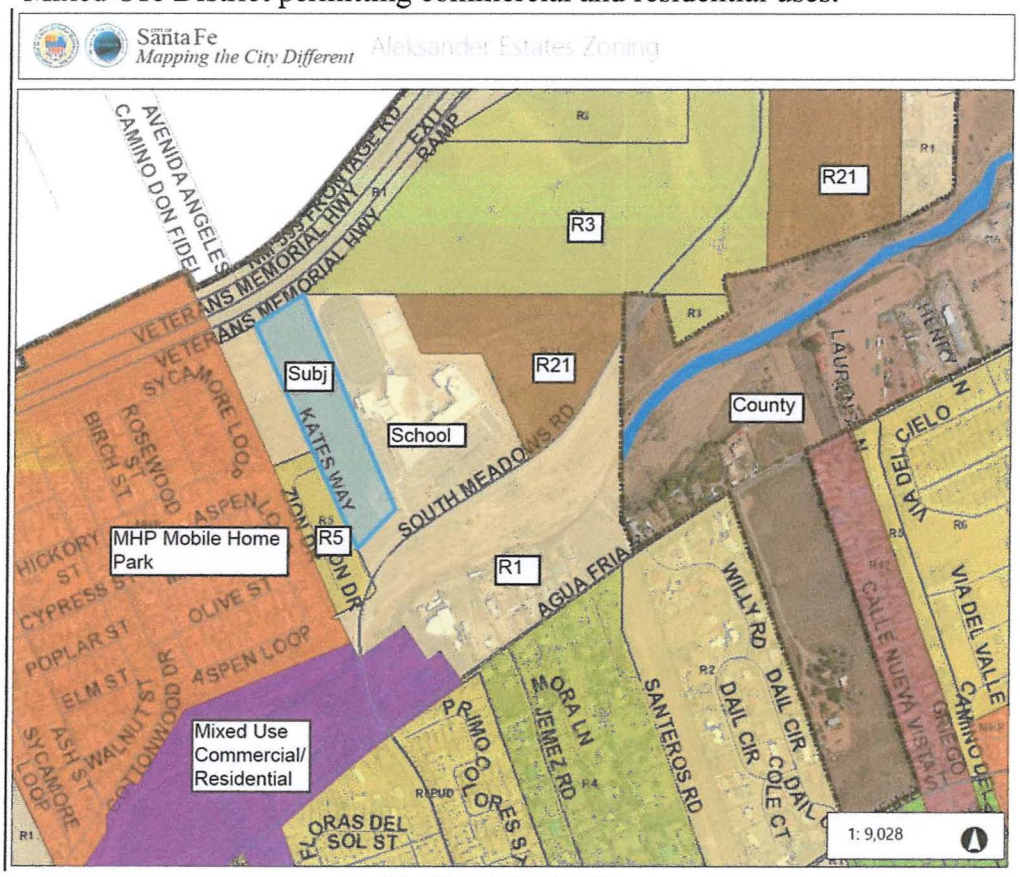
IV. REZONING TO R7 SINGLE FAMILY RESIDENTIAL

SFCC Section 14-3.5

The R7 residential district is established by the Santa Fe City Code to allow for a greater intensity of residential land. The R7 is an infill zone for development of vacant land and promotes a compact urban form and efficient use of public infrastructure and services. Existing infrastructure is sufficient for the R7 district as a medium density project. The area has evolved to include much higher densities than R7 including two apartment communities.

The zoning map below depicts existing residential densities in the immediate area ranging up to 21 du/ac. The area includes Mixed Use zoning which is a commercial/residential zone.

R21 = 21 du/ac
MHP = Mobile Home Park which is a higher density district
MU = Mixed Use District permitting commercial and residential uses.



Map/Plan 4: Zoning Map

REZONING CRITERIA (Section 14-3.5)

(C) (1) (a) one or more of the following conditions exist:

(i) there was a mistake in the original zoning; N/A

(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or

Response: The area has experienced an increase in residential development over the years. Development

is consistent with land use patterns prescribed by adopted policies. The proposed R7 zone district is consistent with previously approved zoning in the area.

(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

Response: The application does not affect the use, which will remain single family residential. It seeks to increase the density from 1 & 3 dwelling units per acre to 7 dwelling units per acre. We propose that the density is supported by the General Plan and other adopted policies.

(b) all the rezoning requirements of Chapter 14 have been met;

Response: The application satisfies the rezoning requirements of Chapter 14 including early discussions of the application with prescribed neighbors and neighborhood associations via the Early Neighborhood Notification process. The project design also complies with Chapter 14 requirements.

(c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;

Response: We propose that this application is consistent with the land use designations and densities of the General Plan which anticipated new neighborhoods with similar densities in the immediate vicinity and beyond, with the exception of those areas regulatated by the Agua Fria Traditional Village. The General Plan depicts similar and higher densities in the immediate area.

(d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and

Response: The application proposes that the acreage is sufficient to support medium densities given the land use

pattern in the immediate area. R7 density is consistent with the General Plan and is a suitable density.

(e) 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 proposed development.

Response: The project has access to many existing and/or planned public facilities including access to City ROW, city water and sewer, electricity, cable, internet, parks, pedestrian parks, and schools. A new fire substation is planned in close proximity.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

Response: The proposed zoning is consistent with adopted policies for land use and density. The area in general appears to follow anticipated evolving neighborhood patterns as recognized by the General Plan. The rezoning proposes to respond to the planned policies calling for added housing for the city.

(D) Additional Applicant Requirements

(1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;

Response: Preliminary analysis shows that City infrastructure is adequate to serve a development of this

nature. An impact fee contribution is prescribed by City ordinance to assist with funding of future infrastructure. Water offset requirements apply to the project.

(2) If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.

Response: Improvements to the existing street network are incorporated into the project design to include a new public road connection from the north east end of the project to the round-a bout at South Meadows Road/NM 599. It is understood that impact fees will be imposed on the development to supplement funding associated with constructing and improving existing infrastructure such as streets, parks, police and fire services.

V. SUBDIVISION: (Section 14-3.7 (B) (3) The criteria for approval of a Preliminary Subdivision are follows:

Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and *structures,* and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.

Response: The project is not in the flood zone and the site design follows the natural terrain which is relatively flat with no 30% slopes. The project is not within a designated historic district.

Criterion 2: The planning commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate erosion or flood hazard. Such land shall be set aside within the plat for uses that will not be endangered by periodic or occasional inundation or produce

unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).

Response: The project is subject to the review of applicable public agencies regulating development in the city. We propose that the project is suitable for platting and development purposes for residential use. All applicable development standards of the adopted land development code and policies are addressed in the design.

Criterion 3: All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).

Response: The Development Review Team (DRT) will review the application package for compliance with applicable development standards and adopted city policies to address health, safety and welfare. We propose that the subdivision complies with standards of Chapter 14.

Criterion 4: A plat shall not be approved that creates nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.

Response: The proposed plat does not create a nonconformity and will not increase the extent or degree of an existing nonconformity with the provisions of Chapter 14. No variances are requested with this plat.

Criterion 5: A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.

Response: This application does not request any exceptions to the Santa Fe City Code.

VI. DEVELOPMENT PLAN (Section 14-3.8 (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 ;

Response: The Planning Commission is empowered to approve a development plan application under SFCC Section 14-3.2 (C)(1)

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

Response: We propose that the development will have a positive impact on housing in the city by increasing the much needed inventory of quality single family housing. The development will provide additional opportunities for home ownership. It is ideally located in proximity to many amenities which positively impact a balanced neighborhood including schools, shopping, employment, recreation, etc., which contribute to a healthy community. The development intends to integrate with surrounding land uses.

(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.

Response: Development patterns in the vicinity of the proposed development have set a precedent for single family residential use with a similar scale and which we propose are appropriate for the character of the area.

The architectural theme stems from a desire to be sensitive and complimentary to the neighborhood while creating a pleasant living experience with pride of ownership for new residents. Intermixed single and two story homes will introduce the development as seen from the neighborhood.

(2) Conditions:

Response: The application proposes that each of the conditions below are addressed in the project design in compliance with SFCC.

The planning 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 , including:

(a) special yards or open spaces ;
(b) fences, walls or landscape screenings;
(c) provision and arrangement of parking and vehicular and pedestrian circulation;
(d) on-site or off-site street , sidewalk or utility improvements and maintenance agreements;
(e) noise generation or attenuation;
(f) dedication of rights of way or easements or access rights;
(g) arrangement of buildings and use areas on the site;
(h) special hazard reduction measures, such as slope planting;
(i) minimum site area;
(j) other conditions necessary to address unusual site conditions;
(k) limitations on the type, extent and intensity of uses and development allowed;
(l) maximum numbers of employees or occupants permitted;
(m) hours of operation;
(n) phases of development, if applicable
(o) establishment of an expiration date, after which the use must cease at that site;
(p) establishment of a date for annual or other period review ata public hearing;
(q) plans for sustainable use of energy, recycling and solid waste disposal;
(r) any other appropriate conditions and safeguards, in conforming with Chapter 14 or provisions of other chapters of the Santa Fe City Code that regulate the development and use of land; and
(s) conditions may not be imposed that restrict the use to a specific person or group.

VII. CHAPTER 14 DEVELOPMENT AND DESIGN

(a) **Density:** The proposed density for the subdivision is 59 as allowed by SFCC 14-8.11 (G)(1)(a). (*Calculation:* 8.387 *acres multiplied by R7 zone = 58.625 gross density plus density bonus of 15% = 67.418 allowable lots/dwelling units. Project proposes 59 lots/dwelling units.*

(b) **Lot Specific Standards (Per SFCC 14-7.2).** Generally:

Lot size: Required: 4,000 Sq. Ft
Provided: 4,000 Sq. Ft – 6,000 Sq. Ft.

Height: Allowed: Single and Two Story Residences up to 24'
Provided: Single and Two Story Residences up to 24'

Setbacks: Established by the Development Plan, (14-7.2-1):

Front: 10' (20' for garage or carport facing street)
Side: 5' single story, 10' two story (10' building separation)
Rear: The lesser of 15' or 20% of lot depth

Lot Coverage: 40%/50% with private open space = to 50% GFA

Parking: 2 off street parking spaces per lot

(c) **Access Design**: Two public access roads are planned to serve the subdivision; The first access, Aleksander Drive, is a newly constructed public road connecting the north end of the subdivision east to the round-a-bout at South Meadows Road/NM599. The application includes easements for Aleksander Drive by owners Santa Fe Public Schools and the State of New Mexico. It is intended that Aleksander Drive be dedicated to the City for public use as it will also serve future development by the City on land it leases from the State. We are prepared to work with the City to accomplish public dedication prior to final subdivision approval. The second access is via the existing Kates Way which intersects with South Meadows at the south end of the subdivision. Easement documents are attached. ***(EXHIBIT C)***

(d) **Drainage:** The project site is relatively flat with a gentle slope from north to south with a grade of less than 2%. There are no significant drainage channels and much of the site appears disturbed. The subdivision design includes two drainage ponds to accommodate runoff. A detailed drainage report is attached. ***(EXHIBIT D)***

(e) **Traffic Engineering**: A Traffic Impact Analysis, (TIA) accompanies the proposed application. Existing and projected traffic patterns were studied to determine impacts. The study found that the South Meadows Road/NM 599 roundabout operates at acceptable levels in existing, no build, and build conditions. The South Meadows and Kates Way intersection will operate at acceptable levels. The sight distance evaluation revealed no concerns. ***(EXHIBIT E)***

(f) **Architecture:** A conceptual architectural theme is provided with this application for illustrative purposes in order to convey the vision for the subdivision. SFCC does not regulate the architectural style of single family dwellings but rather, regulates the placement of homes, setbacks from property lines, roof to lot area ratios, off street parking and height to name a few. Anticipated designs include both single and two story pitched roof homes with clay tile and stucco materials. The front of the homes will front Aleksander Lane and rear yard private spaces facing the perimeter of the subdivision boundaries.

TYPICAL TWO STORY

FRONT ELEVATION

TYPICAL SINGLE STORY

Front

FRONT

front

Map/Plan 5, Conceptual Architecture.

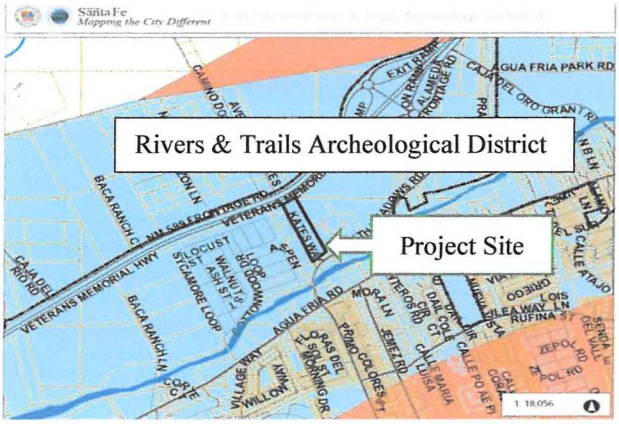
(g) **Santa Fe Homes Program, SFHP**: The Santa Fe Homes Program ordinance seeks to provide affordable housing for Santa Fe residents. Twenty percent, (20%) of the gross density of the subdivision is subject to the ordinance. A Housing Proposal is attached. ***(EXHIBIT F)***

(h) **Police and Fire Protection**: The project will be served by City police and fire protection. The preliminary site design considers input by the City fire marshal for emergency access.

(i) **Water & Sewer Availability**: Water and sewer will be extended to the project via existing public infrastructure. Preliminary engineering designs indicate that the site characteristics qualify for adequate connection. Utility service applications are included in the application report. ***(EXHIBIT G)***

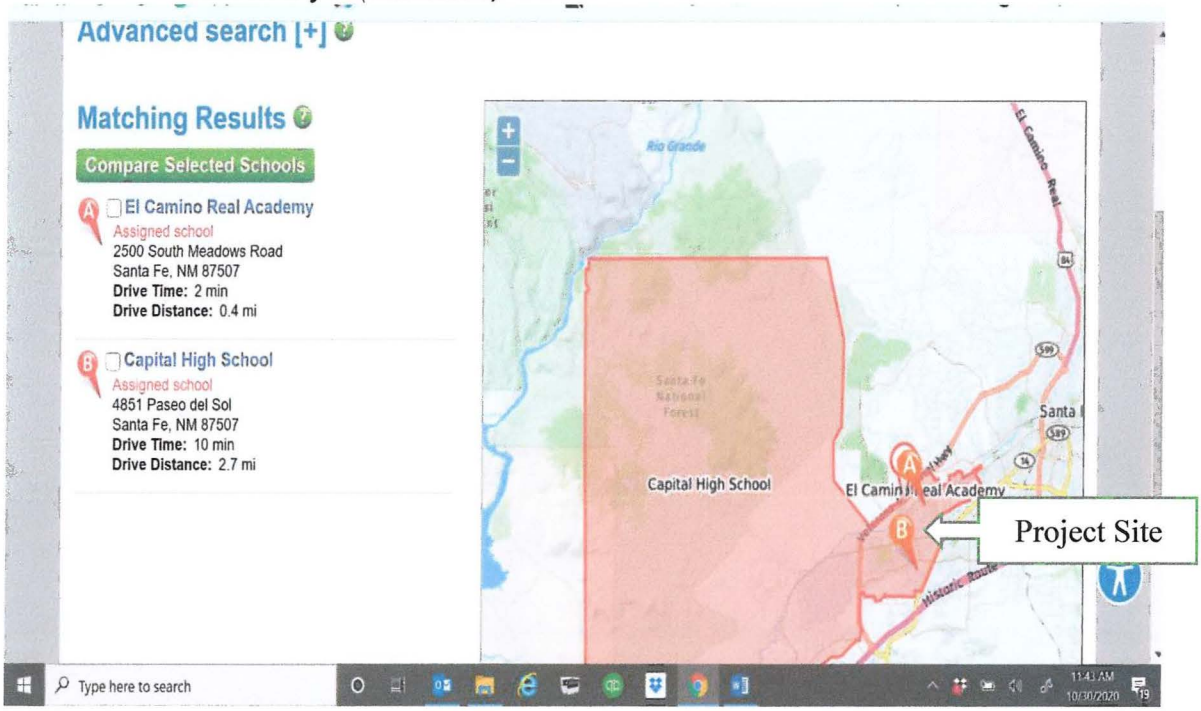
(j) **Water Use Offset**: The projected water use for the subdivision is less than 10 acre feet. A fee will be required to offset water use prior to construction. A water budget was submitted to the City Water Conservation Office for review early in the subdivision design process. ***(EXHIBIT H)***

(k) **Archaeological Clearance**: The project falls within the Rivers and Trails Archeological Review District. At their hearing on October 1, 2020, the City of Santa Fe Archaeological Review Committee (ARC) voted to approve the archaeological inventory/reconnaissance report. Archaeological Clearance has been granted and no further investigation is required. ARC Case Number: 2020-002622-ARC ***(Exhibit I)***



Map/Plan 7 Archaeological Map

(l) **Schools Planning**: As required by SFCC, the Santa Fe Public Schools Superintendent received information regarding the proposal for purposes of planning school facilities. As such, according to the SFPS website, www.SFPS.com, the schools serving the project are El Camino Real Academy for Elementary and mid high school, and Capital High for high school. As the city population expands, school district boundaries are adjusted as necessary. ***(EXHIBIT J)***



Map/Plan 8 Schools Planning

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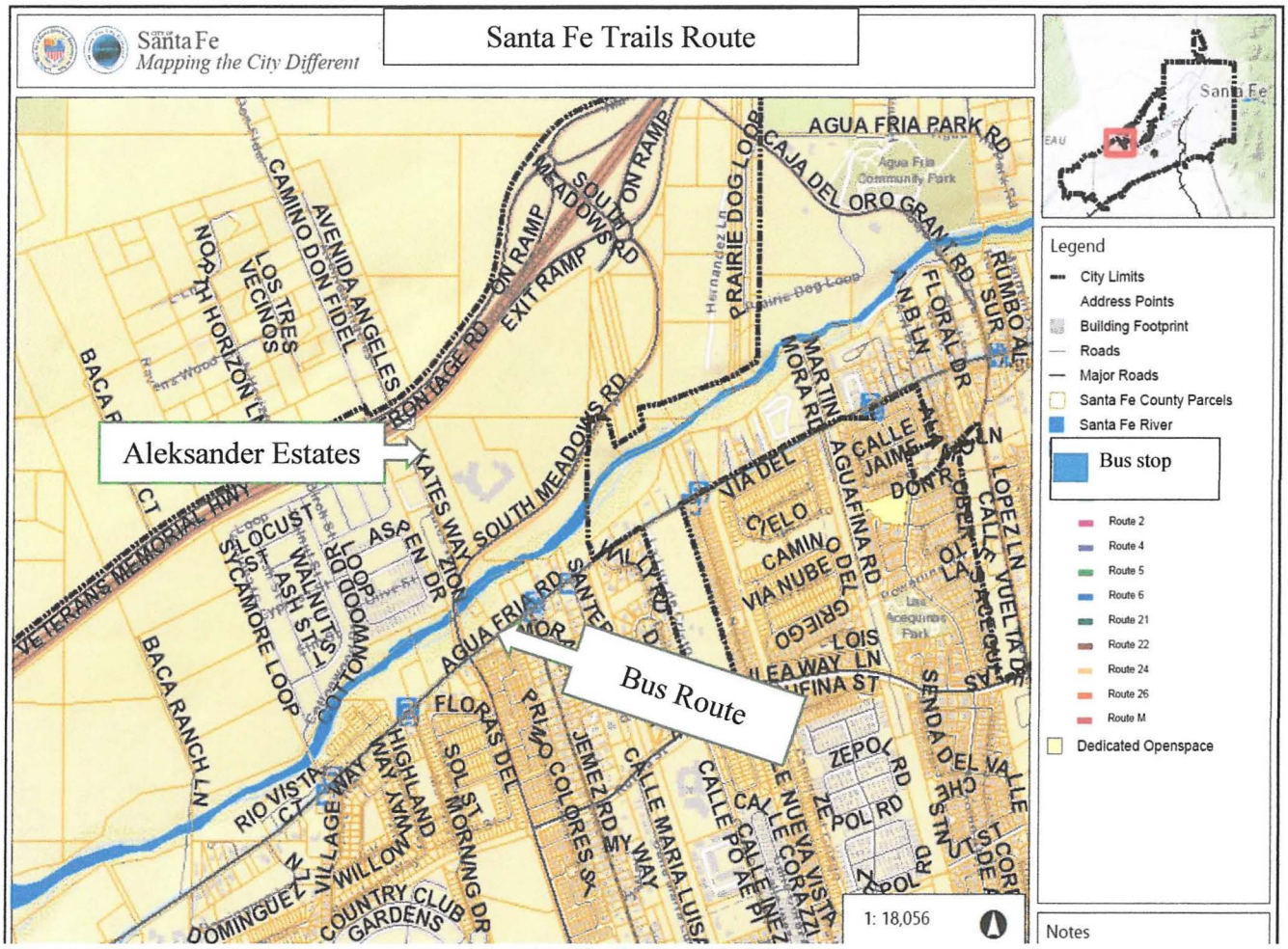
(m) **Transit**: Santa Fe Trails runs along Agua Fria within ½ mile of Aleksander Estates Subdivision with connections to various locations throughout the city. Transportation routes are adjusted by the City over time as populations expand and adjust.



Map/Plan 9 – Transit Facilities

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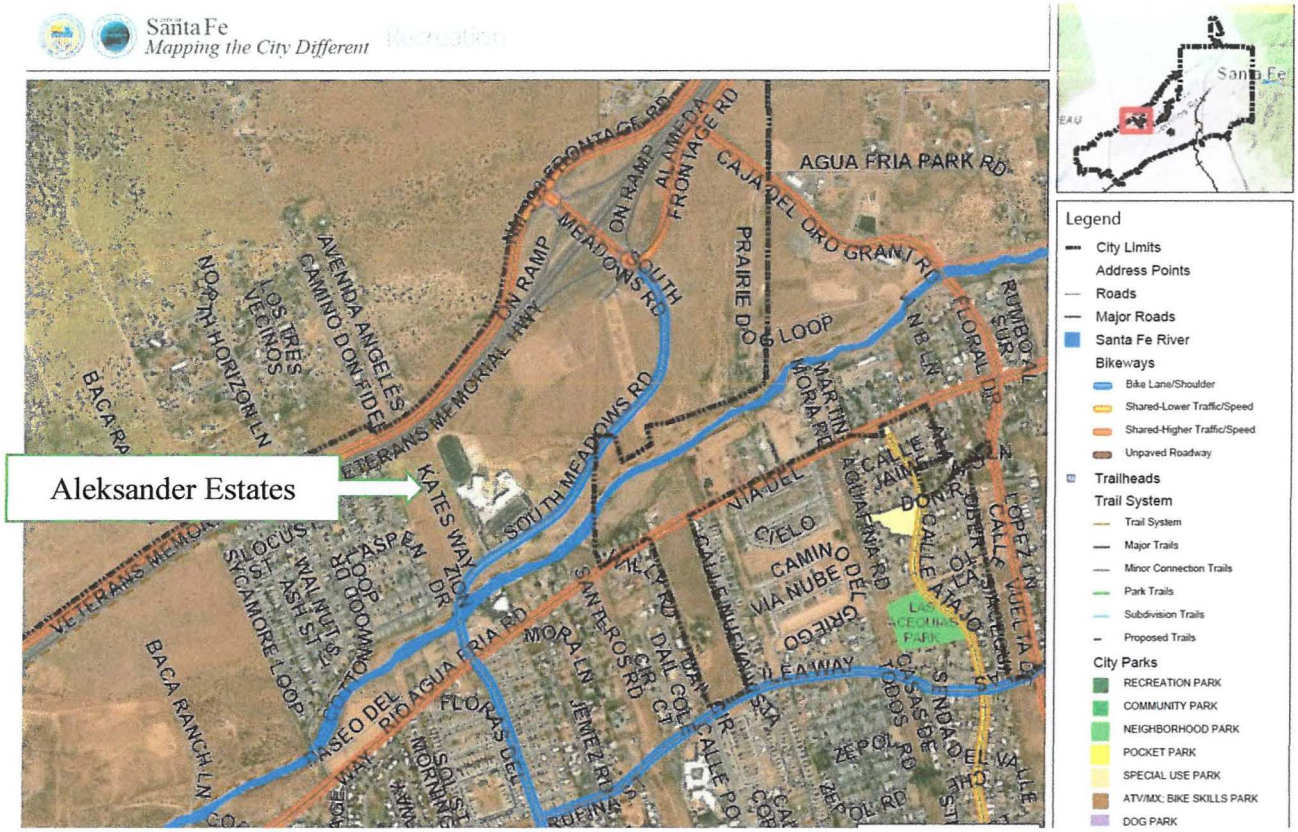
(n) **Recreation:** Various opportunities to get out and exercise exist in the area including walking trails and biking trails. The Santa Fe River Greenway Project Plan is a future pedestrian connection along the Santa Fe River within walking distance of the project. South Meadows Road is a designated bike route.



Map/Plan 10 – Recreation Opportunities

VIII. EARLY NEIGHBORHOOD NOTIFICATION

An Early Neighborhood Notification meeting was held on Tuesday, April 27, 2021 at 5:30 PM. Due to social distancing statewide requirements and health concerns associated with the Corona Virus (COVID 19), the ENN meeting was conducted online via Zoom Video Teleconference. The meeting was well attended by City staff and project team, although no neighbors were in attendance.

Since the official ENN meeting, we have been in contact with several neighbors to answer questions and discuss the project design in relation to the neighborhood. We believe that the ENN discussions make the project better for the community. The ENN Guidelines and supporting documentation are attached. ***(EXHIBIT K)***

X. CONCLUSION:

Thank you for your consideration of approval of the Aleksander Estates Subdivision. We hope to have demonstrated that the project supported by City policies, land use ordinances planning and engineering design standards. If additional information is needed, please contact Monica Montoya, Montoya Land Use Consulting by phone or email at (505) 412-1016 or Monica@mntya.com. Thank you.

Exhibit A

Owner Authorization Letter

June, 2021

City Planning Commission
C/O Donna Wynant, Senior Planner
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

SUBJ: ALEKSANDER ESTATES SUBDIVISION/OWNER AUTHORIZATION

Dear Ms. Wynant,

I hereby authorize Monica Montoya of Montoya Land Use Consulting, Inc. to represent me in the Application for General Plan Amendment, Rezoning, Preliminary and Final Subdivision and Preliminary and Final Development Plan for the Aleksander Estates Subdivision, a proposed single family residential subdivision located north east of the intersection of Kates Way and South Meadows Road

Thank you in advance.

Nick Montoya
Owner, Next Generation Contracting, Inc.

Xc: Montoya Land Use Consulting, Inc.

Exhibit B

City Application Forms

(date stamp)

GENERAL PLAN AMENDMENT APPLICATION

Parcel Information

Project Name: **ALEKSANDER ESTATES SUBDIVISION**

Address: North East of Kates Way and South Meadows Road Intersection

Property Size: 8.387 acres

Current Use of Land: Residential

Proposed Use of Land: Residential

Does an annexation application accompany this application? YES ☐ NO ☒

Does a rezoning application accompany this application? YES ☒ NO ☐

Early Neighborhood Notice (ENN) meeting date: April 27, 2021

Preapplication Conference Date: December 10, 2020

Property Owner Information

Name: Next Generation Contracting, Inc.
First *Last*

Address: PO Box 28700
Street Address *Suite/Unit #*

Santa Fe NM 87592
City *State* *ZIP Code*

Phone: (505) 412-1016 E-mail Address: monica@mntya.com

Applicant/Agent Information (if different from owner)

Company Name: Montoya Land Use Consulting, Inc.

Name: Monica Montoya
First *Last*

Address: 726 Gregory Lane
Street Address *Suite/Unit #*

Santa Fe NM 87505
City *State* *ZIP Code*

Phone: (505) 412-1016 E-mail Address: monica@mntya.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: Aleksander Estates Subdivision

I/We authorize Montoya Land Use Consulting, Inc. to act as my/our agent to execute this application.

Signed: See attached owner authorization letter Date: June 2021

Signed: Date:

B1

Submittal Checklist (Requirements found in Section 14-3.2 SFCC 1987)

☒ *Six (6) 24"x36" plan sets and one (1) CD are 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, if applicable)	☐	Proof of Compliance with Conditions of Annexation Approval (if applicable)
☒	Letter of Water and Sewer Availability	☐		☐		☐		☐	

General Plan Amendment Approval Criteria (Section 14-3.2(E) SFCC 1987)

(1) Criteria for All Amendments to the General Plan

The planning commission and the governing body shall review all general plan amendment proposals on the basis of the following criteria, and shall make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any amendment to the general plan:

(a) consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;
(b) consistency with other parts of the general plan;
(c) the amendment does not:
  (i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or
  (ii) affect an area of less than two acres, except when adjusting boundaries between districts; or
  (iii) benefit one or few landowners at the expense of the surrounding landowners or the general public;
(d) an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;
(e) compliance with the extraterritorial zoning ordinances and extraterritorial plans;
(f) contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and
(g) consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.

(2) Additional Criteria for Amendments to Land Use Policies

In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:

(a) the growth and economic projections contained within the general plan are erroneous or have changed;
(b) no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or
(c) conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.

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 preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and annexation requirements.

Signature: Monica Montoya Date: June 2021

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After you 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.

(date stamp)

REZONING APPLICATION 14-3.5

Parcel Information

Project Name: **ALEKSANDER ESTATES REZONING** Property Size: 8.387 Acres

Address: North East of Kates Way and South Meadows Road Intersection

Current Zoning: R1 Proposed Zoning: R7

Does a Development Plan application accompany this application? YES ☒ NO ☐

Preapplication Conference Date: 12-10-20 UPC Code Number: 1048096376469000000

Early Neighborhood Notice (ENN) meeting date: 4/27/21

Property Owner Information

Name: Next Generation Contracting, Inc.
First *Last*

Address: PO Box 28700
Street Address *Suite/Unit #*

Santa Fe, NM 87505
City *State* *ZIP Code*

Phone: (505)412-1016 E-mail Address: Monica@mntya.com

Applicant/Agent Information (if different from owner)

Company Name: Montoya Land Use Consulting, Inc.

Name: Monica Montoya
First *Last*

Address: 726 Gregory Lane
Street Address *Suite/Unit #*

Santa Fe NM 87505
City *State* *ZIP Code*

Phone: (505)412-1016 E-mail Address: Monica@mntya.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: North East of Kates Way and South Meadows Rd

I/We authorize Montoya Land Use Consulting, Inc. to act as my/our agent to execute this application.

Signed: See attached owner authorization letter Date: June 2021

Signed: _____ Date: _____

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, we will contact you regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Please contact the Land Use Department staff at (505) 955-6585 with any questions.

R3

Submittal Checklist (Requirements found in Section 14-3.5 SFCC 1987)

Six (6) 24"x36" or 11"x17" scalable plan sets and 1 CD with a PDF copy are required. Submittal requirements may vary based on the individual application and the requested zoning district. The City reserves the right to request additional information at any time during the review process. See Section 14-4 and 14-5 SFCC 1987 for rezoning regulations related to specific zones. Please include the following and check box to indicate submittal:

☒	Letter of Application (intent, location, acreage)	☒	Narrative addressing approval criteria (see below)	☒	Legal Lot of Record, Legal Description	☒ / ☐	Development Plan (see Section 14-3.8 SFCC 1987) / No Development Plan	☒	Landscape, Parking and Lighting Plan, Signage Specifications
☒	Terrain Management Plans (as required by Section 14-8.2 SFCC 1987)	☒	Traffic Impact Analysis (if required)	☒	Archaeological Clearance (if applicable)	☒	Sewer and Water Plan (including profiles and details), letter of availability (if applicable)	☐	Phasing Plan (if applicable)

Rezoning Approval Criteria, Sections 14-3.5(C) and (D) SFCC 1987

(C) Approval Criteria

(1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) one or more of the following conditions exist:
  (i) there was a mistake in the original zoning;
  (ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or
  (iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

(b) all the rezoning requirements of Chapter 14 have been met;

(c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;

(d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and

(e) 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 proposed development.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

(D) Additional Applicant Requirements

(1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;

(2) If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.

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 preapplication meeting to verify that the attached proposal is in compliance with the City's zoning requirements.

Signature: Monica Montoya Date: 6/2021

Updated 12-12-12

(date stamp)

DEVELOPMENT PLAN APPLICATION

Parcel Information

Project Name: **ALEKSANDER ESTATES DEVELOPMENT PLAN**

Address: North East of Kates Way/South Meadows Intersection

Property Size: 8.387 Acres

Current Use of Land: Vacant

Proposed Use of Land: Residential

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

Are any variances required? YES ☐ NO ☒

Preapplication Conference Date: 12-10-21

Early Neighborhood Notice (ENN) meeting date: 4-27-21

Zoning: R1

Property Owner Information

Name: Next Generation Contracting, Inc.
First *Last*

Address: PO Box 28700,
Street Address *Suite/Unit #*

Santa Fe, NM 87592
City *State* *ZIP Code*

Phone: (505) 412-1016 E-mail Address: Monica@mntya.com

Applicant/Agent Information (if different from owner)

Company Name: Montoya Land Use Consulting, Inc.

Name: Monica Montoya
First *Last*

Address: 726 Gregory Lane
Street Address *Suite/Unit #*

Santa Fe NM 87505
City *State* *ZIP Code*

Phone: (505) 412-1016 E-mail Address: Monica@mntya.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: North east of Kates Way/South Meadows Rd

I/We authorize Monica Montoya to act as my/our agent to execute this application.

Signed: See attached owner authorization letter Date: June 2021

Signed: _____ Date: _____

B5

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

☒ *Six (6) 24"x36" plan sets and one (1) CD are 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)								

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

Signature: *Monica Montoya* Date: June 2021

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.

SUBDIVISION APPLICATION

Parcel Information

Project Name: **ALEKSANDER ESTATES SUBDIVISION**

Address: South East of Kates Way and South Meadows Road Intersection

Property Size: 8.387 acres

Current Use of Land: Residential

Proposed Use of Land: Residential

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

Are any variances required? YES ☐ NO ☒

Preapplication Conference Date: 12-10-20

Early Neighborhood Notice (ENN) meeting date: 4-27-21

Zoning: R1

Check One: Preliminary Plat ☒ Final Plat ☐

UPC Number: 1048096376469000000

Property Owner Information

Company Name: Next Generation Contracting, Inc.

Name: Same

First *Last*

Address: PO Box 28700,

Street Address *Suite/Unit #*

Santa Fe NM 87592

City *State* *ZIP Code*

Phone: (505) 412-1016 E-mail Address: Monica@mntya.com

Applicant/Agent Information (if different from owner)

Company Name: Montoya Land Use Consulting, Inc.

Name: Monica Montoya

First *Last*

Address: 726 Gregory Lane

Street Address *Suite/Unit #*

Santa Fe, NM 87505

City *State* *ZIP Code*

Phone: (505) 412-1016 E-mail Address: Monica@mntya.com

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

I am are the owner and record title holder of the property located at: North east of Kates Way/South Meadows Rd

I authorize Monica Montoya to act as my agent to execute this application.

Signed: See Attached Owner Authorization Letter Date: June 2021

B7

Submittal Checklist (Requirements found in Section 14-3.7 SFCC 1987)

☒ *Six (6) 24"x36" plan sets and one CD containing the same information as the paper set (PDF) are required. Please include the following:*

☒	Letter of Application (intent, location, acreage)	☒	Legal Lot of Record, Legal Description	☒	Preliminary Plat or Final Plat	☒	Landscape, Parking and Lighting Plan, Signage Specifications	☒	Terrain Management Plans (as required by Section 14-8.2 SFCC 2001)
☒	Traffic Impact Analysis (if required)	☒	Sewer and Water Plan (Profiles and details – Final Plat only)	☐	Phasing Plan (if applicable)	☒	Archaeological Clearance (if applicable)	☐	
Subdivisions per Section 14-3.7 SFCC 1987:									

Preliminary Plat (Section 14-3.7(B)(3) SFCC 1987)
See above for submittal requirements. See also Section 14-9 Infrastructure Design, Improvement and Dedication Standards.

Final Plat (Section 14-3.7(B)(4) SFCC 1987)
The final plat shall conform substantially to the preliminary plat as approved.

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

Signature: Monica Montoya Date: June 2021

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. Please contact the Land Use Department staff at (505) 955-6585 with any questions.

Exhibit C

Access Easement Documents for Aleksander Drive

Referenced documents
AVAILable upon request.
M Montoya
(505) 412 1016

Stephanie Garcia Richard
COMMISSIONER

State of New Mexico
Commissioner of Public Lands
310 OLD SANTA FE TRAIL
P.O. BOX 1148
SANTA FE, NEW MEXICO 87504-1148

COMMISSIONER'S OFFICE
Phone (505) 827-5760
Fax (505) 827-5766
www.nmstatelands.org

March 31, 2021

Next Generation Contracting, Inc.
P.O. Box 28700
Santa Fe, New Mexico 87592

Attn: Monica Montoya

Re: NM State Land Office Right of Way Easement No. R-38886 (Aleksander Drive)

Dear Applicant:

Enclosed is your approved signed copy of the captioned grant of right-of-way easement. Also enclosed are an Affidavit of Completion form to be filled out and returned to this office upon completion of the project.

The New Mexico State Land Office requires you to notify any surface lessees that will be impacted by your project prior to construction.

If you have any questions, please feel free to contact Philip Garcia of the Rights of Way Department at 505-827-5751 or via email at pgarcia@slo.state.nm.us.

Sincerely,

James S. Bordegaray
Director, Commercial Resource Division

JSG/pg

Enclosures (3)

C1

Santa Fe Public Schools grant of easement for North ROW

GRANT OF EASEMENT

THIS GRANT OF EASEMENT is made this 15 day of April ,2021 by and between the **Board of Education of the Santa Fe Public Schools, a local public body** (herein Grantor) and the **City of Santa Fe, a New Mexico Municipal Corporation** (herein Grantee), whose address is 200 Lincoln Ave., Santa Fe NM 87501.

WITNESSETH:

Subject to the terms and conditions set forth below, Grantor, for no consideration paid by Grantee, does hereby give, grant and convey unto Grantee, its successors and assigns, an easement to build, rebuild, construct, reconstruct, locate, modify, renew, survey for, operate, and maintain, a public easement for ingress, egress, drainage and utilities, in, on, over, beneath and across the easement premises hereinafter described with the right to trim and remove any vegetation which interfere with the purposes set forth herein ("Easement"). The Easement granted herein is within lands situated within the City and County of Santa Fe, New Mexico, as shown and delineated on "EASEMENT EXHIBIT FOR TRACT 1-A BOARD OF EDUCATION, SANTA FE PUBLIC SCHOOLS LYING WITHIN SECTION 1, T.16N.,R.8 E., N.M.P.M ", attached hereto as Exhibit A and incorporated by reference and is more particularly described as:

> A portion of Tract 1-A Lands of the Board of Education, Santa Fe Public Schools as shown and delineated on Lot Line Adjustment Plat filed for record as Instrument No. 1678234 in Plat Book 748, page 037, records of Santa Fe County, New Mexico, and being more particularly described by metes and bounds as follows to-wit:
>
> Beginning at the northwest comer of the parcel herein described being the same as the northwest corner of Tract 1-A, from whence NMSHD Monument No. 511+30.27 in State Highway 599 bears along a curve to the Right a distance of 477.72 feet, Radius of 2156.61, Delta of 12° 41' 31", Chord bearing N. 45° 12' 42" E., Chord length of 476.74 feet; thence from said point of beginning S. 89° 55' 10" E., a distance of 79.10 feet, thence along a curve to the Left a distance of 74.41 feet, Radius of 2206.61, Delta of 1° 55' 56", Chord bearing N. 51° 02' 15" E., Chord
> length of 74.41 feet; thence N. 24° 21' 44" W., a distance of 51.48 feet to the point and place of beginning, an area of approximately 1,870 square feet, as shown on the shaded area of Exhibit A.
>
> ("Easement Premises")

The provisions hereof shall inure to the benefit of and bind heirs, executors, successors and assigns of the parties hereto.

1. Terms and Conditions.

C2

a. This Grant of Easement does not vacate or limit any existing easements within the premises herein described.

b. Conditions Precedent. Within two (2) years of the date of Grantor's execution of this Grant of Easement, the State of New Mexico (State) shall have granted to Grantee, the Right of Way easement over the adjacent State Trust Lands as delineated on Easement Exhibit A-hereto. In the event the State has not granted the Grantee said Right of Way Easement, the above described Easement shall automatically terminate and shall be null and void without any further action being required from Grantor, and Grantee shall, at Grantee's sole expense, restore the Easement Premises to its approximate preexisting condition. It shall further be a condition precedent to Grantor's conveyance of the Easement, that Grantor shall have received approval of the conveyance by the New Mexico Public Education Department if deemed necessary by the Grantor's Superintendent, in her sole discretion with the consultation of legal counsel. It shall further be a condition precedent to Grantor's conveyance of the Easement that Grantor shall have received a donation from the anticipated developer of the project within the easement, in the amount agreed upon between Grantor and the developer.

c. Reversion. Upon satisfaction of the conditions set forth in subsection b above, The Grantee shall have and hold said right and Easement for the uses and purposes aforesaid, forever, except that any portion of the Easement granted herein shall revert to the Grantor, its successors or assigns, if said Easement is declared unnecessary for public street and utility purposes by the Grantee. Any reversion shall be conveyed by vacation action pursuant to the Grantee's Ordinances, if a replat of the District's property is required, or by Quitclaim Deed or Release of Easement if a replat is not required

d. No Joint and Several Liability. Neither party shall be responsible for liability incurred as a result of the other party's acts or omissions in connection with this Grant. Any liability asserted against Grantor or Grantee, respectively, as a consequence of this Grant is subject to the immunities and limitations of the New Mexico Tort Claims Act, § 41-4-1, et seq. NMSA 1978, as amended.

e. Consultation with Grantor. Grantee will consult with, and cause any developer or contractor constructing the improvements within the Easement to consult with, Grantor on the design and construction of the improvements to ensure the least impact to the non-Easement portion of Grantor's burdened property, during and after construction, and to Grantor's school related operations.

WITNESS my hand and seal this 5 day of May, 2021.

BOARD OF EDUCATION OF THE SANTA FE PUBLIC SCHOOLS

Title Board President

(SEAL)

Title Board Secretary

(SEAL)

C3

ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
}SS
COUNTY OF SANTA FE }

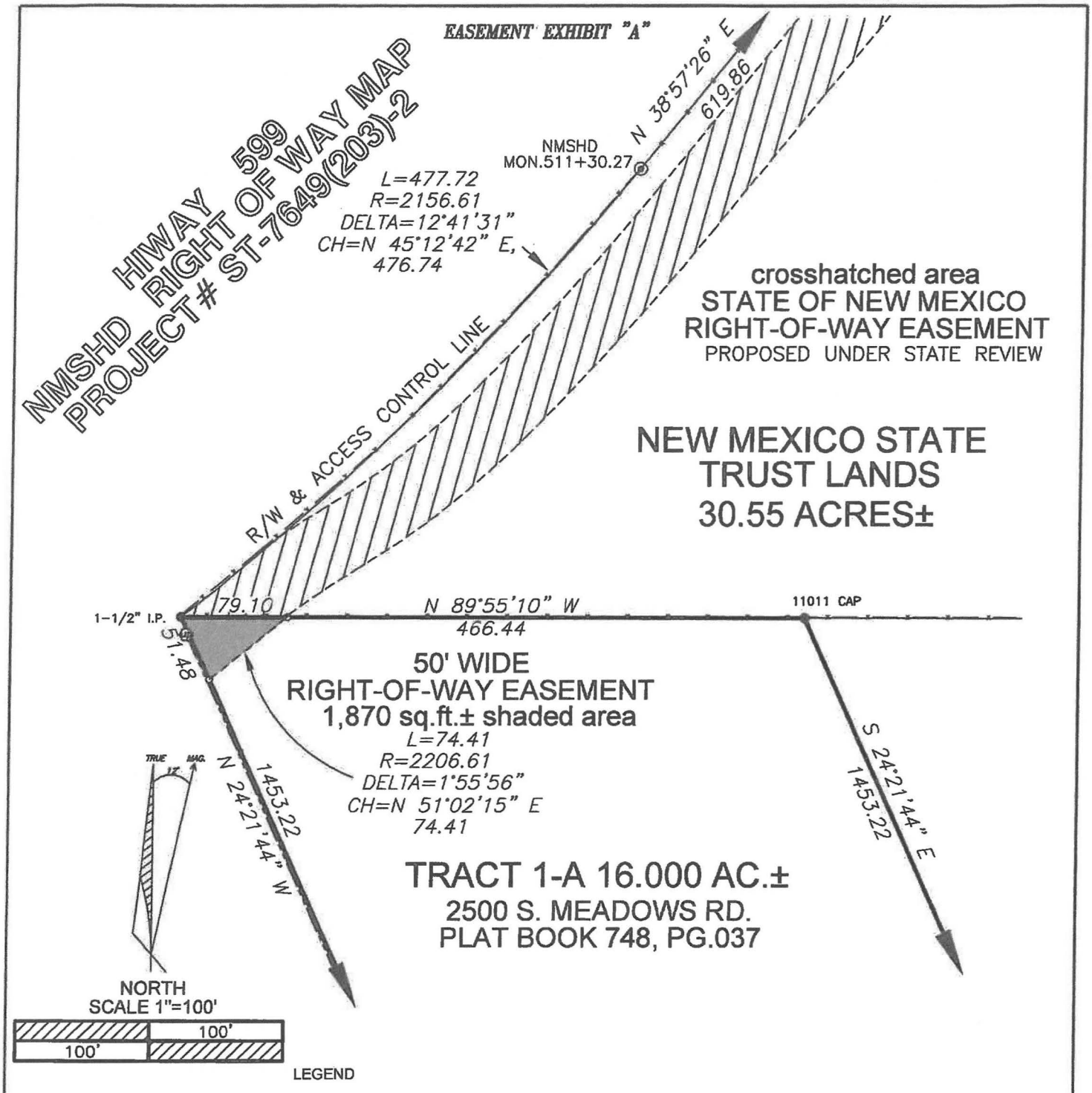
The foregoing instrument was acknowledged before me this 5 day of May, 2021 by Veronica C Garcia, the duly authorized Superintendent of the Santa Fe Public Schools.

My commission expires:_____
(Seal)

Notary Public

OFFICIAL SEAL
ALMA L. BEJAR
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 3/2/2023

C4



LEGEND

- ● DENOTES POINT FOUND
- ○ DENOTES POINT CALCULATED
- ---------- DENOTES EDGE OF EASEMENT
- ——x——x—— DENOTES FENCE LINES

EASEMENT EXHIBIT FOR
TRACT 1-A
BOARD OF EDUCATION, SANTA FE PUBLIC SCHOOLS

LYING WITHIN SECTION 1, T.16N., R.8E., N.M.P.M., THE CITY AND COUNTY OF SANTA FE, NEW MEXICO.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS EXHIBIT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON DEC. 1ST, 2020, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD A. CHATROOP N.M.P.L.S. #11011

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

LOCATION:

LYING WITHIN SECTION 1, T.16N., R.8E., N.M.P.M., THE CITY AND COUNTY OF SANTA FE, NEW MEXICO.

C5

Exhibit D

Drainage Report

ALEKSANDER ESTATES II
DRAINAGE REPORT

May 6, 2021

DESIGN ENGINUITY

1421 Luisa Street Suite E, Santa Fe, New Mexico 87505
PO Box 2158 Santa Fe, New Mexico 87504
(505) 989-3557 E-mail *oralynn@designenginuity.biz*

ALEKSANDER ESTATES II SUBDIVISION
SANTA FE, NEW MEXICO
DRAINAGE CALCULATIONS SUMMARY

Present Conditions of Area to be Developed

The project site is a vacant 8.39 ± acre tract located on the east side of Kate's Way, north of South Meadows Road. The property is relatively flats with a grade of less than 2% towards the south. There are no defined drainage channels on the property nor FEMA floodzone. Much of the site appears disturbed. A dirt road, Kate's Way, is adjacent to the project and is included in the analysis as it will be widened and paved.

Soils: On-site soils have been mapped by the US Natural Resource Conservation Service and the soil mapping can be found on their web page: websoilsurvey.nrcs.usda.gov. The soils present, percentage and hydrologic soil group are listed below:

80.8% Panky loam (100). These soils are classified as well draining loams with some clay loam. The soil is classified as Hydrologic Soil Group C.
19.20% Delvalle-Urban land complex (113). These soils are comprised of fine sandy loams with more gravelly coarse sandy loams at depth. They are well drained and classified as Hydrologic Soil Group A.

Vegetation: The site appears disturbed and leveled. It has a good coverage of grasses, shrubs and a few juniper trees.

Existing Curve Number: For the purpose of this analysis, a weighted curve number of 80.42 was used for existing conditions.

SOIL HYDROLOGIC GROUP	% OF PROJECT	CN	WEIGHTED CN
A	19.2%	71	13.63
B			0.00
C	80.8%	81	65.45
Dirt Road	1.6%	84.5	1.34
TOTAL	101.6%		80.42

Predevelopment Drainage Flows: Existing On-Site Discharges: Stormwater generally flows towards the Santa Fe River located to the south of the property. The NOAA determined 100-year, 24-hour precipitation is 3.23 inches at the project site. Using the TR-55 method, prior to project development the current peak flow (Q100, 24 hour) from the property is estimated to be 9.51 cfs with a total volume of 44,266 cubic feet.

CN	Frequency	Precipitation	Runoff Q, in	Peak Discharge, cfs	Runoff volume, cu ft
80.42	100	3.23	1.45	9.51	44,266
	50	2.91	1.21	7.91	36,816
Acreage,acres	25	2.6	0.98	6.43	29,907
8.39	10	2.19	0.70	4.59	21,353
	5	1.9	0.52	3.40	15,809
qu, cfs/ac-in	2	1.52	0.31	2.01	9,376
0.78					

Post Development Conditions

The project will have asphalt roads, curb and gutter and sidewalk. Each lot is assumed to have 1950 SF of impervious area. The anticipated curved number for the improvements to be installed by the developer is 88.17.

	Square Footage	CN	%	Weighted CN
Roadway	49,995	98	13.68%	13.41
Concrete Sidewalks	19,380	98	5.30%	5.20
Curb and Gutter	9,360	98	2.56%	2.51
Valley Gutter	1,399	98	0.38%	0.38
Site Wall	861	98	0.24%	0.23
Lot Development (1950 sf/lot)	115,050	98	31.48%	30.85
Ponding Area	7,648	0	2.09%	0.00
Natural	161776	80.42	44.27%	35.60
Total	365468		100%	88.17

Post Development Drainage Flow: If 100% of the impervious area as noted above is installed, then the 100-year, 24-hour storm event would result in a peak discharge from the site of 19.39 cfs with a total volume of 62,074 cubic feet or 17,808 cubic feet more than current conditions.

CN	Frequency	Precipitation	Runoff Q, in	Peak Discharge, cfs	Runoff volume, cu ft
88.17	100	3.23	2.04	19.39	62,074
	50	2.91	1.75	16.67	53,352
Acreage,acres	25	2.6	1.48	14.08	45,072
8.39	10	2.19	1.13	10.77	34,461
	5	1.9	0.90	8.52	27,267
qu, cfs/ac-in	2	1.52	0.60	5.75	18,396
1.4					

Recommendation: To mitigate the increased runoff two ponds will be installed with a combined capacity of 18,068 cubic feet. Both ponds will have a maximum water depth of 3 feet and will have control release outlet structures allowing the entire pond to drain within 24 hours.

Prepared by Oralynn Guerrerortiz, PE 05-06-2021

Exhibit E

Traffic Study Executive Summary.

(Full Study Attached Separately)

ALEKSANDER ESTATES

TRAFFIC IMPACT STUDY

PLANNING COMMISSION SUBMITTAL | JUNE 2021

Bohannan Huston

E1

ALEKSANDER ESTATES TRAFFIC IMPACT STUDY

Date:

JUNE 2021

Prepared by:

Bohannan Huston, Inc.
7500 Jefferson St NE
Courtyard Two
Albuquerque, NM 87109

Prepared for:

Next Generation Contracting, Inc.
726 Gregory Lane
Santa Fe, NM 87505

Albert M. Thomas, PE **Date**

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I. INTRODUCTION AND SUMMARY

Next Generation Contracting, Inc. proposes to develop a 59-unit single family residential development located near the intersection of South Meadows and Kates Way in Santa Fe, New Mexico. The proposed development will be constructed in one phase and will be completed by 2023.

A. STUDY PURPOSE

The purpose of the traffic study is to determine the impacts of the proposed development on the surrounding roadway network, evaluate the operation of the proposed site entrances, and to recommend any mitigation measures that may be necessary to support additional traffic generated by the new development.

B. EXECUTIVE SUMMARY

1. Site Location and Study Area

The site is located northeast of South Meadows and Kates Way in Santa Fe, New Mexico. The proposed site plan of the future development is shown in Figure 1.

The study area consists of the following intersections:

- South Meadows and Alameda Frontage (existing roundabout)
- South Meadows and Kates Way (proposed unsignalized intersection)

The intersection capacity analysis studies the AM and PM peak hours for the following traffic conditions:

- Existing traffic (2021)
- 2023 Completion Year without proposed development (2023 No Build)
- 2023 Completion Year with proposed development (2023 Build)

2. Principal Findings

The traffic analysis found that the intersections operate at acceptable levels of service in the existing, no build, and build conditions.

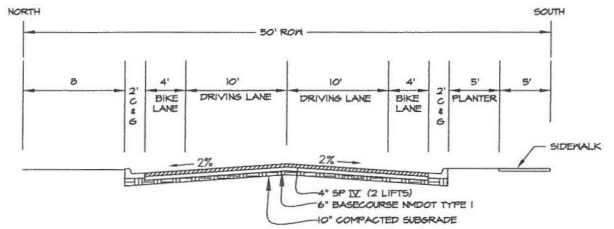
The sight distance evaluation found that there is adequate sight distance on Kates Way in both directions.

3. Recommendations

- All designs shall satisfy the Manual on Uniform Traffic Control Devices (MUTCD) requirements.

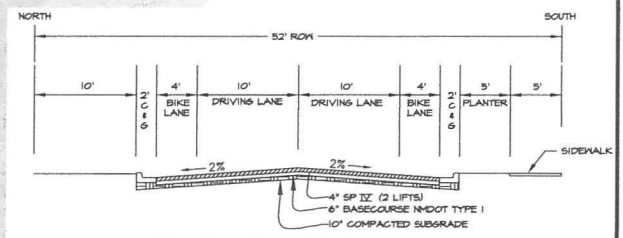
- Based on SAMM criteria, a left turn lane is warranted on South Meadows at Kates Way. However, due to physical constraints associated with the close proximity to an existing bridge, it will not be possible to install the left turn lane without reconstruction of the bridge structure. In addition, there are low left turn volumes at this location. Therefore, a variance was requested by the developer and issued by the City of Santa Fe.
- There is adequate stopping sight distance for northbound South Meadows traffic as they approach Kates Way; however, we are recommending advanced warning signs to be installed to alert drivers for the possibility of left turn vehicles which will enhance safety at this intersection. Horizontal alignment signage (MUTCD W1-10) could be placed ahead of the roadway curve to warn drivers of turning vehicles ahead. An advisory speed plaque (MUTCD W13-1P) may be placed ahead of the roadway curve to call attention to a reduction in speed.

E6



Ⓑ OFFSITE ROAD - 50' RIGHT OF WAY THROUGH SCHOOL PROPERTY

NTS.



Ⓒ OFFSITE ROAD - 52' RIGHT OF WAY

NTS.

ALAMEDA FRONTAGE ROAD

BREWER

HIGHWAY 599

ⒸALAMEDA FRONTAGE ROAD

NEW MEXICO STATE TRUST LANDS

Ⓑ 50' WIDE RIGHT OF WAY

ⒸALAMEDA FRONTAGE ROAD

THE TRIANGLE AREA THROUGH SCHOOL PROPERTY IS APPROXIMATELY 1816 SF AND IS NOT BASED ON A FINAL BOUNDARY SURVEY

ALEKSANDER WAY

ALEKSANDER ROAD

KATES WAY

ALEKSANDER ESTATES (60 LOTS)

EL CAMINO REAL ACADEMY

ZION WAY

SANGRE AZUL

SOUTH MEADOWS ROAD

COTTON WOOD MOBILE HOME PARK

KATES WAY

HARMON DRIVE

NORTH

D.E.

SCALE 1"=250'

250' 0 250'

DATA SHOWN HEREON IS FROM A TOPOGRAPHIC SURVEY AND IS NOT A BOUNDARY SURVEY. THEREFORE AREAS MAY CHANGE AND ARE PRELIMINARY.

DESIGN ENGINUITY

1421 Luisa Street, Suite E, Santa Fe, New Mexico

(505) 991-9557

ALEKSANDER ESTATES

KATE'S WAY, ALAMEDA FRONTAGE ROAD CONNECTION

SCALE	DWG NO.	DATE
1"=250'		10/25/2020
P&DR CASE #		SHEET NO.

ATTACHMENT 1

II. PROPOSED DEVELOPMENT

A. LAND USE AND INTENSITY

The proposed development will include 59 single family residential units.

The surrounding area is developing, primarily with a mix of residential development. The Cottonwood Village Mobile Home Park is located to the west and the El Camino Real Academy is located to the east. Commercial and industrial uses are also located nearby.

Nearby developments include the Madera multi-family residential, Gerhart multi-family residential, Sangre Azul single family residential, and Fire Station No. 2.

B. DEVELOPMENT PHASING AND TIMING

The proposed development will be constructed in one phase and will be completed by 2023.

III. STUDY AREA CONDITIONS

A. STUDY AREA

The study area consists of the following intersections:

- South Meadows and Alameda Frontage (existing roundabout)
- South Meadows and Kates Way (proposed unsignalized intersection)

B. SITE ACCESSIBILITY

Access to the site will be via South Meadows and Kates Way and via the proposed extension of Alameda Frontage road, which connects to the South Meadows roundabout when constructed. The proposed extension of the Alameda Frontage road is expected to be the primary site entrance.

C. DATA SOURCES

The data used in this report consist of the traffic counts described below, aerial photography and mapping from Google Earth®, and information provided by Montoya Land Use Consulting, Inc.

IV. EXISTING CONDITIONS ANALYSIS

A. BACKGROUND

Roadway federal classification is updated approximately every four years. The classification update process involves local governments, the Santa Fe Metropolitan Planning Organization (SFMPO), New Mexico Department of Transportation (NMDOT), and the Federal Highway Administration (FHWA).

1. ADJACENT ROADWAYS

- South Meadows is classified as a minor arterial and has one lane in each direction with an undivided median. The section of South Meadows near Kates Way has a reduced speed limit of 25 miles per hour (MPH). Sidewalks are present along South Meadows south of Kates Way and along the El Camino Real Academy frontage. Bicycle lanes are present on South Meadows.
- The Alameda Frontage northeast of the roundabout is classified as a minor arterial and has one lane in each direction with an undivided median. The Alameda Frontage has a speed limit of 40 MPH. No sidewalks or bicycle lanes are present.
- Kates Way is a currently an unpaved local road that is proposed to provide access to the development and connect with the proposed Alameda Frontage.

2. MULTI-MODAL CONDITIONS

Route 1 of the Santa Fe Trails bus system is the nearest bus route to the proposed development and runs along Agua Fria. The nearest bus stop on this route is located at Agua Fria and Jemez, approximately 0.3 miles away.

The Santa Fe Bikeways and Trails Map indicates that South Meadows has a bike lane/shoulder and the Alameda Frontage is northeast of the roundabout is a shared higher traffic/speed bicycle route.

B. EXISTING TRAFFIC CONDITIONS

The NMDOT has developed guidelines for *Alternative Means to Develop Base Turning Movements Volumes for Traffic Impact Studies During COVID-19 Times*, released October 5, 2020. These guidelines provide three (3) methods to develop traffic counts for use in traffic studies. This analysis utilized Method 1.

This study uses Method 1, which allows the use of recent traffic counts collected between September 2016 and February 2020. Method 1 is the preferred data source since in most cases the data is still representative of normal traffic conditions.

Recent traffic counts used in this study were originally collected for the Village at 599 Traffic Impact Analysis (2017). Traffic counts for the Agua Fria and Alameda Frontage roundabout were collected on September 29, 2016. Traffic counts for the South Meadows and Agua Fria intersection were collected on October 13, 2016. A growth factor of 1% was applied to the traffic counts to achieve 2021 volumes, as described further in the Projected Traffic section. The counts are located in Appendix A.

C. LEVEL OF SERVICE DEFINITIONS

The *Highway Capacity Manual Sixth Edition* (HCM) defines Level of Service (LOS) for un-signalized intersections in Table 1 as follows:

Table 1 | LOS Definitions

Level of Service	Definition	Signalized (sec/veh)	Unsignalized (sec/veh)
A	Most vehicles do not stop	<10	<10
B	Some vehicles stop	>10 and <20	>10 and <15
C	Significant numbers of vehicles stop	>20 and <35	>15 and <25
D	Many vehicles stop	>35 and <55	>25 and <35
E	Limit of acceptable delay	>55 and <80	>35 and <50
F	Unacceptable delay	>80	>50

The City of Santa Fe has established LOS D as the generally acceptable level of service in urban areas and when intersections operate below this level, improvements are considered, where feasible. Other critical movements are also desired to have LOS D or better if possible.

D. EXISTING INTERSECTION CAPACITY ANALYSIS

The existing intersection traffic volume were analyzed using Synchro 11, which uses the intersection methodology from the Sixth Edition of the Highway Capacity Manual (HCM).

The analysis found that the roundabout operates at acceptable levels of service in the existing condition.

The capacity analysis results are summarized below in Table 2. Individual intersection output for the existing conditions analysis is included in Appendix B.

Table 2 | Existing Unsignalized Intersection Capacity Analysis Results						
Intersection/Movement	2021 AM Peak			2021 PM Peak		
	Delay	Queue*	LOS	Delay	Queue*	LOS
South Meadows Roundabout	6.6	-	A	7.2	-	A
599 Off Ramp	6.1	25	A	6.8	0	A
Alameda Frontage E	6.5	25	A	6.7	25	A
South Meadows	7.9	50	A	6.6	25	A
599 Overpass	5.4	25	A	8.3	75	A
Alameda Frontage W	4.9	0	A	5.9	0	A
* – HCM 95th percentile queue rounded to next 25-foot increment						

V. PROJECTED TRAFFIC

A. SITE TRAFFIC FORECASTING

1. TRIP GENERATION

Generated trips are broken down into three types; 1) primary, 2) pass-by trips, and 3) diverted link. The Trip Generation report defines these trips as follows:

- **Primary Trips** – These trips are made for the specific purpose of visiting the generator. The stop at that generator is the primary reason for the trip. For example, a home to shopping to home combination of trips is a primary trip set.
- **Pass-by Trips** – These trips are made as intermediate stops on the way from an origin to a primary trip generation. Pass-by trips are attracted from the traffic passing the site on an adjacent street that contains direct access to the generator site. These trips do not require a diversion from another roadway. For example, stopping at the store on the way home from work is an example of a pass-by trip.
- **Diverted Linked Trips –** These trips are attracted from the traffic volume on the roadway within the vicinity of the generator, but which require a diversion from that roadway to another roadway to gain access to the site. The roadways could include streets or freeways adjacent to the generator, but without access to the generator.

This study included primary trips only.

The trip generation based on the 10th Edition of the Institute of Transportation engineer's (ITE) Trip Generation Manual is shown in Table 3 below with the following considerations. The table shows the total trips generated prior to any trip reductions. The trip generation is based on the peak hour of the adjacent street traffic.

Table 3 | Trip Generation

Land Use	ITE Code	Size	Daily	AM Enter	AM Exit	PM Enter	PM Exit
Single Family Detached	251	59	640	12	35	39	23

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2. Trip Distribution and Assignment

Trip distribution and assignment was based on a simplified gravity model established in the Village at 599 TIA (2017) by Santa FE Engineering. The gravity model was based on the major employment districts in the region and the logical routes to and from the development. The routes were weighted to consider speed limits. The trip distribution percentage was then calculated by dividing the weighted route by the total.

Figures from the Village at 599 TIA showing trip distribution are included in Appendix C.

3. Traffic Projections

Data from the NMDOT Permanent Count Stations are typically used to determine an appropriate growth rate. Stations are not located within the immediate vicinity of the study area, so a growth rate of 1.0% was assumed. This is consistent with the Village at 599 TIA which used a 1.0% growth factor as informed by data obtained from the NMDOT Planning Department for the years 2013-2015.

The No Build analysis assumed that the proposed project is not completed. In the No Build condition, traffic generated by additional developments were included in the analysis. The additional developments include the Madera multi-family residential, Gerhart multi-family residential, Sangre Azul single family residential, and Fire Station No. 2.

VI. TRAFFIC AND IMPROVEMENT ANALYSIS

The following section will discuss the results of the future year traffic analysis. The intersection capacity analysis was completed using Synchro 11 which implements the Highway Capacity Manual procedures.

A. NO BUILD INTERSECTION CAPACITY ANALYSIS

The 2023 No Build scenario assumes that the proposed development is not completed.

In the No Build condition, traffic generated by additional developments were included in the analysis. The additional developments include the Madera multi-family residential, Gerhart multi-family residential, Sangre Azul single family residential, and Fire Station No. 2. The Sangre Azul development is located northwest of South Meadows and Kates Way. This development was assumed to utilize both the Kates Way access and the future Alameda Frontage access via the roundabout.

The analysis found that all both intersections operate at acceptable levels of service in the No Build condition.

The southbound approach on Kates Way is expected to operate at LOS C with a one (1) car queue in both AM and PM peak hours.

The capacity analysis results are summarized below in Table 4. Individual intersection output for the No Build condition analysis is included in Appendix D.

Table 4 | No Build Unsignalized Intersection Capacity Analysis Results

Intersection/Movement	2023 AM Peak			2023 PM Peak		
	Delay	Queue*	LOS	Delay	Queue*	LOS
South Meadows Roundabout	7.6	-	A	8.3	-	A
599 Off Ramp	6.5	25	A	8.2	25	A
Alameda Frontage E	7.4	25	A	7.8	50	A
South Meadows	9.6	75	A	7.5	50	A
599 Overpass	5.6	25	A	9.7	75	A
Alameda Frontage W	5.2	0	A	6.8	0	A
South Meadows & Kates Way	0.2	-	A	0.1	-	A
Eastbound Left	8.6	0	A	8.9	0	A
Southbound Approach	17.9	25	C	16.9	25	C

* – HCM 95th percentile queue rounded to next 25-foot increment

Exhibit F

Santa Fe
Housing Proposal

City of Santa Fe
SANTA FE HOMES PROGRAM
P R O P O S A L
"Aleksander Estates Subdivision"
Address of Project
Santa Fe, New Mexico

This Santa Fe Homes Program Proposal ("SFHP Proposal") is made this ___ day of _____, 2020 by ***Next Generation Contracting, Inc.*** ("SFHP Developer").

RECITALS

A. SFHP Developer is the developer of ***Aleksander Estates Subdivision*** hereinafter referred to as the "Property".

B. SFHP Developer desires to ***rezone, subdivide and develop*** the Property.

C. 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.

PROPOSAL

SFHP Developer proposes to comply with the SFHP requirements as follows:

A. DEVELOPMENT REQUEST. SFHP Developer seeks ***rezoning, preliminary and final development plan and subdivision*** approval.

B. SFHP PLAN. The project has an area of approximately **8.4** acres, with a proposed zone change from R1 to **R-7**, permitting **7** dwelling units per acres. SFHP Developer proposes to build **60 dwelling units**. Developer agrees to comply with the Santa Fe Homes Program ordinance. SFHP which requires that 20% of these homes are affordably-priced, resulting in **12 affordable homes** and a fractional fee paid for **0.0 unit**. The SFHP Plan shall include the number of bedrooms and bathrooms, the minimum square footage and the minimum household size, the income range to be served and the current

SFHP Home price for each SFHP Home as set forth in Section 8.2 of the SFHP Administrative Procedures. If the development is constructed in phases, a SFHP Plan for each phase shall be reviewed and approved by the City and recorded at the County Clerk's office prior to issuance of a building permit by the City for that phase.

C. SUCCESSORS IN TITLE. SFHP Developer proposes to develop the Property consistent with this SFHP Proposal. In the event that SFHP Developer sells, assigns, leases, conveys, mortgages, or encumbers the Property to any third party, the third party shall be required to execute a SFHP Agreement consistent with this Proposal prior to obtaining any City approvals.

D. MONITORING. SFHP Developer proposes to provide such information and documentation as the City may reasonably require in order to ensure that the actual sales were in compliance with the SFHP Agreement.

E. DEVELOPMENT INCENTIVES. SFHP Developer **does** request a **density** bonus (15%) and other fee waivers and reduced fees for the affordable units as per SFCC 14.8.11(G)(2), including: Impact Fees, Wastewater UECs and Building, Electrical, Plumbing & Mechanical Permit Fees. Water UECs (not including the construction costs associated with installation) are REDUCED.

E. REVISIONS, MODIFICATIONS AND SUPPLEMENTATION OF THIS PROPOSAL. In the event that the SFHP Developer or the City make material modifications, including modifications to the number of lots or units or the area covered by the Proposal, a revised SFHP Proposal shall be promptly submitted to the Office of Affordable Housing in order to provide a SFHP Proposal that is current and reflects the intended development.

F2

IN WITNESS WHEREOF, this Proposal is made the day and year first written above.

SFHP DEVELOPER:

{Signature}

Nick Montoya, Next Generation Contracting
{Printed Name, Title}

STATE OF NEW MEXICO)
)ss.
COUNTY OF SANTA FE)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 20 day of Nov 2020

2020, by Nicholas Montoya the {title} CEO of

{entity} Next Generation Contracting

NOTARY PUBLIC

My Commission Expires:
2/17/22

OFFICIAL SEAL
Sandra M. Griego
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires:

REVIEWED BY:

OFFICE OF AFFORDABLE HOUSING
Alexandra Ladd, Director

11.19.20
DATE

Attach: Exhibit 1 - Subdivision layout (proposed)
Exhibit 2 - Pricing Schedule

F3

Exhibit G

Utility Service Applications

SANTA FE WATER DIVISION
WATER SERVICE TECHNICAL EVALUATION REPORT

Issue Date: December 10, 2020

Applicant's Name: Monica Montoya

Property Address: Aleksander Estates – East side of Kate's Way off South Meadows Road

Jurisdiction: City

Use of Property: Subdivision development- 60 single family dwelling units

Demands:

Domestic annual uses are estimated at 9.02 acre-feet per year, assuming 59 lots less than 6,000 square feet and 1 lot between 6,000 and 10,890 square feet.

The fire flow requirements for the City of Santa Fe and the Santa Fe Water system are determined using the Uniform Fire Code (UFC). Fire flow and fire hydrant spacing are determined by the fire department having jurisdiction (Santa Fe Fire Department or the Santa Fe County Fire Department).

Evaluation:

Existing facilities: An 8-inch main on Kate's Way from South Meadows has been approved for construction (SDCW Drawing 7 of 2020) as part of the Sangre Azul Subdivision located on the west side of Kate's Way.

Required infrastructure improvements: Extend the planned and approved 8-inch main in Kate's Way (as part of the construction of Sangre Azul) with an 8-inch looped main through the Aleksander Estates property (the property); create a looped 8-inch main by connecting to the farthest northern point of the existing 8-inch main located in a 20-foot easement on SFPS property abutting the eastern property line of the property (see SFPS Agua Fria K-6 Replacement School – Overall Water and Sewer Plan); and for future connection and extension to properties to the east, extend an 8-inch main stub-out to the northeast corner of the property where the proposed secondary access road is located.

Fire hydrant(s) shall be installed per Santa Fe Fire Department requirements.

If the main is located in a City dedicated paved street it shall be PVC and if the main is located in an easement it shall be poly-wrapped ductile iron with easements required for the main, meter cans and fire hydrants.

The above technical evaluation is based on information provided in the application form completed by the applicant. Improvements to the distribution system and extension of water service must comply with attached list of requirements and Santa Fe Water procedures policies and standards governing line extensions.

Santa Fe Water Engineering — 12/10/20 Date

Requirements:

The Santa Fe Water Division will furnish water service to the subject property within a reasonable time, provided, however, that Developer shall comply with requirements for service set forth in the Water Technical Evaluation Report and all applicable Federal, State, and City ordinances, rules and regulations now or hereinafter in effect; and, provided further, that new or additional water service shall be limited to available unreserved capacity in production, transmission and distribution facilities, and further subject to the City's available water rights.

1. **All properties located in the county shall be required to comply with Santa Fe City Code Section 22-6.2 and Section 25-1.11 as amended October 25, 2006. All properties located outside the City limits and contiguous to the City shall be required to annex into the City prior to development and the utility extension approval process. NOTE: Properties affected by the Santa Fe County Agreement Regarding Water and Wastewater Service for Agua Fria, Hyde Park, High Summit, and Cloudstone shall be subject to the requirements of this agreement.**
2. All costs for municipal water service shall be borne by the Applicant. Applicable costs shall include, but not be limited to, main extensions in accordance with the SCDW Line Extension Policy, hydrants, installation of services, utility expansion charges, meters, SCDW fees, and prorata fees.
3. Applicant shall deliver to SCDW a fully executed and recorded easement prior to acceptance of municipally-owned utilities.
4. Separate piping and meters shall be installed for each residential dwelling unit, condominium unit, or individually owned commercial unit so that each unit can be metered and billed separately.
5. The property shall be connected to City sewer service if it is within 200 feet of an existing City sewer system or is within 200 feet of the boundaries of a public street or sanitary sewer utility easement which contains the City sanitary sewer system and not part of a private sewer system. The property owner will be required to obtain a Sewer Service Technical Evaluation Report from The City Wastewater Management Division.
6. An approved backflow prevention device shall be installed in the irrigation line beyond the metering installation.
7. The property owner must comply with City of Santa Fe City Code Chapter 26, "Santa Fe Homes Program (SFHP)," as a condition of water and sewer service. Please contact the Office of Affordable Housing at 955-6574.
8. The total designed use for a residential development inclusive of common grounds shall not exceed the approved water budget amount
9. The water service technical evaluation for the property shall be valid for one year from the date of issuance. Thereafter, the Applicant must submit a new application for water service and receive a new technical evaluation.
10. The owner is responsible for the cost of preparation of the design of water improvements by a Professional Engineer registered in New Mexico, the cost of constructing the infrastructure and all such work must be completed under the terms of a SDCW agreement to construct and convey waterline improvements.

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION
PROPERTIES WITHIN THE PRESUMPTIVE CITY LIMITS

***Fill in all highlighted fields on this application. Applicant must sign and date application.**

Check one only:

- X Water Service Technical Evaluation Request
- ___ 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
- ___ Sewer Service Technical Evaluation Request

WORK ORDER # _____

Applicant Name: Montoya Land Use Consulting

Project Address: Kates Way off South Meadows Road

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

Plat Filing Information: Year_____ Book_____ Page_____ Township, Range, Section: _____

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

Property Uniform Property Code: 1048096376469000000 Existing Well: Yes _____ No X

Legal Description including lot size:
SHC 1229 as shown on plat of survey for John Romero & Estate Josefa A Baca, Book 321, Page 015 (8.387AC)

Short Description of Project: New residential subdivision with 60 single family residential units.

Construction Start Date: Fall of 2021

*RESIDENTIAL PROJECT - Complete the following

1. Type of project: (i.e. Single Family Residence, Subdivision, Lot split, Apartments): Single Family Residential
2. Total number of lots approved on final plat/development plan: 60
3. Total number of homes existing or under construction: 0
4. Size of service requested: (5/8", 3/4", 1" or 2"): 5/8" water service line, 8" water main line

***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
59	Single Family Dwelling Unit, lot size less than 6,000 sq. ft.	.15 afy per d.u.	8.85
1	Single Family Dwelling Unit, lot size 6,000-10,890 sq. ft	.17 afy per d.u.	.17
_____	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.	_____
_____	Guest house (detached)	.09 afy per d.u.	_____
_____	Apartment/Condominium	.16 afy per d.u.	_____
_____	Senior Complex	.12 afy per d.u.	_____
60	**Total**	**Total Residential Water Demand**	9.02 **AFY**

G3

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

*COMMERCIAL PROJECT - Complete the following

Type of Project: (i.e. Office, Retail, Mixed, etc.) N/A

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
____ Office (non-medical)	_____	(0.70 afy per 10,000 s.f.)	_____
____ Office (medical/analytical lab)	_____	(0.72 afy per 10,000 s.f.)	_____
____ Office (City/State)	_____	(0.58 afy per 10,000 s.f.)	_____
____ Large Retail Store	_____	(0.45 afy per 10,000 s.f.)	_____
____ Grocery Store	_____	(1.27afy per 10,000 s.f.)	_____
____ Restaurant (full service)	_____	(.02 afy per Seat)	_____
____ Restaurant (limited service)	_____	(1.63 afy per Site)	_____
____ Gasoline Station w/ Car Wash	_____	(6.56afy per Site)	_____
____ Gasoline Station w/o Car Wash	_____	(0.88 afy per Site)	_____
____ Car Wash (full service/conveyor)	_____	(5.66 afy per Site)	_____
____ Car Wash (self-service/manual)	_____	(0.94 afy per Wash Bay)	_____
____ 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)	_____
____ Lodging (Hotel/full service) No. of rooms _____		(.13 afy per room)	_____
____ Lodging (Motel/limited service) No. of rooms _____		(.09 afy per room)	_____
____ School, Elementary		(0.8 afy per 100 students)	_____
____ School, Middle or Junior High		(3.2 afy per 100 students)	_____
____ School, Senior High		(2.7 afy per 100 students)	_____
____ **Other** (not listed above) Please attach water demand calculations and assumptions used		(with attachment)	_____

Total Floor Area _____

Total Commercial Water Demand _____ **AFY**

Total Residential Water Demand 9.02 **AFY**

TOTAL PROJECT WATER DEMAND 9.02 **AFY**

G-4

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

OWNER: Next Generation Contracting	*Only If Applicable AGENT: Monica Montoya
Mailing Address: PO Box 28700 Santa Fe NM 87592	Title: Planning Consultant Mailing Address: 726 Gregory Lane
Phone Number: (505)412-1016	Phone Number: (505)412-1016
Mobile Number:	Mobile Number: (505)412-1016

Information Provided By: Check one: Owner _____ Agent X

Signature: Monica Montoya Date: November 2020

Technical Evaluation to be Sent to: Check one: Owner _____ Agent X

COMMENTS: The proposed subdivision is located on Kates Way off South Meadows Road.

The project includes 60 single family residential units.

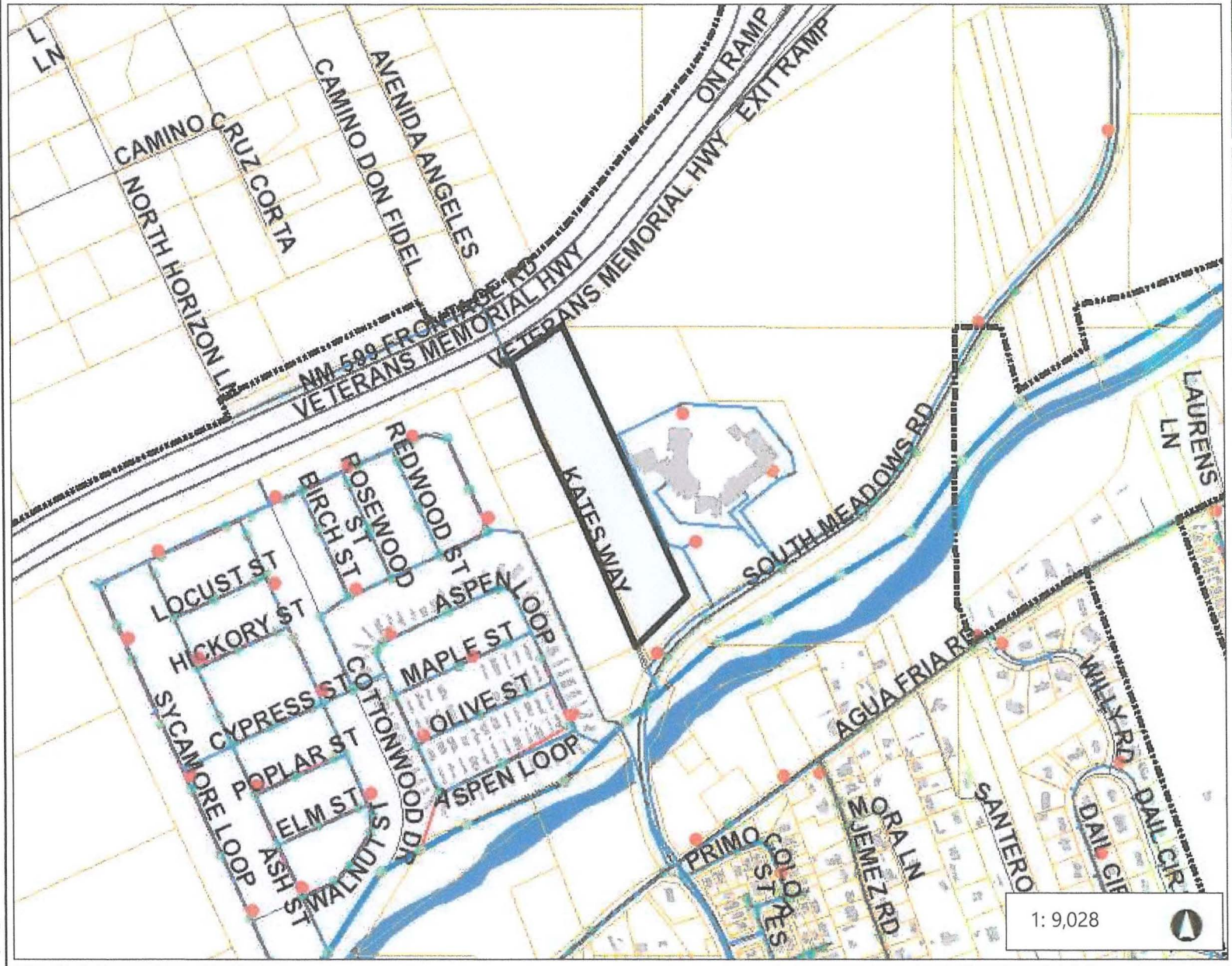
APPLICANTS, PLEASE NOTE:

- **City Ordinance 2008-53, prohibits new connections outside the Presumptive City limits unless specific conditions are met. Applications for service outside the Presumptive City limits must include documentation showing these conditions are met or the application will be rejected.**

To obtain sewer service applications for properties outside the Presumptive City limits, please contact the City of Santa Fe Wastewater Division at 955-4650

City of Santa Fe
Mapping the City Different

8.387 Acres/City Utilities



Legend

- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Arroyos
- Santa Fe Fiber Handholes
- Santa Fe Fiber
- Fire Hydrants
- Water Pipe Distribution
- Santa Fe Reservoirs
- Santa Fe Municipal Water She
- Wastewater Manholes
- Private Sewer Pipes
- Low Pressure System
- Trunk Lines
- Wastewater Collection Pipe
- Stormwater Inlets
- Stormwater Outlets
- Rail Road

Notes

© Latitude Geographics Group Ltd.

1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

City of Santa Fe, New Mexico

11-9-2020

UTILITY SERVICE APPLICATION
PROPERTIES WITHIN THE PRESUMPTIVE CITY LIMITS

***Fill in all highlighted fields on this application. Applicant must sign and date application.**

Check one only:

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

WORK ORDER # _____

Applicant Name: Montoya Land Use Consulting

Project Address: Kates Way off South Meadows Road (See attached Vicinity Map)

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

Plat Filing Information: Year_____ Book_____ Page_____ Township, Range, Section: _____

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

Property Uniform Property Code: 1048096376469000000 Existing Well: Yes _____ No X

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Short Description of Project: New residential subdivision with 60 single family residential units.

Construction Start Date: Fall of 2021

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3. Total number of homes existing or under construction: 0
4. Size of service requested: (5/8", 3/4", 1" or 2"): 4" sewer service line, 8" gravity sewer line

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--- COMPLETED BY APPLICANT --- Number of Lots or Units		--- COMPLETED BY STAFF --- Water Use Factors	Annual Water Demand
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_____	Guest house (detached)	.09 afy per d.u.	_____
_____	Apartment/Condominium	.16 afy per d.u.	_____
_____	Senior Complex	.12 afy per d.u.	_____
60	**Total**	**Total Residential Water Demand**	9.02 **AFY**

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

*COMMERCIAL PROJECT - Complete the following

Type of Project: (i.e. Office, Retail, Mixed, etc.) N/A

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
____ Office (non-medical)	_____	(0.70 afy per 10,000 s.f.)	_____
____ Office (medical/analytical lab)	_____	(0.72 afy per 10,000 s.f.)	_____
____ Office (City/State)	_____	(0.58 afy per 10,000 s.f.)	_____
____ Large Retail Store	_____	(0.45 afy per 10,000 s.f.)	_____
____ Grocery Store	_____	(1.27afy per 10,000 s.f.)	_____
____ Restaurant (full service)	_____	(.02 afy per Seat)	_____
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____ Gasoline Station w/ Car Wash	_____	(6.56afy per Site)	_____
____ Gasoline Station w/o Car Wash	_____	(0.88 afy per Site)	_____
____ Car Wash (full service/conveyor)	_____	(5.66 afy per Site)	_____
____ Car Wash (self-service/manual)	_____	(0.94 afy per Wash Bay)	_____
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____ Church w/o day care or school)	_____	(0.6 afy per Site)	_____
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____ Lodging (Motel/limited service) No. of rooms _____		(.09 afy per room)	_____
____ School, Elementary		(0.8 afy per 100 students)	_____
____ School, Middle or Junior High		(3.2 afy per 100 students)	_____
____ School, Senior High		(2.7 afy per 100 students)	_____
____ **Other** (not listed above) Please attach water demand calculations and assumptions used		(with attachment)	_____

Total Floor Area _____

Total Commercial Water Demand _____ **AFY**

Total Residential Water Demand 9.02 **AFY**

TOTAL PROJECT WATER DEMAND 9.02 **AFY**

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

OWNER: Next Generation Contracting	*Only If Applicable
Mailing Address: PO Box 28700	AGENT: Monica Montoya
Santa Fe, NM 87592	Title: Planning Consultant
Phone Number: (505)412-1016	Mailing Address: 726 Gregory Lane
Mobile Number:	Phone Number: (505)412-1016
	Mobile Number: (505)412-1016

Information Provided By: Check one: Owner _____ Agent X

Signature: Monica Montoya Date: November 2020

Technical Evaluation to be Sent to: Check one: Owner _____ Agent X

COMMENTS: The proposed subdivision is located on Kates Way off South Meadows Road.

The project includes 60 single family residential units.

APPLICANTS, PLEASE NOTE:

- **City Ordinance 2008-53, prohibits new connections outside the Presumptive City limits unless specific conditions are met. Applications for service outside the Presumptive City limits must include documentation showing these conditions are met or the application will be rejected.**

To obtain sewer service applications for properties outside the Presumptive City limits, please contact the City of Santa Fe Wastewater Division at 955-4650

Exhibit H

Proposed
Water Budget

Preliminary WATER OFFSET WATER BUDGET

monica@mntya.com

From: Monica Montoya <monica@mntya.com>
Sent: Tuesday, December 1, 2020 2:27 PM
To: 'HOOK, ALAN G.'; 'PACHECO, PATRICIO M.'
Subject: ALEKSANDER ESTATES DRAFT WATER BUDGET
Attachments: 2020-10-28 AE OFFSITE ROAD WORKSHEET.pdf; Sample Water Budget CITY FORM.xlsx

Alan and Patricio,

Attached is a draft water budget for a new 60 lot residential subdivision off Kates Way, using the sample form you provided for Jaxson Subdivision. This subdivision will include 12 SFAH homes, 48 market homes all with less than 6000 sq ft lot size. The figure used for the landscaping budget is very draft, but I anticipate very close to that of Jaxson. I believe we have less than 10AF of water demand, and so the fee program will apply. But, this to be determined upon further review.

Could you please take a look and let me know if it checks out? Something seems off on the left column for the affordable units as it shows a negative number.

I wanted to get an early start on this project so that we don't end up like we did on Madera and Jaxson, doing this at the last minute.

Thanks for your assistance.

Monica

Monica Montoya
Montoya Land Use Consulting, Inc.
726 Gregory Lane
Santa Fe, NM 87505
PH: (505)412-1016
Email: Monica@mntya.com

H1

ALEXANDER ESTATES- DEVELOPMENT WATER BUDGET DRAFT mm 12-1-20		AMOUNT OF ACRE-FEET	TOTAL WATER USE	TOTAL WATER OFFSE FEES	PER DWELI
TOTAL NUMBER OF LOTS	60				
TOTAL NUMBER OF HOP LOTS	12	0.15	-1.8	$2,490	-12
TOTAL NUMBER OF MARKET LOTS	48				
NUMBER OF LOTS < 6000 sf	48	0.15	7.2	$2,490	48
NUMBER OF LOTS 6000-10,850	0	0.17	0	$2,905	0
					36

IRRIGATION WATER BUDGET YEAR 1-2		0.13 AF	
IRRIGATION WATER BUDGET YEAR 3 AND IN THE FUTURE		0.11 AF	
IRRIGATION WATER BUDGET THREE YEAR AVERAGE		0.12 AF	16,600 PER ACRE-I

TOTAL WATER BUDGET INCLUDING YEAR 3 IRRIGATION BUDGET AND HOP HOMES	TOTAL	7.32 AF

TOTAL WATER BUDGET INCLUDING YEAR 3 IRRIGATION BUDGET AND EXCLUDING HOP HOMES	TOTAL	5.52 AF

Per Chapter 14 Section 8.13, (E), (1) 9.8% Contingnency Fee	0.098	0.54 AF	16,600 PER ACRE-I

TOTAL WATER OFFSET FEES

Not including an $8,000 lien to cover the value o

PREPARED BY MM 12/1/2020 DRAFT
AMENDED BY

H2

LING UNIT	TOTALS
HOP WAIVERS	($29,880)
<6,000 SQ. FT.	$119,520
6,000-10,000 SQ. FT.	$0
	$89,640
FEET (AF)	$2,047
FEET (AF)	$8,985
	$100,673

f the affordable housing waivers

Exhibit I

Archaeological Clearance

(Archaeological Study Attached Separately)

City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

ARCHAEOLOGICAL REVIEW COMMITTEE CLEARANCE PERMIT

Case Number: 2020-002622-ARC

Date of Application: September 15, 2020

NMCRIS Number: 146498

Date of ARC Hearing: October 1, 2020

Archaeological Review District: ____Historic Downtown __x__Rivers and Trails ____Suburban

Project Title: "An Archaeological Inventory of 5.13 Acres for a Proposed Road Easement South of NM 599 at South Meadows Road in Section 36, T17N, R8E, Santa Fe County, New Mexico"

Site Address/Location: NM 599 and South Meadows Rd

Archaeologist: Ron Winters Email: rondigs@comcast.net Phone: 505-670-6952

Mailing Address: 109 Calle Paula, Santa Fe, NM 87505

Applicant: Next Generation Contracting Email: _____ Phone: _____

Mailing Address: 3224 Calle Nueva Vista, Santa Fe, NM 87507

Submittal Type:

__x__ Reconnaissance Report
____ Treatment Plan
____ Monitoring Plan
____ Preliminary Treatment Report
____ Monitoring Report
____ Final Treatment Report
____ Archaeologist Certification
____ Other: _____

ARC Action: ____**Approved** __x__**Approved with Conditions** *(see below)*

Conditions minor corrections

Archaeological Review Committee Chairperson

October 5, 2020
Date

Submitted to SHPO: Yes No Date Submitted _____

THIS IS NOT A CONSTRUCTION PERMIT.

DO NOT BEGIN DEMOLITION, GRADING, INFRASTRUCTURE, or CONSTRUCTION WITHOUT A PERMIT.
SUBMIT THIS FORM ALONG WITH YOUR BUILDING PERMIT APPLICATION, AND RETAIN A COPY AT THE JOB SITE.

F1

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
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Jamie Cassutt-Sanchez, District 4
JoAnne Vigil Coppler, District 4

October 2, 2020

Nick Montoya, Next Generation Contracting, Inc
3224 Calle Nueva Vista
Santa Fe, NM 87507

NOTICE OF ARC ACTION

Project Location: NM 599 and South Meadows
ARC Case Number: 2020-002622-ARC

To Whom It May Concern,

At their hearing on October 1, 2020, the City of Santa Fe Archaeological Review Committee (ARC) voted to approve the archaeological inventory/reconnaissance report for a 5.13-acre parcel south of NM 599 at the west side of South Meadows Road in the River and Trails Archaeological Review District. Archaeological Clearance has been granted for the project, and no further investigation is required. If you have questions or concerns, please do not hesitate to contact the Historic Preservation Division at 505-955-6605 or ljmcculley@santafenm.gov.

Sincerely,

Lisa Roach

Lisa G. Roach
Historic Preservation Division Manager
Land Use Department, City of Santa Fe

cc: Ron Winters, 109 Calle Paula, Santa Fe, NM 87505

I2

Exhibit J

Schools
Planning

MONTOYA LAND USE CONSULTING, INC.

November 2, 2020

Dr. Veronica Garcia
Superintendent, Santa Fe Public Schools
610 Alta Vista Street
Santa Fe NM 87505

SUBJECT: Planning for School Facilities and Operations to Support Proposed Residential Subdivision

Dear Dr. Garcia,

This letter is respectfully submitted to satisfy the City of Santa Fe Land Development Code which requires notice to the Santa Fe Public Schools Administration of proposed residential development with six or more dwelling units in order to assist in planning for adequate school facilities and operations.

The City will consider an application by my client, Next Generation Contracting, Inc., for a single family residential subdivision with 60 dwelling units located on Kates Way off South Meadows Road and adjacent to the El Camino Real Academy. A vicinity map of the proposed development is attached for your convenience.

According to the SFPS district map provided by the website, (*https://www.sfps.info/),* the responding schools for elementary, mid-high and high school are El Camino Real Academy and Capital High School. We will provide this information to the City as part of the development application.

Please contact me with any questions pertaining to the development application, or added information that I may provide to assist the schools in the planning process. I am available to meet at your convenience.

Sincerely,

Monica Montoya

Monica Montoya
Montoya Land Use Consulting, Inc.

Attach: Project Vicinity Map
Santa Fe Public Schools Form

726 Gregory Lane, Santa Fe, NM 87505 PH: (505)412-1016 Email: Monica@mntya.com

J1

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: ALEKSANDER ESTATES SUBDIVISION
2. Location of Property: KATES WAY
3. Owner/Agent Name: NEXT GENERATION CONTRACTING, INC.

   Mailing Address: PO BOX 28700, SANTA FE NM 87592

   Phone & Fax: (505)412-1016 Monica@mntya.com
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	60	

5. Elementary School Zone for Proposed Development: EL CAMINO REAL ACADEMY
6. Middle School Zone for Proposed Development: EL CAMINO REAL ACADEMY
7. High School Zone for Proposed Development: CAPITAL HIGH SCHOOL
8. Build out Rates (Year/s; #/yr): 2022

   Estimated time frame subject to change

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

J2

> Monica,
>
> I am under contract with Santa Fe Public Schools to monitor building
> activity within the district. I understand that you are assisting the
> owner of Aleksander Estates. Would you please tell me the approximate
> size and proposed cost of the homes being planned? I use this
> information to project how many students would move into those new houses.
>
> Thank you,
> Dolores
>
>
> ----
> Dolores Anderson
> Director, Computer and Administrative Services Architectural Research
> Consultants, Incorporated
> 220 Gold Av SW, Albuquerque, NM 87102
> (505) 842-1254
> danderson@arcplanning.com
>
>
>
>

Dolores Anderson
Director, Computer and Administrative Services Architectural Research Consultants, Incorporated
220 Gold Av SW, Albuquerque, NM 87102
(505) 842-1254
danderson@arcplanning.com

J3

monica@mntya.com

From: Dolores Anderson <danderson@arcplanning.com>
Sent: Monday, November 16, 2020 10:08 AM
To: Monica Montoya
Cc: Gabe Romero
Subject: Re: SFPS Aleksander Estates

Thank you. I will assume that the new homes will be similar to other homes already in the area south of Agua Fria.

> On Nov 16, 2020, at 9:46 AM, Monica Montoya <monica@mntya.com> wrote:
>
> Good Morning Dolores,
>
> I am happy to provide any information I have. We are proposing sixty
> single family homes on 8.4 acres. Fifteen percent will be dedicated
> to the City's affordable homes program. The prices for these are
> based on the median income structures as calculated by the City. The rest will be market rate.
>
> Does this help?
>
> Monica
>
> Monica Montoya
> Montoya Land Use Consulting, Inc.
> 726 Gregory Lane
> Santa Fe, NM 87505
> PH: (505)412-1016
> Email: Monica@mntya.com
>
>
>
> -----Original Message-----
> From: Dolores Anderson [mailto:danderson@arcplanning.com]
> Sent: Friday, November 13, 2020 2:57 PM
> To: Monica@mntya.com
> Cc: Gabe Romero <gromero@sfps.k12.nm.us>
> Subject: SFPS Aleksander Estates
>

J4

Exhibit K

Early Neighborhood Notification Reference Documents

EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information

Project Name: ALEKSANDER ESTATES RESIDENTIAL SUBDIVISION

Address: North east of South Meadows and Kates Way Intersection Parcel Size: 8.3871 Acres

Zoning: R1 Future Land Use: 1 du/ac and 1-3 du/ac

Preapplication Conference Date: December 10, 2020

Detailed Project Description: Request General Plan Amendment of 1 du/ac and 1-3 du/ac to 3-7 du/ac, Rezoning of 8.3871 acres from R1 to R7, Preliminary & Final Subdivision for 59 single family lots, Preliminary and Final Development Plan

Property Owner Information

Name: Next Generation Contracting, Inc.

Address: PO Box 28700, Santa Fe, NM 87592

Phone: E-mail Address: Monica@mntya.com

Applicant/Agent Information (if different from owner):

Name: Montoya Land Use Consulting, Inc.

Address: 726 Gregory Lane

Phone: (505)412-1016 E-mail Address: Monica@mntya.com

Agent Authorization (if applicable):

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

I/We authorize Montoya Land Use Consulting, Inc. to act as my/our agent to execute this application.

Signed: Date: 3/30/21

Signed: Date:

Proposed ENN Meeting Dates:

Provide 2 options:	*Preferred Option*	*Alternative*
DATE:	Tues, Apr 27	Wed, Apr 28
TIME:	5:30 PM	5:30 PM
LOCATION:	ZOOM	ZOOM

KI

EARLY NEIGHBORHOOD NOTIFICATION MEETING
Aleksander Estates Residential Subdivision

April 12, 2021

Next Generation Contracting, Inc. is requesting a General Plan Amendment of 1 d.u./acre & 1-3 d.u./acre to 3-7 d.u./acre; Rezoning of approximately 8.38 acres from R-1 to R-7; and Preliminary & Final Subdivision for 59 single family lots; and Preliminary & Final Development Plan.

Due to social distancing statewide requirements and health concerns associated with the Corona Virus (COVID 19), an ENN meeting will be conducted online via Zoom Video/ Teleconference.

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:

When: April 27, 2021
Time: 5:30 pm
Where: Zoom online meeting
Please join this meeting from your computer, tablet or smart phone

Audio and Video
Link: https://us02web.zoom.us/j/89209443696?pwd=bVBlam9HNEJIZGpqS1EyT2puWWJNZz09

Meeting ID: 892 0944 3696
Passcode: 6hmnMF

To Dial-In with no Video:
Dial-In: +1 346 248 7799
Meeting ID: 892 0944 3696
Password: 170513

Find your local number: https://zoom.us/u/asIPhC2ZN

Early Neighborhood Notification is intended to provide for an exchange of information between prospective applicants for development projects and the projects 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 Monica Montoya, Montoya Land Use Consulting, Inc. at monica@mntya.com or (505)4121016.

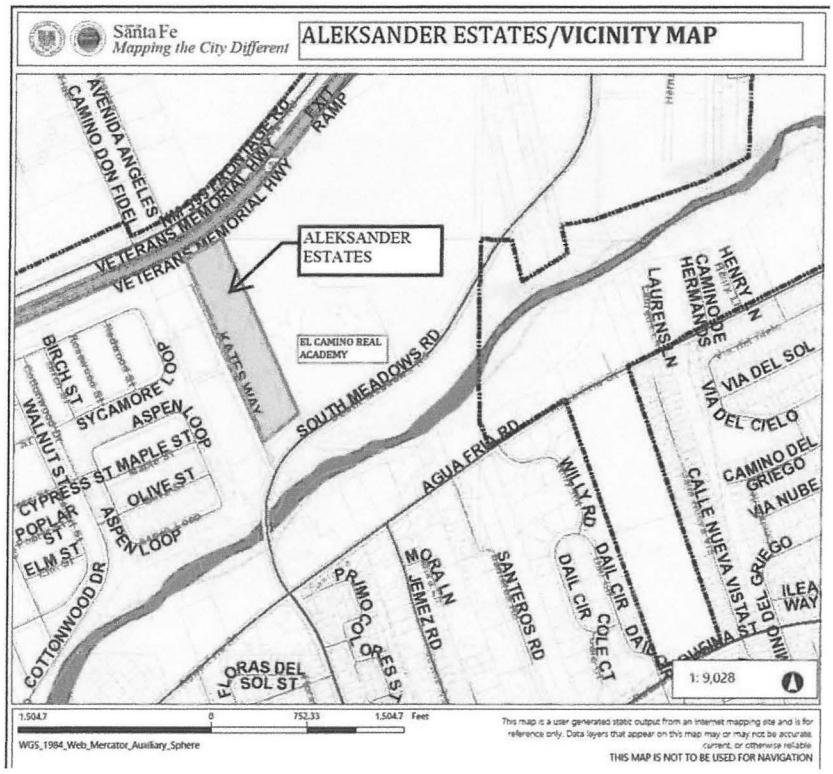
Sincerely,

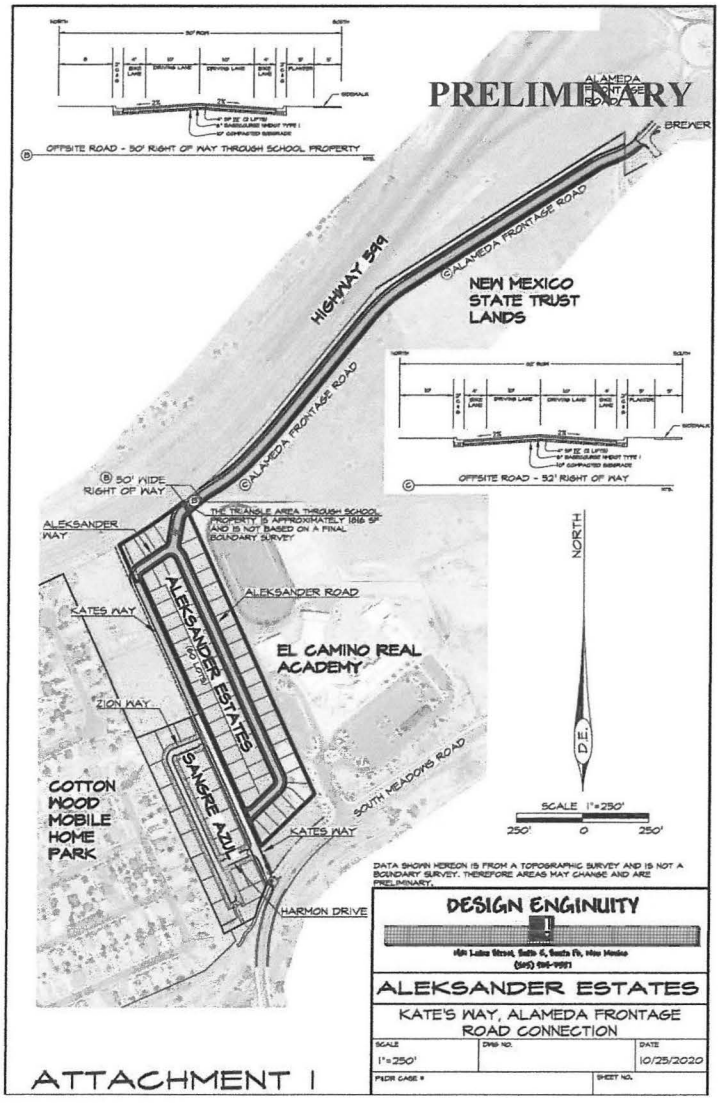
Monica Montoya
Monica Montoya

Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the land use department at 505-955-6820 five days prior to the hearing or meeting date.

Attachments: Vicinity map, site plan

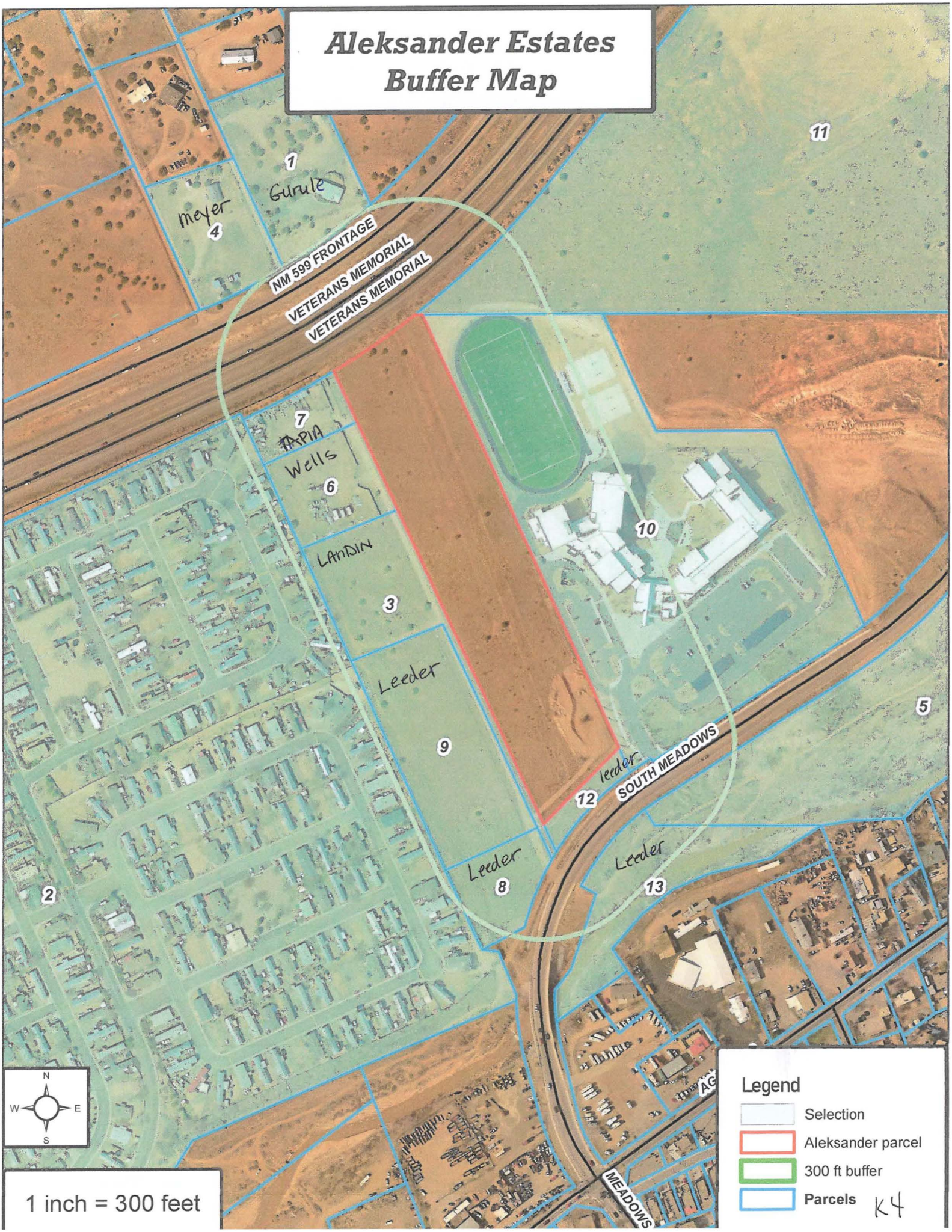
K2





Attachments: Vicinity map, site plan

K3


Aleksander Estates
Buffer Map
1
Gurule
Meyer
4
NM 599 FRONTAGE
VETERANS MEMORIAL
VETERANS MEMORIAL
11
7
TAPIA
Wells
6
LANDIN
3
10
Leeder
9
5
leeder
12
SOUTH MEADOWS
Leeder
8
Leeder
13
2
N
W
E
S
AG
MEADOWS
Legend
Selection
Aleksander parcel
300 ft buffer
Parcels
1 inch = 300 feet

K4

#	Owner Name	Mailing Address	City	State
1	GURULE, MODESTO & GLORIA	02 AVENIDA ANGELES	SANTA FE	NM
2	6441 CYPRESS ASSOCIATES, LLC	320 N PARK VISTA ST	ANAHEIM	CA
3	LANDIN, PATRICIA ROMERO &	3616 N PLATT RD	SANTA FE	NM
4	MEYER, CATHERINE N	2203 ARDOR ST	SANTA FE	NM
5	STORM RIVER PROPERTIES, LLC	PO BOX 908	SANTA FE	NM
6	WELLS, WARD GREGORY	1314 CAMINO CORRALES	SANTA FE	NM
7	TAPIA, FRED B	2084 CALLE ENSENADA	SANTA FE	NM
8	LEEDER, RODDY & SHERRY	417 COLUMBIA ST	SANTA FE	NM
9	LEEDER, RODDY & SHERRY	417 COLUMBIA ST	SANTA FE	NM
10	BOARD OF EDUCATION, SFPS	610 ALTA VISTA	SANTA FE	NM
11	STATE OF NEW MEXICO	PO BOX 2087	SANTA FE	NM
12	LEEDER, RODDY	PO BOX 15147	SANTA FE	NM
13	LEEDER, RODDY	PO BOX 15147	SANTA FE	NM

Zip
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87505
87505
87504-0908
87505-7501
87505
87505-4001
87505-4001
87501
87504
87592
87592

RESIDENT	FULL_ADDRE	ZIP_CODE
RESIDENT	2428 SYCAMORE LOOP	87507
RESIDENT	2430 SYCAMORE LOOP	87507
RESIDENT	2432 SYCAMORE LOOP	87507
RESIDENT	2434 SYCAMORE LOOP	87507
RESIDENT	2436 SYCAMORE LOOP	87507
RESIDENT	2438 SYCAMORE LOOP	87507
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RESIDENT	2444 SYCAMORE LOOP	87507
RESIDENT	2446 SYCAMORE LOOP	87507
RESIDENT	2448 SYCAMORE LOOP	87507
RESIDENT	2735 ASPEN LOOP	87507
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RESIDENT	2757 ASPEN LOOP	87507
RESIDENT	2759 ASPEN LOOP	87507

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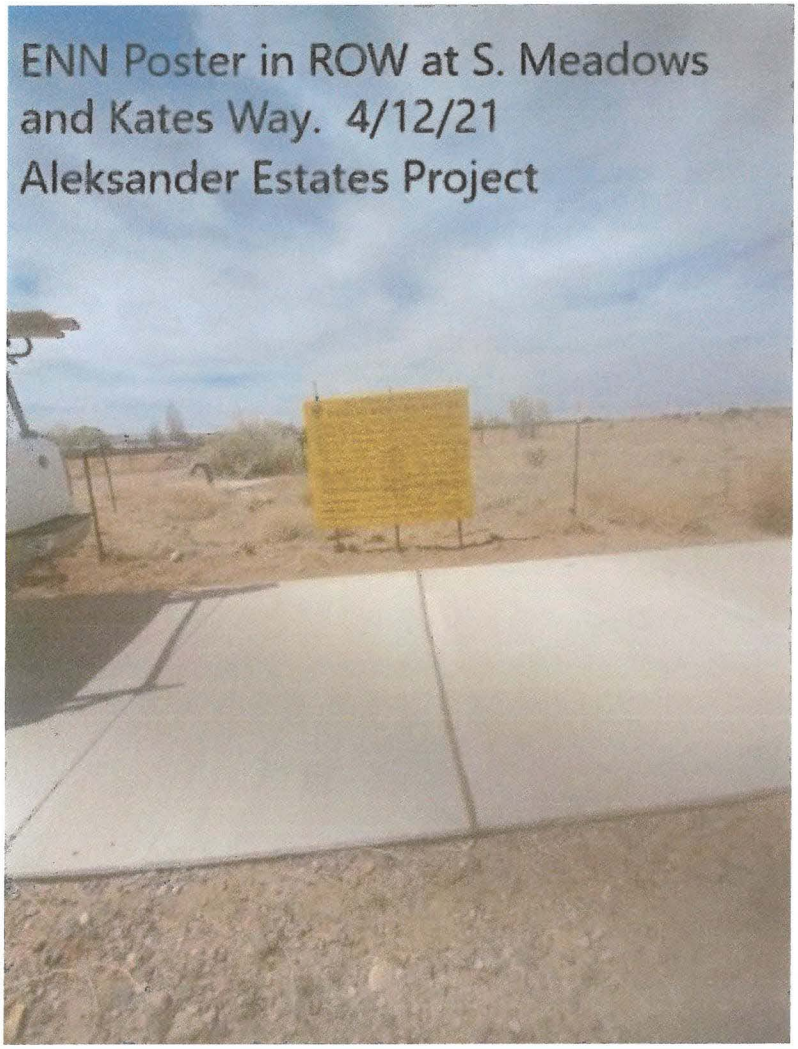
SOUTH MEADOWS

ENN Poster facing NM 599,
4/12/21
Aleksander Estates


ENN Poster in ROW at S. Meadows
and Kates Way. 4/12/21
Aleksander Estates Project

K10

Print Form

City of Santa Fe, New Mexico

PUBLIC MEETING NOTICE

ALEKSANDER ESTATES RESIDENTIAL SUBDIVISION

General Plan Amendment of 1 d.u./acre & 1-3 d.u./acre to 3-7 d.u./acre;

Rezoning of approximately 8.38 acres from R-1 to R-7;

Type of Project

Preliminary & Final Subdivision for 59 single family lots; and Preliminary & Final Development Plan

Project Location

Approximately 8.38 acres North East of the South Meadows and Kates Way Intersection

EARLY NEIGHBORHOOD NOTIFICATION	5:30 PM	Apr 27, 2021
Type of Meeting	Time	Date

LINK TO VIRTUAL HEARING AT https://santafe.primegov.com/public/portal

Meeting Location

Next Generation Contracting, Inc. (Applicant)

Applicant/Agent

Monica Montoya of Montoya Land use Consulting, Inc. (Agent)

For information call Monica Montoya, 505-412-1016

Phone #

Refer to Case Aleksander Estates Residential Subdivision

Required to be posted and visible from a public street from Apr 12, 2021 (Date) **to** Apr 27, 2021 (Date)

K11

ALEKSANDER ESTATES

TRAFFIC IMPACT STUDY

PLANNING COMMISSION SUBMITTAL | JUNE 2021

Bohannan Huston

ALEKSANDER ESTATES TRAFFIC IMPACT STUDY

PLANNING COMMISSION SUBMITTAL

Date:

JUNE 2021

Prepared by:

Bohannan Huston, Inc.
7500 Jefferson St NE
Courtyard Two
Albuquerque, NM 87109

Prepared for:

Next Generation Contracting, Inc.
726 Gregory Lane
Santa Fe, NM 87505

Eric J. Wrage 6/18/2021

Eric J. Wrage, PE, PTOE, RSP1 **Date**

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I. INTRODUCTION AND SUMMARY

Next Generation Contracting, Inc. proposes to develop a 59-unit single family residential development located near the intersection of South Meadows and Kates Way in Santa Fe, New Mexico. The proposed development will be constructed in one phase and will be completed by 2023.

A. STUDY PURPOSE

The purpose of the traffic study is to determine the impacts of the proposed development on the surrounding roadway network, evaluate the operation of the proposed site entrances, and to recommend any mitigation measures that may be necessary to support additional traffic generated by the new development.

B. EXECUTIVE SUMMARY

1. SITE LOCATION AND STUDY AREA

The site is located northeast of South Meadows and Kates Way in Santa Fe, New Mexico. The proposed site plan of the future development is shown in Figure 1.

The study area consists of the following intersections:

- South Meadows and Alameda Frontage (existing roundabout)
- South Meadows and Kates Way (proposed unsignalized intersection)

The intersection capacity analysis studies the AM and PM peak hours for the following traffic conditions:

- Existing traffic (2021)
- 2023 Completion Year without proposed development (2023 No Build)
- 2023 Completion Year with proposed development (2023 Build)

2. PRINCIPAL FINDINGS

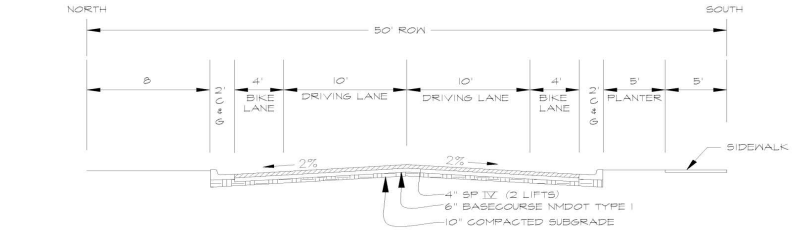
The traffic analysis found that the intersections operate at acceptable levels of service in the existing, no build, and build conditions.

The sight distance evaluation found that there is adequate sight distance on Kates Way in both directions.

3. RECOMMENDATIONS

- All designs shall satisfy the Manual on Uniform Traffic Control Devices (MUTCD) requirements.

- Based on SAMM criteria, a left turn lane is warranted on South Meadows at Kates Way. However, due to physical constraints associated with the close proximity to an existing bridge, it will not be possible to install the left turn lane without reconstruction of the bridge structure. In addition, there are low left turn volumes at this location. Therefore, a variance was requested by the developer and issued by the City of Santa Fe.
- There is adequate stopping sight distance for northbound South Meadows traffic as they approach Kates Way; however, we are recommending advanced warning signs to be installed to alert drivers for the possibility of left turn vehicles which will enhance safety at this intersection. Horizontal alignment signage (MUTCD W1-10) could be placed ahead of the roadway curve to warn drivers of turning vehicles ahead. An advisory speed plaque (MUTCD W13-1P) may be placed ahead of the roadway curve to call attention to a reduction in speed.



Ⓑ OFFSITE ROAD - 50' RIGHT OF WAY THROUGH SCHOOL PROPERTY

NTS.

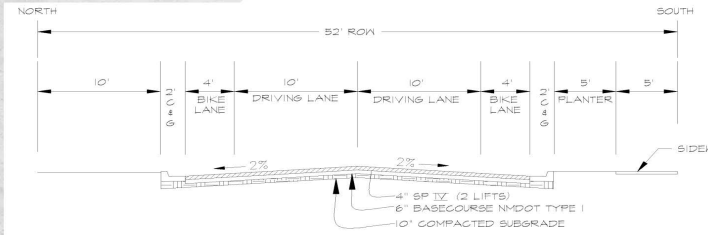
ALAMEDA FRONTAGE ROAD

BREWER

HIGHWAY 599

ⓒ ALAMEDA FRONTAGE ROAD

NEW MEXICO STATE TRUST LANDS



ⓒ OFFSITE ROAD - 52' RIGHT OF WAY

NTS.

Ⓑ 50' WIDE RIGHT OF WAY

ⓒ ALAMEDA FRONTAGE ROAD

THE TRIANGLE AREA THROUGH SCHOOL PROPERTY IS APPROXIMATELY 1816 SF AND IS NOT BASED ON A FINAL BOUNDARY SURVEY

ALEKSANDER WAY

ALEKSANDER ESTATES (60 LOTS)

ALEKSANDER ROAD

KATES WAY

EL CAMINO REAL ACADEMY

ZION WAY

SANGRE AZUL

SOUTH MEADOWS ROAD

COTTON WOOD MOBILE HOME PARK

KATES WAY

HARMON DRIVE

NORTH

D.E.

SCALE 1"=250'

250' 0 250'

DATA SHOWN HEREON IS FROM A TOPOGRAPHIC SURVEY AND IS NOT A BOUNDARY SURVEY. THEREFORE AREAS MAY CHANGE AND ARE PRELIMINARY.

DESIGN ENGINUITY

1421 Luisa Street, Suite E, Santa Fe, New Mexico

(505) 984-3557

ALEKSANDER ESTATES

KATE'S WAY, ALAMEDA FRONTAGE ROAD CONNECTION

SCALE	DWG NO.	DATE
1"=250'		10/25/2020
P&DR CASE #		SHEET NO.

ATTACHMENT 1

II. PROPOSED DEVELOPMENT

A. LAND USE AND INTENSITY

The proposed development will include 59 single family residential units.

The surrounding area is developing, primarily with a mix of residential development. The Cottonwood Village Mobile Home Park is located to the west and the El Camino Real Academy is located to the east. Commercial and industrial uses are also located nearby.

Nearby developments include the Madera multi-family residential, Gerhart multi-family residential, Sangre Azul single family residential, and Fire Station No. 2.

B. DEVELOPMENT PHASING AND TIMING

The proposed development will be constructed in one phase and will be completed by 2023.

III. STUDY AREA CONDITIONS

A. STUDY AREA

The study area consists of the following intersections:

- South Meadows and Alameda Frontage (existing roundabout)
- South Meadows and Kates Way (proposed unsignalized intersection)

B. SITE ACCESSIBILITY

Access to the site will be via South Meadows and Kates Way and via the proposed extension of Alameda Frontage road, which connects to the South Meadows roundabout when constructed. The proposed extension of the Alameda Frontage road is expected to be the primary site entrance.

C. DATA SOURCES

The data used in this report consist of the traffic counts described below, aerial photography and mapping from Google Earth®, and information provided by Montoya Land Use Consulting, Inc.

IV. EXISTING CONDITIONS ANALYSIS

A. BACKGROUND

Roadway federal classification is updated approximately every four years. The classification update process involves local governments, the Santa Fe Metropolitan Planning Organization (SFMPO), New Mexico Department of Transportation (NMDOT), and the Federal Highway Administration (FHWA).

1. ADJACENT ROADWAYS

- South Meadows is classified as a minor arterial and has one lane in each direction with an undivided median. The section of South Meadows near Kates Way has a reduced speed limit of 25 miles per hour (MPH). Sidewalks are present along South Meadows south of Kates Way and along the El Camino Real Academy frontage. Bicycle lanes are present on South Meadows.
- The Alameda Frontage northeast of the roundabout is classified as a minor arterial and has one lane in each direction with an undivided median. The Alameda Frontage has a speed limit of 40 MPH. No sidewalks or bicycle lanes are present.
- Kates Way is a currently an unpaved local road that is proposed to provide access to the development and connect with the proposed Alameda Frontage.

2. MULTI-MODAL CONDITIONS

Route 1 of the Santa Fe Trails bus system is the nearest bus route to the proposed development and runs along Agua Fria. The nearest bus stop on this route is located at Agua Fria and Jemez, approximately 0.3 miles away.

The Santa Fe Bikeways and Trails Map indicates that South Meadows has a bike lane/shoulder and the Alameda Frontage is northeast of the roundabout is a shared higher traffic/speed bicycle route.

B. EXISTING TRAFFIC CONDITIONS

The NMDOT has developed guidelines for *Alternative Means to Develop Base Turning Movements Volumes for Traffic Impact Studies During COVID-19 Times*, released October 5, 2020. These guidelines provide three (3) methods to develop traffic counts for use in traffic studies. This analysis utilized Method 1.

This study uses Method 1, which allows the use of recent traffic counts collected between September 2016 and February 2020. Method 1 is the preferred data source since in most cases the data is still representative of normal traffic conditions.

Recent traffic counts used in this study were originally collected for the Village at 599 Traffic Impact Analysis (2017). Traffic counts for the Agua Fria and Alameda Frontage roundabout were collected on September 29, 2016. Traffic counts for the South Meadows and Agua Fria intersection were collected on October 13, 2016. A growth factor of 1% was applied to the traffic counts to achieve 2021 volumes, as described further in the Projected Traffic section. The counts are located in Appendix A.

C. LEVEL OF SERVICE DEFINITIONS

The *Highway Capacity Manual Sixth Edition* (HCM) defines Level of Service (LOS) for un-signalized intersections in Table 1 as follows:

Table 1 | LOS Definitions

Level of Service	Definition	Signalized (sec/veh)	Unsignalized (sec/veh)
A	Most vehicles do not stop	<10	<10
B	Some vehicles stop	>10 and <20	>10 and <15
C	Significant numbers of vehicles stop	>20 and <35	>15 and <25
D	Many vehicles stop	>35 and <55	>25 and <35
E	Limit of acceptable delay	>55 and <80	>35 and <50
F	Unacceptable delay	>80	>50

The City of Santa Fe has established LOS D as the generally acceptable level of service in urban areas and when intersections operate below this level, improvements are considered, where feasible. Other critical movements are also desired to have LOS D or better if possible.

D. EXISTING INTERSECTION CAPACITY ANALYSIS

The existing intersection traffic volume were analyzed using Synchro 11, which uses the intersection methodology from the Sixth Edition of the Highway Capacity Manual (HCM).

The analysis found that the roundabout operates at acceptable levels of service in the existing condition.

The capacity analysis results are summarized below in Table 2. Individual intersection output for the existing conditions analysis is included in Appendix B.

Table 2 | Existing Unsignalized Intersection Capacity Analysis Results						
Intersection/Movement	2021 AM Peak			2021 PM Peak		
	Delay	Queue*	LOS	Delay	Queue*	LOS
South Meadows Roundabout	6.6	-	A	7.2	-	A
599 Off Ramp	6.1	25	A	6.8	0	A
Alameda Frontage E	6.5	25	A	6.7	25	A
South Meadows	7.9	50	A	6.6	25	A
599 Overpass	5.4	25	A	8.3	75	A
Alameda Frontage W	4.9	0	A	5.9	0	A
* – HCM 95th percentile queue rounded to next 25-foot increment						

V. PROJECTED TRAFFIC

A. SITE TRAFFIC FORECASTING

1. TRIP GENERATION

Generated trips are broken down into three types; 1) primary, 2) pass-by trips, and 3) diverted link. The Trip Generation report defines these trips as follows:

- **Primary Trips** – These trips are made for the specific purpose of visiting the generator. The stop at that generator is the primary reason for the trip. For example, a home to shopping to home combination of trips is a primary trip set.
- **Pass-by Trips** – These trips are made as intermediate stops on the way from an origin to a primary trip generation. Pass-by trips are attracted from the traffic passing the site on an adjacent street that contains direct access to the generator site. These trips do not require a diversion from another roadway. For example, stopping at the store on the way home from work is an example of a pass-by trip.
- **Diverted Linked Trips –** These trips are attracted from the traffic volume on the roadway within the vicinity of the generator, but which require a diversion from that roadway to another roadway to gain access to the site. The roadways could include streets or freeways adjacent to the generator, but without access to the generator.

This study included primary trips only.

The trip generation based on the 10th Edition of the Institute of Transportation engineer's (ITE) Trip Generation Manual is shown in Table 3 below with the following considerations. The table shows the total trips generated prior to any trip reductions. The trip generation is based on the peak hour of the adjacent street traffic.

Table 3 | Trip Generation

Land Use	ITE Code	Size	Daily	AM Enter	AM Exit	PM Enter	PM Exit
Single Family Detached	251	59	640	12	35	39	23

2. Trip Distribution and Assignment

Trip distribution and assignment was based on a simplified gravity model established in the Village at 599 TIA (2017) by Santa FE Engineering. The gravity model was based on the major employment districts in the region and the logical routes to and from the development. The routes were weighted to consider speed limits. The trip distribution percentage was then calculated by dividing the weighted route by the total.

Figures from the Village at 599 TIA showing trip distribution are included in Appendix C.

3. Traffic Projections

Data from the NMDOT Permanent Count Stations are typically used to determine an appropriate growth rate. Stations are not located within the immediate vicinity of the study area, so a growth rate of 1.0% was assumed. This is consistent with the Village at 599 TIA which used a 1.0% growth factor as informed by data obtained from the NMDOT Planning Department for the years 2013-2015.

The No Build analysis assumed that the proposed project is not completed. In the No Build condition, traffic generated by additional developments were included in the analysis. The additional developments include the Madera multi-family residential, Gerhart multi-family residential, Sangre Azul single family residential, and Fire Station No. 2.

VI. TRAFFIC AND IMPROVEMENT ANALYSIS

The following section will discuss the results of the future year traffic analysis. The intersection capacity analysis was completed using Synchro 11 which implements the Highway Capacity Manual procedures.

A. NO BUILD INTERSECTION CAPACITY ANALYSIS

The 2023 No Build scenario assumes that the proposed development is not completed.

In the No Build condition, traffic generated by additional developments were included in the analysis. The additional developments include the Madera multi-family residential, Gerhart multi-family residential, Sangre Azul single family residential, and Fire Station No. 2. The Sangre Azul development is located northwest of South Meadows and Kates Way. This development was assumed to utilize both the Kates Way access and the future Alameda Frontage access via the roundabout.

The analysis found that all both intersections operate at acceptable levels of service in the No Build condition.

The southbound approach on Kates Way is expected to operate at LOS C with a one (1) car queue in both AM and PM peak hours.

The capacity analysis results are summarized below in Table 4. Individual intersection output for the No Build condition analysis is included in Appendix D.

Table 4 | No Build Unsignalized Intersection Capacity Analysis Results

Intersection/Movement	2023 AM Peak			2023 PM Peak		
	Delay	Queue*	LOS	Delay	Queue*	LOS
South Meadows Roundabout	7.6	-	A	8.3	-	A
599 Off Ramp	6.5	25	A	8.2	25	A
Alameda Frontage E	7.4	25	A	7.8	50	A
South Meadows	9.6	75	A	7.5	50	A
599 Overpass	5.6	25	A	9.7	75	A
Alameda Frontage W	5.2	0	A	6.8	0	A
South Meadows & Kates Way	0.2	-	A	0.1	-	A
Eastbound Left	8.6	0	A	8.9	0	A
Southbound Approach	17.9	25	C	16.9	25	C

* – HCM 95th percentile queue rounded to next 25-foot increment

B. BUILD INTERSECTION CAPACITY ANALYSIS

The trips generated by the site (Table 3) were assigned to the intersections using the trip percentages and associated volumes determined by the Village at 599 TIA. These trips were added to the No Build traffic projections for each scenario.

The analysis found that both intersections operate at acceptable levels of service in the Build condition.

The 599 Overpass approach at the roundabout is expected to degrade to LOS B in the PM peak hour with a four (4) car queue.

The southbound approach on Kates Way will continue to operate at LOS C with a one (1) car queue in both AM and PM peak hours.

The capacity analysis results are summarized below in Table 5. Individual intersection output for the Build condition analysis is included in Appendix E.

Table 5 | Build Unsignalized Intersection Capacity Analysis Results

Intersection/Movement	2023 AM Peak			2023 PM Peak		
	Delay	Queue*	LOS	Delay	Queue*	LOS
South Meadows Roundabout	7.8	-	A	8.6	-	A
599 Off Ramp	6.5	25	A	8.4	25	A
Alameda Frontage E	7.6	25	A	8.0	50	A
South Meadows	10.1	100	B	7.7	50	A
599 Overpass	5.7	25	A	10.1	100	B
Alameda Frontage W	5.5	0	A	7.1	0	A
South Meadows & Kates Way	0.4	-	A	0.4	-	A
Eastbound Left	8.6	0	A	9.0	25	A
Southbound Approach	16.6	25	C	16.0	25	C

* – HCM 95th percentile queue rounded to next 25-foot increment

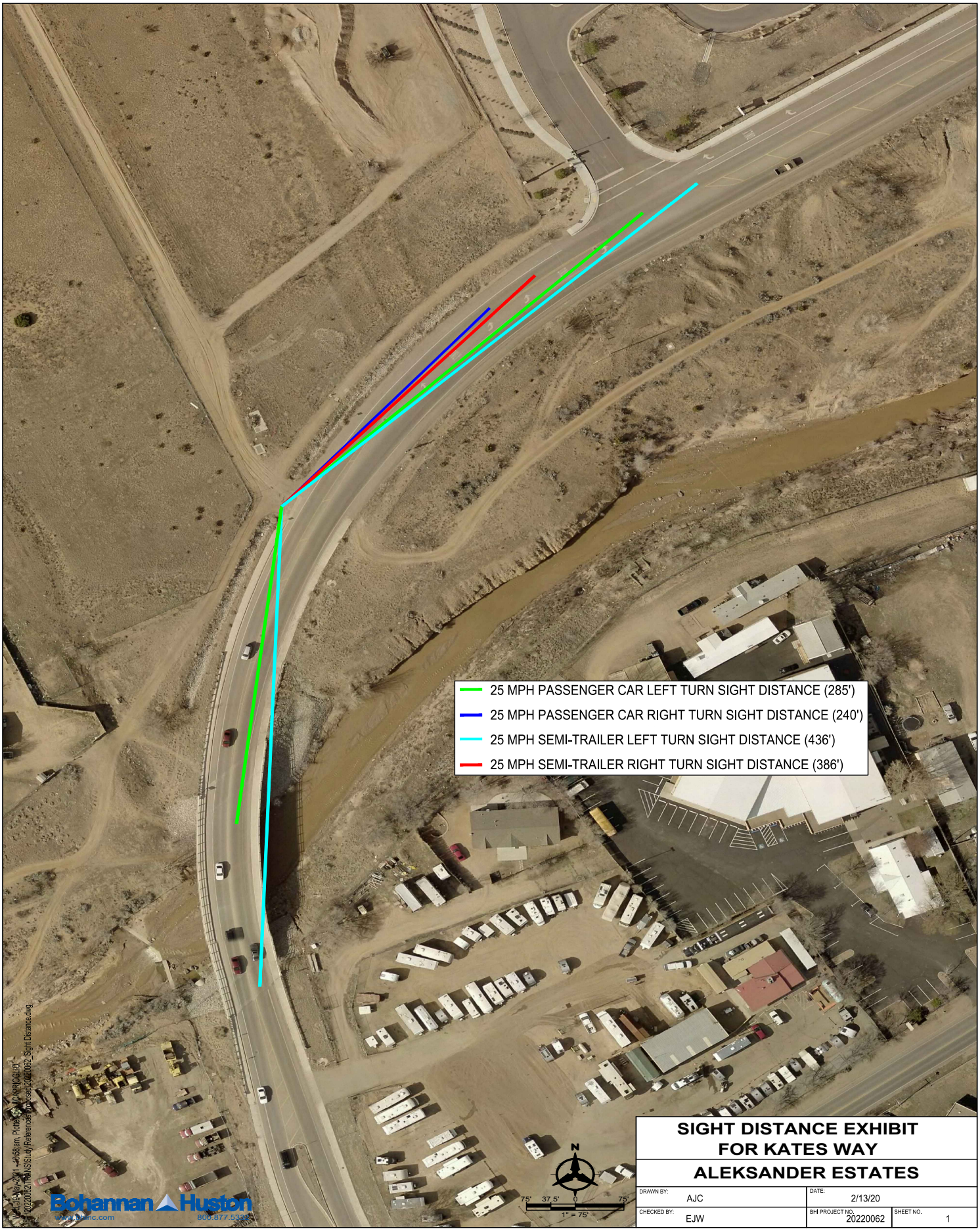
C. SIGHT DISTANCE EVALUATION

The South Meadows and Kates Way intersection is stop controlled for the minor approach, requiring an analysis of the sight distance for the controlled access. There is adequate visibility in both directions, more than enough to allow for any turning movement for a passenger car entering South Meadows. The more restrictive left turn requires 7.75 seconds resulting in a required sight distance of 285 feet at the posted speed of 25 mph which is easily achieved in both directions.

Analysis was run for semi-trailers and given the existing conditions there will be enough sight distance to allow for any turning movements of a semi-truck, this requires a left turn time of 11.85 seconds, resulting in a minimum sight distance of 440 feet at 25 mph. The entering vehicles will need to be able to see onto the bridge on South Meadows

(approximately 260 feet from the intersection), which is possible unless additional tree grown is expected on the sides of the bridge approach. Any driver or vehicle will be able to see far enough to allow for a safe turn and entrance into the roadway at slightly higher than posted speed.

Due to physical constraints associated with the left-turn lane, sight distance was evaluated for South Meadows. The evaluation shows there is adequate stopping sight distance on northbound South Meadows approaching Kates Way.



SIGHT DISTANCE EXHIBIT FOR KATES WAY

ALEKSANDER ESTATES

DRAWN BY: AJC	DATE: 2/13/20		
CHECKED BY: EJW	BHI PROJECT NO. 20220062	SHEET NO. 1	

SIGHT DISTANCE EXHIBIT FOR KATES WAY

ALEKSANDER ESTATES

DRAWN BY:	DATE: 6/10/2021	
CHECKED BY:	BHI PROJECT NO. 20220062	SHEET NO. 1

VII. CONCLUSIONS AND RECOMMENDATIONS

A. CONCLUSIONS

The traffic analysis found that the intersections operate at acceptable levels of service in the existing, no build, and build conditions.

The sight distance evaluation found that there is adequate sight distance on Kates Way in both directions.

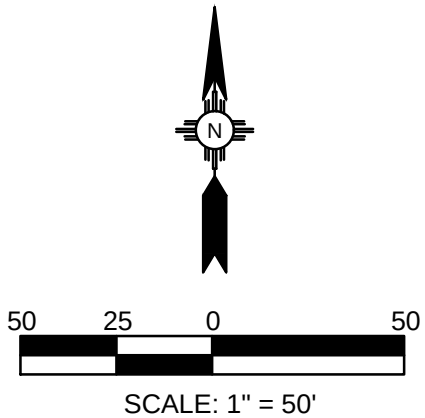
B. RECOMMENDATIONS

- All designs shall satisfy the Manual on Uniform Traffic Control Devices (MUTCD) requirements.
- Based on SAMM criteria, a left turn lane is warranted on South Meadows at Kates Way. However, due to physical constraints associated with the close proximity to an existing bridge, it will not be possible to install the left turn lane without reconstruction of the bridge structure. In addition, there are low left turn volumes at this location. Therefore, a variance was requested by the developer and issued by the City of Santa Fe.
- There is adequate stopping sight distance for northbound South Meadows traffic as they approach Kates Way; however, we are recommending advanced warning signs to be installed to alert drivers for the possibility of left turn vehicles which will enhance safety at this intersection. Horizontal alignment signage (MUTCD W1-10) could be placed ahead of the roadway curve to warn drivers of turning vehicles ahead. An advisory speed plaque (MUTCD W13-1P) may be placed ahead of the roadway curve to call attention to a reduction in speed.

APPENDIX A

TRAFFIC COUNTS

PEAK HOURS FOR TRAFFIC COUNT DATED October 13, 2016		
AM	NOON	PM
7:15 AM to 8:15 AM	12:30 to 1:30 PM	4:45 to 5:45 PM



SCALE: 1" = 50'

LEGEND

DENOTES PEAK HOUR TRAFFIC VOLUME AM, NOON, PM — 11, 23, 25

DENOTES MOVEMENT — ⬅

EXISTING TRAFFIC VOLUMES
AGUA FRIA ROAD &
SOUTH MEADOWS ROAD
FIGURE 12

File Name: AM_SOUTH MEADOWS ROAD and AGUA FRIA ROAD
Start Date: 10/13/2016
Peak Hour 7:15 to 8:15 AM
Person Counting: Mark Lopez & Elizer Pena

	AGUA FRIA ROAD EASTBOUND						AGUA FRIA ROAD WESTBOUND						SOUTH MEADOWS ROAD NORTHBOUND						SOUTH MEADOWS ROAD SOUTHBOUND						
Start Time	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Total
7:15 AM	59	52	42	0	2	0	1	24	11	0	0	1	15	67	9	0	2	0	2	26	12	0	0	0	320
7:30 AM	77	37	39	0	1	1	3	12	41	0	0	0	16	92	4	0	3	1	18	82	26	0	0	0	447
7:45 AM	49	55	36	0	4	0	3	20	26	0	0	0	12	66	6	0	1	0	31	72	19	0	0	0	395
8:00 AM	32	49	36	0	4	0	2	18	5	0	1	0	28	54	10	0	0	0	19	87	38	0	0	0	378
Total	217	193	153	0	11	1	9	74	83	0	1	1	71	279	29	0	6	1	70	267	95	0	0	0	1540
PHF	0.70	0.88	0.91				0.75	0.77	0.51				0.63	0.76	0.73				0.56	0.77	0.63				0.86

File Name: AM_SOUTH MEADOWS ROAD and AGUA FRIA ROAD
Start Date: 10/13/2016
Start Time: 6:30:00 AM
Person Counting: Mark Lopez & Elizer Pena

	AGUA FRIA ROAD EASTBOUND						AGUA FRIA ROAD WESTBOUND						SOUTH MEADOWS ROAD NORTHBOUND						SOUTH MEADOWS ROAD SOUTHBOUND						
Start Time	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Total
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	14	14	15	0	2	0	0	7	3	0	0	0	9	32	1	0	1	0	1	6	5	0	0	0	107
6:45 AM	24	24	729	0	1	0	2	10	0	0	0	0	10	36	3	0	1	0	0	18	6	0	0	0	862
7:00 AM	27	43	-669	0	2	0	3	11	1	0	1	0	12	47	3	0	2	0	2	25	6	0	0	0	-489
7:15 AM	59	52	42	0	2	0	1	24	11	0	0	1	15	67	9	0	2	0	2	26	12	0	0	0	320
7:30 AM	77	37	39	0	1	1	3	12	41	0	0	0	16	92	4	0	3	1	18	82	26	0	0	0	447
7:45 AM	49	55	36	0	4	0	3	20	26	0	0	0	12	66	6	0	1	0	31	72	19	0	0	0	395
8:00 AM	32	49	36	0	4	0	2	18	5	0	1	0	28	54	10	0	0	0	19	87	38	0	0	0	378
8:15 AM	27	31	49	0	2	0	10	22	3	0	0	2	22	52	10	0	0	0	3	41	11	0	0	0	281
8:30 AM	18	54	22	0	1	0	7	19	2	0	1	0	32	60	11	0	2	1	3	38	9	0	0	0	275
8:45 AM	20	40	33	0	3	0	4	17	3	0	0	0	8	57	10	0	1	0	4	24	11	0	0	0	231
Total	347	399	332	0	22	1	35	160	95	0	3	3	164	563	67	0	13	2	83	419	143	0	0	0	2807

File Name: NOON_SOUTH MEADOWS ROAD and AGUA FRIA ROAD
Start Date: 10/13/2016
Peak Hour 12:30 PM to 1:30 PM
Person Counting: Mark Lopez & Elizer Pena

	AGUA FRIA ROAD EASTBOUND						AGUA FRIA ROAD WESTBOUND						SOUTH MEADOWS ROAD NORTHBOUND						SOUTH MEADOWS ROAD SOUTHBOUND						
Start Time	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Total
12:30 PM	15	26	31	0	0	0	5	20	2	0	0	0	39	26	5	0	2	0	0	27	11	0	0	0	207
12:45 PM	20	27	17	0	2	0	9	34	2	0	0	0	28	36	4	0	1	0	1	31	11	0	0	0	220
01:00 PM	10	31	21	0	2	0	6	23	6	0	0	1	33	26	4	0	1	0	2	34	5	0	0	0	201
01:15 PM	7	23	33	0	3	0	5	24	2	0	0	0	32	27	7	0	2	0	4	34	7	0	0	0	205
Total	52	107	102	0	7	0	25	101	12	0	0	1	132	115	20	0	6	0	7	126	34	0	0	0	833
PHF	0.65	0.86	0.77				0.69	0.74	0.50				0.85	0.80	0.71				0.44	0.93	0.77				0.95

File Name: NOON_SOUTH MEADOWS ROAD and AGUA FRIA ROAD
Start Date: 10/13/2016
Start Time: 11:00 AM
Person Counting: Mark Lopez & Elizer Pena

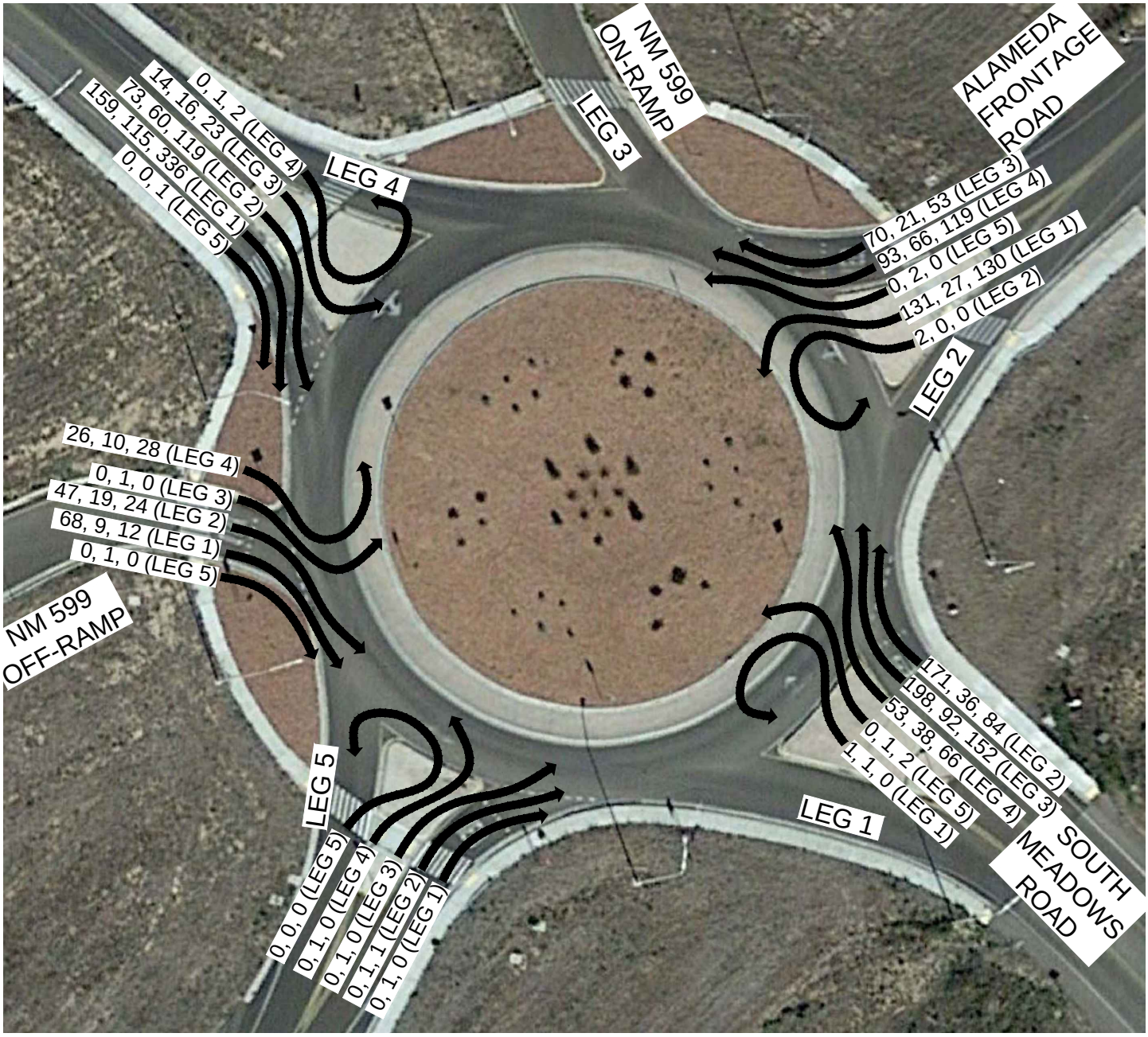
	AGUA FRIA ROAD EASTBOUND						AGUA FRIA ROAD WESTBOUND						SOUTH MEADOWS ROAD NORTHBOUND						SOUTH MEADOWS ROAD SOUTHBOUND						
Start Time	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Total
11:00 AM	17	30	26	0	1	0	5	17	4	0	1	0	22	25	4	0	2	0	9	36	10	0	0	1	205
11:15 AM	5	21	24	0	5	0	9	13	1	0	1	0	24	29	4	0	1	0	2	37	15	0	0	0	184
11:30 AM	8	23	22	0	-2	0	7	21	2	0	0	0	22	26	2	0	3	0	2	32	6	0	0	1	173
11:45 AM	11	12	22	0	7	0	5	24	1	0	0	0	16	27	3	0	1	1	3	28	8	0	0	0	160
12:00 PM	9	12	22	0	0	0	5	25	2	0	1	0	31	28	8	0	7	0	0	36	10	0	0	0	188
12:15 PM	2	19	22	0	3	0	8	18	1	0	0	0	38	25	7	0	0	0	2	31	12	0	0	0	185
12:30 PM	15	26	31	0	0	0	5	20	2	0	0	0	39	26	5	0	2	0	0	27	11	0	0	0	207
12:45 PM	20	27	17	0	2	0	9	34	2	0	0	0	28	36	4	0	1	0	1	31	11	0	0	0	220
01:00 PM	10	31	21	0	2	0	6	23	6	0	0	1	33	26	4	0	1	0	2	34	5	0	0	0	201
01:15 PM	7	23	33	0	3	0	5	24	2	0	0	0	32	27	7	0	2	0	4	34	7	0	0	0	205
01:30 PM	16	26	19	0	0	0	9	18	1	0	1	0	21	37	9	0	1	0	4	28	15	0	0	1	203
01:45 PM	12	14	22	0	3	0	4	24	2	0	1	0	25	34	3	0	1	1	2	23	13	0	0	0	178
Total	132	264	281	0	24	0	77	261	26	0	5	1	331	346	60	0	22	2	31	377	123	0	0	3	2309

File Name: PM_SOUTH MEADOWS ROAD and AGUA FRIA ROAD
Start Date: 10/13/2016
Peak Hour 4:45 to 5:45 PM
Person Counting: Mark Lopez & Elizer Pena

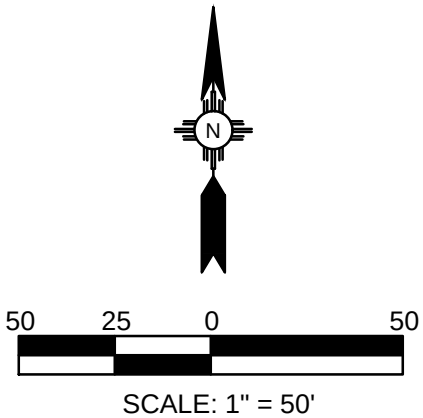
	AGUA FRIA ROAD EASTBOUND						AGUA FRIA ROAD WESTBOUND						SOUTH MEADOWS ROAD NORTHBOUND						SOUTH MEADOWS ROAD SOUTHBOUND						
Start Time	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Total
04:45 PM	11	30	30	0	1	2	11	43	11	0	0	0	64	42	7	0	0	0	5	97	22	0	0	0	373
05:00 PM	27	34	32	0	0	0	6	49	14	0	0	0	61	56	4	0	0	0	15	85	32	0	0	0	415
05:15 PM	23	45	43	0	1	0	12	56	8	0	0	0	56	47	6	0	0	0	10	92	41	0	0	0	439
05:30 PM	18	29	48	0	0	0	14	19	4	0	0	0	66	53	6	0	0	0	6	93	42	0	0	1	398
Total	79	138	153	0	2	2	43	167	37	0	0	0	247	198	23	0	0	0	36	367	137	0	0	1	1625
PHF	0.73	0.77	0.80				0.77	0.75	0.66				0.94	0.88	0.82				0.60	0.95	0.82				0.93

File Name: PM_SOUTH MEADOWS ROAD and AGUA FRIA ROAD
Start Date: 10/13/2016
Start Time: 03:00 PM
Person Counting: Mark Lopez & Elizer Pena

	AGUA FRIA ROAD EASTBOUND						AGUA FRIA ROAD WESTBOUND						SOUTH MEADOWS ROAD NORTHBOUND						SOUTH MEADOWS ROAD SOUTHBOUND						
Start Time	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Total
03:00 PM	13	12	23	0	3	1	7	39	7	0	0	0	36	42	5	0	8	0	19	73	42	0	0	3	318
03:15 PM	13	29	29	0	4	0	6	35	5	0	0	1	36	48	7	0	0	0	11	73	52	0	0	0	344
03:30 PM	21	24	33	0	3	0	8	24	1	0	0	0	33	44	9	0	1	0	5	58	20	0	0	1	280
03:45 PM	14	27	45	0	2	0	10	35	7	0	0	0	35	45	12	0	2	0	6	68	25	0	0	0	329
04:00 PM	10	28	21	0	4	0	8	32	7	0	0	1	60	43	9	0	0	0	7	61	26	0	0	0	312
04:15 PM	26	39	41	0	4	1	8	35	4	0	0	1	56	50	3	0	0	0	9	75	26	0	0	1	372
04:30 PM	24	34	39	0	4	0	11	38	3	0	0	0	52	68	6	0	1	0	9	57	31	0	0	1	372
04:45 PM	11	30	30	0	1	2	11	43	11	0	0	0	64	42	7	0	0	0	5	97	22	0	0	0	373
05:00 PM	27	34	32	0	0	0	6	49	14	0	0	0	61	56	4	0	0	0	15	85	32	0	0	0	415
05:15 PM	23	45	43	0	1	0	12	56	8	0	0	0	56	47	6	0	0	0	10	92	41	0	0	0	439
05:30 PM	18	29	48	0	0	0	14	19	4	0	0	0	66	53	6	0	0	0	6	93	42	0	0	1	398
05:45 PM	15	28	38	0	1	0	13	31	2	0	0	0	58	49	8	0	0	0	6	60	29	0	0	0	337
Total	215	359	422	0	27	4	114	436	73	0	0	3	613	587	82	0	12	0	108	892	388	0	0	7	4289



PEAK HOURS FOR TRAFFIC COUNT DATED September 29, 2016		
AM	NOON	PM
7:15 to 8:15 AM	1:00 to 2:00 PM	4:30 to 5:30 PM



LEGEND

DENOTES PEAK HOUR TRAFFIC VOLUME AM, NOON, PM (EXITING DIRECTION) — 11, 23, 25 (E)

DENOTES MOVEMENT ←

EXISTING TRAFFIC VOLUMES SOUTH MEADOWS ROAD & ALAMEDA FRONTAGE ROAD

FIGURE 13

File Name: AM_SOUTH MEADOWS ROAD and ALAMEDA FRONTAGE ROAD
Start Date: 9/29/2016
Peak Hour 7:15 to 8:15 AM
Person Counting: Chris Catanach and Mark Lopez and Veronica Cordova

	NM 599 OFFRAMP EASTBOUND							ALAMEDA FRONTAGE ROAD EASTBOUND							ALAMEDA FRONTAGE ROAD WESTBOUND							SOUTH MEADOWS ROAD NORTHBOUND							SOUTH MEADOWS ROAD SOUTHBOUND							
Start Time	NW BOUND	NE BOUND	EAST BOUND	SE BOUND	SW BOUND	TRUCKS	Peds	NW BOUND	NE BOUND	EAST BOUND	SE BOUND	SW BOUND	TRUCKS	Peds	NW BOUND	NE BOUND	EAST BOUND	SE BOUND	SW BOUND	TRUCKS	Peds	NW BOUND	NE BOUND	EAST BOUND	SE BOUND	SW BOUND	TRUCKS	Peds	NW BOUND	NE BOUND	EAST BOUND	SE BOUND	SW BOUND	TRUCKS	Peds	Total
7:15 AM	3	0	6	13	0	1	0	0	0	0	0	0	0	0	10	13	1	24	0	0	0	11	40	33	0	0	0	0	0	3	13	30	0	0	0	200
7:30 AM	6	0	19	26	0	0	0	0	0	0	0	0	0	0	17	21	0	52	0	0	0	10	41	47	0	0	0	0	0	7	22	47	0	0	0	315
7:45 AM	12	0	12	26	0	1	0	0	0	0	0	0	0	0	44	18	0	45	0	0	0	11	49	38	0	1	0	0	0	3	24	49	0	0	0	332
8:00 AM	5	0	10	3	0	3	0	0	0	0	0	0	0	0	22	18	1	10	0	0	0	21	68	53	0	0	0	0	0	1	14	33	0	0	0	259
Total	26	0	47	68	0	5	0	0	0	0	0	0	0	0	93	70	2	131	0	0	0	53	198	171	0	1	0	0	0	14	73	159	0	0	0	1106
PHF	0.54		0.62	0.65											0.53	0.83	0.50	0.63				0.63	0.73	0.91		0.25				0.50	0.76	0.81				0.83

File Name: AM_SOUTH MEADOWS ROAD and ALAMEDA FRONTAGE ROAD
Start Date: 9/29/2016
Start Time: 6:30:00 AM
Person Counting: Chris Catanach and Mark Lopez and Veronica Cordova

	NM 599 OFFRAMP EASTBOUND							ALAMEDA FRONTAGE ROAD EASTBOUND							ALAMEDA FRONTAGE ROAD WESTBOUND							SOUTH MEADOWS ROAD NORTHBOUND							SOUTH MEADOWS ROAD SOUTHBOUND							
Start Time	NW BOUND	NE BOUND	EAST BOUND	SE BOUND	SW BOUND	TRUCKS	Peds	NW BOUND	NE BOUND	EAST BOUND	SE BOUND	SW BOUND	TRUCKS	Peds	NW BOUND	NE BOUND	EAST BOUND	SE BOUND	SW BOUND	TRUCKS	Peds	NW BOUND	NE BOUND	EAST BOUND	SE BOUND	SW BOUND	TRUCKS	Peds	NW BOUND	NE BOUND	EAST BOUND	SE BOUND	SW BOUND	TRUCKS	Peds	Total
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	3	0	3	2	0	1	0	0	0	0	0	0	0	0	8	7	0	6	0	0	0	5	40	10	0	0	0	0	0	6	3	9	0	1	0	102
6:45 AM	0	0	5	0	0	1	0	0	0	0	0	0	0	0	9	7	0	2	0	0	0	10	38	14	0	0	0	0	0	4	9	18	0	0	0	116
7:00 AM	5	0	4	1	0	1	0	0	0	0	0	0	0	0	5	8	0	8	0	0	0	11	34	14	0	0	0	0	0	6	8	25	0	1	0	129
7:15 AM	3	0	6	13	0	1	0	0	0	0	0	0	0	0	10	13	1	24	0	0	0	11	40	33	0	0	0	0	0	3	13	30	0	0	0	200
7:30 AM	6	0	19	26	0	0	0	0	0	0	0	0	0	0	17	21	0	52	0	0	0	10	41	47	0	0	0	0	0	7	22	47	0	0	0	315
7:45 AM	12	0	12	26	0	1	0	0	0	0	0	0	0	0	44	18	0	45	0	0	0	11	49	38	0	1	0	0	0	3	24	49	0	0	0	332
8:00 AM	5	0	10	3	0	3	0	0	0	0	0	0	0	0	22	18	1	10	0	0	0	21	68	53	0	0	0	0	0	1	14	33	0	0	0	259
8:15 AM	2	1	8	1	0	1	0	0	0	0	0	0	0	0	20	16	0	18	0	0	0	14	41	26	0	0	0	1	0	4	14	29	0	0	1	194
8:30 AM	4	0	1	1	0	0	0	0	0	0	1	0	0	0	25	11	0	10	0	0	0	9	41	14	1	0	0	0	2	3	20	20	0	0	0	163
8:45 AM	2	0	6	1	0	1	0	0	0	0	0	0	0	0	15	8	0	9	0	1	0	9	66	17	0	0	0	0	0	2	17	45	0	2	0	197
Total	42	1	74	74	0	10	0	0	0	0	1	0	0	0	175	127	2	184	0	1	0	111	458	266	1	1	0	1	2	39	144	305	0	4	1	2007

File Name: NOON_SOUTH MEADOWS ROAD and ALAMEDA FRONTAGE ROAD

Start Date: 9/29/2016

Peak Hour 1:00 to 2:00 PM

Person Counting: Chris Catanach and Mark Lopez and Veronica Cordova

	NM 599 OFFRAMP EASTBOUND							ALAMEDA FRONTAGE ROAD EASTBOUND							ALAMEDA FRONTAGE ROAD WESTBOUND							SOUTH MEADOWS ROAD NORTHBOUND							SOUTH MEADOWS ROAD SOUTHBOUND							
Start Time	NW BOUND	NEBOUND	EAST BOUND	SEBOUND	SW BOUND	TRUCKS	Peds	NW BOUND	NEBOUND	EAST BOUND	SEBOUND	SW BOUND	TRUCKS	Peds	NW BOUND	NEBOUND	EAST BOUND	SEBOUND	SW BOUND	TRUCKS	Peds	NW BOUND	NEBOUND	EAST BOUND	SEBOUND	SW BOUND	TRUCKS	Peds	NW BOUND	NEBOUND	EAST BOUND	SEBOUND	SW BOUND	TRUCKS	Peds	Total
01:00 PM	4	0	5	2	0	0	0	0	0	0	0	0	0	0	16	7	0	9	0	0	0	14	24	3	0	0	0	0	1	4	12	26	0	0	0	127
01:15 PM	1	0	4	3	1	5	0	0	0	0	0	0	0	0	16	5	0	10	2	0	0	3	23	6	0	1	0	1	0	4	19	29	0	0	0	127
01:30 PM	3	0	4	2	0	0	0	1	1	1	0	0	0	0	16	6	0	5	0	0	0	6	22	12	0	0	0	0	0	3	17	31	0	0	0	130
01:45 PM	2	1	6	2	0	1	0	0	0	0	1	0	0	0	18	3	0	3	0	0	0	15	23	15	1	0	0	0	0	5	12	29	0	1	1	136
Total	10	1	19	9	1	6	0	1	1	1	1	0	0	0	66	21	0	27	2	0	0	38	92	36	1	1	0	1	1	16	60	115	0	1	1	520
PHF	0.63	0.25	0.79	0.75	0.25			0.25	0.25	0.25	0.25				0.92	0.75		0.68	0.25			0.63	0.96	0.60	0.25	0.25			0.25	0.80	0.79	0.93				0.96

File Name: NOON_SOUTH MEADOWS ROAD and ALAMEDA FRONTAGE ROAD
Start Date: 9/29/2016
Start Time: 11:00 AM
ın Counting: Chris Catanach and Mark Lopez and Veronica Cordova

	NM 599 OFFRAMP EASTBOUND							ALAMEDA FRONTAGE ROAD EASTBOUND							ALAMEDA FRONTAGE ROAD WESTBOUND							SOUTH MEADOWS ROAD NORTHBOUND							SOUTH MEADOWS ROAD SOUTHBOUND							
Start Time	NW BOUND	NE BOUND	EAST BOUND	SE BOUND	SW BOUND	TRUCKS	Peds	NW BOUND	NE BOUND	EAST BOUND	SE BOUND	SW BOUND	TRUCKS	Peds	NW BOUND	NE BOUND	EAST BOUND	SE BOUND	SW BOUND	TRUCKS	Peds	NW BOUND	NE BOUND	EAST BOUND	SE BOUND	SW BOUND	TRUCKS	Peds	NW BOUND	NE BOUND	EAST BOUND	SE BOUND	SW BOUND	TRUCKS	Peds	Total
11:00 AM	0	0	2	2	0	0	0	0	0	0	2	0	0	0	9	4	0	12	2	0	0	11	17	9	0	3	0	0	0	6	9	24	1	2	0	113
11:15 AM	1	0	1	0	0	1	0	2	0	0	0	0	0	0	14	2	0	9	0	0	0	14	17	10	0	0	0	0	0	3	23	29	0	0	0	125
11:30 AM	1	0	0	3	0	0	0	1	0	0	1	0	0	0	20	7	0	6	1	0	0	9	18	3	0	0	0	0	0	8	7	29	1	1	0	115
11:45 AM	3	0	2	1	0	1	0	1	0	0	0	0	0	0	14	3	0	11	0	0	0	12	25	6	0	0	1	1	0	1	13	32	0	0	0	124
12:00 PM	2	0	2	3	0	1	0	0	0	0	0	0	0	0	15	3	1	8	2	0	0	10	21	7	0	0	0	0	0	8	14	43	0	0	0	139
12:15 PM	3	0	3	1	0	0	0	0	0	1	1	0	0	0	8	2	0	13	0	1	0	10	14	9	1	0	0	0	0	2	18	30	0	1	1	116
12:30 PM	3	2	3	2	0	1	0	0	0	0	0	0	0	0	21	4	0	7	0	0	0	8	15	10	0	0	0	0	2	7	17	33	0	0	0	134
12:45 PM	5	0	2	1	0	0	0	0	0	0	0	0	0	0	12	4	0	7	0	0	0	11	22	7	0	0	0	0	0	5	10	34	0	0	0	120
01:00 PM	4	0	5	2	0	0	0	0	0	0	0	0	0	0	16	7	0	9	0	0	0	14	24	3	0	0	0	0	1	4	12	26	0	0	0	127
01:15 PM	1	0	4	3	1	5	0	0	0	0	0	0	0	0	16	5	0	10	2	0	0	3	23	6	0	1	0	1	0	4	19	29	0	0	0	127
01:30 PM	3	0	4	2	0	0	0	1	1	1	0	0	0	0	16	6	0	5	0	0	0	6	22	12	0	0	0	0	0	3	17	31	0	0	0	130
01:45 PM	2	1	6	2	0	1	0	0	0	0	1	0	0	0	18	3	0	3	0	0	0	15	23	15	1	0	0	0	0	5	12	29	0	1	1	136
Total	42	1	74	74	0	10	0	5	1	2	5	0	0	0	179	50	1	100	7	1	0	123	241	97	2	4	1	2	3	56	171	369	2	5	2	1506

File Name: PM_SOUTH MEADOWS ROAD and ALAMEDA FRONTAGE ROAD
Start Date: 9/29/2016
Peak Hour 4:30 to 5:30 PM
Person Counting: Chris Catanach and Mark Lopez and Veronica Cordova

	NM 599 OFFRAMP EASTBOUND							ALAMEDA FRONTAGE ROAD EASTBOUND							ALAMEDA FRONTAGE ROAD WESTBOUND							SOUTH MEADOWS ROAD NORTHBOUND							SOUTH MEADOWS ROAD SOUTHBOUND							
Start Time	NW BOUND	NE BOUND	EAST BOUND	SE BOUND	SW BOUND	TRUCKS	Peds	NW BOUND	NE BOUND	EAST BOUND	SE BOUND	SW BOUND	TRUCKS	Peds	NW BOUND	NE BOUND	EAST BOUND	SE BOUND	SW BOUND	TRUCKS	Peds	NW BOUND	NE BOUND	EAST BOUND	SE BOUND	SW BOUND	TRUCKS	Peds	NW BOUND	NE BOUND	EAST BOUND	SE BOUND	SW BOUND	TRUCKS	Peds	Total
04:30 PM	4	0	11	3	0	1	0	0	0	0	0	0	0	0	25	11	0	27	0	0	0	13	43	26	1	0	0	0	0	5	30	83	0	0	0	282
04:45 PM	7	0	7	2	0	0	0	0	0	0	0	0	0	0	26	14	0	23	0	0	0	18	33	12	0	0	0	0	0	9	23	75	0	0	0	249
05:00 PM	13	0	1	6	0	2	0	0	0	1	0	0	0	0	40	14	0	39	0	0	0	20	41	17	0	0	1	0	2	5	48	94	1	0	0	342
05:15 PM	4	0	5	1	0	0	0	0	0	0	0	0	0	0	28	14	0	41	0	0	0	15	35	29	1	0	0	0	0	4	18	84	0	0	1	279
Total	28	0	24	12	0	3	0	0	0	1	0	0	0	0	119	53	0	130	0	0	0	66	152	84	2	0	1	0	2	23	119	336	1	0	1	1152
PHF	0.54		0.55	0.50						0.25					0.74	0.95		0.79				0.83	0.88	0.72	0.50				0.25	0.64	0.62	0.89	0.25			0.84

File Name: PM_SOUTH MEADOWS ROAD and ALAMEDA FRONTAGE ROAD
Start Date: 9/29/2016
Start Time: 03:00 PM
Person Counting: Chris Catanach and Mark Lopez and Veronica Cordova

	NM 599 OFFRAMP EASTBOUND							ALAMEDA FRONTAGE ROAD EASTBOUND							ALAMEDA FRONTAGE ROAD WESTBOUND							SOUTH MEADOWS ROAD NORTHBOUND							SOUTH MEADOWS ROAD SOUTHBOUND							
Start Time	NW BOUND	NE BOUND	EAST BOUND	SE BOUND	SW BOUND	TRUCKS	Peds	NW BOUND	NE BOUND	EAST BOUND	SE BOUND	SW BOUND	TRUCKS	Peds	NW BOUND	NE BOUND	EAST BOUND	SE BOUND	SW BOUND	TRUCKS	Peds	NW BOUND	NE BOUND	EAST BOUND	SE BOUND	SW BOUND	TRUCKS	Peds	NW BOUND	NE BOUND	EAST BOUND	SE BOUND	SW BOUND	TRUCKS	Peds	Total
03:00 PM	0	0	4	4	0	1	0	0	0	0	0	0	0	0	13	7	0	20	0	0	0	15	15	41	0	1	0	0	0	3	12	45	0	0	0	180
03:15 PM	4	0	7	2	0	3	0	0	0	1	0	0	0	0	18	8	0	23	0	0	0	10	33	42	1	0	0	0	0	2	23	32	0	0	0	206
03:30 PM	7	0	3	4	1	0	0	0	0	0	0	0	0	0	25	4	0	15	0	0	0	16	28	24	1	0	0	0	0	3	18	55	0	0	0	204
03:45 PM	3	0	2	4	0	0	0	0	0	0	1	0	0	0	18	15	0	17	0	0	0	14	28	15	0	0	0	1	2	5	17	52	1	0	0	194
04:00 PM	6	0	8	2	0	1	0	0	0	0	0	0	0	0	20	4	0	12	0	0	0	6	27	12	0	0	0	0	3	7	23	57	0	0	0	187
04:15 PM	6	0	5	2	0	1	0	0	0	0	0	0	0	0	30	10	0	25	0	0	0	16	27	21	0	0	0	0	0	3	16	69	0	0	0	230
04:30 PM	4	0	11	3	0	1	0	0	0	0	0	0	0	0	25	11	0	27	0	0	0	13	43	26	1	0	0	0	0	5	30	83	0	0	0	282
04:45 PM	7	0	7	2	0	0	0	0	0	0	0	0	0	0	26	14	0	23	0	0	0	18	33	12	0	0	0	0	0	9	23	75	0	0	0	249
05:00 PM	13	0	1	6	0	2	0	0	0	1	0	0	0	0	40	14	0	39	0	0	0	20	41	17	0	0	1	0	2	5	48	94	1	0	0	342
05:15 PM	4	0	5	1	0	0	0	0	0	0	0	0	0	0	28	14	0	41	0	0	0	15	35	29	1	0	0	0	0	4	18	84	0	0	1	279
05:30 PM	3	0	8	6	0	0	0	0	0	0	0	0	0	0	23	12	0	24	0	0	0	20	28	33	1	0	0	0	1	6	22	73	0	0	0	260
05:45 PM	4	0	5	1	0	0	0	0	0	0	0	0	0	0	29	9	0	32	0	0	0	26	34	13	0	0	0	0	0	6	22	59	0	0	0	240
Total	61	0	66	37	1	9	0	0	0	2	1	0	0	0	295	122	0	298	0	0	0	189	372	285	5	1	1	1	8	58	272	778	2	0	1	2853

File Name: AM_ALAMEDA FRONTAGE ROAD and CAJA DEL ORO GRANT ROAD
Start Date: 10/20/2016
Peak Hour 7:30 to 8:30 AM
Person Counting: Elizer Pena

	ALAMEDA FRONTAGE ROAD EASTBOUND						ALAMEDA FRONTAGE ROAD WESTBOUND						CAJA DEL ORO GRANT ROAD NORTHBOUND						SOUTHBOUND						
Start Time	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Total
7:30 AM	0	58	19	0	1	0	6	35	0	0	1	0	66	0	18	0	3	0	0	0	0	0	0	0	202
7:45 AM	0	62	30	0	3	0	9	46	0	0	0	0	53	0	19	0	2	0	0	0	0	0	0	0	219
8:00 AM	0	50	21	0	4	0	10	33	0	0	3	0	15	0	7	0	0	0	0	0	0	0	0	0	136
8:15 AM	0	34	9	0	4	0	8	22	0	0	1	0	24	0	16	0	2	0	0	0	0	0	0	0	113
Total	0	204	79	0	12	0	33	136	0	0	5	0	158	0	60	0	7	0	0	0	0	0	0	0	670
PHF		0.82	0.66				0.83	0.74					0.60		0.79										0.76

APPENDIX B

2021 EXISTING INTERSECTION CAPACITY ANALYSIS

Intersection	
Intersection Delay, s/veh	6.6
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	161	339	485	284
Demand Flow Rate, veh/h	165	346	495	290
Vehicles Circulating, veh/h	444	345	191	158
Vehicles Exiting, veh/h	4	341	419	202
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	6.1	6.0	7.9	5.4
Approach LOS	A	A	A	A

Lane	Left	Bypass	Left	Bypass	Left	Left
Designated Moves	LTR	R	LR	R	LTR	LTR
Assumed Moves	LTR	R	LR	R	LTR	LTR
RT Channelized		Yield		Yield		
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	1	4.976	82	4.976	4.976
Entry Flow, veh/h	164	1376	264	1070	495	290
Cap Entry Lane, veh/h	877	0.980	971	0.980	1136	1174
Entry HV Adj Factor	0.978	1	0.981	80	0.979	0.979
Flow Entry, veh/h	160	1349	259	1049	485	284
Cap Entry, veh/h	858	0.001	952	0.076	1112	1150
V/C Ratio	0.187	2.7	0.272	4.1	0.436	0.247
Control Delay, s/veh	6.1	A	6.5	A	7.9	5.4
LOS	A	0	A	0	A	A
95th %tile Queue, veh	1		1		2	1

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Approach	NE	SW
Entry Lanes	1	0
Conflicting Circle Lanes	1	1
Adj Approach Flow, veh/h	5	0
Demand Flow Rate, veh/h	5	0
Vehicles Circulating, veh/h	605	360
Vehicles Exiting, veh/h	3	249
Ped Vol Crossing Leg, #/h	0	0
Ped Cap Adj	1.000	1.000
Approach Delay, s/veh	4.9	0.0
Approach LOS	A	-

Lane	Left
Designated Moves	LTR
Assumed Moves	LTR
RT Channelized	
Lane Util	1.000
Follow-Up Headway, s	2.609
Critical Headway, s	4.976
Entry Flow, veh/h	5
Cap Entry Lane, veh/h	744
Entry HV Adj Factor	0.992
Flow Entry, veh/h	5
Cap Entry, veh/h	739
V/C Ratio	0.007
Control Delay, s/veh	4.9
LOS	A
95th %tile Queue, veh	0

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↱	
Traffic Vol, veh/h	0	608	454	0	0	0
Future Vol, veh/h	0	608	454	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	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	661	493	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	1154	493
Stage 1	-	-	-	-	493	-
Stage 2	-	-	-	-	661	-
Critical Hdwy	-	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	0	-	-	0	218	576
Stage 1	0	-	-	0	614	-
Stage 2	0	-	-	0	514	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	218	576
Mov Cap-2 Maneuver	-	-	-	-	218	-
Stage 1	-	-	-	-	614	-
Stage 2	-	-	-	-	514	-

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

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

Intersection	
Intersection Delay, s/veh	7.2
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	75	348	348	548
Demand Flow Rate, veh/h	77	355	354	560
Vehicles Circulating, veh/h	714	320	232	158
Vehicles Exiting, veh/h	4	266	559	249
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	6.7	6.2	6.6	8.3
Approach LOS	A	A	A	A

Lane	Left	Bypass	Left	Bypass	Left	Left
Designated Moves	LTR	R	LR	R	LTR	LTR
Assumed Moves	LTR	R	LR	R	LTR	LTR
RT Channelized		Yield		Yield		
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	1	4.976	62	4.976	4.976
Entry Flow, veh/h	76	1374	293	1118	354	560
Cap Entry Lane, veh/h	666	0.980	996	0.980	1089	1174
Entry HV Adj Factor	0.984	1	0.980	61	0.982	0.980
Flow Entry, veh/h	75	1347	287	1096	347	549
Cap Entry, veh/h	656	0.001	975	0.056	1069	1151
V/C Ratio	0.114	2.7	0.294	3.8	0.325	0.477
Control Delay, s/veh	6.8	A	6.7	A	6.6	8.3
LOS	A	0	A	0	A	A
95th %tile Queue, veh	0		1		1	3

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Approach	NE	SW
Entry Lanes	1	0
Conflicting Circle Lanes	1	1
Adj Approach Flow, veh/h	5	0
Demand Flow Rate, veh/h	5	0
Vehicles Circulating, veh/h	786	407
Vehicles Exiting, veh/h	4	206
Ped Vol Crossing Leg, #/h	0	0
Ped Cap Adj	1.000	1.000
Approach Delay, s/veh	5.9	0.0
Approach LOS	A	-

Lane	Left
Designated Moves	LTR
Assumed Moves	LTR
RT Channelized	
Lane Util	1.000
Follow-Up Headway, s	2.609
Critical Headway, s	4.976
Entry Flow, veh/h	5
Cap Entry Lane, veh/h	619
Entry HV Adj Factor	0.992
Flow Entry, veh/h	5
Cap Entry, veh/h	614
V/C Ratio	0.008
Control Delay, s/veh	5.9
LOS	A
95th %tile Queue, veh	0

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↱	
Traffic Vol, veh/h	0	330	567	0	0	0
Future Vol, veh/h	0	330	567	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	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	359	616	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	975	616
Stage 1	-	-	-	-	616	-
Stage 2	-	-	-	-	359	-
Critical Hdwy	-	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	0	-	-	0	279	491
Stage 1	0	-	-	0	539	-
Stage 2	0	-	-	0	707	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	279	491
Mov Cap-2 Maneuver	-	-	-	-	279	-
Stage 1	-	-	-	-	539	-
Stage 2	-	-	-	-	707	-

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

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

APPENDIX C

TURNING MOVEMENT DEVELOPMENT

ALEKSANDER ESTATES
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: ROUNDABOUT AT NM 599 & SOUTH MEADOWS

AM Peak Hour

	LEG 1 SOUTH MEADOWS					**LEG 2** ALAMEDA FRONTAGE E					**LEG 4** NM 599 OVERPASS					NM 599 OFF RAMP					**LEG 5** ALAMEDA FRONTAGE W				
	LEG 1	LEG 2	LEG 3	LEG 4	LEG 5	LEG 1	LEG 2	LEG 3	LEG 4	LEG 5	LEG 1	LEG 2	LEG 3	LEG 4	LEG 5	LEG 1	LEG 2	LEG 3	LEG 4	LEG 5	LEG 1	LEG 2	LEG 3	LEG 4	LEG 5
Existing (2016)	**1**	**171**	**198**	**53**	**0**	**131**	**2**	**70**	**93**	**0**	**159**	**73**	**14**	**0**	**0**	**68**	**47**	**0**	**26**	**0**	**0**	**0**	**0**	**0**	**0**
Existing (2021)	1	180	208	56	0	138	2	74	98	0	167	77	15	0	0	71	49	0	27	0	0	0	0	0	0
Background Growth	0	3	4	1	0	3	0	1	2	0	3	1	0	0	0	1	1	0	1	0	0	0	0	0	0
Madera Apartments		18	16	12	0	4					4					3					0				
Gerhart Apartments		15	10	13		5					5					3									
Sangre Azul		1	1	1		0					0				1	0				1		3	2	3	
Fire Station No. 2					1					1					1					1	1	1	1	1	
No Build (2023)	**1**	**217**	**238**	**83**	**1**	**150**	**2**	**75**	**100**	**1**	**179**	**78**	**15**	**0**	**2**	**79**	**50**	**0**	**28**	**2**	**1**	**4**	**3**	**4**	**0**
Entering						1				2	1				2	0				1					
Exiting		2	1	2																		7	4	6	
Build (2023)	**1**	**219**	**240**	**85**	**1**	**150**	**2**	**75**	**100**	**3**	**180**	**78**	**15**	**0**	**4**	**80**	**50**	**0**	**28**	**3**	**1**	**11**	**7**	**9**	**0**

PHF *0.83*
HV % *2*

PM Peak Hour

	LEG 1 SOUTH MEADOWS					**LEG 2** ALAMEDA FRONTAGE E					**LEG 4** NM 599 OVERPASS					NM 599 OFF RAMP					**LEG 5** ALAMEDA FRONTAGE W				
	LEG 1	LEG 2	LEG 3	LEG 4	LEG 5	LEG 1	LEG 2	LEG 3	LEG 4	LEG 5	LEG 1	LEG 2	LEG 3	LEG 4	LEG 5	LEG 1	LEG 2	LEG 3	LEG 4	LEG 5	LEG 1	LEG 2	LEG 3	LEG 4	LEG 5
Existing (2016)	**0**	**84**	**152**	**66**	**2**	**130**	**0**	**53**	**119**	**0**	**336**	**119**	**23**	**2**	**1**	**12**	**24**	**0**	**28**	**0**	**0**	**0**	**0**	**0**	**0**
Existing (2021)	0	88	160	69	2	137	0	56	125	0	353	125	24	2	1	13	25	0	29	0	0	0	0	0	0
Background Growth	0	2	3	1	0	3	0	1	2	0	7	2	0	0	0	0	0	0	1	0	0	0	0	0	0
Madera Apartments		10	9	7	0	19					17					12					0				
Gerhart Apartments		10	7	9		16					14					10									
Sangre Azul		1	0	1		1									3	1				2		2	1	1	
Fire Station No. 2					1					1					1					1	1	1	1	1	
No Build (2023)	**0**	**110**	**179**	**87**	**3**	**175**	**0**	**57**	**127**	**1**	**390**	**127**	**25**	**2**	**5**	**36**	**26**	**0**	**30**	**3**	**1**	**3**	**2**	**2**	**0**
Entering						2				7	2				6	2				5					
Exiting		1	1	1																		4	3	4	
Build (2023)	**0**	**112**	**180**	**88**	**3**	**177**	**0**	**57**	**127**	**8**	**393**	**127**	**25**	**2**	**11**	**38**	**26**	**0**	**30**	**8**	**1**	**7**	**5**	**6**	**0**

PHF *0.84*
HV % *2*

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
Trip Distribution % Enter						6.3%				18.7%	5.6%				16.6%	4.1%				12.4%						Aleksander Estates, Sangre Azul
Trip Distribution % Exit		6.3%	4.1%	5.6%																		18.7%	12.4%	16.6%		
Trip Distribution % Enter						24.9%					22.1%					16.6%					0.0%					Madera, Gerhart
Trip Distribution % Exit		24.9%	16.6%	22.1%	0.0%																					

ALEKSANDER ESTATES
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: KATES WAY AND SOUTH MEADOWS

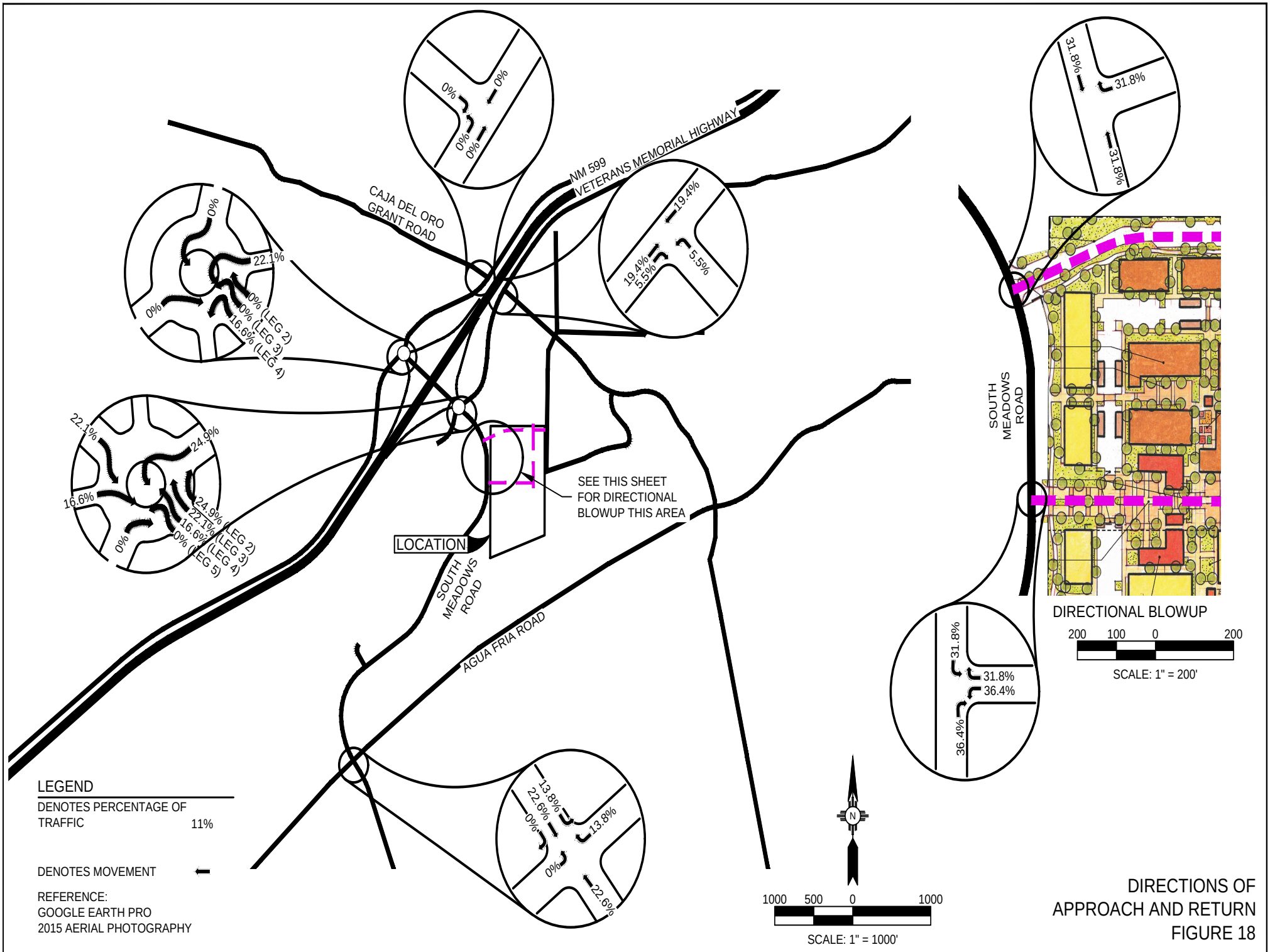
AM Peak Hour

	Eastbound SOUTH MEADOWS			Westbound SOUTH MEADOWS			Northbound KATES WAY			Southbound KATES WAY		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2021)		608			454							
Background Growth	0	12	0	0	9	0	0	0	0	0	0	0
Madera Apartments		13			53							
Gerhart Apartments		8			22							
Sangre Azul	2					1			0	3		6
Fire Station No. 2												
No Build 2022	**2**	**633**	**0**	**0**	**515**	**1**	**0**	**0**	**0**	**3**	**0**	**6**
Entering	4					2						
Exiting	0	0	0	0	0	0	0	0	0	6	0	13
Build 2022	**6**	**633**	**0**	**0**	**515**	**3**	**0**	**0**	**0**	**8**	**0**	**19**
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*2*			*2*			*2*			*2*	

PM Peak Hour

	Eastbound SOUTH MEADOWS			Westbound SOUTH MEADOWS			Northbound KATES WAY			Southbound KATES WAY		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2021)		330			567							
Background Growth	0	6	0	0	11	0	0	0	0	0	0	0
Madera Apartments		55			29							
Gerhart Apartments		23			15							
Sangre Azul	6					3			0	1		3
Fire Station No. 2												
No Build 2022	**6**	**391**	**0**	**0**	**607**	**3**	**0**	**0**	**0**	**1**	**0**	**3**
Entering	14					6						
Exiting	0	0	0	0	0	0	0	0	0	4	0	8
Build 2022	**20**	**391**	**0**	**0**	**607**	**9**	**0**	**0**	**0**	**5**	**0**	**12**
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*2*			*2*			*2*			*2*	

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
Trip Distribution % Enter	36.4%					15.9%							Aleksander Estates, Sangre Azul
Trip Distribution % Exit	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	15.9%	0.0%	36.4%	
Trip Distribution % Enter		36.4%											Madera, Gerhart
Trip Distribution % Exit	0.0%	0.0%	0.0%	0.0%	36.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	



DIRECTIONS OF
APPROACH AND RETURN
FIGURE 18

APPENDIX D

2023 NO BUILD INTERSECTION CAPACITY ANALYSIS

Intersection	
Intersection Delay, s/veh	7.6
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	173	357	590	299
Demand Flow Rate, veh/h	177	364	602	305
Vehicles Circulating, veh/h	473	414	199	172
Vehicles Exiting, veh/h	4	387	455	238
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	6.4	6.7	9.6	5.6
Approach LOS	A	A	A	A

Lane	Left	Bypass	Left	Bypass	Left	Left
Designated Moves	LTR	R	LR	R	LTR	LTR
Assumed Moves	LTR	R	LR	R	LTR	LTR
RT Channelized		Yield		Yield		
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	1	4.976	84	4.976	4.976
Entry Flow, veh/h	176	1373	280	1033	602	305
Cap Entry Lane, veh/h	852	0.980	905	0.980	1126	1158
Entry HV Adj Factor	0.979	1	0.981	82	0.980	0.980
Flow Entry, veh/h	172	1346	275	1013	590	299
Cap Entry, veh/h	834	0.001	888	0.081	1104	1134
V/C Ratio	0.207	2.7	0.310	4.3	0.534	0.263
Control Delay, s/veh	6.5	A	7.4	A	9.6	5.6
LOS	A	0	A	0	A	A
95th %tile Queue, veh	1		1		3	1

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Approach	NE	SW
Entry Lanes	1	0
Conflicting Circle Lanes	1	1
Adj Approach Flow, veh/h	10	0
Demand Flow Rate, veh/h	10	0
Vehicles Circulating, veh/h	644	410
Vehicles Exiting, veh/h	5	284
Ped Vol Crossing Leg, #/h	0	0
Ped Cap Adj	1.000	1.000
Approach Delay, s/veh	5.2	0.0
Approach LOS	A	-

Lane	Left
Designated Moves	LTR
Assumed Moves	LTR
RT Channelized	
Lane Util	1.000
Follow-Up Headway, s	2.609
Critical Headway, s	4.976
Entry Flow, veh/h	10
Cap Entry Lane, veh/h	715
Entry HV Adj Factor	0.994
Flow Entry, veh/h	10
Cap Entry, veh/h	711
V/C Ratio	0.014
Control Delay, s/veh	5.2
LOS	A
95th %tile Queue, veh	0

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↱	
Traffic Vol, veh/h	2	633	515	2	5	6
Future Vol, veh/h	2	633	515	2	5	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	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	688	560	2	5	7

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	562	0	-	0	1253	561
Stage 1	-	-	-	-	561	-
Stage 2	-	-	-	-	692	-
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	1009	-	-	-	190	527
Stage 1	-	-	-	-	571	-
Stage 2	-	-	-	-	497	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1009	-	-	-	189	527
Mov Cap-2 Maneuver	-	-	-	-	189	-
Stage 1	-	-	-	-	569	-
Stage 2	-	-	-	-	497	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	17.9
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1009	-	-	-	291
HCM Lane V/C Ratio	0.002	-	-	-	0.041
HCM Control Delay (s)	8.6	-	-	-	17.9
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Intersection Delay, s/veh	8.3
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	104	393	415	594
Demand Flow Rate, veh/h	107	401	423	606
Vehicles Circulating, veh/h	804	368	240	202
Vehicles Exiting, veh/h	4	295	669	274
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	8.1	7.2	7.5	9.7
Approach LOS	A	A	A	A

Lane	Left	Bypass	Left	Bypass	Left	Left
Designated Moves	LTR	R	LR	R	LTR	LTR
Assumed Moves	LTR	R	LR	R	LTR	LTR
RT Channelized		Yield		Yield		
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	2	4.976	63	4.976	4.976
Entry Flow, veh/h	105	1369	338	1091	423	606
Cap Entry Lane, veh/h	608	0.980	948	0.980	1080	1123
Entry HV Adj Factor	0.979	2	0.980	62	0.981	0.980
Flow Entry, veh/h	103	1342	331	1070	415	594
Cap Entry, veh/h	595	0.001	929	0.058	1060	1101
V/C Ratio	0.173	2.7	0.357	3.9	0.392	0.540
Control Delay, s/veh	8.2	A	7.8	A	7.5	9.7
LOS	A	0	A	0	A	A
95th %tile Queue, veh	1		2		2	3

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Approach	NE	SW
Entry Lanes	1	0
Conflicting Circle Lanes	1	1
Adj Approach Flow, veh/h	8	0
Demand Flow Rate, veh/h	8	0
Vehicles Circulating, veh/h	901	476
Vehicles Exiting, veh/h	8	230
Ped Vol Crossing Leg, #/h	0	0
Ped Cap Adj	1.000	1.000
Approach Delay, s/veh	6.8	0.0
Approach LOS	A	-

Lane	Left
Designated Moves	LTR
Assumed Moves	LTR
RT Channelized	
Lane Util	1.000
Follow-Up Headway, s	2.609
Critical Headway, s	4.976
Entry Flow, veh/h	8
Cap Entry Lane, veh/h	551
Entry HV Adj Factor	0.993
Flow Entry, veh/h	8
Cap Entry, veh/h	546
V/C Ratio	0.015
Control Delay, s/veh	6.8
LOS	A
95th %tile Queue, veh	0

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↱	
Traffic Vol, veh/h	6	391	607	5	3	3
Future Vol, veh/h	6	391	607	5	3	3
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	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	425	660	5	3	3

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	665	0	-	0	1102	663
Stage 1	-	-	-	-	663	-
Stage 2	-	-	-	-	439	-
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	924	-	-	-	234	461
Stage 1	-	-	-	-	512	-
Stage 2	-	-	-	-	650	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	924	-	-	-	232	461
Mov Cap-2 Maneuver	-	-	-	-	232	-
Stage 1	-	-	-	-	507	-
Stage 2	-	-	-	-	650	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	16.9
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	924	-	-	-	309
HCM Lane V/C Ratio	0.007	-	-	-	0.021
HCM Control Delay (s)	8.9	-	-	-	16.9
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.1

APPENDIX E

2023 BUILD INTERSECTION CAPACITY ANALYSIS

Intersection	
Intersection Delay, s/veh	7.8
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	175	358	593	302
Demand Flow Rate, veh/h	179	365	605	308
Vehicles Circulating, veh/h	477	429	221	173
Vehicles Exiting, veh/h	4	397	456	246
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	6.4	6.8	10.1	5.7
Approach LOS	A	A	B	A

Lane	Left	Bypass	Left	Bypass	Left	Left
Designated Moves	LTR	R	LR	R	LTR	LTR
Assumed Moves	LTR	R	LR	R	LTR	LTR
RT Channelized		Yield		Yield		
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	3	4.976	84	4.976	4.976
Entry Flow, veh/h	176	1369	281	1026	605	308
Cap Entry Lane, veh/h	848	0.980	891	0.980	1101	1157
Entry HV Adj Factor	0.979	3	0.981	82	0.980	0.980
Flow Entry, veh/h	172	1342	276	1005	593	302
Cap Entry, veh/h	831	0.002	874	0.082	1080	1133
V/C Ratio	0.207	2.7	0.315	4.3	0.549	0.266
Control Delay, s/veh	6.5	A	7.6	A	10.1	5.7
LOS	A	0	A	0	B	A
95th %tile Queue, veh	1		1		3	1

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Approach	NE	SW
Entry Lanes	1	0
Conflicting Circle Lanes	1	1
Adj Approach Flow, veh/h	32	0
Demand Flow Rate, veh/h	32	0
Vehicles Circulating, veh/h	645	419
Vehicles Exiting, veh/h	8	291
Ped Vol Crossing Leg, #/h	0	0
Ped Cap Adj	1.000	1.000
Approach Delay, s/veh	5.5	0.0
Approach LOS	A	-

Lane	Left
Designated Moves	LTR
Assumed Moves	LTR
RT Channelized	
Lane Util	1.000
Follow-Up Headway, s	2.609
Critical Headway, s	4.976
Entry Flow, veh/h	32
Cap Entry Lane, veh/h	715
Entry HV Adj Factor	0.994
Flow Entry, veh/h	32
Cap Entry, veh/h	711
V/C Ratio	0.045
Control Delay, s/veh	5.5
LOS	A
95th %tile Queue, veh	0

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↱	
Traffic Vol, veh/h	6	633	515	3	8	19
Future Vol, veh/h	6	633	515	3	8	19
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	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	688	560	3	9	21

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	563	0	-	0	1264	562
Stage 1	-	-	-	-	562	-
Stage 2	-	-	-	-	702	-
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	1008	-	-	-	187	526
Stage 1	-	-	-	-	571	-
Stage 2	-	-	-	-	491	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1008	-	-	-	185	526
Mov Cap-2 Maneuver	-	-	-	-	185	-
Stage 1	-	-	-	-	565	-
Stage 2	-	-	-	-	491	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	16.6
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1008	-	-	-	340
HCM Lane V/C Ratio	0.006	-	-	-	0.086
HCM Control Delay (s)	8.6	-	-	-	16.6
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.3

Intersection	
Intersection Delay, s/veh	8.6
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	110	402	418	605
Demand Flow Rate, veh/h	113	410	426	618
Vehicles Circulating, veh/h	825	378	254	211
Vehicles Exiting, veh/h	4	302	675	280
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	8.1	7.4	7.7	10.1
Approach LOS	A	A	A	B

Lane	Left	Bypass	Left	Bypass	Left	Left
Designated Moves	LTR	R	LR	R	LTR	LTR
Assumed Moves	LTR	R	LR	R	LTR	LTR
RT Channelized		Yield		Yield		
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	7	4.976	63	4.976	4.976
Entry Flow, veh/h	106	1346	347	1087	426	618
Cap Entry Lane, veh/h	595	0.980	938	0.980	1065	1113
Entry HV Adj Factor	0.979	7	0.980	62	0.981	0.980
Flow Entry, veh/h	104	1320	340	1066	418	606
Cap Entry, veh/h	582	0.005	920	0.058	1045	1091
V/C Ratio	0.178	2.8	0.370	3.9	0.400	0.555
Control Delay, s/veh	8.4	A	8.0	A	7.7	10.1
LOS	A	0	A	0	A	B
95th %tile Queue, veh	1		2		2	4

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Approach	NE	SW
Entry Lanes	1	0
Conflicting Circle Lanes	1	1
Adj Approach Flow, veh/h	22	0
Demand Flow Rate, veh/h	22	0
Vehicles Circulating, veh/h	907	491
Vehicles Exiting, veh/h	24	234
Ped Vol Crossing Leg, #/h	0	0
Ped Cap Adj	1.000	1.000
Approach Delay, s/veh	7.1	0.0
Approach LOS	A	-

Lane	Left
Designated Moves	LTR
Assumed Moves	LTR
RT Channelized	
Lane Util	1.000
Follow-Up Headway, s	2.609
Critical Headway, s	4.976
Entry Flow, veh/h	22
Cap Entry Lane, veh/h	547
Entry HV Adj Factor	0.995
Flow Entry, veh/h	22
Cap Entry, veh/h	544
V/C Ratio	0.040
Control Delay, s/veh	7.1
LOS	A
95th %tile Queue, veh	0

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		Y	
Traffic Vol, veh/h	20	391	607	9	5	12
Future Vol, veh/h	20	391	607	9	5	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	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	22	425	660	10	5	13

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	670	0	-	0	1134	665
Stage 1	-	-	-	-	665	-
Stage 2	-	-	-	-	469	-
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	920	-	-	-	224	460
Stage 1	-	-	-	-	511	-
Stage 2	-	-	-	-	630	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	920	-	-	-	217	460
Mov Cap-2 Maneuver	-	-	-	-	217	-
Stage 1	-	-	-	-	495	-
Stage 2	-	-	-	-	630	-

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	16
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	920	-	-	-	346
HCM Lane V/C Ratio	0.024	-	-	-	0.053
HCM Control Delay (s)	9	-	-	-	16
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2