Agenda **Regular Meeting of the Planning Commission**
December 4, 2025 at 6:00 PM
Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Planning Commission Meeting

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

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

Virtual Public Comment: Members of the public may provide public comment virtually during the public comment portion of the public hearing by joining the Zoom meeting by internet or phone using the following link: https://santafenm-gov.zoom.us/j/85021963516

By phone:+1 346 248 7799 US (Houston) +1 669 444 9171 US +1 669 900 6833 US (San Jose) +1 719 359 4580 US +1 253 205 0468 US +1 253 215 8782 US (Tacoma) +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 US +1 929 205 6099 US (New York) +1 301 715 8592 US (Washington DC) +1 305 224 1968 US +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 360 209 5623 US
Webinar ID: 850 2196 3516
Written Comment: Members of the public may submit public comments by 5 p.m. on the Monday before the meeting via https://santafenm.gov/land-use/current-planning/public-comment. Comments will then be published after this deadline. The agenda and packet for the meeting will be posted athttps://santafenm.portal.civicclerk.com/

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Consent Agenda
6. Approval of Minutes
    a. October 2, 2025 **(POSTPONED FROM NOVEMBER 6, 2025)**

b. November 5, 2025 Site Visit

c. November 6, 2025 Study Session

d. November 6, 2025

e. November 7, 2025 Study Session

7. Approval of Findings/Conclusions

   a. **Case #2025-11028.** 2904 Rufina General Plan Amendment.

   b. **Case #2025-11029.** 2904 Rufina Rezoning.

   c. **Case #2025-11030.** 2904 Rufina Master Plan.

   d. **Case #2025-10685.** Tierra Contenta Preliminary Subdivision Plat.

   e. **Case #2025-10688.** Tierra Contenta Preliminary Subdivision Plat Variance (Slopes).

   f. **Case #2025-10690.** Tierra Contenta Preliminary Subdivision Plat Variance (Significant Trees).

   g. **Case #2025-11006.** Vistas de la Sierra Phase 3.

8. Consent

9. Old Business

10. New Business

    a. **Case #2025-11526. Tierra Contenta Final Subdivision Plat.** JenkinsGavin, Inc., Agent for Homewise, Inc., owner and applicant ("Applicant"), requests review and approval of a Final Subdivision Plat for 16 development tracts and 6 open space tracts for a total of 22 tracts and Innovative Street Design. The subject lots are 216.5 acres and are located at 6120, 6130, 6150, and 6135 Paseo del Sol. The lots are zoned Planned Residential Community District (PRC) and lie within the Suburban Archaeological Review District. (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

11. Staff Communications

    a. Introduction of Planning and Land Use Website engagement.

12. Matters from the Commission

13. Adjourn

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

City of Santa Fe

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION
October 02, 2025, AT 6:00 PM

A. ROLL CALL

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

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: ~~Commissioner~~ Vice Chair Smith moved, seconded by Commissioner ~~Smith~~McGee, to approve the agenda.

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

FOR
Chair Janet Clow
Vice Chair Peter Smith - Yes
Secretary Gurushabad Mirando - Yes
Commissioner Thomas (TJ) Rieland - Yes
Commissioner Piper Kapin - Yes
Commissioner Sasha McGhee - Yes
Commissioner Gurushabad Mirando - Yes
Commissioner Kelly McReynolds - Yes
Commissioner Scott Barber - Yes
Commissioner Matt Embry - Yes

a) Case postponement.

MOTION: Vice Chair Smith moved, Case #2025 – 11164: 1372 Boylan Lane, 2743 Boylan Circle, and 2745 Boylan Circle, General Plan Amendment, Case #2024 – 9461: 1372 Boylan Lane, 2743 Boylan Circle, and 2745 Boylan Circle, Rezoning,

and Case #2024-9320: 7205 Plaza Central Development Plan, postponed to the October 16, 2025, Planning Commission agenda and Case #2025-10685: Tierra Contenta Preliminary Subdivision Plat, Case #2025-10688: Tierra Contenta Preliminary Subdivision Plat Variance (Slopes), and Case #2025-11006: Vistas de la Sierra Phase 3 postponed to the November 6, 2025 Planning Commission Agenda, seconded by Commissioner Kapin.

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

For:

Chair Janet Clow
Vice Chair Peter Smith - Yes
Secretary Gurushabad Mirando - Yes
Commissioner Thomas (TJ) Rieland - Yes
Commissioner Piper Kapin - Yes
Commissioner Sasha McGhee - Yes
Commissioner Gurushabad Mirando - Yes
Commissioner Kelly McReynolds - Yes
Commissioner Scott Barber - Yes
Commissioner Matt Embry - Yes

Against: None

Abstain: None

D. APPROVAL OF MINUTES

1. September 18, 2025 (Not in Packet)

MOTION: No motion or vote.

VOTE: None

For:

Against: None

Abstain: None

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. **Case #2025-10781. 195 Brownell-Howland Rd Variance Request.**

MOTION: Commissioner McGhee moved, seconded by Commissioner Rieland, to approve Findings for Case #2025-10781 without changes or corrections.

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

For:
Vice Chair Peter Smith - Yes
Secretary Gurushabad Mirando - Yes
Commissioner Thomas (TJ) Rieland - Yes
Commissioner Piper Kapin - Yes
Commissioner Sasha McGhee - Yes
Commissioner Gurushabad Mirando - Yes

Against: None

Abstain:
Commissioner Kelly McReynolds
Commissioner Scott Barber
Commissioner Matt Embry

2. **Case #2024 – 8195. 1625 Paseo de Peralta, Alvord Inn – Development Plan.**

MOTION: Commissioner McGhee moved, seconded by Vice Chair Smith, to approve Findings for Case #2025-10189 without changes or corrections.

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

For:
Vice Chair Peter Smith - Yes
Secretary Gurushabad Mirando - Yes
Commissioner Thomas (TJ) Rieland - Yes
Commissioner Piper Kapin - Yes
Commissioner Sasha McGhee - Yes
Commissioner Gurushabad Mirando - Yes

Against: None

Abstain:
Commissioner Kelly McReynolds
Commissioner Scott Barber
Commissioner Matt Embry

G. STAFF COMMUNICATIONS

a) **Presentations on Governmental Ethics and Procedure by Assistant City Attorney Rebecca Mnuk-Herrmann ramnukherrmann@santafenm.gov**

Presentation was scheduled for September 16, 2025.

H. MATTERS FROM THE COMMISSION

a) **Presentation on "How Zoning shapes Santa Fe Future" by Planning Commission Vice Chair Smith, Planning Commission Member, Kapin and Planning Commission Member McGhee**

I. ADJOURNMENT

7:35 P.M.

Liaison

Chair

City of Santa Fe

MINUTES

FIELD TRIP OF THE PLANNING COMMISSION
December 5, 2025, AT 3:00 PM
Starting from City Hall, 200 Lincoln Avenue, Santa Fe NM 87501.

A. FIELD TRIP

1. LOCATIONS

a) Case #2025-11028, 11029 and 11030. 2904 Rufina Street General Plan Amendment, Rezoning and Master Plan. 2904 Rufina Street.

Attending:	
Janet Clow, Chair	**Yes**
Dr. Peter Smith, Vice Chair	**Yes**
Gurushabad (Sheb) Mirando, Secretary	**Yes**
Kelly McReynolds (Member)	**No**
Sasha McGhee (Member)	**Yes**
Matt Embry (Member)	**No**
Thomas Rieland (Member)	**Yes**
Scott Barber (Member)	**No**
Piper Kapin (Member)	**No**

b) Case #2025-10685. Tierra Contenta Preliminary Subdivision Plat. 6120,6130, 6150, and 6135 Paseo del Sol

Attending:	
Janet Clow, Chair	**Yes**
Dr. Peter Smith, Vice Chair	**Yes**
Gurushabad (Sheb) Mirando, Secretary	**No**
Kelly McReynolds (Member)	**No**
Sasha McGhee (Member)	**No**
Matt Embry (Member)	**No**
Thomas Rieland (Member)	**Yes**
Scott Barber (Member)	**No**
Piper Kapin (Member)	**No**

c) Case #2025-11006. Vistas de la Sierra Phase 3. 3800 Governor Miles Road and west of Richards Avenue

Attending:	
Janet Clow, Chair	**Yes**

Dr. Peter Smith, Vice Chair	Yes
Gurushabad (Sheb) Mirando, Secretary	No
Kelly McReynolds (Member)	No
Sasha McGhee (Member)	No
Matt Embry (Member)	No
Thomas Rieland (Member)	Yes
Scott Barber (Member)	No
Piper Kapin (Member)	No

B. BUSINESS CONDUCTED

Viewing of the case properties. No members of the public attended. No motions, or discussion of the cases with the Applicants occurred.

C. Field trip concluded at 5:30 P.M.

_____ Liaison

_____ Chair

City of Santa Fe

MINUTES

STUDY SUSSION OF THE PLANNING COMMISSION
November 6, 2025, AT 5:00 PM

A. Attending

Attending:	
Janet Clow, Chair	**Yes**
Dr. Peter Smith, Vice Chair	**No**
Gurushabad (Sheb) Mirando, Secretary	**Yes**
Kelly McReynolds (Member)	**No**
Sasha McGhee (Member)	**Yes**
Matt Embry (Member)	**No**
Thomas Rieland (Member)	**Yes**
Scott Barber (Member)	**No**
Piper Kapin (Member)	**No**

G. STAFF COMMUNICATIONS

i. Complete the Draft Santa Fe Street Design Guide presentation and answer questions.

I. ADJOURNMENT

6:00 P.M.

_____ _____

Liaison Chair

City of Santa Fe

MINUTES

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

A. ROLL CALL

Commissioners Present:
Chair Janet Clow
Commissioner Scott Barber
Commissioner Matt Embry
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando
Commissioner Thomas (TJ) Rieland

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Barber.

C. APPROVAL OF AGENDA

MOTION: Commissioner Mirando moved, seconded by Commissioner McGhee, to approve the agenda with postponement of the minutes from October 2, 2025, to November 20, 2025.

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

For:
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes
Commissioner TJ Rieland: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner Sasha McGhee: Yes

Against: None

Abstain: None

D. APPROVAL OF MINUTES

1. July 17, 2025

MOTION: Commissioner Embry moved, seconded by Commissioner Rieland, to approve the minutes from the Planning Commission meeting on July 17, 2025.

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

For:
Commissioner Sasha McGhee: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: None

2. September 4, 2025

MOTION: Commissioner McGhee moved, seconded by Commissioner Mirando, to approve the minutes from Study Session of the Planning Commission on September 4, 2025.

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

For:
Commissioner Sasha McGhee: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: None

3. September 4, 2025

MOTION: Commissioner McGhee moved, seconded by Commissioner Mirando, to approve the minutes from the Planning Commission meeting on September 4, 2025.

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

For:
Commissioner Scott Barber: Yes
Commissioner Matt Embry: Yes
Commissioner TJ Rieland: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner Sasha McGhee: Yes

Against: None

Abstain: None

4. September 18, 2025

MOTION: Commissioner Mirando moved, seconded by Commissioner Barber, to approve the minutes from the Planning Commission meeting on September 18, 2025.

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

For:
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes

Commissioner Scott Barber: Yes

Against: None

Abstain: Commissioner Sasha McGhee: Yes

5. October 2, 2025 (Postponed)

MOTION: No motion or vote.

VOTE: None

6. October 16, 2025

MOTION: Commissioner Mirando moved, seconded by Commissioner Rieland, to approve the minutes from the Planning Commission meeting on October 16, 2025.

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

For:
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: Commissioner Sasha McGhee: Yes

E. APPROVAL OF FINDINGS/CONCLUSIONS

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

MOTION: Commissioner Mirando moved, seconded by Commissioner Barber, to approve Findings for Case #2024-9320 without changes or corrections.

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

For:
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: Commissioner Sasha McGhee: Yes

F. NEW BUSINESS

1. **Case #2025-11028. 2904 Rufina General Plan Amendment:** JenkinsGavin, Agent, for Girls, Inc of Santa Fe, "Applicant," asks the Planning Commission to recommend that the Governing Body approve a General Plan amendment changing the Future Land Use Map designation for Lot 3, comprising approximately 3.87-acres, located at 2904 Rufina Street, from a duel mapped area of "Industrial" and "Business Park" to "Community Commercial." (Alexa Hempel, Case Manager, anhempel@santafenm.gov).

MOTION: Commissioner McGhee moved, seconded by Commissioner Embry, to approve Case #2025-11028, 2904 Rufina General Plan Amendment, as is.

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

For: Commissioner Sasha McGhee: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: None

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2. **Case #2025-11029. 2904 Rufina Rezoning:** JenkinsGavin, Agent, for Girls, Inc of Santa Fe, "Applicant," asks the Planning Commission to recommend that the Governing Body approve a rezoning, changing the Official Zoning Land Use Map designation for Lot 3 at 2904 Rufina Street, comprising approximately 3.87-acres, from a duel mapped area of "Light Industrial" (I-1) and "General Industrial" (I-2) to "General Commercial" (C-2). (Alexa Hempel, Case Manager, anhempel@santafenm.gov).

MOTION: Commissioner McGhee moved, seconded by Commissioner Embry, to approve Case #2025-11029, 2904 Rufina Rezoning, as is.

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

For: Commissioner Sasha McGhee: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: None

3. **Case #2025-11030. 2904 Rufina Master Plan:** JenkinsGavin, Agent, for Girls, Inc., of Santa Fe, "Applicant," asks the Planning Commission to recommend that the Governing Body approve a Master Plan of a proposed youth center at 2904 Rufina Street on Lots 3 and 2A, 2-2, totaling approximately 4.27-acres. Lot 3 is approximately 3.87-acres, and Lot 2A, 2-2 is approximately 0.399-acres and is located adjacent to the southwest side of Lot 3. (Alexa Hempel, Case Manager, anhempel@santafenm.gov).

PUBLIC COMMENTS: Seven (7) members of the public were sworn in and gave comments in favor of the 2904 Rufina Street Master Plan.

MOTION: Commissioner McGhee moved, seconded by Commissioner Embry, to approve Case #2025-11030, 2904 Rufina Master Plan, as is.

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

For:
Commissioner Sasha McGhee: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: None

4. **Case #2025-10685. Tierra Contenta Preliminary Subdivision Plat:** JenkinsGavin, Inc., Agent, for Homewise, Inc., owner and applicant ("Applicant"), requests review and approval of a Preliminary Subdivision Plat for 16 development tracts and six open space tracts for a total of 22 tracts and Innovative Street Design. The subject lots are 216.5 acres and are located at 6120, 6130, 6150, and 6135 Paseo del Sol. The lots are zoned Planned Residential Community District (PRC) and lie within the Suburban Archaeological Review District. (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

MOTION: Commissioner Mirando moved, seconded by Commissioner McGhee, to approve Case #2025-10685, Tierra Contenta Preliminary Subdivision Plat, subject to conditions of approval and technical corrections, and on the condition that the neighborhood park design and drainage ponding fencing shall be postponed in order to allow the Applicant and staff to discuss and resolve prior to final subdivision plat.

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

For: Commissioner Scott Barber: Yes
Commissioner Matt Embry: Yes
Commissioner TJ Rieland: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner Sasha McGhee: Yes

Against: None

Abstain: None

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5. **Case #2025-10688. Tierra Contenta Preliminary Subdivision Plat Variance (Slopes):** JenkinsGavin, Inc., Agent, for Homewise, Inc., owner and applicant ("Applicant"), requests a variance from SFCC 14-8.2(D)(2)(b) Terrain Management standards prohibiting disturbances of natural slopes of thirty percent (30%) for an approximate area of 27,179 square feet. The subject lots are approximately 216.5 acres and located at 6120, 6130, 6150, and 6135 Paseo del Sol, zoned Planned Residential Community District (PRC). (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

PUBLIC COMMENTS: One (1) member of the public was sworn in and gave comment not in favor of the Tierra Contenta Preliminary Subdivision Plat Variance.

MOTION: Commissioner Mirando moved, seconded by Commissioner McGhee, to approve Case #2025-10688, Tierra Contenta Preliminary Subdivision Plat Variance (Slopes), subject to conditions of approval and technical corrections.

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

For: Commissioner Scott Barber: Yes
Commissioner Matt Embry: Yes
Commissioner TJ Rieland: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner Sasha McGhee: Yes

Against: None

Abstain: None

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6. **Case #2025-10690. Tierra Contenta Preliminary Subdivision Plat Variance (Significant Trees):** The request for a variance from SFCC 14-8.4(F)(5) for the removal and preservation of significant trees was withdrawn by JenkinsGavin, Inc., Agent, for Homewise, Inc., owner and applicant ("Applicant").

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7. **Case #2025-11006. Vistas de la Sierra Phase 3:** Liaison Planning Services, Inc., Agent, for Forestar (USA) Real Estate Group, Inc., owner and applicant ("Applicant"), requests review and approval of a Preliminary Subdivision Plat, per § 14-3.7(B)(3) of the Land Development Code, for a 128-lot residential subdivision. The subject property is a 24.423-acre parcel located at 3800 Governor Miles Road and west of Richards Avenue. The proposed subdivision is Phase 3 and consists of 2 separate lots. Tract #A3 is 16.653 acres and Tract 3A4 is 7.77 acres. The subject property is zoned R-5 (residential 5 units per acre). (Claudia Kath, Case Manager, cmkath@santafenm.gov).

PUBLIC COMMENTS: Seven (7) members of the public were sworn in and gave comments not in favor of Vistas de la Sierra Phase 3.

MOTION: Commissioner McGhee moved, seconded by Commissioner Rieland, to approve Case #2025-11006, Vistas de la Sierra Phase 3, subject to conditions of approval and technical corrections, as well as the additional four conditions outlined by staff in discussion with the Applicant, and on the condition that the Applicant agree to limit the seven houses abutting Nava Ade Homeowners Association to single-story homes.

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

For: Commissioner Sasha McGhee: Yes
Commissioner Gurushabad Mirando: Yes

Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: None

G. STAFF COMMUNICATIONS

A webinar on a new software platform to help regulate and manage short-term rentals will be held on November 13, 2025, at 12:00 P.M. An open house regarding the same will be held on November 13, 2025, at 5:00 P.M. Details are available on the Planning Commission website.

H. MATTERS FROM THE COMMISSION

It was confirmed that a Study Session of the Planning Commission will be held on November 7, 2025, at 10:00 A.M. in Council chambers.

I. ADJOURNMENT

10:34 P.M.

Liaison

Chair

City of Santa Fe

MINUTES

STUDY SESSION OF THE PLANNING COMMISSION
November 07, 2025, AT 10:00 AM

A. Call to Order – 10:13 a.m.

Commissioners Present:
Commissioner Sasha McGhee
Commissioner Thomas (TJ) Rieland
Commissioner Gurushabad Mirando

Staff Present:
Heather Lamboy
Janice Biletnikoff
Nathan Lindquist
Alexa Hempel
Rachael Hamilton
Joel Cruz-Haber

B. PLEDGE OF ALLEGIANCE

C. STUDY SESSION – Study session with the Technical Working Group (TWG) of the General Plan Update (Santa Fe Forward) on Completion of the Visioning Phase.

D. ADJOURNMENT – The study session of the Planning Commission adjourned at 12:20 p.m.

NO PROPOSALS WERE CONSIDERED. NO VOTES WERE HELD AND NO DECISIONS WERE MADE BY THE PUBLIC BODY.

_____ _____
Liaison Chair

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

Case #2025-11028
2904 Rufina St General Plan Amendment
Owner's/Applicant's Name – Girls, Inc of Santa Fe
Agent's Name – JenkinsGavin, LLC

THIS MATTER came before the Planning Commission ("Commission") for public hearing on November 6th, 2025 ("Hearing") upon the application ("Application") of JenkinsGavin, LLC ("Agent") for Girls, Inc of Santa Fe ("Applicant").

The Applicant requests a General Plan Amendment for Lot 3 at 2904 Rufina St, approximately 3.87-acres, changing the Future Land Use designation from Industrial and Business Park to Community Commercial.

In related Case #2025-11029, the Applicant requests a rezoning for Lot 3 at 2904 Rufina St, comprising approximately 3.87-acres, from Light Industrial (I-1) and General Industrial (I-2) to General Commercial (C-2).

Additionally, in related Case #2025-11030, the Applicant requests approval of a Master Plan to construct a youth center on Lots 3 and 2A, 2-2 at 2904 Rufina St, totaling approximately 4.27-acres.

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

FINDINGS OF FACT

1) SFCC 1987 Section 14-3.2(E) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the General Plan Amendment request.
2) The Planning Commission heard Case #2025-11028 concurrently with Cases #2025-11029 and #2025-11030.
3) SFCC 1987 Section 14-3.2(D) sets out procedures for amendments to the general plan and requires the Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
4) SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 §14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-3.1(H)(1)].
5) The Applicant attended a pre-application conference on December 12, 2024.
6) The Applicant conducted an ENN meeting on July 23, 2025, virtually via Zoom. The Agent, Applicant, City staff, and a local news reporter attended the ENN meeting. No members of the public attended the ENN meeting.

7) At the Hearing, the Commission received reports from staff, as well as testimony and evidence from the Applicant and their Agent prior to making a decision. The Commission opened the hearing to public comment; members of the public testified in support of the project without concern.
8) Once the Chair closed the Public Hearing, the Commission discussed a motion and voted to recommend the Governing Body approve a General Plan Amendment.

CONCLUSIONS OF LAW

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

1) Pursuant to SFCC 1987 Section 14-3.1(H)(1), notice of the ENN meeting was properly given. The Applicant gave notice of the ENN meeting by posting signs on two (2) locations on the property and mailing notice to all tenants and property owners within 300 feet of the property. No neighborhood associations were located within 300 feet of the property, and none were mailed notice.
2) The ENN meeting was properly conducted, pursuant to SFCC 1987 Section 14-3.1(F).
3) The Applicant has the right under the SFCC to propose an amendment to the general plan, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 ("Submittal Requirements").
4) Pursuant to SFCC 1987 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.
5) The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) 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.
6) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the proposal is consistent with growth projections for Santa Fe, and that the project accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development with improvements by the Applicant.
7) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several themes and policies, including but not limited to, quality of life, economic diversity, community-oriented development, and infill development.
8) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(c), the Commission finds that:
   a) The amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation creates uniformity with nearby parcels.
   b) The amendment affects an area greater than two acres. The subject parcel is 3.87-acres.
   c) The amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change allows for a rezoning of the parcel to C-2 (Case #2025-11029) and a Master Plan for a youth center (Case #2025-11030); encouraging redevelopment of the infill site which is anticipated to bring

broader economic benefits such as employment and expanded services to serve the general public.

9) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(d), the Commission finds the amendment to align with the requirements of 14-3.2(E)(1)(c) while also promoting general welfare.
10) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
11) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the Commission finds that the proposed amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
12) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(g), the Commission finds that the proposed amendment does not conflict with existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's themes and policies.
13) Pursuant to SFCC 1987 Section 14-3.2(E)(2)-(3), the Commission finds that the additional criteria specific to amendments to the Land Use Policies sections of the General Plan and Neighborhood Plans are not applicable to this case because the proposal does not amend the land use policies section of the General Plan nor adopt a Neighborhood Plan.
14) Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
15) The Applicant met the applicable Submittal Requirements.
16) The Commission recommends approval of the requested General Plan Amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 4TH DAY OF DECEMBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends the Governing Body approve the general plan amendment as requested in the Application for Case #2025-11028.

_____ _____

Janet Clow
Chairperson

Date

FILED:

_____ _____

Andréa Salazar, JD, CFE
City Clerk

Date

APPROVED AS TO FORM:

_____ _____

Rebecca Mnuk-Herrmann
Assistant City Attorney

Date

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

Case #2025-11029
2904 Rufina St Rezoning from I-1 and I-2 to C-2
Owner's/Applicant's Name – Girls, Inc of Santa Fe
Agent's Name – JenkinsGavin, LLC

THIS MATTER came before the Planning Commission ("Commission") for public hearing on November 6th, 2025 ("Hearing") upon the application ("Application") of JenkinsGavin, LLC ("Agent") for Girls, Inc of Santa Fe ("Applicant").

The Applicant requests rezoning from I-1 (Light Industrial) and I-2 (General Industrial) to C-2 (General Commercial) on Lot 3 at 2904 Rufina St, approximately 3.87-acres ("Project").

In related Case #2025-11028, the Applicant requests a General Plan Amendment for Lot 3 at 2904 Rufina St, approximately 3.87-acres, to change the Future Land Use designation from Industrial and Business Park to Community Commercial.

Additionally, in related Case #2025-11030, the Applicant requests approval of a Master Plan to construct a youth center on Lots 3 and 2A, 2-2 at 2904 Rufina St, totaling approximately 4.27-acres.

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

FINDINGS OF FACT

1) SFCC 1987 Section 14-3.5(C) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.
2) The Planning Commission heard Case #2025-11029 concurrently with Cases #2025-11028 and #2024-11030.
3) SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
4) The property is approximately 3.9-acres, located at 2904 Rufina St.
5) SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 §14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-3.1(H)(1)].
6) The Applicant attended a pre-application conference on December 12, 2024.
7) The Applicant conducted an ENN meeting on July 23, 2025, virtually via Zoom. The Agent, Applicant, City staff, and a local news reporter attended the ENN meeting. No members of the public attended the ENN meeting.

8) At the Hearing, the Commission received reports from staff, as well as testimony and evidence from the Applicant and their Agent prior to making a decision. The Commission opened the hearing to public comment; members of the public testified in support of the project without concern.
9) Once the Chair closed the Public Hearing, the Commission discussed a motion and voted to recommend the Governing Body approve an Ordinance for a Rezoning from I-1 and I-2 to C-2.

CONCLUSIONS OF LAW

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

1) Pursuant to SFCC 1987 Section 14-3.1(H)(1), notice of the ENN meeting was properly given. The Applicant gave notice of the ENN meeting by posting signs on two (2) locations on the property and mailing notice to all tenants and property owners within 300 feet of the property. No neighborhood associations were located within 300 feet of the property, and none were mailed notice.
2) The ENN meeting was properly conducted, pursuant to SFCC 1987 Section 14-3.1(F).
3) The Applicant has the right under the SFCC to propose the rezoning of the Property. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 ("Submittal Requirements").
4) Pursuant to SFCC 1987 Table 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Commission has the authority to review and recommend the Governing Body approve or deny the rezoning request.
5) SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and transmit the application, including any plans, to the Governing Body, together with a recommendation as to findings and conclusions, desirable changes and recommendations for approval or disapproval.
6) Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Commission finds:
   a) There is no mistake in the original zoning.
   b) The Siler-Rufina area has seen increasing rezonings from industrial to commercial that have changed the character of the area.
   c) A rezoning from I-1 and I-2 to C-2 zoning would align with the intent of the General Plan and the Future Land Use of the parcel as "Community Commercial," as proposed in the General Plan Amendment for this site (Case #2025-11028).
7) Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Commission finds that the Applicant submittal is a complete application as required by Chapter SFCC 1987, 14-3.5(C) "Approval Criteria," and the rezoning request does meet all rezoning approval criteria required by Chapter 14 SFCC 1987, Subsection 14-3.5(C).
8) Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Commission finds that the applicant addressed compliance to General Plan Themes and Policies to allow for a change from I-1 and I-2 to C-2. The Rezoning request satisfies all rezoning approval criteria.

9) Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Commission finds the Rezoning request provides sufficient information to address 14-3.5(C)(1)(d): the Project meets city policies regarding the provision of urban land sufficient to meet the amount, rate, and geographic location of growth of the city. The Project is located within an infill area and proposed to meet the needs of the community while being served by sufficient infrastructure.
10) Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the Commission finds that the existing and proposed infrastructure in the associated Master Plan (Case #2025-11030), such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the proposed youth center use with improvements by the Applicant.
11) Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Commission finds:
    a) The prevailing use and character of the Rufina St area is a mix of industrial, commercial, and multi-family developments. The rezoning from industrial to commercial creates consistency with adjacent parcels to the south while aligning with general plan themes and policies.
    b) The subject property is 3.87-acres, greater than the 2-acres required.
    c) C-2 zoning creates consistency with parcels to the south, indicating that the rezoning does not disproportionately benefit a select few at the expense of the wider community. Further, redevelopment of this site for a future youth center (Case #2025-11030), as proposed, is anticipated to bring broader economic benefits such as employment and expanded services to serve the general public interest.
12) Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
13) The Commission has the power and authority to review and recommend the Governing Body approve Case #2025-11029 2904 Rufina St Rezoning from I-1 and I-2 to C-2.
14) The Applicant met the applicable Submittal Requirements.
15) The Commission recommended the Governing Body approve the requested rezoning because the application met all applicable code criteria for approval.

WHEREFORE, IT IS ORDERED ON THE 4TH DAY OF DECEMBER 2025, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends the Governing Body approve the rezoning as requested from I-1 and I-2 to C-2, as requested in the Application for Case #2025-11029.

_____ _____

Janet Clow
Chairperson

Date

FILED:

_____ _____

Andréa Salazar, JD, CFE
City Clerk

Date

APPROVED AS TO FORM:

_____ _____

Rebecca A Mnuk-Herrmann
Assistant City Attorney

Date

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

Case #2025-11030
2904 Rufina St Master Plan
Owner's/Applicant's Name – Girls, Inc of Santa Fe
Agent's Name – JenkinsGavin, LLC

THIS MATTER came before the Planning Commission ("Commission") for public hearing on November 6th, 2025 ("Hearing") upon the application ("Application") of JenkinsGavin, LLC ("Agent") for Girls, Inc of Santa Fe ("Applicant").

The Applicant requests a Master Plan to develop an approximate 55,478 square foot youth center on Lots 3 and 2A, 2-2 at 2904 Rufina St, totaling approximately 4.27-acres ("Project").

In related Case #2025-11028, the Applicant requests a General Plan Amendment for Lot 3 at 2904 Rufina St, approximately 3.87-acres, to change the Future Land Use designation from Industrial and Business Park to Community Commercial.

Additionally, in related Case #2025-11029, the Applicant requests a rezoning for Lot 3 at 2904 Rufina St, comprising approximately 3.87-acres, from Light Industrial (I-1) and General Industrial (I-2) to General Commercial (C-2).

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

FINDINGS OF FACT

1) SFCC 1987 Section 14-3.9(D) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the Master Plan.
2) The Planning Commission heard Case #2025-11030 concurrently with Cases #2025-11028 and #2024-11029.
3) SFCC 1987 Section 14-3.9(B) sets out applicability standards, that a Master Plan is required in conjunction with rezoning applications in certain districts as provided in Article 14-4 (Zoning Districts). Case #2025-11029 is the associated rezoning application, which requested to rezone an approximate 3.87-acre parcel at 2904 Rufina St from Light Industrial (I-1) and General Industrial (I-2) to General Commercial (C-2).
4) SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 §14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-3.1(H)(1)].
5) The Applicant attended a pre-application conference on December 12, 2024.

6) The Applicant conducted an ENN meeting on July 23, 2025, virtually via Zoom. The Agent, Applicant, City staff, and a local news reporter attended the ENN meeting. No members of the public attended the ENN meeting.
7) At the Hearing, the Commission received reports from staff, as well as testimony and evidence from the Applicant and their Agent prior to making a decision. The Commission opened the hearing to public comment; members of the public testified in support of the project without concern.
8) Once the Chair closed the Public Hearing, the Commission discussed a motion and voted to recommend the Governing Body approve a Master Plan.

CONCLUSIONS OF LAW

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

1) Pursuant to SFCC 1987 Section 14-3.1(H)(1), notice of the ENN meeting was properly given. The Applicant gave notice of the ENN meeting by posting signs on two (2) locations on the property and mailing notice to all tenants and property owners within 300 feet of the property. No neighborhood associations were located within 300 feet of the property, and none were mailed notice.
2) The ENN meeting was properly conducted, pursuant to SFCC 1987 Section 14-3.1(F).
3) The Applicant has the right under the SFCC to propose the Master Plan of the Property. Pursuant to SFCC 1987 Section 14-3.9(B)(1), A master plan is required in conjunction with rezoning applications in certain districts as provided in Article 14-4 (Zoning Districts).
4) Pursuant to SFCC 1987 Table 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.9(B)(3), All use and development of land within a master-planned area must comply with the provisions of the adopted master plan. Final actions by the governing body, land use boards and the land use director concerning rezonings, subdivisions, special use permits, development plans and construction permits shall include a specific finding or determination that the action complies with all applicable provisions of the master plan.
5) Pursuant to SFCC 1987 Section 14-3.9(D)(1)(a-d), the Commission finds:
   a) The master plan is consistent with the general plan;.
   b) development of the master plan area will contribute to the coordinated and efficient development of the community;
   c) development of the master plan area will contribute to the coordinated and efficient development of the community; and
   d) the existing and proposed infrastructure , such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.
6) Pursuant to SFCC 1987 Section 14-3.9(D)(1)(a-d), the Commission finds that the Applicant submittal is a complete application as required by Chapter SFCC 1987, 14-3.9(D)(1) "Approval Criteria," and the Master Plan request does meet all approval criteria required by Chapter 14 SFCC 1987, Subsection 14-3.9(D)(1).
7) Pursuant to SFCC 1987 Section 14-3.9(D)(1)(d), the Commission finds that the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities,

such as fire stations and parks, will be able to accommodate the proposed youth center use with improvements to be completed by the Applicant.

8) Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
9) The Commission has the power and authority to review and recommend the Governing Body approve Case #2025-11030 2904 Rufina St Master Plan.
10) The Applicant met the applicable Submittal Requirements.
11) The Commission recommended the Governing Body approve the requested Master Plan because the application met all applicable code criteria for approval, subject to the conditions and technical corrections recommended by staff.

WHEREFORE, IT IS ORDERED ON THE 4TH DAY OF DECEMBER 2025, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends the Governing Body approve the Master Plan as requested in the Application for Case #2025-11030, subject to the Conditions of Approval and Technical Corrections listed in Attachment A of Staff's Report, with the following additional condition: "Applicant shall include a phasing plan at the time of Development Plan submittal, should the applicant wish to phase this project."

_____ _____

Janet Clow
Chairperson

Date

FILED:

_____ _____

Andréa Salazar, JD, CFE
City Clerk

Date

APPROVED AS TO FORM:

_____ _____

Rebecca Mnuk-Herrmann
Assistant City Attorney

Date

City of Santa Fe, New Mexico

Attachment A
Conditions of Approval and Technical Corrections

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

Conditions of Approval & Technical Corrections

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
1	Archaeological review will be required if The applicant exceeds 550-linear feet of utility lines including but not limited to water, gas, sewer, electric, power, etc. 14-3.13(B)(3) Suburban Archaeological Review District In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects: All annexations, rezonings, subdivisions, planned unit developments , or other development requiring approval by the Planning Commission, having over ten (10) acres All city projects over two (2) acres in size. All city park projects over one (1) acre in size. (4) Utility Mains: An archaeological clearance permit is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district; With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.	Archaeology	Prior to building permit approval
2	Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)	Current Planning	Prior to public hearing (COMPLETED)
3	~~Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~ Applicant shall consolidate Lots 3 and 2A, 2-2 concurrent with Development Plan review **or** place appropriate easements between Lots 3 and 2A, 2-2 in perpetuity concurrent with Development Plan review.	Current Planning	~~Prior to public hearing~~ Prior to development plan approval
4	Add Case #2025-11030 to Master Plan sheets	Current Planning	Prior to public hearing (COMPLETED)
5	Shall comply with the most currently adopted International Fire Code	Fire	Prior to public hearing (COMPLETED)
6	Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021	Fire	Prior to public hearing (COMPLETED)

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
7	Shall verify compliance with section D105 Aerial Fire Apparatus Access Road as per IFC 2021	Fire	Prior to public hearing (COMPLETED)
8	Historic drainage calcs should include offsite flows onto property (if applicable)	Rivers and Watershed	Prior to Development Plan approval (In drainage report)
9	Provide a full drainage report	Engineering	Prior to Development Plan approval
10	Grading and Drainage plan must accurately show locations and dimensions of existing versus new impervious surfaces for verification. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume.	Engineering	Prior to Development Plan approval
11	Include pond sections and show how ponds will overflow.	Engineering	Prior to Development Plan approval
12	Include lighting plan with photometrics	Engineering	Prior to Development Plan approval
13	A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.	Engineering	Prior to Development Plan approval
14	The 6-inch sewer service line(s) will be required to connect to a sewer manhole	Wastewater	Prior to recordation
15	All 4-inch sewer lines shall connect directly to the public sewer lines	Wastewater	Prior to recordation
16	The Wastewater Division has concerns for the existing public sewer line with regards to the sites existing conditions. We are requesting to do a walk thru with the design engineer to discuss the landscaping, access and the condition of the sewer line in the field	Wastewater	Prior to recordation
17	An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Water	Prior to building permit approval
18	An approved Water Plan will be required for all new public water infrastructure and fire services.	Water	Prior to development plan approval
19	A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	Water	At time of development

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
20	Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	Water	At time of development
21	Each lot shall be served by a separate City water service.	Water	At time of development
22	See attached comments response letter dated 9/25/25 from Wilson & Company regarding Bohannon Huston, initial draft Traffic Impact Study dated 8/725	Traffic	Prior to public hearing (COMPLETED)
23	See attached comments response letter dated 10/17/25 from Wilson & Company regarding Bohannon Huston, revised draft Traffic Impact Study dated 10/6/25	Traffic	Prior to Development Plan Approval
24	Elevations submitted for the development plan shall include a detailed Points analysis that is intergraded with the Elevations for review.	Current Planning	At time of Development Plan

Technical Corrections			
#	**Technical Correction**	**Dept. or Division**	**To be completed:**
1	Provide a landscape design compliant with City of Santa Fe Codes Chapter 14-8.4 Landscape and Site Design.	Landscape, Irrigation, Outdoor Lighting	Prior to recordation of Development Plan
2	Provide a landscape irrigation design compliant with City of Santa Fe Codes Chapter 14-8.4(E) Landscape and Site Design Water Harvesting and Irrigation Standards and the City of Santa Fe Landscape Irrigation Design Standards (LIDS) Manual.	Landscape, Irrigation, Outdoor Lighting	Prior to recordation of Development Plan
3	Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. A lighting design with footcandle points is required.	Landscape, Irrigation, Outdoor Lighting	Prior to recordation of Development Plan
4	Include attached notes on development plan.	Engineering	Prior to recordation of Development Plan
5	The Wastewater Division shows all existing public sewer lines being 8-inch concrete pipe	Wastewater	-
6	Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property	Water	Prior to water plan approval

City of Santa Fe, New Mexico

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

Alan Webber, Mayor

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

Date: September 8, 2025

Cases: #2025-11028, 2025-11029, 2025-11030

To: Angelica Wolff, JenkinsGavin, Inc

Via: Heather Lamboy, Planning and Land Use Director
Maggie Moore, Assistant Planning and Land Use Director
Daniel Esquibel, Planner Manager

From: Alexa Hempel, Senior Planner

Cases #2025-11028, 2025-11029, and 2025-110330. 2904 Rufina St General Plan Amendment, Rezoning, and Master Plan. JenkinsGavin, Inc, Agent, for Girls Inc of Santa Fe, Applicant, requests a General Plan Amendment, Rezoning, and Master Plan for the property at 2904 Rufina St. This property is comprised of 2 parcels totaling approximately 4.85 acres, currently zoned I-1 (Light Industrial), I-2 (General Industrial), and C-2 (General Commercial).

This application was received on August 11, 2025 and has been reviewed by Planning Division staff (Staff) and the City's Development Review Team (DRT). Attached are the initial DRT review comments including conditions of approval and technical corrections. I would like to highlight and summarize the following key items:

A. Initial Planning Division Review Summary

Your General Plan Amendment, Rezoning, and Master Plan applications have been reviewed by Planning Division staff and the following necessary revisions have been identified:

1. Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)
2. ~~Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~
3. Add Case #2025-11030 to Master Plan sheets
4. Submit a parking analysis at time of Development Plan
5. All utilities shall be underground

Applicant shall consolidate Lots 3 and 2A, 2-2 concurrent with Development Plan review or place appropriate easements between Lots 3 and 2A, 2-2 in perpetuity concurrent with Development Plan review

B. Initial DRT Review Summary

Your General Plan Amendment, Rezoning, and Master Plan applications have been reviewed by the DRT and the following necessary revisions have been identified:

1. Shall comply with the most currently adopted International Fire Code
2. Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021
3. Shall verify compliance with section D105 Aerial Fire Apparatus Access Roads as per IFC 2021
4. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services
5. An approved Water Plan will be required for all new public water infrastructure and fire services.
6. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service
7. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.
8. Each lot shall be served by a separate City water service.
9. Provide a landscape design compliant with City of Santa Fe Codes Chapter 14-8.4 Landscape and Site Design.
10. Provide a landscape irrigation design compliant with City of Santa Fe Codes Chapter 14-8.4(E) Landscape and Site Design Water Harvesting and Irrigation Standards and the City of Santa Fe Landscape Irrigation Design Standards (LIDS) Manual.
11. Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. A lighting design with footcandle points is required.
12. Archaeological review will be required if the applicant exceeds 550-linear feet of utility lines including but not limited to water, gas, sewer, electric, power, etc.
    a. 14-3.13(B)(3) Suburban Archaeological Review District
        i. In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects:
        ii. All annexations, rezonings, subdivisions, planned unit developments , or other development requiring approval by the Planning Commission, having over ten (10) acres
        iii. All city projects over two (2) acres in size.
        iv. All city park projects over one (1) acre in size.
    b. Utility Mains:
        i. An archaeological clearance permit is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district; With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.
13. Provide full drainage report.

14. Grading and Drainage plan must accurately show locations and dimensions of existing versus new impervious surfaces for verification. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume.
15. Include pond sections and show how ponds will overflow
16. Include lighting plan with photometrics
17. A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.
18. Include attached notes.
19. Historic drainage calcs should include offsite flows onto property (if applicable)
20. The 6-inch sewer service line(s) will be required to connect to a sewer manhole
21. All 4-inch sewer lines shall connect directly to the public sewer lines
22. The Wastewater Division has concerns for the existing public sewer line with regards to the sites existing conditions. We are requesting to do a walk thru with the design engineer to discuss the landscaping, access and the condition of the sewer line in the field
23. The Wastewater Division shows all existing public sewer lines being 8-inch concrete pipe

The following DRT members did not have comments at this time:

- Parks and Open Space
- Water resources
- Metropolitan Planning organization
- Traffic

The following DRT comments are pending at this time:

- ADA
- Santa Fe Public Schools

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

1. Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)
2. ~~Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~
3. Add Case #2025-11030 to Master Plan sheets
4. Shall comply with the most currently adopted International Fire Code
5. Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021
6. Shall verify compliance with section D105 Aerial Fire Apparatus Access Roads as per IFC 2021
7. An approved Water Plan will be required for all new public water infrastructure and fire services.
8. Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property.

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

Thank you,

Alexa Hempel
Senior Planner, Planning and Land Use Department

Attachments:

1. Fire DRT Memo
2. Water Utility DRT Memo
3. Landscape/Irrigation/Lighting DRT Memo
4. Archaeology DRT Memo
5. Technical Review Engineering DRT Memo
6. River and Watershed DRT Memo
7. Wastewater DRT memo

Development Review Team (DRT)
Comment Form for
Planning Commission

Date: August 19, 2025

DRT Member: Fire Marshal Geronimo Griego

Dept/Div: Fire Marshal's Office

Case No.: 2025-11028,11029, & 11030

Case Planner: Alexa Hempel, Senior Planner

DRT Review Schedule – 9-12+ weeks*

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



Timing of Conditions of Approval + Technical Corrections

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

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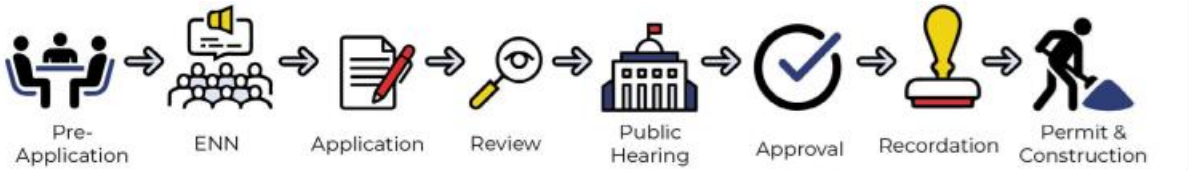
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of development* -

Development Review Process Flow Chart



Form Updated: September 2023

*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

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

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Shall comply with the most currently adopted International Fire Code.	*Prior to Public Hearing*	
2. Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021.		
3. Shall verify compliance with section D105 Aerial Fire Apparatus Access Roads as per IFC 2021.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**

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

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

1.

Explanation of Conditions or Corrections (if needed):

1. Verify that the right city adopted code is reference in documents for submission. International Fire Code (IFC) 2021.
2. Shall verify that building is provided with automatic fire sprinklers for proposed layout.
3. Shall verify two points of access to ladder building for proposed site layout conditions.

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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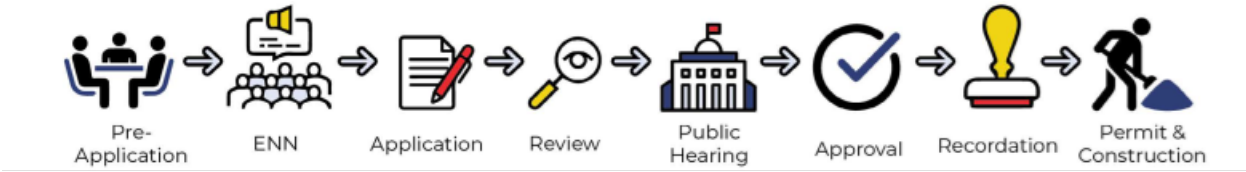
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 8/18/2025

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: 2025-11028/11029/11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

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

Case # 2025-11028/11029/11030

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Prior to Building Permit Approval	
2. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to Public Hearing	
3. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	At the time of development	
4. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	
5. Each lot shall be served by a separate City water service.	At the time of development	

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property.	Prior to Water Plan Approval	

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

Form Updated: April 2024

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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Timing of Conditions of Approval + Technical Corrections

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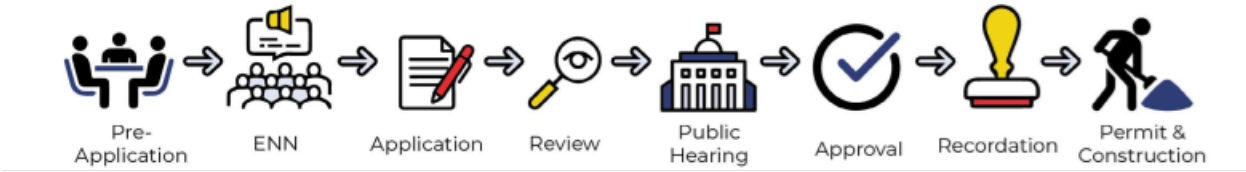
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: August 28, 2025

DRT Member: Lawrence Rivera

Dept/Div: Land Use Engineering / Landscape, Irrigation, and Outdoor Lighting Review

Case No.: Girls Club 2025-11030. Master Plan

Case Planner: Alexa Hempel, Senior Planner, anhempel@santafenm.gov, 505-946-7072 (cell)

Conditions of Approval and Technical Corrections Tables

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

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Provide a landscape design compliant with City of Santa Fe Codes Chapter 14-8.4 Landscape and Site Design.	Prior to Recordation	
2. Provide a landscape irrigation design compliant with City of Santa Fe Codes Chapter 14-8.4(E) Landscape and Site Design Water Harvesting and Irrigation Standards and the City of Santa Fe Landscape Irrigation Design Standards (LIDS) Manual.	Prior to Recordation	
3. Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. A lighting design with footcandle points is required.	Prior to Recordation	

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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



Timing of Conditions of Approval + Technical Corrections

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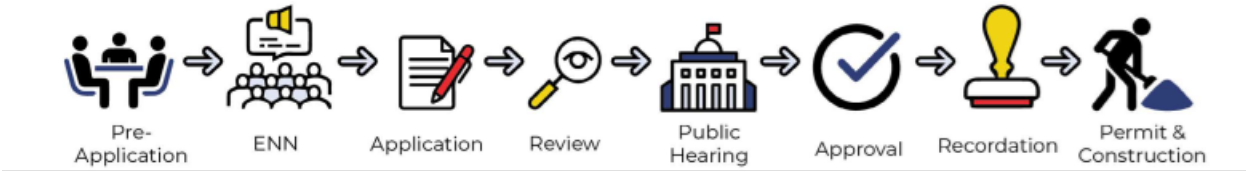
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 09/03/2025

DRT Member: Paul A. Duran

Dept/Div: Land Use/ HPD

Case No.: Case #2025-11028. General Plan Amendment, Case #2025-11029. Rezoning, Case #2025-11030. Master Plan

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

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

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1. Archaeological review will be required if The applicant exceeds 550-linear feet of utility lines including but not limited to water, gas, sewer, electric, power, etc. 14-3.13(B)(3) Suburban Archaeological Review District In this district, an archaeological clearance *permit* shall be required prior to approval of the final *development* plan or *plat* for the following projects: All annexations, rezonings, subdivisions, planned unit *developments* , or other *development* requiring approval by the Planning Commission, having over ten (10) acres All *city* projects over two (2) acres in size. All *city* park projects over one (1) acre in size. (4) Utility Mains: An archaeological clearance *permit* is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district; With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.	Building permitting	
2.		
3.		
4.		
5.		
6.		

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

Form Updated: April 2024

2.		
3.		
4.		

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

Date: 9/3/2025

DRT Member: Dee Beingessner

Dept/Div: Land Use Engineering

Case No.: Case #2025-11030 Girls Inc

Case Planner: Alexa Hempel, Senior Planner

Conditions of Approval and Technical Corrections Tables

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

Conditions of Approval:	**Must be completed by:**	**Applicant Response**:**
1. Provide full drainage report.	Prior to Development Plan approval	
2. Grading and Drainage plan must accurately show locations and dimensions of existing versus new impervious surfaces for verification. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume.		
3. Include pond sections and show how ponds will overflow.		
4. Include lighting plan with photometrics		
5. A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. Include attached notes.		
2.		
3.		

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

See following pages for notes required on plat or plans

Form Updated: March 2024

DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER OR QUALIFIED PERSON AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).

B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.

C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.

D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.

E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

GUNNISON'S PRAIRIE DOG NOTE

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

DUST CONTROL NOTE

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

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

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

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

Some BMPs shall include:

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

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

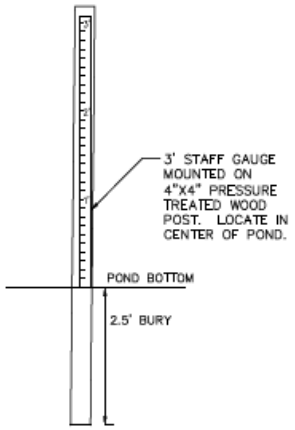
- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility,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

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, the undersigned professional engineer in the State of New Mexico, do hereby certify that the record information shown hereon is based on actual field measurements and visual inspections performed by myself or under my direct supervision. I further certify that the record condition as of _____ is in substantial compliance with the approved grading and drainage plan prepared by _____, dated _____.

Signature NMPE #_____ Date

Example for pond measurement post



POST & STAFF GAUGE
NTS

Form Updated: March 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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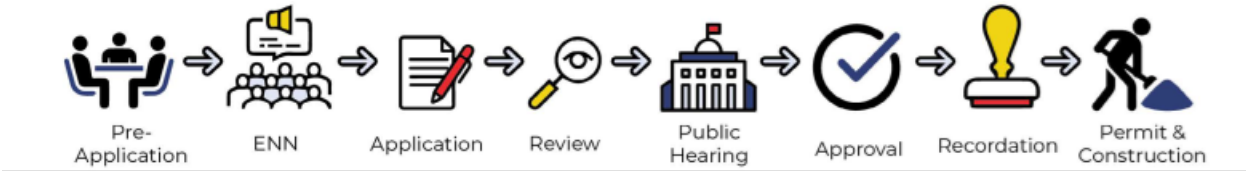

*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 09/04/2025

DRT Member: Zoë Isaacson, River and Watershed Manager

Dept/Div: Public Works/Parks and Open Space

Case No.: 2025-11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

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

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Historic drainage calcs should include offsite flows onto property (if applicable)	Include in drainage report with development plan	
2.		
3.		
4.		
5.		
6.		

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

Existing vs Proposed Drainage Areas: looks like some ponding and drainages will be filled due to proposed building sites and new amenities; how is the developer planning to accommodate the excess water created by both the increase in imperviousness and the filling of these ponds? How do they plan to get the water to the new ponds, will it be piped? Will buildings have gutters and cisterns? Will landscaped areas be swaled to hold water? Etc…

Historical drainage: are they making sure to account for the entire basin in their drainage calcs, including offsite flows entering the property, esp. off the parking lot behind the school to the south if there is any?

Form Updated: April 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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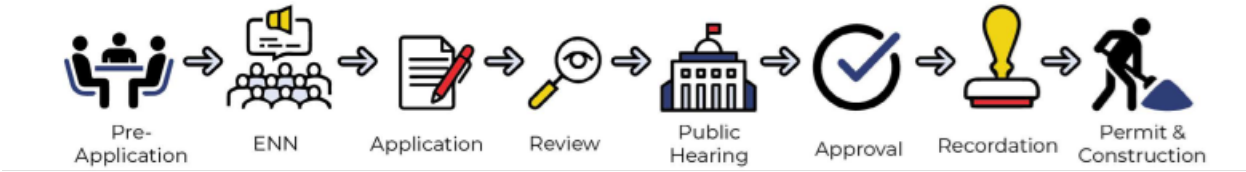

*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 9/4/2025

DRT Member: Stan Holland

Dept/Div: Utilities/Wastewater Division

Case No.: 2025/11030

Case Planner: Alexa N. Hempel

Conditions of Approval and Technical Corrections Tables

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

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. The 6-inch sewer service line(s) will be required to connect to a sewer manhole	Prior to Recordation	
2. All 4-inch sewer lines shall connect directly to the public sewer lines	Prior to Recordation	
3. The Wastewater Division has concerns for the existing public sewer line with regards to the sites existing conditions. We are requesting to do a walk thru with the design engineer to discuss the landscaping, access and the condition of the sewer line in the field	Prior to Recordation	
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. The Wastewater Division shows all existing public sewer lines being 8-inch concrete pipe		
2.		
3.		
4.		

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT) Comment Form

Date: October 17, 2025

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

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Girl's Inc. - Case #2025-11028, 11029, and 11030. General Plan Amendment, Rezoning, and Master Plan

Case Planner: Land Use Department - Alexa Hempel, Senior Planner

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

Conditions of Approval:	**Must be completed by:**	**Applicant response:**

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
See attached comments response letter dated 10/17/25 from Wilson & Company regarding Bohannon Huston, revised draft Traffic Impact Study dated 10/6/25.	Prior to Development Plan Approval	

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

1. Any and all future proposed improvements of this site that affect public infrastructure will be subject to **City Code Chapter 23** and additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. may be required at that time.

   City Code Chapter 23-3.18 City construction and assessment.
   Nothing in subsections 23-3.12 and 23-3.15 SFCC 1987 prevents the city from ordering construction of curbs, gutters and sidewalks and assessing the cost thereof against the property benefited in any manner provided by the laws of the state. (Code 1953, § 24-28; Code 1973, § 30-29; SFCC 1981, § 4-13-18; Ord. #38-1987, § 8).

Memorandum

To: Leroy Pacheco, PE COSF

From: Philip A. Gallegos, PE, Senior Transportation Engineer

CC: Robert Luna, PE, PTOE, Traffic Engineering Practice Lead, SW Region

Date: 10/17/2025

Re: Girl's Inc. TIA Review

Wilson and Company has reviewed the Revised DRAFT TIA dated October 6, 2025 for the Girl's Inc. Development prepared by Bohannan Huston and have the following comments. Please let me know if you have any questions or require further information.

REPORT COMMENTS

- All original Comments have been addressed
- On page 48 the report states that the common crash type was rear-end collisions for Richards and Rufina however on table 24 the highest crash type is Another Vehicle at an Angle. This should be corrected in the narrative.
- There is a large percentage of crashes that were not classified by Crash Type. The Crash Summary Tables shall also include the percentage of crash types with the "not available or not classified" crash types removed from the total number of crashes. Therefore, showing percentages of total known crash types.
- All developer mitigations shall be shown on the developments site plan.
- For the intersection of Calle del Cielo and Cerrillos Road the report recommends evaluation of a cost share with the COSF due to the spillover occurring in existing condition. Since this LOS is made worse by the added traffic by the developer this mitigation shall be implemented by the developer.

Sincerely,

Philip A Gallegos, PE
Senior Transportation Engineer

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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

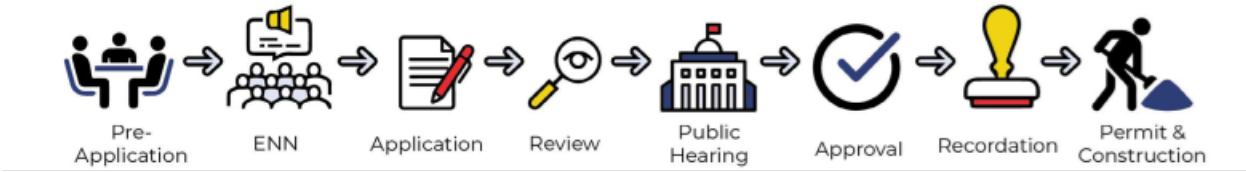


Timing of Conditions of Approval + Technical Corrections

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

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

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 8/20/25

DRT Member: Alexa Hempel

Dept/Div: Current Planning

Case No.: #2025-11028/11029/11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

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

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)	Planning Commission. Complete	
~~2. Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~ Applicant shall consolidate Lots 3 and 2A, 2-2 concurrent with Development Plan review **or** place appropriate easements between Lots 3 and 2A, 2-2 in perpetuity concurrent with Development Plan review	Planning Commission Development Plan. Applicant submitted affidavit acknowledging condition.	
3. Add Case #2025-11030 to Master Plan sheets	Planning Commission. Complete	
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Submit a parking analysis at time of Development Plan	Development Plan	
2. All utilities shall be underground	Development Plan	
3.		
4.		

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT)
Comment Form for
Planning Commission

Date: October 07, 2025

DRT Member: Fire Marshal Geronimo Griego

Dept/Div: Fire Marshal's Office

Case No.: 2025-11028,11029, & 11030

Case Planner: Alexa Hempel, Senior Planner

DRT Review Schedule – 9-12+ weeks*

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



Timing of Conditions of Approval + Technical Corrections

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

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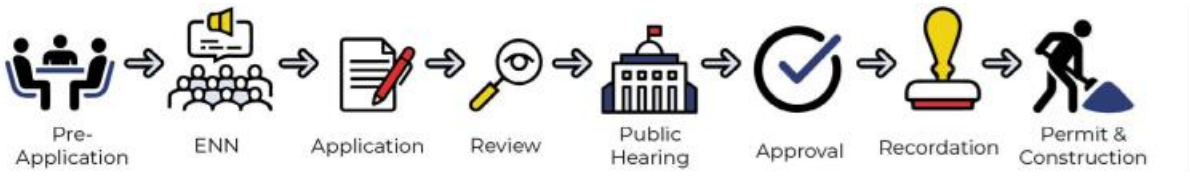
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of development* -

Development Review Process Flow Chart



Form Updated: September 2023

*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

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

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Shall comply with the most currently adopted International Fire Code.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**

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

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

1. Notes on revised plans sheet C2 verify compliance with IFC 2021, Section 903, and Aerial Apparatus access road from 2 points of access to building.

Explanation of Conditions or Corrections (if needed):

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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



Timing of Conditions of Approval + Technical Corrections

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

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
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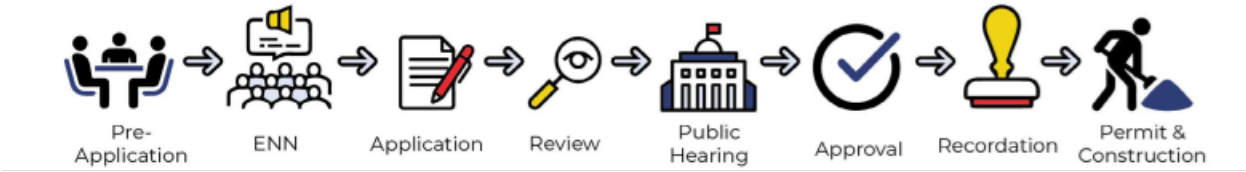
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 8/18/2025

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: 2025-11028/11029/11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

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

Case # 2025-11028/11029/11030

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Prior to Building Permit Approval	
2. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to approval of Development Plan	
3. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	At the time of development	
4. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	
5. Each lot shall be served by a separate City water service.	At the time of development	

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property.	Prior to Water Plan Approval	

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

Form Updated: April 2024

(see following pages for notes required)

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

Case #2025-10685: Tierra Contenta Phase 3A Preliminary Subdivision Plat
6120, 6130, 6135, and 6150 Paseo del Sol
Owner/Applicant's Name - Homewise, Inc.
Agent's Name – Jennifer Jenkins, JenkinsGavin, Inc.

THIS MATTER came before the Planning Commission ("Commission") for hearing on November 6, 2025, upon the application ("Application") of JenkinsGavin, Inc., agent for Homewise, Inc. ("Applicant").

The Applicant seeks the Commission's approval of a preliminary subdivision plat for sixteen (16) development tracts and six (6) open space tracts on approximately 216.5 acres ("Project"). The property is located at 6120, 6130, 6135, and 6150 Paseo del Sol ("Property") 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

1. At the hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by interested members of the public.
2. The Santa Fe City Code ("SFCC") 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
3. A pre-application conference was held on March 12, 2025, in accordance with SFCC 1987 Section 14-3.l(E).
4. Pursuant to SFCC 1987 Section 14-3.1(H)(1), notice of the ENN meeting was properly given.
5. The Applicant conducted one ENN on May 29, 2025. The ENN meeting was conducted virtually via Zoom. The meeting was attended by a representative of the Applicant and City staff. The meeting was well attended by the public.
6. SFCC 1987 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 1987 Section 14-9 (Submittal Requirements).
7. City staff reviewed the Application and all 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 approve the preliminary subdivision plat, subject to conditions and technical corrections set out in the Attachment A to the Staff Report.
9. SFCC Section 14-3.7(B)(3) establishes certain procedures for preliminary subdivision plat approval including, without limitation, a public hearing by the Commission, review of the final plat, and a decision based on the criteria set out in SFCC Section 14-3.7(C).
10. SFCC 1987 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.
11. There are no significant natural features, water courses, or historical sites on the subject property, and natural areas of stormwater collection are to remain in their current location.
12. No portion of the proposed subdivision lots fall within the 100-year flood zone.
13. The plat does not create any nonconformities or increase any existing nonconformities, and no variances or exceptions are requested or needed.

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 Sections 14-2.3(C)(1) and 14-3.7(B)(4)(d), the Commission has the authority to review and approve or deny preliminary subdivision plats.
2. Pursuant to SFCC Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
3. The Applicant met the applicable Submittal Requirements of SFCC Sections 14-3.1(C), (G) and (L).
4. Pursuant to SFCC 1987 Section 14-3.7(C)(1), the Commission finds that due regard has been shown for all natural features.
5. 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.
6. Pursuant to SFCC Section 14-3.7(C)(3), the Commission finds that, subject to the conditions of approval and technical corrections included in the Staff Report, the plat complies with the infrastructure design, improvement and dedication standards set forth in SFCC Section 14-9. The proposed preliminary plat identifies the location of existing and proposed roadway improvements, wet and dry utilities, and other infrastructure elements such as stormwater management facilities. The street network layout, design of blocks and lots, roadway typologies, and the utility and storm drainage infrastructure meet the requirements of SFCC Section 14-9.
7. The plat complies with SFCC Section 14-3.7(C)(4)-(5) because it neither creates nor increases any nonconformities

8. The Commissions approves the preliminary subdivision plat, subject to the conditions of approval and technical corrections set forth in the Attachment A and condition added the neighborhood park design and drainage ponding fencing shall be postponed in order to allow the applicant and staff to discuss and resolve prior to Final Subdivision Plat.

WHEREFORE, IT IS ORDERED ON THE 4TH DAY OF DECEMBER 2025 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 of approval and technical corrections set forth in the attachments to the Staff Report. Approval of the final subdivision plat will expire on November 6, 2028, unless the plat is filed for record with the County Clerk, or an extension is granted under SFCC Section 14-3.19.

_____ _____

Janet Clow
Chair

Date:

FILED:

_____ _____

Andréa Salazar
City Clerk

Date:

APPROVED AS TO FORM:

_____ _____

Rebecca A. Mnuk-Herrmann
Assistant City Attorney

Date:

City of Santa Fe, New Mexico

Attachment A

Table of Conditions of Approval and Technical Corrections

Preliminary Subdivision Plat Conditions of Approval and Technical Corrections

#	CONDITION OF APPROVAL	DEPARTMENT OR DIVISION:	TO BE COMPLETED BY:
1.	An approved Water Plan will be required for all new public water infrastructure and fire services. Water Plan shall be submitted to the City Water Division for review.	Public Utilities – Water Division	Prior to Final Plat Hearing
2.	An approved Agreement to Construct and Dedicate (ACD) will be required with the Water Division for all new public water infrastructure and fire services.		Prior to Building Permit Approval
3.	Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.		At the Time of Development
4.	Each lot shall be served by separate City Water service at the time of development.		At the Time of Development
5.	Prior to development of the first and any subsequent tract in the proposed subdivision, the comments noted in the attached memo in Attachment A2: *Development Review Team* Complied Comments must be addressed by the developer as part of its traffic impact analysis.	Public Works - Traffic	Prior to the Development of the First Tract
6.	Shall provide code analysis of project for proper occupancy classification designation as per IFC 2021.	Fire Protection District	Prior to Building Permit
7.	All bike symbols, stop bars, median striping, yield lines, arrow symbols and continental crosswalk striping is to be hot thermoplastic not 3M Tape. Conform with MUTCD.	Land Use – ADA	Prior to Final Plat Hearing
8.	Add “NO PARKING” signs adjacent from parking lanes, and in the bike lanes areas where needed. Conform with MUTCD.		Prior to Final Plat Hearing

9.	At station 11+00 to 12+00 on the east side of PDS West. Identify the accessible route detail. The sidewalk seems to end at a drive entrance. If so, striping must be added to comply with ADA. Show detail.		Prior to Final Plat Hearing
10	Provide statement on page 6A to clarify the total 30% slopes to be disturbed, not including manmade slopes.	Land Use -- Engineering	Prior to Final Plat Hearing
11	No parking signs should be placed throughout where parking is not allowed.		Prior to Final Plat Hearing
12	Provide detail with profile view of openings in gabions, CMPs, and weirs on gabion structures in ponds on page 13D, 13E.		Prior to Final Plat Hearing
13	Explain how overflow of water would work on Pond C1 and E1.		Prior to Final Plat Hearing
14	Include street names on all pages where a street is shown for ease of location		Prior to Final Plat Hearing
15	Provide landscape square footage for retentions ponds, parkway planters and open space for review of material quantities	Land Use – Landscape and Irrigation	Prior to Final Plat Hearing
16	Provide a minimum of one watering for each plan type for the months of December, January, and February		Prior to Final Plat Hearing
17	Remove Item #9 from the General Conditions Notes on sheet L0.0. The City of Santa Fe will not maintain infrastructure until the acceptance of the development by the Land Use Department Engineer		Prior to Final Plat Hearing
18	Provide a significant tree survey, list species, size, and quantities. Any trees to be removed shall be mark on the plan with a red X.		Prior to Final Plat Hearing

19	City staff respectfully request the replacement of Pinon Pine with another conifer tree on the City approved plant list. Due to the black scale and bark beetle infestations plaguing Pinon in many areas of Santa Fe including the southwest section.		Prior to Final Plat Hearing
20	Provide irrigation to all revegetation native seed areas, (Per CoSF Code 14-8.2 D (5)(c) all trees and shrubs shall be mulched and irrigated until established. Grass seed should either be hydroseeded to covered with biodegradable material or synthetic soil erosion control blankets or matting and irrigated until established. Irrigation shall be pursuant to the irrigation requirements in Section 14-8.4 (Landscape and Site Design)		Prior to Final Plat Hearing
21	14-8.4(F)(5)(e) All areas with exposed soil surfaces disturbed by construction shall be revegetated to minimize erosion and stormwater runoff and to improve the infiltration of precipitation.		Prior to Final Plat Hearing
22	Transition Lines and Grade: Transition line between excavation and native soil shall be smoothly raked, creating a clean consistent grade. Existing grade below native trees and shrubs shall remain undisturbed throughout the dripline of the plant material. No mounding of soil, fill-dirt, organic or inorganic debris shall be abandoned under native plant material canopies. All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated including spoil piles and stockpiles of any material. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal Seed rate shall be 2 lbs. per 1,00 square feet. Areas of natural gravel, cobble, fractured stone, and/or boulder fields shall be restored to the natural state that existed prior to construction. Grade out any damage to the natural terrain prior to the re-application of native stone material.		Prior to Final Plat Hearing

23	Median detail 3/L3.0 shows the top gravel mulch to be one inch below top of curb. City Code Exhibit A, Resolution No. 2010-66 (08/11/10) 6. (B.) Mulch reads, Provide for the surface of the organic mulch or crusher fines to be at least two inches below the top of the curb of the median, parkway or planter. Median mulch levels shall be two inches below top of median curbing. Revise detail and notes accordingly.		Prior to Final Plat Hearing
24	Provide an air gap at the root flair of all trees and shrubs planted within gravel/cobble planting strips and walkways.		Prior to Final Plat Hearing
25	AY Macdonald manual drain valve does not meet city code: No stop & waste valves or automatic drain valves (King Drains) permitted per CoSF Irrigation Design Standards. City of Santa Fe Landscape Irrigation Design Standards (LIDS) 4.16. City prefers sch80 ball valves for manual drain valves.		Prior to Final Plat Hearing
26	Irrigation line shall not cross over City Water Mains per the City Water Department. Additional points of connections are required.		Prior to Final Plat Hearing
27	Irritrol Decoders are Required.		Prior to Final Plat Hearing
28	Backflow preventer enclosures shall be stainless steel and insulated		Prior to Final Plat Hearing
29	The GFI shall be installed within the backflow preventer enclosure. Provide detail on plan sheet IR2.1 as shown in figure 4-9: heat tape, LIDS code page IV-17.		Prior to Final Plat Hearing
30	Irrigation mainlines shall be buried 24-inches below top of soil. All spray head laterals shall be buried at 18-inches and drip poly pipe shall be buried 6-inches below top of soil grade.		Prior to Final Plat Hearing

31	At no time are landscape irrigation valve boxes permitted within pavement or concrete roadways, sidewalks, or asphalt pathways.		Prior to Final Plat Hearing
32	Master valve assemblies shall include a true union ball valve per 4.2.2 LIDS.		Prior to Final Plat Hearing
33	Drip valve assemblies shall include a pressure regulator per 4.17.3 LIDS.		Prior to Final Plat Hearing
34	Emitter Quantity and placement shall be determined by the emitter per plant formula found on page V-11 of the LIDS. Minimum emitter count shall be six emitters per tree and two emitters per shrub.		Prior to Final Plat Hearing
35	14-8.4(E)(4)(h) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plant with similar water use requirements shall be grouped together. Trees and shrubs shall have separate zones. Drought tolerant and very low water-use tree shall have a separate zone. Native shrubs and very low water-use shrubs shall be irrigated on a separate zone. Separate zones are required for permanent and temporary irrigation lines. 24. Bubbler Assembly locations city staff request all Rainbird RWS-BCG Root Watering Kits be located 12- inches away from the root ball to prevent roots from girdling (root bound).		Prior to Final Plat Hearing
36	The retaining wall height standards in this Section 14.8.5 apply to the portion of a wall, fence or similar that supports a higher finished grade on one side than on the other. The height of the retaining wall is measured from the finished grade at the base of the wall to the finished grade at the top of the wall. (Ord. No. 2012-11 § 22) 14-8.5(B)(1)(a) No retaining wall shall exceed six feet in height. 14-8.5(B)(1)(b) Retaining walls shall be stepped or terraced so that they are		Prior to Final Plat Hearing

	separated by a distance equal to the height of the higher wall.		
37	A water level measuring device with zero set at finish grade located at the center of each pond is required. Retention ponds deeper than three feet require a security fence and maintenance gate. Fence shall be five in height. The following shall also apply 14-8.4(J) Screening and Buffering, 14-8.5 Walls and Fences. Stormwater storage ponds are not to exceed 1 foot in depth without a verification that storm water will drain within 24 hours.		Prior to Final Plat Hearing
38	Applicant shall coordinate with the Parks Division regarding the final alignment of the proposed trail connections to SWAN Park.	Public Works – Parks & Open Space, River and Watershed	Prior to Construction
39	Sheet IR0.1, Irrigation Schedule, Hydrometer model change to-Master Meter 1.5" Brass USG 1 GPP Water, WITH CONTACT HEAD AND REED SWITCH with one pair of Brass Master Meter Coupling, Master Meter 1.5" coupling with gasket, Mottech Single Output Decoder for 24 VAC Valves, Mottech Single input decoder configured to work with digital or analog sensor Flow Meters		Prior to Final Plat Hearing
40	Sheet IR0.1, Irrigation Schedule, Controller model to be- MOTOROLLA IRRINET M AC with Single Cable Decoder Assembly with 200 Decoder Max, Radio, Antenna, Interspec Stainless Steel Locking Single Door Enclosure Powder Coated Paint with Communication to ICC Central. Single Cable Line Surge Protection Unit for SC DEC 1, install every 500’ and at terminal end of path.		Prior to Final Plat Hearing
41	Sheet IR0.1, Irrigation Schedule, Hot Box to be lockable, insulated stainless steel with heat tape and electric source inside box		Prior to Final Plat Hearing
42	Sheet IR1.1, IR1.2, IR1.4, IR1.6 & IR1.9 POINT OF CONNECTION 1, 2, 3, 4, 5, 6, 7 and 8 calls out installation of ‘1” STOP AND WASTE VALVE’, need to change to-		Prior to Final Plat Hearing

	gate valve and automatic drain valve per code 14.161		
43	Sheet IR2.1, Detail #6 change Mainline depth to 24”, Lateral line depth to 18” and poly line (drip) depth to 6” min.		Prior to Final Plat Hearing
44	Sheet IR2.1, Detail #10, ‘Stop & Drain Valve’ callout, change to gate valve and automatic drain valve per code 14.161 Also change 120 volt AC GFI protected duplex 3 prong outlet to be installed inside of backflow preventer enclosure		Prior to Final Plat Hearing
45	Sheet IR2.2, Detail #11, ‘Hot Box HB1-T Fiberglass Enclosure’ change to- Hot Box to be lockable, insulated stainless steel		Prior to Final Plat Hearing
46	Culvert outlet concerns: a. some of these have long rundowns with no splash pad or channel protection to prevent scour, please provide scour protection b. the potential for large pulses to overshoot the rundown and therefore have little dissipation before the water hits the channel (G2 for example).		Prior to Final Plat Hearing
47	Earthen Berms: Trees, shrubs, and rocks should be strategically placed to prevent ATV use; all the existing earthen berms in Tierra Contenta are covered with ATV roads/tracks.		Prior to Final Plat Hearing
48	Ponds: Please avoid planting trees in the flow path of the outlets and inlets, trees should be planted on higher terrain and around the ponds for maintenance purposes and to avoid obstruction of storm flow. Grasses and wildflowers should be an acceptable alternative to planting irrigated vegetation within the ponds as developer proposes in the alternative means of compliance (current requirement of 1 tree and 2 shrubs per 500 sq ft of required ponding area, seems to Parks staff like an unnatural density of new plant material and exceeds density current conditions of existing ponds). This design should relate to similar densities found at existing, established ponds. Seeding quantities as proposed seem reasonable		Prior to Final Plat Hearing

49	Illegal Dumping: There is a lot of illegal dumping on this property, contractors are responsible for site cleanliness and maintenance and should be mindful of this existing issue. Once they mobilize to the site, they are responsible for what happens on the site.		Prior to Final Plat Hearing
50	If 30% slopes variance is denied, the Applicant shall meet with Terrain management and Parks to identify an alternative location for community trail route.	Land Use- Zoning	Prior to Final Plat
51	The Applicant shall demonstrate compliance with each of the conditions of approval, technical corrections and notes as found in Attachment B: "*City DRT Conditions of Approval, Technical Corrections, and Comments.*"	Various departments	Various

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

Case #2025-10688: Tierra Contenta Phase 3A Preliminary Subdivision Plat Variance (Slopes)
6120, 6130, 6135, and 6150 Paseo del Sol
Owner/Applicant's Name - Homewise, Inc.
Agent's Name – Jennifer Jenkins, JenkinsGavin, Inc.

THIS MATTER came before the Planning Commission ("Commission") for hearing on November 6, 2025, upon the application ("Application") of JenkinsGavin, Inc., agent for Homewise, Inc. ("Applicant").

The Application is located at 6120, 6130, 6135, and 6150 Paseo del Sol ("Property") and is zoned PRC (Planned Residential Community). The Applicant requests a variance ("Variance") to Santa Fe City Code ("SFCC") Subsection 14-8.2(D)(2)(b) Terrain Management standards prohibiting disturbances of natural slopes of thirty percent (30%) for an approximate area of 7,305 square feet.

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

FINDINGS OF FACT

1. At the hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by interested members of the public.
2. The Santa Fe City Code ("SFCC") 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
3. A pre-application conference was held on March 12, 2025, in accordance with SFCC 1987 Section 14-3.l(E).
4. Pursuant to SFCC 1987 Section 14-3.1(H)(1), notice of the ENN meeting was properly given.
5. The Applicant conducted one ENN on May 29, 2025. The ENN meeting was conducted virtually via Zoom. The meeting was attended by a representative of the Applicant and City staff. The meeting was well attended by the public.
6. Pursuant to SFCC 1987 Subsection 14-2.3(C)(3), the Commission has the authority to review and approve or disapprove variances as part of a development.
7. City staff reviewed the Application and all 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 deny the variance requested for case #2025-10688.
9. The Applicant attended a public hearing before the Commission on November 6, 2025.
10. At the Hearing, the Commission received reports from Staff, heard testimony and evidence from the Applicant and their Agent, and offered to hear testimony by any interested members of the public.
11. SFCC 1987 Subsection 14-3.16(C) sets the approval criteria for Variances.
12. The Commission adopted the variance findings submitted and presented by the Applicant
13. The Applicant's finding for criterion SFCC 1987 Subsection 14-3.16(C)(1)(a) states: Trail Improvements – The Phase 3A lands are characterized by significant tributaries of the Arroyo de los Chamisos traversing the north and southwest areas of the site, presenting significant challenges with respect to installation of the requested trail improvements. Drainage Improvements – The physical characteristics of the Phase 3A lands are exemplified by significant tributaries of the Arroyo de los Chamisos traversing the site. The project is employing a unique stormwater management approach that establishes ponding in existing drainageways through the installation of gabion and earthen dams. This approach respects the natural path of water, minimizes ground disturbance, and preserves developable area in support of this affordable housing initiative.
14. The Applicant's finding for criterion SFCC 1987 Subsection 14-3.16(C)(1)(b) states: Trail Improvements – It is infeasible to construct the requested trails without the modest disturbance of 30% slopes. The desired connections cross steep terrain and cross arroyos. In addition, the trails are designed to minimize slope and establish as much accessibility as possible. Drainageway Improvements – The drainage design is a terrain-based approach that honors the existing drainage pattern, while minimizing disruption of the natural terrain. It is infeasible to overly engineer a stormwater management solution that diverts water from its natural path, which can result in higher maintenance costs for the City and erosive conditions over time.
15. The Applicant's finding for criterion SFCC 1987 Subsection 14-3.16(C)(1)(c) states: Trail Improvements -- The proposed intensity of development is consistent with previous phases of Tierra Contenta. Drainageway Improvements – The proposed intensity of development is consistent with previous phases of Tierra Contenta.

16. The Applicant's finding for criterion SFCC 1987 Subsection 14-3.16(C)(1)(d) states: Trail Improvements -- Significant efforts have been made to minimize the disturbance of 30% slopes to those areas that are absolutely necessary to provide the desired trail connectivity. The property could not be developed as a different category or lesser intensity of use without the City Council approving amendments to the Tierra Contenta Annexation Agreement and Master Plan. Nor would other use categories satisfy the City's objectives of increasing housing supply, especially affordable housing. Tierra Contenta implements the purposes of Chapter 14 through a coordinated and harmonious development that promotes the health, safety, and welfare of the community. Furthermore, the development of Phase 3A with this requested variance enables construction of coordinated streets, trails, and utility infrastructure. Drainageway Improvements – Significant efforts have been made to minimize the disturbance of 30% slopes to those areas that are absolutely necessary to ensure the orderly and efficient development of the property in accordance with the Master Plan. The property could not be developed as a different category or lesser intensity of use without the City Council approving amendments to the Tierra Contenta Annexation Agreement and Master Plan. Nor would other use categories satisfy the City's objectives of increasing housing supply, especially affordable housing. Tierra Contenta implements the purposes of Chapter 14 through a coordinated and harmonious development that promotes the health, safety, and welfare of the community.
17. The Applicant's finding for criterion SFCC 1987 Subsection 14-3.16(C)(1)(e) states: Trail Improvements -- The development of Phase 3A is in the public interest through the increase in housing supply, including up to 600 affordable homes. In addition, the public interest is served through the construction of new trails providing connectivity to SWAN Park and Capital High School for area residents. Drainageway Improvements – The development of Phase 3A is in the public interest through the increase in housing supply, including up to 600 affordable homes, which is enabled by the infrastructure design that requires this modest variance. In addition, the public interest is served through a stormwater management design that minimizes land disturbance, while increasing the supply of affordable housing by preserving developable land for that purpose.

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 Applicant met the applicable Submittal Requirements of SFCC Sections 14-3.1(C), (G) and (L).
3. Pursuant to SFCC 1987 Subsection 14-2.3(C)(3), the Commission has the authority to hear and decide on variances as part of a development.

4. Pursuant to SFCC 1987 Subsection 14-3.16(C)(1)(a), the Commission finds that the variance is justified by the presence of an existing unusual physical characteristic of the land or structure that existed at the time of the adoption of the regulation.
5. Pursuant to SFCC 1987 Section 14-3.16(C)(2), the Commission finds that existing special physical circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.
6. Pursuant to SFCC 1987 Section 14-3.16(C)(3), the Commission finds that granting the variances would not increase the intensity of the proposed development relative to other uses in the vicinity that are subject to the same relevant provisions of Chapter 14.
7. Pursuant to SFCC 1987 Section 14-3.16(C)(4), the Commission finds that the variance is the minimum amount of deviation that will make possible the reasonable use of the land or structure.
8. Pursuant to SFCC 1987 Section 14-3.16(C)(5), the Commission finds that granting the variance would not be contrary to the public interest.
9. Pursuant to SFCC 1987 Section 14-3.16(C)(6), the Commission finds that there are no additional requirements, or supplemental or special findings required by other provisions of Chapter 14.
10. The Commission finds that Case #2025-10688 satisfies the required approval criteria pursuant to SFCC 1987 Section 14-8.2(D)(2)(b) slopes. The Commission voted to approve the thirty (30) percent slopes variance request.

WHEREFORE, IT IS ORDERED ON THE 4TH DAY OF DECEMBER 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the Variance to SFCC 1987 Subsection 14-8.2(D)(2)(b) for Case # 2025-10688.

_____ _____
Janet Clow Date:
Chair

FILED:

_____ _____
Andréa Salazar Date:
City Clerk

APPROVED AS TO FORM:

_____ _____
Rebecca A. Mnuk-Herrmann Date:
Assistant City Attorney

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

Case #2025-11006
3800 Governor Miles Road – Vistas de la Sierra Phase 3 Preliminary Subdivision Plat
Owner's/Applicant's Name- Foresstar (USA) Real Estate Group, Inc.
Agent's Name- Liaison Planning Services, Inc.

THIS MATTER came before the Planning Commission ("Commission") for public hearing on November 6, 2025 (Hearing) upon the application ("Application") of Liaison Planning Services, as agent for Forestar (USA) Real Estate Group, Inc. ("Applicant").

The Application pertains to a property located at 3800 Governor Miles Road totaling approximately 24.42 acres ("Property"). The Applicant requested preliminary subdivision plat approval for a 128-lot single-family residential subdivision ("Project"). The property is zoned R-5 (Residential -5 dwelling units per acre).

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

FINDINGS OF FACT

1. 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.
2. The Santa Fe City Code (SFCC) 1987 Section 14-3.1 sets out the following procedures for a preliminary plat application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
3. The Applicant attended a pre-application conference on June 12, 2025.
4. The Applicant properly noticed the ENN meeting by completing an application, prominently displaying a public notice poster on the site, mailing public notice of the meeting to neighbors within a 200 foot radius and conducting a virtual meeting.
5. The Applicant held a virtual ENN meeting on July 22, 2025. The Project team, members of City staff, and approximately 25 members of the public attended the meeting.
6. SFCC Section 14-3.7(B)(4) establishes certain procedures for preliminary subdivision plat approval which include, without limitation, 1) that the Commission hold a public hearing, 2) that the Commission review the preliminary plat, and 3) that the Commission render a decision based on the criteria set out in SFCC Section 14-3.7(C).
7. After a preliminary subdivision plat has been approved, SFCC Section 14-3.7(B)(4)(b) requires the Applicant to submit a final plat prepared by a professional land surveyor, together with maps, drawings, and other specified supplementary material as specified by the land use director (Submittal Requirements).
8. Staff reviewed the Application, related materials, and other information that the Applicant submitted for conformity with applicable SFCC requirements. Staff also provided the Planning Commission a written report of Staff's findings ("Staff Report') that evaluated the factors relevant to the Application.

9. At the Hearing, the Commission considered the Application in this case, received reports from Staff, heard testimony and evidence from the Applicant, and opened the floor for testimony from any interested members of the public prior to making a decision. Approximately ten (10) members of the public gave comments on the project.
10. Staff recommended that the Commission approve the preliminary subdivision plat, subject to the conditions and technical corrections set out in the exhibits to the Staff Report. Staff added four (4) Conditions of Approval at the time of the hearing. The Planning Commission Chairperson added a Stipulation to the Applicant regarding 2-story homes adjacent to the Nava Ade subdivision. The Land Use Director added a Comment regarding construction traffic and staging. These can be found in the Revised Conditions of Approval attached herewith.
11. SFCC Section 14-3.7(B)(4)(a) requires that the "final plat shall conform substantially to the preliminary plat as approved."
12. 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 final subdivision.
13. The Commission finds that the Project shows due regard for all natural features, as there is minimal vegetation on the site, and there are no significant natural features, water courses, historical sites or structures, or other similar community assets. Archaeological clearance for this project was obtained. There are no historical sites.
14. The Commission finds that the land is suitable for platting and development purposes of the kind proposed. The land is suitable for residential development of similar density to surrounding neighborhoods with a major road adjoining the property and utilities either adjacent to the property or in close proximity to the property.
15. The Commission finds that the Project complies with the infrastructure design, improvement, and dedication standards including those required by the Water Division, Wastewater Division, Environmental Services, and Terrain Management.
16. The Commission finds that no existing nonconformities are increased, nor are any nonconformities created by the approval of this subdivision. The Applicant is not requesting any variances with this proposal.

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 Sections 14-2.3(C)(1) and 14-3.7(B)(4)(e), the Commission has the authority to review and approve the Project subject to the technical correction listed in the exhibits to the staff report and the conditions and technical corrections imposed at the preliminary subdivision stage.
2. Pursuant to SFCC Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
3. The Applicant attended a pre-application conference on June 12, 2025 in accordance with SFCC 1987 Section 14-3.l(E)(l).
4. Pursuant to SFCC 1987 Section 14-3.l(H), the Applicant properly noticed the ENN meeting.
5. Pursuant to SFCC 1987 Section 14-3.1 (F), the Applicant held virtual ENN meetings on July 22, 2025. The Project team, members of City staff, and approximately 25 members of the public attended the meeting.
6. The preliminary plat substantially conforms with SFCC 1987 Section 14-3.7 (B)(4)(a).
7. The Applicant met the applicable Submittal Requirements SFCC 1987 Section 14-3.l(G).

8. The preliminary subdivision plat should be approved because all applicable code requirements and criteria for the preliminary subdivision plat approval have been met.
9. Pursuant to SFCC Section 14-3.7(C)(1), the Commission finds that the Project shows due regard for all natural features, as there is minimal vegetation on the site, and there are no significant natural features, water courses, historical sites or structures, or other similar community assets. Archaeological clearance for this project was obtained. There are no historical sites.
10. 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 land is suitable for residential development of similar density to surrounding neighborhoods with a major road adjoining the property and utilities either adjacent to the property or in close proximity to the property.
11. Pursuant to SFCC Section 14-3.7(C)(3), the Commission finds that the Project complies with the infrastructure design, improvement, and dedication standards set forth in SFCC Section 14-9.
12. Pursuant to SFCC Section 14-3.7(C)(4)-(5), the Commission finds that no existing nonconformities are increased, nor are any nonconformities created by the approval of this subdivision. The Applicant is not requesting any variances with this proposal.

WHEREFORE, IT IS ORDERED ON THE 4th DAY OF DECEMBER 2025 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 the plat is filed for record with the county clerk or an extension is granted under SFCC Section 14-3.19.

ATTACHMENTS: Attachment A – Conditions of Approval

_____ _____

Janet Clow Date

Chairperson

FILED:

_____ _____

Andrea Salazar Date

City Clerk

APPROVED AS TO FORM:

_____ _____

Rebecca Mnuk-Herrmann Date

Assistant City Attorney

City of Santa Fe, New Mexico

Attachment A – Revised
11/06/2025

Conditions of Approval and Technical Corrections

1. **Table of Conditions of Approval - REVISED**
2. **Table Technical Corrections**
3. **DRT Comments**
   a. **Fire Protection**
   b. **Water Division**
   c. **Wastewater Division**
   d. **Water Resources**
   e. **Traffic**
   f. **Metropolitan Planning Organization**
   g. **Terrain Management**
   h. **Landscape**
   i. **ADA**
   j. **Archaeology**

Attachment A

STIPULATION FROM PLANNING COMMISSION CHAIRPERSON **ADDED AT PLANNING COMMISSION HEARING ON 11/06/2025**			
Stipulation: "Applicant agrees to make all houses bordering Nava Ade in Phase 3 single story and those are seven houses."		Planning Commission	Prior to Final Development Plan Approval
COMMENT FROM LAND USE DIRECTOR **ADDED AT PLANNING COMMISSION HEARING ON 11/06/2025**		**Department**	**To be completed by:**
Comment: "We are going to work with the Applicant to determine a staging area and construction traffic circulation, and we will report back to you before final plat or as part of final plan."		Land Use	Prior to Final Development Plan Approval
CONDITIONS OF APPROVAL ADDED BY STAFF **AT PLANNING COMMISSION HEARING ON 11/06./2025**		**Department**	**To be completed by:**
1	Include on plans the extension of the trail at the northwest property line to connect to existing Nava Ade Trail;	Land Use	Prior to Final Development Plan Approval
2	Coordinate with Fire Marshall to engineer a pathway acceptable to safety apparatus as well as emergency egress;	Land Use	Prior to Final Development Plan Approval
3	Amend current housing agreement for phase 3 or prepare new agreement for 25 affordable homes;	Land Use	Prior to Final Development Plan Approval
4	Coordinate with Terrain Management staff on drainage ponds and stormwater mitigation – including letter from Applicant's engineer clarifying pond information.	Land Use	Prior to Final Development Plan Approval
1. TABLE OF CONDITIONS OF APPROVAL		**Department**	**To be completed by:**
1	Shall comply with the most currently adopted International Fire Cod	Fire Marshall	Prior to Building Permit Approval
2	Shall comply with Chapter 33 "Fire Safety During Construction and Demolition	Fire Marshall	At the Time of Development
3	Shall verify all weather road and active fire hydrants are in place prior to combustible materials arriving on site	Fire Marshall	At the Time of Development

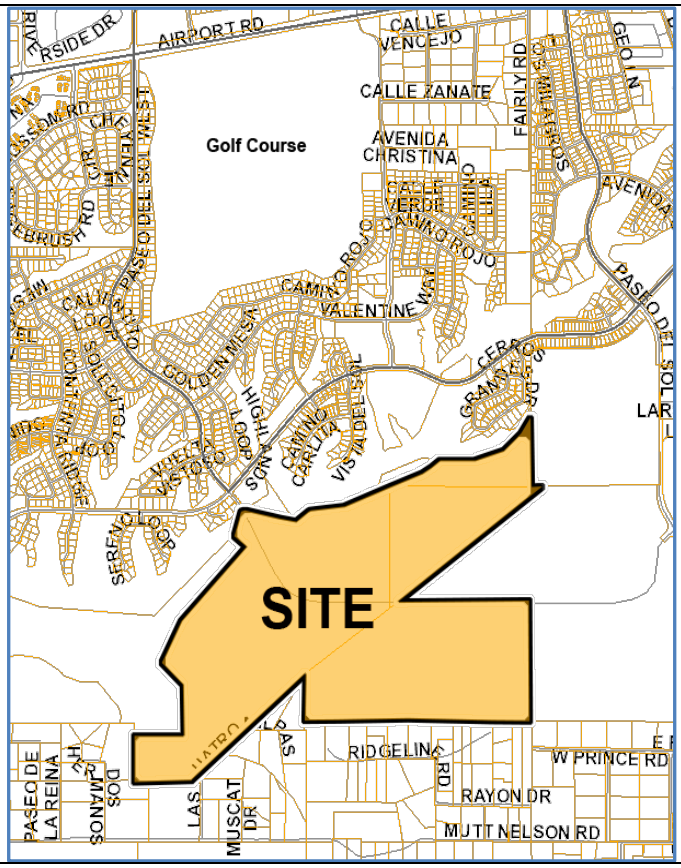
4	Verify that correct currently adopted International Fire Code (IFC) is referenced.	Fire Marshall	Prior to Building Permit Approval
5	An approved Water Plan will be required for all new public water infrastructure and fire services.	Water Division	Prior to Public Hearing for Final Subdivision Plan
6	An approved Agreement to Construct and Dedicate (ACD) will be required with the Water Division for all new public water infrastructure and fire services.	Water Division	Prior to Building Permit Approval
7	Each lot shall be served by separate City water service at the time of development.	Water Division	At the time of Development
8	Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	Water Division	At the time of Development
9	SDR35 shall be the only material used for public sewer mains.	Wastewater	Prior to Construction
10	We will accept the 0.5 percent slope detailed on Utility Plan C6,06 - 0.6% is highly recommended'	Wastewater	Prior to Construction
11	Avoid the placement of sewer lines above water lines during crossings – none found.	Wastewater	Prior to Construction
12	Make sure to contact Luke Gray, Engineer Associate 505-955-4626 before construction for inspection scheduling. He will be responsible for the issuing of letter of approval and system city acceptance.	Wastewater	Prior to Construction
13	No need to change drawing, but the Wastewater Division will not accept any service connections branching from a sewer manhole.	Wastewater	Prior to Construction
14	Pipe Material shall be SDR26	Wastewater	Prior to Construction
15	See attached comments response letter dated 9/16/25 from Wilson & Company. Comments in red are summarized below.	Traffic	Prior to Approval of Final Subdivision Plat
16	**General Comments #2** – Acceleration/deceleration lane warrants and lengths at various intersections are unresolved and developer shall provide further analysis at locations identified.	Traffic	Prior to Approval of Final Subdivision Plat
17	**General Comments #4 and Report Comment #2** – The development's	Traffic	Prior to

	impacts to the signalized intersections on Richards Avenue at both Governor Miles Road, and Beckner Road will require build year **signal timing plans** for each intersection analyzed and stamped by developers engineer to accommodate impacts identified (if any) by the Traffic Impact Study. In addition, the recommended traffic signal modifications at Richard/Beckner by that signal's EOR (Mr. Mike Gomez, PE), are to be implemented as part of this development. This include: modifications to signal heads at Richards/Beckner; relocation of advanced northbound signal flasher further south on Richards Avenue; and a photometric analysis to determine if installation of additional lighting for the southbound approach as described in the EOR's close out memo dated 6/27/25 is necessary. If so, the developer shall provide this additional lighting.		Approval of Final Subdivision Plat
18	**Report Comment #**4 – developer shall provide an all way stop sign warrant analysis at the intersection of Governor Miles and Dancing Ground and shall construct any identified improvements resulting from that analysis.	Traffic	Prior to Approval of Final Subdivision Plat
19	**Summary Comment** – Whispering Wing Road changes from dead end to connecting street to this subdivision as part of this development plan, and developer shall provide a more robust analusis of onstreet signage and striping per MUTCD in correspondence with signage for other connecting streets in this subdivision.	Traffic	Prior to Approval of Final Subdivision Plat
19	An approved Development Water Budget including a 9.8% contingency per SFCC 14-8.13(E)(1) will be required. A technical evaluation request for a Development Water Budget needs to be submitted to the City Water Division for review.	Water Resources	Prior to Final Development Plan Approval
20	An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure or fire services. An approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency is required prior to processing the ACD.	Water Resources	Prior to ACD
21	Each lot shall be served by a separate water service at the time of development.	Water Resources	Prior to Building Permit Application

Planning and Land Use Department
Planning Commission Staff Report

Case No:	2025-11526 (Final Subdivision Plat)
Hearing Date:	December 4, 2025
Applicant:	Homewise, Inc.
Agent:	JenkinsGavin, Inc.
Request:	Final Subdivision Plat
Location:	
Case Mgr.:	Rebekah Clouser
Zoning:	PRC (Planned Residential Community)
Overlay:	Suburban Archaeological Review District
Pre-application Mtg.:	March 12, 2025
ENN Mtg.:	May 29, 2025

Proposal: Final Plat approval for 16 development tracts and 6 open space tracts, innovative street designs.



Case #2025-11526. Tierra Contenta Final Subdivision Plat. JenkinsGavin, Inc., Agent for Homewise, Inc., owner and applicant ("Applicant"), requests review and approval of a Final Subdivision Plat for 16 development tracts and 6 open space tracts for a total of 22 tracts and Innovative Street Design. The subject lots are 216.5 acres and are located at 6120, 6130, 6150, and 6135 Paseo del Sol. The lots are zoned Planned Residential Community District (PRC) and lie within the Suburban Archaeological Review District. (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

I. RECOMMENDATIONS

Staff recommends the Planning Commission **APPROVE** Case 2025-11526 "Tierra Contenta Phase 3 A Final Subdivision Plat and Innovative Street Design," subject to the conditions of approval and technical corrections outlined in this report and included in Attachment A1 *"Table of Conditions of Approval and Technical Corrections"* and Attachment A2: "*Development Review Team Complied Comments* (as amended)".

One motion will be required:

a. Approve or deny Case #2025-11526 a Final Subdivision Plat for 16 development tracts and 6 open space tracts for a total of 22 tracts and innovative street designs on approx. 216.5 acres, subject to the conditions of approval and technical corrections outlined in this report and included in Attachment A1: *"Table of Conditions of Approval and Technical Corrections"* and Attachment A2: *"Development Review Team Compiled Comments (as amended)."*

II. EXECUTIVE SUMMARY

The subject property is owned by Homewise and is located at 6120, 6130, 6150, and 6135 Paseo del Sol. The property is accessed from the Herrera Drive roundabout on the east and Jaguar Road on the west. The property is approximately 216.5 acres in size, zoned PRC (Planned Residential Community) and located within the Suburban Archeological Review District.

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

The final plat application before the Planning Commission substantially conforms to the preliminary plat as approved at the November 6, 2025, hearing. The Applicant has complied with the conditions of approval and technical corrections required form the Preliminary Subdivision Plat approval.

Staff's analysis finds that, subject to the conditions of approval and technical corrections outlined in this report and included in Attachment A1, the Applicant has satisfied Subsection 14-3.7(C) "*Approval Criteria*" for the final subdivision plat application (the "Application").

III. PROJECT ANALYSIS

A. Property Information and Proposal

The Applicant is requesting a final subdivision plat for Tierra Contenta Phase 3A with 16 development tracts, six open space tracts, and roadway infrastructure (the "Project"). The roadway infrastructure includes the extension of Paseo del Sol West from Jaguar Drive east to Herrera Drive roundabout, internal community loop road (Cinto Norte), utilities, stormwater management, landscaping, lighting and community trails.

B. Archaeological Review

The Project requires an archeological clearance permit. 6120, 6130, 6150, and 6135 Paseo del Sol parcels lie within the Suburban Archaeological Review District. Chapter 14, SFCC, Article 14-3.13(B)(3) (*Suburban Archaeological Review District*) states:

> *In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects:*

(a) All annexations, rezonings, subdivisions, planned unit developments, or other development requiring approval by the Planning Commission, having over ten (10) acres.

Staff confirmed that the Applicant complied with the archeological clearance requirement and archaeological approval from the City of Santa Fe Archaeological Review Committee (ARC) was received on July 6, 2023.

C. Access, Street Design and Traffic Access

The Project includes the roadway infrastructure, including the extension of Paseo del Sol West from Jaguar Drive east to the Herrera Drive roundabout, internal community loop road (Cinto Norte), utilities, stormwater management, landscaping, lighting and community trails, for Tierra Contenta Phase 3A and Phase 3B, as shown in the Tierra Contenta Master Plan Amendment #1.

The roadway infrastructure and proposed community trails met all conditions and corrections and substantially comply with the preliminary plat. These requirements can be found in Attachment A1: *Table of Conditions of Approval and Technical Corrections* and Attachment A2: *Development Review Team Complied Comments (as amended).*

Public Works' Traffic Engineering Division reviewed the Applicant's submitted traffic report and traffic addendum for the Project and had comments for the subdivision, included in Attachment A2: *Development Review Team Complied Comments (as amended)*. The comments included recommendations that a right turn lane analysis should be conducted for the intersection of Jaguar Drive and Paseo del Sol and the inclusion of the intersection of Herrera and Cerrillos Road to the Traffic Impact Analysis ("TIA").

Prior to development of the first tract within the subdivision, the applicant for the first development tract will be required to address comments from the TIA. All intersections studied in the TIA will continue to operate at acceptable levels of service through the horizon year 2040. All future subdivisions within Phase 3 will be required to submit a traffic impact analysis.

D. Parks and Open Space

In residential areas, the Santa Fe City Code requires 5' landscaped[1] buffers between the edge of the street and the sidewalk. *See* SFCC § 14-9.2(C)(6)(g), providing that "specific construction and engineering standards" include "in areas zoned for residential development, planting strips are required between the edge of pavement and the edge of the required sidewalks. Planting strips must have a width of not less than five (5) feet".

[1] A "planting strip" is defined as a "linear landscaped area typically located within or adjoining a parkway." SFCC 2025 §14-12.1, "Definitions", "Planting Strip"

The City's Parks and Open Space Division, as a member of the Development Review Team ("DRT") has proposed including a condition that requires the planting strips to be placed on the opposite side of the sidewalk, away from the roadway, so that the sidewalk does not have a landscaped buffer to separate it from the roadway. (*see* Attachment A1, Condition 24) ("Condition 24").

Land Use Department staff recommends **against** adopting Condition 24, on the grounds that Condition 24 is inconsistent with the Code. There are no exceptions that would allow the sidewalk to be moved.

E. Terrain Management and Stormwater

The Applicant is proposing six open space tracts that are approximately 69.34 acres primarily located around the perimeter of the Project where the Applicant proposes to locate centralized stormwater ponding. The Applicant has included two alternate means of compliance in the Project for stormwater pond landscaping and irrigation standards per SFCC Section 14-2.11(C)(1) that were approved with the preliminary subdivision plat. The final subdivision plat substantially conforms to all conditions and corrections from the preliminary subdivision plat. These requirements can be found in Attachment A1: *Table of Conditions of Approval and Technical Corrections* and Attachment A2: *Development Review Team Complied Comments (as amended)*.

One condition of note is the Applicant will work with the City Engineer to field identify locations for safety fencing near ponds that are greater than three feet in depth (see Attachment A1: *Table of Conditions of Approval and Technical Corrections* and Attachment A2: *Development Review Team Complied Comments (as amended)*.

Landscape Plan

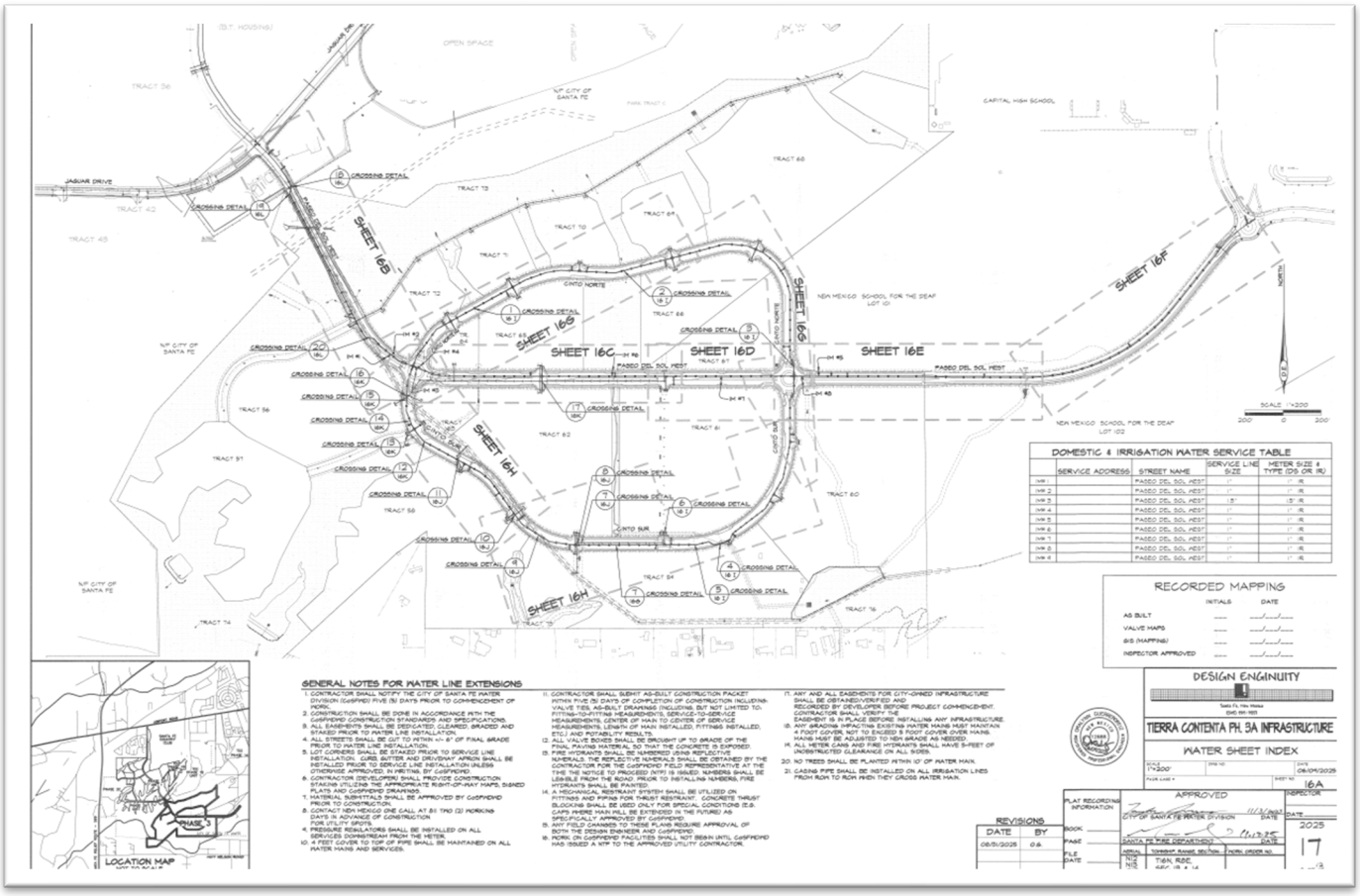
The Land Use Technical Review Division has reviewed the landscape plan for compliance with City Code. The Applicant has complied with landscape comments and technical corrections and include a significant tree survey. In compliance with the Master Plan, all future development tracts will be required to submit significant tree survey to collectively track significant trees for all of Phase 3A. These requirements can be found in Attachment A1: *Table of Conditions of Approval and Technical Corrections* and Attachment A2: *Development Review Team Complied Comments (as amended).*

F. Utilities

Water

The Applicant submitted a water utility plan within the subdivision plan set. The Applicant has complied with water engineering conditions and received an approved water plan, see *Figure 1: Approved Water Plan*. All sheets for the water plan can be found in Attachment B7: Water Plan

Figure 1: Approved Water Plan



The Applicant has complied with Water Resources conditions for an approved water irrigation demand budget at 1.93-acre feet per year (AFY) with a 9.8% contingency. The full irrigation water demand budget can be found in Attachment B9: Water Irrigation Demand Budget. All conditions and comments can be found in Attachment A1: *Table of Conditions of Approval and Technical Corrections* and Attachment A2: *Development Review Team Complied Comments (as amended)*.

Wastewater

The Applicant submitted a wastewater plan. The City's public utilities wastewater division did not have any conditions of approval or technical corrections to the submitted plan. All comments can be found in A1: *Table of Conditions of Approval and Technical Corrections* and Attachment A2: *Development Review Team Complied Comments (as amended)*.

G. Fire Prevention

The Applicant complied with the Fire Marshal's conditions and provided an unobstructed road width of no less than 20 feet, exclusive of shoulders, for emergency access. (see Attachment A1: *Table of Conditions of Approval and Technical Corrections* and Attachment A2: *Development Review Team Complied Comments (as amended)*).

V. APPROVAL CRITERIA: FINAL SUBDIVISION PLAT

City Code Section 14-3.7 governs the authority, procedures, and restrictions for the division of land. Subsection 14-3.7(B)(4)(e) states that "*The planning commission shall approve or disapprove the final plat within thirty-five days of the date of it first considers the complete submittal of the plat at a public hearing unless an extension of time is agreed to by the applicant and the planning commission.*"

SFCC 1987, Section 14-3.7(C) sets forth approval criteria for preliminary subdivision plat as follows:

Approval Criteria (§ 14-3.7(C))

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) YES**
Applicant's Response (Final Subdivision Plat): *The subject parcel is undeveloped and gently sloped, except for some steeper slopes adjacent to drainageways the north and west areas. 69.34 acres of natural open space will be preserved, providing trail corridors and outdoor recreation opportunities for the community.* **Staff Response (Final Subdivision Plat)**: Staff and the DRT have reviewed the Application and find that the proposal gives due regard to existing vegetation, watercourses and similar community assets in the area, and therefore, pending fulfillment of all conditions of approval and technical corrections, the proposed final subdivision plat complies with this criterion.	
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) YES**

Applicant's Response (Final Subdivision Plat):
The property is primarily gently sloped. Drainageways and stepper terrain will be protected in open space.

Staff Response (Final Subdivision Plat):
The applicant's proposed design has been reviewed for compliance with the City Code by the DRT from all relevant agencies. The findings of the DRT Review identify that the proposed development is suitably sited for platting and residential and non-residential occupancy and that the proposed development would not endanger health, safety or welfare or aggravate erosion or flooding hazards. Staff finds that, subject to all conditions of approval and technical corrections, the proposed subdivision plat complies with this criterion.

Criterion 3: All *plats* shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).	**Criterion Met: (Yes/No) YES**

Applicant's Response (Final Subdivision Plat):
The proposed subdivision plat conforms with applicable standards of SFCC C §14-9, and includes Innovative Street Design requests in accordance with §14-9.2(B)(3).

Staff Response (Final Subdivision Plat):
The Project conforms with the preliminary subdivision plat and subject to the conditions of approval and technical corrections complies with the standards of 14-9 Infrastructure Design, Improvement and Dedication Standards. Staff find this criterion has been met.

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) YES**

Applicant's Response (Final Subdivision Plat):
A variance to permit disturbance of 30% slopes was approved by the Planning Commission as part of the Preliminary Subdivision Plat application. No other non-conformities are created with this plat.

Staff Response (Final Subdivision Plat):
The application is compliant with the approved Master Plan, which includes unique design guidelines. The Code provides for special design guidelines within an approved Master Plan in SFCC § 14-3.9(C)(2)(a) (Special Development Standards and Design Guidelines). Staff finds that approval of the plat, subject to the Master Plan and the required conditions of approval and technical corrections, does not create a nonconformity or intensify an existing nonconformity.

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) YES**
Applicant's Response (Final Subdivision Plat): *The proposed subdivision plat does not increase the degrees of an existing non-conformity. A variance to permit disturbance of 30% slopes and Innovative Street Design were approved by the Planning Commission as part of the Preliminary Subdivision Plat application.* **Staff Response (Final Subdivision Plat)**: There are no existing nonconformities on the Property. Staff finds that the approval of the proposed subdivision, subject to the Master Plan and the required conditions of approval and technical corrections, would not create nonconformities under current city regulations.	

VII. EARLY NEIGHBORHOOD NOTIFICATION

The Applicant conducted an Early Neighborhood Notification ("ENN") meeting virtually via Zoom Video Communications on May 29, 2025. The Applicant presented on the project plans and other relevant information. Attendees included the project team and City staff, and members of the public. Members of the public made statements of support for the Project. Discussion at the ENN centered around concern of construction of the infrastructure and the potential types of development that could be within the subdivision. Comments made by members of the public are included in Attachment B-5 ENN Meeting Submittals.

VIII. EXPIRATION

Per SFCC Section 14-3.19(B)(3) "Approval of a final plat for a subdivision, including a summary plat approved by the land use director and resubdivisions, shall expire three (3) years after final action approving it unless the plat is filed for record with the county clerk. If the final plat approval expires, then the approval of the corresponding preliminary plat expires simultaneously."

IX. ATTACHMENTS

ATTACHMENT A: Conditions of Approval and Technical Corrections
- A-1. Table of Conditions of Approval and Technical Corrections
- A-2. Development Review Team Complied Comments
- A-3. Preliminary Subdivision Plat Table of Conditions of Approval and Technical Corrections

ATTACHMENT B: Applicant Submittals
- B-1. Final Subdivision Report

B-2. Subdivision Application, Letter of Authorization, Warranty Deeds, ARC Clearance Tierra Contenta, Address assigned by the City, Cultural Resources Survey, Access Permit, Prairie Dog Inspection, ARC Action Letter

B-3. Annexation Plat 1986, Master Plan Tierra Contenta Amendment #1, Annexation Agreement 1994, Tierra Contenta Phase 3A Design Standards

B-4. Traffic Study, Traffic Report Addendum, Drainage Analysis

B-5. ENN Meeting Submittals

B-6. Tierra Contenta Phase 3A Final Subdivision Plat

B-7. Approved Water Plan

B-8. Final Subdivision Plat December 4, 2025, Planning Commission Notice

B-9. Water Irrigation Demand Budget

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

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

City of Santa Fe, New Mexico

Attachment A

1. Table of Conditions of Approval and Technical Corrections

Final Subdivision Plat Conditions of Approval and Technical Corrections

#	CONDITION OF APPROVAL	DEPARTMENT OR DIVISION:	TO BE COMPLETED BY:
1.	An approved Water Plan will be required for all new public water infrastructure and fire services. Water Plan shall be submitted to the City Water Division for review.	Public Utilities – Water Division	Prior to Final Plat Hearing
2.	An approved Agreement to Construct and Dedicate (ACD) will be required with the Water Division for all new public water infrastructure and fire services.		Prior to Building Permit Approval
3.	Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.		At the Time of Development
4.	Each lot shall be served by separate City Water service at the time of development.		At the Time of Development
5.	The final plat will require the Interim Public Utilities Director's signature and approval before submitting to the Santa Fe County Clerk.	Public Utilities – Water Resources	Prior to Final Plat Hearing
6.	If changes are needed to the Streetscape Irrigation Water Budget, then Water Resources will work with the applicant to make necessary changes prior to Public Utilities Director's signature on the final plat and before approval of the ACD		Prior to Approval of Agreement to Construct and Dedicate (ACD)
7.	Prior to development of the first and any subsequent tract in the proposed subdivision, the comments noted in the attached memo in Attachment A2: *Development Review Team* Complied Comments must be	Public Works - Traffic	Prior to the Development of the First Tract

	addressed by the developer as part of its traffic impact analysis.		
8.	Shall comply with IFC 2021	Fire Protection District	Prior to Final Plat Hearing
9.	All bike symbols, stop bars, median striping, yield lines, arrow symbols and continental crosswalk striping is to be hot thermoplastic not 3M Tape. Conform with MUTCD.	Land Use – ADA	Prior to Final Plat Hearing
10	Add “NO PARKING” signs adjacent from parking lanes, and in the bike lanes areas where needed. Conform with MUTCD.		Prior to Final Plat Hearing
11	At station 11+00 to 12+00 on the east side of PDS West. Identify the accessible route detail. The sidewalk seems to end at a drive entrance. If so, striping must be added to comply with ADA. Show detail.		Prior to Final Plat Hearing
12	Fencing locations will be determined in the field for safety near ponds that are greater than 3’ in depth	Land Use -- Engineering	At Time of Construction
13	No parking signs should be placed throughout where parking is not allowed.		Prior to Final Plat Hearing
14	Provide detail with profile view of openings in gabions, CMPs, and weirs on gabion structures in ponds on page 13D, 13E.		Prior to Final Plat Hearing
15	Explain how overflow of water would work on Pond C1 and E1.		Prior to Final Plat Hearing
16	Include street names on all pages where a street is shown for ease of location		Prior to Final Plat Hearing

17	14-8.4(F)(5)(e) All areas with exposed soil surfaces disturbed by construction shall be revegetated to minimize erosion and stormwater runoff and to improve the infiltration of precipitation.	Land Use – Landscape and Irrigation	Prior to Final Plat Hearing
18	Median detail 3/L3.0 shows the top gravel mulch to be 1-inch below top of curb. City code Exhibit A, Resolution No. 2010-66 (08/11/10) 6.(B.) Mulch reads, Provide for the surface of the organic mulch or crusher fines to be at least two inches below the top of the curb of the median, parkway or planter. Median Mulch levels shall be 2-inches below top of median curbing. Revise detail and notes accordingly.		Prior to Final Plat Hearing
19	Irrigation line shall not cross over city water mains Without City Water Department approval.		Prior to Final Plat Hearing
20	*14-8.4(E)(4)(h) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plant with similar water use requirements shall be grouped together.* Trees and shrubs shall have separate zones. Drought tolerant and very low water-use tree shall have a separate zone. Native shrubs and very low water-use shrubs shall be irrigated on a separate zone. Separate zones are required for permanent and temporary irrigation lines.		Prior to Final Plat Hearing
21	Bubbler Assembly locations city staff request all Rainbird RWS-BCG Root Watering Kits be located 12- inches away from the root ball to prevent roots from girdling (root bound).		Prior to Final Plat Hearing

22	The retaining wall height standards in this Section 14.8.5 apply to the portion of a wall, fence or similar that supports a higher finished grade on one side than on the other. The height of the retaining wall is measured from the finished grade at the base of the wall to the finished grade at the top of the wall. (Ord. No. 2012-11 § 22) 14-8.5(B)(1)(a) No retaining wall shall exceed six feet in height. 14-8.5(B)(1)(b) Retaining walls shall be stepped or terraced so that they are separated by a distance equal to the height of the higher wall.		Prior to Final Plat Hearing
23	**S**tormwater Ponding: A water level measuring device with zero set at finish grade located at the center of each pond is required. Retention ponds deeper than three feet require a security fence and maintenance gate. Fence shall be five in height. The following shall also apply 14-8.4(J) Screening and Buffering, 14-8.5 Walls and Fences. Stormwater storage ponds are not to exceed 1 foot in depth without a verification that storm water will drain within 24 hrs.		Prior to Final Plat Hearing
24	~~Revise roadway section in the following:~~ ~~Section B-1 – Paseo del Sol West (No Parking): Switch the existing 6' sidewalk with the adjacent 6' planter strip so that the planter strip lies between the sidewalk and easement. This adjustment maintains the required 10' easement.~~ ~~Section B-2 – Paseo del Sol West: Switch the 6' sidewalk with the 5'~~	Public Works – Parks & Open Space, River and Watershed	

	~~planter strip to place the sidewalk directly behind the curb. This layout retains the 10' easement.~~ ~~Section C-2 – Paseo del Sol (No On-Street Parking): Replace the planter strip with a 3' hardened buffer, followed by a 6' sidewalk and an 8' planter strip on the opposite side. This revision maintains the 10' easement.~~ ~~Section E – Cinto (With On-Street Parking): Switch the 5' sidewalk with the 5' buffer so the sidewalk runs at the back of curb and the planter lies between the sidewalk and the easement. This layout preserves the 10' required easement.~~ ~~Section D – Paseo del Sol West (Unplanned Development Area): Switch the 7' buffer with the 10' multi-modal trail~~ Buffer Standards: Buffers constructed using permeable paving, pavers stamped or colored concrete, cobble, gravel, or other approved materials. Decorative gravel must be a minimum of 7/8 inch in diameter and installed to a depth of 4 inches, with a 1/2-inch freeboard from the sidewalk edge and 2 inches from the curb. A commercial-grade woven fabric weed barrier shall be installed beneath all gravel to reduce weed growth. If vegetation—specifically trees—must be installed within a buffer that combines a vegetative strip behind the curb and between the sidewalk, suspended pavement or		

	another approved method must be used. This increases soil volume offsets and water-holding capacity, which are essential for supporting tree health and longevity. Vegetative strips and buffer designs must consider long term maintenance. Narrow curbside strips are discouraged due to irrigation inefficiencies, weed intrusion, and the high level of upkeep required. Tree planting in these areas is often unsuccessful, as limited rooting space between the hardened roadway and sidewalk leads to short-lived trees. Additionally, tree limbs may extend into roadways or bike lanes, creating safety hazards, increasing liability for the City, and driving up maintenance demands. ~~Placing the vegetative strip on the opposite side of the sidewalk or trail still provides green space and shade, while significantly reducing maintenance challenges and minimizing safety risks.~~ Medians: A mixture of cobble, 3” to 6”, and decorative gravel, 7/8” minimum, is acceptable and shall be installed to a depth of 4 inches, maintaining a 1/2-inch freeboard from the edge. A commercial-grade woven fabric weed barrier shall be installed beneath all cobble and gravel to reduce weed growth, with exceptions allowed around planting areas		
25	Applicant shall coordinate with the Parks Division regarding the final alignment of the proposed trail connections to SWAN Park.		Prior to Construction

26	All gravel areas (medians, buffer, vegetative strips) that spec must be at least 3” min—add commercial grade weed barrier except adjacent to plantings. Size and color to be approved by Parks & Open Space Division.		Prior to Final Plat Hearing
27	Sheet IR0.1, Irrigation Schedule, Hydrometer model change to- Master Meter 1.5" Brass USG 1 GPP Water, WITH CONTACT HEAD AND REED SWITCH with one pair of Brass Master Meter Coupling, Master Meter 1.5" coupling with gasket, Mottech Single Output Decoder for 24 VAC Valves, Mottech Single input decoder configured to work with digital or analog sensor Flow Meters		Prior to Final Plat Hearing
28	Sheet IR0.1, Irrigation Schedule, Controller model to be- MOTOROLLA IRRINET M AC with Single Cable Decoder Assembly with 200 Decoder Max, Radio, Antenna, Interspec Stainless Steel Locking Single Door Enclosure Powder Coated Paint with Communication to ICC Central. Single Cable Line Surge Protection Unit for SC DEC 1, install every 500’ and at terminal end of path.		Prior to Final Plat Hearing
29	Sheet IR0.1, Irrigation Schedule, Hot Box to be lockable, insulated stainless steel with heat tape and electric source inside box		Prior to Final Plat Hearing
30	Sheet IR1.1, IR1.2, IR1.4, IR1.6 & IR1.9 POINT OF CONNECTION 1, 2, 3, 4, 5, 6, 7 and 8 calls out installation of ‘1” STOP AND WASTE VALVE’, need to change to- gate valve and automatic drain valve per code 14.161		Prior to Final Plat Hearing

31	Sheet IR2.1, Detail #6 change Mainline depth to 24”, Lateral line depth to 18” and poly line (drip) depth to 6” min.		Prior to Final Plat Hearing
32	Sheet IR2.1, Detail #10, ‘Stop & Drain Valve’ callout, change to gate valve and automatic drain valve per code 14.161 Also change 120 volt AC GFI protected duplex 3 prong outlet to be installed inside of backflow preventer enclosure		Prior to Final Plat Hearing
33	Sheet IR2.2, Detail #11, ‘Hot Box HB1-T Fiberglass Enclosure’ change to- Hot Box to be lockable, insulated stainless steel		Prior to Final Plat Hearing
34	Culvert outlet concerns: a. some of these have long rundowns with no splash pad or channel protection to prevent scour, please provide scour protection b. the potential for large pulses to overshoot the rundown and therefore have little dissipation before the water hits the channel (G2 for example).		Prior to Final Plat Hearing
35	Earthen Berms: The Applicant shall coordinate with the Parks and Open Space Division to field-verify and approve the strategic placement of boulders to deter unauthorized ATV access. All boulders must be securely seated into the subgrade, which may require minor localized grading. Upon completion of boulder placement, all disturbed areas of the berm shall be stabilized and seeded with an approved seed mix.		At Time of Construction
36	Ponds: Please avoid planting trees in the flow path of the outlets and inlets, trees should be planted on higher terrain and around the ponds for maintenance purposes and to avoid obstruction of storm flow. Grasses and wildflowers should be an acceptable alternative to planting irrigated vegetation		Prior to Final Plat Hearing

	within the ponds as developer proposes in the alternative means of compliance (current requirement of 1 tree and 2 shrubs per 500 sq ft of required ponding area, seems to Parks staff like an unnatural density of new plant material and exceeds density current conditions of existing ponds). This design should relate to similar densities found at existing, established ponds. Seeding quantities as proposed seem reasonable		
37	Illegal Dumping: There is a lot of illegal dumping on this property, contractors are responsible for site cleanliness and maintenance and should be mindful of this existing issue. Once they mobilize to the site, they are responsible for what happens on the site.		Prior to Final Plat Hearing
38	The Applicant shall demonstrate compliance with each of the conditions of approval, technical corrections and notes as found in Attachment A2: "*City DRT Conditions of Approval, Technical Corrections, and Comments*" as amended	Various departments	Various

City of Santa Fe, New Mexico

Attachment A
Conditions of Approval and Technical Corrections

2. Development Review Team

Compiled Comments

Development Review Team (DRT)
Comment Form

Date: July 9, 2025

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

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Case #2025-10685. Tierra Contenta Preliminary Subdivision Plat.

Case Planner: Land Use Department - Rebekah Clouser, Senior Planner

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Conditions of Approval and Technical Corrections Tables

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

Conditions of Approval:	**Must be completed by:**	**Applicant response:**
1. See attached letter dated 7/9/25 from Wilson & Company	Prior to development of the first and any subsequent tract in the proposed subdivision, the comments noted in the attached memo must be addressed by the developer as part of its traffic impact analysis.	
2.		
3.		
4.		
5.		
6.		

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

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

1. Any and all future proposed improvements of this site that affect public infrastructure will be subject to **City Code Chapter 23** and additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. may be required at that time.

   City Code Chapter 23-3.18 City construction and assessment.
   Nothing in subsections 23-3.12 and 23-3.15 SFCC 1987 prevents the city from ordering construction of curbs, gutters and sidewalks and assessing the cost thereof against the property benefited in any manner provided by the laws of the state. (Code 1953, § 24-28; Code 1973, § 30-29; SFCC 1981, § 4-13-18; Ord. #38-1987, § 8).

Memorandum

To: Leroy Pacheco, PE City of Santa Fe

From: Philip A. Gallegos, PE Wilson and Company

CC:

Date: 7/9/2025

Re: Tierra Contenta Phase 3A TIA Addendum Review Comments

Wilson and Company has reviewed the TIA Addendum for the Tierra Contenta Phase 3A Development dated May 30, 2023 to document if the comments to the original TIA dated November 1, 2020 and update/cover letter dated June 17, 2021 submitted by Audra Gallegos, PE, of Wilson and Co. were addressed. My comments are attached below. Please let me know if you have any questions or need more information.

My comments are below in Bold. Original Comments from Audra Gallegos, PE are in red.

Traffic increases to a total of 1500 units have been included in the Addendum as requested.

Original Comment from Audra Gallegos, PE: TIA mentions right turn lanes for certain sections of internal circulation, but turn lanes were not included in the analysis.

There is no discussion concerning right turn lanes in the Addendum.

Original Comment from Audra Gallegos, PE: Several Driveways appear to be located along Paseo Del Sol, both in the development, and external to the development, these were not included in the TIA evaluation.

There is no discussion about these driveways in the Addendum.

Original Comment from Audra Gallegos, PE: Internal intersections with loop road were analyzed as 4-way stop control. Need to provide an all-way stop warrant analysis. The all-way stop should be implemented only when they are warranted.

In the Addendum these internal intersections will be roundabouts instead of 4-way stop control. Therefore, no all-way stop warrant analysis shall be required. Roundabout Analyses were included in the Addendum.

Original Recommendations Section Comment by Audra Gallegos, PE: Stop Controlled Intersection of West Paseo del Sol and Jaguar Drive

1) In the build out year 2030, no improvements are needed

2) In the horizon year 2040, a right turn lane for Jaguar Drive eastbound

Is this to be built now?

The Addendum states that for item 2 right turn lane for Jaguar Drive eastbound will require a new study in 2043 to see if this lane will be required. This should be analyzed as part of this development and should be built by the developer as soon as it is warranted.

Original Recommendations Comment by Audra Gallegos, PE: Internal Phase 3A Intersections

Both major internal road intersections will require four way stop controlled for both design year 2030 and horizon year 2040.

Internal intersections with loop road were analyzed as 4-way stop control. Need to provide an all-way stop warrant analysis. The all-way stop should be implemented only when they are warranted

In the Addendum these internal intersections will be roundabouts instead of 4-way stop control. Therefore, no all-way stop warrant analysis shall be required. Roundabout Analyses were included in the Addendum.

The following original comments by Audra Gallegos, PE were not addressed as part of the Addendum and need to be addressed as part of the Addendum.

- VISUM Traffic Generation & Distribution output was provided for the analyzed intersections, however, the model input data was not included.

This data was not included in the addendum and needs to be included as part of the Addendum as requested.

- The commercial/mixed use, and elementary school may have significant traffic impacts. Additional traffic investigation is needed.

Is the commercial/mixed use and elementary school still being developed? If still in development or has already been built this needs to be analyzed as part of the Addendum. If not a discussion needs to be included as part of the Addendum.

- The intersection of Herrera and Cerrillos was not included in the TIA. However, with the increase and traffic on Herrera, it should be included in the evaluation

The intersection of Herrera and Cerrillos Road needs to be analyzed as significant traffic may be added to this intersection.

Original Final Comment from Audra Gallegos, PE: This TIA was a higher level analysis so the phased developments will need to have an updated TIA completed

As requested above all future phased developments will be required to submit an updated TIA to the COSF to address new and current traffic conditions.

Sincerely,

Philip A. Gallegos, PE

FW: Tierra Contena TIA Review

From Audra Gallegos (audra.gallegos@wilsonco.com) <Audra.Gallegos@wilsonco.com>

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

Date Thursday, October 27th, 2022 at 10:53 AM

FYI

Audra V. Gallegos, PE

Civil Engineer | Wilson & Company, Inc., Engineers & Architects | 505 348 4110 (direct) | 505 250 4853 (cell)

From: Gallegos, Audra V.
Sent: Monday, July 12, 2021 4:05 PM
To: BERKE, NOAH L. <nlberke@santafenm.gov>; ESQUIBEL, DANIEL A. <daesquibel@santafenm.gov>
Cc: Kramer, Michael E. <Michael.Kramer@wilsonco.com>
Subject: Tierra Contena TIA Review

Hi Noah and Dan,

The following are comments on Tierra Contenta Phase 3A TIA dated November 1, 2020 and update/cover letter dated June 17, 2021:

- Letter dated June 17, 2021 indicates an increase in residential units by 366 to a total of 1500. However, it appears the traffic volumes do not take the increase into account.
- TIA mentions right turn lanes for certain sections of Internal traffic circulation, but turn lanes were not included in the analysis.
- Several Driveways appear to be located along Paseo Del Sol, both in the development, and external to the development, these were not included in the TIA evaluation.
- Internal intersections with loop road were analyzed as 4-way stop control. Need to provide an all-way stop warrant analysis. The all-way stop should be implemented only when they are warranted.
- TIA Recommended Improvements for Phase 3A, with comments in Blue:

  - Stop Controlled Intersection of West Paseo del Sol and Jaguar Drive

    1) In the build out year 2030, no improvements are needed

    2) In the horizon year 2040, a right turn lane for Jaguar Drive eastbound

    Is this to be built now?

  - Signalized Intersection of East Paseo del Sol and Jaguar Drive

    No improvements are required for Year 2030 and Year 2040

  - Roundabout Intersection of Paseo del Sol and Herrera Drive

    1) In the build out year 2030, no improvements are required.

    2) In the horizon year 2040, a dedicated EB though lane could be required. If Herrera requires a dedicated through lane, will this be funded by the developer, is a second lane required on Herrera?

  - Internal Phase 3A Intersections

  Both major internal road intersections will require four way stop controlled for both design year 2030 and horizon year 2040

  Internal intersections with loop road were analyzed as 4-way stop control. Need to provide an all-way stop warrant analysis. The all-way stop should be implemented only when they are warranted.

- VISUM Traffic Generation & Distribution output was provided for the analyzed intersections, however, the model input data was not included.
- The commercial/mixed use, and elementary school may have significant traffic impacts. Additional traffic investigation is needed.
- The intersection of Herrera and Cerrillos was not included in the TIA. However, with the increase and traffic on Herrera, it should be included in the evaluation.

This TIA was a higher level analysis so the phased developments will need to have an updated TIA completed.

Thank you!

Audra V. Gallegos, PE

Civil Engineer

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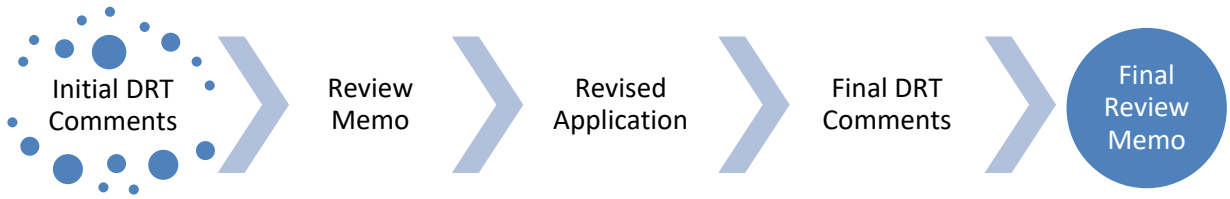
12.42 MB 1 file attached

TC Maps.pdf 12.42 MB

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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



Timing of Conditions of Approval + Technical Corrections

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

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
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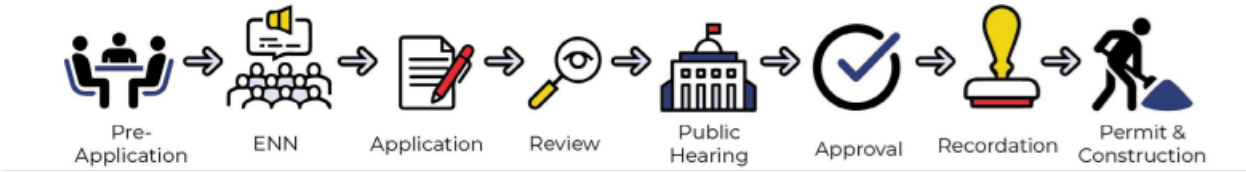
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2025 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 7/3/2025

DRT Member: Teddy Padilla

Dept/Div: Land Use/Technical Review

Case No.: 2025-10685; 2025-10688; 2025-10689; 2025-10690

Case Planner: Rebekah Clouser, reclouser@santafenm.gov

Conditions of Approval and Technical Corrections Tables

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

Case #

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

Technical Corrections:	Must be completed by:	Applicant response**:
1. All Bike Symbols, Stop Bars, median striping, Yield Lines, Arrow Symbols and continental crosswalk striping is to be Hot Thermoplastic not 3M Tape. Confirm with MUTCD.	Recordation	
2. Add "NO PARKING" signs adjacent from Parking Lanes, and in the Bike Lane areas where needed. Confirm with MUTCD.		
3. At Station 11+00 to 12+00 on the east side of PDS West. What is the Accessible Route detail? The sidewalk seems to have ended at what looks like a drive entrance. If so, striping must be added to comply with ADA. Show detail.		
4.		

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

Date: July 7, 2025

DRT Member: P. Fred Heerbrandt, P.E.

Dept/Div: Public Utilities/Wastewater

Case No.: 2025-10685; 2025-10688; 2025-10689; 2025-10690

Case Planner: Rebekah Clouser, reclouser@santafenm.gov

Conditions of Approval and Technical Corrections Tables

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Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. No Conditions		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. No Technical corrections are necessary		
2.		
3.		
4.		

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

Date: July 1, 2025

DRT Member: Taylor Jurgens

Dept/Div: Public Utilities/Water Division

Case No.: **Case #2025-10685, 10688, 10689, 10690: Tierra Contenta Ph. 3A Preliminary Subdivision Plat and Variances**

Case Planner: Rebekah Clouser

DRT Review Schedule – 9-12+ weeks*

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Timing of Conditions of Approval + Technical Corrections

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

Development Review Process Flow Chart



Form Updated: January 2025

*See the *2025 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

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

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. An approved Water Plan will be required for all new public water infrastructure and fire services. Water Plan shall be submitted to the City Water Division for review.	Prior to Public Hearing for Final Subdivision Plat	
2. An approved Agreement to Construct and Dedicate (ACD) will be required with the Water Division for all new public water infrastructure and fire services.	Prior to Building Permit Approval	
3. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	
4. Each lot shall be served by separate City water service at the time of development.	At the time of development	
5.		
6.		

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

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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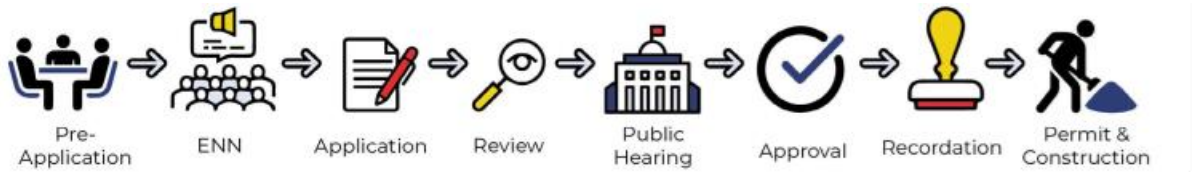
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: July 7, 2025

DRT Member: Geronimo Griego, Fire Marshal

Dept/Div: Fire Marshal's Office

Case No.: Tierra Contenta Phase 3A

Case Planner: Rebekah Clouser, Senior Planner

Conditions of Approval and Technical Corrections Tables

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

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Shall comply with IFC 2021		
2. Shall verify that Tierra Contenta Phase 3A master plan meets traffic standards for City of Santa Fe for emergency access through master plan. (see explanation of conditions or corrections below).		
3.		
4.		
5.		
6.		

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

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

1. Shall maintain proper emergency apparatus access throughout master plan development.
2. Shall verify development meets most current established "emergency response route" for the City of Santa Fe.

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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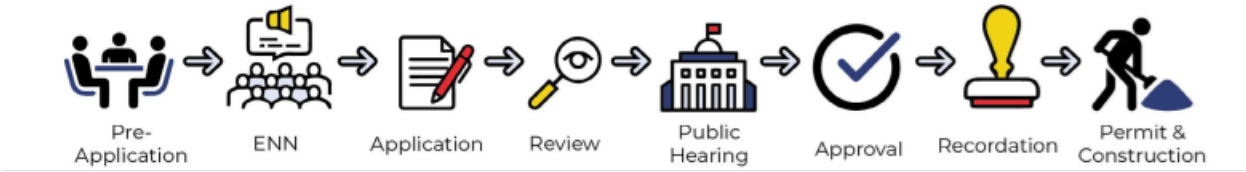

*See the *2025 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 6-28-2025

DRT Member: Regina Wheeler, Public Works Department Director

Melissa McDonald, Park & Open Space Division Director

Zoe Issacson, River and Watershed Manager

Scott Overlie, Parks Project Manager and MS6

Dept/Div: Public Works/Parks and Open Space Division

Case No.: 2025-10685; 2025-10688; 2025-10689; 2025-10690

Case Planner: Rebekah Clouser, reclouser@santafenm.gov

Conditions of Approval and Technical Corrections Tables

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

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. ~~Revise roadway section in the following: Section B-1 – Paseo del Sol West (No Parking):~~ ~~Switch the existing 6' sidewalk with the adjacent 6' planter strip so that the planter strip lies between the sidewalk and easement. This adjustment maintains the required 10' easement.~~ ~~Section B-2 – Paseo del Sol West:~~ ~~Switch the 6' sidewalk with the 5' planter strip to place the sidewalk directly behind the curb. This layout retains the 10' easement.~~ ~~Section C-2 – Paseo del Sol (No On-Street Parking):~~ ~~Replace the planter strip with a 3' hardened buffer, followed by a 6' sidewalk and an 8' planter strip on the opposite side. This revision maintains the 10' easement.~~ ~~Section E – Cinto (With On-Street Parking):~~ ~~Switch the 5' sidewalk with the 5' buffer so the sidewalk runs at the back of curb and the planter lies between the sidewalk and the easement. This layout preserves the 10' required easement.~~ ~~Section D – Paseo del Sol West (Unplanned Development Area):~~ ~~Switch the 7' buffer with the 10' multi-modal trail~~ Buffer Standards: Buffers constructed using permeable paving, pavers stamped or colored concrete, cobble, gravel, or other approved materials. Decorative gravel must be a minimum of 7/8 inch in diameter and installed to a depth of 4 inches, with a 1/2-inch freeboard from the sidewalk edge and 2 inches from the curb. A commercial-grade	Prior to Final Plat Hearing	

woven fabric weed barrier shall be installed beneath all gravel to reduce weed growth. If vegetation—specifically trees—must be installed within a buffer that combines a vegetative strip behind the curb and between the sidewalk, suspended pavement or another approved method must be used. This increases soil volume offsets and water-holding capacity, which are essential for supporting tree health and longevity. **Vegetative strips and buffer designs** must consider long-term maintenance. Narrow curbside strips are discouraged due to irrigation inefficiencies, weed intrusion, and the high level of upkeep required. Tree planting in these areas is often unsuccessful, as limited rooting space between the hardened roadway and sidewalk leads to short-lived trees. Additionally, tree limbs may extend into roadways or bike lanes, creating safety hazards, increasing liability for the City, and driving up maintenance demands. ~~Placing the vegetative strip on the opposite side of the sidewalk or trail still provides green space and shade, while significantly reducing maintenance challenges and minimizing safety risks.~~ **Medians:** A mixture of cobble, 3" to 6", and decorative gravel, 7/8" minimum, is acceptable and shall be installed to a depth of 4 inches, maintaining a 1/2-inch freeboard from the edge. A commercial-grade woven fabric weed barrier shall be installed beneath all cobble and gravel to reduce weed growth, with exceptions allowed around planting areas.		
2. All gravel areas (medians, buffer, vegetative strips) that spec must be at least 3" min --add commercial grade weed barrier except adjacent to plantings. Size and color to be approved by Parks & Open Space Division.	Prior to Final Plat Hearing	
3. Culvert outlet concerns: a. some of these have long rundowns with no splash pad or channel protection to prevent scour, please provide scour protection b. the potential for large pulses to overshoot the rundown and therefore have little dissipation before the water hits the channel (G2 for example). 4. Earthen Berms: Trees, shrubs, and rocks should be strategically placed to prevent ATV use; all the existing earthen berms in Tierra Contenta are covered with ATV roads/tracks. 5. Ponds: Please avoid planting trees in the flow path of the outlets and inlets, trees should be planted	Prior to Final Plat Hearing	

on higher terrain and around the ponds for maintenance purposes and to avoid obstruction of storm flow. Grasses and wildflowers should be an acceptable alternative to planting irrigated vegetation within the ponds as developer proposes in the alternative means of compliance (current requirement of 1 tree and 2 shrubs per 500 sq ft of required ponding area, seems to Parks staff like an unnatural density of new plant material and exceeds density current conditions of existing ponds). This design should relate to similar densities found at existing, established ponds. Seeding quantities as proposed seem reasonable. 6. Illegal Dumping: There is a lot of illegal dumping on this property, contractors are responsible for site cleanliness and maintenance and should be mindful of this existing issue. Once they mobilize to the site, they are responsible for what happens on the site.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Sheet IR0.1, Irrigation Schedule, Hydrometer model change to-Master Meter 1.5" Brass USG 1 GPP Water, WITH CONTACT HEAD AND REED SWITCH with one pair of Brass Master Meter Coupling, Master Meter 1.5" coupling with gasket, Mottech Single Output Decoder for 24 VAC Valves, Mottech Single input decoder configured to work with digital or analog sensor Flow Meters 2. Sheet IR0.1, Irrigation Schedule, Controller model to be- MOTOROLLA IRRINET M AC with Single Cable Decoder Assembly with 200 Decoder Max, Radio, Antenna, Interspec Stainless Steel Locking Single Door Enclosure Powder Coated Paint with Communication to ICC Central. Single Cable Line Surge Protection Unit for SC DEC 1, install every 500' and at terminal end of path. 3. Sheet IR0.1, Irrigation Schedule, Hot Box to be lockable, insulated stainless steel with heat tape and electric source inside box. 4. Sheet IR1.1, IR1.2, IR1.4, IR1.6 & IR1.9 POINT OF CONNECTION 1, 2, 3, 4, 5, 6, 7 and 8 calls out installation of '1" STOP AND WASTE VALVE', need to change to- gate valve and automatic drain valve per code 14.161 5. Sheet IR2.1, Detail #6 change Mainline depth to 24", Lateral line depth to 18" and poly line (drip) depth to 6" min. 6. Sheet IR2.1, Detail #10, 'Stop & Drain Valve' callout, change to gate valve and automatic drain valve per code 14.161 Also change 120 volt AC GFI	Prior to Final Plat Hearing/recordation	

protected duplex 3 prong outlet to be installed inside of backflow preventer enclosure 7. Sheet IR2.2, Detail #11, 'Hot Box HB1-T Fiberglass Enclosure' change to- Hot Box to be lockable, insulated stainless steel		

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1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

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Comment Form

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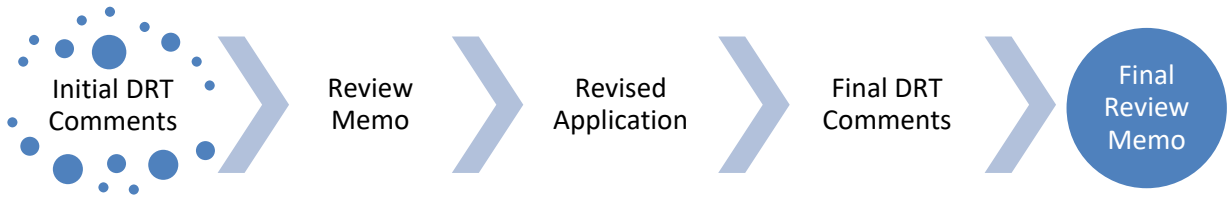

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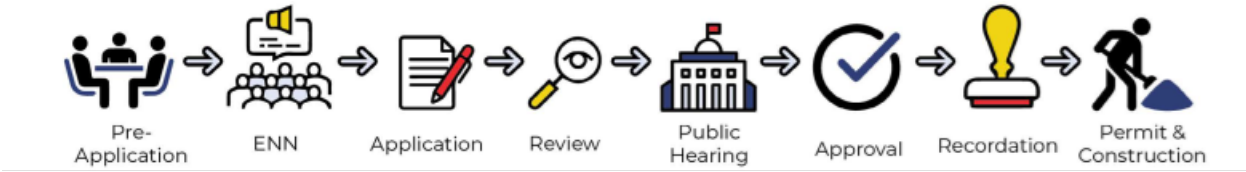
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: November 17, 2025

DRT Member: Lawrence Rivera

Dept/Div: REVISED Landscape, Irrigation, Outdoor Lighting

Case No.: Case #2025-11526. Tierra Contenta Final Subdivision Plat

Case Planner: Rebekah Clouser Senior Planner, reclouser@santafenm.gov>

Conditions of Approval and Technical Corrections Tables

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Case #

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

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. 14-8.4(F)(5)(e) All areas with exposed soil surfaces disturbed by construction shall be revegetated to minimize erosion and stormwater runoff and to improve the infiltration of precipitation.	Prior to recordation	
2. Median detail 3/L3.0 shows the top gravel mulch to be 1-inch below top of curb. City code Exhibit A, Resolution No. 2010-66 (08/11/10) 6.(B.) Mulch reads, Provide for the surface of the organic mulch or crusher fines to be at least two inches below the top of the curb of the median, parkway or planter. Median Mulch levels shall be 2-inches below top of median curbing. Revise detail and notes accordingly.	Prior to recordation	
3. Irrigation line shall not cross over city water mains Without City Water Department approval.	Prior to recordation	
4. *14-8.4(E)(4)(h) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plant with similar water use requirements shall be grouped together.* Trees and shrubs shall have separate zones. Drought tolerant and very low water-use tree shall have a separate zone. Native shrubs and very low water-use shrubs shall be irrigated on a separate zone. Separate zones are required for permanent and temporary irrigation lines.	Prior to recordation	
5. Bubbler Assembly locations city staff request all Rainbird RWS-BCG Root Watering Kits be	Prior to recordation	

located 12- inches away from the root ball to prevent roots from girdling (root bound).		
6. The retaining *wall* height standards in this Section 14.8.5 apply to the portion of a *wall*, fence or similar that supports a higher finished grade on one side than on the other. The height of the retaining wall is measured from the finished grade at the base of the wall to the finished grade at the top of the wall. (Ord. No. 2012-11 § 22) 14-8.5(B)(1)(a) No retaining wall shall exceed six feet in height. 14-8.5(B)(1)(b) Retaining walls shall be stepped or terraced so that they are separated by a distance equal to the height of the higher wall.	Prior to recordation	
7. Stormwater Ponding: A water level measuring device with zero set at finish grade located at the center of each pond is required. Retention ponds deeper than three feet require a security fence and maintenance gate. Fence shall be five in height. The following shall also apply 14-8.4(J) Screening and Buffering, 14-8.5 Walls and Fences. Stormwater storage ponds are not to exceed 1 foot in depth without a verification that storm water will drain within 24 hrs.	Prior to recordation	

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Date: 11/18/25

DRT Member: Dee Beingessner

Dept/Div: Land Use/Engineering

Case No.: 2025-111526

Case Planner: Rebekah Clouser, reclouser@santafenm.gov

Conditions of Approval and Technical Corrections Tables

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

Case #

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

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Fencing locations will be determined in the field for safety near ponds that are greater than 3' in depth.		
2. No parking signs should be placed throughout where parking is not allowed.		
3. Provide detail with profile view of openings in gabions, CMPs, and weirs on gabion structures in ponds on page 13D, 13E		
4. Explain how overflow of water would work on Pond C1 and E1		
5. Include street names on all pages where a street is shown for ease of location.		
6.		

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

DRAINAGE FACILITIES MAINTENANCE NOTE

Form Updated: April 2024

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER OR QUALIFIED PERSON AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).

B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.

C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.

D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.

E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

GUNNISON'S PRAIRIE DOG NOTE

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

DUST CONTROL NOTE

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

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

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

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

Some BMPs shall include:

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

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

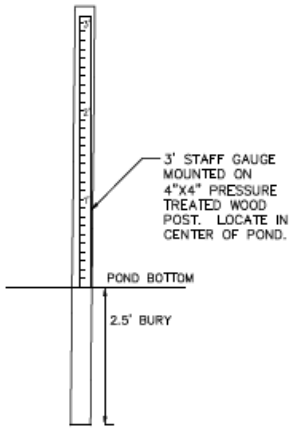
- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility,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

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, the undersigned professional engineer in the State of New Mexico, do hereby certify that the record information shown hereon is based on actual field measurements and visual inspections performed by myself or under my direct supervision. I further certify that the record condition as of _____ is in substantial compliance with the approved grading and drainage plan prepared by _____, dated _____.

Signature NMPE #_____ Date

Example for pond measurement post



POST & STAFF GAUGE
NTS

Form Updated: April 2024

City of Santa Fe, New Mexico

Attachment A

3. Preliminary Subdivision Plat Table of Conditions of Approval and Technical Corrections

Preliminary Subdivision Plat Conditions of Approval and Technical Corrections

#	CONDITION OF APPROVAL	DEPARTMENT OR DIVISION:	TO BE COMPLETED BY:
1.	An approved Water Plan will be required for all new public water infrastructure and fire services. Water Plan shall be submitted to the City Water Division for review.	Public Utilities – Water Division	Prior to Final Plat Hearing
2.	An approved Agreement to Construct and Dedicate (ACD) will be required with the Water Division for all new public water infrastructure and fire services.		Prior to Building Permit Approval
3.	Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.		At the Time of Development
4.	Each lot shall be served by separate City Water service at the time of development.		At the Time of Development
5.	Prior to development of the first and any subsequent tract in the proposed subdivision, the comments noted in the attached memo in Attachment A2: *Development Review Team* Complied Comments must be addressed by the developer as part of its traffic impact analysis.	Public Works - Traffic	Prior to the Development of the First Tract
6.	Shall provide code analysis of project for proper occupancy classification designation as per IFC 2021.	Fire Protection District	Prior to Building Permit
7.	All bike symbols, stop bars, median striping, yield lines, arrow symbols and continental crosswalk striping is to be hot thermoplastic not 3M Tape. Conform with MUTCD.	Land Use – ADA	Prior to Final Plat Hearing
8.	Add “NO PARKING” signs adjacent from parking lanes, and in the bike lanes areas where needed. Conform with MUTCD.		Prior to Final Plat Hearing

9.	At station 11+00 to 12+00 on the east side of PDS West. Identify the accessible route detail. The sidewalk seems to end at a drive entrance. If so, striping must be added to comply with ADA. Show detail.		Prior to Final Plat Hearing
10	Provide statement on page 6A to clarify the total 30% slopes to be disturbed, not including manmade slopes.	Land Use -- Engineering	Prior to Final Plat Hearing
11	No parking signs should be placed throughout where parking is not allowed.		Prior to Final Plat Hearing
12	Provide detail with profile view of openings in gabions, CMPs, and weirs on gabion structures in ponds on page 13D, 13E.		Prior to Final Plat Hearing
13	Explain how overflow of water would work on Pond C1 and E1.		Prior to Final Plat Hearing
14	Include street names on all pages where a street is shown for ease of location		Prior to Final Plat Hearing
15	Provide landscape square footage for retentions ponds, parkway planters and open space for review of material quantities	Land Use – Landscape and Irrigation	Prior to Final Plat Hearing
16	Provide a minimum of one watering for each plan type for the months of December, January, and February		Prior to Final Plat Hearing
17	Remove Item #9 from the General Conditions Notes on sheet L0.0. The City of Santa Fe will not maintain infrastructure until the acceptance of the development by the Land Use Department Engineer		Prior to Final Plat Hearing
18	Provide a significant tree survey, list species, size, and quantities. Any trees to be removed shall be mark on the plan with a red X.		Prior to Final Plat Hearing

19	City staff respectfully request the replacement of Pinon Pine with another conifer tree on the City approved plant list. Due to the black scale and bark beetle infestations plaguing Pinon in many areas of Santa Fe including the southwest section.		Prior to Final Plat Hearing
20	Provide irrigation to all revegetation native seed areas, (Per CoSF Code 14-8.2 D (5)(c) all trees and shrubs shall be mulched and irrigated until established. Grass seed should either be hydroseeded to covered with biodegradable material or synthetic soil erosion control blankets or matting and irrigated until established. Irrigation shall be pursuant to the irrigation requirements in Section 14-8.4 (Landscape and Site Design)		Prior to Final Plat Hearing
21	14-8.4(F)(5)(e) All areas with exposed soil surfaces disturbed by construction shall be revegetated to minimize erosion and stormwater runoff and to improve the infiltration of precipitation.		Prior to Final Plat Hearing
22	Transition Lines and Grade: Transition line between excavation and native soil shall be smoothly raked, creating a clean consistent grade. Existing grade below native trees and shrubs shall remain undisturbed throughout the dripline of the plant material. No mounding of soil, fill-dirt, organic or inorganic debris shall be abandoned under native plant material canopies. All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated including spoil piles and stockpiles of any material. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal Seed rate shall be 2 lbs. per 1,00 square feet. Areas of natural gravel, cobble, fractured stone, and/or boulder fields shall be restored to the natural state that existed prior to construction. Grade out any damage to the natural terrain prior to the re-application of native stone material.		Prior to Final Plat Hearing

23	Median detail 3/L3.0 shows the top gravel mulch to be one inch below top of curb. City Code Exhibit A, Resolution No. 2010-66 (08/11/10) 6. (B.) Mulch reads, Provide for the surface of the organic mulch or crusher fines to be at least two inches below the top of the curb of the median, parkway or planter. Median mulch levels shall be two inches below top of median curbing. Revise detail and notes accordingly.		Prior to Final Plat Hearing
24	Provide an air gap at the root flair of all trees and shrubs planted within gravel/cobble planting strips and walkways.		Prior to Final Plat Hearing
25	AY Macdonald manual drain valve does not meet city code: No stop & waste valves or automatic drain valves (King Drains) permitted per CoSF Irrigation Design Standards. City of Santa Fe Landscape Irrigation Design Standards (LIDS) 4.16. City prefers sch80 ball valves for manual drain valves.		Prior to Final Plat Hearing
26	Irrigation line shall not cross over City Water Mains per the City Water Department. Additional points of connections are required.		Prior to Final Plat Hearing
27	Irritrol Decoders are Required.		Prior to Final Plat Hearing
28	Backflow preventer enclosures shall be stainless steel and insulated		Prior to Final Plat Hearing
29	The GFI shall be installed within the backflow preventer enclosure. Provide detail on plan sheet IR2.1 as shown in figure 4-9: heat tape, LIDS code page IV-17.		Prior to Final Plat Hearing
30	Irrigation mainlines shall be buried 24-inches below top of soil. All spray head laterals shall be buried at 18-inches and drip poly pipe shall be buried 6-inches below top of soil grade.		Prior to Final Plat Hearing

31	At no time are landscape irrigation valve boxes permitted within pavement or concrete roadways, sidewalks, or asphalt pathways.		Prior to Final Plat Hearing
32	Master valve assemblies shall include a true union ball valve per 4.2.2 LIDS.		Prior to Final Plat Hearing
33	Drip valve assemblies shall include a pressure regulator per 4.17.3 LIDS.		Prior to Final Plat Hearing
34	Emitter Quantity and placement shall be determined by the emitter per plant formula found on page V-11 of the LIDS. Minimum emitter count shall be six emitters per tree and two emitters per shrub.		Prior to Final Plat Hearing
35	14-8.4(E)(4)(h) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plant with similar water use requirements shall be grouped together. Trees and shrubs shall have separate zones. Drought tolerant and very low water-use tree shall have a separate zone. Native shrubs and very low water-use shrubs shall be irrigated on a separate zone. Separate zones are required for permanent and temporary irrigation lines. 24. Bubbler Assembly locations city staff request all Rainbird RWS-BCG Root Watering Kits be located 12- inches away from the root ball to prevent roots from girdling (root bound).		Prior to Final Plat Hearing
36	The retaining wall height standards in this Section 14.8.5 apply to the portion of a wall, fence or similar that supports a higher finished grade on one side than on the other. The height of the retaining wall is measured from the finished grade at the base of the wall to the finished grade at the top of the wall. (Ord. No. 2012-11 § 22) 14-8.5(B)(1)(a) No retaining wall shall exceed six feet in height. 14-8.5(B)(1)(b) Retaining walls shall be stepped or terraced so that they are		Prior to Final Plat Hearing

	separated by a distance equal to the height of the higher wall.		
37	A water level measuring device with zero set at finish grade located at the center of each pond is required. Retention ponds deeper than three feet require a security fence and maintenance gate. Fence shall be five in height. The following shall also apply 14-8.4(J) Screening and Buffering, 14-8.5 Walls and Fences. Stormwater storage ponds are not to exceed 1 foot in depth without a verification that storm water will drain within 24 hours.		Prior to Final Plat Hearing
38	Applicant shall coordinate with the Parks Division regarding the final alignment of the proposed trail connections to SWAN Park.	Public Works – Parks & Open Space, River and Watershed	Prior to Construction
39	Sheet IR0.1, Irrigation Schedule, Hydrometer model change to-Master Meter 1.5" Brass USG 1 GPP Water, WITH CONTACT HEAD AND REED SWITCH with one pair of Brass Master Meter Coupling, Master Meter 1.5" coupling with gasket, Mottech Single Output Decoder for 24 VAC Valves, Mottech Single input decoder configured to work with digital or analog sensor Flow Meters		Prior to Final Plat Hearing
40	Sheet IR0.1, Irrigation Schedule, Controller model to be- MOTOROLLA IRRINET M AC with Single Cable Decoder Assembly with 200 Decoder Max, Radio, Antenna, Interspec Stainless Steel Locking Single Door Enclosure Powder Coated Paint with Communication to ICC Central. Single Cable Line Surge Protection Unit for SC DEC 1, install every 500’ and at terminal end of path.		Prior to Final Plat Hearing
41	Sheet IR0.1, Irrigation Schedule, Hot Box to be lockable, insulated stainless steel with heat tape and electric source inside box		Prior to Final Plat Hearing
42	Sheet IR1.1, IR1.2, IR1.4, IR1.6 & IR1.9 POINT OF CONNECTION 1, 2, 3, 4, 5, 6, 7 and 8 calls out installation of ‘1” STOP AND WASTE VALVE’, need to change to-		Prior to Final Plat Hearing

	gate valve and automatic drain valve per code 14.161		
43	Sheet IR2.1, Detail #6 change Mainline depth to 24”, Lateral line depth to 18” and poly line (drip) depth to 6” min.		Prior to Final Plat Hearing
44	Sheet IR2.1, Detail #10, ‘Stop & Drain Valve’ callout, change to gate valve and automatic drain valve per code 14.161 Also change 120 volt AC GFI protected duplex 3 prong outlet to be installed inside of backflow preventer enclosure		Prior to Final Plat Hearing
45	Sheet IR2.2, Detail #11, ‘Hot Box HB1-T Fiberglass Enclosure’ change to- Hot Box to be lockable, insulated stainless steel		Prior to Final Plat Hearing
46	Culvert outlet concerns: a. some of these have long rundowns with no splash pad or channel protection to prevent scour, please provide scour protection b. the potential for large pulses to overshoot the rundown and therefore have little dissipation before the water hits the channel (G2 for example).		Prior to Final Plat Hearing
47	Earthen Berms: Trees, shrubs, and rocks should be strategically placed to prevent ATV use; all the existing earthen berms in Tierra Contenta are covered with ATV roads/tracks.		Prior to Final Plat Hearing
48	Ponds: Please avoid planting trees in the flow path of the outlets and inlets, trees should be planted on higher terrain and around the ponds for maintenance purposes and to avoid obstruction of storm flow. Grasses and wildflowers should be an acceptable alternative to planting irrigated vegetation within the ponds as developer proposes in the alternative means of compliance (current requirement of 1 tree and 2 shrubs per 500 sq ft of required ponding area, seems to Parks staff like an unnatural density of new plant material and exceeds density current conditions of existing ponds). This design should relate to similar densities found at existing, established ponds. Seeding quantities as proposed seem reasonable		Prior to Final Plat Hearing

49	Illegal Dumping: There is a lot of illegal dumping on this property, contractors are responsible for site cleanliness and maintenance and should be mindful of this existing issue. Once they mobilize to the site, they are responsible for what happens on the site.		Prior to Final Plat Hearing
50	If 30% slopes variance is denied, the Applicant shall meet with Terrain management and Parks to identify an alternative location for community trail route.	Land Use- Zoning	Prior to Final Plat
51	The Applicant shall demonstrate compliance with each of the conditions of approval, technical corrections and notes as found in Attachment B: "*City DRT Conditions of Approval, Technical Corrections, and Comments.*"	Various departments	Various

City of Santa Fe, New Mexico

Attachment B

Applicant Submittals

1. Final Subdivision Report

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

June 9, 2025
(Revised November 18, 2025)

Rebekah Clouser, Senior Planner
Current Planning Division
City of Santa Fe Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Tierra Contenta, Phase 3A
Final Subdivision Plat Application

Dear Rebekah:

This letter is respectfully submitted on behalf of Homewise, Inc. (property deeded to TC Phase 3A, LLC) in application for Final Subdivision Plat for Phase 3A of the Tierra Contenta Master Plan. Phase 3A comprises only the Homewise-owned lands within Phase 3 of the recorded Master Plan. The Phase 3A subject parcels are zoned Planned Residential Community (PRC), totaling 216.5 acres, and are located of south Jaguar Drive and east of SWAN Park.

On November 6, 2025, the Planning Commission approved the Preliminary Subdivision Plat, Innovative Street Designs, and a Variance to disturb 30% slopes.

Background

The land comprising Tierra Contenta was originally annexed by the City of Santa Fe in 1985 in an effort to create affordable housing, increase the supply of developable land, and increase local production building capacity. The City Council approved the following documents that initiated the development of Tierra Contenta at its meeting on February 23, 1994:

- The Tierra Contenta Master Plan, which included 1,331 acres of property rezoned to Planned Residential Community (PRC), plus 90 acres of property outside the PRC zoning, for a total 1,421 acres. Of this total land area, the City owned 860 acres, which it deeded to TCC.
- The Restated Annexation Agreement, "Tierra Contenta, Wolgamood Subdivision and Contiguous Lands (East)" which outlines the obligations of each landowner and the City for the development of the property, including an obligation to provide 40% affordably housing on TCC-owned property.

The Tierra Contenta Corporation (TCC) was created by the City of Santa Fe in January 1993 for the purpose of implementing the Tierra Contenta Master Plan on its behalf. In 2024, the Phase 3A properties were acquired by Homewise, Inc., who will now serve as the Master Developer.

An amendment to the Tierra Contenta Master Plan for Phase 3A, along with updated Design Standards, were approved by the Governing Body on October 27, 2021, and recorded on May 7, 2025. The amendment provides for a maximum residential density of 1,500 dwelling units. In addition, a 10.25-acre school site is identified and Tracts 58 and 59 are designated as mixed-use. The intent of the Master Plan Amendment was to respond to shifting market conditions, provide more housing diversity, improve pedestrian connectivity, and implement design changes to address lessons learned from previous phases. The planning objectives are summarized below:

- **Innovative street design**
  - Provision of ample on-street parking
  - Pedestrian-oriented design – sidewalks on all roadways

- **Mixed residential housing types**
  - All housing types permitted in all residential tracts
  - Place-making strategy, inspired by character-defining diversity of older neighborhoods

- **Flexible Densities**
  - Density bonuses awarded as incentives for diversity of housing types, additional affordable housing, and sustainable construction methods.

- **Pilot form-based zoning concepts**
  - Typological approach
  - Less prescriptive, more flexible, easier to apply
  - Emphasis on walkability and activation of public realm

For each phase of the Master Plan, a Master Subdivision Plat establishing the development tracts must be approved by the Planning Commission. Subsequently, Subdivision Plats and Development Plans are approved by the Planning Commission for individual development tracts within each phase. Prior to City review and approval, each Subdivision Plat and Development Plan is subject to review by the Tierra Contenta Architectural Review Committee for compliance with the Master Plan, Master Plat, and Design Standards. Except as specifically provided in the Master Plan, Annexation Agreement, or Design Standards, development within Tierra Contenta must comply with all other property development regulations adopted by the City of Santa Fe.

PRC Zoning

Tierra Contenta is zoned Planned Residential Community (PRC), which was established by the Santa Fe City Council in 1988. The purpose and intent of PRC zoning is described in SFCC §14-4.3(I)(1) and generally provides comprehensive zoning for large-scale, phased development, which "applies innovative site-planning techniques." The Phase 3A Design Standards along with the Master Plat will form the basis to implement the Master Plan, as amended for Phase 3A. The Design Standards are structured to give users and reviewers a format, intent, and specific direction for development review and implementation. City staff and planning officials retain jurisdiction to review, approve, or disapprove Development Plans and Subdivision Plats within Tierra Contenta. However, the Tierra Contenta Annexation Agreement states that:

> "*The City agrees to approve rezoning, preliminary development plans and preliminary subdivision plats for individual tracts within the Property, provided such rezoning, plats and plans conform to the Master Plan and Phasing Plan, the SFCC 1987 as amended, and the provisions of this Agreement. The City agrees to approve final development plans and final subdivision plats that substantially conform to previously approved preliminary plats and plans*."

The Phase 3A Master Plat is consistent with the Master Plan. Subsequently, the individual Subdivision Plats and Development Plans for the tracts shall be consistent with the approved Phase 3A Master Plat and Design Standards.

Previous Phases

To date, TCC has completed the master platting process for five phases – Phase 1A, Phase 1B, Phase 2A, Phase 2B, and Phase 2C. This represents 3,193 residential units. Of these, 1,310 units (41%) are considered affordable. The total entitlement for Phases 1 and 2 is 3,261 units.

Phase	Acreage*	Total Built/Platted Units	Affordable Units	% Affordable
1A	175	891	460	51.6%
1B	165	800	365	45.6%
2A	165	670	225	33.6%
2B	61	388	165	42.5%
2C	45	444	95	21.4%
TOTAL	*611*	*3,193*	*1,310*	*41.0%*

**Acreages presented are exclusive of natural open space.*

Phase 3A Land Use Summary

Phase 3A of Tierra Contenta includes only Homewise-owned lands within the final phase of Tierra Contenta, totaling 216.5 acres. The remainder of Phase 3 is owned by the New Mexico School for the Deaf (NMSD) and there are no plans to develop Phase 3B at this time. The following table summarizes the proposed land uses for Phase 3A:

Mixed Residential	12 tracts	133.97 acres	1,133 units
Mixed-Use	Tracts 58 & 59	2.94 acres	42 units
School	Tract 56	10.25 acres	
Open Space/Park Land		69.34 acres	
Total		*216.5 acres*	*1,175 units (1,500 maximum)*

Infrastructure

The Phase 3A backbone infrastructure includes the following elements:

- The extension of Paseo del Sol West from its current terminus at Jaguar Dr. east to the Herrera Drive roundabout
- The Loop Road (Cinto Norte & Cinto Sur)
- Water, sewer, power, natural gas, and telecom
- Centralized drainage structures
- Community trail improvements

The infrastructure design was funded through a NMDOT grant administered by the City Public Works Department. The plans are 100% complete and submitted with this application.

Subdivision Approval Criteria

The Subdivision comprises 16 development tracts and 6 open space tracts. The approval criteria in §14-3.7(C) are addressed below:

(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.

The subject parcel is undeveloped and gently sloped, except for some steeper slopes adjacent to drainageways the north and west areas. 69.34 acres of natural open space will be preserved, providing trail corridors and outdoor recreation opportunities for the community.

(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 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).

The property is primarily gently sloped. Drainageways and steeper terrain will be protected in open space.

(3) All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).

The proposed subdivision plat conforms with applicable standards of SFCC §14-9, and includes Innovative Street Design requests in accordance with §14-9.2(B)(3).

(4) A plat shall not be approved that creates a 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 .

A variance to permit disturbance of 30% slopes was approved by the Planning Commission as part of the Preliminary Subdivision Plat application. No other non-conformities are created with this plat.

(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 .

The proposed subdivision plat does not increase the degree of an existing non-conformity. A variance to permit disturbance of 30% slopes and Innovative Street Designs were approved by the Planning Commission as part of the Preliminary Subdivision Plat application.

Access and Traffic

Phase 3A will be served via the extension of Paseo del Sol West from the current terminus at Jaguar Drive east to the Herrera Drive/Paseo del Sol East roundabout, completing this important roadway connection. In addition, an internal Loop Road (Cinto Norte and Cinto Sur) will complete the Phase 3A backbone roadway infrastructure, providing access to the development tracts. Two roundabouts are proposed at the Paseo del Sol/Loop Road intersections. The easternmost leg of Paseo del Sol and a portion of the Loop Road cross NMSD property and the administration has agreed to the requisite right-of-way dedications in accordance with the terms of the Tierra Contenta Annexation Agreement.

The subdivision plat identifies potential future roadway/utility connections between tracts and to the NMSD property. As the individual tracts are developed, road stub-outs and/or right-of-way dedications will be required where appropriate to ensure adequate roadway connectivity in the larger area. In addition, connectivity among the development tracts is a key component of the design intent.

To provide improved pedestrian amenities and connectivity, each of the proposed roadway sections includes sidewalks on both sides. Furthermore, in order to address parking shortages experienced in previous phases, on-street parking is proposed on segments of Paseo del Sol and both sides of the Loop Road. Local Roads constructed within the development tracts will also include on-street parking. In the event on-street parking is not feasible due to driveway proximity or other constraints, dedicated guest parking areas will be required.

A Traffic Impact Analysis was conducted by Walker Engineering and is submitted herewith for review. The trip generation was calculated in accordance with a set of land use assumptions based on a dwelling unit yield analysis of the subject area. All studied intersections will continue to operate at acceptable Levels of Service in the build condition and horizon year. Furthermore,

as referenced in the addendum letter from Morey Walker, a potential increase in density up to 1,500 dwelling units will not negatively impact the study's results.

Affordable Housing

Tierra Contenta was established with an affordability program that requires that 40% of the units be affordable. In the first two phases, 1,277 affordable units were produced amounting to 41% of the total units constructed to-date, 33 units in excess of the requirement. Phase 3A includes a requirement that an overall 40% affordability is achieved.

Mixed-Use

Tracts 58 and 59 are designated as Mixed-Use to accommodate civic, neighborhood commercial, and residential uses. In the event that there is no market demand for civic or commercial space, one or both of these tracts may be converted to Mixed Residential in order to ensure the orderly completion of the project.

Water and Sewer

As part of the backbone infrastructure, new water and sewer mainline extensions will connect to existing facilities. A water main will be installed in Paseo del Sol connecting to existing lines at the eastern and western termini of the new roadway. In addition, an 8" water main will be installed in the Loop Road. Future tract development will connect to these lines and loops will be established among various tracts where warranted. Sewer service will be provided via gravity and low-pressure connections to the existing Arroyo Chamiso Trunk Line that extends through the project area from the western terminus of Paseo del Sol down to and along the southern site boundary. In addition, the northernmost tracts will connect to a new gravity sewer line to be constructed adjacent to an existing drainageway, which will also connect to the Arroyo Chamiso Trunk Line in Paseo del Sol. Please refer to the attached utility plans for more details.

Terrain Management

Centralized stormwater management is provided in the open space consistent with previous phases of Tierra Contenta. All developed flows from roadways and tract development are accommodated, with the intent that the tracts are 100% developable in order maximize density and affordable housing. In order to deter ATV activity, 5-foot fencing is provided at Ponds A1, C1, and E1. Please refer to the Terrain Management Plans and Drainage Report for further information.

Open Space, Parks, and Trails

In Phase 3A, 68.5 acres of open space will be preserved, which includes land dedicated for a Neighborhood Park, and an extensive trail network, to be owned and maintained by the City of Santa Fe in accordance with the Annexation Agreement. In addition, four dispersed Pocket Parks are proposed within development tracts. These decentralized passive and active recreational

spaces are intended to provide community connection opportunities throughout the neighborhood and will be developed in accordance with the Design Standards. Lastly, a 40-foot open space corridor and trail are provided between Tracts 63 and 64 to further enhance community connectivity.

Archaeology

An archeological survey was conducted of the Phase 3A land area and approved by the City Archaeological Review Committee (ARC) on July 6, 2023. Mitigation will be conducted this summer and completed prior to any site disturbance. Please refer to the attached Cultural Resources Survey and ARC Action Letter for more information.

Community Outreach and Early Neighborhood Notification

Extensive community outreach was conducted in 2019 and early 2020 as TCC embarked on revising the Phase 3A design. The intent was to hear the perspective of existing Tierra Contenta residents in an effort to identify the design elements that work well and those that do not. A series of four community meetings were conducted in 2019:

- April 11, 2019 – 45 participants, primarily from Tierra Contenta, shared their likes and dislikes of the current developed neighborhoods. No plans were presented.
- Three meetings held the week of November 4, 2019 with over 100 attendees. The first draft of the Land Use Plan was reviewed.

Meetings were noticed via ads, flyers, nextdoor.com, and events calendars. In addition, two surveys were conducted:

- Door-to-door in Tierra Contenta, October 2019 – 199 respondents
- Online survey completed January 2020 – 79 respondents (57% from TC)

An Early Neighborhood Notification Meeting was conducted on May 29, 2025 and the meeting notes are attached for reference.

In support of this request, the following documentation is submitted herewith for your reference:

1. Subdivision Application
2. Agent Authorization Letter
3. Warranty Deed
4. Tierra Contenta Annexation Agreement
5. Annexation Plat
6. Master Plan Amendment #1
7. Phase 3A Design Standards
8. Traffic Impact Analysis and Addendum Letter
9. Cultural Resources Survey & ARC Action Letter
10. ENN Meeting Notes
11. Subdivision Submittal Plans

The Development Review Fees are calculated as follows:

Final Subdivision Plat (16 lots x $150.00)	$2,400.00
Total after 40% Affordable Housing Waiver	**$1,440.00**

Please contact me should you have any questions or require additional information. Thank you.

Sincerely,



Jennifer Jenkins, Principal

City of Santa Fe, New Mexico

Attachment B

Applicant Submittals

2. Subdivision Application, Letter of Authorization, Warranty Deeds, Cultural Resources Survey, ARC Action Letter

SUBDIVISION APPLICATION

Parcel Information

Project Name: Tierra Contenta Phase 3A

Address: 6120, 6130, 6150 and 6135 Paseo del Sol

Property Size: 216.54 acres

Current Use of Land: Vaccant

Proposed Use of Land: Mixed Use Subdivision

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

Are any variances required? YES ☑ NO ☐

Preapplication Conference Date: March 12, 2025

Early Neighborhood Notice (ENN) meeting date: 5/21/2025

Zoning: PRC

Check One: Preliminary Plat ☑ Final Plat ☐

UPC Number: 53981312 /99304819 /990000691 990000686

Property Owner Information

Company Name: Homewise Inc

Name: Lisa (*First*) Huval (*Last*)

Address: 1301 Siler Road (*Street Address*) Bldg D (*Suite/Unit #*)

Santa Fe (*City*) NM (*State*) 87507 (*ZIP Code*)

Phone: (505) 983-9473 E-mail Address: lhuval@homewise.org

Applicant/Agent Information (if different from owner)

Company Name: JenkinsGavin Inc

Name: Jennifer (*First*) Jenkins (*Last*)

Address: 130 Grant Ave (*Street Address*) Suite 101 (*Suite/Unit #*)

Santa Fe (*City*) NM (*State*) 87501 (*ZIP Code*)

Phone: (505) 820-7444 E-mail Address: jennifer@jenkinsgavin.com / angelica@jenkinsgavin.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: << See Attached Authorization Letter >>

I authorize _____ to act as my agent to execute this application.

Signed: *Jennifer Jenkins* Date: 6/2/2025

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: *Jennifer Jenkins* Date: 6/2/2025

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.

homewise®

Letter of Authorization

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

RE: Tierra Contenta, Phase 3A

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced project regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

Westin Glass, Project Director
Homewise, Inc. on behalf of TC PHASE 3A, LLC

_____ 1/30/25
Date

State of New Mexico)
) ss
County of Santa Fe)

The foregoing instrument was acknowledged before me this 30th day of January, 2025 by Westin S Glass.

_____
Notary Public

My Commission Expires: 7/5/26

STATE OF NEW MEXICO
NOTARY PUBLIC
NATALY ANN CORRALES BUSTILLOS
COMMISSION # 1122357
COMMISSION EXPIRES 07/05/2026

RECORDING REQUESTED BY:
Chicago Title Company – NCS
Order No.: 15610542| SP000153676

WHEN RECORDED MAIL DOCUMENT TO:

TC Phase 3A, LLC
1301 Siler Road, Bldg D
Santa Fe, NM 87507
Attn: Mike Loftin

COUNTY OF SANTA FE } SPECIAL WARRANTY DEED
STATE OF NEW MEXICO } ss PAGES: 5

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 25TH Day Of November, A.D., 2024 at 03:28:19 PM
And Was Duly Recorded as Instrument # 2047510
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy - SCRESPIN County Clerk, Santa Fe, NM

e-Recorded 2047510 11/25/24 SFC

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

TITLE OF DOCUMENT

e-Recorded 2047510 11/25/24 SFC

SPECIAL WARRANTY DEED

TIERRA CONTENTA CORPORATION, a New Mexico non-profit corporation (who acquired title to Parcels 1 and 2 as Tierra Contenta Corporation), for consideration paid, grants to TC PHASE 3A, LLC, a New Mexico limited liability company, the following described real estate in Santa Fe County, New Mexico:

See Exhibit A attached hereto.

With special warranty covenants.

Subject to the matters listed on Schedule 1 attached hereto.

Dated: November 20, 2024

TIERRA CONTENTA CORPORATION,
a New Mexico non-profit corporation

By: Kurt Krahn
Name: Kurt Krahn
Title: Vice President

MARILYN E. PERRYMAN
Notary Public - State of New Mexico
Commission # 1112117
My Comm. Expires May 20, 2027

State of New Mexico
County of Santa Fe

This instrument was acknowledged before me on this 20 day of November, 2024,
by Kurt Krahn (Name of Officer) as Vice-President
(Title of Officer) of Tierra Contenta Corporation, a New Mexico non-profit corporation.

Marilyn E. Perryman
Notary Public
My Commission Expires: May 20, 2027

[SEAL]

MARILYN E. PERRYMAN
Notary Public - State of New Mexico
Commission # 1112117
My Comm. Expires May 20, 2027

13462\003\10493593.v4

e-Recorded 2047510 11/25/24 SFC

EXHIBIT A

Real Property Legal Description

The real property situated in the City of Santa Fe, County of Santa Fe, State of New Mexico, more particularly described as follows:

Parcel 1:
Tract 8A3-7C of the Dedication Plat for Tracts 8A3-7B within the TIERRA CONTENTA SUBDIVISION, PHASE 2B, comprised of a portion of "Tract 8A3-7", the remaining undeveloped Land of Tierra Contenta Subdivision, within Section 14 and Section 13 of Township 16 North, Range 8 East, of the New Mexico Principal Meridian, City and County of Santa Fe, New Mexico, filed for recorded in the Office of the County Clerk of Santa Fe, New Mexico on October 21, 2011, in Book 738, page 14-15.

Parcel 2:
Tract 9 as shown on the Annexation Plat for Tracts 1 thru 9, Tierra Contenta, Wolgamood Subdivision and Contiguous Lands (East) within Township 16 North, Ranges 8 & 9, New Mexico Principal Meridian, Santa Fe County, New Mexico, June 1985, filed within the official Santa Fe County Records on March 3rd, 1986, in Book 162, page 005. Being the same property conveyed to Dale Bellamah Land Co., Inc. by William F. Martinez by deed filed within the official Santa Fe County records on November 30, 1979, in Book 391, page 009.

Parcel 3:
Government Lot 8, as shown on the Plat of Survey of a portion of Lot 8, a portion of Lot 9 of Section 12, Township 16 North, Range 8 East of the New Mexico principal Meridian, Santa Fe County, New Mexico, as the same is shown and designated on the plat of said survey, filed in the Office of the County Clerk of Santa Fe County, New Mexico on September 30, 1998, in Book 396, page 011.

Parcel 4:
Tract 7A, of the Remaining Portion of Government Lot 7, Tierra Contenta Subdivision, Phase 1B, Unit 1, comprised of a portion of Lot 8, a Portion of Lot 9 of Section 12, All of Lot 7 of Section 13, Tract 8-A, Tract A-1, within the Pacheco Grant, within projected Section 11 and Section 14, Township 16 North, Range 6 East of the New Mexico Principal Meridian, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Santa Fe County, New Mexico on September 30, 1998, in Plat Book 396, page 012.

e-Recorded 2047510 11/25/24 SFC

SCHEDULE 1
Permitted Exceptions

1. Water rights, claims or title to water.

2. Taxes for the year 2024, and thereafter, not yet due and payable.

THE FOLLOWING AS TO PARCEL 1:

3. Reservations contained in Patent from United States of America recorded in Book B of Patents, page 369, records of Santa Fe County, New Mexico.

4. Easement(s) reserved across the Land, covenants and conditions as shown and noted on the recorded plats, filed in the Office of the County Clerk of Santa Fe County, New Mexico, on January 31, 1985, in Plat Book 148, page 042; filed January 24, 1992, in Plat Book 231, page 46; filed December 15, 1994, in Book 292, page 36; and filed October 21, 2011 in Plat Book 738, Pages 014-015.

5. Vacation and Rededication of Sanitary Sewer Easement, filed January 30, 1992, in Book 786, page 455, records of Santa Fe County, New Mexico.

6. City of Santa Fe, New Mexico Contract for Sanitary Sewer Easement dated August 31, 1998, filed July 24, 2002, in Book 2173, page 191, records of Santa Fe County, New Mexico.

THE FOLLOWING AS TO PARCEL 2:

7. Reservations contained in Patent from United States of America recorded in Book B of Patents, page 133, records of Santa Fe County, New Mexico.

8. City of Santa Fe, New Mexico Contract for Sanitary Sewer Easement dated August 31, 1998, filed July 24, 2002, in Book 2173, page 198, records of Santa Fe County, New Mexico.

THE FOLLOWING AS TO PARCEL 3:

9. Reservations as contained in that certain Patent from the United States of America, filed November 26, 1997, in Book 1432, page 790, records of Santa Fe County, New Mexico.

10. Dedications, notes, conditions, covenants and easements and rights of way as shown on Plat of Revised Master Plan PRC and Annexation - Tierra Contenta filed in Plat Book 292, page 036-037, records of Santa Fe County, New Mexico.

THE FOLLOWING AS TO PARCEL 4:

11. Reservations as contained in that certain Patent from the United States of America, filed November 26,1997, in Book 1432, page 790, records of Santa Fe County, New Mexico.

THE FOLLOWING AS TO ALL PARCELS:

12. Restated Annexation Agreement Tierra Contenta, Wolgamood Subdivision and Contiguous Lands (East) filed December 15, 1994, recorded in Book 1122, page 756, records of Santa Fe County, New

Mexico, Partial Assignment filed of even date herewith in the Official Records of Santa Fe County, New Mexico.

13. Title to all the oil, gas and other minerals in, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto heretofore reserved unto and or conveyed by predecessors in title.

e-Recorded 2047510 11/25/24 SFC

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

July 14, 2023

Robin Cordero
7770 Jefferson St. NE, Suite 410,
Albuquerque, New Mexico 87109

NOTICE OF ARC ACTION

Project Location: Tierra Contenta Master Plan Community Phase 3A Development
ARC Case Number: 2023-006876-ARC

Dear Mr. Cordero,
At their hearing on July 6, 2023, the City of Santa Fe Archaeological Review Committee (ARC) voted unanimously to approve the archaeological survey report with conditions SWCA will provide a testing and treatment plan to the ARC for review.

Sincerely,

Paul A. Duran

Paul A. Duran
Historic Preservation Division Senior Planner
Planning and Land Use Department, City of Santa Fe

A CULTURAL RESOURCE SURVEY FOR THE TIERRA CONTENTA PHASE 3A PROJECT IN THE CITY OF SANTA FE, NEW MEXICO

MAY 2023

PREPARED FOR

City of Santa Fe Historic Preservation Division

ON BEHALF OF

Tierra Contenta Corporation.

PREPARED BY

SWCA Environmental Consultants

A CULTURAL RESOURCE SURVEY FOR THE TIERRA CONTENTA PHASE 3A PROJECT IN THE CITY OF SANTA FE, NEW MEXICO

Prepared for

City of Santa Fe Historic Preservation Division

407 Galisteo St. Suite 236

Santa Fe, New Mexico 87501

On behalf of

Tierra Contenta Corporation.
PMB # 220 369 Montezuma
Santa Fe, New Mexico 87501

Prepared by

Lawrence Walker and Mara Smith

SWCA Environmental Consultants
7770 Jefferson Street NE, Suite 410
Albuquerque, New Mexico 87109
Telephone: (505) 254-1115; Fax: (505) 254-1116
www.swca.com

Robin Cordero, Principal Investigator

SWCA Project No. 77053
SWCA Cultural Resources Report No. 23-112

May 2023

Report run on: May 17, 2023 10:30 AM

NMCRIS Investigation Abstract Form (NIAF)

NMCRIS Activity No. 152356 **HPD Log No(s).**

Registration

Lead Agency: City of Santa Fe Historic Preservation Division

Performing Agency: SWCA Environmental Consultants
Activity ID: 77053
Performing Agency Report No: 23-112

Report Recipient (Your Client): Tierra Contenta

Activity Types:
- ☐ Research Design ☑ Archaeological Survey/Inventory
- ☐ Architectural Survey/Inventory ☐ Test Excavation ☐ Monitoring
- ☐ Collections/Non-Field Study ☐ Compliance Decision
- ☐ Literature Review Overview ☐ Excavation ☐ Ethnographic Study
- ☑ Resource/Property Visit ☐ Historic Structures Report
- ☐ Other:

Total Survey Acreage: 223.11
Total Tribal Acreage: 0.00
Total Resources Visited: 11

Page 1 of 11

Report run on: May 17, 2023 10:30 AM

NMCRIS Investigation Abstract Form (NIAF)

NMCRIS Activity No. 152356 **HPD Log No(s).**

Report Details

Lead Agency

Lead Agency: City of Santa Fe Historic Preservation Division

Lead Agency Report No.

Report Number:

Title of Report

Title of Report: A Class III Cultural Resources Survey for Tierra Contenta Phase 3A in the City of Santa Fe, NM

Authors: Lawrence Walker and Mara Smith

Type of Report

Publication Type: Report, Monograph, or Book

Positive

Description of Undertaking (what does the project entail?)

Description: Tierra Contenta, Inc is proposing to begin development of Phase 3A of the Tierra Contenta Master Plan Community in Santa Fe, New Mexico. The proposed project was approved in September 2021 by the Santa Fe City Planning Commission. Current plans for Phase 3A are to develop housing, parks, and a road for the current community but have not been fully developed. The proposed project covers a total of 223.11 acres (90.14 hectares) and 0.35 linear mile of proposed road. The project area is partially within the PLSS system and partially covered by the Pacheco Land Grant. The project is located east of state road NM 599 and south of NM 284 (Paseo Real). The land being developed during this project is owned by Tierra Contenta, Inc, a subsidiary of the Santa Fe Community Housing Trust. The City of Santa Fe Historic Preservation Division (HPD) will serve as lead agency.

Dates of Investigation

From: 30-Jan-2023 **To:** 10-Feb-2023

Report Date

Report Date: 16-May-2023

Performing Agency/Consultant

Name: SWCA Environmental Consultants

Principal Investigator: Robin Cordero

Field Supervisor: Thaddeus Liebert and Robin Cordero

Page 3 of 11

Report run on: May 17, 2023 10:30 AM

NMCRIS Investigation Abstract Form (NIAF)

NMCRIS Activity No. 152356 **HPD Log No(s).**

Associate/Register Resources

Prefix	Number	Field Site/Other Number	In GIS	Resource Type	Collections Made?	Revisit
LA	54760		☑	Site	☐	Revisit
LA	54761		☑	Site	☐	Revisit
LA	54762		☑	Site	☐	Revisit
LA	54763		☑	Site	☐	Revisit
LA	54764		☑	Site	☐	Not Relocated
LA	54765		☑	Site	☐	Revisit
LA	54766		☑	Site	☐	Not Relocated
LA	54767		☑	Site	☐	Revisit
LA	54768		☑	Site	☐	Revisit
LA	54777	LA 54777	☑	Site	☐	Revisit
LA	54782		☑	Site	☐	Not Relocated
LA	54783		☑	Site	☐	Revisit
LA	54785		☑	Site	☐	Revisit
LA	202469	RC-01	☑	Site	☐	
LA	202471	RC-04	☑	Site	☐	
LA	202470	RC-02	☑	Site	☐	
HCPI	53923	LA 54785 segment A	☐	Linear Resource	☐	
HCPI	53924	LA 54785 Segment B	☐	Linear Resource	☐	
HCPI	53925	LA 54785 segment C	☐	Linear Resource	☐	

Page 2 of 11

Report run on: May 17, 2023 10:30 AM

NMCRIS Investigation Abstract Form (NIAF)

NMCRIS Activity No. 152356 **HPD Log No(s).**

Report Details

Lead Agency

Lead Agency: City of Santa Fe Historic Preservation Division

Lead Agency Report No.

Report Number:

Title of Report

Title of Report: A Class III Cultural Resources Survey for Tierra Contenta Phase 3A in the City of Santa Fe, NM

Authors: Lawrence Walker and Mara Smith

Type of Report

Publication Type: Report, Monograph, or Book

Positive

Description of Undertaking (what does the project entail?)

Description: Tierra Contenta, Inc is proposing to begin development of Phase 3A of the Tierra Contenta Master Plan Community in Santa Fe, New Mexico. The proposed project was approved in September 2021 by the Santa Fe City Planning Commission. Current plans for Phase 3A are to develop housing, parks, and a road for the current community but have not been fully developed. The proposed project covers a total of 223.11 acres (90.14 hectares) and 0.35 linear mile of proposed road. The project area is partially within the PLSS system and partially covered by the Pacheco Land Grant. The project is located east of state road NM 599 and south of NM 284 (Paseo Real). The land being developed during this project is owned by Tierra Contenta, Inc, a subsidiary of the Santa Fe Community Housing Trust. The City of Santa Fe Historic Preservation Division (HPD) will serve as lead agency.

Dates of Investigation

From: 30-Jan-2023 **To:** 10-Feb-2023

Report Date

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Name: SWCA Environmental Consultants

Principal Investigator: Robin Cordero

Field Supervisor: Thaddeus Liebert and Robin Cordero

Page 3 of 11

Report run on: May 17, 2023 10:30 AM

NMCRIS Investigation Abstract Form (NIAF)

NMCRIS Activity No. 152356 **HPD Log No(s).**

Report Details

Field Personnel Names: Gabriela Martinez and Jim Galliston

Historian/Other

Performing Agency Report Number

Report Number: 23-112

Client/Customer (project proponent)

Name: Tierra Contenta

Contact:

Address: PMB # 220 369 Montezuma, Santa Fe, New Mexico 87501

Phone

Client/Customer Project Number

Project Number: 77053

Report run on: May 17, 2023 10:30 AM

NMCRIS Investigation Abstract Form (NIAF)

NMCRIS Activity No. 152356 **HPD Log No(s).**

Ownership & Location

Land Ownership Status (Must be indicated on Project Map)

Owner/Manager List:

Land Owner/Manager	Protocol	Acres Surveyed	Acres in APE
Private Corporation (see records for company name)	Class III	223.11	223.11

Total Survey Acreage: 223.11

Total Tribal Acreage: 0.00

Record Search(es)

Date of HPD/ARMS File Review: 16-Jan-2023

Date of Other Agency File Review 16-Jan-2023

Survey Data

Source Graphics: NAD 83

☑ USGS 7.5' (1:24,000) topo map ☐ Other Topo Map Scale:

☑ GPS Unit <1M

☐ Aerial Photos Other Source Graphic(s):

The following tables (b,c,& e) are calculated by the NMCRIS Map Service

USGS 7.5' Topographic Map(s)

Map Name	USGS Quad Code
Turquoise Hill NM	35106-E1

County(ies)

County	FIPS
SANTA FE	35049

Legal Description

Unplatted	Township (N/S)	Range (E/W)	Section
No	T16N	R08E	13
No	T16N	R08E	14
Yes			

Projected Legal Description

Nearest City or Town: Santa Fe

Other Description:

Page 5 of 11

Report run on: May 17, 2023 10:30 AM

NMCRIS Investigation Abstract Form (NIAF)

NMCRIS Activity No. 152356 **HPD Log No(s).**

GIS

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Report run on: May 17, 2023 10:30 AM

NMCRIS Investigation Abstract Form (NIAF)

NMCRIS Activity No. 152356 **HPD Log No(s).**

Methodology

Survey Field Methods

Intensity: 100% coverage

Configuration: ☑ Block Survey Units ☐ Linear Survey Units (l x y)

Other Survey Units

Scope: All Resources

Coverage Method: ☐ Systematic Pedestrian Coverage **Other Method:**

Survey Interval (m): 7 **Crew Size** 4

Fieldwork Dates **From** 30-Jan-2023 **To** 10-Feb-2023

Survey Person Hours: **Recording Person Hours**

Additional Narrative: SWCA archaeologists conducted an intensive cultural resources pedestrian inventory by walking parallel transects spaced no more than 25 feet (7.5 m) apart, as stipulated by the City Municipal Code § 14-3.13.C.5.ii for the Rivers and Trails and Suburban Districts. Several cultural resource surveys have been conducted on the Master Plan Community since 1975. However, preliminary New Mexico Cultural Resource Information System (NMCRIS) reviews showed that the current project area has not been surveyed for over 30 years. The 1985 survey by OAS (Hannaford 1986) does not meet the state standard for a qualifying survey under NMAC 4.10.15.9.D (Standard for Survey and Inventory). As such, a full resurvey was necessary. SWCA Environmental Consultants (SWCA) was contracted to conduct an intensive, pedestrian cultural resources inventory of all land within the proposed project area. This cultural resources report was prepared to support Tierra Contenta, Inc's application to Santa Fe County for compliance with the City of Santa Fe Ordinance 14-3.13 Archaeological Clearance Permit. The northern two-thirds of the project area falls within the City of Santa Fe's Suburban Archaeological District, while the southern third falls outside of the City's Suburban Archaeological District.

The survey area included 217.60 acres (87.91 hectares) within the proposed development parcel and 5.51 acres (2.23 hectares) of proposed road, which included a 50-foot buffer on both sides of the road. In total, 223.11 acres (90.14 hectares) were surveyed for this project. The survey included the updating of 10 previously recorded resources (LA 54760, LA 54761, LA 54762, LA 54763, LA 54765, LA 54767, LA 54768, LA 54777, LA 54783, and LA 54785) and the recording of three newly discovered resources (LA 202469, LA 202470, and LA 202471).

Environmental Setting (NRCS soil designation; vegetative community; elevation; etc.)

Environmental Setting: The project area is located within the North Central New Mexico Valleys and Mesas (22h) ecoregion. This ecoregion includes topographical features like mesas, valleys, piedmont slopes, deep canyons, and scattered hills with sparse perennial and intermittent streams

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NMCRIS Investigation Abstract Form (NIAF)

NMCRIS Activity No. 152356 **HPD Log No(s).**

Methodology

from nearby mountains. The average elevation of this ecoregion is 1,975 meters (6,480 feet) above mean sea level (amsl). Geology within the survey area consists of Piedmont alluvial deposits (Qp) of the Holocene to lower Pleistocene, and Upper Santa Fe Group (QT). Qp geology includes deposits of tributaries bordering major stream valleys and alluvial deposits on the piedmont terraces and slopes. QT geology includes quaternary colluvium, colluvium with valley-fill alluvium, and fan alluvium, as well as Tertiary sedimentary, Tertiary and Quaternary volcanic rocks, and some small areas of Cretaceous, Jurassic, or Triassic sedimentary rocks (Griffith et al. 2006). The Arroyo Chamisos runs east to west through the project area's southern boundary, and heads northward before reaching the Santa Fe River. Cañada Alamita intersects the Arroyo Chamisos within the project area's western area. This is a minor drainage of the Arroyo Chamisos. Both are fed by upland piedmont runoff. Other major drainages in the area include Arroyo de las Trampas to the north, Arroyo de los Frijoles to the north, and the Santa Fe River to the west. The Arroyo Chamisos meets Arroyo Hondo about 5 miles southwest of the project location. Vegetation in the area consists primarily of Pinon-Juniper woodland with a grass understory. The overstory is sparse and consists of small oneseed juniper (Juniperus monosperma) trees and a few pinyon pine (Pinus monophylla) trees. The density of junipers in the area is very low due to both natural and anthropogenic causes, such as heavy grazing historically and today.

Percent Ground Visibility

Ground Visibility: 51-75%

Condition of Survey Area: Survey area is subject to alluvial and eolian erosion. Area is partially within a developed section of land, where grading has taken place.

Attachments (check all appropriate boxes)

- [x] USGS 7.5 Topographic Map with sites, isolates, and survey area clearly drawn (required)
- [x] Copy of NMCRIS Map Check (required)
- [x] LA Site Forms - new sites (with sketch map & topographic map) if applicable
- [x] LA Site Forms (update) - previously recorded & un-relocated sites (first 2 pages minimum)
- [ ] Historic Cultural Property Inventory Forms, if applicable
- [x] List and Description of Isolates, if applicable
- [ ] List and Description of Collections, if applicable

Other Attachments

- [x] Photographs and Log
- [ ] Other attachments **Describe:**

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NMCRIS Investigation Abstract Form (NIAF)

NMCRIS Activity No. 152356 **HPD Log No(s).**

Cultural Resource Findings

Investigation Results

Archaeological Sites Discovered and Registered:	3
Archaeological Sites Discovered and NOT Registered:	8
Previously Recorded Archaeological Sites Revisited (site update form required):	8
Previously Recorded Archaeological Sites Not Relocated (site update form required):	3
Total Archaeological Sites (visited & recorded):	11
Total Isolates Recorded:	20
	☑ Non-Selective Isolate Recording
HCPI Properties Discovered and Registered:	
HCPI Properties Discovered And NOT Registered:	
Previously Recorded HCPI Properties Revisited:	
Previously Recorded HCPI Properties NOT Relocated:	
Total HCPI Properties (visited & recorded, including acequias):	0
If No Cultural Resources Found, Discuss Why:	

Management Summary

Summary: SWCA's intensive cultural resources inventory of the Tierra Contenta project found a total of 13 sites: nine previously recorded sites and three newly recorded sites. In addition, 20 IOs were located in the project area. Several sites have data potential and are important to the prehistoric and historic history of the area. These are at risk from the project activities if not properly mitigated using the guidance below.

Of the 13 sites recorded, two sites were found to have been destroyed (LA 54762 and LA 54757) and four sites are recommended not eligible for the NRHP (LA 54760, LA 54671, LA 54783, LA 202470) and therefore no further treatment or management is recommended for these sites. The 20 IOs do not qualify as a site and are not eligible for the NRHP. No further management of these IOs is recommended.

Notably, LA 54785 (77053-rc-03) may be eligible for NRHP listing and could be created into a historic district. This project added a new feature for LA 54785 (77053-rc-03), which has five other Camino de los Carros wagon trail segments associated with it in nearby locations.

For sites that are not able to first be mitigated or avoided by project activities (LA 54763, LA 54765, LA 54777), it is recommended that these sites be tested to determine the possible

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Cultural Resource Findings

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CHAPTER 1. INTRODUCTION AND PROJECT DESCRIPTION

Tierra Contenta Corporation is proposing to begin development of Phase 3A of the Tierra Contenta Master Plan Community in Santa Fe, New Mexico (Figure 1.1 and Figure 1.2). The proposed project was approved in September 2021 by the Santa Fe City Planning Commission. Current plans for Phase 3A are to develop housing, parks, and a road for the current community but have not been fully developed. The proposed project covers a total of 223.11 acres (90.14 hectares) and 0.35 linear mile of proposed road (Figure 1.3 through Figure 1.5). All land within the project area is not part of the Public Land Survey System (PLSS), with a majority of the land being part of the Pacheco Land Grant. The project is located east of state road NM 599 and south of NM 284 (Paseo Real). The land being developed during this project is owned by Tierra Contenta Corporation, a subsidiary of the Santa Fe Community Housing Trust. The City of Santa Fe Historic Preservation Division (HPD) will serve as lead agency.

Several cultural resource surveys have been conducted on the Master Plan Community since 1975. However, preliminary New Mexico Cultural Resource Information System (NMCRIS) reviews showed that the current project area has not been surveyed for over 30 years. The 1985 survey by OAS (Hannaford 1986) does not meet the state standard for a qualifying survey under NMAC 4.10.15.9.D (Standard for Survey and Inventory). As such, a full resurvey was necessary. SWCA Environmental Consultants (SWCA) was contracted to conduct an intensive, pedestrian cultural resources inventory of all land within the proposed project area. This cultural resources report was prepared to support Tierra Contenta Corporation's application to Santa Fe County for compliance with the City of Santa Fe Ordinance 14-3.13 Archaeological Clearance Permit. The northern two-thirds of the project area falls within the City of Santa Fe's Suburban Archaeological District, while the southern third falls outside of the City's Suburban Archaeological District.

The survey area included 217.60 acres (87.91 hectares) within the proposed development parcel and 5.51 acres (2.23 hectares) of proposed road, which included a 50-foot buffer on both sides of the road. In total, 223.11 acres (90.14 hectares) were surveyed for this project. The survey included the updating of 10 previously recorded resources (LA 54760, LA 54761, LA 54762, LA 54763, LA 54765, LA 54767, LA 54768, LA 54777, LA 54783, and LA 54785) and the recording of three newly discovered resources (LA 202469, LA 202470, and LA 202471).

Table 1-1. Public Land Survey System Legal Description for the Survey Area

Township	Range	Section	Quarters
216 North	8 East	13	SENE
			NWNW
			NWNE
		14	SWSE

*The remainder of the project area is with the area of the Pacheco Land Grant

The project was conducted out of SWCA's Albuquerque office (7770 Jefferson Street NE, Suite 410, Albuquerque, New Mexico 87109; telephone [505] 254-1115, fax [505] 254-1116), with Robin Cordero serving as Project Manager and Principal Investigator. Thaddeus Liebert and Robin Cordero served as Field Leads, with Gabriela Martinez and Jim Galliston assisting with the fieldwork. Lawrence Walker and Mara Smith compiled the report. Jeremy Charly was the geographic information system (GIS) specialist, Jason Glenn was the technical editor, and Kelley Cox formatted the document.

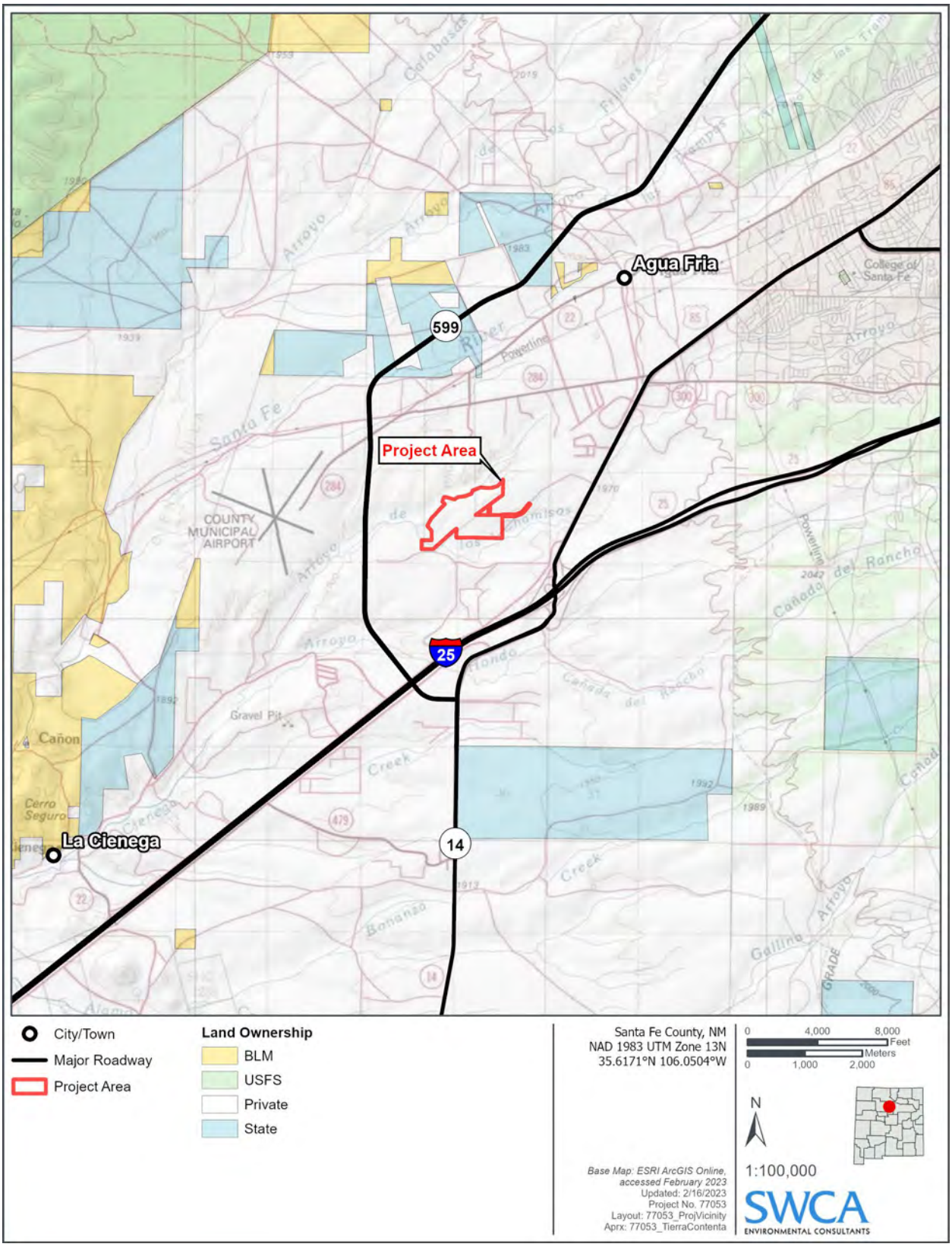

Figure 1-1. Project vicinity map.

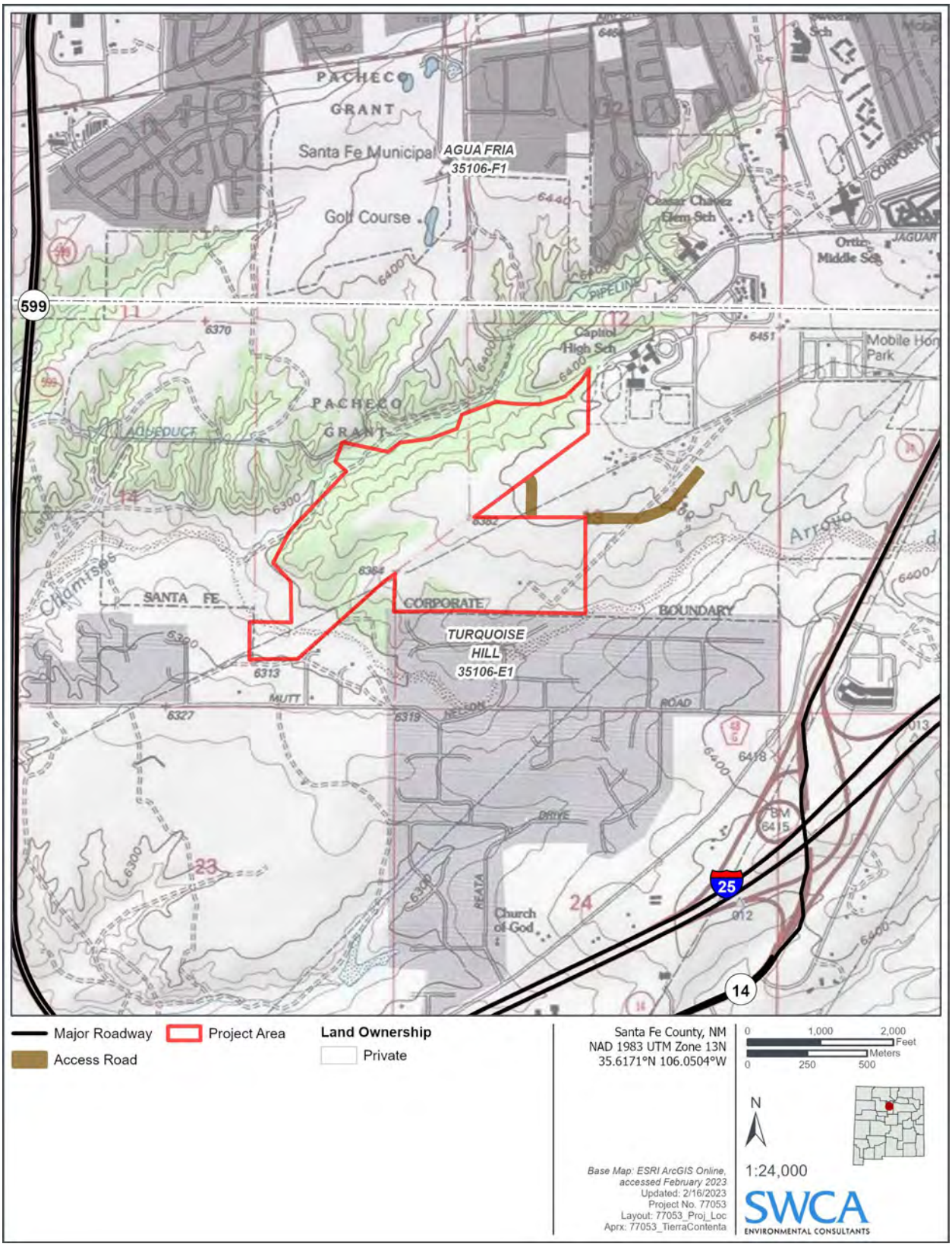

Figure 1-2. Project location map.



Figure 1-3. Project overview, facing south from north edge of survey block (Frame T05-7713).



Figure 1-4. Project overview, facing northwest from southeast corner of survey block (Frame T05-2967).



Figure 1-5. Area of proposed road; view facing north (Frame T05-0833).

CHAPTER 2. ENVIRONMENTAL SETTING AND CULTURE HISTORY

The project area is located directly south of Agua Fria and east of La Cienega. The Arroyo Chamiso runs through the project area. The city of Santa Fe is about 9 miles east of the project area.

ENVIRONMENT

The project area is located within the North Central New Mexico Valleys and Mesas (22h) ecoregion. This ecoregion includes topographical features like mesas, valleys, piedmont slopes, deep canyons, and scattered hills with sparse perennial and intermittent streams from nearby mountains. The average elevation of this ecoregion is 1,975 meters (6,480 feet) above mean sea level (amsl).

Geology within the survey area consists of Piedmont alluvial deposits (Qp) of the Holocene to lower Pleistocene, and Upper Santa Fe Group (QT). Qp geology includes deposits of tributaries bordering major stream valleys and alluvial deposits on the piedmont terraces and slopes. QT geology includes quaternary colluvium, colluvium with valley-fill alluvium, and fan alluvium, as well as Tertiary sedimentary, Tertiary and Quaternary volcanic rocks, and some small areas of Cretaceous, Jurassic, or Triassic sedimentary rocks (Griffith et al. 2006).

The Arroyo Chamisos runs east to west through the project area's southern boundary, and heads northward before reaching the Santa Fe River. Cañada Alamita intersects the Arroyo Chamisos within the project area's western area. This is a minor drainage of the Arroyo Chamisos. Both are fed by upland piedmont runoff. Other major drainages in the area include Arroyo de las Trampas to the north, Arroyo de los Frijoles to the north, and the Santa Fe River to the west. The Arroyo Chamisos meets Arroyo Hondo about 5 miles southwest of the project location.

Historically, the areas along the Arroyo Chamisos have been used for agriculture in the Historic period, particularly during U.S. Territorial to Statehood/WWII periods (A.D. 1846 – 1945) (Hannaford 1986). The soils in the areas directly surrounding the arroyo are rich from upland soil runoff and well-watered during the summer and winter months (Hannaford 1986). The region directly north of the project area mainly consists of urban development today with some open spaces of grassland typical of lower reaches of pinyon-juniper woodland surrounding the city of Santa Fe. Historically, however, the northern region was dissected by rocky drainages and hills, making agriculture impossible for this region.

SOILS

Soils within the property area are numerous and can be seen in Table 2-1. However, over 95 percent of the soils in the project area consist of Golondrina-Paraje complex, Panky loam, Agua Fria-Paraje complex, and Zozobra-Jaconita complex (see Table 1). Most of these soils have low water supply and low runoff classes, except Panky loam. The location on toeslopes of eroded alluvial fans and within valley bottoms may indicate relatively deep soils and presence of semi-regular water conducive to agriculture and subsurface materials.

Table 2-1. Soil Types for the Survey Area

Map Unit Symbol	Map Unit Name	Acres	Percent of Survey Area (%)	Description
100	Panky loam, 1 to 4 percent slopes	50.34	22.56%	Consists of Panky soils (90 percent) and minor components (10 percent). This unit is found on eroded fan remnants on summits at an elevation of 5,900 to 6,700 feet. The parent material consists of alluvium derived from granite, gneiss, schist, loess, and volcanic ash. The runoff class is low and the drainage class is well drained, with a very low water supply of about 0.5 inch.
101	Zozobra-Jaconita complex, 5 to 25 percent slopes	30.92	13.86%	Consists of Zozobra soils (45 percent), Jaconita soils (40 percent), and minor components (15 percent). This unit is found on eroded fan remnants on shoulders and backslopes at an elevation of 5,400 to 6,900 feet. The parent material consists of alluvium derived from granite, gneiss, schist, and loess. The runoff class is medium to low with a somewhat excessively drained drainage class and low to very low water supply of about 3.1 to 1.7 inches.
102	Khapo sandy loam, 3 to 8 percent slopes	17.61	7.89%	Consists of Khapo soils (85 percent) and minor components (15 percent). This unit is found on eroded fan remnants on toeslopes at an elevation of 5,400 to 6,700 feet. The parent material consists of slope alluvium derived from granite, gneiss, schist, loess, and volcanic ash. The runoff class is medium with a well-drained drainage class and a moderate water supply of about 8.2 inches.
104	Chupe-Riverwash complex, 1 to 3 percent slopes, flooded	2.54	1.14%	Consists of Chupe soils (65 percent), Riverwash (30 percent), and minor components (5 percent). This unit is found on floodplains of valley floors between 5,400 and 7,500 feet. The parent material consists of alluvium derived from granite, gneiss, schist, granitic sandstone, and mudstone. The runoff class is very low with a somewhat excessively drainage class and a low supply of water (about 3.1 inches).
108	Zia fine sandy loam, 0 to 2 percent slopes	6.35	2.84%	Consists of Zia soils (90 percent) and minor components (10 percent). This unit is found on stream terraces of valley floors between 5,500 and 6,600 feet. The parent material consists of alluvium derived from granitic sandstone and mudstone. The runoff class is very low with well-drained soils and a low water supply (about 5.5 inches).
111	Khapo fine sandy loam, 0 to 2 percent slopes	4.64	2.08%	Consists of Khapo soils (85 percent) and minor components (15 percent). This unit is found on stream terraces between 5,500 and 7,500 feet. The parent material consists of alluvium derived from granitic sandstone, mudstone, and volcanic ash. The runoff class is low with well-drained soils and a moderate water supply (about 8.1 inches).
115	Panky-Urban land complex, 1 to 4 percent slopes	2.69	1.20%	Consists of Panky soils (55 percent) and urban land (35 percent). This unit is found on eroded fan remnants between 6,100 and 6,900 feet. The parent material consists of alluvium derived from granite, gneiss, schist, loess, and volcanic ash. The runoff class is low with well-drained soils and very low water supply (0.3 inch).
117	Agua Fria-Paraje complex, 1 to 8 percent slopes	34.64	15.53%	Consists of Agua Fria soils (60 percent), Paraje soils (30 percent) and minor components (10 percent). This unit is found on eroded fan remnants between 5,600 and 6,700 feet. The parent material consists of alluvium derived from granite, gneiss, schist, and loess. The runoff class is medium with well-drained soils and very low water supply (0.4 inch).
118	Golondrina-Paraje complex, 8 to 45 percent slopes	61.38	27.51%	Consists of Golondrina soils (50 percent), Paraje soils (40 percent), and minor components (10 percent). This unit is found on eroded fan remnants between 5,800 to 7,000 feet. The parent material consists of colluvium and alluvium derived from granite, gneiss, schist, and loess. The runoff class is high with well-drained soils and a low available water supply (3.6 inches).
119	Vitrina-Haozous complex, 5 to 15 percent slopes, flooded	10.14	4.55%	Consists of Vitrina soils (50 percent), Haozous soils (40 percent), and minor components (10 percent). This unit is found on eroded toeslope fan remnants between 5,400 and 6,600 feet. The parent material consists of slope alluvium derived from granite, gneiss, and schist. The runoff class is low with well-drained soils and low water supply (4.1 inches).

Map Unit Symbol	Map Unit Name	Acres	Percent of Survey Area (%)	Description
203	Buckhorse-Altazano complex, 2 to 8 percent slopes, flooded	0.01	0.001%	Consists of Buckhorse soils (55 percent), Altazano soils (35 percent), and minor components (10 percent). This unit is found on eroded toeslope fan remnants between 5,700 and 7,500 feet. The parent material consists of slope alluvium derived from granite, gneiss, schist, granitic sandstone, fanglomerate, and mudstone. The runoff class is medium with well-drained soils and a moderate water supply (6.3 inches).
204	Altazano loamy sand, 0 to 2 percent slopes, flooded	1.85	0.83%	Consists of Altazano soils (85 percent) and minor components (15 percent). This unit is found of valley floor floodplains between 6,100 and 7,400 feet. The parent material consists of alluvium derived from granite, gneiss, schist, granitic sandstone, fanglomerate, and mudstone. The runoff class is very low with somewhat excessively drained soils and a very low water supply (2.2 inches).

Source: Natural Resources Conservation Service (2023)

CLIMATE

The local climate is semiarid. Based on the climatic records for the Santa Fe Municipal Airport, New Mexico, station (298078), the local area has an average annual maximum temperature of 18.3 degrees Celsius (°C) (64.9 degrees Fahrenheit [°F]), with an average annual minimum temperature of 2.7°C (36.9°F) (Western Regional Climate Center 2023). Most precipitation occurs during short and intense summer thunderstorms, mainly between July and September, and averages 9.54 inches (24.23 cm) annually. Monsoon precipitation during the summer occurs due to air masses from the Gulf of Mexico that push inland and form thunderstorms in southwestern Arizona and coastal northwestern Mexico. Winter and spring precipitation often comes from smaller moisture bursts from the Pacific Ocean and Sea of Cortez following the jet stream and tends to include more steady bursts of precipitation but occurs less often.

FLORA AND FAUNA

Vegetation in the area consists primarily of Pinon-Juniper woodland with a grass understory. The overstory is sparse and consists of small oneseed juniper (*Juniperus monosperma*) trees and a few pinyon pine (*Pinus monophylla*) trees. The density of junipers in the area is very low due to both natural and anthropogenic causes, such as heavy grazing historically and today.

The area also includes other species of flora, mainly grasses and forbs. The species listed here are all present in the project area. The understory consists of blue grama (*Bouteloua gracilis*), New Mexico threeawn grass (*Aristida purpurea*), bitterweed (*Tetraneuris* sp.), sand aster (*Chaetopappa ericoides*), penstemon (*Penstemon* sp.), broom snakeweed (*Gutierrezia sarothrae*), woolly plantain (*Plantago patigonica*), candelabra cholla (*Cylindropuntia imbricata*), Bigelow rabbitbrush (*Chrysothamnus nauseosus* var. *bigelovii*), yellow blanketflower (*Gaillardia pinnatifida*), plains prickly pears (*Opuntia macrorhiza* and *O. polyacantha*), stickseed (*Lappula* sp.), white hiddenflower (*Cryplantha crassisepala*), scorpionweed (*Phacelia* sp.), club cholla (*Opuntia clavata*), many-flowered gilia (*Ipomopsis multiflora*), plains yucca (*Yucca glauca*), banana yucca (*Yucca baccata*), Nuttall's pincushion cactus (*Coryphantha vivipara),* and white owlclover (*Orthocarpus purpureoalbus*).

Overstory is less diverse, and these species are only present in small quantities in the project area. Some deciduous trees and wetland vegetation are within this ecological region. Cottonwood (*Populus fremontii*) can be seen in well-watered areas from springs and high groundwater levels. In addition, willow and saltcedar can be observed in low-lying areas connected to or near arroyos and the Santa Fe River.

A database search for wildlife common to Santa Fe County yielded 10 species of amphibian, 34 species of reptile, 234 species of bird, 76 species of mammal, 32 mollusks, one species of crustacean, and 260 species of insect (Biota Information System of New Mexico 2023). Native fauna include coyote, badger, porcupine, black-tailed jackrabbit, desert cottontail, spotted ground squirrel, prairie dogs, and various birds. Mule deer and black bear are known to occur in low numbers. Buffalo and pronghorn antelope are not present today but were likely present in the past.

CULTURE HISTORY

Paleoindian Tradition (11,500–7000 B.C.)

The earliest occupation of the American Southwest began at least 12,000 B.P. and is known collectively as Paleoindian. Sites dating to this time period are primarily identified by diagnostic projectile points and other characteristic stone tools that have been located south of the Rio Salado and the Rio Jemez, and west of the Rio Grande in the Albuquerque area (Judge 1973). A Clovis period site was identified in the Jemez Mountains, suggesting use of mountain environments for hunting and plant gathering (Acklen 1997). Researchers also discovered an Eden-style projectile point and scraper in the Cañada Ancha drainage northwest of Santa Fe (Scheick and Viklund 1991) and three large Clovis-style bifaces from Warren's Cache near the contemporary Hispanic village of Tesuque (Warren 1974). The location of Warren's Cache in deep alluvial sediment along the bottomlands of Tesuque Valley highlights the typical low archaeological visibility of Paleoindian assemblages (Anschuetz and Beninato 1999).

There is generally a paucity of evidence for Paleoindian period (9,500 to 6,000 B.C.) occupation in the Santa Fe area; likely due in part to the deep colluvial and alluvial deposition over much of the Santa Fe terrace. The closest reported occurrence of a Paleoindian site in the Santa Fe area is LA 132212, a multi-component artifact scatter that includes a Paleoindian component, recorded to the west of Agua Fria and containing Archaic and Historic Hispanic artifact components (Post 2001).

Data from surrounding locations suggest Paleoindian use of higher elevations from the termination of the period into Early Archaic times. Evidence for Paleoindian subsistence is generally limited to killing and butchering of large mammals, which are much more archaeologically visible than sites indicating plant gathering and hunting of smaller animals, which is inferred. It is likely that Paleoindian period remains are deeply buried and therefore rarely detected.

Archaic Tradition (5500 B.C.–A.D. 400)

Prior to the adoption of ceramic technology, southwestern indigenous groups pursued adaptive strategies that included manipulation of various life zones, diversification of subsistence sources, and, eventually, intensification of food production. Such groups are referred to as Archaic, and in the northern Southwest these groups date between 5500 B.C. and A.D. 400 (Irwin-Williams 1979). Compared to earlier Paleoindian adaptations, the Archaic period shows a more generalized exploitation of floral and faunal resources along the Rio Grande (Motsinger 1992). Specialized grinding tools for processing seeds and nuts are associated with such adaptive strategies. Smaller projectile points, traps, nets, and snares were used on smaller game, but the atlatl (spearthrower) remained the principal hunting tool.

In the Santa Fe area, the Archaic period has been defined according to the Desert Culture Oshara tradition (Cordell and McBrinn 2012; Irwin-Williams 1979). The tradition begins with the Jay and Bajada phases (5500 to 3200 B.C.) and extends to the En Medio or Basketmaker II period (800 B.C. to A.D. 400). The early Archaic period includes the Jay and Bajada phases (5500 to 3200 B.C.) and is evidenced by a low frequency of sites and isolated occurrences (IOs) recognized by diagnostic projectile points and, to lesser extents, stone tool assemblages and site structure (Irwin-Williams 1973, 1979).

Archaic campsites in the upper Rio Grande Valley are typically located near the junctures of two or more biomes, which permitted Archaic peoples to exploit a diversity of resources within a restricted range (Motsinger 1992). Archaic adaptive strategies involved a high degree of mobility and included seasonal rotation of campsite location. Seasonal occupation sites of this sort have been documented on the terraces, ridges, and occasional canyon rims bordering the Santa Fe River and its major tributaries (Schmader et al. 1994). Schmader et al. (1994) provide a synthesis of archaeological references for Archaic Period sites recorded in the vicinity of Santa Fe. Archaic sites recorded in the general area usually consist of surface lithic artifact scatters (Scheick 1991; Anschuetz and Viklund 1997) and ash stains exposed in arroyo cuts (Schmader et al. 1994; Post 2010). These sites are generally located on ridges and terraces above the Rio Grande and its tributaries.

Despite isolated projectile points that date as early as about 4800 B.C., little is known about use of the area by early Archaic peoples. Only two sites in the region, LA 66874 in the Jemez Mountains and LA 61315 along the Santa Fe Relief Route, have substantial excavated Early Archaic assemblages. At these sites, the abundance of ground stone and paucity of projectile points indicated that the Early Archaic groups were adopting a reliance on and mapping on to local plant resources (Post 2010). The La Bajada site on the west edge of the Caja del Rio Plateau represents one of the most substantial Early Archaic Bajada phase sites in the region, with 27 points collected (Hicks 1982). Based on these and other sites with Early Archaic components, Post 2010 notes that Early Archaic groups tended to utilize bedrock outcrops, and the environment was a patchwork of pinyon-juniper woodland with shrubby grasslands that provided a range of seasonal nuts and fruits, as well as larger game.

Following the end of the drier climate regimes of the Altithermal, piñon-juniper woodlands increased and the region saw an increase in Middle Archaic sites in the Santa Fe area. A late San José phase site (3800 to 1800 B.C.) was identified in the Las Campañas project area with an assemblage that included obsidian and biface tools, tool production debris, and basin metate fragments (Post 1996). Excavations conducted along the Northwest Santa Fe Relief Route (NM 599) revealed intensively reoccupied base camps with burned remains of structure foundations, processing pits, tool production and plant processing (Post 2010). The sites were dated between 3500 and 2200 B.C. during the San Jose phase of the Middle Archaic. North of the Santa Fe River, small Armijo phase pit structures and base camps have been excavated into the low piedmont area between Arroyo Calabasas and the Santa Fe River (Post 2001; Schmader et al. 1994). Cobble-lined rock ovens were common at these sites along the Santa Fe Relief Route, and were generally associated with the processing of roots, tubers, yucca fruits, and cactus pads (Post 2010). However, evidence from LA 123007, located southwest of Santa Fe, indicated that large roasting pits were being used to process bison during the Middle Archaic (Loven et al. 2021). Large game procurement during the Middle Archaic also is noted from LA 112845, a game drive located on the Caja del Rio Plateau with two wing walls and 12 broken projectile points including a possible San Augustin and two possible terminal Paleoindian/Early Archaic points (Hogan et al. 2012).

In the Santa Fe area, Late Archaic (1800 B.C.–A.D. 400/600) sites frequently occur on floodplains, low terraces, ridges and occasionally on cutbanks bordering the Santa Fe River and its major tributaries, as well as on the upper piedmont northeast of Santa Fe (Ambler and Viklund 1995). Late Archaic sites documented along the foothills east and north of Santa Fe are differently organized, with small lithic artifact scatters representing hunting-gathering activities located on terrace remnants, and large Madera chert quarries dominating the archaeological record for Late Archaic period sites (Post 2002; Stewart 2003). The increased number of Late Archaic sites, especially during the En Medio phase (800 B.C.–A.D. 400), compared with earlier periods indicates a significant shift in settlement patterns and subsistence changes at this time. Structures tend to appear more substantial with well-defined structures that contained complex intramural features. Post (2010:550-552) further notes that sites may have been occupied with an emphasis towards seasonal access to resources with sites in the Tierra Contenta and Airport Road area focusing on juniper grassland resources of grass seeds and shrub fruits, though he also

notes that the presence of activity areas, features, and formalized site structure is consistent with long-term occupation with planned reoccupations.

Late Archaic period sites have been documented along the south and southeast sides of Santa Fe. Surveys of the area conducted as part of the School of American Research's Arroyo Hondo Pueblo (LA 12) investigations recorded 12 artifact scatters, with nine sites identified by Dickson (1979:29) as chipping stations with probable Archaic components. Late Archaic sites in the nearby Galisteo Basin southeast of Santa Fe include isolated lithic artifacts, rock art panels, campsites, and limited activity locations used for hunting, gathering, and the processing of chert. Campsites occurred in a variety of settings such as drainage valleys, dunes, and upland woodland settings and frequently contained thermal features as well as ground stone tools (Lang 1977). Greater site frequency is evidenced during this time, with longer occupations and shorter spans between occupations. Toward the end of the Archaic between about 1500 and 1000 B.C., domestic plant species were cultivated to supplement the hunting and gathering diet (Cordell and McBrinn 2012).

This transitional period from the introduction of cultigens to agriculturalists in the northern Southwest is often ascribed to the En Medio phase (800 B.C. to A.D. 400) following Irwin-Williams, and much of these interpretations are based on data from the San Juan Basin and southeastern Colorado Plateau (Irwin-Williams 1973). However, Post (2010) notes that this transition to agriculture appears delayed in the Santa Fe area where the transition to agriculture does not appear to have occurred until between A.D. 850 and 900. Further, Post notes that the appearance of circular shallow pit structures with intramural features and extramural roasting pits appear as early as 200 B.C., and these seasonally occupied structures that are devoid of cultigens occur up to A.D. 900. This ca. 200 B.C./A.D. 1 to A.D. 850/900 period is identified as the Latest Archaic by Post (2010) and reflects the persistence of a semi-sedentary Archaic lifeway in the Santa Fe area and Northern Rio Grande and includes a roughly 400-year overlap with Early Developmental sites. Major differences between the two types of sites include smaller storage pits, more formalized site layout emphasizing single structures with evidence of seasonal reuse, and midden formation at the Latest Archaic sites. Most telling, however, is the complete absence of maize and ceramics from any of the Latest Archaic sites. Meanwhile, contemporaneous Early Developmental sites exhibited large storage pits with an abundance of maize and ceramics. To this end, based on the presence of ceramics, Post (2010) notes that only 15 possible Early Developmental sites have been identified from survey data in the Santa Fe/Galisteo Basin area, further indicating that Archaic traditions persisted in the Santa Fe area substantially longer than previously inferred.

Ancestral Pueblo Tradition (A.D. 400–1600)

The Pueblo period covers the time frame associated with sedentism, population aggregation and the transition from pithouses to pueblos, establishment of horticulture and transition to agricultural production, and the development of ceramic technologies. Wendorf and Reed (1955) developed a temporal classification for the Northern Rio Grande consisting of four time periods: Developmental (A.D. 600–1200), Coalition (A.D. 1200–1325), Classic (A.D. 1325–1600), and Historic (A.D. 1598–1900s). The early Developmental period (A.D 600–900) correlates with the late Basketmaker III period, the middle Developmental period (A.D. 900–1000) correlates with the Pueblo II (A.D. 900–1100), and the late Developmental period (A.D. 1000–1200) correlates with the Pueblo II (A.D. 900–1100) and early Pueblo III (A.D. 1100–1200) periods of the Pecos Classification (Kidder 1927).

Developmental Period (A.D. 600–1200)

In the eastern Pueblo region, the Developmental period is divided into early (A.D. 600 to 900), middle (A.D. 900 to 1000), and late (A.D. 1000 to 1200), and is represented by a shift to more permanent dwellings and storage structures, the use of ceramic containers, and the location of sites near productive

agricultural lands (Wendorf and Reed 1955; Stuart and Gauthier 1981). Characteristics of the Developmental Period in the Northern Rio Grande include the use of circular or rectangular pit houses with a formalized layout (vertical walls, four-post roof support, central hearth, and multiple floor pits). Later in the time period, pithouses are associated with D-shaped or rectangular surface structures, and sites increase in size to between five and 20 pit structures with substantial midden deposits that are organized into clusters or communities with concomitant changes in social organization, subsistence, and settlement patterns (Lakatos 2007; Post 2010; Scheick 2007).

While rare in the Santa Fe area, sites dating to the early Developmental period south of La Bajada characteristically consist of between one and three pithouses located at low elevations on terraces above drainages. At the site of Ogapogeh (LA 1051) in downtown Santa Fe, the earliest stage of occupation was represented by a series of five pit features containing charred maize and beans that dated between ca. A.D. 400 and A.D. 700 (Lentz 2011). It was not until the time period between A.D. 900 and A.D. 1200 that prehistoric Puebloan farmers become abundant in the Santa Fe Valley (Cordell and McBrinn 2012; Post 2010). During this time, pithouse villages, one-room farmsteads, and the more classic surface pueblos began to be established along stream terraces above the Rio Grande. Pithouses have been documented on terraces above tributary drainages of the Santa Fe River, in the Tesuque Valley, and in the Santa Fe drainage (Lentz 1988; Scheick 1979; Stubbs and Stallings 1953).

The middle and late phases of the Developmental period are better represented in the Santa Fe area. Dickson's Arroyo Hondo survey revealed 19 middle and 25 late Developmental sites, with 13 middle and 21 late phase sites containing habitation architecture (Dickson 1979:31). The structural sites included isolated pithouses that were organized into larger pithouse communities, and 20- to 12-room adobe pueblos. Many of these sites occur in the grassland environments bordering the Rio Grande escarpment, in the bottomlands where Cienega Creek enters the Santa Fe River, and along the major tributaries of the Santa Fe River.

During the late Developmental and Coalition periods of A.D. 1050 to 1325, permanent settlements are seen along secondary and tertiary drainages of the Rio Grande and along mountain and mesa bases (Lang 1977). The increased quantity of small sites, their physical settings, and the abundance of soil- and water-control features found suggest increased reliance on cultivated crops (Cordell 1979; Cordell and McBrinn 2012). The predominant pottery was Kwahe'e Black-on-white, which is known from several sites in the area, including Arroyo Negro (LA 114, LA 15969) (Wiseman 1978), and a small component at Pindi Pueblo (LA 1) (Stubbs and Stallings 1953). Wiseman (1978) estimates that occupation at Arroyo Negro most likely occurred between A.D. 1100 and 1150. The substantial village of La Garita Pueblo occupied Fort Marcy Hill beginning in the eleventh century (Acklen 1995) and was part of the 0.75-mile-long Fort Marcy community of seven late Developmental sites including the Diker Site (LA 618) and the KP Site (LA 46300) (Scheick 2007).

Coalition Period (A.D. 1200–1325)

The Coalition period is marked by concentrations of people at lower elevations along permanent streams, and by the transition from mineral to carbon painted ceramic traditions, with the introduction of Santa Fe Black-on-white ceramics (Cordell 1979). The period is divided into two phases: Pindi (A.D. 1220–1300) and Galisteo (A.D. 1300–1325) (Wendorf and Reed 1955). Ceramics of this period are divided into Santa Fe Black-on-white and its local variants for the Pindi phase and Galisteo Black-on-white for the later phase.

Coalition period inhabitants clearly made extensive use of a broad range of environmental settings within the Española Basin. Hundreds of sites dating to this period have been documented, including a variety of resource extraction and processing loci, agricultural fields, small dwellings, and large villages. Most of

the large sites of the area were established during the Pindi phase. Characteristic settlements of the early Coalition period consist of small farmsteads and villages that, by the A.D. 1300s, were clustered around and between several large pueblos. During this period, agricultural fields were located along the margins of streams, arroyos, seeps, and springs, and some extensive rock-bordered gardens were built for floodplain farming (Lang 1977).

During the late Coalition, more formal water control and erosion features were built, and both masonry and puddle adobe were common pueblo construction techniques (Cordell and McBrinn 2012). The presence of checkdams in association with cobble-bordered and pebble-mulched agricultural plots indicates Coalition period farming occurred along the margins of the larger arroyos north of the Santa Fe River (Post 1992). It was also during this period that an active trade network is apparent, assisting in the procurement of food, wood, and other raw materials (Lang 1977).

Previous investigations in the Santa Fe area indicate a proliferation of Coalition period villages, seasonal farmsteads, and fieldhouses along the Santa Fe River (Lang 1980, 1989; Schaafsma 1982). Excavations at Pindi Pueblo (LA 1) (Stubbs and Stallings 1953) on the north side of the river, the Agua Fria Schoolhouse site (LA 2) on the south side (Lang and Scheick 1989), and Ogapogeh (LA 1051) in downtown Santa Fe, along with other investigations, indicate the presence of a large Coalition period community that extended along the Santa Fe River.

Habitation sites in the Santa Fe River Valley include LA 3, La Bajada Pueblo (LA 7), Cieneguilla Pueblo (LA 16), LA 149, LA 150, LA 4445, and LA 8993 (Dickson 1979). Although the Santa Fe River Valley saw extensive Coalition period settlement, the number of recorded activity locations and camps southwest of Santa Fe and extending south to La Cienega are surprisingly fewer than those documented for the Santa Fe Basin–Tesuque Valley divide (Anschuetz and Beninato 1999).

Investigations along the Northwest Santa Fe Relief Route yielded 16 components dated to the Coalition period or early Classic period consisting of thermal features and flaked stone scatters reflecting material procurement and testing, as well as debris from all stages of core reduction (Maxwell 1988; Wolfman et al. 1989). Thermal features were mainly shallow, oval-shaped pits with cobble linings or occasionally fire-cracked rock. Artifact and feature distributions indicate single, high-intensity occupation episodes, or many brief visits that left a dispersed artifact scatter (Post 2010).

In the northern Rio Grande region prior to the mid-fourteenth century, most people lived in small communities of 15 to 30 rooms, with occasional villages of 100 to 200 rooms such as Pot Creek Pueblo north of Santa Fe and Pindi Pueblo north of the project area (Stubbs and Stallings 1953; Cordell and McBrinn 2012). Located on the north side of the Santa Fe River in the Village of Agua Fria about 8 km (5 miles) south of Santa Fe, Pindi Pueblo (LA 1) dates to the late Coalition and early Classic periods (ca. A.D. 1220–1370) (Stubbs and Stallings 1953). Stanley Stubbs and W.S. Stallings, Jr. of the Museum of New Mexico's Laboratory of Anthropology, excavated Pindi in 1932 and 1933, documenting the use of coursed adobe to build several hundred rooms in complexes that stood up to four stories tall. They also found evidence for the re-use of structural beams from earlier buildings at Pindi Pueblo at succeeding structures at the Agua Fria Schoolhouse site (LA 2), an early Classic period pueblo adjacent to the Santa Fe River. Based on considerable evidence for the domestication of the turkey at Pindi Pueblo, Stubbs and Stallings 1953 named the site *pindi* after the Tewa word for turkey. LA 2 (the Agua Fria Schoolhouse site) became the focus of settlement in the western Santa Fe area during and after the abandonment of Pindi Pueblo.

The largest sites continued into the Galisteo phase, ranging in size from two to 200 rooms, with 30 to 50 rooms the most frequent size (Stuart and Gauthier 1981). La Cieneguilla Pueblo (LA 16), located about 19 km (12 miles) south of Agua Fria, is a Coalition-Classic period pueblo that was occupied until about A.D. 1680. Toward the end of the Coalition period, there is an apparent decline in the number and size of

sites, followed by settlement growth in the late A.D. 1200s and early 1300s, with large villages located along Galisteo Creek, the Santa Fe River, and Arroyo Hondo (Lang 1977).

Excavated residential sites around downtown Santa Fe include La Garita Pueblo on Fort Marcy Hill (Ellis 1978), the Santo Niño surface structure and pithouse site (Schmader 1988), and Ogapogeh (LA 1051; Lentz 2011) and the adjacent Federal Courthouse Site (LA 143460; Scheick 2005). Other substantive deposits of Coalition Pueblo materials were found under the Fine Arts Museum, the Fenn Gallery at the corner of East de Vargas and Canyon Road, a parking lot at the San Miguel Church, and the putatively oldest Spanish house (e.g., see Mera 1934; Peckham 1977, 1982; Ellis 1978; Peckham and Snow 1982; Post and Snow 1982; Schaafsma 1982; Snow 1989a, 1989b, 1990a, 1990b). These settlements were influenced by nearby wetlands that formerly covered areas in the nearby valley bottomland environment and nearby sizable springs.

These combined discoveries at a minimum suggest a proliferation of villages, seasonal farmsteads, and fieldhouses along the Río Santa Fe where downtown Santa Fe now stands. The Coalition material culture density found at La Garita Pueblo, at Ogapogeh and the Federal Oval (LA 1051/LA 143460), and beneath the Awakening Gallery (LA 132712) suggests that some of the settlements were substantial in size and demonstrate a long-term continuous settlement pattern in the downtown Santa Fe area. The pottery found at Ogapogeh and La Garita Pueblo also suggests a long-term occupation with an end date around the late Coalition or early Classic period (Ellis 1978; Levine 1989:23; Lentz 2011:349).

Classic Period (A.D. 1325–1600)

A second period of population increase occurred in the fourteenth century in the northern Rio Grande region. Major technological changes in ceramic production, particularly in the introduction of glaze-decorated pottery, are considered the primary markers of the Classic period (Wendorf and Reed 1955; Warren 1979). Many earlier small villages were abandoned and people aggregated at a few larger villages in agriculturally productive areas near springs and along perennial streams. These larger pueblos frequently consisted of multistoried roomblocks arranged around central plazas (Cordell and McBrinn 2012). Large villages of this period in the Santa Fe area include the Agua Fria Schoolhouse site (LA 2), Ogapogeh (LA 1051), Arroyo Hondo (LA 12), Cieneguilla Pueblo (LA 16), and other prehistoric sites along the Santa Fe River (LA 118 and LA 119).

Village reorganization may have taken place during this period as settlements grew to accommodate greater numbers of inhabitants. A change in kiva function at Pindi Pueblo (LA 1) and Arroyo Hondo (LA 12) may be indicated by a lowering in frequency within the village and a change in their location from subterranean to surface placement. Large, open plaza areas became more central, suggesting a more centralized social organization that may have required larger community areas. The large villages of the northern Rio Grande, the Galisteo Basin, and the Rio Chama all showed the same trends in the construction of fewer kivas and the use of larger, more centralized community areas (Cordell and McBrinn 2012).

LA 2, the Agua Fria Schoolhouse site, is located across the Santa Fe River from LA 1 (Pindi Pueblo). Early mapping and testing of the site in 1915 by A. V. Kidder resulted in the definition of local ceramic type: “Agua Fria Glaze-on-red” (Kidder 1915). W. S. Stallings, Jr. excavated some test pits at the site in 1934, recovering tree-ring material that date the site to the mid-1300s A.D. The Laboratory of Anthropology conducted additional work at the site in the 1960s. LA 2 was occupied until A.D. 1425 and later from about 1650/1690 to 1694/1750 (Lang and Scheick 1989).

Aggregation of people into fewer, larger villages was accompanied by the construction of agricultural complexes designed to harvest and conserve water such as terraces, rock piles, grid gardens, gravel

mulches, dams, and reservoirs across much of the northern middle Rio Grande region (Anschuetz and Beninato 1999). Classic period agricultural field complexes consisting of cobble piles, grid gardens, and terraces with associated field houses have been documented at the west end of La Bajada Mesa to the south (Moore and Harlan 1984; Herhahn 1995). Smaller numbers of artifact scatters indicate the continued importance of plant collecting, hunting, and other resource procurement activities. A high frequency of Madera chert occurs on Classic period sites in the Española Basin, indicating the quarries in the Sangre de Cristo Mountains foothills continued to serve as important resources (Viklund and Scheick 1994; Ambler and Viklund 1995).

As described above for the Coalition period, Classic period activity loci and camps southwest of Santa Fe and south to La Cienega were infrequent, although habitation along the Santa Fe River was dense (Dickson 1979; Hannaford 1986; Maxwell 1988; Wolfman et al. 1989). Throughout the early Classic period, Santa Fe Basin's central and southwest portions continued as significant habitation clusters, including the Santa Fe downtown area, the Agua Fria area, the Arroyo Hondo vicinity, and the lower Santa Fe River Valley. Within the Santa Fe area, pre-Columbian population reached its peak between about A.D. 1315 and 1425 when 3,000 to 5,000 people may have lived along the Santa Fe River and its tributaries (Lang and Scheick 1989). Cieneguilla Pueblo (LA 16), with an estimated 1,000 rooms, dominated the early Classic period occupation of the lower Santa Fe River Valley.

After A.D. 1420, the eastern Santa Fe River valley and other settings were mostly abandoned by year-round inhabitants following the droughts of the 1400s and early 1500s (Cordell and McBrinn 2012). By the end of the early Classic period, circa A.D. 1425, occupation of Pindi Pueblo and the Agua Fria Schoolhouse site ended. Settlement at Cieneguilla Pueblo continued during the middle Classic period when the Agua Fria, Arroyo Hondo, and downtown Santa Fe settlement clusters were undergoing population declines (Dickson 1979). A decrease in small villages or large settlements was seen throughout the northern Rio Grande, the Galisteo Basin, and the Rio Chama at this time, with the few remaining villages, such as La Cieneguilla, dramatically increased in size (Stuart and Gauthier 1981). La Cieneguilla was abandoned in the late 1400s or early 1500s but was reoccupied during the late sixteenth century Spanish *entradas*, with people remaining in residence until 1680 or 1692 (Schroeder 1979; Elliot 1988). Scheick et al. (1993) suggest that Classic period peoples left these locations following the droughts of the A.D. 1400s and early 1500s in favor of settlement locations along major river valleys.

Classic period sites that were still occupied at the time of the Spanish *entrada*s in the mid-sixteenth century include Yunque (San Juan Pueblo), La Cieneguilla (LA 16), Paako Pueblo, San Antonio, Kuaua, San Marcos (LA 98), Pecos (LA 625), Gran Quivira, La Bajada Ruins (LA 7), and Pueblo Pardo (Lambert 1954). The eastern Santa Fe River Valley remained unoccupied until the arrival of Spanish colonists between 1609 and 1610 when *La Villa de Santa Fe* was founded. Spanish colonists soon established farmsteads along the river, using surrounding areas for grazing livestock and gathering wood, activities that continued well into the twentieth century (Stewart 2010).

Historic Period (A.D. 1540–Present)

The Historic period is divided into phases based on the focus of activity: Spanish Exploration (A.D. 1540–1598), Spanish Colonization (A.D. 1598–1680), Pueblo Revolt and Spanish Reconquest (1680–1692), Spanish Colonial (A.D. 1692–1821), Mexican (A.D. 1821–1846), and the American period (A.D. 1846–present). It was during Spanish explorer Vásquez de Coronado's expedition to the American Southwest in A.D. 1540 that the area's indigenous inhabitants encountered the first Europeans (Jenkins and Schroeder 1974). The Coronado Expedition was followed by more than 60 years of Spanish exploration, with *entradas* lasting until Oñate's settlement of New Mexico in 1598, beginning a period of missionization and colonization that lasted until 1680 (Levine 1995).

During the late sixteenth century, remaining Pueblo peoples in the northern Rio Grande region increasingly clustered at the Tewa Pueblos of Tesuque, Nambé, and Pojoaque in the northern portion of the region, and at the Keresan Pueblos of Cochiti and Kewa (Santo Domingo) in the southern portion. Most of the massive Galisteo Basin pueblos had also suffered large population losses during the sixteenth century, with only a few settlements surviving into the early seventeenth century (Scurlock 1986). Despite major contraction of Pueblo settlement to lower, well-watered, warmer locations, archaeologists, ethnographers and present-day Pueblo peoples maintain that these groups continued to use upland settings such as the Pajarito Plateau and may have periodically reoccupied some of their old settlement and agricultural field sites (Schroeder 1979; Levine and Merlan 1997, 1998; Naranjo 1998).

In 1596, Don Juan de Oñate was named Governor and Captain General of New Mexico and was chosen by the Spanish government to colonize New Mexico. Oñate was the first to travel the length of the *Camino Real de Tierra Adentro* (the Royal Road of the Interior) in 1598, leading a group of settlers into present-day New Mexico at San Gabriel near the modern Pueblo of San Juan. Oñate's expedition established their first settlement, named *San Juan de Los Caballeros* (San Juan of the Gentlemen) near the juncture of the Chama and Rio Grande Rivers in northern New Mexico. The settlement was later moved across the Rio Grande and renamed San Gabriel (Levine 1995). Oñate was still not satisfied, however, and kept looking for a more suitable location for his capitol. An expedition in the spring of 1605 brought him near the present city of Santa Fe, an area that impressed Oñate. Because his expedition was not financially successful, it was unclear whether the colony would be abandoned, but permission to move to the new site was finally granted sometime after 1609 when Governor Pedro de Peralta arrived (Levine 1995).

El Camino Real, commissioned in 1598, was used by prehistoric and Spanish traders to travel up the Rio Grande Valley between the two capital cities of Mexico City and Santa Fe. In the vicinity, the trail followed the prehistoric paths connecting the Pueblo villages along the Rio Grande and surrounding area. To the south, the Camino Real followed many of the Aztec's ancient trade routes that headed north from the Valley of Mexico. The segment between Chihuahua City and El Paso is today known as *La Ruta de Oñate* (Oñate's Route). The desolate 80-mile-long *Jornada del Muerto* (Deadman's Journey) is also attributed to Oñate and his settlers (Sanchez 2004).

Spanish Colonial

Santa Fe was established by at least 1610 as the capitol of the new Spanish territory, and was continuously occupied from 1609 until 1680, serving as the principal settlement of New Mexico. Mid-seventeenth century Santa Fe consisted of a small village of one-story adobe buildings clustered around a plaza (Elliot 1988). Surrounding the village were agricultural fields and isolated homesteads. Land and labor rights were awarded as compensation for wages, a practice initiated by Oñate. Ranchos were located along the Santa Fe River and were scattered to the north and south along the Rio Grande, with inhabitants farming the Santa Fe River Valley and herding sheep on the surrounding grassy plains (Deyloff et al. 1994).

Santa Fe's earliest acequias (irrigation ditches) are said to have resulted from instructions of the Royal Ordinances of 1573 given to Don Pedro de Peralta in 1609 for the layout of the new settlement. The 1610 settlement of Santa Fe focused along the north bank of the Santa Fe River, with the earliest acequias likely diverting from that bank. The main ditches that divert directly from the river are referred to as acequia madres (mother ditches), which carried waters above cultivated fields north and south of the Santa Fe River and were diverted to the fields by a series of lateral ditches. By 1628, the Hermita de San Miguel area had been established along the foothills above the Santa Fe River, indicating one or more acequias in the area at that time (Snow 1988).

The earliest Spanish Colonial (A.D. 1650 to 1750) sites in the area are the remains of small haciendas and ranchos located along the Santa Fe River floodplain. At least six sites date to this period. Additionally, excavations at the Agua Fria Schoolhouse site (LA 2) revealed early Spanish Colonial remains located along the Camino Real (Lang and Scheick 1989), and Pindi Pueblo (LA 1) apparently saw reoccupation at this time as well (Fallon et al. 1978). Boyd's survey (Boyd 1970) identified nine homesteads along the Santa Fe River between Agua Fria and Cieneguilla that consisted of one to three adobe rooms, corrals, and Puebloan ceramics. Occupational dates range from seventeenth century pre-Revolt, through the Spanish Colonial phase, to the early nineteenth century. Only four of the nine original sites are still intact, however, as most were located adjacent to the river on second terraces (Scheick 1979). Three of these have been combined as the "Santa Fe River Sites" and are listed in the State Register of Cultural Properties (HPD #200). The homesteads consist of one to three adobe rooms, corrals, and Pueblo pottery (Boyd 1970). Scheick (1979) also recorded four homesteads dating to this period along the Santa Fe River northeast toward Agua Fria. Limited excavations undertaken at the Agua Fria Schoolhouse site (LA 2) in 1988 produced ceramics that indicated a Spanish Colonial reoccupation of that area in the early to mid-eighteenth century (Lang and Scheick 1989). Most of the Spanish Colonial phase cultural remains have been found to be nearly indistinguishable from contemporary pueblo remains.

With the colonization of the northern Rio Grande area and the establishment of Spanish missions, Pueblo culture began to change. Efforts to Catholicize the native peoples led to factionalism both within and among pueblos. Additionally, Spanish taxation (the encomienda system by which heads of Indian households were required to pay yearly tribute in corn and blankets to the Spaniards) and the repartimiento system of forced labor disrupted native work and trade patterns and traditional ceremonies critical to the maintenance of community cohesion (Lang 1977; Simmons 1977).

By 1680, the Spanish taxation and repartimiento system had become unbearable to the Pueblo peoples, and the Pueblo Revolt was mounted, successfully removing the Spanish from control of the area for the next 12 years. The Spanish retreated to El Paso del Norte where they remained until 1692. With the expulsion of the Spanish, old animosities and events between 1680 and 1692 led to an eruption of inter-Puebloan conflict. Changes in Pueblo society had occurred gradually yet irreversibly during the previous years of Spanish rule, leaving it in disarray. A lack of cohesion among the Pueblos is said to have left them vulnerable to the Spanish upon their return to reconquer the area in 1692 (Simmons 1977).

Driven by the desire to reclaim Indian souls lost to Christendom and by the need for the control of New Mexico as a frontier buffer to the other provinces of northern New Spain, the Spanish returned under the command of Governor Diego de Vargas in 1692 to win back sovereignty over the Pueblo people and their lands. The Spanish reoccupied the capitol and Village of Santa Fe, which had been partially destroyed along with all of its archives, and the Tano Indians who had taken up residence there were relocated in the upper Santa Cruz Valley. Puebloan unrest continued and a second major unsuccessful rebellion was mounted in 1696, which appears to have resulted in the displacement and relocation of many Pueblo peoples (Simmons 1977).

After the Spanish reconquest of New Mexico in 1692, a formal land grant procedure was implemented to accommodate the numerous settlers by providing land to communities and heads of large families. From the end of the seventeenth century to the mid-nineteenth century, Spain (and later Mexico) made land grants to individuals, towns, and groups in order to promote development in the frontier lands of the Southwest. The grants divided arable land among households and designated common lands to be used for community subsistence (Bowden 1969). In New Mexico, these land grants served to encourage settlement, reward patrons of the Spanish government, and create a buffer zone between raiding nomadic tribes of the eastern plains and the more settled areas of the frontier. Land grants were also issued to several indigenous pueblo groups. Literature regarding land grants in New Mexico generally distinguish

between two kinds of land grants: “community land grants”, which refers to common land set aside as part of the original grant for the use of the entire community, and “individual land grants” (Ebright 2014).

One of the earliest maps of the Santa Fe/Agua Fria area is a 1742 map of the Pacheco Grant, which depicts a road linking Agua Fria, La Cienega, and Cieneguilla. Given Agua Fria Street’s historic status as the Camino Real, it is not surprising that during the eighteenth century the Village of Agua Fria was as important a community as Santa Fe, prominently displayed on several early maps of the area as both destination and source locations (Viklund 1996). The historic wagon road between Santa Fe and Albuquerque known as Camino de los Carros and its secondary branches appear on a later 1894 map of the Pacheco Grant, and portions of the road have been recorded in the Pacheco Grant southwest of the project area (Hannaford 1986). Eighteenth and nineteenth century sites along the Santa Fe River and its tributaries include homesteads, corrals, way stations, and reservoirs (Scheick 1979).

Nicholas de LaFora published a narrative of his travels with Maquis Rubi in a 1769 inspection tour of military posts in New Mexico (Kinnaird 1958). He confirms earlier descriptions of the Rio Grande between El Paso, Texas, and Socorro and southern New Mexico as continuing to be largely uninhabited. Small settlements without agriculture were located at the confluence of the Rio Puerco with the Rio Grande near Nutrias. In contrast, the villages of Tomé, Bethlem, Socorro, Albuquerque, Santa Fe, and Taos contained larger settlements with substantial pastures and cultivated fields, although LaFora does not specifically mention irrigation systems. These and other chronicles of the late 1700s indicate that acequia systems covered considerable areas of New Mexico by this time (Adams and Chavez 1956). In the northern Rio Grande Valley, the progression of acequia construction coincided with the gradual expansion of Spanish settlements into the outlying regions, with early Spanish settlement and acequia development concentrated in the Santa Fe–Taos region (Snow 1988).

By the mid-1700s, a more elaborate acequia system appears to have developed around Santa Fe. According to Urrutia’s 1768 map of the area, at this time there were two acequia madres: one serving the lands on the north side of Santa Fe River, and one serving lands on the south side, in addition to lateral canals branching from each acequia madre (Snow 1988). These acequia alignments are within today’s Village of Agua Fria and appear to be in about the same locations as acequias referred to in documents from the early 1700s. Most appear to have remained in operation until at least 1832 (Snow 1988). Other acequias in the area may have been built in the nineteenth century (Ackerly 1996). According to local residents, many of the ditches visible in the area today are over 100 years old (Stewart 2010).

In the Santa Fe area, cattle husbandry, the primary subsistence activity until the mid-seventeenth century, was augmented by farming and sheep herding. By this time, an extensive acequia system was now in place, and much land north and south of the Santa Fe River was under cultivation. Santa Fe also served as a base for military excursions into surrounding regions to try to prevent raids by Ute, Comanche, and Navajo peoples (Scheick 1979).

With the exception of Galisteo Pueblo, the large villages of the Galisteo Basin were not reoccupied following the Spanish reconquest. The Spanish settlement system required the granting of lands to prospective settlers by the King of Spain. Community grants included large tracts of land to be used as commons for grazing cattle and sheep. In 1706, the Spanish resettled Galisteo Pueblo with Tano refugees. Between 1706 and the 1780s, this settlement functioned as a buffer for Santa Fe and its environs, initially protecting those villages from the Apaches and eventually against the Comanches. Comanche raiding continued throughout the mid- to late 1700s. Combined with drought and general decline in the productivity of the area, continued raids led to the abandonment of Galisteo Pueblo by 1792 (Lang 1977).

Eighteenth century colonial settlement patterns shifted away from large land grants and haciendas to smaller dispersed farmsteads with associated ranchos established on lands abandoned by the aggregation of the different Pueblo groups (Cordell 1978). Simmons (1969) attributes this shift to a decrease in native

population, reducing the available work force, and to an increased colonial population. The result was a loose coalition of farmsteads along the Rio Grande and Santa Fe River.

Mexican Period to U.S. Statehood

In 1820, the Republic of Mexico was founded and New Mexico came under Mexican jurisdiction, almost immediately initiating legal trade with Mexico over the Santa Fe Trail and by way of the Comanchero trade network (Cordell 1978). Anglo merchants, ranchers, and other settlers soon came to New Mexico. The Camino Real was well established, and Agua Fria became a regular stop on the trail before proceeding into Santa Fe. This road was the lifeline of New Mexico from 1598 until the establishment of the Santa Fe Trail in 1821. The Santa Fe Trail linked the northern frontier of Mexico with Missouri, superseding the Camino Real as a major trade route. During the Mexican Period, raiding by nomadic Indians intensified due to the absence of supplementary aid, which had previously been supplied by the Spanish but which the Mexican government could not afford (Cordell 1978). Raiding forced the abandonment of numerous communities and the consolidation of others.

Eighteenth and nineteenth century sites along the Santa Fe River and its tributaries include homesteads, corrals, way stations, and reservoirs (Scheick 1979). Numerous early nineteenth century homesteads have been identified along the Santa Fe River, and many residences in the Village of Agua Fria date to this period (Deyloff et al. 1994). Dickson's (1979) survey of the Arroyo Hondo area revealed 46 sites, of which 43 are the remains of Hispanic and Anglo homesteads and ranchitos, primarily occurring along the Santa Fe River and its major tributaries.

Homestead documents at the BLM Public Room indicate that most of the area south of the Santa Fe River was used for cultivated plots, as land to the north of the river is generally irregular, with irrigation and cultivation of fields impractical. Settlement therefore tended to cluster south of the river, taking advantage of favorable agricultural conditions (Whitmore 1983).

With the signing of the Treaty of Guadalupe Hidalgo in 1848, New Mexico became a holding of the United States. During New Mexico's Territorial period, U.S. military forts were established along the Camino Real and Santa Fe Trail to protect travelers and settlers. The Anglo period saw a population increase, extensive ranching and farming enterprises and, in the twentieth century, mineral exploitation. Because mining produced a more reliable and substantial income, the area saw a transition from sheep ranching to mining by the turn of the century. Sites dating to this period typically include homestead and water control features. Eighteenth and nineteenth century sites documented along the banks of the Santa Fe River and its tributaries also include way stations, line camps, corrals, and reservoirs (Scheick 1979).

By the mid-nineteenth century, the majority of Santa Fe's agricultural population and their fields extended west along both sides of the river to Cieneguilla, necessitating the diversion of more acequias from the river, with laterals between them, to accommodate the growth of the community's agricultural base (Snow 1988:5). The effects of the expanding Santa Fe River acequia system on the limited water supply was made worse by the explosive growth of the sheep herding industry in the area during the eighteenth and nineteenth centuries (D. Snow in Post 2002).

Santa Fe River's first upstream impoundment known as the Stone or Stonewall Dam was built between 1880 and 1881. Two-Mile Dam was completed on the river in 1894, and additional dams and enlargements continued to be built until 1943 (Snow 1988:22). Homestead documents at the BLM Public Room indicate that most of the area south of the Santa Fe River was used for cultivated plots and tracts were long and linear in order for farmers to best take advantage of water from the river and the acequias (Stewart 2010). Most lots were less than 2 ha (5 acres) and as thin as 1.8 m (6 feet) but carried the coveted water rights and could be cultivated. Such properties were passed along through families that trace their

lineage to the first Spanish settlers of the area (Whitmore 1983). Based on late nineteenth century maps and the 1914 Santa Fe River Hydrographic Survey, lands south of the Santa Fe River and west of the project area were communally used for agriculture and likely grazing. Other crops grown in the area include corn, wheat, alfalfa, beans, chili peppers, and fruit trees. In addition to drinking and irrigation water, the acequias provided the power to operate grist mills along the Santa Fe River, with the earliest dating to 1756 and located upstream from the plaza to the northeast. Grist mills were apparently more numerous in the nineteenth century (Snow 1988).

Descriptions of nineteenth century irrigation in New Mexico derive primarily from Anglo/Euro-American explorers and military expeditions (Ackerly 1996). George McCall inspected the newly acquired New Mexico territory in 1852, estimating that about 2,024 ha (5,000 acres) were cultivated along the Rio Santa Fe (Frazer 1981:92-97). McCall noted a variety of factors contributing to the failure of agriculture to have a more important role in New Mexico's economy, identifying the absence of transportation facilities as the most limiting to agricultural expansion in the state.

The arrival of the railroad through the region in 1880 was a major event, linking the remote territory of New Mexico with the industrial centers of the East. The railroad also accelerated changes in Santa Fe's material culture and economy (Elliot 1988). The New Mexico Territory attained statehood in 1912. Many late nineteenth and early twentieth century homesteads formerly lined the Santa Fe River but have subsequently been destroyed by graveling activities or erosion. Other sites dating to this time period in the area include way stations, line camps, corrals, and reservoirs (Scheick 1979). In the foothills along the Sangre de Christos, early mining explorations were made, wood was cut for construction, and building stone was quarried (Lang 1989).

From Statehood to World War II (A.D. 1912 to 1945), New Mexico continued to become a part of the U.S. political, economic, and social system. During the Great Depression, the City of Santa Fe saw much New Deal activity in the form of the Civilian Conservation Corps, which built thousands of rock check dams in arroyos all around Santa Fe in attempts to control erosion brought on by their earlier wood cutting on hillslopes above the town.

Problems related to water scarcity were evident in the Agua Fria area as early as 1896 when the "Compañía de Agua de Santa Fe", the precursor to the Public Service Company, cut off residents' access to water from the Santa Fe River. The residents sent a petition to the Governor of the Territory of New Mexico, William T. Thornton, in which they explained that they had been deprived of the water to which they had a right and which was necessary to their subsistence. The governor acted in their favor and water once again flowed in the Agua Fria acequias up until 1947 (Miller 1981:2-3).

Following the impoundment of the Santa Fe River, flows subsided in the 1920s and most acequias began to run dry. The natural springs at San Isidro Crossing started to dry up around 1934, at which time farmers became more dependent on irrigation with river water and a hand-dug well had to be used, replaced by a modern well in 1956 (Schieck 1979). A severe water shortage in 1946 forced Santa Fe to increase the size of its reservoirs east of town. The following year, Agua Fria acequias suffered a permanent loss of water and much of the area's lands fell out of cultivation (Gallegos 1976; Whitmore 1983).

CHAPTER 3. PRE-FIELD INVESTIGATIONS AND FIELD METHODS

PRE-FIELD INVESTIGATIONS

Prior to the survey fieldwork, SWCA conducted records searches using NMCRIS. NMCRIS records, State Register of Cultural Property listings, and National Register of Historic Places (NRHP) listings were searched for previously recorded cultural resources and previously conducted surveys in and within 500 meters of the survey area. Results of the records searches show that 15 previous investigations (Appendix A, Table A-5) have been completed and 33 previously recorded sites (Appendix A, Table A-6) were located in the search area.

FIELD METHODS

SWCA archaeologists conducted an intensive cultural resources pedestrian inventory by walking parallel transects spaced no more than 25 feet (7.5 m) apart, as stipulated by the City Municipal Code § 14-3.13.C.5.ii for the Rivers and Trails and Suburban Districts. The survey and recording were conducted from January 30, 2023, through February 10, 2023.

Recording of newly discovered cultural locations was initiated with the pin-flagging of artifacts and other cultural finds. IOs were defined as nine or fewer artifacts, an isolated feature with no potential for dating, or occurrences that were not related to other nearby IOs or sites. Archaeological sites were defined as locations dating to an age or likely age of 50 years (pre-1972) or more that contained 10 or more artifacts, or as a feature or features in association with any artifacts meeting the 50-year age criterion. In addition, a survey of any built environment was conducted and includes all objects, structures (e.g., bridges, irrigation features, railroad grades, and roads), buildings, and districts that are 50 or more years old or are less than 50 years old and are likely to meet the integrity and significance criteria in 30 Code of Federal Regulations 60.4 within 5 years of the date of recording. The historic properties were assessed for condition, potential project impacts, and eligibility for listing in the NRHP. Any buildings and structures were to be recorded on Historic Cultural Properties Inventory (HCPI) forms.

Cultural locations were described and recorded according to current archaeological standards and were mapped with ODK Collect and ArcGIS software. ODK Collect documents archaeological data (e.g., artifacts and features), and ArcGIS Pro is used to record spatial data (site and survey boundaries). Both programs run on Samsung Android tablets connected to a Juniper Geode GPS receiver. Resource recording included preparing a plan map (post-field, using GPS data), taking photographs, completing a Laboratory of Anthropology (LA) form, documenting artifacts and features, and using a GPS unit to record resource boundaries with submeter accuracy.

Aboriginal artifacts were identified and recorded as follows. Debitage was categorized by its maximum flake size recorded in 1-cm increments (0–1 cm, 1–2 cm, 2–3 cm, 3–4 cm, 4–5 cm, and 5+ cm), the presence or absence of cortex, and material type. For ground stone, cores, and lithic tools, type (e.g., mano, projectile point, core, metate, biface); maximum length, width, and thickness (in cm); completeness (broken or complete); material; and presence of cortex were recorded. Recorded ceramic attributes include ware, type, form (e.g., bowl, jar, plate), and portion (e.g., rim, body). All projectile points and other formal tools were photographed with a metric scale in the photograph. A representative sample, sufficient to illustrate assemblage diversity, was photographed of other objects, including ceramics, bifaces, and ground stone.

Historic artifacts were recorded in a similar manner as prehistoric artifacts. Diagnostic artifacts (or a representative sample) were measured and recorded using the Imperial system based on inches and broken down into sixteenths measurements (e.g., a can with a diameter of 3½ inches would be recorded as $3^{8}/_{16}$ inches in diameter). For cans, the maximum length, width, thickness, and diameter, when applicable (in inches); completeness (broken, complete, or crushed); and seams or closures were recorded. Historic ceramic attributes included ware, type, form (e.g., bowl, jar, plate), and portion (e.g., rim, body). The most temporally diagnostic historic artifacts are retail glass containers, and manufacture dates can be inferred from glassmaker logos embossed on bases, product labeling, or indicators of technology of production (e.g., handmade vs. machine-made). Metal cans and ceramic sherds also have dateable attributes, although these are not typically as precise as those for glass containers. Dates of manufacture are important for determining the time depth and temporal range of historical activity at a site. Diagnostic artifacts (or a representative sample of them) were photographed with an Imperial scale in the photograph. Dateable manufacturing logos, labels, etc., were photographed in a similar manner, as applicable.

When 100 or fewer artifacts of each class (e.g., ceramics, flaked stone, ground stone) were observed at a site, all surface artifacts were recorded. At sites with more than 100 artifacts, concentrations and general scatters were defined and detailed information as described above was collected. If total counts exceeded 100, total estimations were made. All lithic tools and ground stone artifacts, as well as features and diagnostic historic artifacts, were fully recorded. All field records from the survey are on file at SWCA's Albuquerque office (see Chapter 1 for contact information).

CHAPTER 4. SURVEY RESULTS

Sites that were previously recorded include LA 54760, LA 54761, LA 54762, LA 54763, LA 54765, LA 54767, LA 54768, LA 54777, LA 54783, and LA 54785. While due diligence was done to relocate all previously recorded sites in the project area, three sites were not found (LA 54764, LA 54766, AND LA 54782).

Additional wagon road segments were added to LA 54785, increasing the length and number of observed segments in the project area.

PREVIOUSLY RECORDED SITES

LA 54760

Additional Site Numbers: Not Applicable
Universal Transverse Mercator (UTM)/PLSS Data: See Appendix A
U.S. Geological Survey (USGS): Turquoise Hill (35106-E1)
County: Santa Fe
Elevation: 6,340.26 feet (1,932.51 m) amsl
Landowner: City of Santa Fe
Cultural Affiliation and Age: Unknown Aboriginal, Unspecified prehistoric/historic (9500 B.C.–A.D.1850)
Site Type: Archaeology without features (artifact scatter)
Size: 76.37 m² (822.06 square feet); 0.02 acre
NRHP Eligibility: Not Eligible
Management Recommendations: No further treatment

Previous Site Visits

LA 54760 was recorded originally by OAS in 1986 (NMCRIS Activity No. 17350) as a small, dispersed lithic artifact scatter with six artifacts in a 35 by 45–m area. The site was on the edge of a south terrace overlooking the northern branch of the Arroyo de los Chamisos and partially eroded. No further description of its condition was provided. The site's vegetation was not recorded, though it is likely similar to the current vegetation.

Site Description

On January 31, 2023, SWCA archaeologists located the site in its originally plotted area. The site boundary was dramatically reduced to only include the area of eroding gravels where lithic artifacts were found. The site currently measures 13.38 m × 5.71 m (43.89 feet × 18.73 feet). The site is situated on a slight hill slope near a small rise (Figure 4.1). The area's vegetation consists of mainly various grasses and forbs, yucca, and occasional oneseed juniper. The ground surface is 51–75 percent visible.

The site is in overall excellent condition and is approximately 76–99 percent intact. Erosion on the side of a rise is exposing piedmont gravels. The lack of ground cover has caused some sheet washing to occur in areas of exposed gravel and sand.



Figure 4-1. LA 54760, site overview, facing east (Frame T10-2500).

Materials Identified

The site had only eight lithic flakes present. Raw materials (local chert and quartzite) and flake types (cortical flakes and angular debris) were consistent with those documented previously.

Site Chronology

The site is an Unknown Aboriginal lithic scatter (9500 B.C. –A.D. 1850) as no diagnostic artifacts were found on the surface.

Site Summary and Interpretation

LA 54760 is an Unknown Aboriginal lithic scatter from an unspecified prehistoric to historic period (9500 B.C.–A.D. 1850). The site had very few artifacts present on the surface during both the 1986 and current recordings. The site was likely a lithic resource procurement area where the piedmont gravels were being tested for quality. There is unlikely to be any subsurface materials due to the lack of deposition and the surficial nature of the assemblage.

Eligibility Recommendations

LA 54760 is recommended not eligible for listing in the NRHP as it is not affiliated with a historic event or persons, does not maintain any unique qualities of construction or design, does not possess significant data potential, and is unlikely to yield more information relating to the prehistory or history of the area.

Management Recommendations

No further treatment is recommended.

LA 54761

Additional Site Numbers: Not Applicable
UTM/PLSS Data: See Appendix A
USGS: Turquoise Hill 35106-E1; 1979
County: Santa Fe
Elevation: 6,343 feet (1,933 m) amsl
Landowner: City of Santa Fe
Cultural Affiliation and Age: Archaic, Late Archaic (800 B.C.–A.D. 400)
Site Type: Archaeology without features (artifact scatter)
Size: 2,440.61 m^2 (26,720.49 square feet); 0.60 acre
NRHP Eligibility: Not Eligible
Management Recommendations: No further treatment

Previous Site Visits

LA 54761 was first recorded by OAS in 1986 (NMCRIS Activity No. 17350) as a Developmental period (A.D. 875–1050) for the survey of the Tierra Contenta Subdivision in Santa Fe, New Mexico (NMCRIS Activity No. 17350, Report No. 356). The original recording described the site as a dispersed prehistoric artifact scatter located on a southern terrace edge overlooking the north branch of Arroyo de Los Chamisos.

The originally observed artifact assemblage consisted of lithic debitage and lithic tools, numbering in the hundreds, of which 60 were recorded. Lithic material types consisted overwhelmingly of chert, with smaller amounts of obsidian, basalt, quartzite, and siltstone. Observed lithic tools included four utilized chert flakes, one core, and one En Medio projectile point base that was collected.

Site Description

SWCA archaeologists revisited this site on January 31, 2023. The site was originally described as measuring 80.09 m × 30.47 m (262.76 feet × 99.96 feet). It was noted that the field-plotted locations for LA 54761 and LA 54763 (located immediately to the east) were switched based on the topographic descriptions and site map for LA 54761. In both instances the topographic details provided in the OAS recording and site map were a near perfect match for their current locations as noted by SWCA, with drainages on the site map for LA 54761 matching exactly. However, a thorough search with close-order transects of 5 m across the site area as indicated by OAS's field map revealed no artifacts. The site's artifacts appear to have been fully collected, although there are no records of subsequent mitigation of the site.

The overstory consists of moderately dense oneseed juniper trees with an understory of lightly scattered grasses and forbs. The ground surface is 100 percent visible. Very little erosion was noted despite the lack of ground cover. An arroyo is present in the north. The site was used for single-event modern trash dump (Figure 4.3).

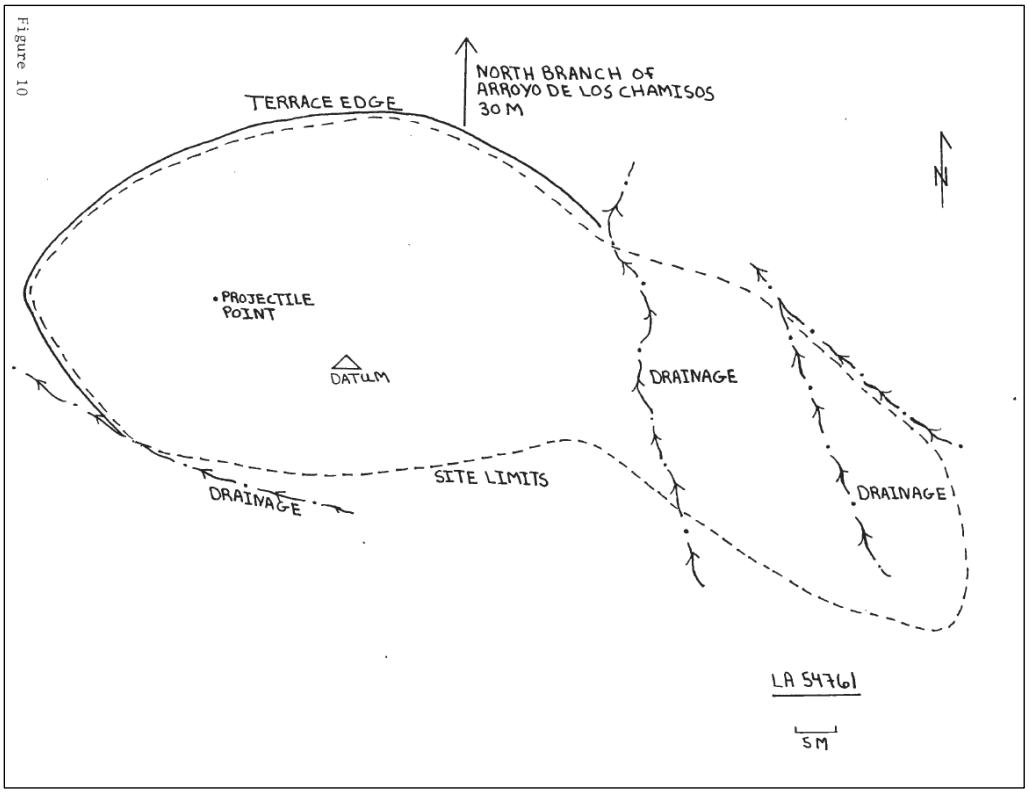

Figure 4-2. Previous site map of LA 54761 (Hannaford 1986:72, Figure 10).



Figure 4-3. LA 54761, site location showing modern dumping; view facing north (Frame T08-0553).

Materials Identified

After a thorough search of the site area, SWCA archaeologists could find no artifacts at the site during this survey.

Site Chronology

LA 54761 dates to the Late Archaic based on the previously identified En Medio projectile point (800 B.C. –A.D. 400).

Site Summary and Interpretation

LA 54761 is a Late Archaic (800 B.C. –A.D. 400) lithic artifact scatter. However, the SWCA crew encountered no artifacts even though the topography was an exact match with the OAS 1986 field map. No artifact collection was conducted at this site during the initial recordation except for a single En Medio projectile point. A review of NMCRIS indicates that aside from OAS's initial recording, there are no other activities associated with this site prior to SWCA's present investigation. Personal communications with the City of Santa Fe Planning Department and a cultural resources evaluation of the master plan by Wonderstone (Ramirez Thomas 2022) further indicate that no mitigation had been permitted by the ARC for this site. SWCA crews noticed that the site's archaeological materials were likely collected by an archaeologist due to the systematic manner in which the site was collected, as all 100+ artifacts, including debitage, were absent. There was no evidence of excavation units noted by the SWCA crew.

Eligibility Recommendations

LA 54761 is not eligible for listing in the NRHP under any criterion as the site is not affiliated with a historic event or persons and does not possess any unique characteristics of construction or design. The site was originally recommended as potentially eligible for listing in the NRHP under Criterion D. However, as a result of the site being 100 percent collected, the site no longer maintains integrity as it appears to have been previously and fully surface collected and thus lacks data potential.

Management Recommendations

The site is outside of the planned development for Lot 57 and within a proposed open space area. As a result, the site will not be impacted by development and no further treatment is necessary. However, SWCA recommends that the Tierra Contenta Corporation and the City of Santa Fe investigate the circumstances surrounding the site's collection/treatment, including attempts to relocate missing artifacts and any associated documentation.

LA 54762

Additional Site Numbers: Not Applicable
UTM/PLSS Data: See Appendix A
USGS: Turquoise Hill (35106-E1)
County: Santa Fe
Elevation: 6,344.31 feet (1,933.74 m)
Landowner: Pacheco Land Grant
Cultural Affiliation and Age: Ancestral Puebloan, Developmental, Coalition, and Historic periods (A.D. 1150–1425; A.D. 1650–1775)
Site Type: Archaeology without features
Size: 414.53 m² (4,461.99 square feet); 0.06 acre
NRHP Eligibility: Not Eligible
Management Recommendations: No further treatment; site destroyed.

Previous Site Recording

LA 54762 was first recorded by the Lab of Anthropology in 1986 (NMCRIS Activity No. 17350) as a multicomponent site, including the Developmental, Coalition, and Historic periods (A.D. 1150–1425; A.D. 1650–1775). The original site description identifies the site as a 70 × 110–m artifact scatter with more than 100 artifacts including ground stone, ceramic sherds, a core, and lithic flakes (Figure 4.4).

The southern boundary was formed by a northeast-to-southwest flowing drainage that intersected with two north-south drainages. One defined the eastern boundary, while another flowed through the center. meeting the southern arroyo at the southwest corner of the site (Figure 4.4). The northern site area had a dirt road running east-west through the corner of the site (Hannaford 1986:75).

A total of 35 artifacts were recorded at this site. Lithic materials included local and non-local sources, with chert, basalt, chalcedony, quartzite, and Jemez obsidian present. Ceramic types included seven sherds from a single Tewa Polychrome bowl north of the dirt road, four Santa Fe Black-on-white bowl sherds, and two indeterminate gray ware jar sherds found just south of the datum (Figure 4.4). Two metates were also recorded.

A 50-cm-diameter charcoal stain feature that may have been a hearth was recorded eroding from the southern-bounding east-west arroyo with the metate and mano found nearby (Figure 4.4).

Current Site Recording

SWCA archaeologists revisited this site on January 31, 2023. The site measures 40.07 m × 10.35 m (131.46 feet × 22.95 feet). Oneseed juniper trees are the main vegetation but are sparsely dispersed, with an understory of a few yucca and small patches of various forbs and grasses. However, ground surface visibility is 100 percent, as much of the site area has been surface-scraped with vehicle tracks noted across the site. Only a single artifact was observed after an exhaustive search of the site area. The topographic setting matches perfectly with the site map and description from the original site recording.

The site is completely destroyed by mechanical scraping and recreational use seen from tire tracks (Figure 4.5–Figure 4.7). Three large areas are mechanically scraped, including the area of the charcoal stain/hearth feature. The central site area (Figure 4.5) has multiple areas that have been scraped clear of vegetation with low push piles of gravel along the periphery. Mechanical scraping and recontouring in the southern third of the site caused the lower terrace to slope into the drainage (Figure 4.6 and Figure 4.7). The east site area (Figure 4.7) appears to have been scraped as well but is less intensive as surface gravels and vegetation are more intact here.

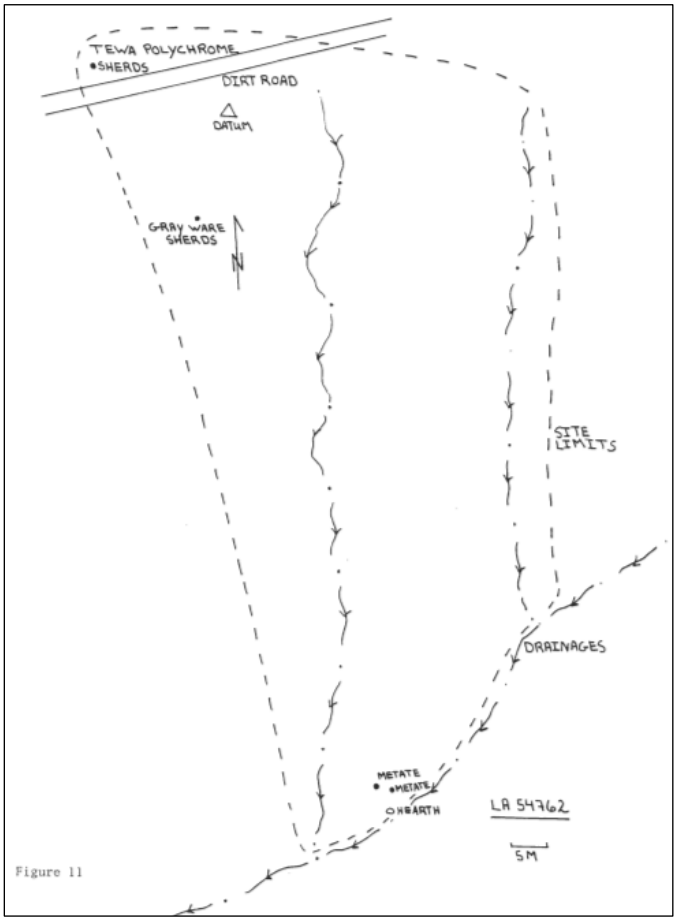

Figure 4-4. Previous site map of LA 54762 (Hannaford 1986:75, Figure 11).



Figure 4-5. LA 54762, overview of central site area with evidence of mechanical clearing, facing north (Frame T08-0836).



Figure 4-6. LA 54762, overview of south site area with evidence of mechanical scraping, facing northeast (Frame T08-0922).



Figure 4-7. LA 54762, site overview of east site area with evidence of mechanical scraping, facing east (Frame T08-5577).

Features

The previously recorded feature was not relocated during this site visit. The area of the feature was relocated using the mapped drainage locations. However, this area was mechanically scraped and recontoured, obliterating any signs of the original feature or metates (Figure 4.6).

Materials Identified

None of the formerly identified materials were relocated. Only one complete black quartzite cortical flake measuring 5+ cm in length was recorded (PL 1).

Site Chronology

LA 54762 was a Developmental, Coalition, and Historic period site (A.D. 1150–1425; A.D. 1650–1775) based on the previous presence of ceramic sherds and lithic flakes (see site description above).

Site Summary and Interpretation

LA 54762 is an artifact scatter with one charcoal stain feature that was originally documented in 1986. However, the site has been significantly impacted and obliterated as no artifacts except for a single flake were identified and the area adjacent to the drainage where the hearth and metates were located was mechanically scraped. Mechanical scraping has likely destroyed, covered, or moved any subsurface artifacts at the site.

The systematic scraping and nearly complete lack of artifacts at this site strongly suggests the site was subjected to archaeological treatment in the form of surface collection and excavations. However, there

are no records in NMCRIS that mitigation has been conducted at this site and the City of Santa Fe ARC does not appear to have issued a permit for data recovery at this site.

Eligibility Recommendations

LA 54762 is not eligible for listing in the NRHP under any criterion as the site is not affiliated with a historic event or persons and does not possess any unique characteristics of construction or design. The site was originally recommended as potentially eligible for listing in the NRHP under Criterion D. However, as a result of the site being surface-collected and scraped/excavated, the site no longer maintains subsurface integrity and, thus, lacks data potential.

Management Recommendations

The site is within the planned development for Lot 56. As a result, the site will be significantly impacted by development. However, as this site has been destroyed by what is assumed to be undocumented prior archaeological investigations, SWCA recommends that no further treatment of the site is necessary. SWCA further recommends that Tierra Contenta Corporation and the City of Santa Fe investigate the circumstances surrounding the site's collection/treatment, including attempts to relocate missing artifacts and any associated documentation.

LA 54763

Additional Site Numbers: Not Applicable
UTM/PLSS Data: See Appendix A
USGS: Turquoise Hill (35106-E1);1979
County: Santa Fe
Elevation: 6,343 ft (1,933 m) amsl
Landowner: City of Santa Fe
Cultural Affiliation and Age: Ancestral Puebloan, Developmental to Classic (A.D. 1150–1425)
Site Type: Archaeology with features
Size: 2,440.61 m^2 (26,270.49 square feet); 0.60 acre
NRHP Eligibility: Undetermined
Management Recommendations: Testing, data recovery

Previous Site Visits

LA 54763 was first recorded by OAS in 1986 (NMCRIS Activity No. 17350) as a dispersed sherd and lithic artifact scatter across a 35 × 55–m area that was assigned tentatively to the Developmental period (A.D. 875–1050). The site is located on the north slope of a juniper-lined arroyo and partially eroded. No further information on condition was provided.

Artifacts found included 27 pieces of lithic debitage, two chert unidirectional cores, an obsidian indeterminate biface fragment, and one Red Mesa Black-on-white jar sherd. OAS noted the presence of a green chert chipping area 3 m in diameter. No collection of artifacts was conducted.

Site Description

SWCA archaeologists revisited this site on January 31, 2023. The site measures 80.09 m × 30.47 m (262.76 feet × 99.96 feet). It was noted that the NMCRIS-plotted locations for LA 54761 and LA 54763

(located immediately to the west) were switched based on the topographic description and the site map for LA 54761. The site is documented as a lithic scatter with a single sherd and includes an artifact concentration on the south site area. A collection of cobbles (Feature 1) was noted northeast of the artifact concentration. The green chert chipping area was not relocated.

The site is on a piedmont terrace within pinyon-juniper woodland with a sparse oneseed juniper overstory and an understory consisting of various forbs and grasses including grama grass, rabbitbrush, yucca, and cholla. Surface visibility is between 75 and 100 percent (Figure 4.8). The site is between 51 and 75 percent intact. Alluvial erosion is occurring in a southwest-trending drainage, and two-track dirt roads are in the northern and eastern site areas.



Figure 4-8. LA 54763, site overview, facing northwest (Frame T08-3284).

Features

Feature 1 is a 4 × 3–m dispersed cobble concentration that may represent a cultural feature or a natural deposit of larger piedmont cobbles. Roughly 20 to 30 cobbles are present. This concentration is on the south side of a juniper tree and approximately 10 m east of the artifact concentration.

Materials Identified

A total of 29 lithics and one sherd were identified at the site, of which 10 lithics were in an artifact concentration on the south site area. The general scatter included 16 flakes, one tested cobble (Table 4-1), a quartzite uniface, and an obsidian biface. The most abundant debitage raw material was quartzite (n=7) followed by chert (n=6). Cortex was present on 41 percent of the flaked stone debitage. One obsidian

biface fragment (Table 4-2, Figure 4.9) and one quartzite unifacially worked flake were found in the general scatter area. One Santa Fe Black-on-white (A.D. 1150–1425) jar body sherd also was found (Table 4-3, Figure 4.10).

Table 4-1. Flaked Stone Debitage from the General Scatter at LA 54763

Raw Material	Flaked Stone Type	Size class			Total
		2-3 cm	3-4 cm	4+ cm	
Basalt	Whole cortical flake			1	
	Basalt Total			**1**	**1**
Chert	Whole non-cortical flake			3	
	Broken non-cortical flake		1		
	Whole cortical flake			1	
	Tested Cobble			1	
	Chert Total		**1**	**5**	**6**
Obsidian	Broken non-cortical flake	1			
	Obsidian Total	**1**			**1**
Quartzite	Whole non-cortical flake	1	1	3	
	Whole cortical flake			2	
	Broken cortical flake			2	
	Quartzite Total	**1**	**1**	**7**	**9**
Total		**2**	**2**	**13**	**17**

Table 4-2: General Scatter Lithic Tools Observed at LA 54763

PL No.	Material Type	Artifact Type	Dimensions (cm)	Description
PL 2	Obsidian	Biface	2.2 × 1.5 × 0.6	One broken obsidian biface. Unknown section. Random flake pattern. Possible pressure-flaking along two lateral margins. Biconvex cross-section.
	Uniface	Quartzite	4+ cm	Complete cortical flake with use wear along one margin.

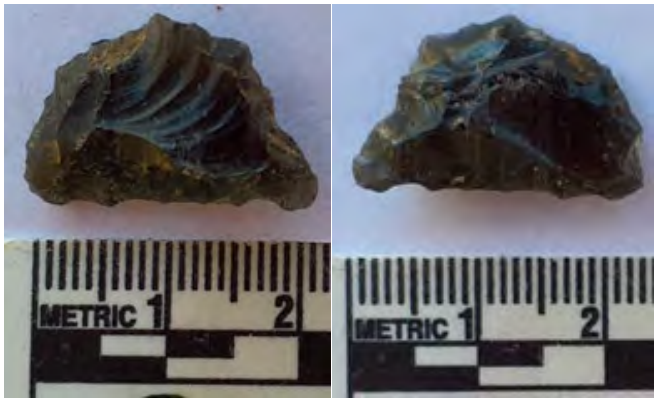

Figure 4-9. LA 54763, PL 2, obsidian biface fragment, sides A and B (Frames T10-7305 and T10-0201).



Figure 4-10. LA 54763, PL 1, Santa Fe Black-on-white jar body sherd. From left to right: exterior, interior, and cross-section (Frames T10-6232, T10-9580, and T10-5848).

Table 4-3: General Scatter Ceramic Artifacts Observed at LA 54763

PL No.	Ware/Type	Vessel Form	Description	Count		
				Body	Rim	Total
PL 1	Santa Fe Black-on-white	Jar	One Santa Fe Black-on-white body sherd. Smooth exterior with a white slip and a bold geometric design (mineral paint). Plain to rough interior with slight tool marks. Crushed angular black rock temper, which is visible on both walls.	1		1
Total						1

Within the artifact concentration, crews documented 10 pieces of flaked stone from chert (n = 7), quartzite (n = 2), and basalt (n = 1) in an 11 by 6–m area (Table 4-4). The majority of artifacts were non-cortical, and the chert and quartzite appear to be from the locally eroding gravels.

Table 4-4. Lithic Debitage Observed within AC 1 at LA 54763

Raw Material	Flaked Stone Type	Size Class				Total
		1-2 cm	2-3 cm	3-4 cm	4+ cm	
Basalt	Whole non-cortical flake		1			1
	Basalt Total		1			1
Chert	Whole non-cortical flake	1	1	3		5
	Whole cortical flake				2	2
	Chert Total	1	1	3	2	7
Quartzite	Broken non-cortical flake		2			2
	Quartzite Total		2			2
Total		1	4	3	2	10

Site Chronology

Based on the presence of one Santa Fe Black-on-white sherd, LA 54763 likely dates to between the late Developmental and Classic periods (A.D. 1150–1425).

Site Summary and Interpretation

LA 54763 is a late Developmental to Classic period artifact scatter consisting primarily of flaked stone artifacts (n = 29) and a single sherd, as well as a possible cultural feature (Feature 1) consisting of a cobble concentration. The site does not appear to have changed significantly with the exception of expanding in size to incorporate the artifact concentration south of the drainage. Sediments are of an unknown depth, though are likely shallow given the presence of eroding piedmont gravels.

Eligibility Recommendations

LA 54763 is not eligible for NRHP nomination under Criterion A, B, or C as it is not associated with a significant historical figure or event, nor does it possess unique qualities of construction. The site may have subsurface potential, but this would need to be demonstrated through subsurface testing. As a result, the site's eligibility status is recommended as undetermined for the NRHP under Criterion D.

Management Recommendations

The site falls within the planned development for Lot 57 and a proposed pocket park. SWCA recommends that the site will need to be evaluated for subsurface potential and integrity through testing, including testing of the possible feature. If the testing establishes that the site has subsurface potential, then the site should be 100 percent surface-collected and the feature, if cultural, should be fully excavated.

LA 54765

Additional Site Numbers: Not Applicable
UTM/PLSS Data: See Appendix A
USGS: Turquoise Hill (35106-E1);1979

County: Santa Fe
Elevation: 6,359 feet (1,938 m) amsl
Landowner: City of Santa Fe
Cultural Affiliation and Age: Unknown Aboriginal, Unspecified Prehistoric (9500 B.C.–A.D. 1550)
Site Type: Archaeology with features
Size: 8,727.15 m² (93,938.18 square feet); 2.16 acres
NRHP Eligibility: Undetermined
Management Recommendations: If avoidance is not possible, testing/data recovery.

Previous Site Visits

LA 54765 was first recorded by the Laboratory of Anthropology in 1986 (NMCRIS Activity No. 17350) as a lithic scatter with two charcoal lens features (Hannaford 1986:78). This site was not dated at the time but would be an Unknown Aboriginal site (9500 B.C.–A.D. 1850) dispersed across a 170 × 60–m area.

The site was impacted by water erosion with a small drainage in the eastern corner of the site leading south (Figure 4.11). A powerline and fence were located in the west and southwest, respectively. The fence led northwest until reaching a segment of the Camino de los Carros, then followed the wagon road leading northeast.

Artifacts found included a total of 51 pieces of lithic debitage, three lithic tools, and one ground stone. The lithic debitage assemblage comprised 45 pieces of obsidian, four pieces of chert, and two pieces of basalt. Most of the obsidian was noncortical and untyped from the Valles Caldera (Jemez obsidian), with one El Rechuelos obsidian piece (listed as Polvadera). Lithic tools included a noncortical indeterminate obsidian biface fragment and two obsidian flakes with unidirectional flake scars. No artifacts were recorded in erosional channels or partially buried.

Two charcoal lenses were seen “eroding from the west bank of a south-trending arroyo located along the east edge of the site” (Hannaford 1986:78). The lenses’ horizontal provenience in the arroyo wall is unclear but were then located on top of each other. No artifacts were associated with these two stains. One lens was 10 cm thick and 3 m long and located 50 cm below the surface. The second lens was 10 cm thick and 8 m long and was below the first stain at a depth of 1 m below surface (Hannaford 1986:78).

Site Description

SWCA archaeologists revisited this site on February 2, 2023. LA 54765 is a small Unknown Aboriginal (9500 B.C.–1600 A.D.) lithic scatter with two ash stain features and measures 152.97 × 57.05 m (501.87 feet × 187.07 feet). The site is located in sparse pinyon-juniper woodland. Vegetation consists of a juniper tree overstory, with a few pinyon pines, and an understory of various forbs and grasses, including yucca and cholla (Figure 4.12 through Figure 4.15).

The site is in poor condition, estimated at 1–25 percent intact with vandalism and construction impacting the site’s overall integrity. Erosion from a large drainage forming at the bottom of a hill is in the eastern area. Surface collection appears to have occurred across most of the site as all artifacts were found only on the western or far northern peripheries of the site, while no artifacts were observed in the central and eastern site areas. Additional artifacts may be present further west to the property boundary, but crews were unable to fully examine this area due to a landowner and three unsecured guard dogs.

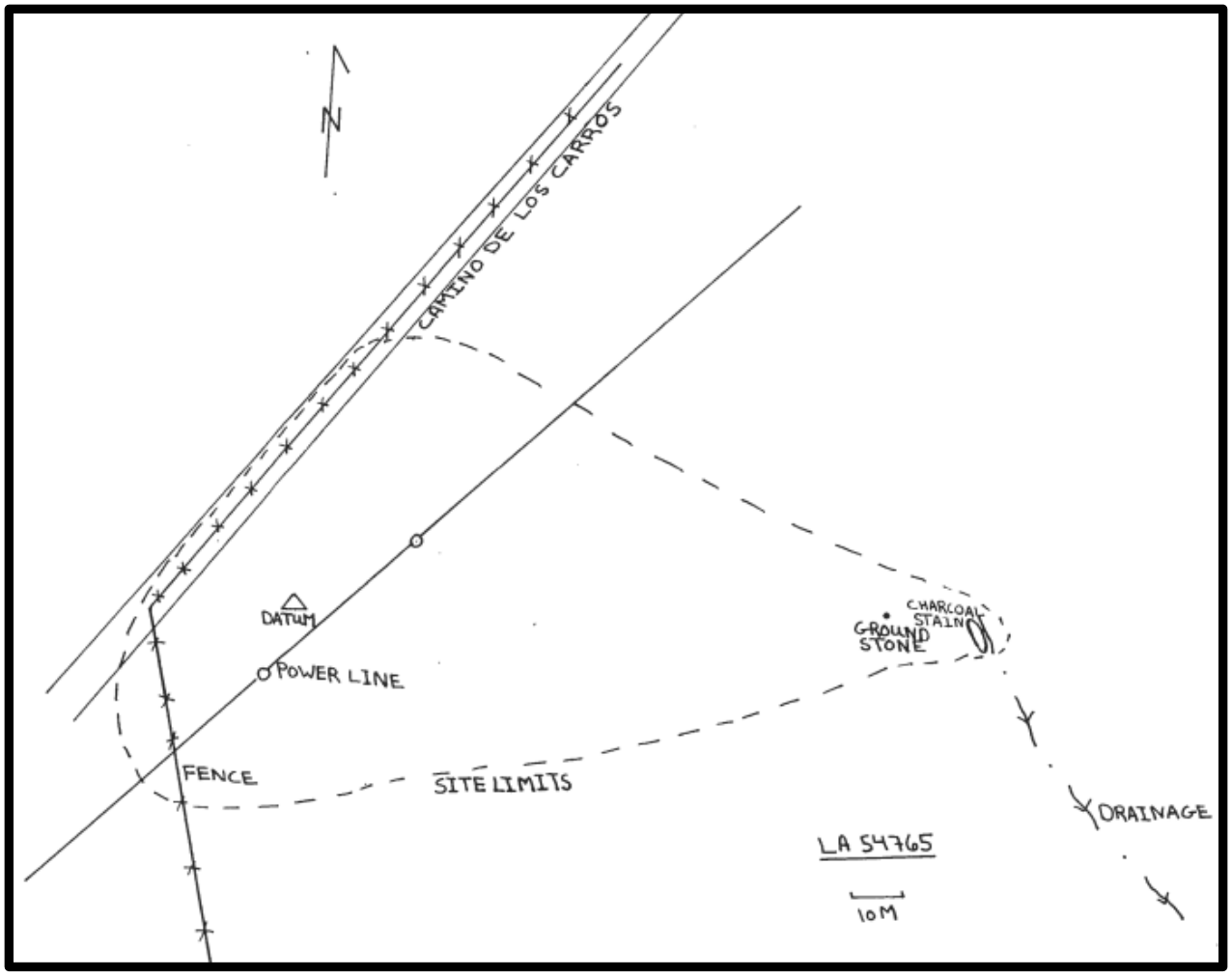

Figure 4-11. Map of LA 54765 from original recording by Hannaford (1986:79, Figure 12).



Figure 4-12. LA 54765, site overview, facing southeast (Frame T10-5384).



Figure 4-13. LA 54765, site overview, facing southwest (Frame T10-8972).



Figure 4-14. LA 54765, site overview, facing northwest (Frame T10-6013).



Figure 4-15. LA 54765, site overview, facing southwest (Frame T10-8060).

Features

Two ash stains were found during the 2023 recording. At least 20 to 30 cm of sediment has covered the ash stains since 1986. The upper stain recorded in 1986 was not relocated and was likely affected by water erosion from the large drainage at the site. Features 1 and 2, described below, are located at the eastern edge of the site separated by about 10 m (33 feet) and may be part of the same ash stain.

Feature 1 (F1) is a linear ash stain 77 cm below the ground surface consisting of about a 50 cm long stain on the northwest wall of the drainages. It is located in fine alluvium (Figure 4.16).

Feature 2 (F2) is a linear ash stain that is 70 cm below the ground surface, measuring 10 cm long and 10 cm thick, and is exposed on the northwest wall of the drainage. This ash stain is southwest of F1 (Figure 4.17).

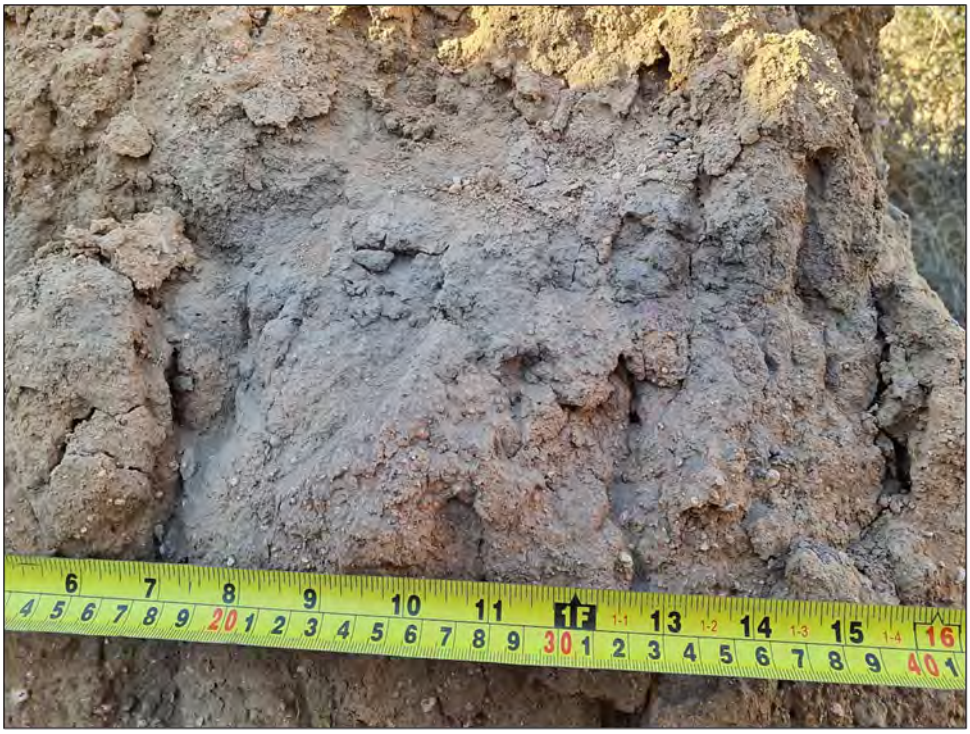

Figure 4-16. LA 54765, Feature 1, linear ash stain. About 50 cm exposure, 10 cm thick, and 77 cm below surface in stratified fine alluvium; view facing northwest (Frame T10-9456).



Figure 4-17. LA 54765, Feature 2, ash stain. About 10 cm × 10 cm, and 70 cm below surface in stratified fine alluvium; view facing northwest (Frame T10-0213).

Materials Identified

The current site recording found 11 pieces of lithic debitage and one polishing stone (manuport) in the western area of the site and one additional piece of lithic debitage in the northern corner of the site (Table 4-5). Lithic debitage included indeterminate obsidian (n=7), chalcedony (n=2), chert (n=2), and quartzite (n=1). Cortex was absent on 10 pieces, with only two pieces found that had cortex. Sizes include 0-1 cm (n=2), 1-2 cm (n=3), 2-3 cm (n=3), 3-4 cm (n=3), and 4+ cm (n=1). Three pieces were complete, three were distal fragments, one was a medial piece, one was a proximal piece, and four were indeterminate fragments. The polishing stone (manuport) was found near the western boundary, made from indeterminate volcanic material, and polished on both faces (PL 1) (Figure 4.18, Table 4-6).

Table 4-5. Lithic Debitage Observed at LA 54765

Raw Material	Flaked Stone Type	Size Class					Total
		0-1 cm	1-2 cm	2-3 cm	3-4 cm	4+ cm	
Chalcedony	Broken non-cortical flake			1	1		2
	Chalcedony Total			**1**	**1**		**2**
Chert	Complete non-cortical flake			1			1
	Complete cortical flake					1	1
	Chert Total			**1**		**1**	**2**
Obsidian Indet	Complete non-cortical flake	1					1
	Broken non-cortical flake	1	1	1	1		4
	Shatter		2				2
	Obsidian Indet Total	**2**	**3**	**1**	**1**		**7**
Quartzite	Broken cortical flake				1		1
	Quartzite Total				**1**		**1**
Total		2	3	3	3	1	12

Table 4-6. Ground Stone Observed at LA 54765

PL No.	Material Type	Artifact Type	Length × Width × Thickness (cm)	Description
1	Volcanic	Polishing Stone/manuport	6.5 × 4.5 × 3 cm (estimated, not measured in-field)	One polishing stone/manuport made from volcanic material. Polishing is present on both faces and shaped.

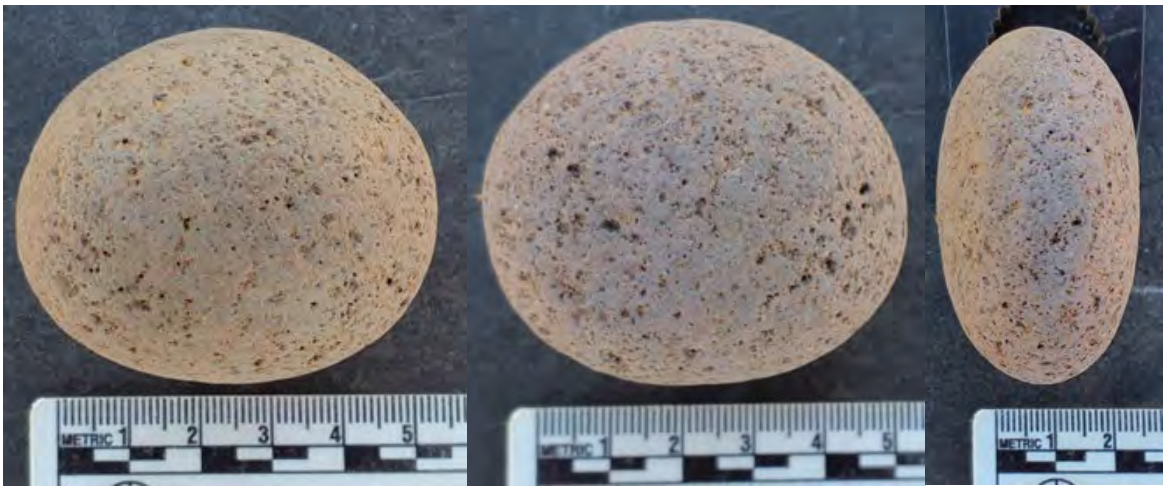

Figure 4-18. LA 54765, PL 1 – polishing stone/manuport. Sides A, B, and cross-section (Frames T10-6240, T10-4077, and T10-4971).

Site Chronology

LA 54765 is an Unknown Aboriginal artifact scatter of an unspecified prehistoric period (9500 B.C.–A.D. 1550). No temporally diagnostic artifacts were found during the current survey.

Site Summary and Interpretation

LA 54765 is an Unknown Aboriginal, Unspecified Prehistoric (9500 B.C.–A.D. 1550) dispersed artifact scatter. The site appears to have been surface-collected by an archaeologist as no artifacts were observed across the central and eastern site areas, all artifacts were observed only on the western and northern peripheries. There did not appear to be evidence of excavation units or scraped areas. More artifacts may be on the western boundary of the site, but this area was unable to be fully documented due to the presence of guard dogs, and it is presumed that this may be the reason that this area of the site was not previously collected. The site has also continued to experience significant erosional impacts as the ash stains have changed significantly in size.

As with the 1986 recording, it is unclear if the ash stains found are anthropogenic or natural. The ash stains cover a large area (the stains are separated by about 10 m) and are in the same stratigraphic unit. Furthermore, the previous and current recordings of the site do not have associated artifacts.

Eligibility Recommendations

LA 54765 is not eligible for listing in the NRHP under Criterion A, B, or C as the site is not affiliated with a historic event or persons and does not possess any unique characteristics of construction or design. The site was originally recommended as potentially eligible for listing in the NRHP under Criterion D. The site still may retain data potential on the western site area where numerous artifacts were identified during the current project. Additional data is needed across the site to demonstrate the presence of subsurface archaeological deposits, including in areas that have been previously collected. The site may also retain subsurface data potential associated with the staining in the arroyo if those stains are found to be anthropogenic. As a result, SWCA recommends that LA 54765's eligibility for nomination to the NRHP remains undetermined pending subsurface testing.

Management Recommendations

The site is within the planned development for Lot 60. As a result, the site will be significantly impacted by development. SWCA recommends that the site be avoided by all project activities. If the development of Lot 60 cannot avoid the site with a 30-foot buffer, then the site should be mitigated through surface collection and testing/excavation. Only the features in the drainage and the western third of the site appear to be intact as the central and eastern site areas have been fully surface collected. Therefore, excavations should be conducted within the drainage to address the soil staining, and in the west site area. However, testing should occur in the area that appears to have been surface collected to determine if subsurface archaeological remains exist that may not have been affected by surface collection and, if subsurface archaeological remains are encountered, the area should be subjected to additional excavations. SWCA also recommends that Tierra Contenta Corporation and the City of Santa Fe investigate the circumstances surrounding the site's collection/treatment, including attempts to relocate missing artifacts and any associated documentation.

LA 54767

Additional Site Numbers: Not Applicable
UTM/PLSS Data: See Appendix A
USGS: Turquoise Hill (35106-E1)
County: Santa Fe
Elevation: 6,293.31 feet (1,918.20 m) amsl
Landowner: City of Santa Fe
Cultural Affiliation and Age: Ancestral Pueblo, Coalition to Classic period (A.D. 1250–1550)
Site Type: Archaeology without features
Size: 2,098.74 m^2 (22,590.59 square feet); 0.52 acre
NRHP Eligibility: Not Eligible
Management Recommendations: No further treatment; site destroyed.

Previous Site Visits

LA 54767 was a Coalition to Classic period (A.D. 1250–1550) site first recorded by OAS in 1986 (NMCRIS Activity No. 17350) as an intact lithic and sherd scatter. No other information on the site's vegetation or erosion was recorded. Subsurface deposits may be present because of deep soil deposition in the floodplain of the Arroyo de los Chamisos. The lithic debitage assemblage included chert (n=10), Jemez obsidian (n=1), and quartzite (n=1).

The Coalition to Classic period component is based on the presence of two Agua Fria Glaze-on-red bowl sherds, three Cieneguilla Glaze-on-yellow jar sherds, and five Galisteo Black-on-white bowl sherds (Hannaford 1986:82). A circular button of copper or brass with a circular shank on the backside was also found, but whether this is an incidental isolate or part of a Contact period component was unclear.

Current Site Visit

SWCA archaeologists revisited this site on January 30, 2023. LA 54767 measures 63.46 m × 33.07 m (208.20 feet × 108.49 feet) and is mostly open scrubland with a few juniper trees and an understory consisting of various grasses and forbs with some yucca. The site is located on the first alluvial terrace of the Arroyo de los Chamisos to the west of the piedmont terrace and approximately 30 m northeast of the plotted location in NMCRIS. Only three lithics were identified, all along the site periphery. The site was heavily disturbed by a graded road along the northeast site area, and the central site area was graded and disked. The crews also noted that the graded area matched closely with the size and shape of the previous site boundary. The site no longer exists and has been 100 percent destroyed by road development and from clearing/disking of the site area (Figure 4.19).



Figure 4-19. LA 54767, site overview, facing north (Frame T08-6340).

Features

No features were observed during this investigation.

Materials Identified

Three flakes were recorded, all size class 3–4 cm. Two were quartzite and one's material was not recorded. All three artifacts were located on the periphery of the site boundary.

Site Chronology

LA 54767 was a Coalition to Classic period (A.D. 1250–1550) site due to the former presence of Agua Fria Glaze-on-red, Cieneguilla Glaze-on-yellow, and Galisteo Black-on-white sherds (Hannaford 1986).

Site Summary and Interpretation

LA 54767 was identified as a Coalition to Classic period (A.D. 1250–1550) sherd and lithic scatter with 22 artifacts. However, the site is destroyed by road grading and scraping/disking of the site area. Artifacts were noted in disturbed areas only on the periphery of the disked area, indicating that the site has been obliterated and no longer retains subsurface potential.

Eligibility Recommendations

LA 54767 does not meet the criteria for nomination to the NRHP under Criterion A, B, or C as it is not associated with a historic person or event and does not possess unique characteristics of design or construction. LA 54767 was previously recommended by Hannaford (1986) as potentially eligible under Criterion D for nomination to the NRHP based on the site's subsurface potential. However, SWCA recommends that the site is no longer eligible for listing in the NRHP due to the complete destruction and elimination of subsurface potential.

Management Recommendations

The site is within the planned open space area southwest of Lot 57, and a proposed trail passes through the site. As a result, the site will be significantly impacted by development. However, due to the destruction of the site, the site can no longer be mitigated. SWCA recommends that Tierra Contenta Corporation and the City of Santa Fe investigate the circumstances surrounding the site's destruction and further assess if the site was mitigated previously, similar to what occurred at other sites in the project area.

LA 54768

Additional Site Numbers: Not Applicable
UTM/PLSS Data: Turquoise Hill (35106-E1)
USGS: Turquoise Hill (35106-E1)
County: Santa Fe
Elevation: 6,302 feet (1,918 m) amsl
Landowner: City of Santa Fe
Cultural Affiliation and Age: Unknown Aboriginal, unspecified prehistoric/historic (9500 B.C.–A.D. 1850)
Site Type: Archaeology with features
Size: 784.56 m^2 (8,444.97 square feet); 0.19 acre
NRHP Eligibility: Eligible, Criterion D
Management Recommendations: No further treatment is recommended.

Previous Site Visits

LA 54768 was first recorded by OAS in 1986 (NMCRIS Activity No. 17350) consisting of a single charcoal stain (65 cm × 65 cm) eroding from the east wall of a small arroyo about 40 cm below the ground surface. No artifacts were associated with the feature, though a single piece of red chert debris was on the surface about 6 m east of the feature. This appears to be Feature 1 in the current site recording. The feature was within a layer of tan alluvial sand below the ground surface. Beneath was another layer of alluvial sand and river cobbles.

Site Description

SWCA archaeologists revisited this site on January 30, 2023. LA 54768 measures 24.50 m × 27.24 m (80.38 feet × 89.40 feet) and consists of two charcoal stains and a complete granite basin metate eroding from a 2-m-deep arroyo on the south side of Arroyo Chamiso (Figure 4.20). The site is within a piñon-juniper woodland composed of oneseed juniper with various grasses and forbs impeding ground surface visibility to 51–75 percent. The site is 26–50 percent intact due to water erosion significantly impacting the features, and this arroyo will continue exposing and eroding the features and artifacts.



Figure 4-20. LA 54768, site overview, facing southwest (Frame T08-4390).

Features

Two charcoal stains were located at the site.

Feature 1 (F1) is a charcoal stain on the east wall of an arroyo that measures 15 cm long by 17 cm thick and 17 cm below the ground surface (Figure 4.21). No artifacts were found within or near this feature during this recording. The feature was previously recorded in 1986 by OAS (Figure 4.22).

Feature 2 (F2) is a charcoal and ash stain 5 meters away from Feature 1 that is eroding from the west wall of a drainage (Figure 4.23). It measures 3.37 m long and 10 cm thick and is approximately 40 cm from the ground surface. The lower contact with the underlying clayey loam stratum is level with a strong contact boundary. Charcoal flecking is noted throughout the fill. One upturned basin metate was associated with this feature (Figure 4.24). There is no accompanying staining on the opposite bank of the arroyo.



Figure 4-21. LA 54768, Feature 1 (F1), original charcoal stain; view facing southeast (Frame T08-1123).

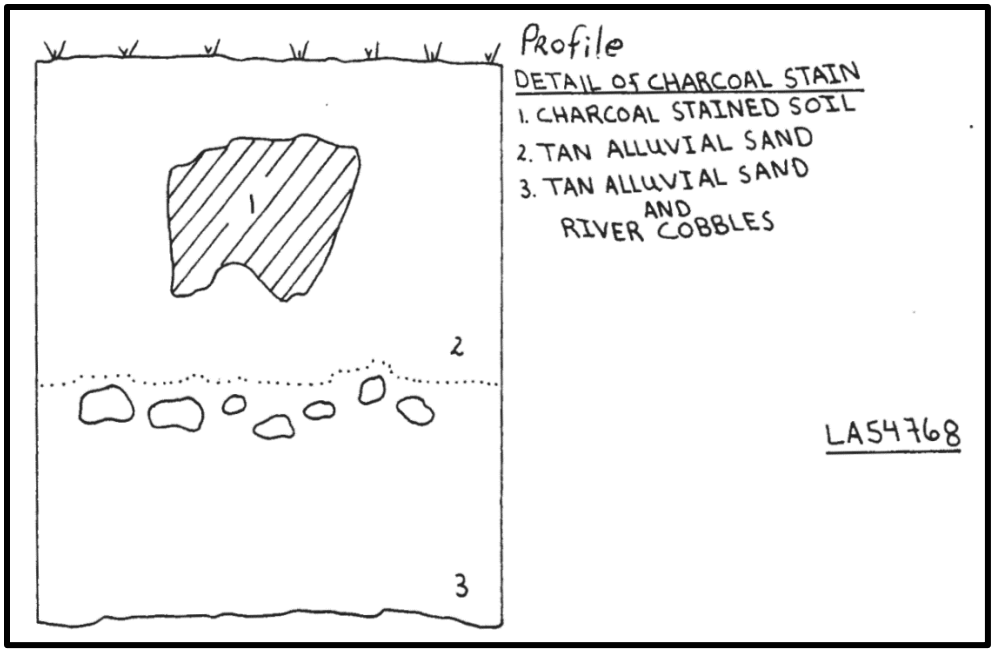

Figure 4-22. Original profile of Feature 1 charcoal stain recorded in Hannaford (1986:85).



Figure 4-23. LA 54768, Feature 2 (F2); ash stain is located above measuring tape set at 1 meter. The basin metate (PL 1) is above ash stain; view facing west (Frame T14-7496).

Materials Identified

One ground stone artifact was recorded and analyzed during this investigation. An upturned granite basin metate associated with Feature 2 was recorded as PL 1 (Figure 4.23 and Figure 4.24). This metate was located at the southwest edge of the charcoal and ash stain, embedded in the arroyo cut wall. The metate measured an estimated 40.0 cm × 30.0 cm × 12.0 cm. No other artifacts were observed in association with this site.



Figure 4-24. LA 54768, PL 1, granite basin metate in Feature 2. Side A (Frame T14-2462).

Site Chronology

LA 54768 is an Unknown Aboriginal site of an unspecified prehistoric/historic period (9500 B.C.–A.D. 1850) with no diagnostic artifacts present.

Site Summary and Interpretation

LA 54768 is an Unknown Aboriginal site, Unspecified Prehistoric/Historic (9500 B.C.–A.D. 1850) consisting of two charcoal stains eroding approximately 40 cm from the top of an arroyo. Feature 1 appears to be similar to what was documented in 1986 during the original site documentation, though its function remains unknown as there are no associated artifacts or oxidation (Figure 4.21 and Figure 4.22). Feature 2 appears to be a structural stain given its size and the presence of an overturned metate resting at the top of the stain. The lack of associated artifacts (only one flake was documented in 1986, which was not relocated), is further evidence that this site is buried between 20 and 40 cm deep below the present ground surface.

Eligibility Recommendations

LA 54768 is not associated with a significant historical event or a person, nor does it display unique characteristics of construction or artistic value. As a result, LA 54768 is not eligible for nomination to the NRHP under Criterion A, B, or C. LA 54768 is recommended as eligible for listing in the NRHP under Criterion D. The affiliation of the features with a basin metate indicates the presence of intact subsurface features with dateable remains that can inform on topics including settlement patterns and chronology, subsistence, and demography.

Management Recommendations

LA 54768 is within a proposed Open Space area with no planned trails or landscape modifications. As a result, the proposed Phase 3A development will have no adverse effect on the site. No further treatment is recommended.

LA 54777

Additional Site Numbers: Not Applicable
UTM/PLSS Data: See Appendix A
USGS: Turquoise Hill 35106-E1;1979
County: Santa Fe
Elevation: 6,506 ft (1,953 m) amsl
Landowner: City of Santa Fe
Cultural Affiliation and Age: Developmental Period (A.D. 900–1200); U.S. Territorial to Recent site (A.D. 1909–Present)
Site Type: Archaeology with features
Size: 5,139.48 m^2 (55,320.84 square feet); 1.27 acres
NRHP Eligibility: Eligible, Criterion D
Management Recommendations: Avoid via reroute or data recovery of Developmental Period component.

Previous Site Recording

LA 54777 was originally recorded by the Lab of Anthropology in 1986 (NMCRIS Activity No. 17350) during the original survey for the Tierra Contenta property (Hannaford 1986). The site was a dual component Late Developmental artifact scatter with a possible pueblo or field house, and a Statehood component that includes residential features. The Developmental period component consists of two rubble mounds that appeared to be structural remains that were disturbed by a bulldozer. Artifacts included neck-banded and exuberant corrugated jar sherds, indeterminate brown ware, and indeterminate gray wares, while the lithic artifacts are primarily chert core reduction flakes.

The historic component covers the remaining site and includes numerous structures including a dugout, a dugout or well, two cement well pads, a cobble-lined garden, multiple dumps, and the remains of a residential structure. BLM General Land Office (GLO) records reviewed by the Lab of Anthropology indicate the site was associated with a homestead patent filed by Nicholas W. Smith in 1937.

Site Description

LA 54777 is a U.S. Territorial to Recent site (A.D. 1909–Present) site with six historic features and a potential prehistoric component located on a hilltop clearing north of Arroyo de los Chamisos. The site measures 136.02 m × 37.78 m (445.25 feet × 123.95 feet) and is just south of residential development, with an overstory of pinyon and juniper and an understory of various grasses and forbs, including cholla, fourwing saltbush, and prickly pear cactus (Figure 4.25 and Figure 4.26). The understory obscures ground visibility to approximately 76–99 percent.

The site is in good condition, estimated at 51–75 percent intact with wind erosion, bioturbation, water erosion, and construction/land development impacting the site's overall integrity. Two dirt roads run through the site, and it appears that the northern area of the site has been mechanically leveled. Prehistoric artifacts were observed only in the immediate vicinity of Feature 1 (two small hummocks of sediments in a generally flat area with prehistoric artifacts concentrated in these areas). The majority of the site is on a slight south-trending slope (3 to 5 degrees), and artifacts are naturally being dispersed downslope to the south. Modern trash dumping was also observed on-site.



Figure 4-25. LA 54777, general site overview, facing northwest from the south edge of site (Frame T05-4130).



Figure 4-26. LA 54777, general site overview facing south from north edge of site (Frame T05-2952).

Features

A total of six features were recorded at the site. Artifacts associated with Features 1, 3, 4, 5, and 6 are detailed in the Materials section.

Feature 1 consists of two low hummocks of dirt within this area, which are the two slightly raised areas of sediments measuring 9 × 3.5 m and 7 × 6 m that the sherd and lithic scatter appear to be concentrated around. SWCA noted that while these two mounds were documented as rubble mounds bisected by a backhoe by the original site recorders, the mounds appear to be push piles without rock and there is no evidence to suggest these are structural (Figure 4.27).

Feature 2 is the remnants of a well or windmill base consisting of a concrete foundation measuring 53 × 53 inches and a metal pipe measuring 2.25 inches that sticks out from the center. In addition, four concrete pads are surrounding this base (Figure 4.28).

Feature 3 is a cobble-lined “garden” identified in the original site recording (Figure 4.29). The feature measures roughly 50 m × 25 m. There is a notable vegetation change associated with this garden area.

Feature 4 is the remnants of a concrete raised platform measuring 50 × 50 inches and 24 inches in height with a 1.5-inch threaded pipe present in the south corner. The platform has associated bricks along the outer edge and the concrete is made with a cobble aggregate. This feature is a possible well or windmill base, (Figure 4.30).

Feature 5 is a large trash dump measuring 19 × 11.5 m and consisting of over 700 cans and other associated domestic trash (Figure 4.31).

Feature 6 consists of two partially standing outbuildings and potentially a third fallen outbuilding constructed with milled timber covered with recycled corrugated metal roofing and tin. North of the outbuildings are several vertical railroad ties used for fence posts with barbed wire fragments attached. A concrete pad with glass bottle sherds was also present in an area measuring 8 feet × 15 feet (Figure 4.32).

Feature 7 is a cobble-lined walkway extending from the house foundation at the south end of the site northwards towards the garden area. The visible portion of the walkway measures approximately 115 feet long and 2.5 feet wide.

Feature 8 is the remains of a structure that was previously documented as measuring 5 × 5 m and located at the south end of the cobble-lined walkway. SWCA staff observed a vegetation anomaly in the area, roughly 8 × 8 m, but could not accurately define the area as a structure. The area is covered in modern trash obscuring the historic artifacts that are associated with the structure.

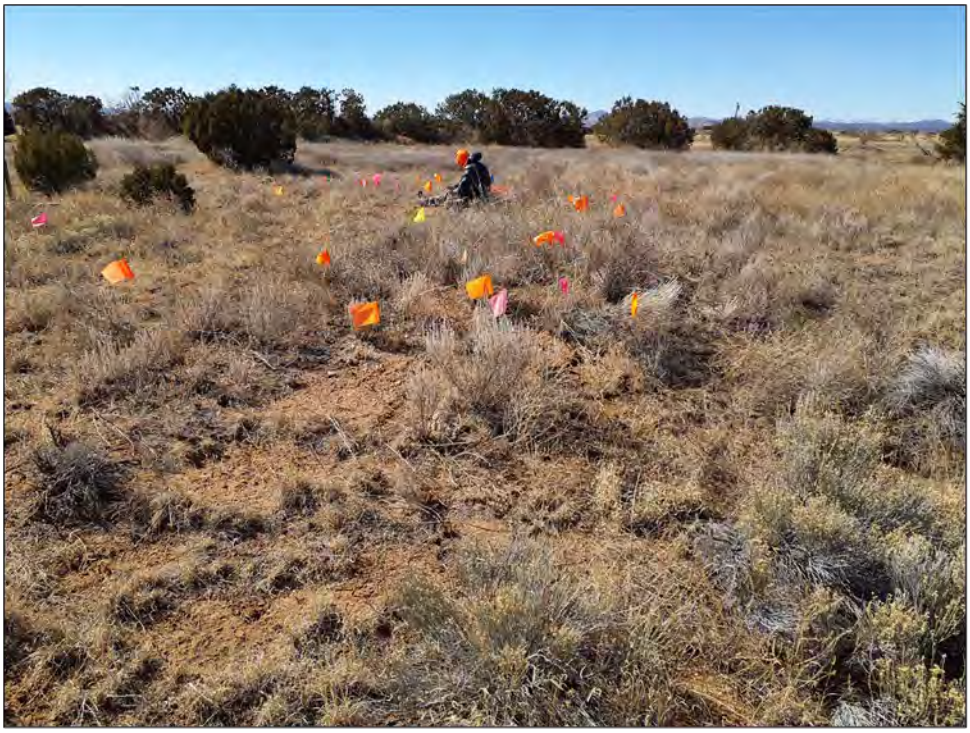

Figure 4-27. LA 54777, Feature 1 (F1) general overview of area containing a prehistoric component, facing west from the north end of the site (Frame T05-3384).



Figure 4-28. LA 54777, Feature 2 (F2), remnants of a well or base of windmill with a concrete foundation; view facing east (Frame T05-5047).



Figure 4-29. LA 54777, Feature 3 (F3), cobble-lined area; view facing southeast from the northern extent of the feature (Frame T05-8824).



Figure 4-30: LA 54777, Feature 4 (F4), remnants of a cobble and concrete raised platform with associated bricks; view facing north (Frame T05-8293).



Figure 4-31. LA 54777, Feature 5 (F5); view facing west from east edge of can concentration (Frame T05-5988).



Figure 4-32. LA 54777, Feature 6 (F6), rectangular concrete pad and associated glass bottle concentration; view facing north (Frame T05-8983).

Materials Identified

Ceramic artifacts were all found at Feature 1 and include plain gray ware sherds with sand temper (n=7) or crushed rock temper (n=17), gray ware with obliterated corrugations with sand temper (n=3), indented corrugated sherds with sand and crushed rock temper (n=4), an exuberant corrugated sherd with sand temper (n=1), indeterminate white ware sherds (n=3), and one indeterminate black-on-white worked sherd (Figure 4.33).

Thirteen pieces of lithic debitage were found, including of nine chert pieces, two chalcedony, and two quartzite. Seven were complete, three were undetermined fragments, two were proximal pieces, and one was a distal fragment. Most did not have cortex (n=11) and were single facet platforms (n=8), with one multifaceted platform, and four that did not have a platform present. Sizes included one 0-1 cm, one 1-2 cm, five 2-3 cm, five 3-4 cm, and one 4+ cm.

Two lithic tools were found, including one complete cortical multidirectional core made of chalcedony measuring 4+ cm. One late-stage obsidian biface was also recorded near Feature 1 that was missing a small portion of the tip and measured 2.3 × 1.5 × 0.5 cm.

Feature 5 artifacts include those tallied in Table 4-7. Other associated artifacts include hollow tiles, a 5-gallon metal can, milled lumber, a small collapsed metal frame of a table, wood sawhorse, sheet metal–covered wood frame, a Wesson oil can (Figure 4.34) and a metal spring. The Dr W.B. Caldwell bottle can be dated to as early as 1888 and as last as 1950.

Table 4-7. Artifacts Observed at Feature 5

Description	Count
8-ounce beverage can, church key–opened	200 +
16-ounce food can, can opener–opened	50 +
Dr W.B. CALDWELL, Monticello, IL, glass bottle fragment	1
12-ounce oil can	2
12-ounce solder-dot can, knife-opened	200 +
One-pint clear liquor bottle	2
16-ounce Dupont Anti-Freeze can	2
Five-gallon metal friction lid	2
Hershey Cocoa can, 12 ounces	1
Mother of Pearl button	1
8-ounce spice can with friction lid	1
Tobacco tin	1
Cone top beer can with interlocking seams	30 +
Assorted glass fragments: clear, green, blue, brown, solar	200 +
Stove pipe	1
Screw top mason jar lids	5
Coffee cans	5
Lard buckets with wire handles	10
Thick-walled crockery fragments	20 +
Wesson Oil can	1

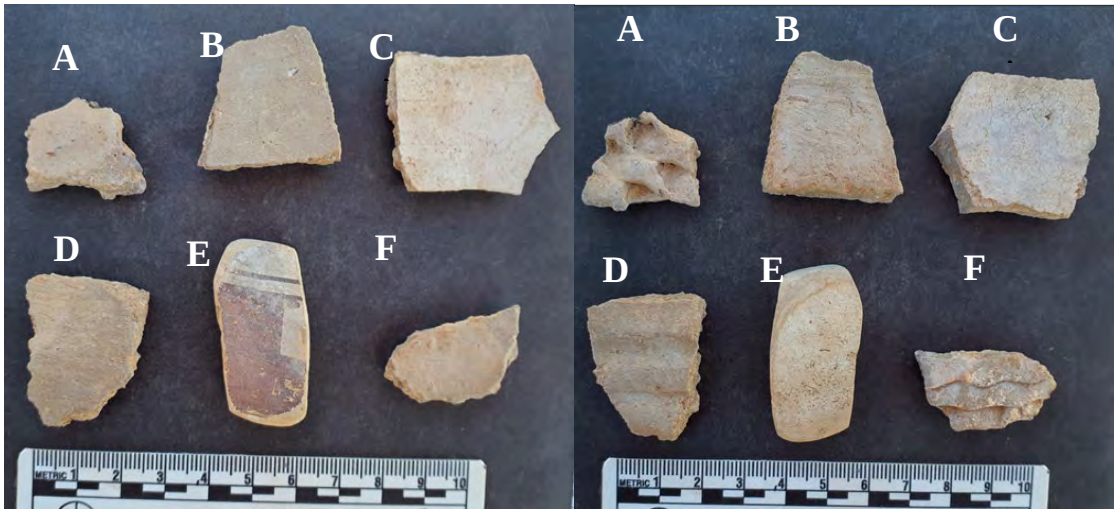

Figure 4-33. LA 54777, ceramic artifacts associated with Feature 1. Interior (left) and exterior (right) of sherd sample. Undetermined gray ware (B, C), smeared corrugated gray ware (D), indented corrugated gray ware (A, F), and indeterminate black-on-white or matte paint worked sherd € (Frames -5876 and Frame -4766).

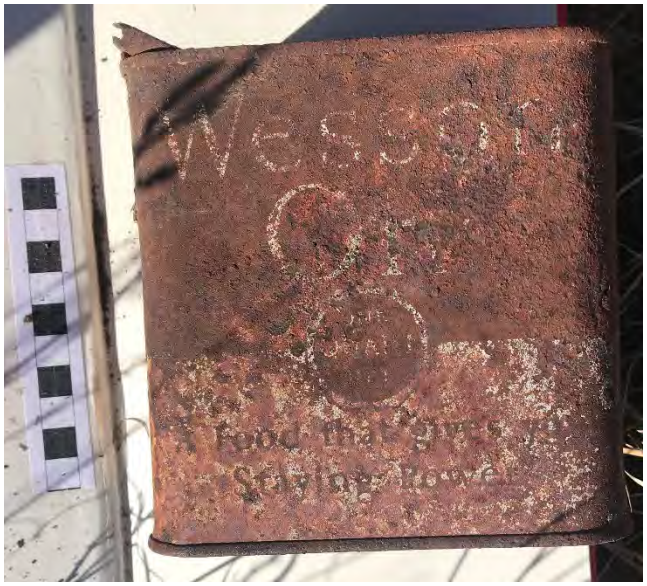

Figure 4-34. Wesson metal oil can with pour spout.

Site Chronology

LA 54777 is a U.S. Territorial to Recent site (A.D. 1909–Present) composed of several features related to ranching/homestead. This is based on diagnostic historic artifacts found at the site. The site may have an Ancestral Puebloan Developmental period (A.D. 900–1200) component due to the presence of gray ware and white ware ceramics (Figure 4.33). However, this component is not substantiated as the ceramics were found associated with potential secondary deposits of sediments and push piles and in an area that appeared to be flattened mechanically.

Site Summary and Interpretation

LA 54777 is a U.S. Territorial to Recent site (A.D. 1909–Present) composed of several features related to ranching and settlement of the area. A Developmental component (A.D. 900–1200) is present based on ceramic sherds found. There are two hummocks associated with the prehistoric component, which was documented previously as a possible rubble mound, but during the present recording they were defined as probable push piles.

A BLM GLO record search found that Nicholas W. Smith owned this tract of land beginning on April 23, 1937 (BLM Document Number: 1089682). It is likely that the features found are related to this homestead and utilized into the Statehood/WWII periods. Diagnostic artifacts show that the site was likely used most heavily between 1900 and 1950, by the presence of a Dr. W.B. Caldwell medicine bottle dating to 1888–1950, a Wesson metal oil can dating to 1929, and various solder-dot cans and uncategorized glass sherds dating from 1900 to 1960 (see Table 4-7).

Eligibility Recommendations

LA 54777 is recommended eligible for NRHP listing under Criterion D due to the site's Developmental period component. This area may contain subsurface archaeological remains and, although damaged by bulldozing activities, substantial portions of the component appear intact. The historic component is not associated with a historic person or event and does not possess unique attributes of design or construction. As a result, the site is not eligible under Criterion A, B, or C, and the historic component does not appear to be a contributing component under Criterion D.

Management Recommendations

The proposed road will cut through the Developmental period component and the two mounds. If the proposed road cannot be shifted to the south or north to avoid the site, then data recovery should be conducted to excavate the Developmental period component. Given the proximity of the road to the Developmental Period component, the extent of the component should be treated to include 100 percent surface collection and placement of excavation units including units in both hummocks to better define their origin. Monitoring should occur within 100 feet of the site during construction to identify and excavate subsurface features in the construction corridor.

LA 54783

Additional Site Numbers: Not Applicable
UTM/PLSS Data: See Appendix A
USGS: Turquoise Hill (35106-E1)
County: Santa Fe
Elevation: 6,363.80 feet (1,939.69 m) amsl
Landowner: City of Santa Fe
Cultural Affiliation and Age: Anglo/Hispanic, Statehood/WWII to Recent historic (A.D. 1936–1950s)
Site Type: Archaeology with features
Size: 9,098.97 m² (97,940.45 square feet); 2.25 acres
NRHP Eligibility: Not Eligible
Management Recommendations: No further treatment

Previous Site Visits

LA 54783 was first recorded by OAS in 1986 (NMCRIS Activity No. 17350) and consisted of multiple historic structures. This included a two-room frame and stucco house (8 × 3.5 m), an outhouse (2 × 2 m), a chicken/rabbit coop (11 × 3 m), a brick and stucco wellhouse, and outbuildings with a corral (60 × 30 m). At the time, a wellhouse was also present within the main structure enclosed with chicken wire fence. Most buildings were made of recovered galvanized tin and tin plate. The investigation reported that BLM records show that Leslie M. Fargen filed a homestead entry for 70 acres at this location on March 16, 1936. This site is likely related to this homestead.

Site Description

SWCA archaeologists revisited this site on February 10, 2023. The site consists of several historic structures from the late-Statehood/WWII periods (A.D. 1936–1950s) based on BLM GLO and census records. The site measures 169.24 m × 53.76 m (555.24 feet × 176.37 feet) and is in piñon-juniper

woodland about 10 miles west of the city of Santa Fe populated by a lightly dispersed oneseed juniper overstory and an understory of various grasses and forbs, including Indian ricegrass, fourwing saltbush, rabbitbrush, cholla, and yucca.

The site is estimated at 51–75 percent intact with wind and water erosion, construction/land development, and bioturbation impacting the site. Wind disturbance has mainly affected the site, dispersing building materials and artifacts. There are also minor impacts from bioturbation by ungulates and burrowing mammals and water disturbance in exposed areas.

Features

Feature 1 is reported as an 8 × 3–m stucco framed house. The structure has burned down and has a collapsed roof and side walls. The structure consists of the following: milled lumber, bed springs, a pile of T-shape metal roof truss supports, a 5-gallon bucket, a spray can, wire mesh, crimp can lid fragments, bricks, two vertical standing posts, a 16-ounce church key–opened can, metal hinges, metal wire, a pipe, chicken wire, metal bolts, round wire nails, stove parts, a door handle, an electric junction box, a rubber gasket to a 4-cylinder motor, and metal pipes to a well pump (Figure 4.35).

Feature 2 was previously documented as a 11 × 3–m chicken or rabbit coop. The feature is fully collapsed and dilapidated and only a single 30 ft long alignment of milled lumber forming one wall remains (Figure 4.36).

Feature 3 is a collapsed outhouse consisting of fallen milled timbers. The feature is associated with a scatter of broken ceramic plates, a syrup can, clear glass fragments, jar lids, flattened cans, and a Coca Cola bottle (Figure 4.37).

Located between Feature 1 and 3, Feature 4 is an area of fallen milled timbers that may represent a barn or shop. The sides walls are covered with stucco. The feature is associated with three flattened cans, parts of a motor, metal barrel hoops, bricks, and barbed wire fragments (Figure 4.38).

Feature 5 is located downslope and is a possible brick-lined root cellar or collapsed storage building. The hollow tile bricks measure 10 cm wide by 40 cm long and were mortared together with cement. The structure floor is a 2.1 m by 2.3 m rectangular outline overgrown with juniper trees. Associated debris includes a 5-gallon metal can, milled lumber debris, a small collapsed metal frame to a table, a wood sawhorse, a sheet metal–covered wood frame, a metal spring, and collapsed timber framed walls with one end exposing green tar paper roofing (Figure 4.39).

Feature 6 consists of two partially standing and a possible third fallen outbuilding constructed of vertically set railroad ties for post and milled timber walls covered with recycled metal ceiling sheets (tin). The tin was also used along with metal corrugated sheeting for the flat roof. North of the outbuildings are several vertically set posts with attached barbed wire fragments. Associated artifacts include glass fragments, wire, 20-gallon metal drums, two rubber tires (Firestone), and scattered tile bricks (Figure 4.40 and Figure 4.41).



Figure 4-35. LA 54783, Feature 1 (F1), remnants of a two-room structure made from stucco and a stick frame. The structure was burnt. The concrete pad measures approximately 12 feet × 25 fee; view facing northwest (Frame T05-2464).



Figure 4-36. LA 54783, Feature 2 (F2), possible chicken coop; view facing south down eastern wall alignment (Frame T05-9155).



Figure 4-37. LA 54783, Feature 3 (F3), collapsed structure/outbuilding (possible outhouse); view facing northwest (Frame T05-9454).



Figure 4-38. LA 54783, Feature 4 (F4), collapsed corral or shed/outbuilding; view facing west from side face of feature (Frame T05-8659).



Figure 4-39. LA 54783, Feature 5 (F5), hollow red clay bricks with a lined foundation outline approximately 5 feet × 5.5 feet. The eastern edge is hard to delineate; view facing north (Frame T05-1132).



Figure 4-40. LA 54783, Feature 6 (F6), series of collapsed and partially collapsed outbuildings, corrals; view facing northwest from east side of feature (Frame T05-8232).



Figure 4-41. LA 54783, Feature 6 (F6), feature overview facing northwest from east edge of feature (Frame T05-1036).

Materials Identified

Artifacts included a wide range of historic trash and artifacts associated with a residential and ranching component. Several wooden, stuccoed, and brick features were observed that were the remains of a house, probable barn/shop, outbuildings, and cellar/storage. Domestic refuse included bed springs, 5-gallon buckets, cans, glass bottles, stove parts, ceramic plates. Industrial artifacts included barbed, bailing, and chicken wire, 20-gallon drums, rubber tire, wooden saw horses, and metal barrel hoops.

Site Chronology

LA 54783 is a late-Statehood/WWII to Recent Historic site (A.D. 1936–1950s). This homestead was likely established in 1936 by Leslie M. Fargen, as seen in BLM GLO records for this location, and continued in use during the 1950s.

Site Summary and Interpretation

LA 54783 is a late-Statehood/WWII to Recent Historic site (A.D. 1936–1950s) that was used as a homestead and for ranching, likely by Leslie M. Fargen around 1936 as seen from BLM GLO records. The site consists of a series of remnant early to middle twentieth century ranching buildings and outbuildings located along the western margin of Arroyo de las Chamisos, a prominent drainage/arroyo running approximately northeast-southwest along the southern margin of the project area. The majority of the site is located on a flat terrace above and to the west of this drainage, with corrals and barn (Feature 6) located 50 to 60 m to the east along the western margin and slightly lower in elevation than the rest of the site. The majority of features consist of collapsed milled wood and brick structures in various states of

neglect and decay. Remnants of a concrete foundation are still present in Feature 1, the probable remnants of a two-room house.

Eligibility Recommendations

LA 54783 was originally recommended as not eligible for nomination to the NRHP by Hannaford (1986). The site is not associated with a historically important individual or event and does not possess unique characteristics of design or construction. Based on the current recording, SWCA recommends that the site has limited data potential related to the settlement history of Santa Fe given the small period of time that the site was occupied. Therefore, SWCA recommends that the site is not eligible for nomination to the NRHP under any criteria.

Management Recommendations

The site is within the planned development of Lots 61 and 62, and a proposed road passes through the northern edge of the site. However, as the site is recommended not eligible, no further treatment is recommended.

LA 54785

Additional Site Numbers: 77053-RC-03 (SWCA Temporary Site Number)
UTM/PLSS Data: See Appendix A
USGS: Turquoise Hill (35106-E1)
County: Santa Fe
Elevation: 6,371 feet (1,942 m) amsl
Landowner: City of Santa Fe
Cultural Affiliation and Age: Hispanic, Post-Pueblo Revolt to Recent (A.D. 1692–present)
Site Type: Linear resource
Size: Section A: 19.96 m, Section B: 40.07 m, Section C: 18.75 m
NRHP Eligibility: Eligible; Criteria A and C
Management Recommendations: Segment A (HCPI 53923) – no further treatment within project area, easement of road portion south of project area; Segment B (HCPI 53924) – erect protective fencing along east side of Lot 62 to ensure avoidance; Segment C (HCPI 53925) – avoidance.

Previous Site Visit

The site was previously recorded by OAS in 1986 (NMCRIS Activity No. 17350). The site was recorded as four disparate segments of wagon road (LA 54785-A, -B, -C, and -D) dating between the Post-Pueblo Revolt to WWII periods. HCPI 53923 (Segment A) was noted as the main route and labeled as Camino de los Carros on early maps of the Pacheco Grant. Hannaford further noted that this segment was part of the Chihuahua Trail and extended southwest towards Cienguilla (Hannaford 1986: 104). The main rut on HCPI 53923 (Segment A) was approximately 6 m wide with numerous parallel ruts visible, and Territorial Period refuse lined the road. HCPI 53924 (Segment B) is a secondary branch of the Camino de los Carros located east of the main ruts. Hannaford notes that this segment is fainter and becomes entrenched as it approaches Arroyo de los Chamisos, and that two dirt ramps were visible on either side of the arroyo suggesting the presence of a bridge. This segment continued south, possibly towards Cerrillos (Hannaford 1986:105). HCPI 53925 (Segment C) followed the north branch of Arroyo de los Chamisos and was north of the main ruts and appeared on the 1984 Pacheco Grant map. As part of their

survey, the Laboratory of Anthropology collected all artifacts along the road segments and noted that these were primarily dated to the U.S. Territorial period.

Current Site Visit

LA 54785 consists of multiple historic wagon trails from potentially as early as the post-Revolt period (A.D. 1692) with portions still in use today. Segments A, B, and C were within the present project area and assigned individual HCPI numbers for each linear segment, with HCPI 53923 (Segment A) being associated with the current Camino de los Carros road that is still in use as a dirt road between Los Cuatro Milpas Road and Paseo del Sol. HCPI 53924 (Segment B) is on the east side of the project area and is in poor condition, with much of it obliterated due to entrenchment by a drainage. HCPI 53925 (Segment C) forms the north edge of the project area and is well-preserved in areas, and two roadside cairn markers were noted.

The site is in excellent condition and approximately 76–99 percent intact. However, impacts include construction/land development and water erosion. The wagon trail is heavily covered with understory vegetation in some areas and is heavily eroded by water and wind erosion. At the east end of HCPI 53925 (Segment C), multiple dirt roads and paths from the nearby community have obliterated traces of the wagon trails due to recreational use of the area.

Features

HCPI 53923 (Segment A) is the main branch of Caminos de los Carros that extends from Arroyo Chamisos northeast across the top of the terrace towards downtown. This roughly 550-m-long section is heavily damaged by the modern use dirt road, which has been graded with numerous alternate routes around muddy spots (Figure 4.42). These modern intrusions have cut into and obliterated various sections of the wagon road, and in other areas the road is visible only as linear rows of small junipers within a very shallow, nearly imperceptible swale. The swale is up to 15 m wide in some areas, though infilling, juniper cover, a fenceline, and overlapping two-tracks make it difficult to measure. On the south side of the modern road is a barbed wire fence that forms the Phase 3A boundary, and portions of the wagon road appear more intact in this area likely as a result of the fenceline.

HCPI 53924 (Segment B) is on the eastern side of the project area and extends south-southwest from Capital High School for approximately 700 m, intersecting the project area in two sections, once on the proposed new Paseo del Sol road and once through the southeast corner of the project area bordering Lot 62 and open space. At the proposed Paseo del Sol crossing, there are multiple intersecting two-tracks crossing through the area that have heavily impacted the wagon trail (Figure 4.43 and Figure 4.44), and at the south end of the crossing a drainage has started headcutting within the wagon trail. Passing through the southeast corner of the project area, the drainage has become entrenched within the trail, obliterating any ruts that may have been present (Figure 4.45 and Figure 4.46).



Figure 4-42. LA 54785, HCPI 53923 (Segment A), view of diffuse swale, facing northeast (Frame T08-3989).



Figure 4-43. LA 54785, HCPI 53924 (Segment B), view from center of proposed Paseo del Sol crossing, facing north (Frame T08-4472).



Figure 4-44. LA 54785, view of HCPI 53924 (Segment B) on north side of the proposed Paseo del Sol crossing, facing east (Frame T08-9805).



Figure 4-45. LA 54785, HCPI 53924 (Segment B), view from center of wagon road, facing northeast (Frame T08-6606).



Figure 4-46. LA 54785, HCPI 53924 (Segment B), view through the southeast project area showing drainage bottom and wagon road, facing southwest (Frame T08-2300).

HCPI 53925 (Segment C) was observed in three separate sections measuring 100 m, 30 m, and 38 m, with ruts that are approximately 1.5 m apart. The trail is eroding due to water erosion and is destroyed in some areas due to the presence of modern trails and roads. The longest western segment is visible as a vegetation difference (prickly Russian thistle) and is a notable swale, but it was not possible to observe the presence of ruts due to vegetation cover (Figure 4.47 and Figure 4.48). The middle and eastern sections have the most visible ruts, but are also the more heavily eroded sections due to the lack of vegetation (Figure 4.49, Figure 4.50, and Figure 4.51).

One cairn (Feature A) is on the south side of the eastern section of HCPI 53925 (Segment C) (Figure 4.52). The cairn is collapsed and consists of around 25 granitic and quartzite cobbles measuring 1.5 × 1 m. Cholla and other understory vegetation are growing in and on the feature. This was likely a marker for the turn up a drainage that would lead to reconnecting with the main Camino de los Carros route. A second cairn was also noted, but not recorded. The cairn was severely damaged, and no photos were taken.

A second, nearly identical collapsed cairn (Feature B) was found near the top of the drainage from Feature A and likely represents another roadside marker for where to exit the drainage. This cairn was covered in modern trash and had a dead cholla in the middle of it.



Figure 4-47. LA 54785, overview of west section of HCPI 53925 (Segment C), facing southwest (Frame T10-9015).



Figure 4-48. LA 54785, overview of west section of HCPI 53925 (Segment C), facing east (Frame T10-6545).



Figure 4-49. LA 54785, overview of middle section of HCPI 53925 (Segment C), facing east (Frame T10 -7475).



Figure 4-50. LA 54785, overview of middle section of HCPI 53925 (Segment C), facing west (Frame T10 -2551).



Figure 4-51. LA 54785, wagon ruts in east section of HCPI 53925 (Segment C), facing southeast. Measuring tape is 2 meters (Frame T10-6817).



Figure 4-52. LA 54785, roadside cairn (Feature A) along east section of HCPI 53925 (Segment C); view facing south (Frame T10-0417).

Materials Identified

No artifacts were found associated with any of the three road segments. Hannaford (1986) noted that all historic roadside artifacts were collected.

Site Chronology

LA 54785 (RC-03) is a Hispanic Post-Pueblo Revolt to present (A.D. 1692–present) wagon road with at least one portion, HCPI 53923 (Segment A), still in use as a modern dirt road. The site was present on a map of the Pacheco Grant surveyed in 1894. This site and other wagon roads in the area appear to have been created at least as early as 1742, if not earlier, but were used most heavily between 1870 and 1890 (Hannaford 1986:29).

Site Summary and Interpretation

LA 54785 (RC-03) is a Post-Pueblo Revolt to present wagon road consisting of three wagon road segments and two collapsed cairns. These road segments first appear on the 1894 Pacheco Land Grant plat (Hannaford 1986) but were established by at least 1742 when they were referenced as the southern boundary of the Pacheco Grant (Dorshow 1994:72). While the Camino de los Carros is typically considered a single route, in reality this was a system of roads created over time with regular use as conditions and needs changed. Joseph Pacheco, in his testimony for Matias Dominguez et al. vs. the United States (1892), writes that the area had been used for many years prior to 1892 to grow corn (New Mexico Digital Collections n.d.).

In addition, Pacheco and witnesses identify the said road (HCPI 53923 (Segment A) as the southern boundary for the Pacheco Grant, in which they specifically name the road Camino Real de los Carros (New Mexico Digital Collections n.d.:12; Figure 4.53). In later documents and Anglicized translations, this was shortened to Camino de los Carros. As a result, the identification of these road segments as one of the potential alternate routes for the El Camino Real may have been lost.

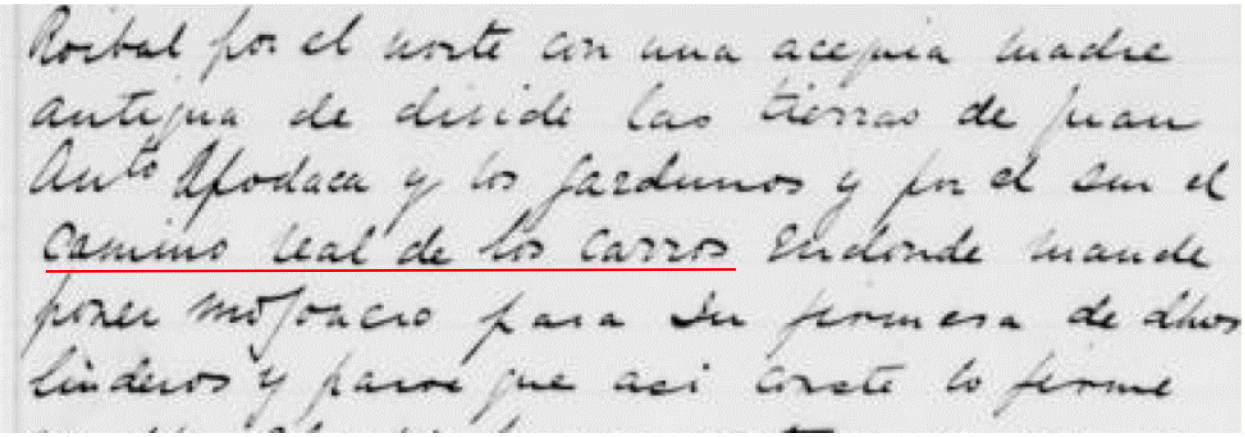
Roibal por el norte con una acequia madre
antigua de divide las tierras de Juan
Anto Apodaca y los Jardunos y por el sur el
Camino real de los Carros Endonde mande
poner mojonero para su firmesa de dhos
linderos y parece que asi conste lo firme

Figure 4-53. Excerpt from "Pacheco Grant." Thomas B. Catron Papers, showing the original name of the wagon road.

Eligibility Recommendations

LA 54785 (RC-03) is eligible for the NRHP under Criteria A and C. This is a part of the historic transportation corridor Camino Real de los Carros, and one of the few wagon roads in the area. As a result, these road segments represent a significant trade and information corridor that connected Santa Fe with communities to the south. The site also contains one of the more clear and intact examples of wagon roads in the Santa Fe area, especially with regards to HCPI 53925 (Segment C) and, to a lesser extent, HCPI 53924 (Segment B). This site and others have the potential to display how Anglo and Hispanic settlers settled New Mexico through land grants and transferred power from Spanish colonial systems.

Management Recommendations

HCPI 53923 (Segment A) falls within the south boundary of proposed Lots 67 and 69, as well as Lot 64. HCPI 53924 (Segment B) is bisected by the proposed Paseo del Sol road and runs along the south border for proposed Lot 62 and open space. HCPI 53925 (Segment C) is fully within proposed open space along the north border of the Tierra Contenta 3A development. SWCA recommends that HCPI 53923 (Segment A) within the project area is heavily damaged by recent impacts and continued use of the road by modern vehicular traffic. Portions of this segment appear to be intact immediately southeast of the proposed development and are protected by a barbed wire fence from current impacts by the modern use of the road. Given the state of HCPI 53923 (Segment A) within the proposed Phase 3A development, and that artifacts associated with this road were collected in 1986, the proposed development should have no effect on this segment as this portion of the road lacks integrity of design, workmanship, and feeling, and thus is

not a contributing aspect of the site. Future preservation of HCPI 53923 (Segment A) should focus on the portions of the road south of the fenceline that are shielded from impacts from the existing use of the dirt road, and which are considerably better preserved with what appear to be possible ruts.

HCPI 53924 (Segment B) has been significantly impacted and is largely destroyed in the area of the proposed Paseo del Sol road crossing. The southern end of the road segment within the project area may be impacted by construction of Lot 62, of which this road forms the eastern boundary. Artifacts along this road segment already have been collected during the original survey, and much of the wagon road has been impacted by the drainage that has formed in the wagon road. If the site can be avoided by ensuring that impacts to the road are minimized through the use of temporary protective fencing along the west side of the road segment, then the segment should be protected with no adverse effect from construction. As this segment would be incorporated into the existing open space, signage identifying this segment as a historic wagon road may further serve to mitigate damage to the site, as well as provide positive educational outreach.

HCPI 53925 (Segment C) is the most well preserved of the three segments within the Phase 3A development. Presently this segment is within the proposed open space area with trail segments proposed in the immediate vicinity. This segment should be avoided by all construction activities, including pond trail construction. Interpretive signage may be used to increase the visibility of the wagon road in an attempt to mitigate future damage to the segment, as well as provide positive educational outreach.

NEWLY RECORDED SITES

LA 202469

Additional Site Numbers: 77053-RC-01 (SWCA Temporary Site Number)
UTM/PLSS Data: See Appendix A
USGS: Turquoise Hill (35106-E1)
County: Santa Fe
Elevation: 6,351.59 feet (1,935.97 m) amsl
Landowner: City of Santa Fe
Cultural Affiliation and Age: Unknown Aboriginal, unspecified prehistoric/historic (9500 B.C.–A.D. 1850)
Site Type: Archaeology with features
Size: 2,041.29 m² (21,972.29 square feet); 0.53 acre
NRHP Eligibility: Eligible, Criterion D
Management Recommendations: Avoidance, feature testing, surface collection, and data recovery

Site Description

LA 202469 is an Unknown Aboriginal site of an unspecified prehistoric/historic period (9500 B.C.–A.D. 1850). The site consists of a hearth, a rock concentration, and a rock ring and measures 68.85 m × 29.65 m (225.88 feet × 97.27 feet). The site is located on a south-facing slope of a piedmont terrace with a oneseed juniper overstory and understory of various forbs and grasses, including grama grass, yucca, and cholla (Figure 4.54 through Figure 4.57). Surface visibility is 75–99 percent. The site overlooks a deeply incised drainage 40 m to the south. The northwest boundary is formed by the top of the terrace.

Overall, LA 202469 is approximately 76–99 percent intact with disturbances from water erosion and land development. A 30-cm-deep erosional channel cuts south from the northern end through the center of the site. Several two-track roads intersect the northern site area. Soil within the site is about 20 cm deep based on observations from the soil exposed in the erosional channel.



Figure 4-54. LA 202469, site overview, facing northeast (Frame T10-7290).



Figure 4-55. LA 202469, site overview, facing northwest (Frame T10-2142).



Figure 4-56. LA 202469, site overview, facing east (Frame T10-6072).



Figure 4-57. LA 202469, site overview, facing south (Frame T10-5605).

Features

A total of three features were recorded: one hearth (Feature 1), a rock pile (Feature 2), and a small rock ring (Feature 3).

Feature 1 (F1) is a rock-lined hearth measuring 70 cm × 50 cm (Figure 4.58) made from locally sourced rocks and has a light, ashy gray fill with no charcoal flecking. The feature is slightly wind eroded, exposing the surface. No vegetation is present on or in the immediate vicinity of the feature. Feature 1 is on the western edge of a more dense artifact area where a predominance of obsidian was noted.

Feature 2 (F2) is a rock concentration consisting of 15 loosely aggregated rocks that measures 70 cm × 55 cm (Figure 4.59). There are no fill, associated artifacts, or vegetation present on top of the feature, and the feature appears to be deflated. A small yucca is present near the feature but is not causing erosion or displacement (Figure 4.59).

Feature 3 (F3) is a circular rock ring measuring 70 cm × 70 cm (Figure 4.60). The feature has no discolored fill or associated artifacts and appears to be deflated. A two-track dirt road runs along the south side of the feature.



Figure 4-58. LA 202469, Feature 1 (F1), overview of hearth, facing southeast (Frame T08-0770).



Figure 4-59. LA 202469, Feature 2 (F2), overview of rock pile, facing east (Frame T08-4905).



Figure 4-60. LA 202469, Feature 3 (F3), overview of rock ring, facing southeast (Frame T08-0440).

Materials Identified

Materials found included 32 pieces of lithic debitage, six lithic tools, one ground stone, and one ceramic sherd. This consists of an estimated 100 percent of the surface artifact assemblage at the site. No artifacts were seen eroding out of the erosional channel or dirt roads, and the site has a low density of surface artifacts. One isolated can was found within the site boundary.

Lithic debitage materials recorded include unknown chert (n=16), quartzite (n=10), obsidian (n=2), chalcedony (n=2), and Pedernal chert (n=1). About two-thirds of the lithic debitage assemblage did not have cortex, while one-third had cortex. Size classes included 1-2 cm (n=7), 2-3 cm (n=4), 3-4 cm (n=11), and greater than 4 cm (n=10). Most pieces had no platform (n=15) or were single-faceted (n=12). Three pieces had multifaceted platforms, and two had cortical platforms. Obsidian artifacts recorded were only debitage pieces and only found near Feature 1 (Figure 4.58).

Two cores were recorded: one chert core and one quartzite core. Both were 4+ cm in size, complete, and had cortex. Three tested cobbles were found as well: two chert and one quartzite. All were complete and 4+ cm in size. Cortex was only present on the chert cobbles.

One broken obsidian uniface that is bimarginally worked with a hinge fracture on one lateral margin was recorded associated with Feature 1 (Figure 4.58; PL 1). The uniface exhibited a random flaking pattern on one face with some pressure-flaking along two lateral margins. On the other face, there is parallel flaking along one lateral margin.

One fragment of a sandstone slab metate with a smoothed surface and slightly curved base was also recorded (Figure 4.62; PL 2). Based on its having a slight indent on one side, it possibly may be a fragment of a basin metate. Slight pecking, crushing, and polish are present.

One gray ware jar body sherd was recorded (Figure 4.63, PL 3) with plain to smooth exterior with a slight polish and tool scrape. The interior was plain with tool scrapes.



Figure 4-61. LA 202469, PL 1, unknown section of an obsidian flaked tool, sides A and B (Frames T10-1640 and T10-7984).



Figure 4-62. LA 202469, PL 2, unknown section of a white quartzite slab metate fragment; side A and detail (Frames T10-3725 and T10-5534).

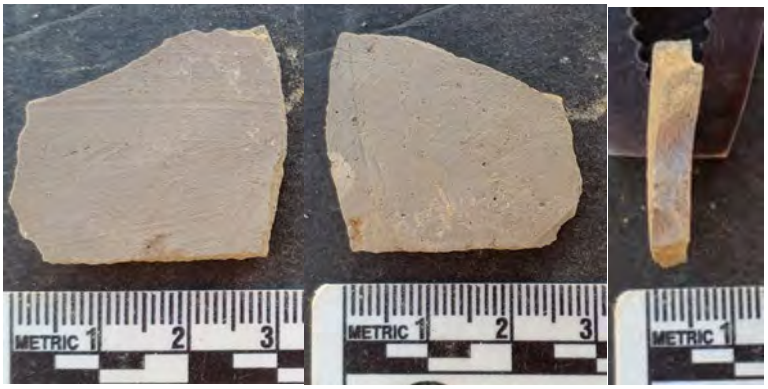

Figure 4-63. LA 202469, PL 3, gray ware jar body sherd, interior and cross-section (Frames -7081, T10-1810, and T10-6320).

Site Chronology

Although a single sherd was found on-site, it is unclear if this sherd represents an isolated artifact or is associated with the remaining artifact assemblage. Therefore, LA 202469 is classified as an Unknown Aboriginal, unspecified prehistoric/historic (9500 B.C.–A.D. 1850) site.

Site Summary and Interpretation

LA 202469 is a multicomponent Unknown Aboriginal site of an unspecified prehistoric/historic period (9500 B.C.–A.D. 1850). The site consists of a lithic scatter with a thermal feature and a single sherd. The site may have a Developmental to Classic component (A.D. 400–1550) due to the presence of one undifferentiated gray ware sherd, but whether this is an isolate or associated with the larger lithic scatter is unclear.

Feature 1 is tentatively associated with a scatter of obsidian debitage that extends in a fan approximately 15 m to the east of the feature. All obsidian debitage on the site was from this general area, although it was unclear if this represented a discrete activity area or an area with greater levels of deflated sediments.

The site was potentially used for expedient tool-making and early- to mid-stage lithic reduction due to the high presence of cortical flakes (one-third of assemblage), medium- and large-sized flakes, and the presence of cortical tested cobbles and cores. Most materials were sourced locally, though some obsidian pieces were found, suggesting procurement from either secondary obsidian sources in the ancestral Rio Grande gravels that are eroding out from the piedmont or possibly directly from the Valles Caldera.

Eligibility Recommendations

LA 202469 is recommended to be eligible for nomination to the NRHP under Criterion D. Although sediments are shallow, this site has multiple features including one hearth, Feature 1, with intact fill, potentially with dateable material. The site has the ability to inform on mobility patterns and lithic raw material use/procurement and lithic reduction strategies as site occupants were exploiting the local gravels and discarding obsidian.

Management Recommendations

LA 202469 is within the proposed Lot 56 area of the Phase 3A development. SWCA recommends that the site be avoided by construction. If project activities cannot avoid the site, 100 percent surface collection and data recovery will be necessary to mitigate the impacts to the site. Excavations will include Feature 1 and the area surrounding the hearth, as well as limited testing of Features 2 and 3 to evaluate the features for integrity.

LA 202470

Additional Site Numbers: 77053-RC-02
UTM/PLSS Data: See Appendix A
USGS: Turquoise Hill 35106-E1;1979
County: Santa Fe
Elevation: 6,374.73 feet (1,943.02 m) amsl
Landowner: City of Santa Fe
Cultural Affiliation and Age: Unknown Aboriginal, unspecified prehistoric/historic (9500 B.C.–A.D. 1850)
Site Type: Archaeology/no features
Size: 193.84 m^2 (2,087.53 square feet); 0.05 acre
NRHP Eligibility: Not eligible
Management Recommendations: No further treatment

Site Description

LA 202470 is a small Unknown Aboriginal lithic scatter that measures 35.37 m × 5.48 m (11.604 feet × 17.97 feet) with a focus on lithic raw material procurement of the exposed piedmont gravels that are eroding out immediately above the site (Figure 4.64 through Figure 4.67). The hill slope is 5 to 10

degrees and leads to a northwest-flowing drainage roughly 30 m north. The site's vegetation consists of a oneseed juniper overstory and an understory of various grasses, forbs, and some yucca covering the ground surface. Surface visibility is approximately 51–75 percent. Sediments on-site are very shallow and eroded due to sheet wash erosion and colluvial action.

LA 202470 is estimated to be 76–99 percent intact. The site has been impacted by wind and water erosion. Sheet wash erosion is occurring as the site is on a slope and lacks soil deposition.



Figure 4-64. LA 202470, site overview, facing east (Frame T10-8524).



Figure 4-65. LA 202470, site overview, facing northwest (Frame T10-8239).



Figure 4-66. LA 202470, site overview, facing northeast. Note the Pecos Mountains in background (Frame T10-1070).



Figure 4-67. LA 202470, site overview, facing south (Frame T10-0280).

Materials Identified

Only 13 pieces of lithic debitage were found at this site, including 10 pieces of chert (mostly red chert), two quartzite, and one obsidian piece. Nine were complete and four were fragments. Cortex was present on seven pieces, while six did not have cortex. Sizes included two 1-2 cm, two 2-3 cm, two 3-4 cm, and six 4+ cm pieces (Table 4-8).

Table 4-8. Lithic Debitage Observed at LA 202470

		Size Class				
Raw Material	**Flaked Stone Type**	**1-2 cm**	**2-3 cm**	**3-4 cm**	**4+ cm**	**Total**
Chert	Whole non-cortical flake	1		1	1	3
	Whole cortical flake			1	2	3
	Broken non-cortical flake		1		1	2
	Broken cortical flake			1		1
	Non-cortical shatter	1				1
	Chert Total	**2**	**1**	**3**	**4**	**10**
Obsidian	Whole cortical flake		1			1
	Obsidian Total		**1**			**1**
Quartzite	Whole cortical flake				2	2
	Quartzite Total				**2**	**2**
Total		**2**	**2**	**3**	**6**	**13**

Site Chronology

LA 202470 is a small Unknown Aboriginal lithic scatter of an unspecified prehistoric/historic period (9500 B.C.–A.D. 1850) due to the lack of diagnostic artifacts found.

Site Summary and Interpretation

LA 202470 is a small Unknown Aboriginal lithic scatter where flaked stone raw material selection was occurring. The site is near eroding piedmont gravels where site occupants were selecting and testing the gravels for quartzites and red chert. The few pieces of lithic debitage displayed relatively high levels of cortex, with single facet or cortical platforms, and were large (mostly 4+ cm).

Eligibility Recommendations

LA 202470 is not eligible for listing in the NRHP as the site has few artifacts and lacks potential for subsurface materials. The site has little to no soil deposition with eroded piedmont gravels exposed, so subsurface potential is lacking. Given the type of activities that are inferred based on the artifact assemblage, this site also lacks the potential for dateable features or temporally diagnostic artifacts.

Management Recommendations

The proposed development of Phase 3A will impact the site, though the site is recommended not eligible for the NRHP. As a result, no further treatment is necessary.

LA 202471

Additional Site Numbers: Not Applicable
UTM/PLSS Data: See Appendix A
USGS: Turquoise Hill (35106-E1)
County: Santa Fe
Elevation: 6,350 feet (1,935.77 m) amsl
Landowner: City of Santa Fe
Cultural Affiliation and Age: Ancestral Puebloan, Basketmaker II–Basketmaker III (A.D. 1–700)
Site Type: Archaeology with features (residential)
Size: 837.39 m^2 (9,013.62 square feet); 0.21 acre
NRHP Eligibility: Eligible, Criterion D
Management Recommendations: Erosion mitigation, testing/data recovery as needed.

Site Description

LA 202471 consists of a pit structure and three associated features of ash stains and a hearth. The site is in the bottom of a 40-m-wide valley that is cutting 20 m down through a piedmont terrace and measures 40 m × 20.65 m (131.43 feet × 67.74 feet). Cutting through the site is a small 1.5-m-deep arroyo that flows west and confluences into a large 4-m-deep arroyo that flows west through the valley approximately 20 m north of the site. The site is located 50 m east of this confluence. The site is in piñon-juniper woodland, with some piñon. Grama grasses, rabbitbrush, cholla, and yucca obscure ground visibility to approximately 51–75 percent.

LA 202471 is around 76–99 percent intact. Impacts from water erosion are significant. The area is within dense suburban developments, and the site falls mostly within the City of Santa Fe Open Space, with off-road trail passing through the south end of the site. One drainage has caused severe water erosion as it cuts through the center of the structure, exposing and eroding the features recorded here.



Figure 4-68. LA 202471, site overview of drainage, facing west (Frame T10-9235).



Figure 4-69. LA 202471, site overview, facing north (Frame T10-5223).



Figure 4-70. LA 202471, site overview of drainage, facing east (Frame T10-3770).

Features

One pit structure was identified and recorded at the site (Figure 4.71). The pit structure is 3 to 4 meters wide and buried 80–100 cm below the surface. It is exposed in a 1-meter-wide alluvial gully consisting of stratified alluvial sands over coarse gravel. The floor of the structure is inferred from the top of the features and from the base of the roughly 10-cm-thick ash and charcoal stained fill that extends across the feature, likely representing structural deterioration. The stained fill extends only across the north profile and does not appear to be present in the south profile, suggesting that the arroyo has removed the southern portion of the structure. The floor is flat with no evidence of oxidation or plastering. Based on the thickness of the ash and charcoal stained fill, the walls of the structure were at least 15 cm high, though well-defined vertical walls were not observed. The pithouse (F1) contains two and possibly three sub-features.

F1.1 is a slab-lined hearth on the north wall of a drainage (Figure 4.72 and Figure 4.73). The walls of the hearth are constructed of shaped rectangular slabs that are vertically implanted in a row that is approximately 35 cm long. Based on the absence of large slabs in the arroyo, the exposed portion appears to be the outer edge of the hearth with the intact interior of the feature extending into the profile.

F1.2 is a rock-lined cylindrical pit also on the north wall of a drainage (Figure 4.74). The walls of the pit are lined with waterworn cobbles, all of approximately the same size and locally available. Five vertical courses were noted. The feature is roughly 25 cm in diameter on the interior and at least 30 cm tall.

F1.3 is a possible storage pit on the southern wall at the base of profile (Figure 4.75 and Figure 4.76). This pit has been scoured out and most, if not all, of the pit fill has been removed. The feature is at least 30 cm deep from the base of the arroyo and roughly 30 cm in diameter and appears to have been a bell-shaped pit, though most of the upper portion of the pit has been destroyed by the arroyo.



Figure 4-71. LA 202471, feature F1, pithouse (Frame T14-7848).



Figure 4-72. LA 202471, site overview of north wall of drainage with F1.1 and F1.2, facing north (Frame T10-4670).



Figure 4-73. LA 202471, feature F1.1, slab-lined hearth detail. Tape at 300 cm. North wall. (Frame T10-1041).



Figure 4-74. LA 202471, feature F1.2, rock-lined pit. Tape at 300 cm. North wall; view facing east (Frame T10-0509).



Figure 4-75. LA 202471, south drainage wall with F1.3 storage pit at base; view facing southeast (Frame T10-3008).



Figure 4-76. LA 202471, feature F1.3, possible storage pit; view facing south (Frame T10-2841).

Materials Identified

Three artifacts were recorded and analyzed during this investigation. One was a red chert scraper with no cortex and flaking on all sides (PL 1; Figure 4.77) that was found on the edge of a headcut on the south edge of the site.

Debitage included a white chert proximal flake without cortex and 2-3 cm in size. Two red chert flakes were found, one that was mostly embedded in the north wall of alluvial cut within the floor fill of the structure The other was a cortical flake fragment without a platform and 4-5 cm in size that was located on the north side of the small arroyo approximately 10 m west of the structure.



Figure 4-77. LA 202471, PL 1: red chert scraper. Sides A and B, and cross-section (Frames T10-6112, T10-0597, and T10-3264).

Site Chronology

LA 202471 is an Ancestral Puebloan site dating to the Basketmaker II to Basketmaker III (A.D. 1–700) period with a pit structure and three associated hearth/ash pit features. Pit structures in this region have been found to be in the late Archaic period to Basketmaker III contexts, though typically present in Basketmaker III contexts.

Site Summary and Interpretation

LA 202471 is a Basketmaker II to Basketmaker III (A.D. 1–700), aka Latest Archaic, structural site consisting of a pit structure and three associated hearth and storage pit features. Much of the site is buried under alluvium exposed by a drainage. The pithouse includes floor fill that is a light gray ash and charcoal stain that defines an intact and level floor surface approximately 80 cm to 1 m below the present ground surface. The structure walls are not well-defined as the ash and charcoal stain does not have a clear vertical termination. The intramural features indicate a significant investment in storage and in thermal regulation within the structure, suggesting that habitation of the site was for a long duration. Alluvial infilling of the valley floor has likely buried and protected much of the site, though headcutting starting on the south site edge has resulted in exposure of at least one artifact (PL 1).

Eligibility Recommendations

LA 202471 is eligible for listing in the NRHP under Criterion D due to the presence of features and likely subsurface artifacts that could provide more information on the Latest Archaic period as postulated by Post (2010). In addition, the presence of hearths and other domestic-related ash stains likely have samples for pollen, phytolith, and macro-botanical studies related to subsistence strategies, use of domesticates, settlement patterns, demographic trends, and lithic raw material procurement and use during the Latest Archaic in the Santa Fe area.

Management Recommendations

LA 202471 is primarily outside of the Phase 3A project area, and the portions within the Phase 3A development plans fall within the Open Space area. As a result, there are no proposed direct impacts to

the site from the Phase 3A development. Given that the site is within a drainage with planned developments upstream that could affect the hydrology of the drainage, as well as the increased traffic from additional residential units, the site will be subject to substantial indirect impacts from potential looting and increased erosion.

Based on these potential impacts, it is recommended that Tierra Contenta Corporation construct erosional control features downstream of the site in an effort to A) protect the structure from future erosion, and B) armor the site from potential looting. One option is to construct a gambion across the arroyo above the height of the structure, line the arroyo with protective fabric, then backfill the arroyo with sterile sand. This would prevent the structure from further collapse and erosion up to the level of the gambion. Limited excavations of the site would be recommended with this option in the area of the gambion and within the exposed and eroded intramural features. A second and less desirable option would be to conduct data recovery of the site and fully excavate the structure and areas along the arroyo. This option is recommended as the "last resort" option as it would not result in the preservation of the site.

ISOLATED OCCURRENCES

Twenty IOs were recorded during the current investigation (Table 4-9), representing both prehistoric and historic cultural activities in the area. Maps and locational data are provided in Appendix A.

Table 4-9. Isolated Occurrence

Final (Report) Number	Original (Field) Number	Description
IO 1	IO 1	One biscuit can
IO 2	2	Sheet metal fragments with rivets, heavily damaged
IO 3	3	Two 4-ounce rotary-opened cans One 8-ounce can with lock and lap side. Church key–opened.
IO 4	5	One white complete quartzite flake without cortex; Size: 5+ cm
IO 5	6	One complete noncortical bipolar obsidian flake; Size: 5+ cm One complete noncortical bipolar flake; Size: 3-4 cm
IO 6	IO 10	None provided
IO 7	7	One white chert incomplete noncortical flake; Size 5+ cm
IO 8	11	One quartzite flake with cortex, cortical platform, complete; Size: 6+cm One complete chert flake without cortex, cortical platform; Size: 5+ cm One complete red chert flake with cortex, single facet; Size: 10+ cm
IO 9	10	One obsidian biface, lateral fragment, 2.7 × 1.8 × 0.3 cm
IO 10	8	One incomplete red chert flake without cortex; Size: 4-5 cm
IO 11	9	One red chert uniface scraper, continuous flaking on distal end and one lateral margin, 3.8 × 2.8 × 0.9 cm
IO 12	15	One SCA glass bottle broken into 14 sherds. No base found. Double side seams, finish intact.
IO 13	14	One quartzite tested cobble with four flakes removed. 12 cm in diameter.
IO 14	13	Rock pile in a 1.2-meter-diameter area consisting of 24 local cobbles from the piedmont gravels. Cobbles are in a single line, one cobble high. The area has minimal deposition. A 20-cm space without cobbles is in the center.
IO 15	12	One broken chert flake without cortex or platform; Size: 2-3 cm One complete chert flake with a cortical platform, no cortex; Size: 3-4 cm
IO 16	16	One possible complete chalcedony Trujillo projectile point, corner-notched and has an expanding straight base, 45-degree shoulders, 3.8 × 2.6 × 0.4 cm
IO 17	TAL IO 20	One milk glass bottle base fragment. Embossed DALLAS, TEX

Final (Report) Number	Original (Field) Number	Description
IO 18	18	One complete red chert flake with cortex, no platform; Size: 4+cm One red chert flake fragment without cortex, single facet; Size: 2-3 cm One red chert flake fragment without cortex or a platform; Size: 2-3 cm One complete quartzite flake with cortex, single facet; Size: 5+ cm
IO 19	17	One red chert flake fragment with cortex and no platform; Size: 3-4 cm One complete red chert flake with cortex, single facet, Size: 4+ cm One complete quartzite flake with cortex, cortical platform; Size: 2-3 cm One complete quartzite flake with cortex, cortical platform; Size: 4+ cm
IO 20	19	One complete red chert flake with cortex, collapsed platform; Size: 5+ cm

CHAPTER 5. SUMMARY OF ELIGIBILITY AND MANAGEMENT RECOMMENDATIONS

SWCA's intensive cultural resources inventory of the Tierra Contenta project found a total of 13 sites: nine previously recorded sites and three newly recorded sites. In addition, 20 IOs were located in the project area. Several sites have data potential and are important to the prehistoric and historic history of the area. These are at risk from the project activities if not properly mitigated using the guidance below (Table 5-1).

Of the 13 sites recorded, two sites were found to have been destroyed (LA 54762 and LA 54757) and four sites are recommended not eligible for the NRHP (LA 54760, LA 54671, LA 54783, LA 202470) and therefore no further treatment or management is recommended for these sites. The 20 IOs do not qualify as a site and are not eligible for the NRHP. No further management of these IOs is recommended.

Notably, LA 54785 may be eligible for NRHP listing and could potentially contribute to the understanding of the greater Camino de los Carros wagon trail. This project assigned HCPI numbers to each wagon road segment (HCPI 53923, HCPI 53924 and HCPI 53925). This project also added a new feature for LA 54785, trail cairns, which has five other Camino de los Carros wagon trail segments associated with it in nearby locations.

For sites that are not able to first be mitigated or avoided by project activities (LA 54763, LA 54765, LA 54777), it is recommended that these sites be tested to determine the possible presence of any subsurface cultural deposits. For these sites, it is recommended that an archaeologist assess the necessity for data recovery if mitigation through other measures is not possible.

Table 5-1. Site Summaries, Eligibility, and Mitigation Recommendations

LA No.	Cultural Affiliation and Dates	Structural/Non-structural	Eligibility Recommendation	Recommended Mitigation
LA 54760	Unknown Aboriginal, Unspecified prehistoric/historic (9500 B.C.–A.D. 1850)	Non-structural	Not Eligible	No further treatment is recommended.
LA 54761	Archaic, Late Archaic (800 B.C.–A.D. 400)	Non-structural	Not Eligible	No further treatment.
LA 54762	Ancestral Puebloan, Developmental, Coalition, and Historic periods (A.D. 1150–1425; A.D. 1650–1775)	Non-structural	Not Eligible	No further treatment; site destroyed.
LA 54763	Ancestral Puebloan, Developmental to Classic (A.D. 1150–1425)	Non-structural	Undetermined	The site falls within the planned development for Lot 57 and a proposed pocket park. SWCA recommends the site will need to be evaluated for subsurface potential and integrity through testing, including testing of the possible feature. If the testing establishes that the site has subsurface potential, then the site should be 100 percent surface-collected and the feature, if cultural, should be fully excavated.

LA No.	Cultural Affiliation and Dates	Structural/Non-structural	Eligibility Recommendation	Recommended Mitigation
LA 54765	Unknown Aboriginal, unspecified prehistoric (9500 B.C.–A.D. 1550)	Structural	Undetermined	The site is within the planned development for Lot 60. As a result, the site will be significantly impacted by development. SWCA recommends that the site be avoided by all project activities. If the development of Lot 60 cannot avoid the site with a 30-foot buffer, then the site should be mitigated through surface collection and excavation. Only the features in the drainage and the western third of the site appear to be intact as the central and eastern site areas have been fully surface-collected. Therefore, excavations should be conducted within the drainage to address the soil staining, and in the west site area. However, testing should occur in the area that appears to have been surface-collected to determine if subsurface archaeological remains exist that may not have been affected by surface collection and, if subsurface archaeological remains are encountered, the area should be subjected to additional excavations. SWCA also recommends that Tierra Contenta Corporation and the City of Santa Fe investigate the circumstances surrounding the site's collection/treatment, including attempts to relocate missing artifacts and any associated documentation.
LA 54767	Ancestral Pueblo, Coalition to Classic period (A.D. 1250–1550)	Non-structural	Not Eligible	No further treatment; site destroyed.
LA 54768	Unknown Aboriginal, unspecified prehistoric/historic (9500 B.C.–A.D 1850)	Non-structural	Eligible, Criterion D	LA 54768 is within a proposed Open Space area with no planned trails or landscape modifications. As a result, the proposed Phase 3A development will have no adverse effect on the site. No further treatment is recommended.
LA 54777	Developmental Period (A.D. 900–1200); U.S. Territorial to Recent site (A.D. 1909–Present)	Structural	Eligible, Criterion D	The proposed road will cut through the Developmental Period component and the two mounds. If the proposed road cannot be shifted to the south or north to avoid the site, then data recovery should be conducted to excavate the Developmental Period component. Given the proximity of the road to the Developmental Period component, the extent of the component should be treated to include 100 percent surface collection and placement of excavation units, including units in both hummocks, to better define their origin. Monitoring should occur within 100 feet of the site during construction to identify and excavate subsurface features in the construction corridor.
LA 54783	Anglo/Hispanic, Statehood/WWII to Recent historic (A.D 1936–1950s)	Structural	Not Eligible	The site is within the planned development of Lots 61 and 62, and a proposed road passes through the northern edge of the site. However, as the site is recommended not eligible, no further treatment is recommended.

LA No.	Cultural Affiliation and Dates	Structural/Non-structural	Eligibility Recommendation	Recommended Mitigation
LA 54785 -HCPI 53923 -HCPI 53924 -HCPI 53925	Hispanic, Post-Pueblo Revolt to Recent (A.D. 1692–Present)	Structural	Eligible; Criteria A and C	SWCA recommends that HCPI 53923 (Segment A) within the project area is heavily damaged by recent impacts and continued use of the road by modern vehicular traffic. Portions of this segment appear to be intact immediately southeast of the proposed development and are protected from current impacts by the modern use of the road by a barbed wire fence. HCPI 53924 (Segment B) has been significantly impacted and is largely destroyed in the area of the proposed Paseo del Sol Road crossing. The southern end of the road segment within the project area may be impacted by construction of Lot 62. If the site can be avoided by ensuring impacts to the road are minimized through the use of temporary protective fencing along the west side of the road segment, the segment should be protected with no adverse effect from construction. HCPI 53925 (Segment C) is the most well preserved of the three segments within Phase 3A development. Presently this segment is within the proposed Open Space area with trail segments proposed in the immediate vicinity. This segment should be avoided by all construction activities, including pond trail construction. Interpretive signage may be used to increase the visibility of the wagon road in an attempt to mitigate future damage to the segment as well as provide positive educational outreach.
LA 202469	Unknown Aboriginal (9500 B.C.–A.D. 1850); Unknown Historic (A.D. 1800–Present)	Structural	Undetermined	LA 202469 is within the proposed Lot 56 area of the Phase 3A development. SWCA recommends that the site be avoided by construction. If project activities cannot avoid the site, 100 percent surface collection and data recovery will be necessary to mitigate the impacts to the site. Excavations will include Feature 1 and the area surrounding the hearth, and limited testing of Features 2 and 3 to evaluate the features for integrity.
LA 202470	Unknown Aboriginal (9500 B.C.–A.D. 1850)	Non-structural	Not Eligible	The proposed development of Phase 3A will impact the site, though the site is recommended not eligible for the NRHP. As a result, no further treatment is recommended.
LA 202471	Basketmaker II – Basketmaker III (A.D. 1–700)	Structural	Eligible; Criterion D	LA 202471 is primarily outside of the Phase 3A project area, and the portions within the Phase 3A development plans fall within the Open Space area. As a result, there are no proposed direct impacts to the site from the Phase 3A development. Given that the site is within a drainage with planned developments upstream that could affect the hydrology of the drainage, and the increased traffic from additional residential units, the site will be subject to substantial indirect impacts from potential looting and increased erosion. It is recommended that Tierra Contenta Corporation construct erosional control features downstream of the site in an effort to A) protect the structure from future erosion, and B) armor the site from potential looting.

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APPENDIX A

Cultural Resources Locational Information

This appendix provides the locations of cultural properties and is marked as confidential. Public disclosure is prohibited by Section 18-6-11.1 New Mexico Statutes Annotated 1978 and 36 Code of Federal Regulations 296.18.

Table A-1. Cultural Resources UTM Coordinates (North American Datum [NAD] 83, Zone 13) and PLSS

LA No. / HCPI No.	Township	Range	Section	UTM Site Center Coordinates (NAD 83, Zone 13)	
				Easting	Northing
LA 54760	N/A	N/A	N/A	404534	3942172
LA 54761	N/A	N/A	N/A	404234	3941775
LA 54763	N/A	N/A	N/A	404261	3941835
LA 54762	N/A	N/A	N/A	404476	3941887
LA 54765	16N	8E	13	404635	3941712
LA 54767	N/A	N/A	N/A	404141	3941607
LA 54768	N/A	N/A	N/A	403948	3941438
LA 54777	16N	8E	13	405751	3942076
LA 54783	16N	8E	13	405092	3941689
LA 54785	16N	8E	13	N/A	N/A
LA 202469	N/A	N/A	N/A	404373	3941868
LA 202470	N/A	N/A	N/A	404823	3942200
LA 202471	16N	8E	13	405048	3942466
HCPI 53923	T16N	R8E	13	405016	3942417
HCPI 53924	T16N	R8E	13	404726	3941893
HCPI 53925	T16N	R8E	13	405546	3941980

Table A-2. Isolated Finds UTM Coordinates (NAD 83, Zone 13)

Isolated Find Number	UTM Site Center Coordinates (Zone 13, NAD 83)	
	Easting	Northing
IM 1	403943	3941503
IM 2	404076	3941472
IM 3	404097	3941480
IM 4	404123	3941778
IM 5	404189	3941776
IM 6	404192	3941964
IM 7	404323	3941700
IM 8	404356	3942032
IM 9	404388	3941993
IM 10	404454	3941741
IM 11	404482	3941740
IM 12	404501	3942241
IM 13	404563	3942222
IM 14	404573	3942217
IM 15	404603	3942011
IM 16	404690	3942201
IM 17	405039	3941972
IM 18	405283	3942518

Isolated Find Number	UTM Site Center Coordinates (Zone 13, NAD 83)	
	Easting	Northing
IM 19	405306	3942503
IM 20	405336	3942542

Table A-3. Point-Located Artifact/Artifact concentration UTM Coordinates (NAD 83, Zone 13)

Resource No.	No.	Description	UTM Site Center Coordinates (Zone 13, NAD 83)	
			Easting	Northing
LA 54763	**AC 1**	Artifact concentration	404268	3941798
LA 54765	**PL 1**	polishing stone	404591	3941675
LA 54777	**PL 1**	Translucent obsidian, late-stage biface fragment. 2.3 cm × 1.5 cm × 0.5 cm	405749	3942114
LA 202471	**PL 1**	White chert proximal flake fragment, noncortical, 2–3 cm	405043	3942481
	PL 2	Red chert cortical flake fragment, 4–5 cm	405038	3942471
	PL 3	Red chert flake (north wall of drainage) size, completeness, and cortex unknown	405044	3942469

Table A-4. Feature UTM Coordinates (NAD 83, Zone 13)

Resource No.	Feature No.	Description	UTM Site Center Coordinates (Zone 13, NAD 83)	
			Easting	Northing
LA 54763	**1**	Rock concentration	404270	3941805
LA 54765	**1**	Sediment stain with some ash	404682	3941698
	2	Sediment stain	404684	3941708
LA 54768	**1**	Pithouse	403944	3941441
	2	Charcoal/ash stain	403939	3941433
LA 54777	**1**	Well or base of windmill	405752	3942109
	2	Square concrete and cobble base or foundation to a well or windmill	405754	3942063
	3	Concrete pad, rectangular	405771	3942025
	4	Stone cobble-lined garden	405742	3942107
	5	Cobble-lined walkway	405778	3942028
	6	Push pile, or possibly disturbed prehistoric feature	405746	3942117
	7	Possible push pile, or heavily disturbed prehistoric feature	405755	3942117
	8	200–300 cans and glass bottle fragments	405777	3942044
LA 54783	**1**	Brick-lined foundation, possible dug-out cellar	405105	3941683
	2	Remnants of an approximately 30 × 30–foot chicken coop, east wall still present but not upright	405067	3941716
	3	Collapsed potential outhouse	405041	3941703
	4	Possible shed or corral, collapsed	405049	3941695
	5	Remnants of at least three structures	405137	3941646
	6	Structural remnants	405070	3941696
LA 54785	**1**	Cairn B	405307	3942444
LA 202469	**1**	Possible hearth	404359	3941863

	2	Rock concentration	404386	3941851
	3	Rock concentration	404398	3941865
LA 202471	**1**	Pithouse	405046	3942468

Table A-5. Cultural Resources Surveys in and within 500 m of the Survey Area

NMCRIS Number	Performing Organization	Date Surveyed	Acres	Resources
17350	New Mexico Office of Cultural Affairs Historic Preservation Division	12/13/1986	1,481	45
45400	Cordelia T. Snow (Independent Researcher)	1/31/1994	5	0
46130	Southwest Archaeological Consultants	7/21/1994	539	19
46955	Cibola Research Consultants	9/24/1994	55.75	1
46990	Rio Grande Consultants, Inc.	6/14/1994	8.8	0
49043	Cross Cultural Research Systems	5/15/1995	20	0
51871	Cross Cultural Research Systems	3/31/1996	36.48	1
53618	Stephen Post Consulting Archaeologist	10/21/1996	50	0
54088	County of Santa Fe	10/14/1996	5	0
54401	Stephen Post Consulting Archaeologist	11/18/1996	5	0
56400	Feliz Colibri A.C.S. Corp	4/30/1997	5	0
56739	Feliz Colibri A.C.S. Corp	5/31/1997	19	0
99453	ARCCOM Thomas McIntosh	5/14/2006	65	9
107316	Townsend Archaeological Consultation	7/26/2009	19	0
121709	Tierra Right of Way Services	8/26/2011	0.05	0
145869	Aspen CRM Solutions	5/26/2020	9.88	1

Table A-6. Cultural Resources in and within 500 m of the Survey Area

Site Number (LA)	Occupation	Location Inside/Outside Project Area	Original Recording Date
LA 54749	Archaic (1310–1092 B.C.) to Anasazi (A.D. 1200–1325)	Outside	5/5/1986
LA 54756	Unknown Prehistoric/Historic (9500 B.C.–A.D. 1993)	Outside	1/1/1986
LA 54757	Coalition (A.D. 1200–1325)	Outside	1/1/1986
LA 54758	Unknown Aboriginal (9500 B.C. –A.D. 1550), Unspecified Anglo-Hispanic (A.D. 1550–present)	Outside	1/1/1986
LA 54759	U.S. Territorial to Recent (A.D. 1880–1950)	Outside	1/1/1986
LA 54760	Unknown Aboriginal (9500 B.C. –A.D. 1550), Unspecified Anglo-Hispanic (A.D. 1550–present)	Inside	1/1/1986
LA 54761	Late Archaic to Developmental (1800 B.C. –A.D. 900)	Inside	1/1/1986

LA 54762	Developmental to Coalition (A.D. 900–1300); Post-Pueblo Revolt (A.D. 1692–1821)	Inside	1/1/1986
LA 54763	Developmental (A.D. 700–1100)	Inside	1/1/1986
LA 54764	Unknown Prehistoric/Historic (9500 B.C.–A.D. 1993)	Inside	1/1/1986
LA 54765	Unknown Prehistoric/Historic (9500 B.C. –A.D. 1993)	Inside	1/1/1986
LA 54766	Unknown Prehistoric/Historic (9500 B.C. –A.D. 1993)	Outside	1/1/1986
LA 54767	Classic (A.D. 1300–1600)	Inside	1/1/1986
LA 54768	Unknown Prehistoric/Historic (9500 B.C. –A.D. 1993)	Inside	1/1/1986
LA 54769	Unknown Prehistoric/Historic (9500 B.C. –A.D. 1993)	Outside	1/1/1986
LA 54770	Unknown Prehistoric/Historic (9500 B.C. –A.D. 1993)	Outside	1/1/1986
LA 54772	Classic (A.D. 1300–1600)	Outside	1/1/1986
LA 54773	Unknown Prehistoric/Historic (9500 B.C. –A.D. 1993)	Outside	1/1/1986
LA 54774	Unknown Prehistoric/Historic (9500 B.C. –A.D. 1993)	Outside	1/1/1986
LA 54776	Unknown Prehistoric/Historic (9500 B.C. –A.D. 1993)	Outside	1/1/1986
LA 54777	Developmental (A.D. 900–1100), Statehood/WWII (A.D. 1912–1945)	Inside	1/1/1986
LA 54778	Unknown Prehistoric/Historic (9500 B.C. –A.D. 1993)	Outside	1/1/1986
LA 54779	Unknown Aboriginal (9500 B.C. –A.D. 1550)	Outside	1/1/1986
LA 54782	Unknown Prehistoric/Historic (9500 B.C. –A.D. 1993)	Outside	1/1/1986
LA 54783	Statehood/WWII (A.D. 1912–1945)	Inside	1/1/1986
LA 54785	Post-Pueblo Revolt to U.S. Territorial (A.D. 1692–1912)	Inside	1/1/1986
LA 105281	Statehood/WWII (A.D. 1930–1945)	Outside	6/15/1994
LA 107719	Post-Pueblo Revolt to Recent (A.D. 1740–1950)	Outside	6/15/1994
LA 107720	Post-Pueblo Revolt to U.S. Territorial (A.D. 1740–1912)	Outside	6/15/1994
LA 113618	Post-Pueblo Revolt to U.S. Territorial (A.D. 1742–1912)	Outside	3/20/1996
LA 153026	Unknown Aboriginal (9500 B.C. –A.D. 1850)	Outside	5/3/2006
LA 153027	Unknown Aboriginal (9500 B.C. –A.D. 1850)	Outside	5/7/2006
LA 153030	Unknown Aboriginal (9500 B.C. –A.D. 1850)	Outside	5/13/2006

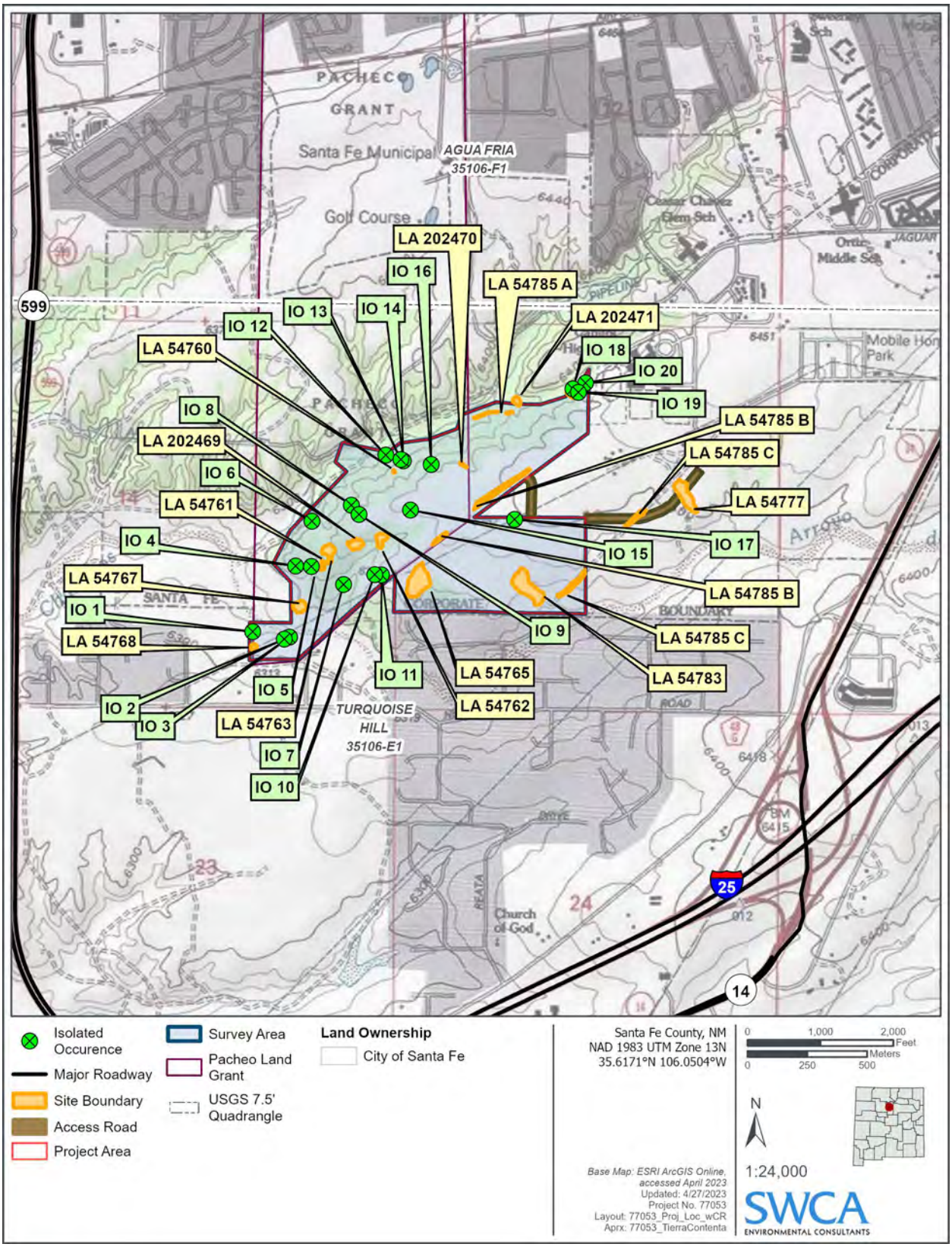

Figure A-1. Project location with cultural resources.

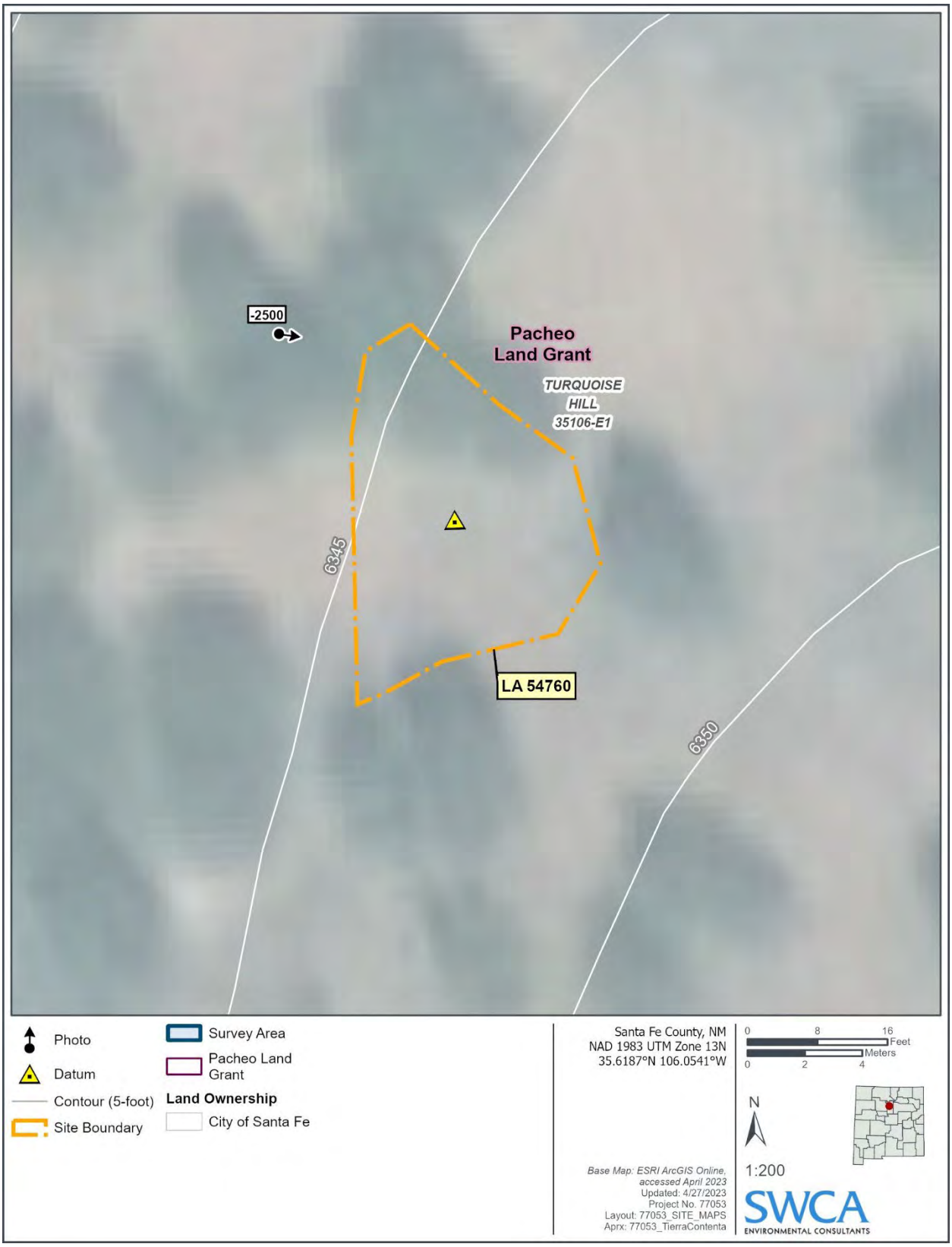

Figure A-2. LA 54760 site plan map.

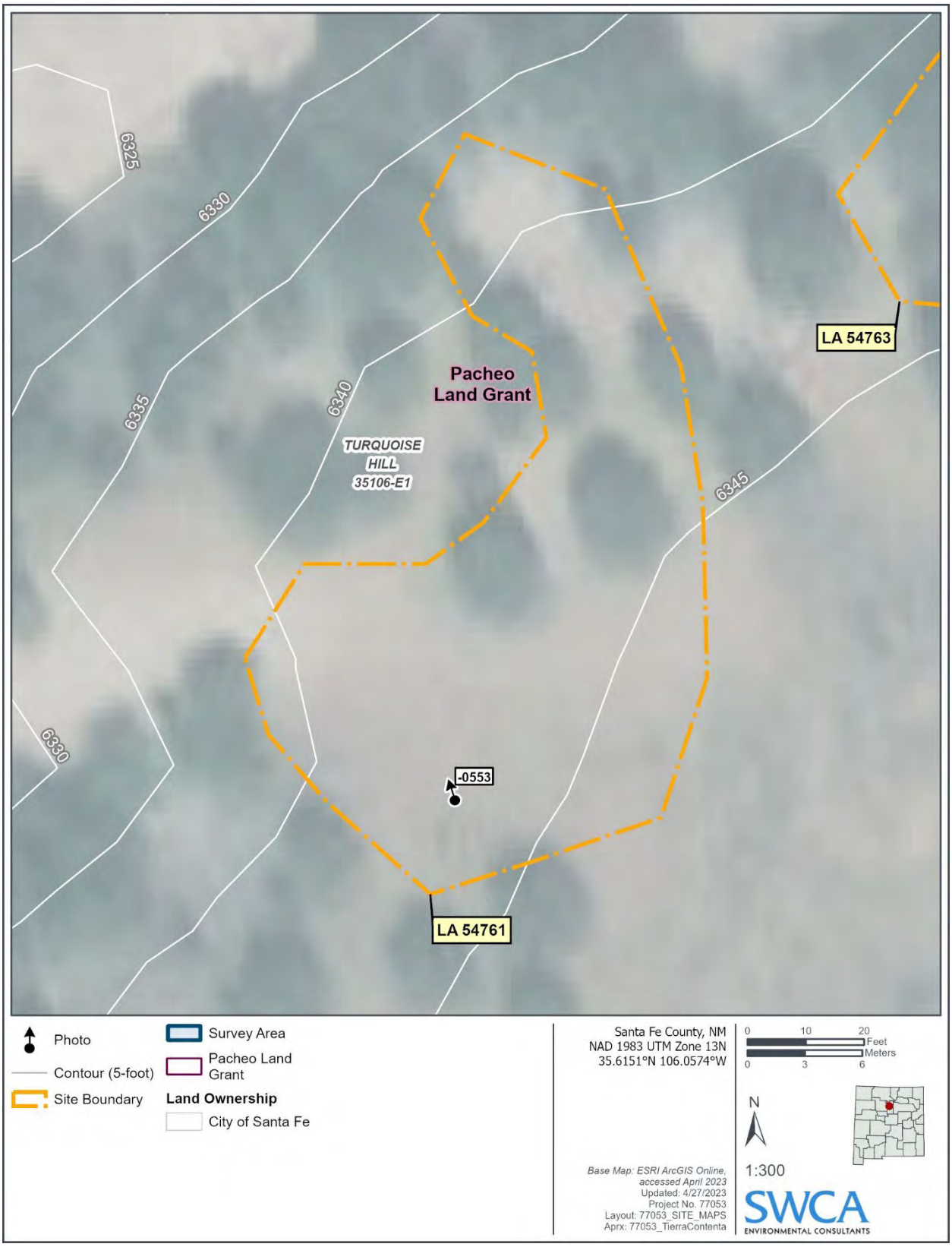

Figure A-3. LA 54761 site plan map.

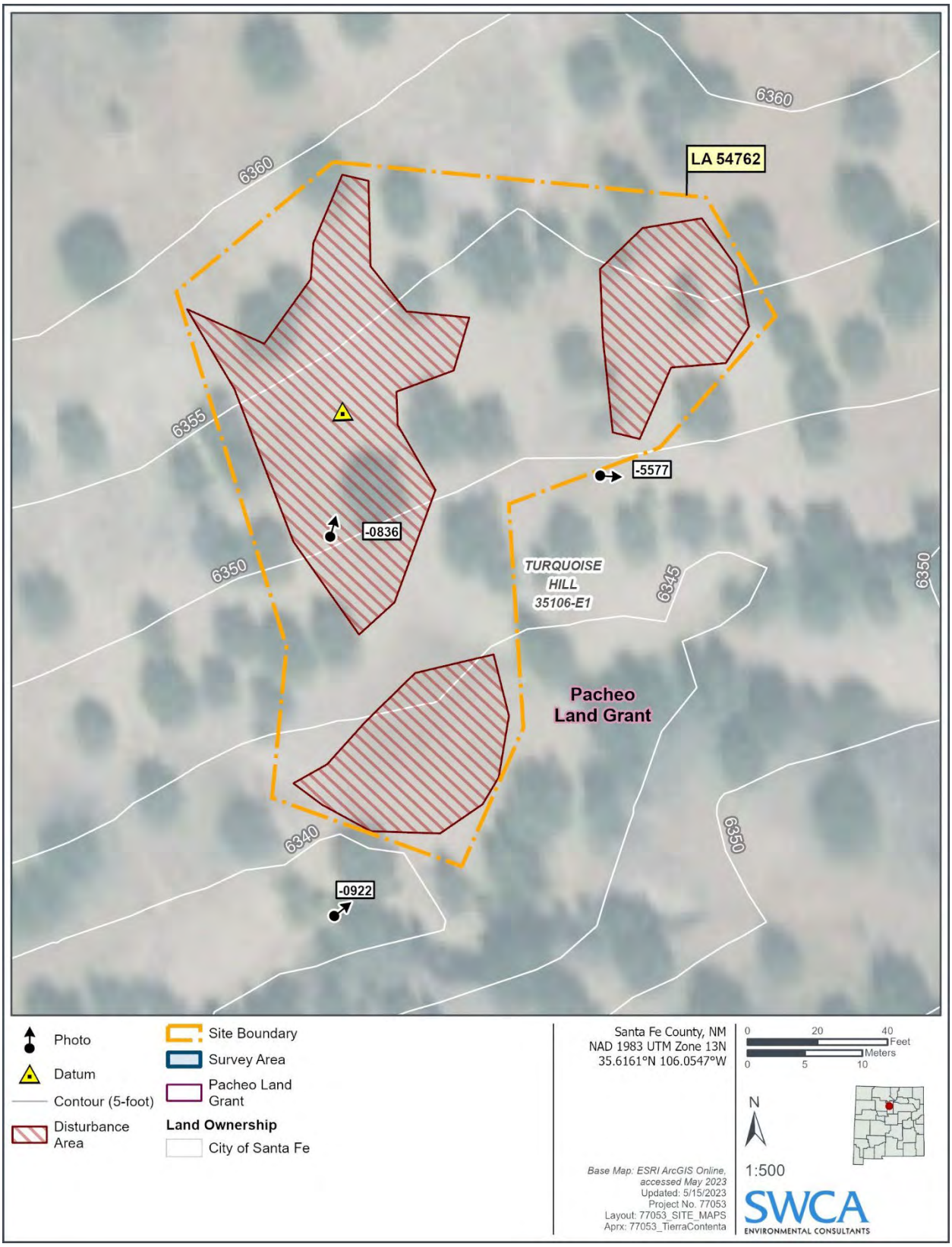

Figure A-4. LA 54762 site plan map.

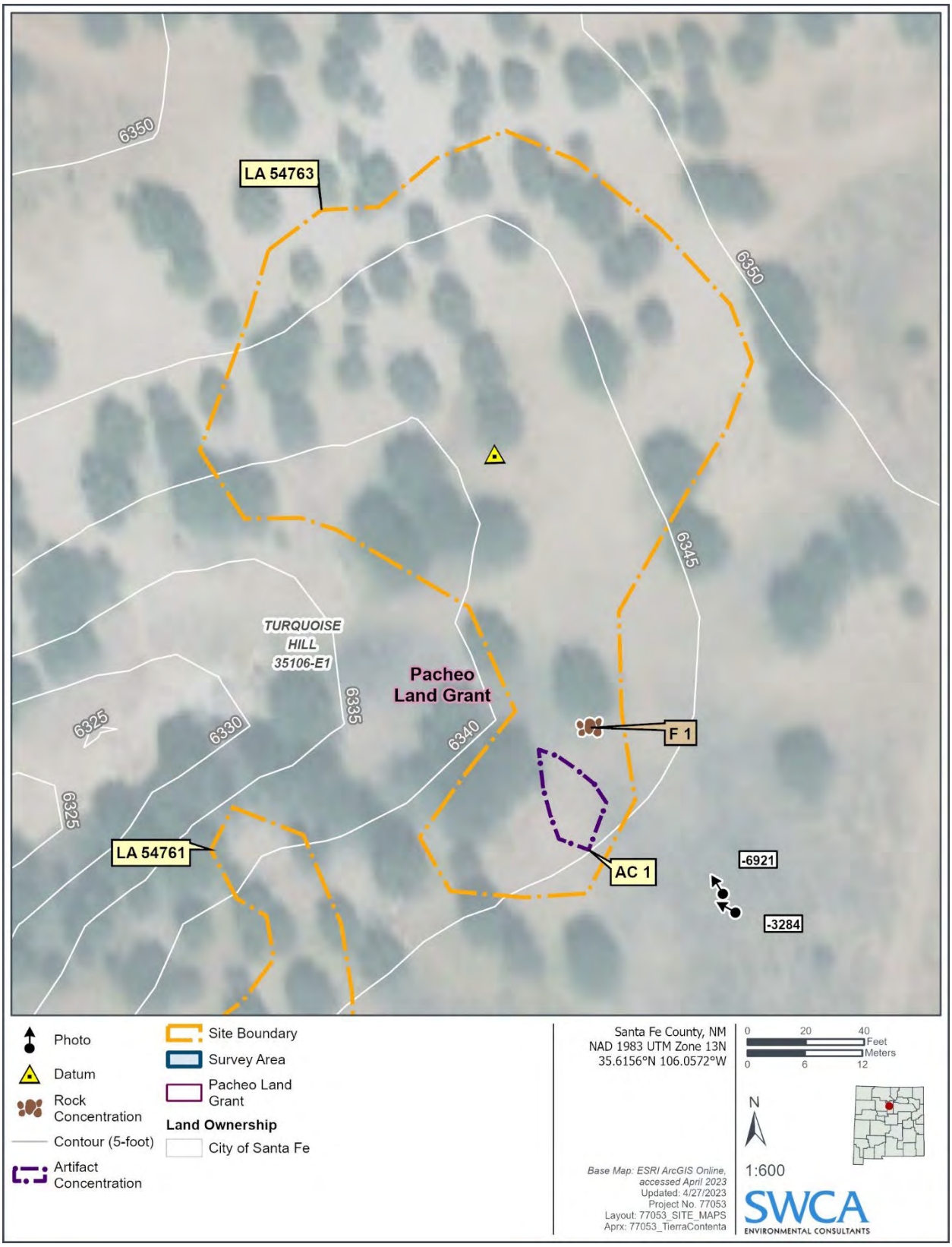

Figure A-5. LA 54763 site plan map.

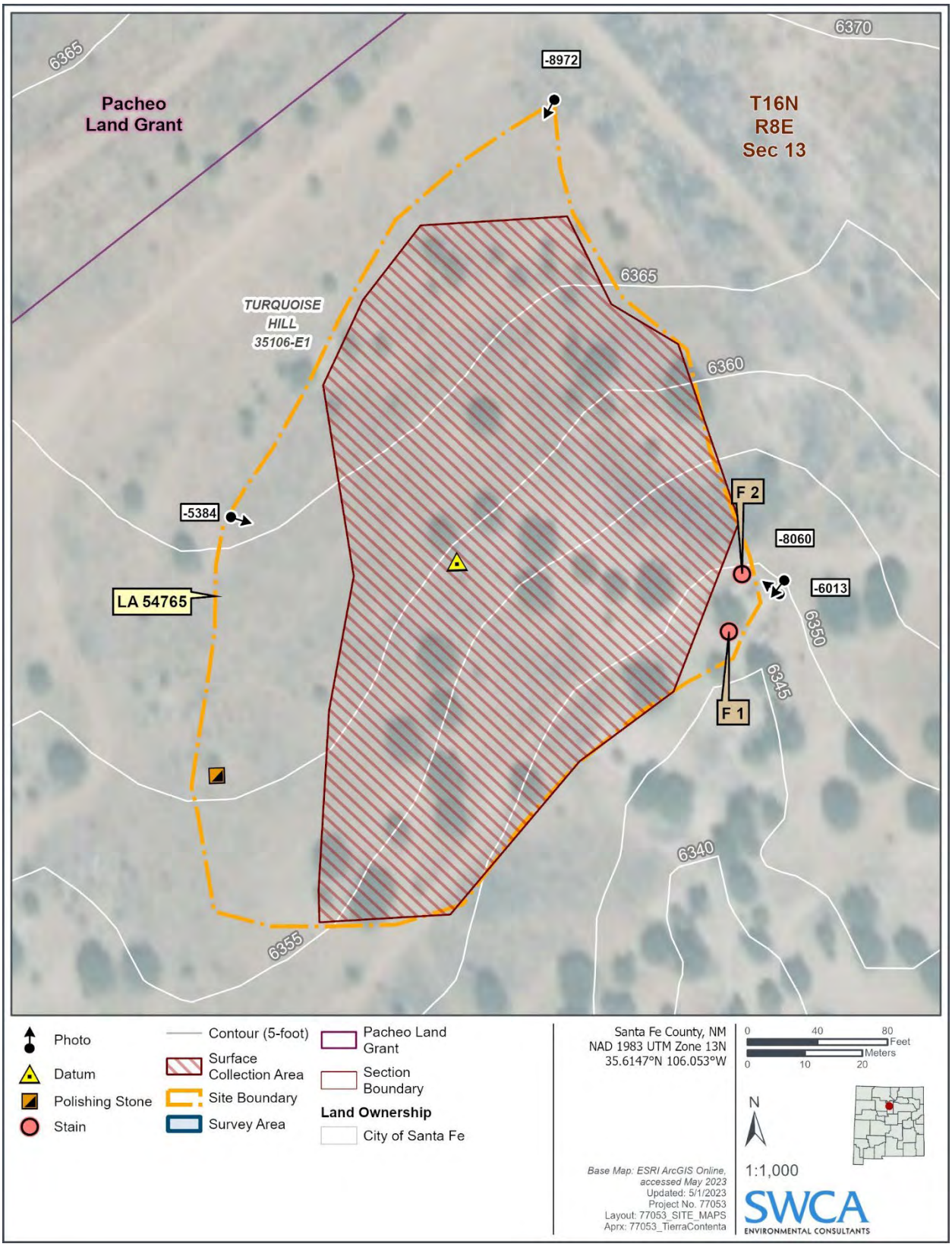

Figure A-6. LA 54765 site plan map.

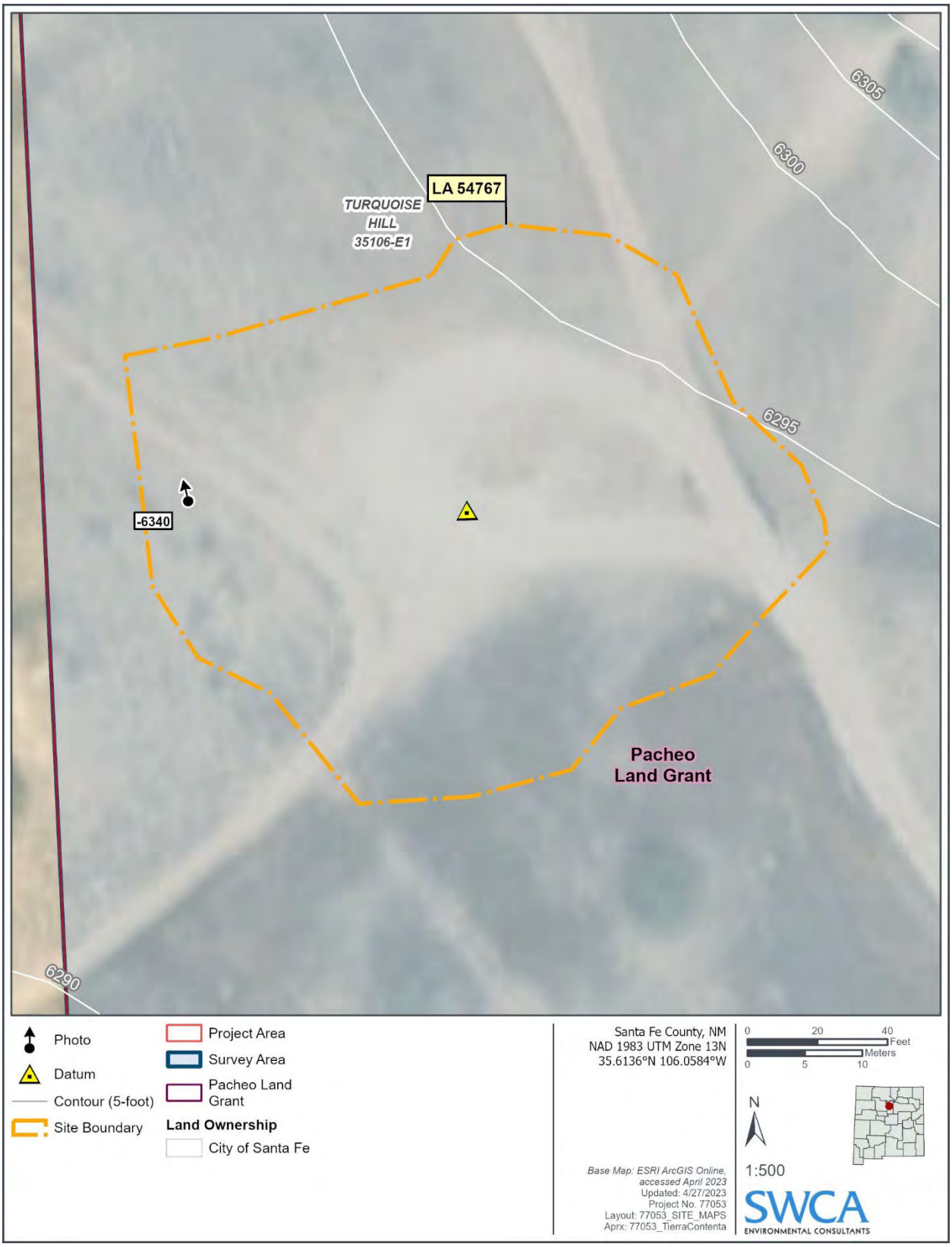

Figure A-7. LA 54767 site plan map.

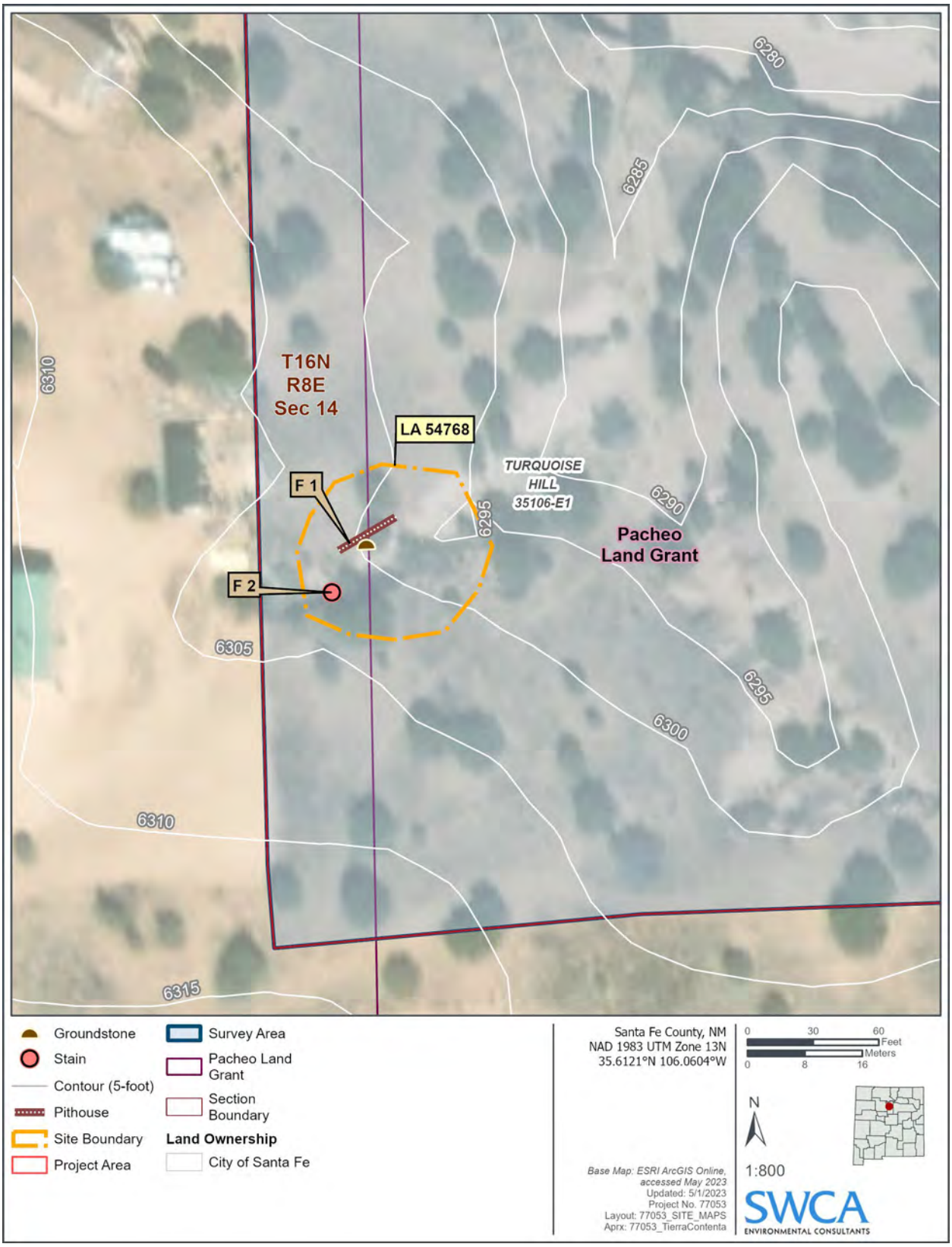

Figure A-8. LA 54768 site plan map.

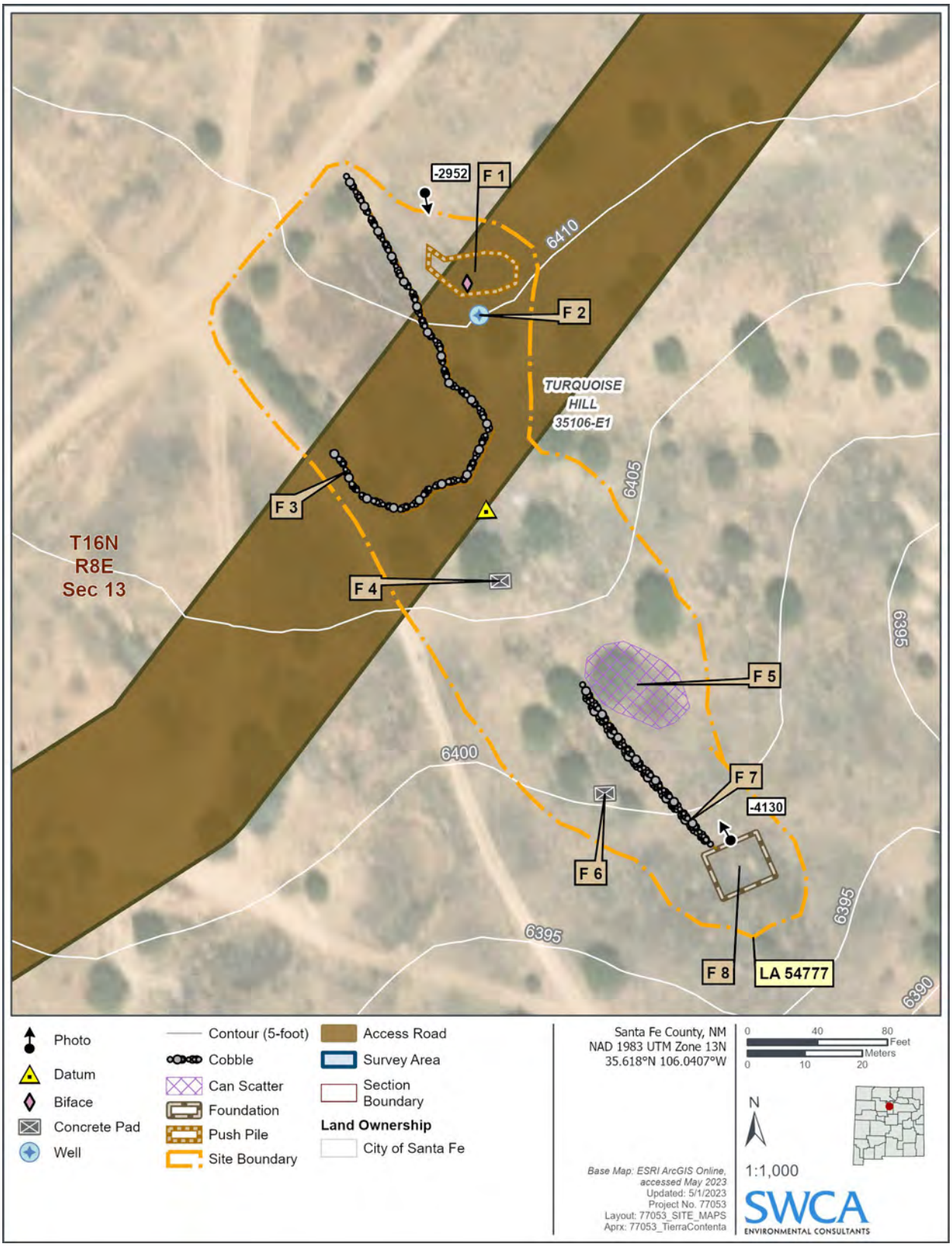

Figure A-9. LA 54777 site plan map.

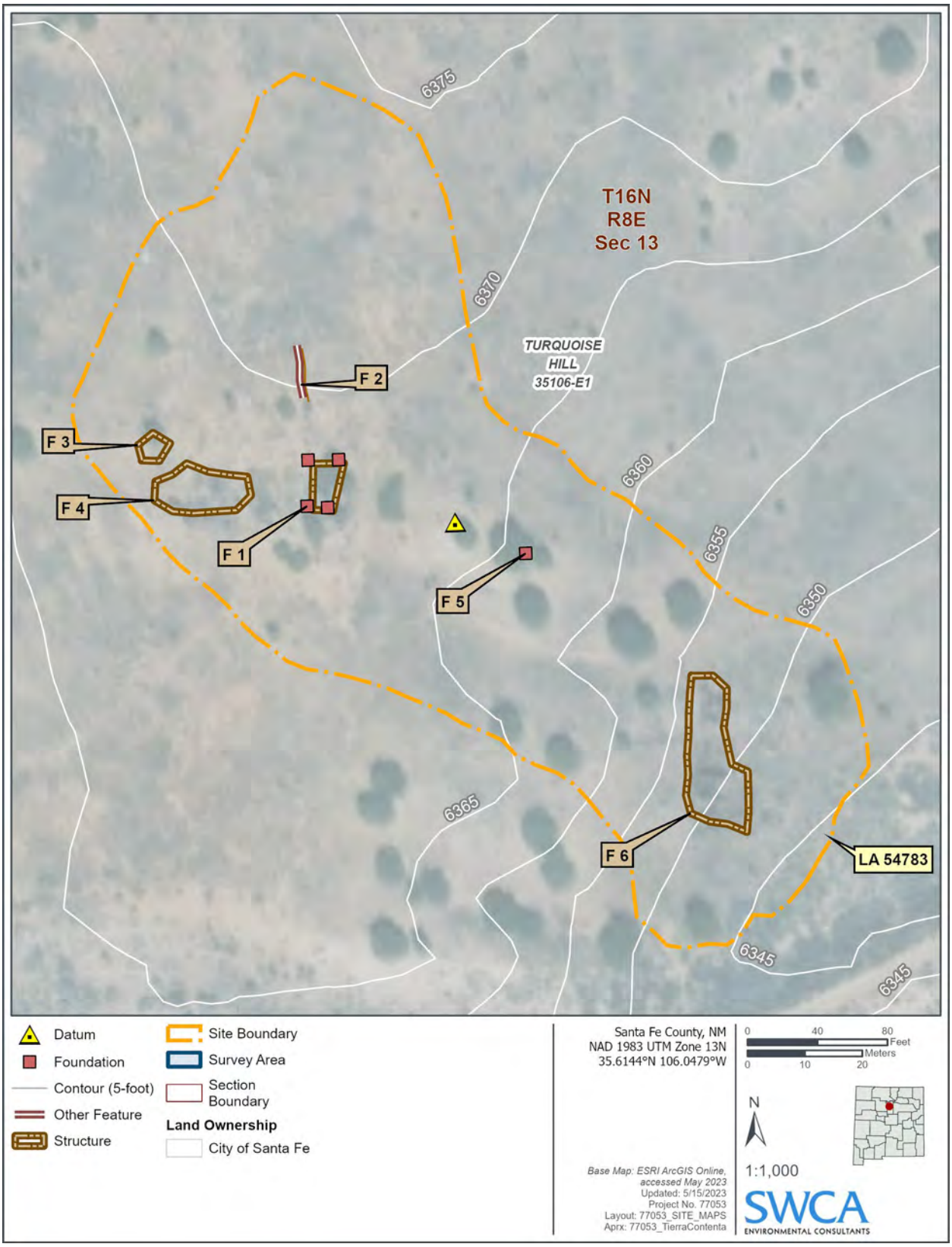

Figure A-10. LA 54783 site plan map.

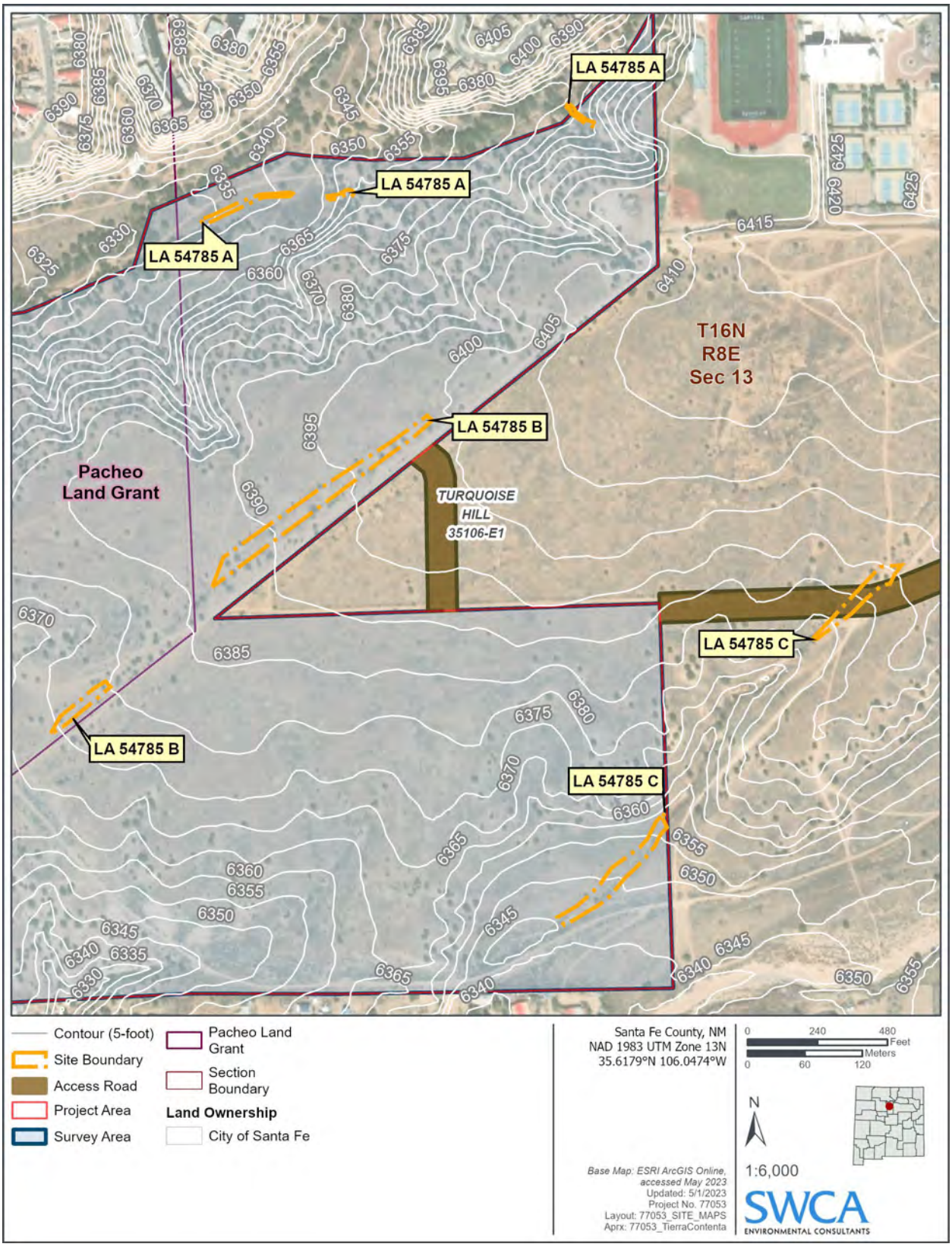

Figure A-11. LA 54785 site plan map with overview of HCPI 53923, HCPI 53924 and HCPI 53925.

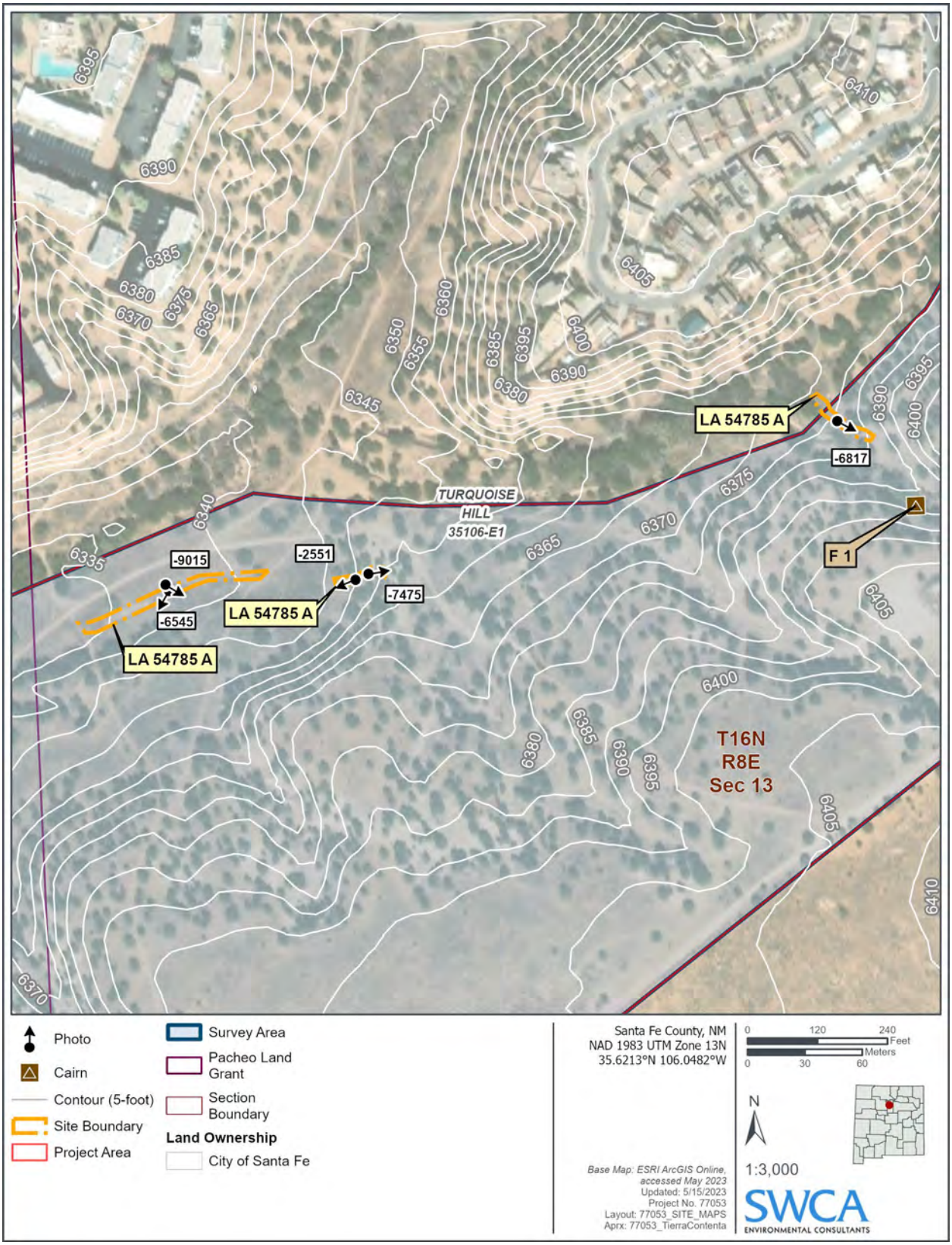

Figure A-12. LA 54785 site plan map with HCPI 53923 (segment A) detailed.

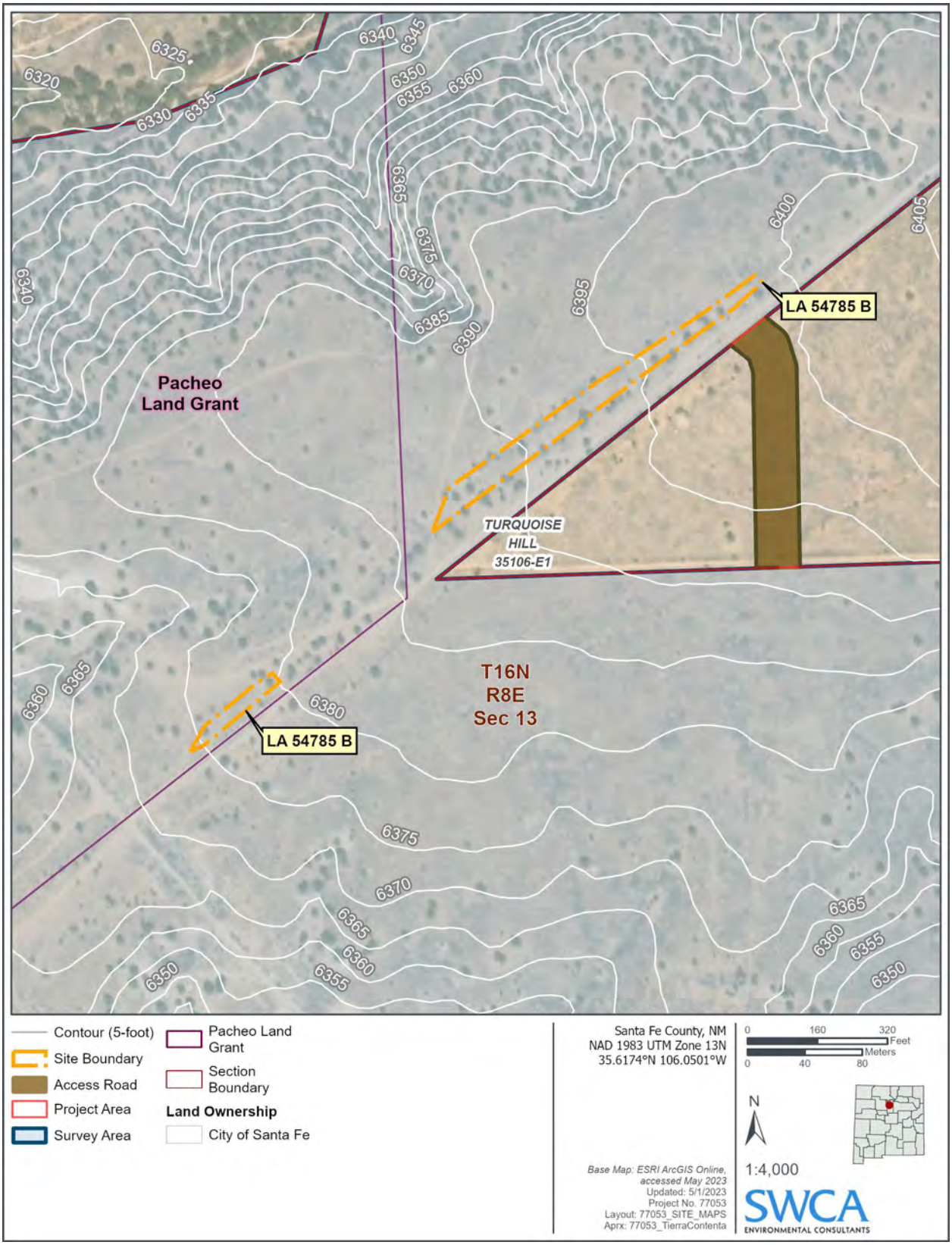

Figure A-13. LA 54785 site plan map with HCPI 53924 (section B) detailed.

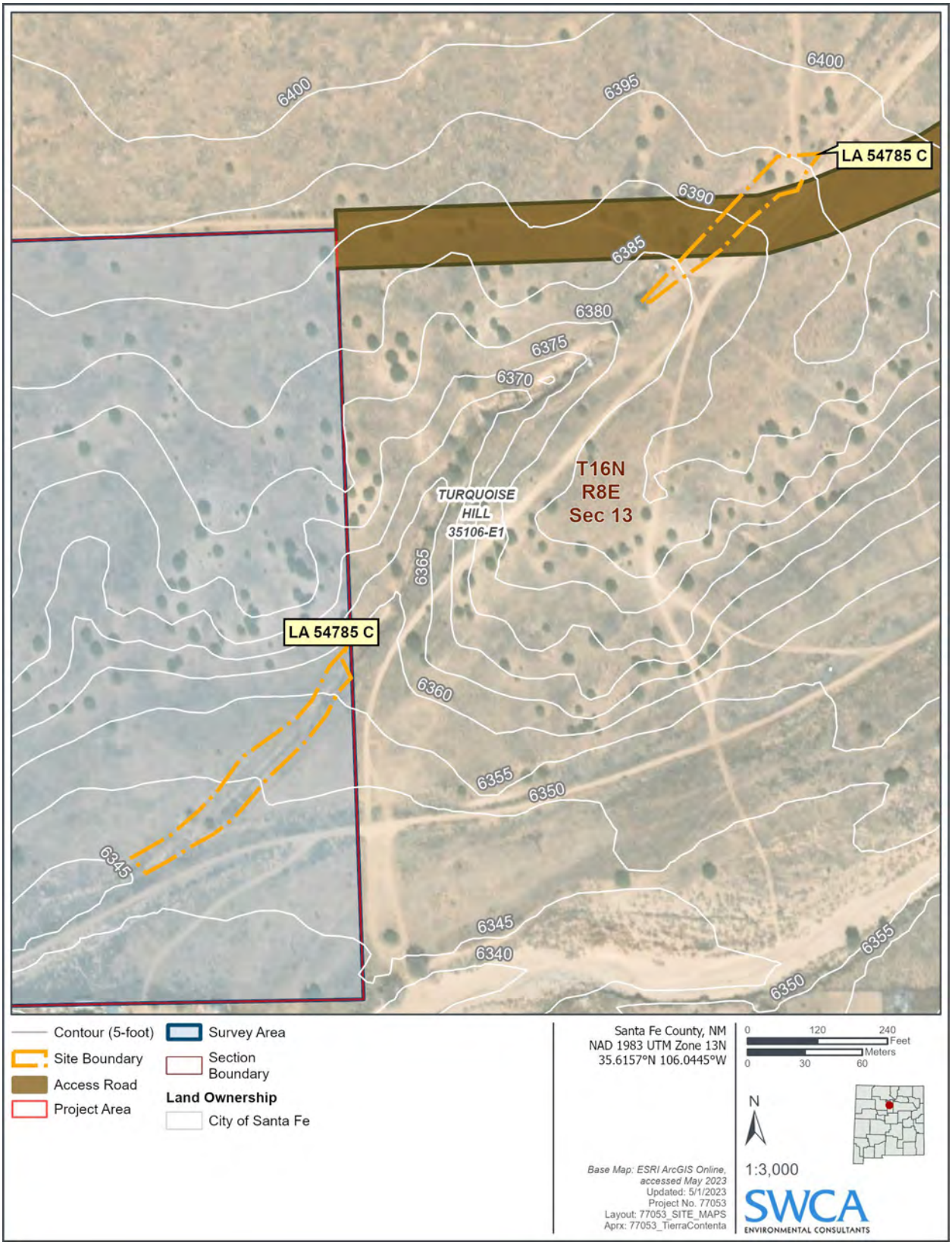

Figure A-14. LA 54785 site plan map with HCPI 53925 (section C) detailed.

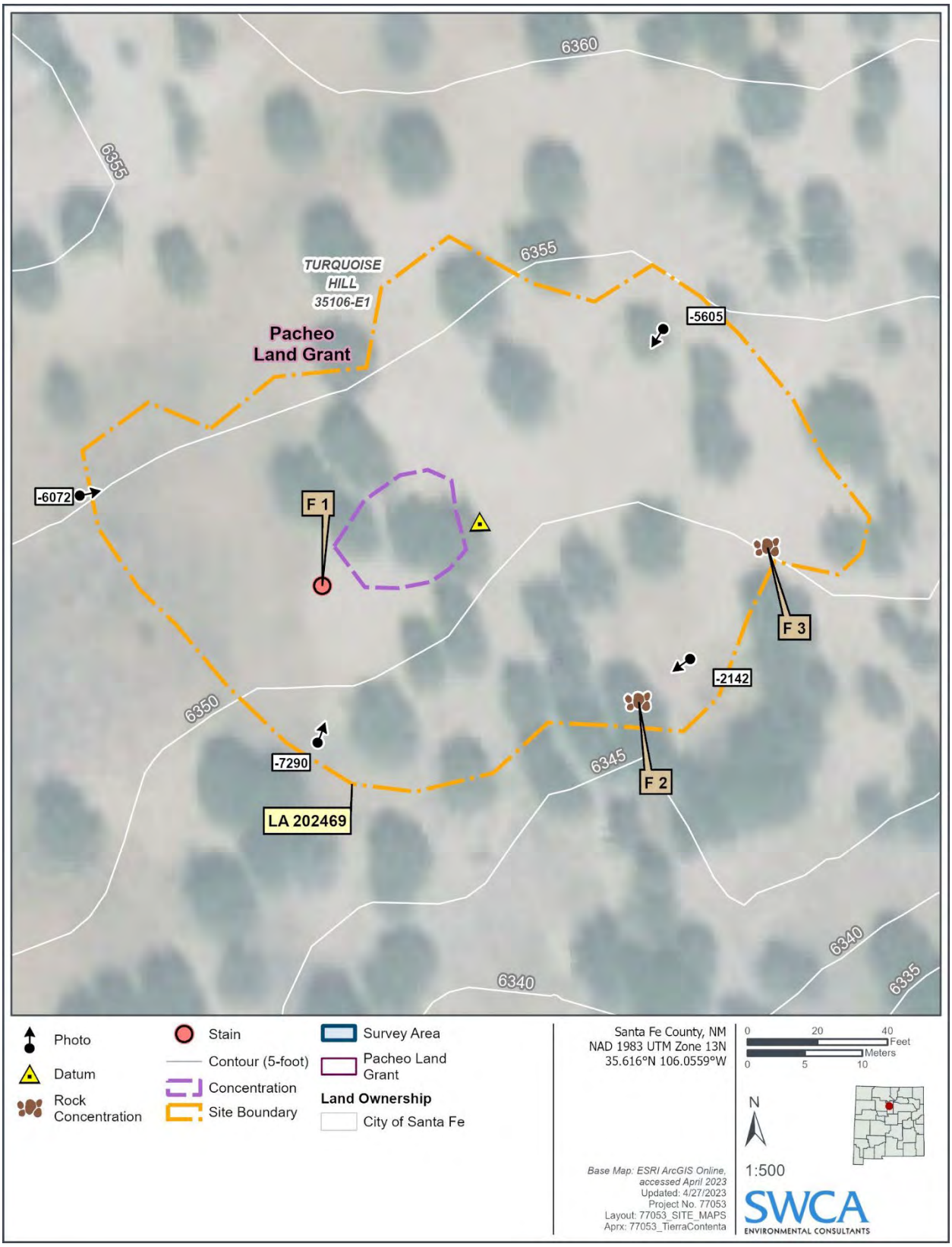

Figure A-15. LA 202469 site plan map.

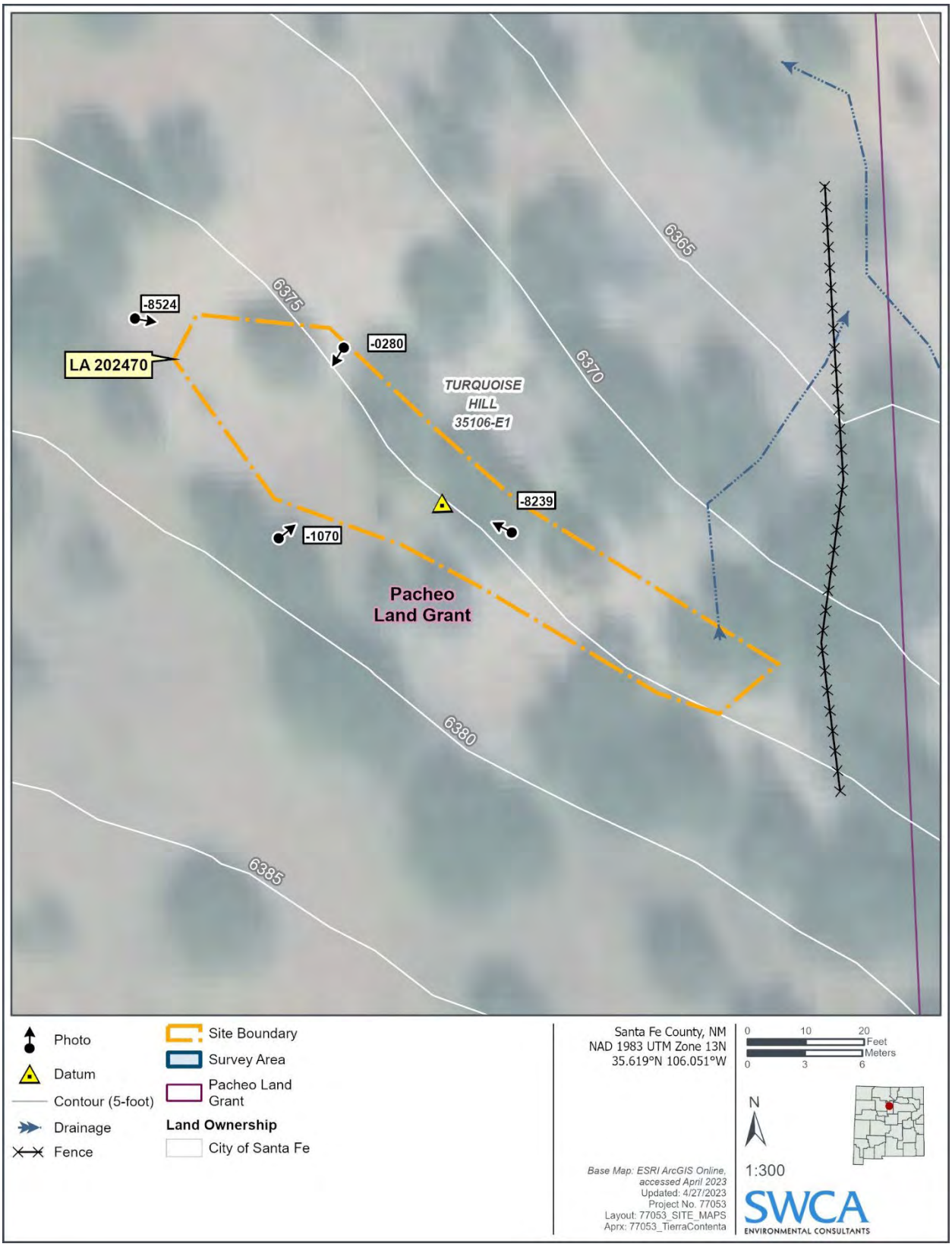

Figure A-16. LA 202470 site plan map.

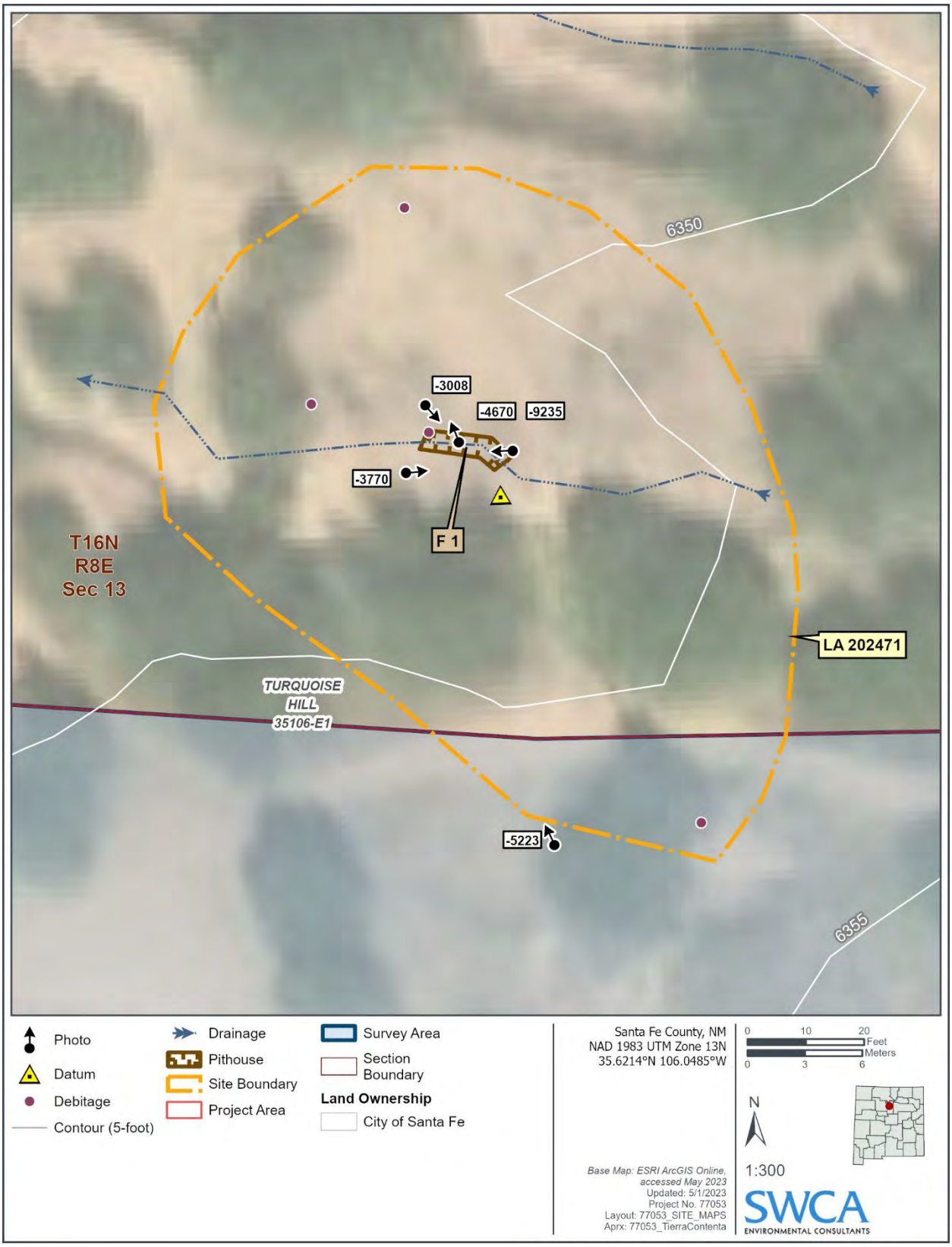

Figure A-17. LA 202471 site plan map.

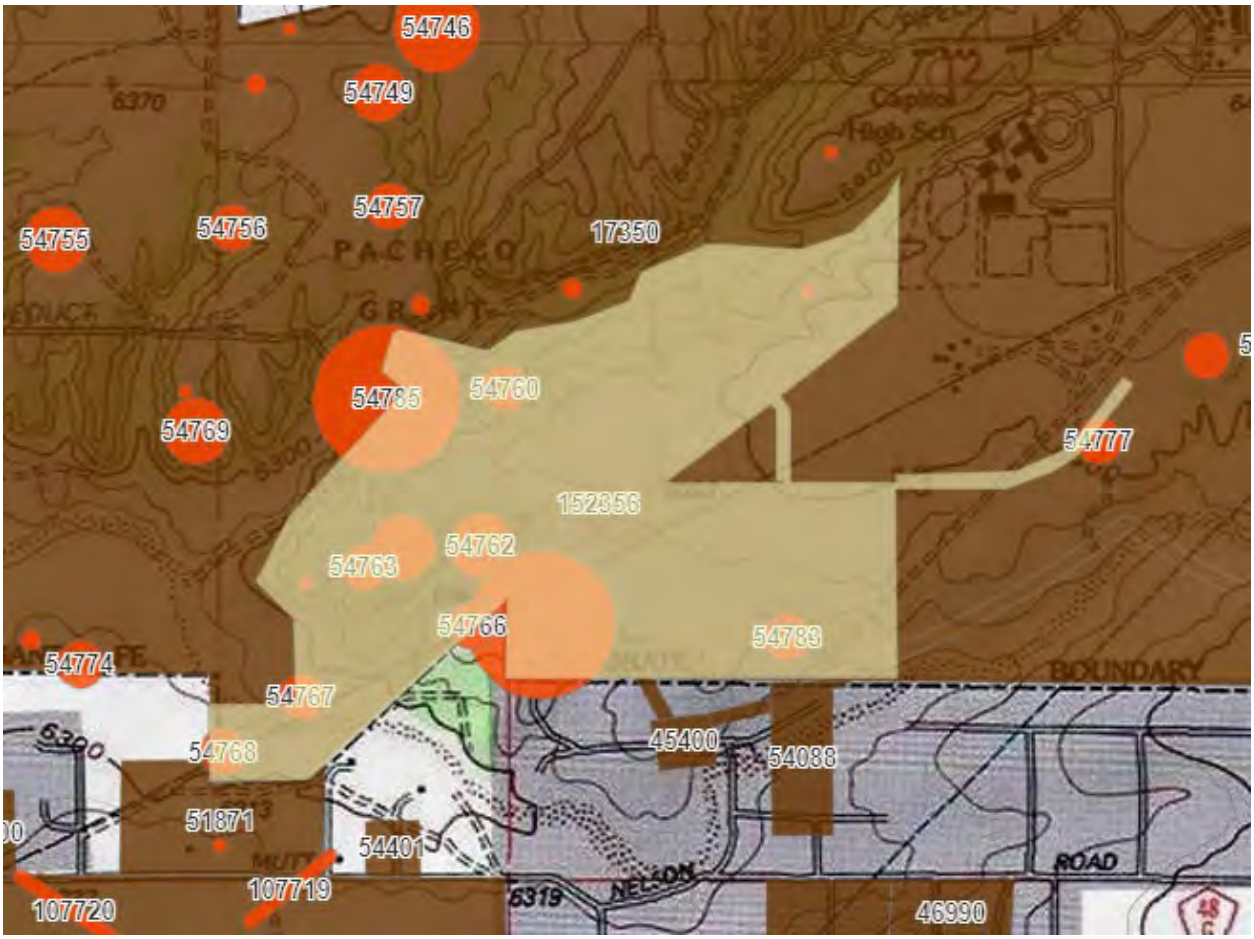

Figure A-18. NMCRIS search of the project area (yellow polygon). Brown polygons represent archaeological surveys and orange polygons represent archaeological sites.

City of Santa Fe, New Mexico

Attachment B

Applicant Submittals

3. Annexation Plat 1986, Master Plan Amendment #1, Annexation Agreement 1994, Tierra Contenta Phase 3A Design Standards

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

1122756

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

RECITALS

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

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

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

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

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

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

1122757

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

AGREEMENTS

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

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

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

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

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

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

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

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

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

5. **DEVELOPMENT OF THE PROPERTY.**

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

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

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

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

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

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

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

6. **PHASING.**

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

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

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

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

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

7. **AFFORDABLE HOUSING.**

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

1122760

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

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

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

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

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

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

9. **PARKS, OPEN SPACE AND OTHER DEDICATIONS.**

A. Concurrently with approval of any final development plan and prior to any development of the Property, each Landowner agrees to dedicate park land and open space to the City as shown on the Master Plan.

B. Such dedications shall be made under the following Schedule:

(1) Tierra will dedicate to the City an estimated 214 acres for parks and open space according to the Phasing Plan.

(2) Elisia agrees to dedicate to the City no less than forty-five (45) acres for park and open space the same being all of the land in the open space system and the neighborhood park (Tract 27) on the Elisia property, at the time Elisia obtains its approval of a Phase 1 final subdivision plat.

(3) The School for the Deaf, or if applicable, NMSD Assigns, agrees to dedicate to the City no less than sixty (60) acres, for park and open space, such land being described as part of the open space system during Phase 2. Such dedication will occur after the City has acquired right-of-ways for the construction of the Arroyo Chamiso bike and pedestrian trail system through the PRC Owners' properties. 1122761

(4) The Adjoining Owners agree to dedicate to the City no less than ten (10) acres in Arroyo Chamiso for park and open space, such land being described as part of the open space system Such dedication will occur after the City has acquired right-of-ways for the construction of the Arroyo Chamiso bike and pedestrian trail system through the PRC Owners' properties or application for a final development permit, whichever occurs first.

(5) The dedications described in this paragraph 9 will completely fulfill and satisfy the required land dedication for parks and open space of the Santa Fe City Code and this Agreement for all development of the School for the Deaf property, if applicable, the NMSD Assigns' property, the Elisia' property, and the Adjoining Owners' property.

C. Concurrently with submission of any preliminary development plan by a PRC Owner or in the case of an Adjoining Owner, a final development plan, and prior to development, the PRC Owner or Adjoining Owner shall contribute to the cost of the multipurpose trail system in the urban park as shown on the Master Plan. The contribution shall be based on the number of residential units approved for that owner's respective property. The cost per residential unit shall be computed by dividing the total cost of the trail system by the total number of residential units approved in the Master Plan. Each contribution for the trail system may be proportionately reduced in the event the City receives City, State or Federal funds for the development of the trail system. The reduction of each contribution shall be in proportion to the ratio of government funds received to total cost of the trail system.

D. At the time of development, the Board of Education shall develop ball fields and/or soccer fields on the two (2) elementary school sites shown on the Master Plan. These fields shall be open for public use subject to the scheduling of school related events by the Board of Education. The City shall maintain these fields according to a separate agreement between the City and the Board of Education.

E. At the time of development, each of the PRC Owners and Adjoining Owners shall be solely responsible for tree plantings, enhanced medians and other landscaping areas along the major roads shown on the Master Plan within each owner's property. The landscape areas and enhanced medians shall be dedicated to the City, after which the City shall maintain these areas.

F. At the time of development, each PRC Owner and Adjoining Owner of any portion of the Property shall develop the park plazas on their respective property as shown on the Master Plan, if any.

G. All parks, trail systems, and open space dedicated to the City shall thereafter be maintained by the City.

10. **CITY SERVICES.**

A. **Fire and Police Protection.** Fire and police protection for development of the Property will be provided by City Police and Fire Department facilities and personnel.

B. **Refuse.** Refuse collection and disposal services within the Property shall be provided by the City or its agents in accordance with the Santa Fe City Code.

C. **Water Service.**

(1) As a condition of development of the Property, each PRC Owner and Adjoining Owner shall connect the proposed development to the Sangre de Cristo Water Company water delivery system using dedicated easements and right-of-way which shall allow extension of water mains through the Property as required by the Sangre de Cristo Water Company and the City. Individual PRC Owners and Adjoining Owners shall dedicate easements or rights-of-way through their portions of the Property as shown on the final subdivision plat to insure the water lines can be built accordingly through the Property.

(2) Each PRC Owner and Adjoining Owner shall construct water lines, as shown on the Master Plan, that run through or adjacent to their property. Each PRC Owner and Adjoining Owner is responsible for constructing the entire water line across that owner's property. In the event that a water line, as shown in the Master Plan, runs adjacent to two or more property boundary lines, then each adjacent PRC Owner or Adjoining Owner will share proportionately in the cost, according to the ratio of each owner's lineal foot frontage adjacent to the water line.

(3) In the event a Landowner constructs a water line on property other than that owner's property, the City will require reimbursement be paid to the owner constructing the line from the property owner across whose property the water line was built prior to any development on that property. Upon completion of improvements for which reimbursement is required, the party constructing the improvements shall file a certified schedule of actual costs reasonably incurred in installing the improvements dedicated to the City ("Reimbursement Schedule") with the Technical Review Division.

(4) Reimbursement shall include payment of interest at a rate corresponding to the increase, if any, in the U.S. Bureau of Labor Statistics, All-Urban Consumer Price Index (CPI-U) for all items (the composite of all CPI components) published for the U.S. City Average, West Region, using the index base of the 1982-1984 = 100 or its succeeding index ("CPI") computed by using the CPI as of the month of the date of delivery of the Reimbursement Schedule to the City, as the base figure ("Base Month") compared with the CPI for the same Base Month in the year reimbursement is due ("CPI Interest Rate"). For example: If a Reimbursement Schedule is delivered to

the City in December, 1994 and the CPI for December, 1994 was 150.0 and the reimbursement is due in December 1995, and the CPI for December, 1995 is 157.5, the increase in the CPI would be five percent (5%) resulting in an annual interest rate of five (5%). Notwithstanding the foregoing, the annual CPI Interest Rate shall not be greater than eight percent (8%).

1122762

(5) In exchange for receiving water service, no well shall be drilled on any property owned by the PRC Owners or Adjoining Owners after the Effective Date of this Agreement. No water rights shall be transferred to permit a diversion of water from the properties of PRC Owners and Adjoining Owners.

D. **Wastewater Collection and Sewer Service.**

(1) Wastewater improvements are specified in the Schedule of Improvements attached as Exhibit 3.

(2) It is understood by the parties that the City intends to construct wastewater improvements within the Property that will provide service to areas located outside of the boundary of the Property.

(3) The City and each PRC Owner and Adjoining Owner will contribute a proportionate share of the cost of the south branch Arroyo Chamiso sewer line constructed to serve development within the Property. Such proportionate share shall be based on the cost of an eight inch (8") line and shall be a fraction based on the total developable acreage in the specific tract served by the sewer line, divided by the total developable acreage of all properties served by the sewer line, or such other equitable means of cost distribution as agreed to by each PRC Owner and Adjoining Owner. Payment to the City shall be made at the earlier of recordation of a final subdivisions plat or final development plan ("Sewer Construction Assessment").

(4) Only one Sewer Construction Assessment for construction of the sewer line within the Property shall be levied against any PRC Owner and Adjoining Owner.

(5) In lieu of the procedure set forth in subparagraph 10.D.(3) above, the City and PRC Owners and Adjoining Owners may agree to establish an assessment district for construction of storm water, wastewater collection and sewer service improvements to serve the Property.

(6) Each PRC Owner and Adjoining Owner shall dedicate sewer easements on that owner's tract of the property as shown on a final subdivision plat or final development plan if not already dedicated under paragraph 14. The School for the Deaf will make such dedication of sewer easements as provided in paragraph 14.

(7) The City agrees to complete the engineering and construction of the south branch of the Arroyo Chamiso sewer line, as shown in the Master Plan, within three (3) years from the Effective Date of this Agreement.

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(8) The PRC Owners and Adjoining Owners shall construct and pay for all sewer lines on their property other than the Arroyo Chamiso Line.

(9) In the event a Landowner constructs a sanitary sewer line on property other than that Landowner's property, the City will require reimbursement be paid to the owner constructing the line from the property owner across whose property the sewer line was built prior to any development on that property. Upon completion of improvements for which reimbursement is required, the party constructing the improvements shall file a Reimbursement Schedule of actual costs reasonably incurred with the Technical Review Division of the City. Reimbursement shall include payment of interest at the CPI Interest Rate as described in paragraph 10.C.(4).

E. **Streets and Other Rights of Way.**

(1) All streets and roads built by PRC Owners and Adjoining Owners will be designed and constructed in accordance with the Santa Fe City Code (1987).

(2) The PRC Owners and Adjoining Owners shall construct off-site roadway improvements as specified below (a) through (e) related to development of the Property as established by the Master Plan and the detailed Traffic Impact Analysis prepared for the Property pursuant to paragraph 10.F of this Agreement (the "TIA"). The offsite roadway improvements shall exclusively consist of:

(a) three intersections with Airport Road, exclusive of South Meadows Road;

(b) Three intersections with Cerrillos Road;

(c) one at-grade intersection with the Santa Fe By-Pass;

(d) Ocate Road from the Hernandez property to Cerrillos Road; and

(e) Country Club Road From Elisia property to Airport Road.

The roadway improvements listed under subparagraphs (a) through (e) above are shown on Exhibit 2 attached hereto and incorporated herein as if fully set out.

(3) The PRC Owners and Adjoining Owners shall contribute a proportionate share of the cost of building the offsite roadway improvements specified above 2 (a) through (e) based upon the traffic contribution established by the TIA as provided in this paragraph 10.E.

(4) Tierra will be entirely responsible for the cost of the at-grade intersection and signalization at Academy and the Santa Fe Bypass and the cost of two intersection improvements at Airport Road and Paseo del Sol and Golf Club Road, not including the intersection of Airport and Country Club Road.

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(5) Elisia and Tierra will be jointly responsible for the construction of Country Club Road and its intersection with Airport Road. NMSD Assigns and Tierra will be jointly responsible for the intersection of Academy Road with Cerrillos Road.

(6) The relative responsibilities for financing these improvements will be determined by the TIA prepared as part of the Phase I preliminary plat submittal and as approved by the Landowners or their then assigns.

(7) The road known as "Ocate Road" commencing at the School for the Deaf's property and running through the Hernandez property to Cerrillos Road and this road's intersection with Cerrillos Road will be the responsibility of NMSD Assigns and the Adjoining Owners although other owners along Ocate Road may also be asked to contribute. Cost sharing among these owners will be determined through separate agreement among these owners and based upon the TIA and an allocation of "service units" to each property based upon the developable acreage within each owner's property and the permitted use of the property. The term "service unit" shall mean a standardized measure of consumption, use, or generation attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards for a road improvements and based upon use of the properties benefitted by the road, that is, single family residential, multifamily, commercial or industrial uses.

(8) Herrera will be responsible for the cost of intersection improvements and signalization which will serve the Property at the intersection of the south bound lane of Cerrillos Road and the road which runs across the Herrera property south of Ocate Road to be known as "Herrera Road".

(9) All roadway rights-of-way within the Property which are shown on the Master Plan shall be dedicated to and maintained by the City.

(10) Other road network improvements for a north/south street extending north of Airport Road to connect with either Alameda or Rufina and for one east/west street extending across Cerrillos Road to Richards Avenue and Academy Road from South Meadows to Cerrillos Road are the responsibility of the City.

F. **Traffic Impact Analysis.** Concurrent with the submittal of the Phase 1 preliminary subdivision plat, the City shall prepare the TIA for the Property and shall allocate service units for each proposed development as provided in subparagraphs 10.E.(7) above. The TIA shall address the traffic impacts which will be generated by each proposed phase of development under consideration. The TIA shall be conducted according to the City of Santa Fe Public Works Department traffic analysis standards and shall be approved by the Landowners, or their assigns.

G. **Schedule of Improvements.** The Schedule of Road Improvements is attached hereto as Exhibit 3.

H. **Financial Guarantees.**

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(1) Prior to recordation of a final subdivision plat or any phase thereof, or a final development plan with the County Clerk of Santa Fe County, the PRC Owners or Adjoining Owners shall provide a letter of credit or other financial guarantee acceptable to the City for the required improvements. The amount of the financial guarantee shall be based on a certified engineer estimate acceptable to the director of the Technical Review Division.

(2) All improvements required in any final subdivision plat or final development plan must be constructed by PRC Owners or Adjoining Owners in accordance with the Santa Fe City Code, and when completed to the satisfaction of the City, said improvements may be dedicated to and thereafter maintained by the City.

I. The provisions of this paragraph 10 do not apply to developments or improvements by the School for the Deaf as a state agency or any other federal and state governments and their political subdivisions. If the School for the Deaf elects to develop any portion of its property and to connect to any portion of the City services described in this paragraph 10, or to have the right under this Agreement to use any portion of the roads described in this paragraph 10 (collectively "Improvements"), the School for the Deaf shall be entitled to do so upon payment of the proportional sums otherwise required to be paid by NMSD Assigns for such Improvements. Any duty of the New Mexico School for the Deaf to pay any funds or consideration required by or resulting from the terms of this Agreement shall be contingent upon and subject to prior sufficient appropriations and authorization by the New Mexico Legislature for such development, including proportional payments due for such Improvements, and funding of such legislative appropriation. In the event sufficient funds are not so appropriated, authorized or available, then the corresponding duty of the School for the Deaf to make payments will automatically abate upon written notice from the School for the Deaf to the City and the affected Landowners. Likewise any right provided under this Agreement to use the Improvements shall abate until sufficient appropriation or funding can be obtained by the School for the Deaf.

11. **ARCHAEOLOGICAL REVIEW ORDINANCE.** Prior to approval of any final development plan or subdivision plat proposed by PRC Owners and Adjoining Owners, an Archaeological Clearance Permit ("Clearance Permit") shall be obtained from the City's Archaeological Review Committee, as required in §14-75 of the SFCC, 1987. These Clearance Permits may be obtained for each phase of development.

12. **UTILITIES.** The Property shall be served only with underground utilities.

13. **IMPACT FEES.** Subject to the enforceability of any City ordinance under the provisions of the Development Fee Act, §§5-8-1 *et seq.* NMSA, 1978, and after offsetting any fee with the contributions and offsite improvements made or to be by any PRC Owners or Adjoining Owners, the PRC Owners and Adjoining Owners shall pay impact fees as required by Santa Fe City Code (1987), as amended.

14. **EASEMENTS AND RIGHTS-OF-WAY.** Each Landowner, its then assigns, including NMSD Assigns shall dedicate all required access and utility easements and rights-of-way to the City within corridors shown on the Master Plan to allow orderly development of all tracts within the Property. Tierra in cooperation with the Landowners will prepare a dedication plat of survey in conjunction with Tierra's final subdivision plat or final development plan for Phase I as shown on the Phasing Plan. The Landowners and their then assigns, including NMSD Assigns, and the City agree to approve the Dedication Plat if it substantially conforms to the Master Plan. In the case of PRC Owners and Adjoining Owners, such dedication shall be in compliance with the Santa Fe City Code.

15. **CONFORMANCE WITH TERRAIN MANAGEMENT AND DRAINAGE STANDARDS.** Prior to development of Property, the PRC Owners and Adjoining Owners shall demonstrate compliance with the Terrain Management provisions of Santa Fe City Code. Dip sections shall not be allowed on designated arroyos without prior administrative approval of the director of the Technical Review Division of the City.

16. **ASSIGNMENTS.** Each Landowner shall be entitled to sell, transfer or assign all or any portion of that Landowner's rights and obligations under this Agreement provided the Landowner or the Landowner's assignee delivers to the City an agreement executed by Landowner and Landowner's assignee, acknowledging such assignment, describing the portion of the real property to which the assignment applies, and evidencing the assignee's acceptance of the rights and obligation under this Agreement. Such agreement shall be deemed effective as of recordation with the Clerk of Santa Fe County, New Mexico. Any assignee shall have the same rights and obligations under this Agreement as that of the Landowner as to that portion of the Property described in any assignment.

17. **CAPTIONS.** The captions and paragraph headings of this Agreement are not necessarily descriptive, or intended or represented to be descriptive, of all the provisions thereunder, and in no manner shall such captions and paragraph headings be deemed or interpreted to limit the provisions of this Agreement.

18. **EXECUTION OF DOCUMENTS.** The parties agree to execute all documents contemplated expressly or impliedly by this Agreement or necessary to effectuate the terms of this Agreement.

19. **SEVERABILITY.** If any provision of this Agreement, or the application of such provisions to any person or circumstances, shall be held invalid, the remainder of this

Agreement, or the application of such provisions to persons or circumstances other than those to which it is held invalid, shall not be affected thereby.

1122767

20. **WAIVER.** No waiver of a breach of any of the covenants contained in this Agreement shall be construed to be a waiver of any succeeding breach of the same or any other covenant.

21. **CONSENT AND OBLIGATIONS.** Wherever the approval or consent of the City is required by this Agreement, it is understood that such approval or consent shall not be unreasonably withheld. Whenever it is stated in this Agreement that the Landowners or any individual Landowner shall undertake any particular act or be responsible for a particular reimbursement, cost, contribution or assessment, it shall be understood to mean that each Landowner shall be responsible only for that owner's undertaking as set forth in the Landowner's development plan or subdivision plat presented to the City. It shall be understood that the obligations of any Landowner under this Agreement arise only to the extent that a Landowner applies to the City for approval of a final subdivision plat or final development plan for that portion of the Property owned by a particular Landowner. No obligations arise in the absence of such application or development.

22. **GOVERNING LAW.** This Agreement and the rights of the parties hereunder shall be governed by and interpreted in accordance with the laws of the State of New Mexico. Notwithstanding the inclusion of the School for the Deaf and the Board of Education as "Landowners" in the recitals of this Agreement, no covenant or agreement contained in this Agreement, whether referring specifically to the Landowners or not, shall be applicable to, binding on or enforceable against the School for the Deaf or the Board of Education, their respective property within the Property, their respective Board members, the State of New Mexico or any of their successors or assigns, unless a City Ordinance containing said covenant or agreement would be enforceable against the State of New Mexico, the School for the Deaf or the Board of Education under New Mexico law. Nothing in this Agreement shall enlarge the authority of the City to regulate the use or development of land now owned by the School for the Deaf or the Board of Education within the Property beyond the authority granted to or residing in the City under the existing laws and constitution of the State of New Mexico.

23. **NUMBERS AND GENDERS.** Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

24. **BINDING EFFECT.** This Agreement shall be binding upon, and inure to the benefit of, the parties and their respective heirs, successors and assigns.

25. **AGREEMENT.** This Agreement states the entire agreement of the parties. The provisions of this Agreement shall be severable and may be modified only in a subsequent amendment duly approved as provided in paragraph 26. This Agreement shall not relieve the owners from complying with present or future City ordinances, resolutions or regulations.

26. **AMENDMENTS.** This Agreement may be amended with the consent of the City and the Landowners, or their then successors and assigns. Any amendments to this Agreement shall be reviewed by the Development Review Committee, thereafter, the Committee shall forward its recommendations to the Governing Body. Each amendment, to be effective, must be in writing, executed in the manner of this Agreement and filed for record with the Clerk of Santa Fe County, New Mexico.

27. **EFFECTIVE DATE.** This Agreement is effective as of the date of recordation of this Agreement in the land records of Santa Fe County, New Mexico.

CITY OF SANTA FE, a New Mexico municipal corporation

By _____
SAM PICK, MAYOR

ATTEST:

_____
FRANCES C. ROMERO, CITY CLERK

APPROVED AS TO FORM:

_____
DIANNE DeLAYO, DEPUTY CITY ATTORNEY

COUNTY CLERK SANTA FE COUNTY NEW MEXICO JONA G. ARMIJO

888,260

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 13 day of Dec A.D. 19 91, at 11:50 o'clock A m and was duly recorded in book 122 page 756 - 786 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.
Deputy

LANDOWNERS:

1122769

Tierra Contenta Corporation,
a New Mexico non-profit
corporation

By _____
(name printed) its President
(title)

New Mexico School for the Deaf

By _____
Mitzi Baker Gurule, its President
(name printed) (title)

Elisia Partnership, a New Mexico
general partnership

By _____
_____, its general partner
(name printed)

Herrera Associates, a New Mexico
general partnership

By _____
William R. Herrera, its general partner
(name printed)

Santa Fe Board of Education

By _____
Mike Mier, its Asst. Supt
(name printed) (title)

_____
Dr. Joe L. Hernandez

_____
Kenneth Prater

ACKNOWLEDGMENTS

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

This instrument was acknowledged before me on March 7, 1994, by Sam Pick, Mayor of the City of Santa Fe, a New Mexico municipal corporation, for and on behalf of said corporation.

NOTARY PUBLIC STATE OF NEW MEXICO

Notary Public
My commission expires: 9-16-96

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

This instrument was acknowledged before me on April 18, 1994, by Patricio C. Larragoite, _____ of Tierra Contenta Corporation, a New Mexico non-profit corporation, for and on behalf of said corporation.

OFFICIAL SEAL
ELIZABETH M. FRESQUEZ
NOTARY PUBLIC - NEW MEXICO
NOTARY BOND FILED WITH SECRETARY OF STATE
My Commission Expires 4/6/95

Notary Public
My commission expires: 4/6/95

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

This instrument was acknowledged before me on May 11, 1994, by Mitzi Baker-Garland, Gilbert R. Delgado of New Mexico School for the Deaf.

NOTARY PUBLIC STATE OF NEW MEXICO

Notary Public
My commission expires: 11/14/95

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

This instrument was acknowledged before me on August 4, 1994, by Henry Pick, _____ of Elisia Partnership, a New Mexico general partnership, for and on behalf of said partnership.

OFFICIAL SEAL
ELIZABETH M. FRESQUEZ
NOTARY PUBLIC - NEW MEXICO
BOND FILED W/ SECRETARY OF STATE
My Commission Expires 4/6/95

Notary Public
My commission expires: April 6, 1995

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

This instrument was acknowledged before me on April 21, 1994, by William R. Herrera, General Partner of Herrera Associates, a New Mexico general partnership, for and on behalf of said partnership.

NOTARY PUBLIC
STATE OF NEW MEXICO

Notary Public
My commission expires: 9-15-95

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

This instrument was acknowledged before me on October 24, 1994, by Mike Mier, _____ of Santa Fe Board of Education.

OFFICIAL SEAL
Shirley J. Padilla
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 3-3-98

Notary Public
My commission expires: 3-3-98

My Commission Expires: _____

1122772

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

This instrument was acknowledged before me on July 19, 1994, by Dr. Joe L. Hernandez.

OFFICIAL SEAL
ELIZABETH M. FRESQUEZ
NOTARY PUBLIC - NEW MEXICO
NOTARY BOND FILED WITH SECRETARY OF STATE
My Commission Expires 4/6/95

Notary Public
My commission expires: April 6, 1995

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

This instrument was acknowledged before me on May 13, 1994, by Kenneth Prater.

OFFICIAL SEAL
ELIZABETH M. FRESQUEZ
NOTARY PUBLIC - NEW MEXICO
NOTARY BOND FILED WITH SECRETARY OF STATE
My Commission Expires 4/6/95

Notary Public
My commission expires: April 6, 1995

Exhibit 1
Annexation Plat

1122773

Exhibit 2
Master Plan (single Sheet) and Phasing Plan (single sheet)

Exhibit 3
Master Plan for the annexed area and the PRC district
Schedule of Road Improvements

EXHIBIT 1

ANNEXATION PLAT

FOR

TRACTS 1 THRU 9

TIERRA CONTENTA,

WOLGAMOOD SUBDIVISION

AND

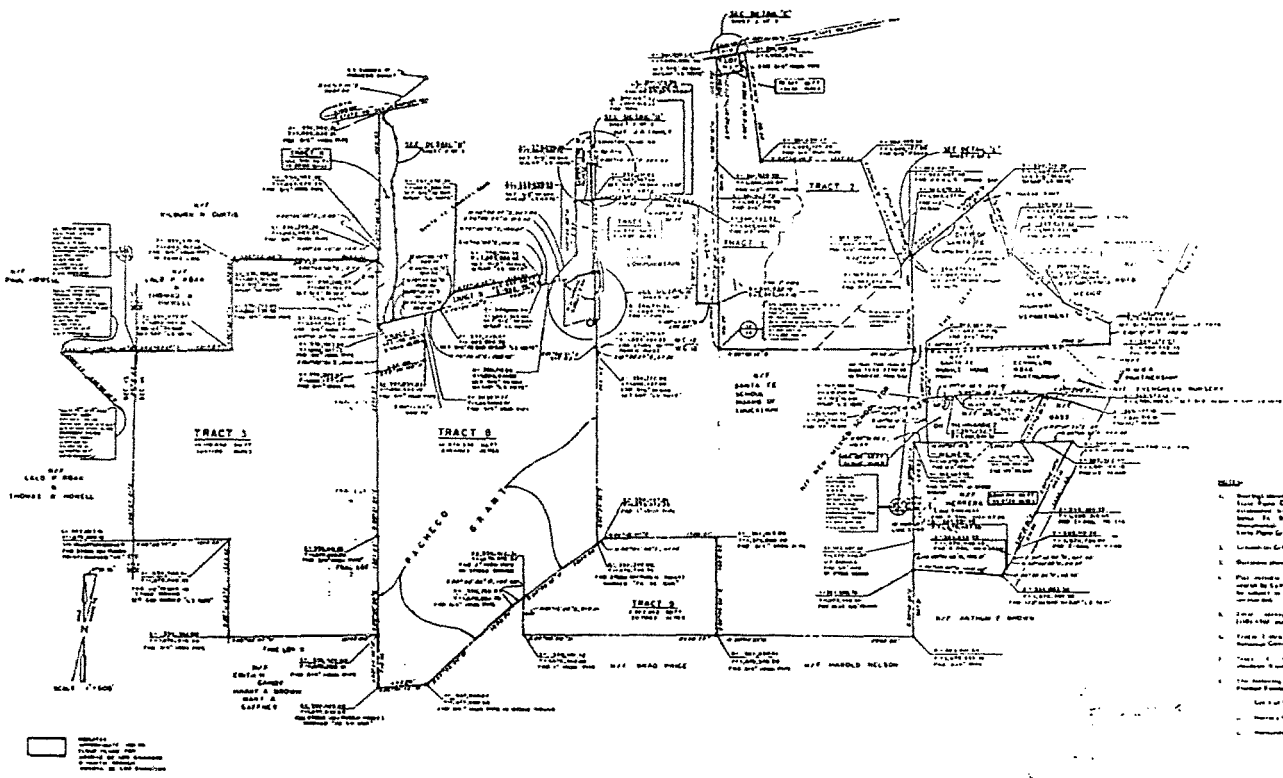
CONTIGUOUS LANDS (EAST)

within

TOWNSHIP 16 NORTH, RANGES 8 & 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN

SANTA FE COUNTY, NEW MEXICO

JUNE 1986

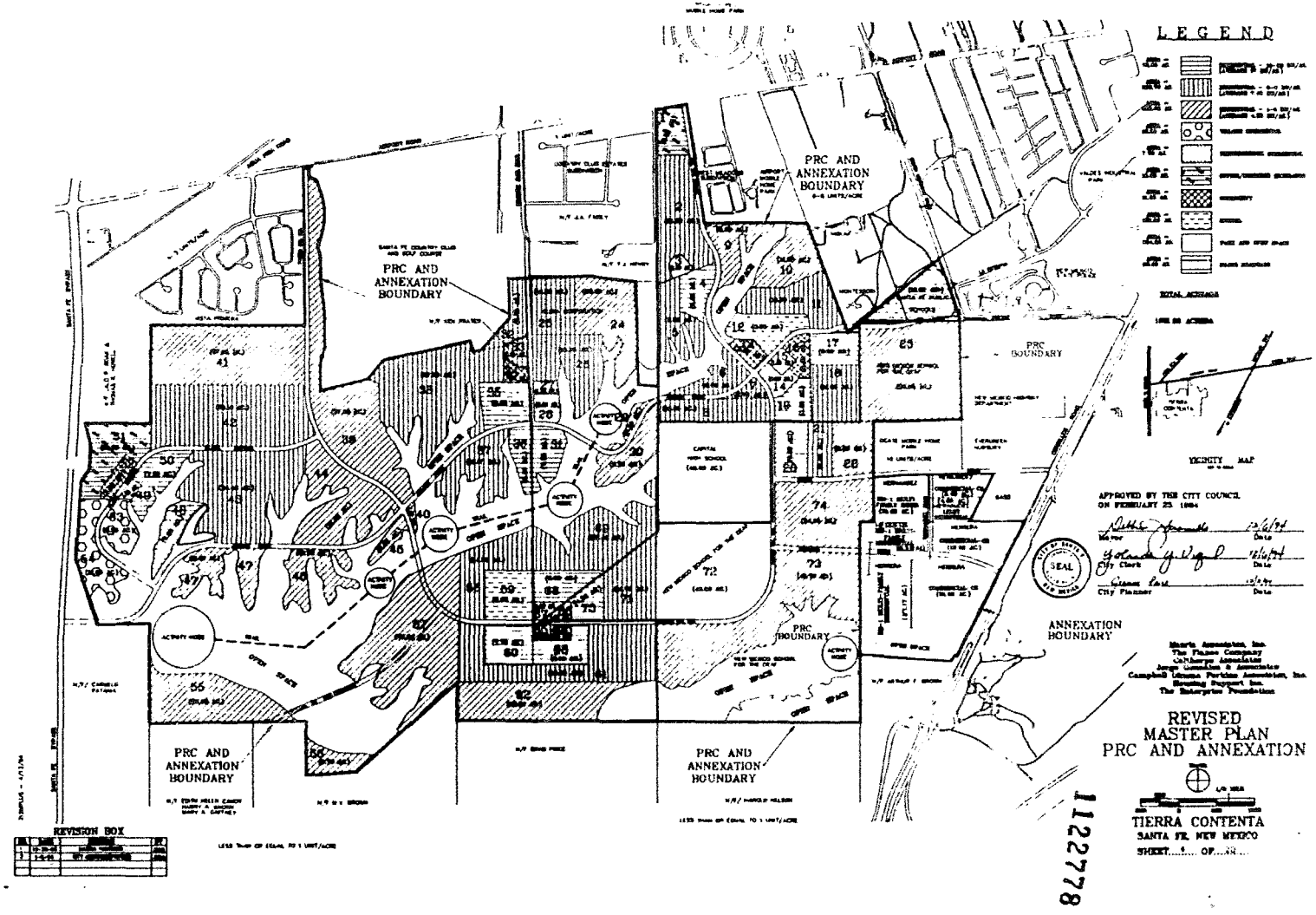


1122776

86-15

SHEET 2 OF 20

EXHIBIT 2


LEGEND
PRC AND ANNEXATION BOUNDARY
PRC AND ANNEXATION BOUNDARY
PRC AND ANNEXATION BOUNDARY
PRC AND ANNEXATION BOUNDARY
PRC BOUNDARY
PRC BOUNDARY
ANNEXATION BOUNDARY
VICINITY MAP
APPROVED BY THE CITY COUNCIL ON FEBRUARY 23 1994
Mayor
City Clerk
City Planner
SEAL
REVISED MASTER PLAN PRC AND ANNEXATION
TIERRA CONTENTA
SANTA FE, NEW MEXICO
SHEET 1 OF 1
REVISION BOX
1122778

PHASE 1 DEVELOPMENT PROGRAM AND TRACT DATA

TRACT	LAND USE	NET ACREAGE	NET DU UNITS	OWNER	
1	Office / Business Incubator	1.9		City	TCC
2	Residential (6-9 du/acre)	17.6	162	City	TCC
3	Park	1.5		City	TCC
4	Residential (10-20 du/acre)	6.5	131	City	TCC
5	Residential (6-9 du/acre)	9.1	70	City	TCC
6	Residential (6-9 du/acre)	6.0	45	City	TCC
7	Residential (6-9 du/acre)	[illegible]	74	City	TCC
8	High School Expansion	10.0		City	TCC
9	Residential (1-5 du/acre)	[illegible]	[illegible]	City	TCC
10	Residential (1-5 du/acre)	[illegible]	[illegible]	City	TCC
11	Residential (6-9 du/acre)	[illegible]	161	City	TCC
12	Elementary School	[illegible]		City	TCC
13	Community	[illegible]		City	TCC
14	Neighborhood Commercial	1.0		City	TCC
15	Park	[illegible]		City	TCC
16	Community	[illegible]		City	TCC
17	Residential (10-20 du/acre)	[illegible]	105	City	TCC
18	Residential (6-9 du/acre)	[illegible]	[illegible]	City	TCC
19	Residential (10-20 du/acre)	[illegible]	70	City	TCC
20	Residential (10-20 du/acre)	[illegible]	[illegible]	SFD	
21	Residential (6-9 du/acre)	[illegible]	46	SFD	
22	Residential (1-5 du/acre)	[illegible]	35	SFD	
23	Residential (1-5 du/acre)	[illegible]	138	SFD	
24	Residential (1-5 du/acre)	20.0	72	Eliseo	
25	Residential (6-9 du/acre)	10.0	75	Eliseo	
26	Residential (6-9 du/acre)	16.0	120	Eliseo	
29	Residential (1-5 du/acre)	[illegible]	[illegible]	Eliseo	
30	Residential (1-5 du/acre)	[illegible]	41	Eliseo	
32	Residential (6-9 du/acre)	[illegible]	43	City	TCC
33	Residential (6-9 du/acre)	[illegible]	19	[illegible]	
34	Community	[illegible]		[illegible]	TCC
PHASE 1 TOTALS		[illegible]	[illegible]		

PHASE 2 DEVELOPMENT PROGRAM AND TRACT DATA

[illegible]

PHASE 2 TOTALS

PHASE 3 DEVELOPMENT PROGRAM AND TRACT DATA

[illegible]

PHASE 3 TOTALS

[illegible]

NOTES

1. [illegible]

2. [illegible]

3. AT THE TIME OF APPLICATION FOR PLAT OR REZONING, [illegible] TO ADJOINING LOCAL ROADS ON PROPERTY WITHIN OR NEXT TO TIERRA CONTENTA.

4. ON A PHASE BY PHASE BASIS, SUBSEQUENT PLATS SHALL ILLUSTRATE STORM WATER MANAGEMENT SYSTEMS ACCEPTABLE TO THE CITY WHICH INCLUDE FACILITY DESIGN AND MAINTENANCE PROGRAMS.

5. FOR EACH PHASE OF DEVELOPMENT, BUFFERS ACCEPTABLE TO THE PLANNING COMMISSION SHALL BE PROVIDED TO ADJACENT COUNTY RESIDENTIAL USES.

6. [illegible]

7. [illegible]

8. [illegible]

9. [illegible]

10. ROADS WILL BE CONSTRUCTED CONSISTENT WITH [illegible] VARIANCES [illegible]

11. FOR AMENDED MASTER PLAN SEE SHEET 4 OF 20. [illegible]

12. [illegible] PROPERTIES, FOR CONDITIONS OF APPROVAL SEE CASE ZA[illegible] 32 AND ZA[illegible] 33, APPROVED BY THE CITY COUNCIL ON FEB. 23, 1994 AND RESTATED AGREEMENT.

13. HERNANDEZ PROPERTIES FOR CONDITIONS OF APPROVAL SEE CASE ZA[illegible] 29 AND ZA[illegible] 31, APPROVED BY THE CITY COUNCIL ON FEB. 23, 1994 AND RESTATED AGREEMENT.

14. FOR THE PHASING PLAN TIME PERIOD, SEE THE ANNEXATION AGREEMENT [illegible]

15. [illegible]

APPROVED BY THE CITY COUNCIL
ON FEBRUARY 23, 1994

Mayor — Date
City Clerk — Date
City Planner — Date

(SEAL)

1122779

Mazria Associates Inc
The Planco Company
Calthorpe Associates
Jorge Gonzales & Associates
Campbell Okuma Perkins Associates Inc
Housing Support Inc
The Enterprise Foundation

REVISED

DEVELOPMENT PROGRAM

TIERRA CONTENTA
SANTA FE NEW MEXICO

SHEET 5 OF [illegible]

EXHIBIT 3

EXHIBIT 3
SCHEDULE OF IMPROVEMENTS FOR PHASE ONE

PROJECT DESCRIPTION	TYPE*	FUNDING SOURCE
Phase One - Roads		
Academy Road; improve from Tierra Contenta property line to Cerrillos Rd with intersection improvements at South Meadows and Cerrillos; approx. 3,500'	SR	City; Tierra; NMSD Assigns;
Academy Road; improve from Paseo del Sol to Tierra Contenta east property line; approx. 1,700'	OP	Tierra;
Academy Road; improve from Paseo del Sol to TCC west property line; approx. 1,350'	OP	Tierra;
Academy Road from TCC property line to Country Club Road; approx. 2,150'	OP	Elisia;
Country Club Road from Airport Road to Academy Road; 3,900'	SR & OP	Tierra; Elisia;
Phase One - Water		
12" water line along Academy Road from Paseo del Sol to TCC west property line; app. 1,350'	OP	Tierra;
12" water line along Academy Road from TCC property line to Country Club Road; approx 2,150'	OP	Elisia;
Phase One - Sewer		
8" line extending down Country Club Road, from Elisia prop to 36" trunk sewer; 1,700'	SR & OP	Tierra; Elisia;
Phase One - Parks		
Multipurpose play field and park development on elementary school site	OP	Board of Education;

Plaza park development in Village Center	OP	Tierra; 1122782
Neigborhood park development	OP	City;

* SR indicates major infrastructure improvements which are site related but are not physically located on the property.

OP indicates required spine infrastructure improvements which are located on the property.

EXHIBIT 3 (Cont)
SCHEDULE OF IMPROVEMENTS FOR PHASE TWO

PROJECT DESCRIPTION	TYPE*	FUNDING SOURCE
Phase Two - Roads		
Academy Road; from Country Club Rd to Bypass, with an at-grade intersection; 7,200'	OP	Tierra;
Golf Club Road from Airport Rd to Academy Road; 5,200'	OP	Tierra;
Plaza Central road, from Golf Club to Academy; 4,900'	OP	Tierra;
**Ocate Road from Paseo del Sol to Cerrillos Rd; 3,700'	SR & OP	Hernandez; Herrera; NMSD Assigns;
Extension of Academy Rd east of Cerrillos to an intersection with Richards Ave.	OS	City;
South Meadows Rd extension from Airport Road north to Rufina;	OS	City;
Rufina Street Extension	OS	City;
Phase Two - Water		
12" water line along Academy from Country Club to Golf Club	OP	Tierra;
12" water line along Golf Club Road from Airport to Academy	OP	Tierra;
12' water line loop along Plaza Central road, 8,400'	OP	Tierra;
Phase Two - Sewer		
8" line along Academy Road from Country Club to Golf Club	OP	Tierra;
8" line along Golf Club Rd from Airport Rd to Academy; approx 4,800'	OP	Tierra;
8" line along Plaza Central road; approx 3,400'	OP	Tierra;

Phase Two - Parks

Neighborhood park development	OP	City;
Community park development	OP	City;
Plaza park development in Village Center;	OP	Elisia;
Plaza park development in Town Center	OP	Tierra;
Bike Trail and Pedestrian Path System (North and South Branches - to Cerrillos Rd)	SR & OP	Tierra; State of New Mexico; City; Elisia; Herrera; Hernandez; NMSD Assigns;

* SR indicates major infrastructure improvements which are site related but are not physically located on the property.

OP indicates required spine infrastructure improvements which are located on the property.

OS indicates road improvements which are off-site, but are system-side improvements which will carry some of the traffic generated by Tierra Contenta.

** Timing of Ocate Road construction is dependent upon development of the adjoining properties, both of which are not subject to the phasing plan. Consequently, road construction could occur in any of the three phases.

EXHIBIT 3 (Cont)
SCHEDULE OF IMPROVEMENTS FOR PHASE THREE

PROJECT DESCRIPTION	TYPE*	FUNDING SOURCE
Phase Three - Roads		
Paseo del Sol Loop from Ocate Rd to Academy Rd; 7,100'	OP	Tierra; Elisia; NMSD Assigns;
**Herrera Rd from Cerrillos Rd to Paseo del Sol Loop; 3,100'	OP	Herrera; NMSD Assigns;
Phase Three - Water		
**12" water line along Herrera Rd to Paseo del Sol	OP	Herrera; NMSD Assigns;
12" water line along Paseo del Sol Loop, from Ocate to Academy Rd	OP	Tierra; Elisia; NMSD Assigns;
***Water tank construction and line extension from locations east Cerrillos Road to TC property	OS	City; Other owners east of property;
Phase Three - Sewer		
***16" trunk sewer line along south branch of Arroyo Chamiso from Cerrillos to Bypass	SR & OP	City; Herrera; Hernandez; Tierra; Elisia; NMSD Assigns; Other owners south of the property;
***24" trunk sewer line from location east of Cerrillos Rd to TC property line	OS	City; Other owners east of the property;
8" sewer line along Paseo del Sol Loop, from Ocate to Academy	OP	Tierra; Elisia; NMSD Assigns;
Phase Three - Parks		
Multipurpose play field and park development on elementary school site	OP	Board of Education;
Plaza park development		

in Village Center;	OP	Tierra;	
Neighborhood park development	OP	City;	

* SR indicates major infrastructure improvements which are site related but are not physically located on the property.

OP indicates required spine infrastructure improvements which are located on the property.

OS indicates road improvements which are off-site, but are system-wide improvements which will carry some of the traffic generated by Tierra Contenta.

** Timing of Herrera Road construction and related water system improvements are dependent upon the development of the adjoining property. This property is not subject to the phasing plan. Consequently, these improvements could occur in any of the three phases.

*** Timing of the major water and sewer system improvements may be accelerated due to City sponsored policy initiatives. Consequently, actual improvments could occur in any of the three phases.

ANNEXATION PLAT
FOR
TRACTS 1 THRU 9
TIERRA CONTENTA,
WOLGAMOOD SUBDIVISION
AND
CONTIGUOUS LANDS (EAST)
WITHIN
TOWNSHIP 16 NORTH, RANGES 8 & 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN
SANTA FE COUNTY, NEW MEXICO
JUNE 1985

162005

DEDICATION AND CONSENT STATEMENT:

The undersigned owner(s) of the properties hereon shown: Bellamah Community Development, a New Mexico General Partnership; Meadows Resources, Inc., a New Mexico Corporation; The Elisia Partnership, a New Mexico General Partnership; The City of Santa Fe Board Of Education; The New Mexico School for the Deaf; The New Mexico State Highway Department; The City of Santa Fe; Dr. Joe L. Hernandez; Dr. William Herrera; Kenneth Prater:

BELLAMAH COMMUNITY DEVELOPMENT,
a New Mexico General Partnership

By: _____
D.T. Robertson,
Senior Vice-President and Regional Manager

NOTARY:

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person noted in the Affidavit appearing hereon on the 25th day of JUNE, 1985

My Commission Expires: 10-13-87 _____ Notary Public

OFFICIAL SEAL
DAYLE C. PAYNE
NOTARY PUBLIC - NEW MEXICO
BERNALILLO COUNTY
My Commission Expires 10-13-87

MEADOWS RESOURCES, INC.,
a New Mexico Corporation

By: _____
Roger C. Rankin
Its Vice President

NOTARY:

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person noted in the Affidavit appearing hereon on the 25TH day of JUNE, 1985

My Commission Expires: 10-13-87 _____ Notary Public

OFFICIAL SEAL
DAYLE C. PAYNE
NOTARY PUBLIC - NEW MEXICO
BERNALILLO COUNTY
My Commission Expires 10-13-87

ELISIA PARTNERSHIP,
a New Mexico General Partnership

By: _____ _____
Henry Pick, William S. Pick,
General Partner General Partner

NOTARY:

STATE OF NEW MEXICO)
) SS
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the persons noted in the Affidavit appearing hereon on the 27th day of June, 1985

My Commission Expires: 6/14/89 _____ Notary Public

NEW MEXICO SCHOOL FOR THE DEAF

By: _____ _____
Ms. Judy Williams, Kenneth E. Brasel, Ph.D.,
President, Board of Regents Superintendent

NOTARY:

STATE OF NEW MEXICO)
) SS
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the persons noted in the Affidavit appearing hereon on the 27th day of June, 1985

My Commission Expires: 6/14/89 _____ Notary Public

BOARD OF EDUCATION, CITY OF SANTA FE

_____
Edward A. Ortiz, Superintendent

NOTARY:

STATE OF NEW MEXICO)
) SS
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person noted in the Affidavit appearing hereon on the 27th day of June, 1985

My Commission Expires: May 1989 _____ Notary Public

NEW MEXICO STATE HIGHWAY DEPARTMENT

_____
L.A. Larranaga, Chief Highway Administrator

NOTARY:

STATE OF NEW MEXICO)
) SS
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person noted in the Affidavit appearing hereon on the 27th day of June, 1985

My Commission Expires: 6/14/89 _____ Notary Public

_____ _____
Kenneth W. Prater Susan P. Prater

NOTARY:

STATE OF New Mexico)
) SS
COUNTY OF Santa Fe)

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the persons noted in the Affidavit appearing hereon on the 27th day of June, 1985

My Commission Expires: 6/14/89 _____ Notary Public

_____
Dr. Joe L. Hernandez

NOTARY:

STATE OF New Mexico)
) SS
COUNTY OF Santa Fe)

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person noted in the Affidavit appearing hereon on the 27th day of June, 1985

My Commission Expires: 6/14/89 _____ Notary Public

_____
Dr. William R. Herrera

NOTARY:

STATE OF New Mexico)
) SS
COUNTY OF Santa Fe)

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person noted in the Affidavit appearing hereon on the 26th day of June, 1985

My Commission Expires: 6/14/89 _____ Notary Public

587414
COUNTY OF SANTA FE SS
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 3rd day of March A.D. 19 86 at 11:55 o'clock A.M. and was duly recorded in book 10 C page 005 of the records of Santa Fe County.
Witness my Hand and Seal of Office
ANGIE VIGIL PEREZ
County Clerk, Santa Fe County, N.M.
Virginia Montoya
Deputy

CITY OF SANTA FE

_____
Louis R. Montano, Mayor

NOTARY:

STATE OF NEW MEXICO)
) SS
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person noted in the Affidavit appearing hereon on the ____ day of _____, 19__.

My Commission Expires: _____ _____ Notary Public

APPROVAL

CITY OF SANTA FE, NEW MEXICO

APPROVED ON March 3, 1986, BY: _____
CITY ENGINEER

APPROVED ON March 3, 1986, BY: _____
CITY PLANNER

APPROVED BY:
THE SANTA FE PLANNING COMMISSION AT ITS MEETING OF Sept. 16, 1985

_____ _____
CHAIRMAN SECRETARY

ACCEPTED BY:
THE CITY COUNCIL OF THE CITY OF SANTA FE, NEW MEXICO, AT ITS MEETING OF _____, 19__

_____ _____
MAYOR CITY CLERK

SURVEYOR'S CERTIFICATE

I, FRED SANCHEZ, a duly qualified land surveyor, registered under the laws of the State of New Mexico, hereby certify that this plat was prepared by me or under my direct supervision, shows accurate dimensions, land areas, shows all easements shown on recorded plat or made known to me by the owner, utility companies, or other parties expressing an interest, and that this survey meets the minimum requirements for monumentation and surveys of the Santa Fe Subdivision Ordinance, and that the survey is true and correct to the best of my knowledge and belief.

_____
FRED SANCHEZ, N.M.L.S. NO. 4078

NOTARY:

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

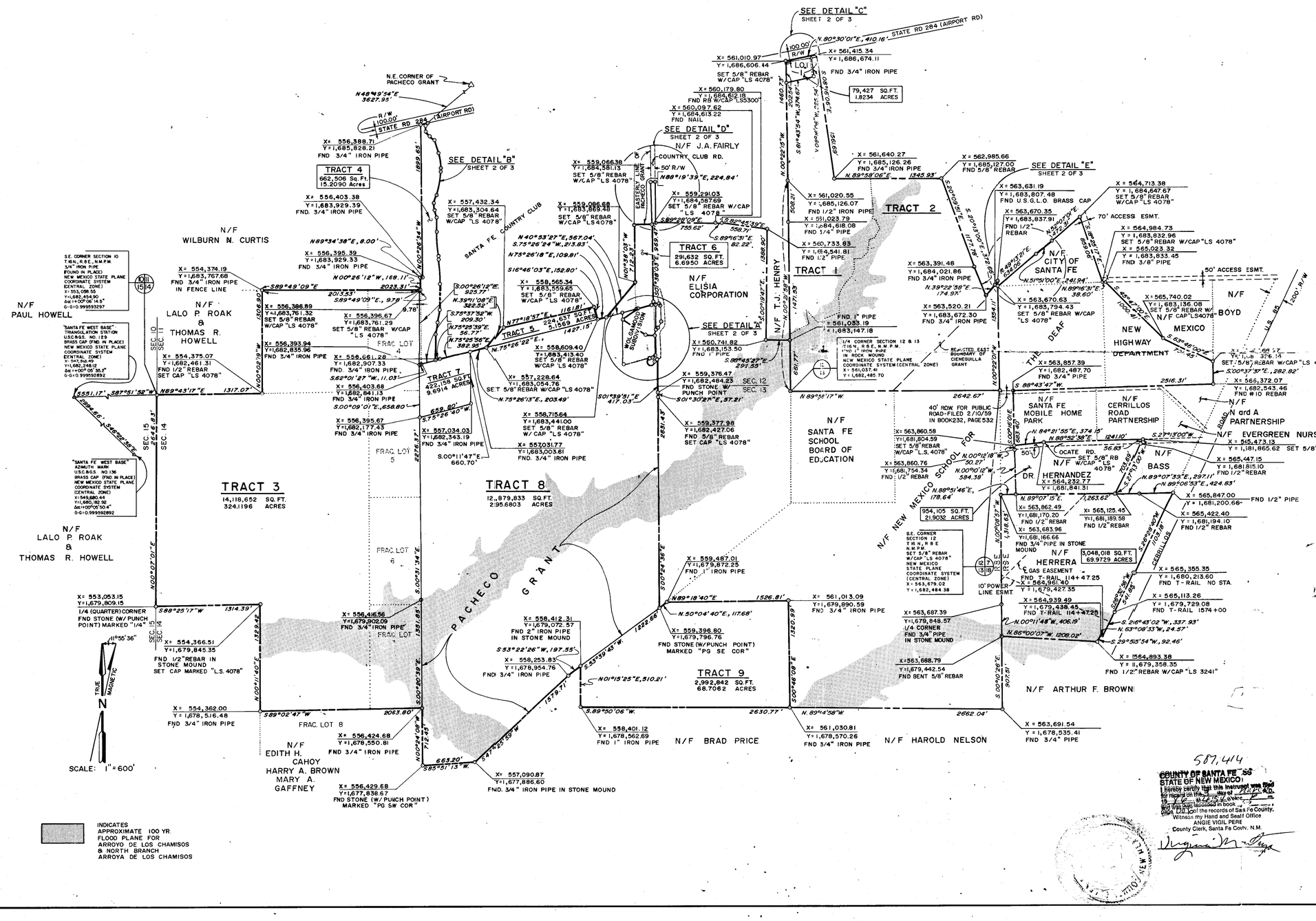
The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person noted in the Affidavit appearing hereon on the 24th day of June, 1985

My Commission Expires: 8-24-87 _____ Notary Public

SHEET 4 OF 4

ANNEXATION PLAT
FOR
TRACTS 1 THRU 9
TIERRA CONTENTA,
WOLGAMOOD SUBDIVISION
AND
CONTIGUOUS LANDS (EAST)
WITHIN
TOWNSHIP 16 NORTH, RANGES 8 & 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN
SANTA FE COUNTY, NEW MEXICO
JUNE 1985

162006



NOTES:

1. Bearings shown hereon are based on the New Mexico State Plane Coordinate System (Central Zone) as established from "Santa Fe West Tri-Station and Santa Fe West Azimuth Mark" (Brass Cap Monuments). Coordinates shown are New Mexico State Plane Grid.
2. Ground-to-Grid conversion factor = 0.9995934753.
3. Distances shown are ground distances.
4. Plat reflects easements as disclosed by a title search by Lawyers Title of Santa Fe, Inc., and may be subject to appurtenant easements recorded and unrecorded.
5. Total acreage is 64,534,087 square feet (1401.4988 acres).
6. Tracts 3 thru 7 and 9 now or formerly owned by Bellamah Community Development.
7. Tract 8 now or formerly owned by Meadows Resources, Inc.
8. The following is not proposed to be zoned to the Planned Residential Comminity (PRC) District:
   a. Lot 1 of Bellamah Community Development
   b. Herrera Property
   c. Hernandez Property

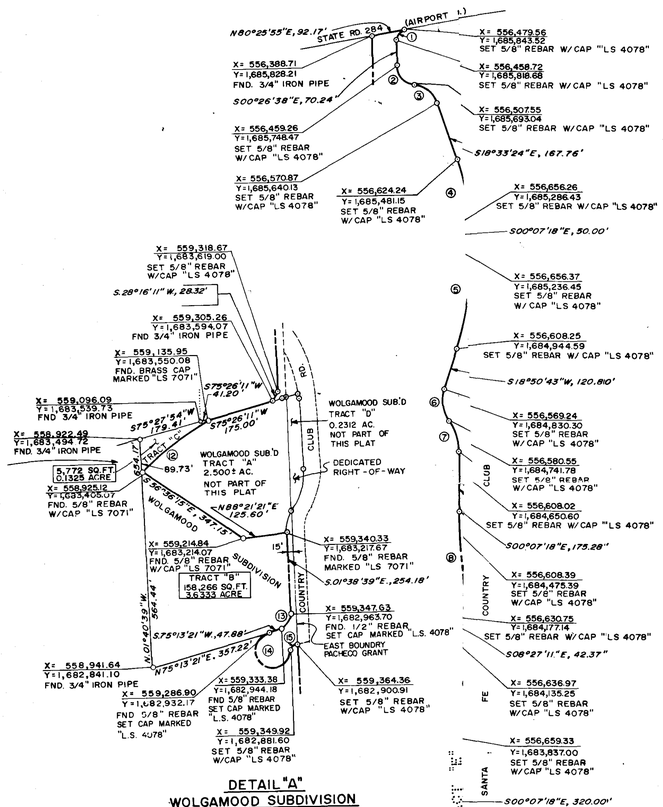
587,414

COUNTY OF SANTA FE SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 27th day of June A.D. 19 85 at 8:16 o'clock P m. and was duly recorded in book 376 page 13 of the records of Santa Fe County.
Witness my Hand and Seal of Office
ANGIE VIGIL PERE
County Clerk, Santa Fe Cnty. N.M.

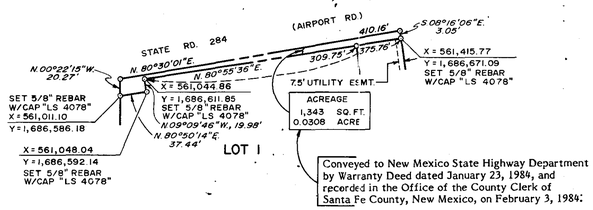
SHEET 1 OF 4

ANNEXATION PLAT
FOR
TRACTS 1 THRU 9
TIERRA CONTENTA,
WOLGAMOOD SUBDIVISION
AND
CONTIGUOUS LANDS (EAST)
WITHIN
TOWNSHIP 16 NORTH, RANGES 8 & 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN
SANTA FE COUNTY, NEW MEXICO
JUNE 1985

162007



DETAIL "A"
WOLGAMOOD SUBDIVISION
NOT TO SCALE
PLAT RECORDED MAY 23, 1980

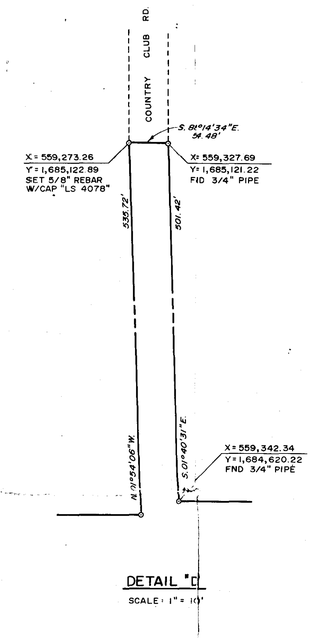


Conveyed to New Mexico State Highway Department by Warranty Deed dated January 23, 1984, and recorded in the Office of the County Clerk of Santa Fe County, New Mexico, on February 3, 1984.

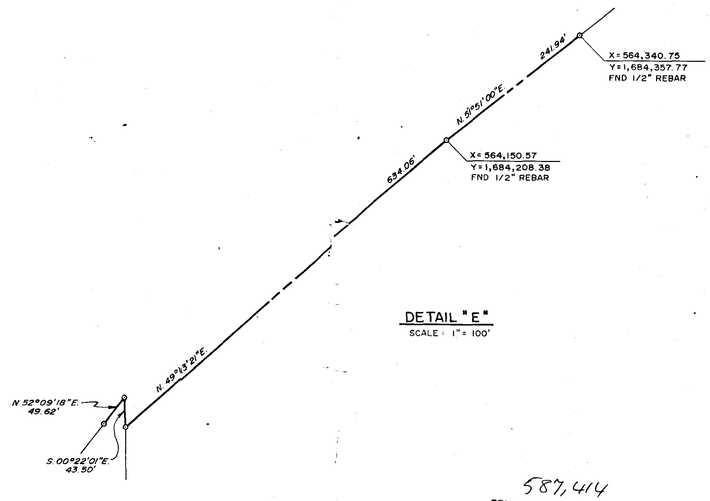
DETAIL "C"
SCALE: 1"= 100'

DETAIL "B"
CURVE DATA

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD (Bearing & Distance)
1	25.00'	80° 52' 33"	35.29'	21.31'	S. 39° 59' 38" W., 32.43'
2	56.50'	81° 13' 59"	80.10'	48.45'	S. 41° 03' 38" E., 73.54'
3	78.88'	63° 07' 04"	86.90'	48.45'	S. 50° 06' 56" E., 82.55'
4	616.23'	18° 26' 06"	198.27'	100.00'	S. 09° 20' 21" E., 197.41'
5	897.96'	18° 58' 01"	297.26'	150.00'	S. 09° 21' 42" W., 295.90'
6	101.38'	52° 14' 59"	92.45'	49.72'	S. 07° 16' 47" E., 89.27'
7	166.34'	33° 16' 58"	96.63'	49.72'	S. 16° 45' 47" E., 95.27'
8	2059.49'	08° 19' 53"	299.47'	150.00'	S. 04° 17' 15" E., 299.21'
9	2059.49'	08° 19' 53"	299.47'	150.00'	S. 04° 17' 15" E., 299.21'
10	422.84'	20° 46' 40"	153.34'	77.52'	S. 10° 16' 02" W., 152.50'
11	422.84'	20° 46' 40"	153.34'	77.52'	S. 10° 16' 02" W., 152.50'
12	375.00'	39° 54' 55"	261.24'	136.17'	S. 55° 29' 30" W., 255.97'
13	19.41'	76° 52' 00"	26.04'	15.40'	S. 36° 47' 21" W., 24.13'
14	50.00'	252° 06' 05"	220.00'	68.70'	S. 51° 16' 04" E., 80.85'
15	19.41'	76° 52' 00"	26.04'	15.40'	N. 36° 47' 52" E., 24.13'



DETAIL "D"
SCALE: 1"= 10'



DETAIL "E"
SCALE: 1"= 100'

587,414

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) SS

I hereby certify that this instrument was filed for record on the 2 day of [illegible] A.D., 19 [illegible] at [illegible] o'clock [illegible] M., and was duly recorded in book 283 Rec. page 007 of the records of Santa Fe County.
Witness my Hand and Seal of Office
ANGIE VIGIL PEREZ
County Clerk, Santa Fe County, N.M.
Virginia Montoya
Deputy

T-57

T-57

ANNEXATION PLAT

FOR

TRACTS 1 THRU 9

TIERRA CONTENTA, WOLGAMOOD SUBDIVISION

AND

CONTIGUOUS LANDS (EAST)

WITHIN

TOWNSHIP 16 NORTH, RANGES 8 & 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN

SANTA FE COUNTY, NEW MEXICO

JUNE 1985

162008

LEGAL DESCRIPTION FOR EXTERIOR BOUNDARIES OF LANDS TO BE ANNEXED INTO THE LIMITS OF THE CITY OF SANTA FE, NEW MEXICO

Being those certain parcels of land comprising Tracts 3 through 9, TIERRA CONTENTA (FUTURE PHASES) plat of which was filed for record in the Office of the County Clerk of Santa Fe County, New Mexico, January 31, 1985, in Book 148, Pages 042-046, under the control of Bellamah Community Development, a New Mexico General Partnership and Meadows Resources, Inc., a New Mexico Corporation; TOGETHER WITH Tracts "A", "B", and "C" of the "WOLGAMOOD SUBDIVISION", plat of which was filed for record in the Office of the County Clerk of Santa Fe County, New Mexico, May 23, 1980, and Tracts 1 and 2 of the Replat of the "PLAT OF THE 165 ACRE TIERRA CONTENTA", within Section 12, T. 16 N., R. 8 E., N.M.P.M., Santa Fe County, New Mexico, plat of which was filed for record in the Office of the County Clerk of Santa Fe County, New Mexico, July 12, 1984, in Book 142, Page 042, under the control of Bellamah Community Development, a New Mexico General Partnership; TOGETHER WITH Portions of Sections 12 and 13, T. 16 N., R. 8 E., N.M.P.M. under the control of the Elisia Partnership, a New Mexico General Partnership; a Northerly Portion of Section 13, T. 16 N., R. 8 E., N.M.P.M. under the control of The City of Santa Fe Board of Education; an Easterly Portion of Section 13, T. 16 N., R. 8 E., N.M.P.M. under the control of the New Mexico School for the Deaf; a Southwesterly portion of Section 7, T. 16 N., R. 9 E., N.M.P.M. under the control of the New Mexico School for the Deaf; a Westerly Portion of Section 18, T. 16 N., R. 9 E., N.M.P.M. under the control of the New Mexico School for the Deaf; a Portion of the N.W.¼ of the S.W.¼ of Section 7, T. 16 N., R. 9 E., N.M.P.M. under the control of the City of Santa Fe, New Mexico; a Portion of the S.E.¼ of the S.W.¼ of Section 7, T. 16 N., R. 9 E., N.M.P.M. under the control of the New Mexico State Highway Department; a Westerly Portion of Section 18, T. 16 N., R. 9 E., N.M.P.M. under the control of Dr. Joe L. Hernandez; a Westerly Portion of Section 18, T. 16 N., R. 9 E., N.M.P.M. under the control of Dr. William Herrera; Tract A of above-mentioned Wolgamood Subdivision under the control of Kenneth Prater; All of which lands are located West of Cerrillos Road and generally South of Airport Road in Santa Fe County, New Mexico, and the exterior boundaries of said lands now being more particularly described by metes and bounds survey as follows:

BEGINNING at the most Northerly corner of above-mentioned TIERRA CONTENTA (FUTURE PHASES), a 5/8" rebar surmounted with a cap marked "LS 4078", being 1) a point on the Southerly right-of-way line of New Mexico State Road No. 284 also known as Airport Road, and 2) the corner common to the Northwest corner of "Santa Fe Country Club" and the Northeast corner of Tract 4, TIERRA CONTENTA (FUTURE PHASES), whence, the U.S.G.L.O. Brass Cap marking the Northeast corner of the Pacheco Grant bears N. 48° 49' 54" E., 3627.95 feet distance; thence,

Continuing along the Easterly line of said Tract 4, TIERRA CONTENTA (FUTURE PHASES) common with the Westerly line of the "Santa Fe Country Club" through the following courses (all monumented with a 5/8" rebar surmounted with a cap marked "LS 4078"):

Southwesterly, 35.29 feet distance along said "Common Line" along the arc of a curve bearing to the left (said arc having a radius of 25.00 feet, a central angle of 80° 52' 33", and a long chord which bears S. 39° 59' 38" W., 32.43 feet distance) to a Point of Tangency; thence,

S. 00° 26' 38" E., 70.24 feet distance continuing along said "Common Line" to a Point of Curvature; thence,

Southeasterly, 80.10 feet distance continuing along said "Common Line" along the arc of a curve bearing to the left (said arc having a radius of 56.50 feet, a central angle of 81° 13' 59", and a long chord which bears S. 41° 03' 38" E., 73.54 feet distance) to a Point of Reverse Curvature; thence,

Southeasterly, 86.90 feet distance continuing along said "Common Line" along the arc of a curve bearing to the right (said arc having a radius of 78.88 feet, a central angle of 63° 07' 04", and a long chord which bears S. 50° 06' 56" E., 82.55 feet distance) to a Point of Tangency; thence,

S. 18° 33' 24" E., 167.76 feet distance continuing along said "Common Line" to a Point of Curvature; thence,

Southeasterly, 198.27 feet distance continuing along said "Common Line" along the arc of a curve bearing to the right (said arc having a radius of 616.23 feet, a central angle of 18° 26' 06", and a long chord which bears S. 09° 20' 21" E., 197.41 feet distance) to a Point of Tangency; thence,

S. 00° 07' 18" E., 50.00 feet distance continuing along said "Common Line" to a Point of Curvature; thence,

Southwesterly, 297.26 feet distance continuing along said "Common Line" along the arc of a curve bearing to the right (said arc having a radius of 897.96 feet, a central angle of 18° 58' 01", and a long chord which bears S. 09° 21' 42" W., 295.90 feet distance) to a Point of Tangency; thence,

S. 18° 50' 43" W., 120.80 feet distance continuing along said "Common Line" to a Point of Curvature; thence,

Southeasterly, 92.45 feet distance continuing along said "Common Line" along the arc of a curve bearing to the left (said arc having a radius of 101.38 feet, a central angle of 52° 14' 59", and a long chord which bears S. 07° 16' 47" E., 89.27 feet distance) to a Point of Reverse Curvature; thence,

Southeasterly, 96.63 feet distance continuing along said "Common Line" along the arc of a curve bearing to the right (said arc having a radius of 166.34 feet, a central angle of 33° 16' 58", and a long chord which bears S. 16° 45' 47" E., 95.27 feet distance) to a Point of Tangency; thence,

S. 00° 07' 18" E., 175.28 feet distance continuing along said "Common Line" to a Point of Curvature; thence,

Southeasterly, 299.47 feet distance continuing along said "Common Line" along the arc of a curve bearing to the left (said arc having a radius of 2059.49 feet, a central angle of 08° 19' 53", and a long chord which bears S. 04° 17' 15" E., 299.21 feet distance) to a Point of Tangency; thence,

S. 08° 27' 11" E., 42.37 feet distance continuing along said "Common Line" to a Point of Curvature; thence,

Southeasterly, 299.47 feet distance continuing along said "Common Line" along the arc of a curve bearing to the right (said arc having a radius of 2059.49 feet, a central angle of 08° 19' 53", and a long chord which bears S. 04° 17' 15" E., 299.21 feet distance) to a Point of Tangency; thence,

S. 00° 07' 18" E., 320.00 feet distance continuing along said "Common Line" to a Point of Curvature; thence,

Southwesterly, 153.34 feet distance continuing along said "Common Line" along the arc of a curve bearing to the right (said arc having a radius of 422.84 feet, a central angle of 20° 46' 40", and a long chord which bears S. 10° 16' 02" W., 152.50 feet distance) to a Point of Reverse Curvature; thence,

Southwesterly, 153.34 feet distance continuing along said "Common Line" along the arc of a curve bearing to the left (said arc having a radius of 422.84 feet, a central angle of 20° 46' 40", and a long chord which bears S. 10° 16' 02" W., 152.50 feet distance) to a Point of Tangency; thence,

S. 00° 07' 18" E., 324.17 feet distance continuing along said "Common Line" to the Southeast corner of above-mentioned Tract 4, TIERRA CONTENTA (FUTURE PHASES) being common with the Southwest corner of above-mentioned "Santa Fe Country Club" and being also a point on the Northerly line of Tract 7, TIERRA CONTENTA (FUTURE PHASES), (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 75° 25' 39" E., 56.77 feet distance along the line common to the "Santa Fe Country Club" and the Northerly line of said Tract 7, TIERRA CONTENTA (FUTURE PHASES) to a Point (a 3/4" iron pipe); thence,

N. 75° 25' 56" E., 382.95 feet distance along the line common to the Southerly line of the "Santa Fe Country Club" and the Northerly line of the aforementioned Tract 7, TIERRA CONTENTA (FUTURE PHASES) to a Point (3/4" iron pipe) being the Northeast corner of said Tract 7, TIERRA CONTENTA (FUTURE PHASES) and a Northwesterly corner of Tract 8, TIERRA CONTENTA (FUTURE PHASES); thence,

N. 75° 26' 13" E., 203.49 feet distance along the line common to the Southerly line of the "Santa Fe Country Club" and a Northerly line of Tract 8, TIERRA CONTENTA (FUTURE PHASES) to a point common with the most Westerly corner of Tract 5, TIERRA CONTENTA (FUTURE PHASES), (a 5/8" rebar surmounted with a cap marked "LS 4078") (described and designated in the following paragraph); thence,

N. 39° 11' 08" E., 322.52 feet distance along the Southerly line of said "Santa Fe Country Club" common with a Northerly line of Tract 5, TIERRA CONTENTA (FUTURE PHASES) to the Northwest corner of said Tract 5, TIERRA CONTENTA (FUTURE PHASES), (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 77° 18' 57" E., 1161.81 feet distance continuing along said "Common Line" to the Northeast corner of said Tract 5, TIERRA CONTENTA (FUTURE PHASES), (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

S. 16° 46' 03" E., 152.80 feet distance continuing along said "Common Line" to the Southeast corner of said Tract 5, TIERRA CONTENTA (FUTURE PHASES) being also a point on the Northerly line of aforementioned Tract 8, TIERRA CONTENTA (FUTURE PHASES), (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 75° 26' 18" E., 109.81 feet distance continuing along said "Common Line" to the most Westerly corner of Tract 6, TIERRA CONTENTA (FUTURE PHASES), (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 40° 53' 27" E., 567.04 feet distance continuing along said "Common Line" to a point on the Westerly line of said Tract 6, TIERRA CONTENTA (FUTURE PHASES), (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 01° 38' 03" W., 712.23 feet distance continuing along said "Common Line" to the Northwest corner of said Tract 6, TIERRA CONTENTA (FUTURE PHASES), (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 88° 19' 39" E., 224.84 feet distance continuing along said "Common Line" to the Northeast corner of said Tract 6, TIERRA CONTENTA (FUTURE PHASES), (a 5/8" rebar surmounted with a cap marked "LS 4078") being a point on the Easterly line of the Pacheco Grant, common with the Westerly right-of-way line of Country Club Road and common to the Southeast corner of "Santa Fe Country Club"; thence,

N. 01° 54' 06" W., 535.72 feet distance along the Easterly line of the Pacheco Grant common with the Westerly right-of-way line of Country Club Road and the Easterly line of the "Santa Fe Country Club" to a Point (a 5/8" rebar surmounted with cap marked "LS 4078"); thence,

S. 88° 14' 34" E., 54.48 feet distance across Country Club Road to a point on its Easterly right-of-way line (found 3/4" pipe); thence,

S. 01° 40' 31" E., 501.42 feet distance along the Easterly right-of-way line of Country Club Road to a Point, being the Northwest corner of Lands of the Elisia Partnership (a 3/4" pipe); thence,

S. 89° 28' 09" E., 755.62 feet distance along the Northerly line of Lands of the Elisia Partnership to a Point (a nail); thence,

S. 89° 16' 31" E., 82.22 feet distance continuing along the Northerly line of Lands of the Elisia Partnership to a Point (a rebar with cap marked "LS 5300"); thence,

S. 82° 45' 39" E., 558.71 feet distance continuing along the Northerly line of Lands of the Elisia Partnership to the Northeast corner of said Lands (a ½" pipe); thence,

S. 00° 19' 47" E., 1388.90 feet distance to a Point (a 1" pipe); thence,

S. 88° 45' 27" E., 291.55 feet distance to a point on the Westerly line of aforementioned Replat of the "Plat of 165 Acre TIERRA CONTENTA" (a 1" pipe); thence,

N. 00° 21' 58" W., 1471.53 feet distance along the Westerly line of said "Replat" to a Point on the Southerly right-of-way line of Fairly Road (a 3/4" pipe); continuing thence,

N. 00° 21' 58" W., 508.21 feet distance continuing along the Westerly line of said "Replat" common with the Easterly right-of-way line of Fairly Road to a Point (a ½" iron pipe); thence,

N. 00° 22' 15" W., 1460.73 feet distance along the Easterly right-of-way line of Fairly Road to its Point of Intersection with the Southerly right-of-way line of Airport Road, as widened, widened portion conveyed to New Mexico State Highway Department by Warranty Deed dated January 23, 1984, recorded in the Office of the County Clerk of Santa Fe County, New Mexico, February 3, 1984 (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 80° 50' 14" E., 37.44 feet distance along the said Southerly right-of-way line of Airport Road (as widened) to a Point (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 09° 09' 46" W., 19.98 feet distance continuing along said Southerly right-of-way line of Airport Road (as widened) to a Point (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 80° 55' 36" E., 375.76 feet distance continuing along said Southerly right-of-way line of Airport Road (as widened) to the most Northerly corner of the parcel of land herein described (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

S. 08° 16' 06" E., 1561.69 feet distance to a point (a 3/4" iron pipe); thence,

N. 89° 58' 06" E., 1345.93 feet distance to a point (a 5/8" rebar); thence,

S. 20° 09' 51" E., 1177.78 feet distance to an Angle Point (a 3/4" iron pipe); thence,

S. 20° 13' 00" E., 372.66 feet distance to an Angle Point (3/4" iron pipe); thence,

N. 39° 22' 58" E., 174.97 feet distance to a U.S.G.L.O. Brass Cap; thence,

N. 52° 09' 18" E., 49.62 feet distance to an Angle Point (a ½" rebar) on the Easterly line of said "Replat"; thence,

S. 00° 22' 01" E., 43.50 ~~feet distance~~ along the Easterly line of said "Replat" to a Point (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 49° 13' 21" E., 634.06 feet distance to a point (a ½" rebar) on the Northerly line of Lands of the City of Santa Fe; thence,

N. 51° 51' 00" E., 241.94 feet distance continuing along the Northerly line of Lands of the City of Santa Fe to a Point (a ½" rebar); thence,

N. 52° 07' 01" E., 472.31 feet distance continuing along the Northerly line of Lands of the City of Santa Fe to a point on the westerly line of a Seventy (70) foot wide Access Easement (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

S. 18° 25' 17" E., 859.06 feet distance along the Westerly line of a Seventy (70) foot wide Access Easement to a point on the Northerly line of the S.W.¼ of the S.W.¼, Section 7, T. 16 N., R. 9 E., N.M.P.M. being also a point on the projected Southerly line of a Fifty (50) foot wide Access Easement (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 89° 16' 31" E., 38.60 feet distance along the Northerly line of the S.W.¼ of the S.W.¼ of Section 7, T. 16 N., R. 9 E., N.M.P.M. to the Northwest corner of the S.E.¼ of the S.W.¼ of Section 7, T. 16 N., R. 9 E., N.M.P.M. (a 3/8" iron pipe) being also the Northwest corner of Lands of the New Mexico State Highway Department and a point on the Southerly line of a Fifty (50) foot wide Access Easement; thence,

S. 45° 47' 00" E., 1000.41 feet distance across a portion of Lands of the New Mexico State Highway Department to a Point (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

S. 63° 46' 00" E., 701.45 feet distance continuing across a portion of Lands of the New Mexico State Highway Department to a point on the Easterly line of the S.E.¼ of the S.W.¼ of Section 7, T. 16 N., R. 9 E., N.M.P.M. (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

S. 00° 37' 37" E., 282.82 feet distance along the Easterly line of the S.E.¼ of the S.W.¼ of Section 7, T. 16 N., R. 9 E., N.M.P.M. to the Quarter Corner common to Sections 7 and 18, T. 16 N., R. 9 E., N.M.P.M. (a #10 rebar); thence,

S. 88° 43' 47" W., 2516.31 feet distance to a point (a 3/4" iron pipe) being also the Northwest corner of a Mobile Home Park; thence,

S. 00° 16' 01" E., 683.40 feet distance along the Westerly line of a Mobile Home Park to its Southwest corner being also a point on the Northerly right-of-way line of Ocate Road (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 84° 21' 55" E., 374.15 feet distance along the Southerly line of a Mobile Home Park common with the Northerly right-of-way line of Ocate Road to a Point (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 88° 52' 38" E., 1241.10 feet distance continuing along said "common line" to its Point of Intersection with the projected Easterly line of Lands (now or formerly) N/F of Dr. Joe L. Hernandez (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

S. 27° 13' 00" W., 56.83 feet distance across Ocate Road to the Northeasterly corner of said Lands N/F of Dr. Joe L. Hernandez (a ½" rebar); continuing thence,

S. 27° 13' 00" W., 703.69 feet distance along the Easterly line of said Lands N/F of Dr. Joe L. Hernandez to a point on the Northerly line of Lands N/F of Dr. William Herrera (a ½" rebar); thence,

N. 89° 07' 39" E., 297.11 feet distance along said Northerly line of Lands N/F of Dr. William Herrera to a Point (a ½" rebar); thence,

N. 89° 06' 53" E., 424.83 feet distance continuing along said Northerly line of Lands N/F of Dr. William Herrera to its Point of Intersection with the Westerly right-of-way line of U.S. Highway 285 (also known as Cerrillos Road) (a ½" pipe); thence,

S. 26° 28' 40" W., 1103.18 feet distance along the Westerly right-of-way line of U.S. Highway 285 (also known as Cerrillos Road) to a Point (a "T" Rail); thence,

S. 26° 32' 56" W., 541.85 feet distance continuing along the Westerly right-of-way line of U.S. Highway 285 (also known as Cerrillos Road) to a Point (a "T" Rail marked Sta. "1574+00"); thence,

S. 26° 43' 02" W., 337.93 feet distance continuing along the Westerly right-of-way line of U.S. Highway 285 (also known as Cerrillos Road) to a Point (a "T" Rail marked Sta. "114+47.25"); thence,

N. 63° 08' 33" W., 24.57 feet distance continuing along the Westerly right-of-way line of U.S. Highway 285 (also known as Cerrillos Road) to a Point (a "T" Rail marked Sta. "114+47.25"); thence,

S. 29° 55' 54" W., 92.46 feet distance continuing along the Westerly right-of-way line of U.S. Highway 285 (also known as Cerrillos Road) to a Point (a ½" rebar with cap marked "LS 3241"); thence,

N. 86° 00' 07" W., 1208.02 feet distance to a Point (a 5/8" rebar); thence,

S. 00° 10' 26" E., 907.51 feet distance to a Point (a 3/4" iron pipe); thence,

N. 89° 14' 58" W., 2662.04 feet distance to a Point (a 3/4" iron pipe); thence,

S. 89° 50' 06" W., 2630.77 feet distance along the Southerly line of said Tract 9, TIERRA CONTENTA (FUTURE PHASES) to its Southwest corner (a 1" iron pipe); thence,

N. 01° 15' 25" E., 510.21 feet distance along the Westerly line of said Tract 9, TIERRA CONTENTA (FUTURE PHASES) to its Point of Intersection with the Southeasterly line of the Pacheco Grant (a 2" iron pipe in stone); thence,

S. 53° 22' 26" W., 197.55 feet distance along the Southeasterly line of the Pacheco Grant to a Point (a 3/4" iron pipe); thence,

S. 47° 25' 59" W., 1579.71 feet distance continuing along the Southeasterly line of the Pacheco Grant to a point on the Southerly line of the Pacheco Grant (a 3/4" iron pipe in stone mound); thence,

S. 85° 51' 13" W., 663.20 feet distance along the Southerly line of the Pacheco Grant to a point (a found stone with punch point and marked "PG SW COR"), being 1) the Southwest corner of the Pacheco Grant, and 2) the most Southerly point of the parcel of land herein described; thence,

N. 00° 24' 08" W., 712.45 feet distance along the Westerly line of the Pacheco Grant to a point (a 3/4" iron pipe) being 1) the Southeasterly corner of Fractional Lot 7, Section 14, Township 16 North, Range 8 East, New Mexico Principal Meridian, and 2) the Northeast corner of Fractional Lot 8, Section 14, Township 16 North, Range 8 East, New Mexico Principal Meridian; thence,

S. 89° 02' 47" W., 2063.80 feet distance along the line common to the Southerly line of aforementioned Fractional Lot 7 and its Westerly projection, Section 14, Township 16 North, Range 8 East, New Mexico Principal Meridian to a point (a 3/4" iron pipe), being 1) a Southwesterly corner of the parcel of land herein described, 2) the Northwest corner of said Fractional Lot 8, Section 14, and 3) the Southwest corner of the N.E.¼ of the S.W.¼ of Section 14, Township 16 North, Range 8 East, New Mexico Principal Meridian; thence,

N. 00° 11' 40" E., 1329.42 feet distance along the Westerly line of the aforementioned N.E.¼ of the S.W.¼ of Section 14 to a point (a 1/2" rebar surmounted with a cap marked "LS 4078" in stone mound) on the Southerly line of the N.W.¼ of said Section 14; thence,

S. 88° 25' 17" W., 1314.39 feet distance along the Southerly line of the N.W.¼ of said Section 14 to the Quarter Corner common to Sections 14 and 15 (a found stone with punch point and marked "1/4", in mound of stones), Township 16 North, Range 8 East, New Mexico Principal Meridian; thence,

N. 00° 07' 01" E., 2646.83 feet distance along the line common to said Sections 14 and 15 to the Section Corner common to Sections 10, 11, 14 and 15 (a 3/4" iron pipe) Township 16 North, Range 8 East, New Mexico Principal Meridian; thence,

N. 89° 43' 17" E., 1317.07 feet distance along the line common to said Sections 11 and 14 to the Southwest corner of the S.E.¼ of the S.W.¼ of said Section 11 (a 1/2" rebar surmounted with a cap marked "LS 4078"); thence,

N. 00° 02' 19" W., 1306.90 feet distance along the Westerly line of said S.E.¼ of the S.W.¼ to the Northwest corner of said S.E.¼ of the S.W.¼ of Section 11 (a 3/4" iron pipe in fence line) and Northwest corner of the parcel of land herein described; thence,

S. 89° 49' 09" E., 2013.53 feet distance along the Northerly line of said S.E.¼ of the S.W.¼ Section 11, and along the Northerly line of Fractional Lot 4 Section 11 to its Point of Intersection with the projected Westerly boundary of the "Pacheco Grant" (a 5/8" rebar surmounted with a cap marked "LS 4078"); continuing thence,

S. 89° 49' 09" E., 9.78 feet distance to a point on the Westerly line of Tract 4, TIERRA CONTENTA (FUTURE PHASES), (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 00° 26' 12" W., 168.11 feet distance along the Westerly line of said Tract 4, TIERRA CONTENTA (FUTURE PHASES) to a Point (a 3/4" iron pipe); thence,

N. 89° 34' 38" E., 8.00 feet distance continuing along the Westerly line of said Tract 4, TIERRA CONTENTA (FUTURE PHASES) to a Point (a 3/4" iron pipe); thence,

N. 00° 26' 34" W., 1899.65 feet distance continuing along the Westerly line of said Tract 4, TIERRA CONTENTA (FUTURE PHASES) to a point on the Southerly right-of-way line of New Mexico State Road No. 284 also known as Airport Road (a 3/4" iron pipe); thence,

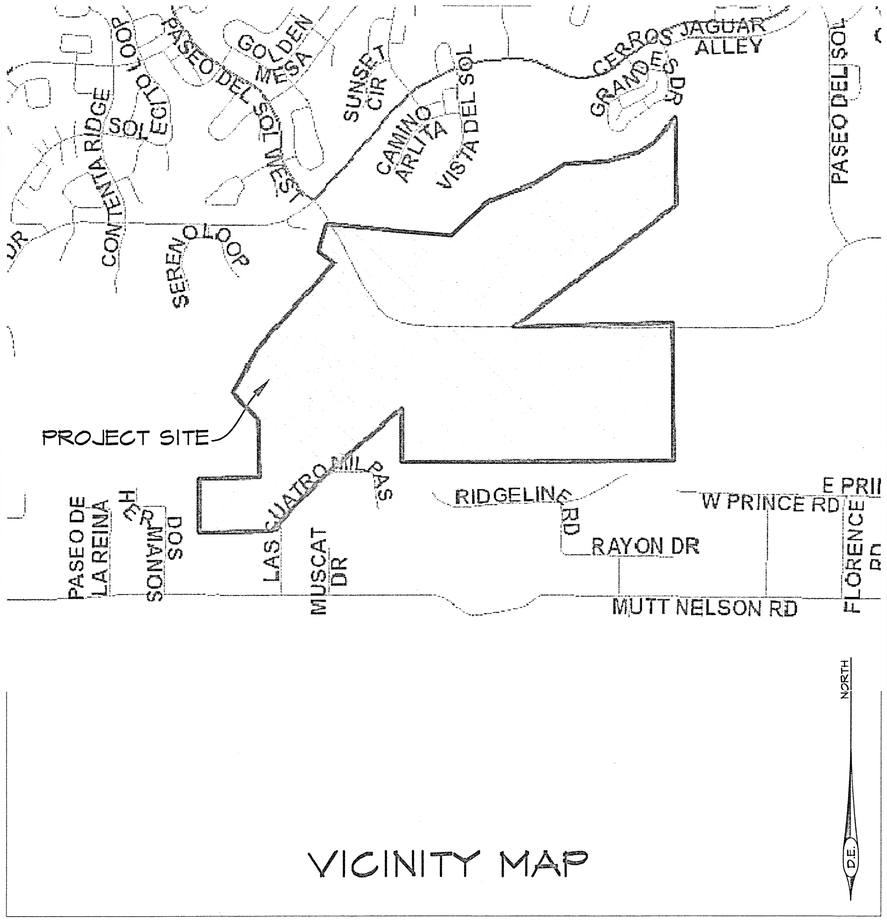
N. 80° 25' 55" E., 92.17 feet distance along the Southerly right-of-way line of New Mexico State Road No. 284 (also known as Airport Road) to the PLACE OF BEGINNING of the parcel of land herein described and containing 64,534,087 square feet (1481.4988 acres) more or less.

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. 19___ at ___ o'clock ___ m. and was duly recorded in book 162 page 008 of the records of Santa Fe County.
Witness my Hand and Seal of Office
ANGIE VIGIL PEREZ
County Clerk, Santa Fe County, N.M.
Deputy
587/414

SHEET 3 OF 4

TIERRA CONTENTA PHASE 3A MASTER PLAN AMENDMENT #1

SANTA FE, NM 87507
SECTION 13 & 14, T 16 N, R 8 E, N.M.P.M.



VICINITY MAP

SHEET LIST

	1	COVER SHEET
*	2 - 5	EXISITING CONDITIONS/TOPOGRAPHY
*	6A - 6B	APPROVED MASTER PLAN
	7A - 7C	MASTER PLAN AMENDMENT #1, PHASE 3A
*	8	ROADWAY SECTIONS
*	9	WATER AND SANITARY SEWER MASTER PLAN

* THESE SHEETS ARE ON FILE IN THE CITY OF SANTA FE PLAT ROOM.

CITY OF SANTA FE APPROVALS:

APPROVED BY THE GOVERNING BODY OF THE CITY OF SANTA FE AT THEIR MEETING OF OCTOBER 27, 2021 AS CASE #2021-3818.

MAYOR _____ DATE 5/8/2025

ATTEST:
CITY CLERK _____ DATE 5/5/2025

REVIEWED BY THE SANTA FE LAND USE DEPARTMENT

CITY PLANNER Daniel A. Esquibel DATE 5-6-2025

CITY ENGINEER FOR LAND USE DAE BENGESSACK DATE 5/6/25

AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNER HAS CAUSED THIS MASTER PLAN AMENDMENT TO BE PREPARED. ALL THAT APPEARS ON THE PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

HOMEWISE, INC.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY Mike Loftin ON BEHALF OF HOMEWISE, INC. ON THIS 24 DAY OF April, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES Jul 30 2028

NORMA I. FRESCAS
Notary Public
State of New Mexico
Comm. # 1129045
My Comm. Exp. Jul 30, 2026

COUNTY OF SANTA FE
STATE OF NEW MEXICO) SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 25 DAY OF May A.D. 2025 AT 10:50 O'CLOCK AND WAS DULY RECORDED IN BOOK 924 PAGE 37-5042 OF THE RECORDS OF SANTA FE COUNTY
WITNESS MY HAND AND SEAL OF OFFICE
KATHARINE E. CLARK
COUNTY CLERK, SANTA FE COUNTY, N.M.
DEPUTY

#205845

COUNTY CLERK
KATHARINE E. CLARK
SANTA FE COUNTY, NEW MEXICO

OWNERS: 924 -37

Tierra Contenta
TIERRA CONTENTA CORPORATION
PMB #220 369 MONTEZUMA
SANTA FE, NEW MEXICO 87501

CIVIL ENGINEERING:

DESIGN ENGINUITY
1421 LUISA STREET, SUITE E
Santa Fe, New Mexico 87505
(505) 984-3551

LAND PLANNING:

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
CLIENT-CENTERED THINKING ™

PLANNING:

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

SURVEYING:

SANTA FE SURVEYING COMPANY	
P.O. BOX 2919, SANTA FE, N.M. 87504,	1210 LUISA ST. SUITE 8
PHONE (505)-992-3211, MOBILE (505)-660-2659, FAX (505)-992-9905	

JUNE 21, 2021
REVISIONS

DATE	BY	DATE	BY

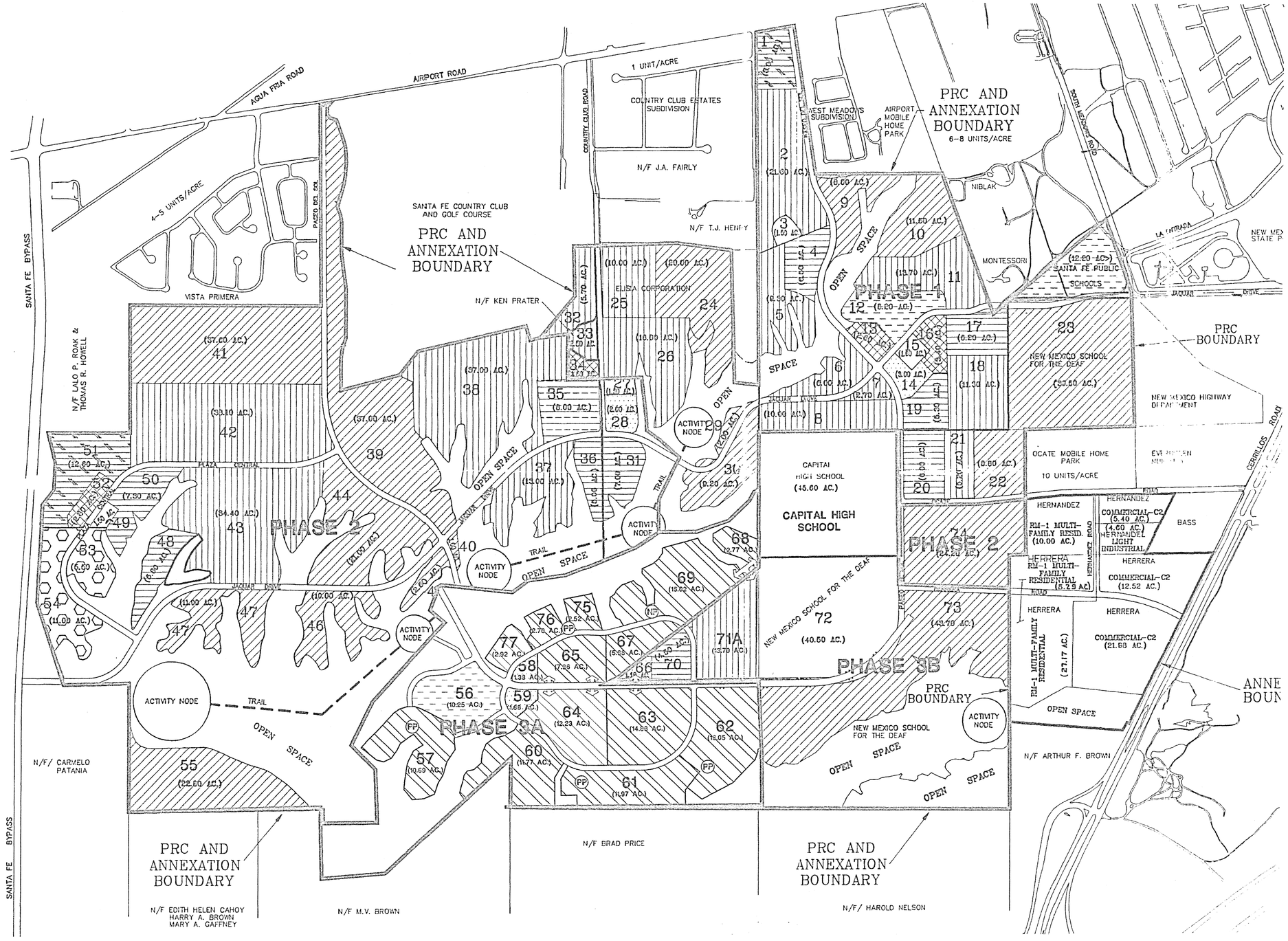
DEVELOPMENT/INFRASTRUCTURE BUILDING PERMIT ADDRESS:

INDEXING INFORMATION FOR COUNTY CLERK

A) NAME: TIERRA CONTENTA PHASE 3A MASTER PLAN AMENDMENT #1
A) NAME: TIERRA CONTENTA CORPORATION
B) SECTION 13 & 14, TOWNSHIP 16 NORTH, RANGE 08 EAST N.M.P.M.

TIERRA CONTENTA PHASE 3A - MASTER PLAN AMENDMENT #1

924-38



LEGEND

- MIXED RESIDENTIAL
- RESIDENTIAL – 10–20 DU/AC. (AVERAGE 17 DU/AC.)
- RESIDENTIAL – 6–8 DU/AC. (AVERAGE 7.40 DU/AC.)
- RESIDENTIAL – 1–6 DU/AC. (AVERAGE 4.60 DU/AC.)
- VILLAGE COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- OFFICE/BUSINESS INCUBATOR
- COMMUNITY
- SCHOOL
- PARK AND OPEN SPACE
- MAJOR ROADWAYS

MASTER PLAN AMENDMENT #1 OVERVIEW

NORTH

250 0 500 1000

TIERRA CONTENTA PHASE 3A

SANTA FE, NEW MEXICO

SHEET 7A

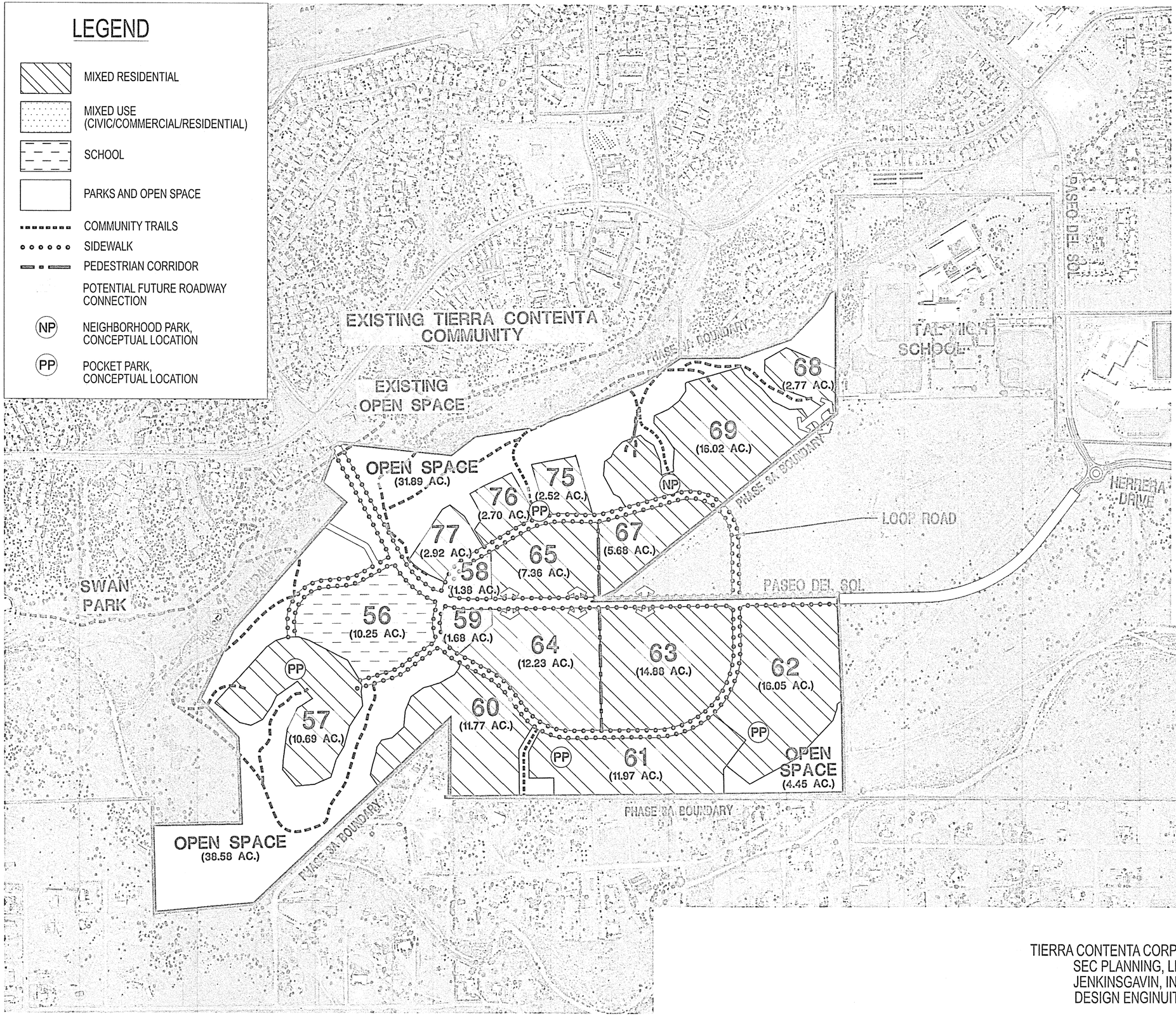
PURPOSE STATEMENT: THE PURPOSE OF TIERRA CONTENTA MASTER PLAN AMENDMENT #1 IS TO ALTER LAND USES AND RESIDENTIAL DENSITIES IN PHASE 3A ONLY.

TIERRA CONTENTA CORPORATION
SEC PLANNING, LLC
JENKINSGAVIN, INC.
DESIGN ENGINUITY

924-39

LEGEND

- MIXED RESIDENTIAL
- MIXED USE (CIVIC/COMMERCIAL/RESIDENTIAL)
- SCHOOL
- PARKS AND OPEN SPACE
- COMMUNITY TRAILS
- SIDEWALK
- PEDESTRIAN CORRIDOR
- POTENTIAL FUTURE ROADWAY CONNECTION
- (NP) NEIGHBORHOOD PARK, CONCEPTUAL LOCATION
- (PP) POCKET PARK, CONCEPTUAL LOCATION



NOTES:

1. FOR DEVELOPMENT PROGRAM, SEE ABOVE. SEE ALSO RESTATED ANNEXATION AGREEMENT ENTITLED "TIERRA CONTENTA, WOLMAGOOD SUBDIVISION AND CONTIGUOUS LAND (EAST)" FOR CONDITIONS OF DEVELOPMENT.
2. AT THE TIME OF APPLICATION FOR PLAT, A SYSTEM OF APPROPRIATELY SCALED LOCAL ROADS SHALL BE ESTABLISHED WHICH CONNECT OR ARE STUBBED OUT TO PERMIT LATER CONNECTION TO ADJOINING LOCAL ROADS ON PROPERTIES WITHIN OR NEXT TO TIERRA CONTENTA.
3. SUBSEQUENT PLATS SHALL ILLUSTRATE STORM WATER MANAGEMENT SYSTEMS ACCEPTABLE TO THE ITY WHICH INCLUDE FACILITY DESIGN AND MAINTENANCE PROGRAMS.
4. FOR FINAL SUBDIVISION PLATS OR DEVELOPMENT PLANS (IN THE CASE OF MULTI-FAMILY), THE DISPOSITION OF LANDS OVER 30% SLOPE THAT ARE NOT LOCATED IN THE PUBLIC OPEN SPACE SYSTEM SHALL BE CLARIFIED. LANDS OUTSIDE THE OPEN SPACE SYSTEM THAT ARE OVER 30% SLOPE SHALL BE IDENTIFIED AS REMAINING UNDISTURBED PER THE CITY CODE OR AS REQUIRING A VARIANCE.
5. SUBMITTALS SHALL BE PREPARED ON A TRACT BY TRACT BASIS FOR IMPROVEMENT PLANS, VEGETATION PLANS (INCLUDING USE OF NATIVE PLANTS) AND IRRIGATION PLANS (INCLUDING XERISCAPE AND USE OF EFFLUENT WATER) IN PARKS, OPEN SPACE, ROADWAYS, DRAINAGES, AND COMMUNITY FACILITIES. THE CITY PARKS AND PUBLIC WORKS DEPARTMENTS SHALL REVIEW THE SUBMITTALS TO DETERMINE ACCEPTABLE PLANS.
6. THE CITY PARKS DEPARTMENT SHALL RECOMMEND SIZE AND DEVELOPMENT CRITERIA FOR PARK IMPROVEMENTS.
7. ROADS WILL BE CONSTRUCTED CONSISTENT WITH CITY CODE OR VARIANCES FROM THE CITY CODE SHALL BE OBTAINED.
8. DEVELOPMENT WITH THE PRC SHALL COMPLY WITH THE APPROVED DESIGN GUIDELINES.
9. ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH ALL ADA ACCESSIBILITY GUIDELINES.

PHASE 3A DEVELOPMENT AND TRACT DATA

TRACT	LAND USE	NET ACREAGE	UNITS	DU/ACRE
56	SCHOOL	10.25	0	0.0
57	MIXED RESIDENTIAL	10.69	49	4.6
58	MIXED USE (CIVIC/COMMERCIAL/RESIDENTIAL)	1.38	21	12.0
59	MIXED USE (CIVIC/COMMERCIAL/RESIDENTIAL)	1.68	21	12.5
60	MIXED RESIDENTIAL	11.77	60	5.1
61	MIXED RESIDENTIAL	11.97	73	6.1
62	MIXED RESIDENTIAL	16.05	107	6.7
63	MIXED RESIDENTIAL	14.88	275	18.5
64	MIXED RESIDENTIAL	12.23	225	18.4
65	MIXED RESIDENTIAL	7.36	150	17.2
67	MIXED RESIDENTIAL	5.68	40	7.0
68	MIXED RESIDENTIAL	2.77	12	4.3
69	MIXED RESIDENTIAL	16.02	85	5.3
75	MIXED RESIDENTIAL	2.52	11	4.4
76	MIXED RESIDENTIAL	2.70	12	4.4
77	MIXED RESIDENTIAL	2.92	34	11.6
	OPEN SPACE	85.65	0	0.0
	PHASE 3A TOTALS	216.52	1175	5.3
	MAXIMUM PERMISSIBLE UNITS		1500	6.7

MASTER PLAN AMENDMENT #1

NORTH

150 300 0 300 600

TIERRA CONTENTA PHASE 3A

SANTA FE, NEW MEXICO

SHEET 7B

TIERRA CONTENTA CORPORATION
SEC PLANNING, LLC
JENKINSGAVIN, INC.
DESIGN ENGINUITY

924-40

Tierra Contenta Phase 3A Master Plan Amendment approved by the Santa Fe Governing Body at their meeting of October 27, 2021 as Case #2021-3818.

#	Conditions of Approval
4	Disturbed areas within the open space shall be revegetated to mimic the undisturbed condition.
5	NMSD right-of-way dedications shall be acquired for proposed roads crossing NMSD land.
6	Address all comments and concerns received from Wilson & Company, Inc., Engineers & Architects.
7	Terrain Management shall comply with Section 14-8.2 requirements for Terrain Management, as amended.
14	Design guidelines for development of the water system for the Master Plan Phases, including the Plats, for the Tierra Contenta Master Plan Phase 3A shall require a pre-water design meeting with the City's Water Division prior to submittal of an application to the City for Development
15	Design guidelines for development of the sanitary sewer system for the Master Plan Phases, including the Plat, for the Tierra Contenta Master Plan Phase 3A project, shall require a pre-sewer design meeting with the City's Wastewater Division prior to submittal of an application to the City for Development.
16	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).
20	Incorporate all conditions required for ADA compliance into the Master Plan Guidelines. ADA guidelines shall comply with both Federal and State ADA standards as amended.

THE TIERRA CONTENTA PHASE 3A DESIGN STANDARDS WERE RECORDED IN THE RECORDS OF SANTA FE COUNTY ON May 7TH, 2025 AS INSTRUMENT # 2058445.

REVISIONS

DATE	BY

DESIGN ENGINUITY

P.O. BOX 2759
SANTA FE, NEW MEXICO 87504
(505) 984-9597

TIERRA CONTENTA - PHASE 3A
MASTER PLAN AMENDMENT

CONDITIONS OF APPROVAL

SCALE	DWG NO.	DATE
N.T.S.		02/13/2025

SHEET NO. 7C

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TIERRA CONTENTA PHASE 3A DESIGN STANDARDS

MARCH 2025

RECORDED 05/07/2025

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TIERRA CONTENTA PHASE 3A DESIGN STANDARDS

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CHAPTER 1: INTRODUCTION

History of Tierra Contenta

Tierra Contenta is a master planned community located in the southwest part of Santa Fe. Tierra Contenta was originally annexed into the City of Santa Fe (the 'City') in 1985 pursuant to that certain Restated Annexation Agreement (described below), and in 1988, the Santa Fe City Council adopted Planned Residential Community (PRC) zoning in order to develop residential communities in the City. The phased development was in accordance with a master plan (the 'Tierra Contenta Master Plan') developed by Tierra Contenta Corporation ('TCC'), a non-profit corporation created by the City in 1994 to implement the Tierra Contenta Master Plan on behalf of the City. The Tierra Contenta Master Plan was adopted in 1994 and pertained to 1,421 acres of vacant land, of which the City purchased 860 acres. The City-owned land within Tierra Contenta was sold to TCC, who became the master developer of those parcels and is reimbursing the City for the purchase costs of the land. The TCC is charged with ensuring that development in Tierra Contenta occurs in a way that meets the original goals and objectives intended by the City, as well as goals that have emerged since its creation. Additional details of the history of Tierra Contenta can be found at the TCC website: TierraContenta.org. Phase 1 and 2 of the Tierra Contenta Master Plan have been completed. This document applies to the development of Phase 3A, as defined by the Phase 3A Master Plan Amendment (see page 3 for more details).

How To Use This Document

Within these standards are an introduction to Tierra Contenta, statements of vision and goals, a procedural overview for design review by the Tierra Contenta Architectural Review Committee ('TC ARC'), reference to the development review procedures of the City's Land Use Department, as well as standards for infrastructure, building, and related improvements for Phase 3A (the 'Phase 3A Design Standards' or 'Design Standards'). Designers, builders, reviewers, and others involved in Tierra Contenta are urged to become familiar with the Phase 3A Design Standards and review procedures, as each phase of Tierra Contenta has its own unique set of design standards that apply only to that phase and which have been adopted by the City and previously recorded. The TC ARC will have the responsibility of reviewing development proposals and determining if they meet the requirements of these Design Standards.

In addition to compliance with these Design Standards, developer applicants are responsible for obtaining development approvals and building permits from the City of Santa Fe.

The Phase 3A Design Standards along with the Phase 3A Master Plat (see Exhibit A) form the basis to implement the Phase 3A Tierra Contenta Master Plan, as amended in 2021. Development of the tracts created by the Phase 3A Master Plat are contingent on approval of a subdivision plat and/or a development plan, if applicable, for each tract, in accordance with the amended Tierra Contenta Master Plan, the Phase 3A Design Standards, and relevant City policies and regulations. These Design Standards provide the parameters and development requirements under which the Phase 3A development will take place. These Design Standards shall be binding upon, and inure to the benefit of the City, TCC and its respective successors and assigns who shall expressly assume all rights, duties and obligations of such entity with respect to Phase 3A. An overview of the design review process is provided in Chapter 2 of this document.

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City staff and planning officials retain jurisdiction to review, approve, or disapprove development plans and subdivision plats within Tierra Contenta as is more particularly set forth in Chapter 2. Developers who purchase tracts within Phase 3A of Tierra Contenta must first obtain design approval from the TC ARC and then subdivision plat and/or development plan approval from the City. The City will ensure consistency of the application with the approved Phase 3A Master Plan and Plat, these Design Standards, and the City's Development Code.

Once a Development Plan or Subdivision Plat is approved and recorded by the City, permit applications are then submitted to the City for projects in accordance with applicable building permit application policies and procedures where the permit application conforms to the Development Plan or Subdivision Plat for the area in which the development is to take place and complies with applicable city, state and federal regulations.

Foundational Documents

There are several documents that these design standards are built upon and with which they must be consistent. The key documents underlying them are:

Tierra Contenta Annexation Agreement: Although 1,319 acres of Tierra Contenta were originally annexed into the City of Santa Fe in 1985, the Agreement was restated in 1994 to incorporate the terms of the newly adopted Tierra Contenta Master Plan. The 'Restated Annexation Agreement, Tierra Contenta, Wolgamood Subdivision and Contiguous Lands' (filed in the Records of Santa Fe County Clerk as Instrument #1122756) was entered into between the City, TCC, and all property owners at the time of its execution in 1994. The Agreement details how the properties under the Agreement will be developed, what lands will be dedicated for public use, how City services will be extended to serve the development, and other aspects of the annexation.

Tierra Contenta Master Plan: The Tierra Contenta Master Plan was adopted in 1994 and provides a detailed framework for how the Tierra Contenta lands are to be developed. It establishes the phases of development and identifies supporting infrastructure including roads, schools, commercial areas, open space and trails approach among others. These Design Standards have been created for the Phase 3A development based on the Master Plan.

The Tierra Contenta master-planned community is intended to create a safe mixed-income community with walkable neighborhoods, easy access to opens space and nature, and to local-serving businesses. The Tierra Contenta Master Plan envisioned neighborhood centers designed to provide goods, services and employment opportunities to the resident population on a small scale. The location of school sites is also an important element of the Plan.

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Phase 3A Master Plan Amendment: The Tierra Contenta Master Plan was amended in 2021 to make adjustments to development tracts in Phase 3A. Phase 3A includes only TCC-owned lands within the final phase of Tierra Contenta, totaling 222.84 acres. The remainder of land in Phase 3 ("Phase 3B") is owned by the New Mexico School for the Deaf, and there are no plans to develop Phase 3B at this time. The initiation of Phase 3A required an amendment to the approved Tierra Contenta Master Plan, which was approved by the Santa Fe City Council on October 27, 2021. The purpose of Tierra Contenta Master Plan Amendment #1 was to revise land uses and residential densities in Phase 3A to respond to present conditions since market demands have shifted dramatically since the 1994 Master Plan was adopted (**Figure 1**).

The following table summarizes the proposed land use entitlements for Phase 3A, as approved in Master Plan Amendment #1:

Mixed Residential	127.81 acres	13 tracts	1175 units (minimum)	1500 units (maximum)
Mixed-Use	3.06 acres	2 tracts		
School	10.25 acres	1 tract	—	—
Open Space	85.65 acres	TBD	—	—

In response to City and neighborhood feedback on previous phases, a fresh approach has been taken for the Phase 3A Design Standards. All residential tracts are designated as 'Mixed Residential' to emphasize that a mixture of housing types is desired. An overall increase in density/maximum residential units is intended to encourage and facilitate the creation of a diversity of housing types. Minimum unit counts are assigned per development tract, and a 'density bank' is established and implemented through a Bonus Program to provide incentives to support the affordable housing goals and to incentivize a greater diversity of housing types and innovative sustainability measures. Form-based standards define Roadway Typology, Building Typology, and Open Space/Trail Typology. This approach is intended to create a flexible framework that will define how buildings, open spaces, and streetscapes are configured to shape and activate the public realm, create a desirable and livable neighborhood, meet affordability goals, and realize the values and intent of Tierra Contenta.

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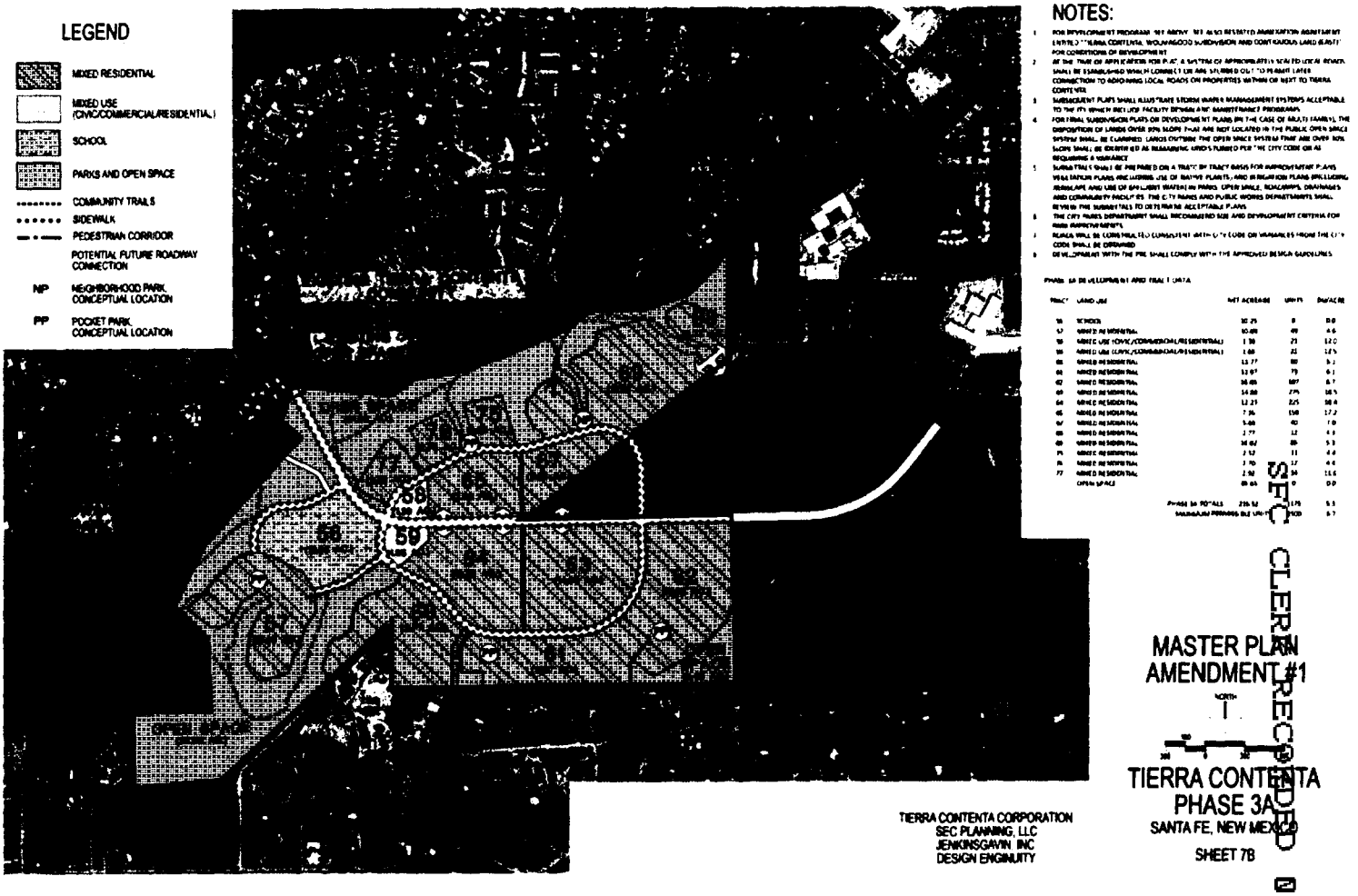
Figure 1:



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Vision

These Design Standards were developed to provide builders, developers, City staff, the general public, and the TCC staff and Board of Directors a common ground from which to view Phase 3A of the project.

VISION

The following purpose statements comprise the vision for Tierra Contenta:

Create Community

The primary purpose of the Master Plan and these Design Standards is to facilitate the creation of livable, ecologically sustainable neighborhoods within Tierra Contenta with a mix of housing types affordable to a mixed-income population. Parks, schools, other public facilities, trails, and natural areas will be located and connected so as to encourage residents, pedestrians and cyclists to meet and get to know each other. Through connectivity, the residents and visitors of Tierra Contenta may be able to rediscover the life and vitality of a small town.

Foster Architectural Variety

Variety in the architecture of Tierra Contenta is an important characteristic of the community. These standards are intended to produce coherent, pedestrian-friendly neighborhoods, to encourage a mix of housing types/sizes, and foster innovative design. Like the Tierra Contenta Phase 3A Master Plan, these standards apply to all property in Tierra Contenta, Phase 3A, and are intended to provide a measure by which all aspects of improvements – whether for streets, trails, other infrastructure, residences, commercial or civic buildings – are evaluated in comparison to the Tierra Contenta Phase 3A Master Plan.

Encourage Innovation

Notwithstanding the specific requirements of these Design Standards and the Santa Fe City Code, the designer, developer, and reviewer are to be guided by the Tierra Contenta vision and goals. Innovative design is encouraged within Tierra Contenta. Therefore, these Design Standards have been written with the intent of balancing the standards necessary for providing a measure of conformance with the flexibility necessary to allow innovation. The vision and goals of Tierra Contenta are provided in the Design Standards to give designers, developers, and reviewers a basis for assessing innovative features that might be proposed, and an exception process for innovative designs that may not meet each and every element of these Design Standards. The TC ARC has the sole discretion to grant exceptions to these Design Standards in order to promote innovation in accordance with the Tierra Contenta vision and goals.

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Development Goals

The goals of Tierra Contenta are intended to achieve the vision as provided in the Master Plan as well as additional goals identified for this phase of development. The descriptions of goals were developed with the assistance of builders, developers, City staff, and citizen input from public meetings. Goals are targets addressing different aspects of the vision. The goals themselves do not change but the manner in which they are achieved often do. Should a developer identify a different way of achieving one or more goals they are encouraged to propose a new and innovative way to achieve them. Applications to the TC ARC that propose innovative methods should describe them and show how they would achieve the goals listed below:

Economic and Housing Affordability Goals:

1. The residential portions of the development are planned and will be marketed to enable the development of mixed-price, mixed-income neighborhoods.
2. At least 40% of units constructed in Phase 3A will be affordable to low- and moderate-income households. These affordable housing units will be distributed as follows among Area Median Income (AMI) ranges:
    a. 10% households earning 50-65% AMI
    b. 10% households earning 65-80% AMI
    c. 10% households earning 80-100% AMI
    d. 10% households earning 100-120% AMI
3. Residential parcels will be priced to support builders in providing the required affordable housing.
4. The development will generate significant economic development within Santa Fe by generating thousands of design, engineering, and construction jobs. Likewise, it will generate significant increases in the Gross Receipts Tax received by the City of Santa Fe.

Ecological Sustainability Goals:

1. The development will be designed in a manner that provides a significant amount of visual, usable, multiple-use open space.
2. The development will respect the environment and preserve natural drainageways, steep terrain, and significant vegetation where possible.
3. The residential and commercial buildings will be designed to comply with the highest energy and water conservation codes that apply to their construction.
4. The development will minimize automobile traffic by several means—encouraging walkability through a well-designed network of sidewalks and trails, and advocating for public bus service with an adequate number of stops for all neighborhoods in Phase 3A.
5. The entire development will be designed to encourage maximum feasible on-site retention of stormwater runoff.
6. The development will preserve and protect wildlife corridors.

Visual and Aesthetic Goals:

1. The development's primary aesthetic goal is to assure attractive, livable neighborhoods.
2. The development will encourage and incentivize a wide variety of housing types.
3. The development will maximize viewscapes of the natural environment.
4. The development will not have a 'cookie cutter' appearance; architectural variation must be emphasized.
5. The development will create inviting and attractive streetscapes.

Social Goals:

1. The development will provide housing for diverse income segments of Santa Fe.
2. To encourage a socially, ethnically, and economically integrated community, it is important that residents of different incomes live in close proximity to each other so as to encourage contact among residents.

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3. Tierra Contenta residents will be able to have pride in their homes, their neighborhoods, and the community as a whole.

Health and Safety Goals:

1. The development will have adequate access for all emergency vehicles.
2. Building construction will follow adopted applicable life-safety codes.
3. The development will be designed in a manner that fosters neighborhood safety by which neighbors can look after each other's houses to reduce crime.
4. The development will have attractive and safe areas for children to play.
5. Utilities and services will be provided in a manner that does not compromise the health and safety of the residents.

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CHAPTER 2: DESIGN REVIEW PROCESS

The Phase 3A Design Standards along with the Phase 3A Master Plat form the basis to implement the amended Tierra Contenta Master Plan, as amended. Development of the tracts created by the Phase 3A Master Plat will be contingent on approval of a Subdivision Plat and/or a Development Plan, if applicable, for each tract based on compliance with the Tierra Contenta Amended Master Plan, the Phase 3A Design Standards, and relevant City policies and regulations. These Design Standards are structured to give users and reviewers a format, intent, and specific direction for development review and implementation.

A. General Overview of Review Process

The TC ARC must review and approve the subdivision plats and development plans for each development tract prior to the developer making application to the City. City staff and planning officials retain jurisdiction to review, approve, or disapprove development plans and subdivision plats within Tierra Contenta once they have received initial approval from the TC ARC. The Tierra Contenta Annexation Agreement states that:

> *"The City agrees to approve rezoning, preliminary development plans and preliminary subdivision plats for individual tracts within the Property, provided such rezoning, plats and plans conform to the Master Plan and Phasing Plan, the SFCC 1987 as amended, and the provisions of this Agreement. The City agrees to approve final development plans and final subdivision plats that substantially conform to previously approved preliminary plats and plans."*

B. The TC Master Plan and Other Controlling Documents

The Phase 3A Master Plat and Design Standards are consistent with the Master Plan, and accordingly, the individual Subdivision Plats and Development Plans for the tracts shall be consistent with the approved Phase 3A Master Plat and Design Standards. Phase 3A Subdivision Plats and Development Plans shall be reviewed and approved by the Planning Commission for individual development tracts. Prior to City review and approval, each Subdivision Plat and Development Plan is subject to review by the TC ARC for compliance with the Master Plan and with the adopted Phase 3A Master Plat and Design Standards. The Tierra Contenta Master Plan (as amended in 2021) and these Phase 3A Design Guidelines supersede, solely with respect to Phase 3A, any inconsistent provisions of the Tierra Contenta Annexation Agreement, as previously amended and restated, or any inconsistent provisions of any other phase-specific Design Standards. Where these Design Standards are silent on an issue, the applicable provisions of the City of Santa Fe Land Development Code shall govern.

C. Tierra Contenta Review Process

The TC ARC is charged with the responsibility of reviewing and approving certain design aspects of development on the tracts created by TC. These requirements are generally described in these design standards for the specific typologies. As stated in Chapter 1 above, the TC ARC may at its sole discretion grant exceptions to these Design Standards in order to achieve the development goals for the master planned community. Additional details regarding the TC ARC review process are described separately in procedural guidance documents for TC Phase 3A. Within fifteen (15) days after request by any Developer who purchases tracts within 3A or its prospective lender (collectively, a "Tract Owner"), TCC on behalf of itself and on behalf of the TR ARC agrees to execute (or provide written comments to any such proposed estoppel certificate) an estoppel certificate, certifying (i) that these Design Guidelines are in full force and effect (or if there have been modifications, a description of such modifications and that these Design Guidelines

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924 SOA

as modified are in full force and effect); (ii) that to its knowledge, there are no defaults hereunder with respect to the Tract Owner or the tract it is acquiring if that is the case and if it not the case, the nature of such default; (iii) the amount of any unpaid assessments or encumbrances with respect to the Tract Owner or the tract it is acquiring; and (iv) to any other factual information reasonably requested. Any statement delivered pursuant to this Section 2C may be relied upon by any Tract Owner.

D. City of Santa Fe Review Process

Where these Design Standards are silent on an issue, the applicable provisions of the City of Santa Fe Land Development Code shall govern, as specified in Chapter 14 of the Santa Fe City Code (Chapter 14 SFCC), as administered by the City's Planning and Land Use Department. Once TC ARC review has taken place, each developer must make application to the City in accordance with applicable provisions of Chapter 14. Developers are encouraged to engage with City staff early in the planning and design of each tract to ensure proper review procedures are followed. All public improvements shall comply with all ADA accessibility guidelines.

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924 SOB

CHAPTER 3: ROADWAY TYPOLOGY

Phase 3A will be served via the extension of Paseo del Sol from the current terminus of Paseo del Sol West just south of Jaguar Drive east to the Herrera Drive/Paseo del Sol East roundabout, completing this important roadway connection. In addition, an internal Loop Road will complete the Phase 3A backbone roadway infrastructure, providing access to the development tracts.

The Amended Master Plan identifies potential future roadway connections to adjacent lands, including NMSD property and the Mutt Nelson neighborhood to the south. As the individual tracts are developed, road stub-outs and/or right-of-way dedications are required where connections to existing or potential future roads exist to ensure adequate roadway connectivity in the larger area. In addition, connectivity among the development tracts is a key component of the design intent. Tracts should be designed to connect to adjacent tracks and consider future development potential.

In an effort to provide improved pedestrian amenities and connectivity, the Roadway Typology requires sidewalks on both sides of each of the three street types. Furthermore, in order to address parking shortages experienced in previous phases, on-street parking is proposed on segments of Paseo del Sol and on the Community Loop Road. On-street parking will be encouraged on one side of the Local Streets, which will be constructed within the development tracts. For example, adequate roadway width and strategic driveway placement will support on-street parking.

All roads must be developed to the current City engineering standards (e.g. standards for asphalt, subgrade and pavement) and must conform to the roadway typologies presented herein (these roadway typologies may differ from those in the City's Land Development School). Roadway standards are illustrated below by road sections, and their relationship to the buildings are defined with the Building Typology as frontage specifications. In response to feedback from current Tierra Contenta residents, shared driveways are not permitted in Phase 3A. If alley-loaded housing developments are proposed, please refer to the City standards for alleys in Chapter 14 SFCC.

A. Paseo del Sol

Paseo del Sol is the primary through road connecting Phase 3 to previous phases of Tierra Contenta and to the City's larger roadway network. This roadway is not, however, intended to be a high-speed, multi-lane thoroughfare and is instead designed with traffic calming, pedestrian orientation, and activation of the streetscape as top priorities. No rear-facing building relationships are permissible, and no driveways are allowed from Paseo del Sol, except for the purposes of accessing rear parking for multi-unit residential developments or commercial/mixed use buildings. Sidewalks and bike lanes are included on both sides of the street, and a landscaped median will aid in traffic calming and enhancement of the driver and pedestrian experience. Street trees, per the City's standards, are required, and frontage relationships of buildings are defined in the Building Typology to ensure that Paseo del Sol is an attractive, inviting, and pedestrian-friendly streetscape. TCC will be responsible for constructing the extension of Paseo del Sol from its current terminus at Jaguar Drive to the existing roundabout at Herrera Drive. A cross section and plan view of Paseo del Sol are provided below for illustration (**Figure 2**).

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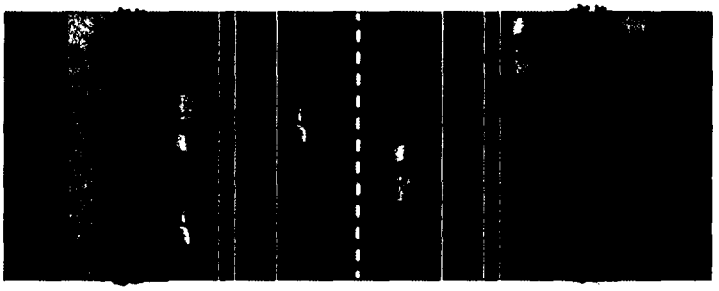
Figure 2:



Colored bike lane striping per NACTO design standards may be utilized subject to approval of the City Public Works Department.



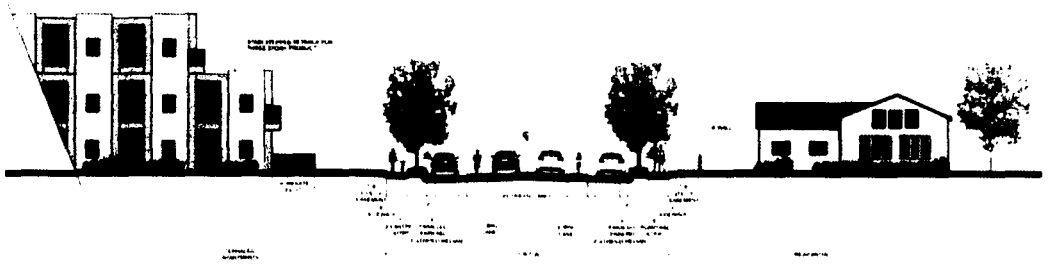
B. Community Loop Road

The Community Loop Road provides access to the Phase 3A development tracts from Paseo del Sol. As such, it is a critical piece of the spine infrastructure for Phase 3A. The Community Loop Road is envisioned as a low-speed collector with on-street parking and sidewalks on both sides, along with requisite street trees and plantings. As with Paseo del Sol, no rear facing building relationships are permissible, but drive-ways are allowed. TCC will be responsible for constructing the Community Loop Road. A cross section and plan view of the Community Loop Road are provided below, for illustration (**Figure 3**).

Figure 3:



Colored bike lane striping per NACTO design standards may be utilized subject to approval of the City Public Works Department.



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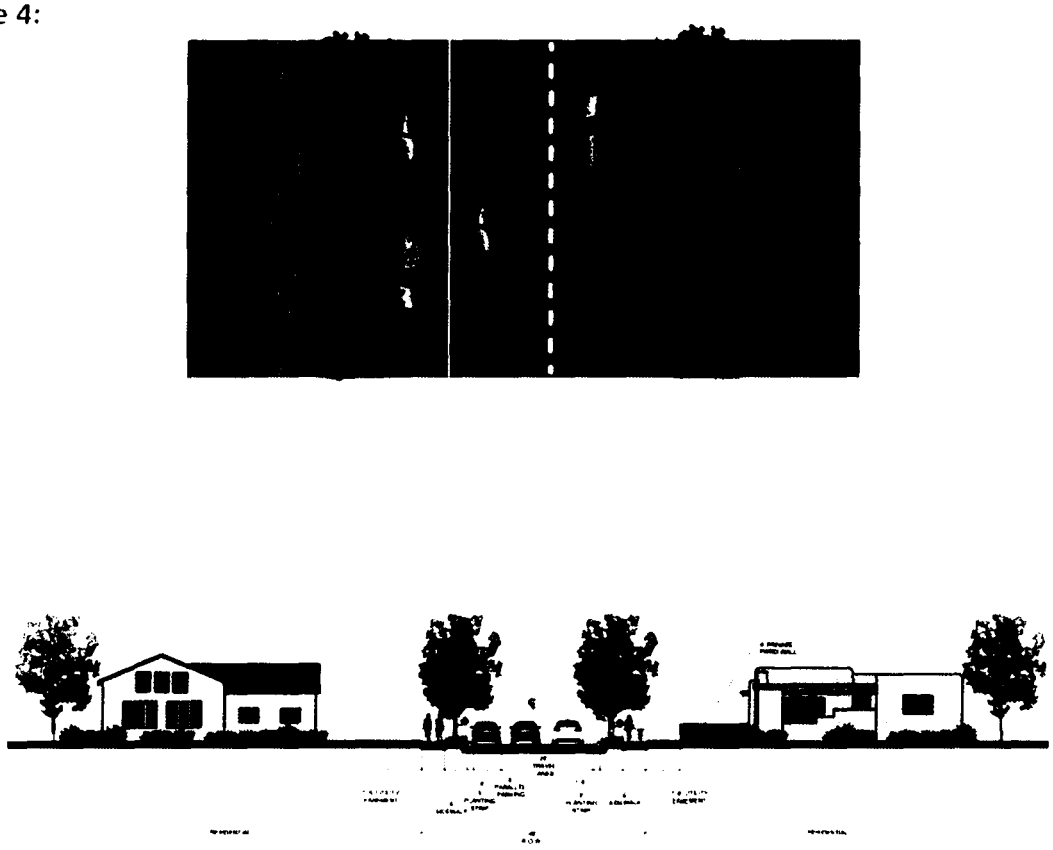
C. Local Streets

The configuration of Local Streets will be determined as tracts are developed, depending on the program proposed by the developer of that tract.

Sidewalks, street trees, and plantings are required on both sides of the Local Streets, and on-street parking on at least one side is strongly encouraged. In the event on-street parking is not feasible due to driveway proximity, dedicated guest parking areas may be required, subject to TC ARC approval. A conceptual cross section and plan view of a Local Street are provided below, for illustration. The developer of each tract in Phase 3A will be responsible for constructing Local Streets in accordance with the Design Standards described here. Graphics presented here are to be viewed as an example of a Local Street with on-street parking on one side (**Figure 4**).

Figure 4:



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D. Requirements Specific to Each Roadway Type

The following table and the text that follows it provide specifications and requirements based on the roadway type.

Table of Roadway Requirements by Street-Type

	Paseo del Sol	Loop Road	Local Street
Right-of-Way width (feet)	88 feet	65 feet	43 - 49 feet
Sidewalks required min. width (feet)	6 feet	5 feet	5 feet
Planting Strips required min. width (feet)	5 feet	5 feet	5 feet
Bike Lanes required min. width (feet)	5 feet with 2-foot striped median between on-street parking and bike lane	5 feet with 2-foot striped median between on-street parking and bike lane	Sharrows may be warranted subject to approval of the City Public Works Department
Driving Lanes required width (feet)	10.5 feet each way	10 feet each way	10 feet each way
Curb and Gutter width (feet)	2 feet	2 feet	1.5 feet
Center Medians min. width (feet)	Planted median, 14 feet	None	None
Private Driveways allowed	No	Yes	Yes
On-Street Parking required or allowed & min. width (feet)	Yes (on both sides of street), 6 feet	Yes (on both sides of street), 6 feet	Encouraged on one side of street, subject to TC AR approval. 6 feet
Streetscape planting requirements	Refer to Chapter 14 SFCC	Refer to Chapter 14 SFCC	Refer to Chapter 14 SFCC

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E. Traffic Engineering Measures

Driveway Connections to Public Streets: The width of the driveway (curb cut) at the right-of-way line of a public street for private driveways shall not be less than twelve feet (12 ft.) or greater than twenty-two feet (22 ft.) in width at the edge of the street pavement. Drive pads between the curb and the right-of-way line must be concrete. Driveway surfacing between right-of-way line and the garage, carport vehicle entrance, or parking pad shall be concrete, asphalt or other hard pavement acceptable to the City. For alley standards, please refer to Chapter 14 SFCC.

Lot Access: Every lot does not have to have direct access from a public street. Rather, every lot shall have access that is sufficient to afford a reasonable means of ingress and egress to property for its intended use(s). Please note that no driveways are permitted from Paseo del Sol except where they access multi-family or commercial/civic developments. Pedestrian and/or vehicular connectivity among individual developments along Paseo del Sol is encouraged where feasible and appropriate and subject to the requirements of Chapter 14. Please see the Roadway Typologies for more information.

Street Connectivity: One of the basic elements of the TC Master Plan is 'loop roads and connected streets'. This provides a variety of options for traffic traveling into and out of neighborhoods and more evenly distributes traffic flow. Recognizing that there are terrain constraints, the streets in Tierra Contenta are to be designed to minimize the use of cul-de-sacs, dead end streets, and other similar no-exit streets or passages. Where possible, streets are to be laid out to connect adjacent subdivisions and/or neighborhoods without the necessity to use the loop road.

Where streets are stubbed out at connections of roads to be built in the future, the developer is required to provide permanent barricades and 'ROAD CLOSED' signs. In addition, a 24-inch by 36-inch sign stating the following is to be provided: 'THIS ROAD WILL BE CONNECTED TO FUTURE DEVELOPMENT.'

Landscaping: Developers shall install a minimum of one tree or three shrubs in the front yard of each single-family lot, with standard warranties. Landscaping on all other lots and parking areas shall be per Chapter 14 requirements.

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CHAPTER 4: 'MIXED RESIDENTIAL' BUILDING TYPOLOGY

Phase 3A of Tierra Contenta is being developed at a time of unprecedented housing shortage in the City of Santa Fe. In response to the housing shortage, specifically rental housing, a number of apartment buildings have been approved helping to reduce the shortage. However, both in the City and across the nation a limited supply of housing in between detached, single-family for-sale homes and large-scale apartment complexes persists. Phase 3A of Tierra Contenta seeks to increase the supply of a diversity of housing types – what is often referred to as the 'missing middle.' The allowable housing types are described in this section. Mobile homes are not permitted; however, modular homes and prefabricated components may be used if approved by the TC ARC.

The Phase 3A Building Typology identifies typical and appropriate building forms to encourage diversity of housing types, as well as activation of the streetscape. Each building type includes specifications for access and entry, parking, frontage, placement, and massing of building form. Building types are accompanied by simple visual renderings or photos, schematic plans, and sections showing building footprints and frontage relationships. All residential building types are permissible in all Mixed Residential areas. No rear-facing building orientations are permissible for any building type on any roadway type, with the exception of accessory dwelling units facing an alley.

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A. Detached House

A single-family detached house is permitted in Phase 3A and is a detached structure that incorporates one dwelling unit on a single lot with front, rear and side yards. The detached structure must be oriented toward the street, and may be accompanied by one attached or freestanding accessory structure.

Access and Entry	The principal entry to each dwelling shall face the street frontage and have direct access from a porch/portal, stoop, or private patio. Access for parking, loading, and trash disposal must be from an alley, narrow driveway, ribbon driveway or circular driveway.
Parking	Parking shall be located in garages, carports, or in designated driveways constructed for that purpose. Garages or carports may be attached, detached, or connected by a breezeway. Attached garages or carports shall be set back from street-facing façades by a minimum of 5 feet. Detached and breezeway garages must be located in the side or rear yard. Side yard garage access is permissible when a dual frontage is present.
Frontage	Principal entry must face the street. Must include a portal/porch, stoop, or private patio. May have dual frontage in which there is both front yard and side yard frontage. Front yard may be enclosed with a low yard wall or fence (max 4 ft. high) at the property line. If a side yard frontage is present, a yard wall or fence up to 6 ft. high is permissible at the frontage.

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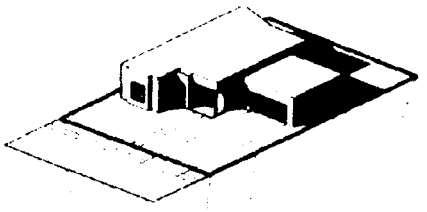
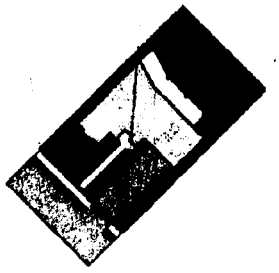
Placement	Front Setback: Min 7 ft. / Max 20 ft. Side Setback: Min 5 ft. / Max 10 ft. Rear Setback: Min 10 ft. Zero-lot-lines are permissible for garages/carport at rear of the lot, but garages/carports must be set back from any frontage by at least 20 ft.
Massing	May be 1 or 2 stories in height. May not exceed maximum height allowed by Chapter 14 SFCC. There are no step-back requirements.







SINGLE FAMILY DETACHED

Building
Outside space
Pavement

B. Accessory Structures

Accessory structures, including accessory dwelling units, are permitted in Phase 3A and are typically located near the rear of a lot. Accessory structures can be free-standing or attached to a garage or main dwelling unit and can be a stacked, second-floor unit above a garage or main house. They can serve as an accessory dwelling unit, home office space, studio, workshop or other accessory use, as permitted by Chapter 14 SFCC, as amended.

Access and Entry	The Principal entry to the structure shall be accessed from the side or rear yard or alley. Principal entry to the accessory structure shall not be visually dominant over the principal entry to the main dwelling. Access for parking, loading, and trash disposal must be from an alley or driveway.
Parking	Parking shall be located below, beside, or behind the structure and accessed from an alley or side driveway.
Frontage	Typically do not have street frontage unless accessed from a side yard.
Placement	Typically located near the rear of a lot and can be free-standing or attached to a garage or main dwelling structure. Side Setback: Min 5 ft. / Max 10 ft. Utility sheds may only be located in the rear yard.
Massing	Can be a single-story structure or a stacked, second-floor structure above a garage or main house. Building cannot exceed maximum height allowed by Chapter 14 SFCC when the accessory structure is located on a second floor. Floor area cannot exceed that of the principal dwelling nor exceed 1500 gross sq. ft., whichever is less.

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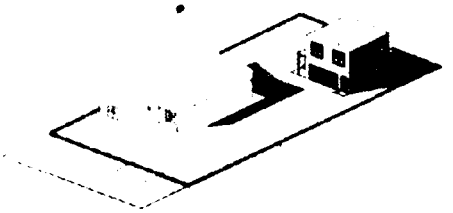

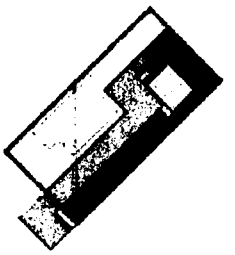

ACCESSORY STRUCTURE DWELLING UNIT

Building
Outside space
Pavement

C. Duplex/Triplex

Both duplexes and triplexes are permitted in Phase 3A and are structures that consist of two or three side-by-side or stacked dwelling units. Principal entries face the street within a single building massing.

Access and Entry	The principal entry to each dwelling or each common entrance, if designed as stacked flats, shall have direct access from a portal/porch, a common portal/porch, or stoop facing the street.
Parking	Parking shall be located in garages, carports, or in designated driveways constructed for that purpose. Garages or carports may be attached, detached, or connected by a breezeway. Attached garages or carports shall be set back from street-facing façades by a minimum of 5 feet. Detached and breezeway garages must be located in the side or rear yard. Side yard garage access is permissible when a dual frontage is present.
Frontage	Principal entries or common entrance must face the street. Each dwelling must include a stoop or porch/portal, either individually or in common with an adjoining dwelling. May have dual frontage in which there is both front yard and side yard frontage. Front yard may be enclosed with a low yard wall or fence (max 4 ft. high) at the property line. If a side yard frontage is present, a yard wall or fence up to 6 ft. high is permissible at the frontage.
Placement	Front Setback: Min 7 ft. / Max 20 ft. Side Setback: Zero-lot-lines permissible if attached side-by-side units. If stacked, min 5 ft. / Max 10 ft. Rear Setback: Min 10 ft. Zero-lot-lines are permissible for garages/carport at rear of the lot, but garages/carports must be set back from any frontage by at least 20 ft.
Massing	May be articulated as large detached houses consistent with the vernacular building form in the surrounding neighborhood. Structure cannot exceed maximum height allowed by Chapter 14 SFCC. Duplexes may also be designed as stacked flats, abutting townhouses, courtyards, or other vernacular forms compatible with the surrounding neighborhood. Attic spaces may be used as habitable space.

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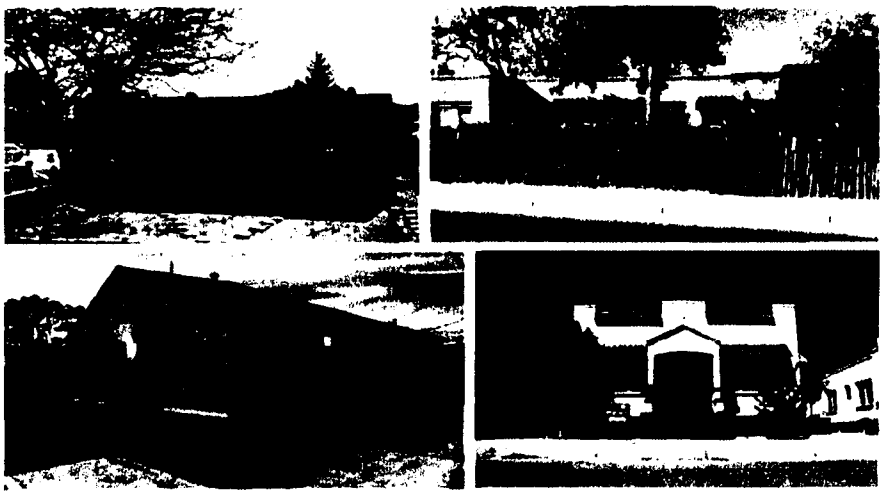

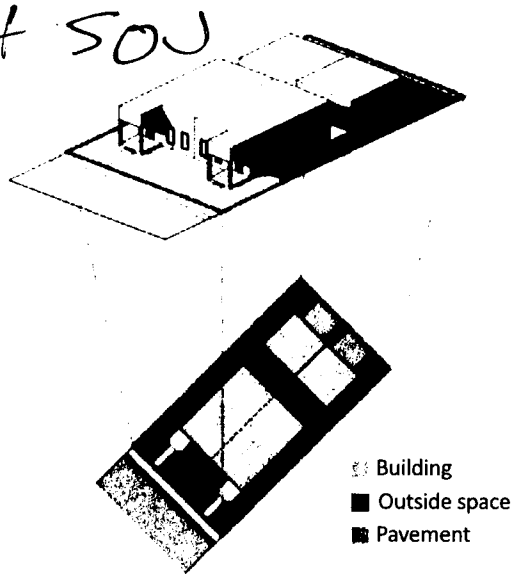

DUPLEX - ALLEY LOADED

D. Townhouse/Rowhouse

Townhouses and rowhouses are permitted in Phase 3A and consist of multiple attached dwelling units, placed side-by-side (zero-lot-line), but cannot exceed 180 linear feet. These structures are typically located in a location that serves as a transition from primarily detached, single-family homes to higher density areas.

Access and Entry	The principal entry to each dwelling shall have direct access to the street. Parking, loading and trash disposal must be accessed from an alley or from a shared driveway.
Parking	Parking shall be located behind each building or in attached garages facing the street. Attached garages or carports shall be set back from street-facing façades by a minimum of 5 feet.
Frontage	Each dwelling must include a stoop or porch/portal fronting the street and a public sidewalk or a common open space. May have dual frontage in which there is both front yard and side yard frontage. Front yard may be enclosed with a low yard wall or fence (max 4 ft. high) at the property line. If a side yard frontage is present, a yard wall or fence up to 6 ft. high is permissible at the frontage.
Placement	Front Setback: Min 7 ft. / Max 20 ft. Rear Setback: Min 10 ft. Zero-lot-lines are permissible for garages/carport at rear of the lot, but garages/carports must be set back from any frontage by at least 20 ft.
Massing	May be 1 or 2 stories in height. May not exceed maximum height allowed by Chapter 14 SFCC. There shall be a minimum horizontal offset of five feet between attached dwelling units along the front facade.

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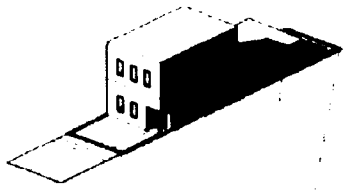
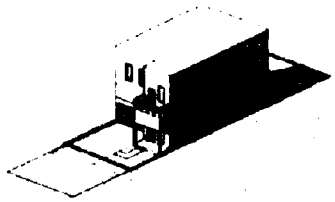
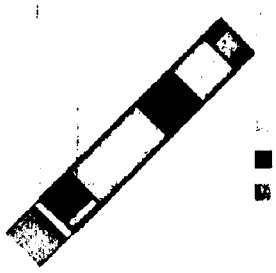
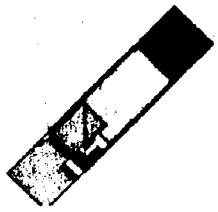






Building
Outside space
Pavement

TOWNHOUSE - ALLEY LOADED



TOWNHOUSE - FRONT LOADED

E. Casita Court

Casita courts are permitted in Phase 3A and consist of a series of small, detached structures and/or side-by-side attached structures, providing multiple dwelling units arranged around a shared courtyard, which takes the place of a private rear yard. Each unit shall have an individual entry accessed from the shared courtyard.

Access and Entry	The principal entry to each dwelling shall have direct access to a shared courtyard at ground level or from a stoop or small portal/porch.
Parking	Parking can be located behind the rear massing of the courtyard or below the rear-most dwelling units, which may be located above a bank of garages. A common parking court may be provided interior to the block.
Frontage	Typically, multiple building masses are arranged around a central landscaped courtyard. Yard walls or fences flush with the courtyard opening are permissible, cannot exceed 4 ft. in height, and must include a pedestrian opening/entry, which can be gated.
Placement	Front Setback: Min 7 ft. / Max 20 ft. Side Setback: Min 5 ft. / Max 10 ft. Rear Setback: Min 10 ft. Side yard zero-lot-lines are permissible for garages/carport at rear of the lot, but garages/carports must be set back from alley frontage by at least 20 ft.
Massing	Typically consists of single-story structures, but can be up to two stories (maximum height allowed by Chapter 14 SFCC). Often the rear-most building(s) are up to two stories, sometimes allowing for garages on the ground floor and dwelling units above, while the structures flanking the courtyard are 1 to 1.5 stories.

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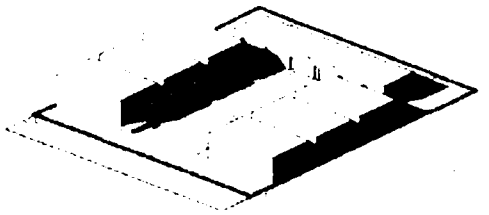

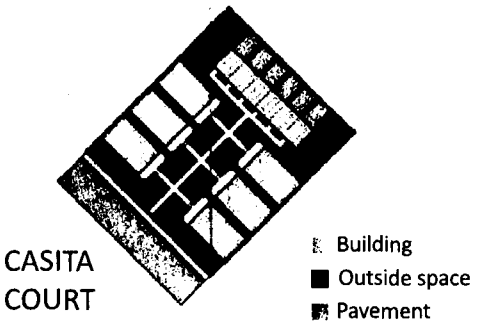

F. Courtyard Apartments

Courtyard apartment complexes are permitted in Phase 3A and consist of multiple side-by-side and/or stacked dwelling units arranged around a shared courtyard. These units may be accessed from a central common entry facing the street.

Access and Entry	The principal entry to each dwelling shall be accessed from a common entry and interior corridor.
Parking	Parking shall be located behind the rear massing of the courtyard. A common parking court may be provided interior to the block.
Frontage	Central portion of the building is set back between two flanking sections that are closer to the front property line, creating a recessed, landscaped courtyard. Yard walls or fences flush with the courtyard opening are permissible, cannot exceed 4 ft. in height, and must include a pedestrian opening/entry, which can be gated.
Placement	Front Setback: Min 7 ft. / Max 20 ft. Side Setback: Min 5 ft. / Max 10 ft.; zero-lot-lines are permissible for side-by-side attached structures. Rear Setback: Min 10 ft. Zero-lot-lines are permissible for garages/carport at rear of the lot, but garages/carports must be set back from any frontage by at least 20 ft.
Massing	Up to three stories (maximum height allowed by Chapter 14 SFCC) if located on Paseo del Sol; up two stories (maximum height allowed by Chapter 14 SFCC) elsewhere.

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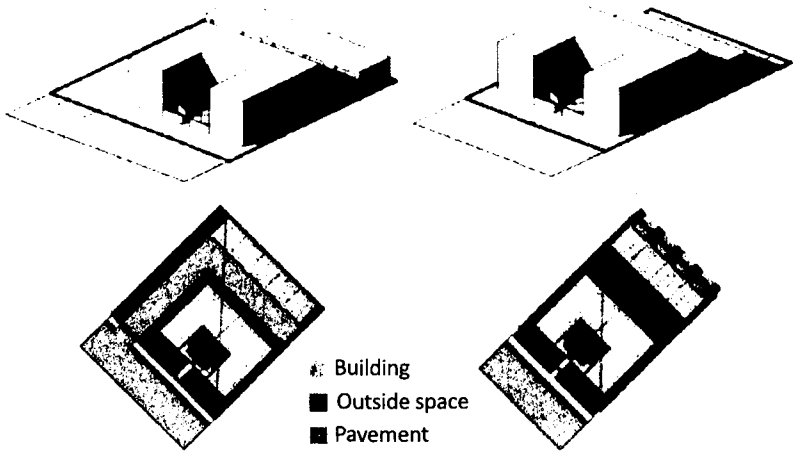

COURTYARD - FRONT LOADED

COURTYARD - ALLEY LOADED

G. Multiplex

Multiplexes are permitted in Phase 3A and are detached structures that consist of four or more dwelling units arranged side-by-side and/or stacked, typically with one shared entry at the front. This building type may have the appearance of a medium-to-large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods. Typically, multiplexes do not include a rear yard as parking is generally located behind the structure.

Access and Entry	Dwelling units are accessed from a common entry or entries and interior corridor(s).
Parking	Parking is located behind the structure and accessed from an alley or from a shared narrow or ribbon driveway. Parking may be accessed from the side yard if there is a dual frontage condition.
Frontage	Building frontage has the appearance of a medium-to-large detached house, set near the street. May have dual frontage. Typically, there are no yard walls or fencing. However, if present, front yard walls or fences may not exceed 4 ft. If a side yard frontage is present, a yard wall or fence up to 6 ft. high is permissible at the frontage.

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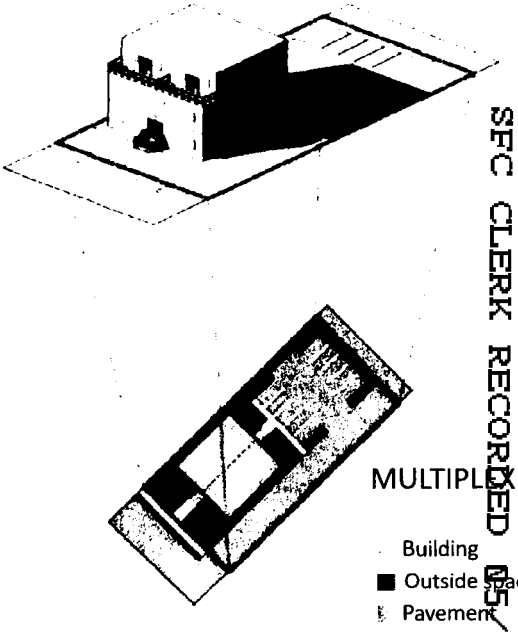
Placement	Front Setback: Min 7 ft. / Max 20 ft. Side Setback: Min 5 ft. / Max 10 ft. Rear Setback: Min 10 ft. Zero-lot-lines are permissible for garages/carport at rear of the lot, but garages/carports must be set back from any frontage by at least 20 ft.
Massing	Up to three stories (maximum height allowed by Chapter 14 SFCC) if located on Paseo del Sol; up to two stories (maximum height allowed by Chapter 14 SFCC) elsewhere.





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H. Terrace Apartment

Terrace apartments are permitted in Phase 3A and are buildings or a group of buildings containing multiple dwelling units, stacked vertically and horizontally. These buildings can take the form of rectilinear building blocks, or L-shaped or U-shaped footprints. Typically, each dwelling unit has a small private terrace, and there may be shared terraces for common use by residents.

Access and Entry	Dwelling units are accessed from a common entry, separate entries, or interior corridor(s) and vertical circulation.
Parking	Underground or surface parking. Surface parking may not be located between the public right-of-way and an adjacent building.

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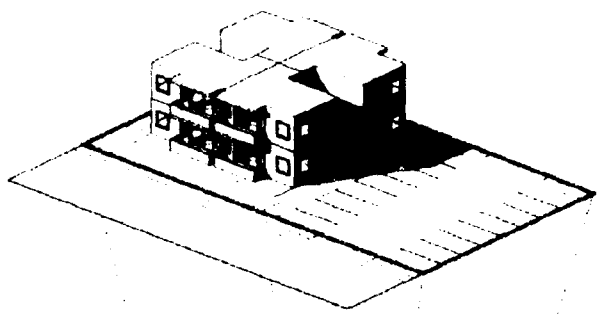
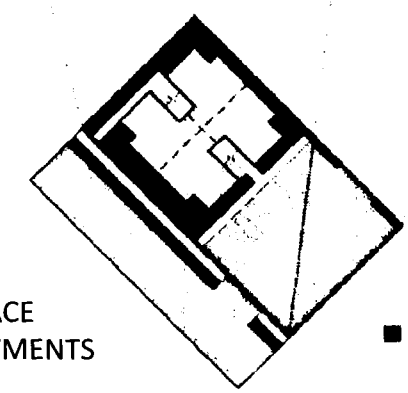
Frontage	Buildings are generally arranged close to the street. Each dwelling unit typically has a small terrace, landing, or private yard enclosed with a low (4 ft. max height) wall or fence, either elevated above the street level (balcony) or at street level, or a combination of both. Perimeter fencing for low-rise garden apartments shall not exceed 6 ft. in height, must allow for transparency/visibility, and must be set back at least 5 ft. from the edge of right-of-way. The resultant open space between the right-of-way and the perimeter fencing must be landscaped and maintained as common open space. Six-foot-high block walls are not permitted, and six-foot-high fencing is not permitted at the edge of right-of-way.
Placement	Front Setback: 10 ft. for a 2-story building / 20 ft. for a 3-story building (no step-back required, see below) Side Setback: 10 ft. min. Rear Setback: 10 ft. min.
Massing	Up to three stories if located on Paseo del Sol; two stories elsewhere. No step-back required if three story building is set back 20 ft. from frontage/ROW.
Service and Loading	Outdoor loading, service, and refuse areas shall be integrated into the building design if possible, or shall be located where they are not visible from streets, City parks, Major Public Open Space, trails, or major arroyos adjacent to the lot or from adjacent properties with low-density residential development to the maximum extent practicable.









TERRACE APARTMENTS

Building
Outside space
Pavement

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CHAPTER 5: 'MIXED-USE' BUILDING TYPOLOGY

The Mixed-Use designated tracts provide medium-to-high density residential, shopping, service, office, live-work, civic, and entertainment uses. The building typology described in this section is permitted in the Mixed-Use designated development tracts, in addition to the Mixed Residential building types described in the previous chapter.

A. Live-Work

Live-Work structures are permitted on Mixed-Use tracts in Phase 3A and are attached or detached structures that consist of one dwelling unit above and/or behind a flexible ground-floor space that can be used for residential or commercial purposes. Both the flex space and living space are owned or occupied by one entity. Especially appropriate for incubating small businesses and for allowing commercial uses to expand as the market demands.

Access and Entry	Ground floor flex space and residential space typically have separate entrances. Upper floor residential units may have a common entry. Parking, loading and trash disposal accessed from alley or rear of the lot.
Parking	Parking areas must be located adjacent to an alley or at the rear of the lot and may not abut the street frontage. On-street parking is typical along street frontages.
Frontage	Shopfront street frontage is typical at the ground floor. Each shopfront must have a separate entrance, which may be covered with a portal or awning. Live-work buildings may be arranged around an interior landscaped and/or hardscaped courtyard or forecourt.
Placement	Front Setback: zero-lot-line permissible / 10 ft. maximum Side Setback: zero-lot-line permissible / 10 ft. maximum Rear Setback: 10 ft. minimum
Massing	Up to three stories (maximum height allowed by Chapter 14 SFCC) if located on Paseo del Sol; two stories (maximum height allowed by Chapter 14 SFCC) elsewhere.
Service and Loading	Outdoor loading, service, and refuse areas shall be integrated into the building design if possible, or shall be located where they are not visible from streets, City parks, Major Public Open Space, trails, or major arroyos adjacent to the lot or from adjacent properties with low-density residential development to the maximum extent practicable.

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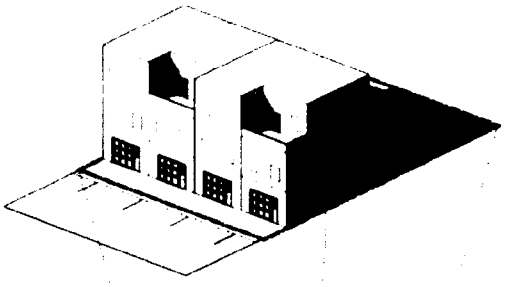
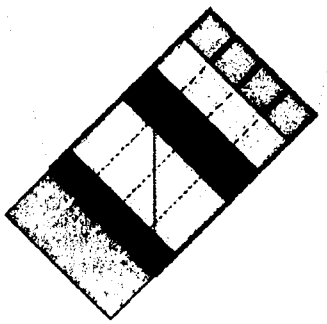


LIVE - WORK



B. Flex Building

Flex buildings are permitted on Mixed-Use tracts in Phase 3A and contain at least one story above the ground floor, with shop fronts on the ground floor. The building may contain any combination of residential, office, and commercial uses. Retail should occur on the ground floor, but is not mandatory. The building may evolve over time through many combinations of use.

Access and Entry	Principal entry to each individual unit on the ground floor must have direct access from the street frontage. Parking access is from an alley or narrow driveway.
Parking	Parking is located behind or under the building. Additional on-street parking is typical. A common parking area may be located interior to the block.
Frontage	Frontages take the form of shop fronts. A courtyard/forecourt building arrangement is permissible. Commercial buildings: shall devote a minimum of 50% of street level, street facing area to store fronts and/or café frontages.
Placement	Front Setback: zero-lot-line permissible / 10 ft. maximum Side Setback: zero-lot-line permissible Rear Setback: 10 ft. minimum
Massing	Up to three stories if located on Paseo de Sol; two stories elsewhere. Buildings facing a street that are longer than 50 ft. must be articulated a minimum of every 40 ft. along the street-facing façade. Entryways are required at least every 40 ft.
Service and Loading	Outdoor loading, service, and refuse areas shall be integrated into the building design if possible, or shall be located where they are not visible from streets, City parks, Major Public Open Space, trails, or major arroyos adjacent to the lot or from adjacent properties with low-density residential development to the maximum extent practicable.

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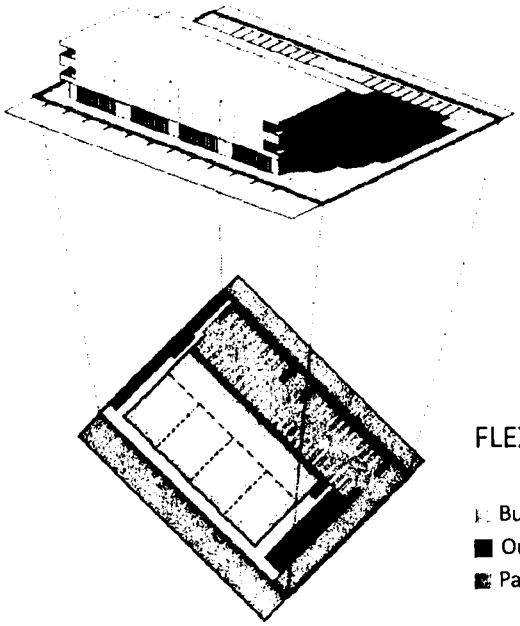

FLEX BUILDING

- Building
- Outside space
- Pavement

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CHAPTER 6: OPEN SPACE AND TRAILS TYPOLOGY

According to the Tierra Contenta Master Plan Amendment for Phase 3A, 85.65 acres of open space will be preserved, which includes one Neighborhood Park, to be owned and maintained by the City, four dispersed pocket parks (described below) to be maintained by the applicable homeowners' association and an extensive trail network to be maintained by the City. Park locations shown on the Master Plan Amendment Plans are conceptual and subject to change during platting. These decentralized passive and active recreational spaces are intended to provide community connection opportunities throughout the neighborhood and will be developed in accordance with the Open Space and Trails Typology described below.

Some development will inevitably occur in the open space. The open space may be used for utility corridors, road crossings, stormwater management, recreational trails, as well as passive and active recreational activities.

A. Neighborhood Park

Up to 5 acres in size, the Neighborhood Park included in Phase 3A serves as a social and recreational focal point for the neighborhood. The park may include a formal playground, outdoor sport courts, sport fields, picnic tables, pathways, and/or multi-use open turf areas, to the extent such turf areas are constructed in accordance with all then applicable restrictions and regulations. It can accommodate the recreational needs of a wide variety of users, and access for pedestrians, bicyclists and other non-motorized travelers is a priority. Sidewalks, pathways, and connections to the larger neighborhood trail system will be established. The Phase 3A Neighborhood Park will include a 10-ft-wide paved multi-use trail that will connect to the pedestrian corridor and wider system of community trails, as described in the trails typology below, and trail connections to the neighborhood park must be established from adjacent development tracts. The Neighborhood Park shall include an off-street parking area providing a minimum of ten (10) spaces, inclusive of requisite ADA spaces.

The Phase 3A Neighborhood Park will provide a variety of recreational, social, and cultural opportunities, create green space within neighborhoods, contribute to health and wellness of neighborhood residents, and provide opportunities to connect with nature. No more than 2/3 of the area should be reserved for active recreation. The remaining area should be enhanced with benches, gardens, natural areas, multi-use green space, pathways, and other more passive pedestrian amenities. A 3-acre neighborhood park concept is provided below (**Figure 5**).

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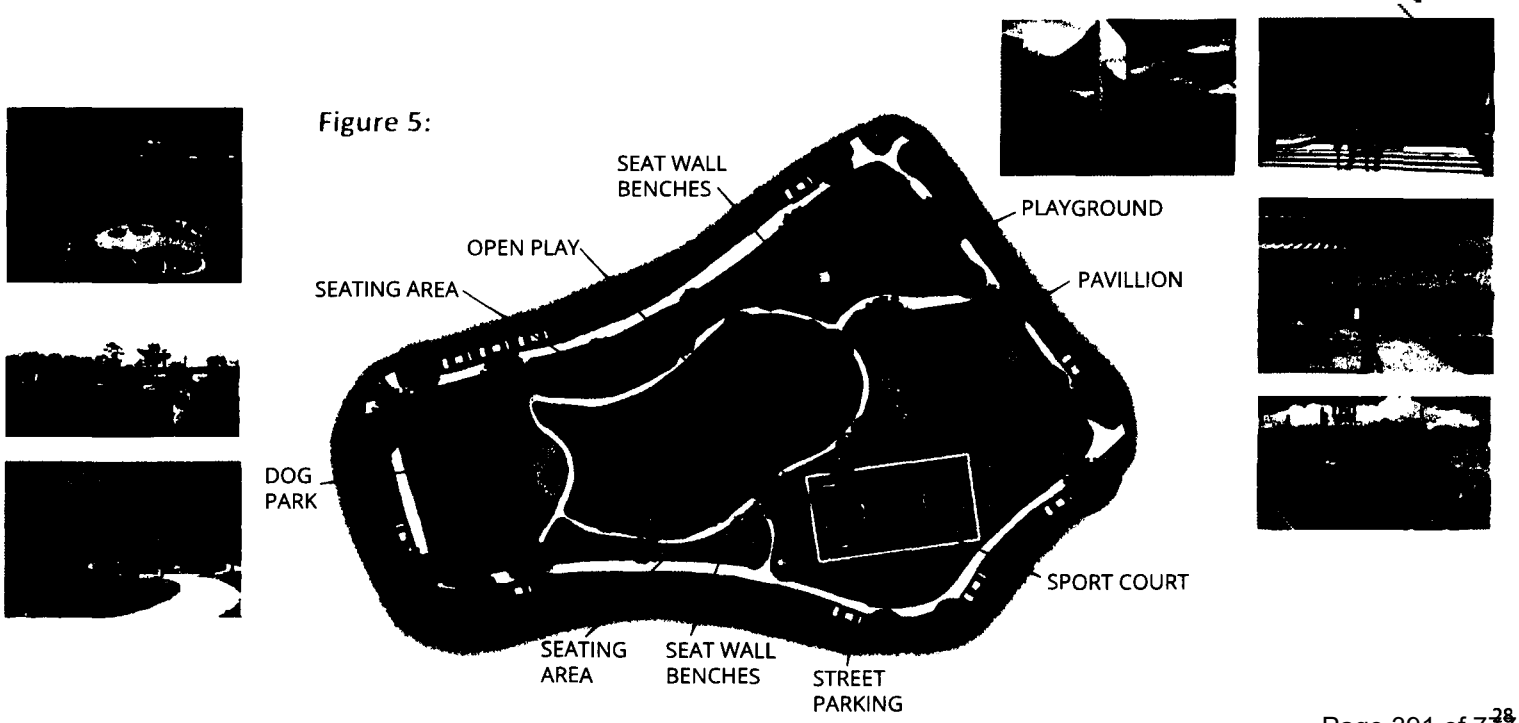

Figure 5:

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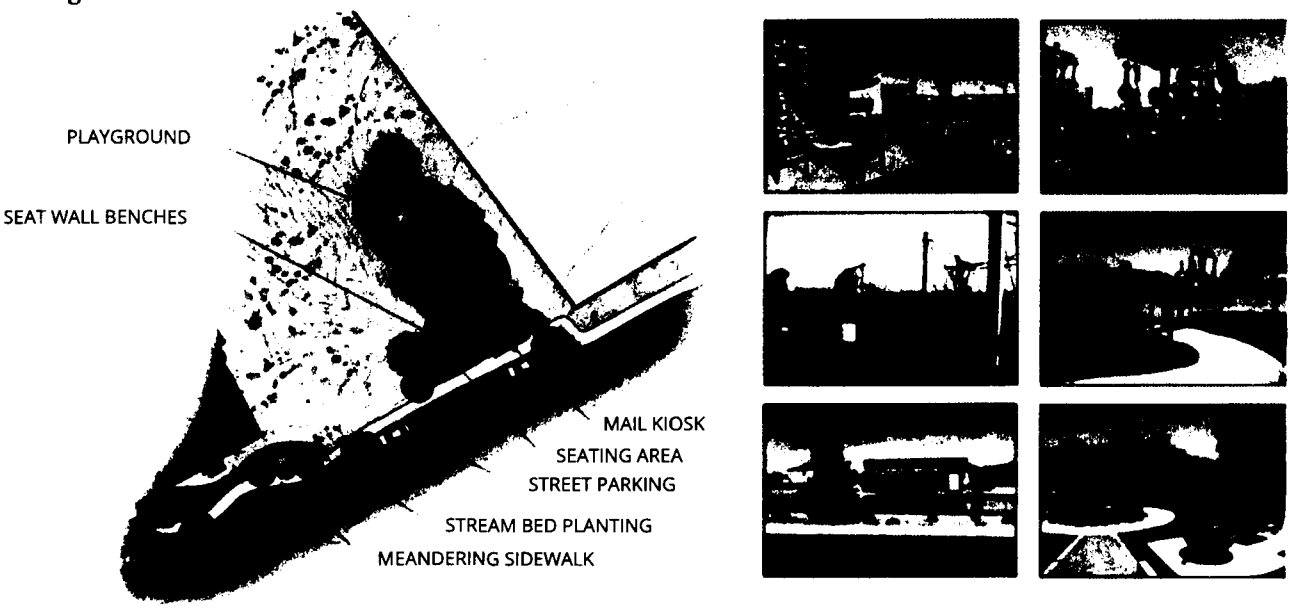
B. Pocket Park

A pocket park is a small outdoor space, usually ranging between ¼ and ½ acre in size. Also referred to as mini-parks, pocket parks are small-scale, landscaped open spaces designed for passive recreation, social interaction, and connection with nature. Minimal amenities are provided in pocket parks, aside from those intended to enhance pedestrian comfort, and connectivity from pocket parks to surrounding residences is a priority. Pocket parks shown on the Phase 3A Master Plan must be designed and constructed by the developer of the development tract in which they are located, and private maintenance responsibilities must be defined and accounted for in relevant documents. A conceptual plan of a pocket park is provided below (**Figure 6**).

Figure 6:



C. Natural Open Space

Natural Open Space is a dedicated open space that is defined by natural vegetation and shall remain largely undisturbed and protected during construction activities. Construction within Natural Open Space is limited to trails, drainage improvements/arroyo bank stabilization, and utility extensions. Disturbed areas shall be revegetated and otherwise restored to mimic the undisturbed condition.

D. Pedestrian Corridor

A pedestrian corridor is a multi-use path with open space buffer on either side that provides enhanced connectivity for pedestrians and cyclists between residential development tracts, linking streets, sidewalks, and other pedestrian pathways through a neighborhood. The 40-foot-wide non-motorized trail corridor will include a 10-foot-wide paved trail and landscaping (native grasses and shrubs will be required at minimum), and pedestrian connections to the trail from adjoining development tracts must be installed every 200 feet, at a minimum, to ensure safety and visibility for trail users. The trail will be installed by TCC and dedicated to the City for long-term maintenance, per the Restated Annexation Agreement. Connections to the trail from adjoining development tracts will be constructed by the developer of each tract. Multiple connections are encouraged based on each adjacent development's site layout, subject to review and approval by the ARC.

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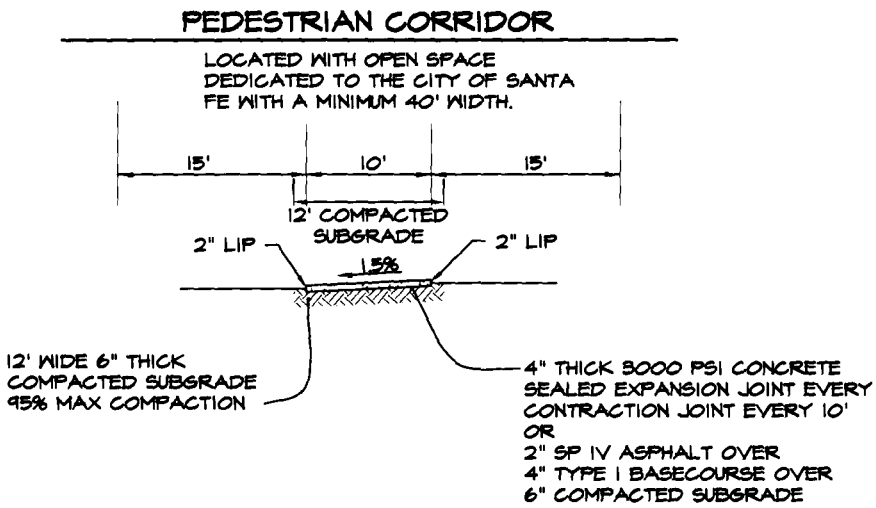
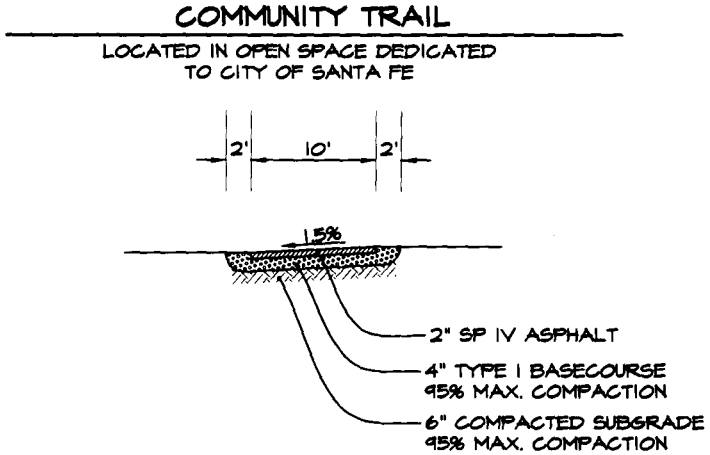
Figure 7:



E. Community Trail

A community trail is a network of 10-foot-wide non-motorized trails within the natural open space, which will connect to the existing area trails. Trails shall be accessible via the sidewalk network and connect to the parks, where feasible. The community trail network will be designed and constructed by TCC and dedicated to the City for long-term maintenance, per the terms of the Annexation Agreement. Compacted dirt trails are permissible on a case-by-case basis due to terrain constraints, subject to approval of the ARC and the City Parks and Open Space Division.

Figure 8:



F. Connector Trails

All development adjacent to dedicated open space or open space shown in the Tierra Contenta Master Plan shall provide ten foot (10 ft.) wide non-motorized trail easements for connections to any Community Trails within adjacent open space at not more than six hundred feet (600 ft.) spacing. Such easements must be dedicated at the time of subdivision plat or development plan for the subject development tract. Trail connections to adjacent Community Trails shall be constructed at the time of tract development and have a minimum five-foot (5 ft.) wide all-weather surface. Locations of the non-motorized trail easement must be shown on the plat, and the improvements shall be shown and detailed in the project plans. Non-motorized trail easements and the improvements therein, shall be maintained by the adjacent landowners, homeowners or the appropriate homeowners' association. Developers whose property is adjacent to

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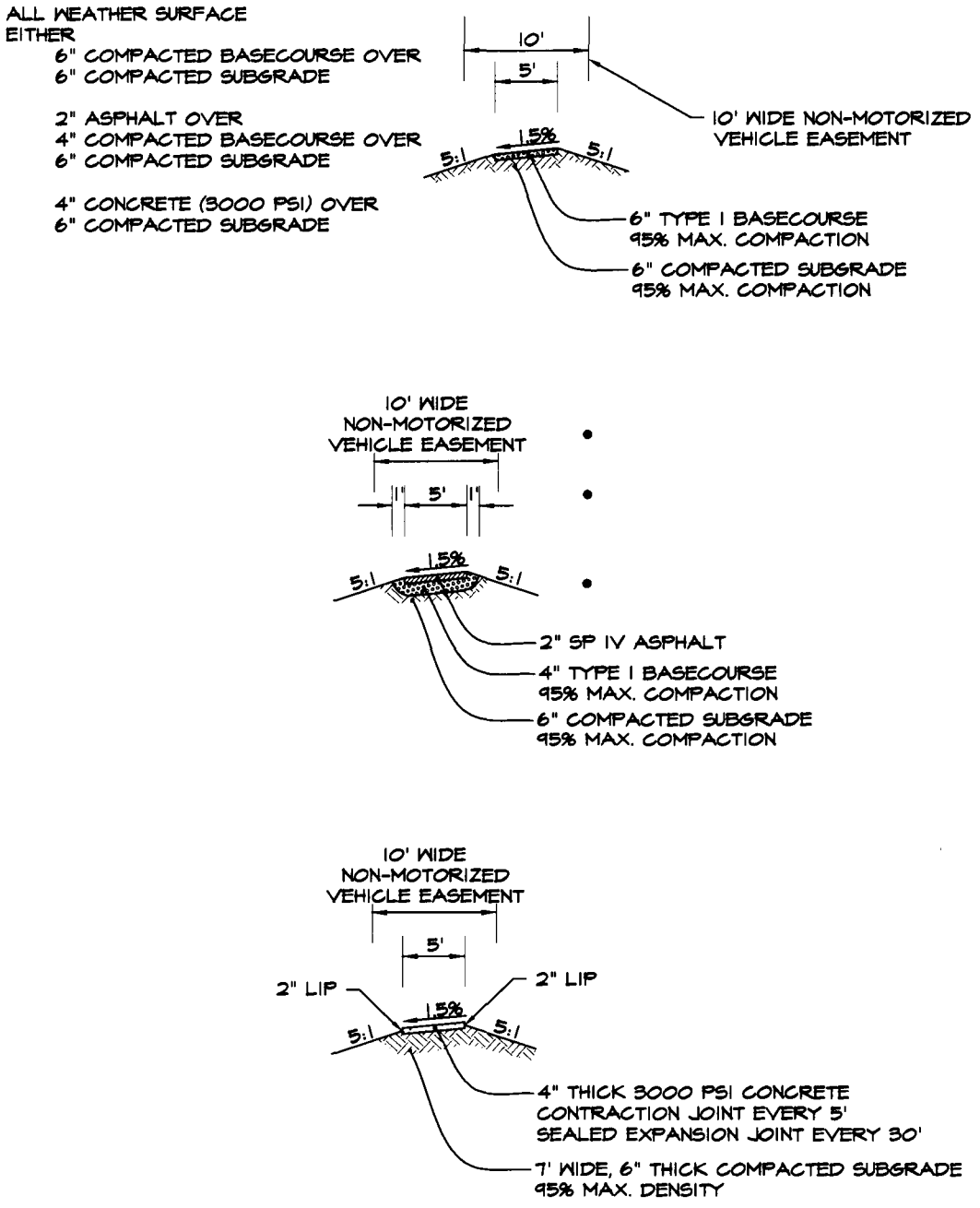
designated open space are required to provide a means of discouraging access to open space through their property by motorized vehicles. This is especially important where pedestrian access is provided to open space. Compacted dirt trails are permissible on a case-by-case basis due to terrain constraints, subject to approval of the ARC and the City Parks and Open Space Division.

Figure 9:



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CHAPTER 7: GENERAL STANDARDS

The Design Standards in this Chapter 7 apply to all types of development. They are intended to ensure consistency across all of Phase 3A. However, should a proposal include a variation that is consistent with this goal in a different way they are encouraged to propose it. It is recommended that proposals that deviate from these standards be introduced to the TC ARC early to ensure agreement from the TC ARC before much time is invested in case it is determined to be inconsistent with the goals of Phase 3A.

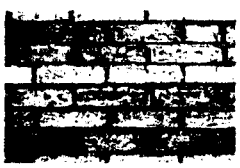
A. Architectural Standards

To promote the visual character, scale, and architectural traditions of the Santa Fe area, the architectural style of buildings in Tierra Contenta must be 'Spanish-Pueblo Revival', 'Territorial Revival', 'Northern New Mexico Vernacular,' or some combination of traditional elements of these styles with contemporary expressions. The interpretation of these styles and the decision as to whether or not the design of the building is in the required style is left to the sole discretion of the TC ARC.

Stucco, adobe, brick, split face block, and stone are appropriate exterior surface materials. The use of exposed wood should be limited, and vinyl or wood siding is discouraged. Consideration should be given to the long-term maintenance costs of any finish. In order to avoid the appearance of false appliqué, material changes are not permitted at the corners of buildings or middle of walls, unless such changes reflect actual structural differences. Material changes may occur at reverse corners. It is the responsibility of the TC ARC to review and approve building finishes.

Walls and Fences: Wall and fence materials shall be consistent with the architecture of homes and buildings. Stone, wood, wrought iron, metal, adobe, coyote fence, fired brick, poured concrete walls, or split-face block are acceptable materials. Straw-bail, CMU, or pumice-crete must be stuccoed. Chain link fencing is not allowed. Continuous wood plank fencing is not allowed along a public street, but is allowed along open space boundaries, along alleys, and between lots. Barbed wire is not allowed either in residential or commercial areas.

Figure 10:


adobe wall

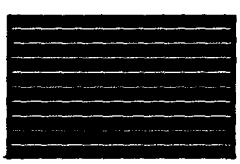

brick wall


concrete wall


split face block wall

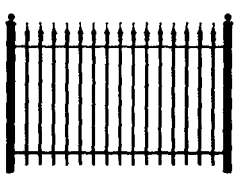

stone wall


coyote fence


metal fence


wood plank fence - horizontal


wood plank fence - vertical


wrought iron fence

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Continuous unbroken walls are not allowed adjacent to public streets. All fences constructed along street right-of-way must be made visually discontinuous by one or more of the following means:

- Changes in material
- Articulation of height with respect to the adjacent ground or sidewalk on the street side.
- Articulation of horizontal alignment with respect to the adjacent right-of-way.
- Openings defined by pilasters, arches, lintels, horizontal or vertical tapers, etc.
- Landscaping planters, bancos, gates or other features between the right-of-way line and the proposed wall

Wall and fence plans, sections, and details must be submitted to the TC ARC with the final submittal package.

Maximum heights of walls and fences are as follows:

- Along street right-of-way – four feet (4 ft.)
- Along adjoining lots, common or public open space, non-motorized trail easements, alleys, or common driveway easements – six feet (6 ft.)
- If a side yard street frontage is present, a yard wall or fence up to 6 ft. high is permissible at the frontage. The resultant open space between the right-of-way and the lot line must be landscaped and maintained as common open space.

If CMU is used for yard or retaining walls facing the open space, colored or split-faced CMU must be used, however stucco finished is preferred. All walls must be shown and detailed on the landscaping plan. No wall shall have an undifferentiated length exceeding one lot width or one hundred feet (100 ft.) whichever is less.

B. Landscape Requirements

Unless otherwise specified herein, City regulations regarding *Landscape and Site Design* apply, per Chapter 14 SFCC.

C. Sustainability Standards

The City has a Residential Green Building Code, SFCC §7-4, which applies to single-family housing, attached and detached, that is subject to the International Residential Code as opposed to the International Building Code. This typically means that residential construction that does not have units on top of each other. An expansion of that code for multi-family buildings is currently being considered by the City. Any green code in effect when a developer submits applications for building permits, will apply as a minimum standard in Tierra Contenta Phase 3A.

D. Stormwater Detention

Stormwater detention in Phase 3A must conform to City regulations regarding *Terrain and Stormwater Management, Flood Regulations*, and other relevant provisions per Chapter 14 SFCC.

E. Outdoor Lighting

All outdoor lighting shall comply with the City's Night Sky ordinance as provided in Chapter 14 SFCC.

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F. Signage and Monumentation

In keeping with the planning concepts upon which the Tierra Contenta master planned community are based, residents, guests, and visitors to Tierra Contenta should clearly know that they have entered Tierra Contenta and should be able to find their way to the individual subdivisions, schools, and recreational facilities of the development without difficulty. To this end, clear entrance monumentation and directional signage is encouraged. Unless otherwise specified herein, the City's sign regulations apply, per Chapter 14 SFCC.

Permanent Subdivision Signage: Permanent signage or monumentation identifying the entrance to a specific subdivision is permissible and subject to approval by City staff and the ARC. Designs for such signs should have an aesthetic relationship to other such signs or monumentation within the Tierra Contenta project. No permanent subdivision signs shall be placed within public right-of-way.

Tierra Contenta Entry Monumentation: The intent of monumentation is to provide entrances into the Tierra Contenta development that are clear and visible to pedestrians and automobiles from adjacent streets. Monumentation shall not be limited to signage and may include kiosks, bus stops, vegetation, seating, etc. It shall be located outside of public rights-of-way and shall not interfere or obstruct the clear-site-triangles of motorists wishing to turn onto or from adjacent roadways.

Specifications for TC entry signage: The maximum height of any Tierra Contenta entry monument sign shall be six feet (6 ft.) and its maximum width of ten feet (10 ft.). The sign may be made of stone, plaster, or another material approved by the TC ARC. It may have one, two, or three sides.

G. Miscellaneous Standards

Model Variation: To promote a visual sense of community, to avoid the appearance of segregated districts, and to enhance variation within development tracts, homebuilders shall develop a variety of units. Each development of between twenty (20) and fifty (50) units must have at least four (4) models (different floor plans) with four (4) distinct elevations. Areas with more than fifty (50) units may be required by the TC ARC to provide more models. The TC ARC will work with the builder/developer on tracts with fewer than 20 units to determine the model variation standards. Reverse floor plans do not constitute model variations. Designers should incorporate substantial changes, multiple floor plan options, and alternate entry, porches, rooflines and garage configurations. Building locations and other site planning variations shall be incorporated to create design variety. It is the responsibility of the TC ARC to review and approve model units, not City staff.

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GLOSSARY OF TERMS

Banco: A built-in masonry bench, usually stuccoed or plastered.

Building Form: The shape and configuration of a building. Both form and negative space are considered the primary elements of design.

Common Open Space: Land that is undeveloped or planted and owned and maintained by an owners' association or property owner for common use of residents of a planned residential development.

Exception: Deviations from and/or alternative approaches to the Design Standards subject to approval by the TC ARC.

Forecourt/Courtyard: An outdoor open area in front of a building typically enclosed on three or four sides and open to the sky.

Form-based: A way to regulate development that controls building form first and building use second, with the purpose of achieving a particular type of 'place' or built environment based on a community vision.

Frontage: A side of the building facing the street, usually the side of the building in which the principal entry is located.

Front Yard: The area between a building and the front property line or road onto which the plot or building fronts.

Lintel: A load-bearing member that is placed over an entranceway.

Portal/Porch: A roofed structure, usually open at the sides, projecting from the face of a building.

Principal Entry: The main point of access for pedestrians into a building or unit within a building.

Rear Yard: The area across the full width of a lot, extending from the rear line of a building to the rear property line.

Setback: The required separation between a lot line (and/or right-of-way line) and a building or structure.

Shop Front: A non-residential assembly of commercial entrance systems and windows.

Side Yard: An open space between a main building and the side lot line, extending from the front yard to the rear yard.

Step-back: An architectural design element that is applied to the upper-story of a building. Typically, a step-back requires that any portion of a building above a certain height be pushed-in towards the center of the property.

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Stoop: A porch, platform, or entrance stairway at a house door.

Streetscape: A broad term that refers to everything that makes up the scene on a street. Typical elements include the road, buildings, sidewalks, medians, street-lights, benches, and associated street trees and landscaping.

Terrace: A small, private outdoor space associated with a dwelling unit, particularly an apartment. Can be a level paved or planted area adjoining a building, or a balcony.

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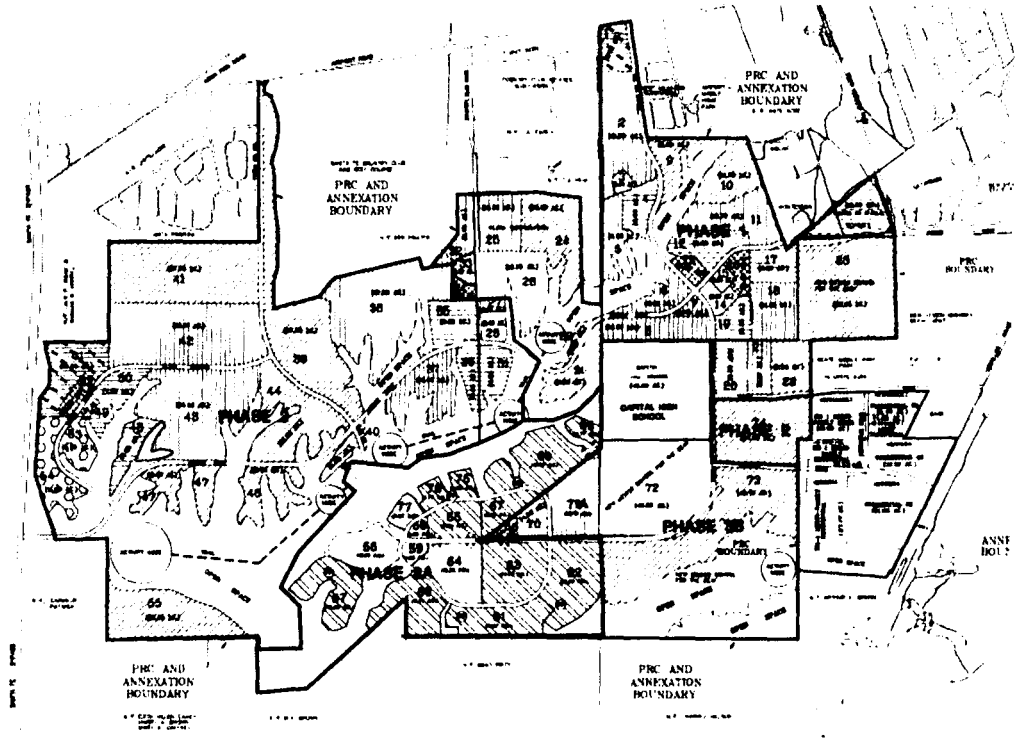
EXHIBIT A



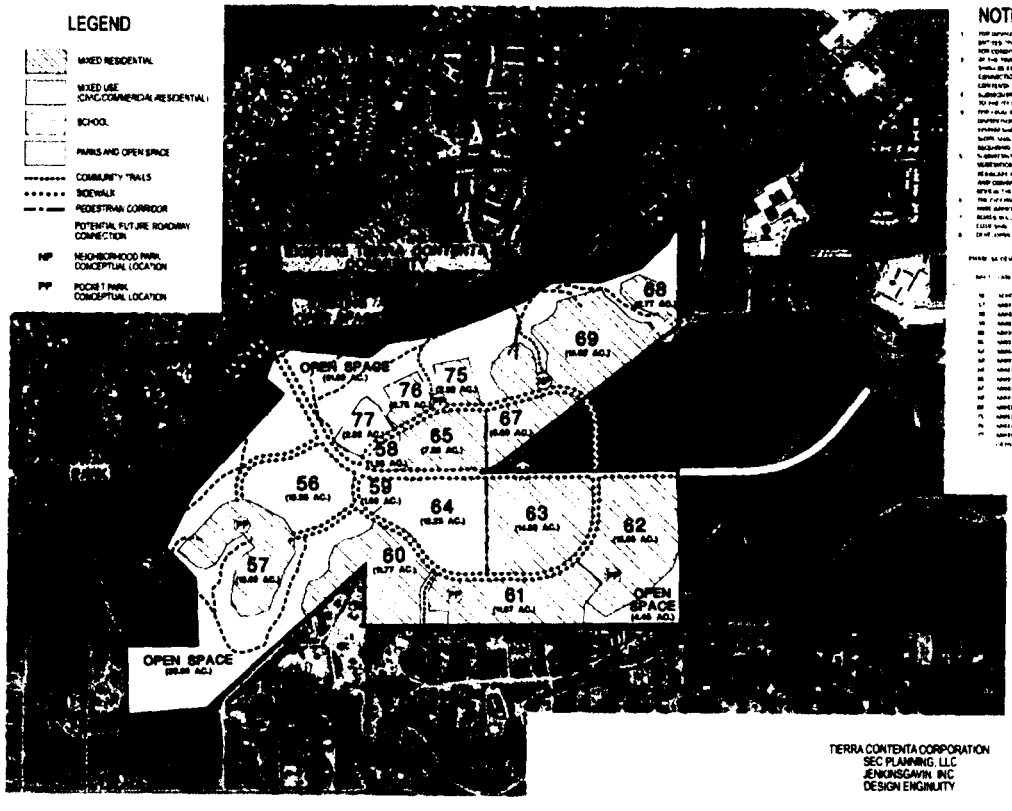
LEGEND

MASTER PLAN AMENDMENT #1 OVERVIEW

TIERRA CONTENTA PHASE 3A
SANTA FE, NEW MEXICO
SHEET 7A

PURPOSE STATEMENT: THE PURPOSE OF TIERRA CONTENTA MASTER PLAN AMENDMENT #1 IS TO ALTER LAND USES AND RESIDENTIAL DENSITIES IN PHASE 3A ONLY

TIERRA CONTENTA CORPORATION
SEC PLANNING, LLC
JENKINSGAVIN, INC
DESIGN ENGINUITY



MASTER PLAN AMENDMENT #1

TIERRA CONTENTA PHASE 3A
SANTA FE, NEW MEXICO
SHEET 7B

TIERRA CONTENTA CORPORATION
SEC PLANNING, LLC
JENKINSGAVIN, INC
DESIGN ENGINUITY

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City of Santa Fe, New Mexico

Attachment B

Applicant Submittals

4. Traffic Study, Traffic Report Addendum, Drainage Analysis

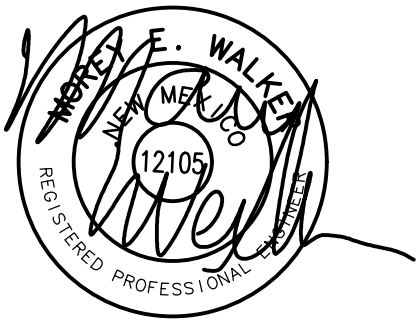
Tierra Contenta Phase 3A

Traffic Impact Analysis

November 1, 2020

for

TIERRA CONTENTA CORPORATION



Prepared by:

W • E Walker Engineering
Morey Walker & Associates Engineering, Inc.
905 Camino Sierra Vista
Santa Fe, NM 87505
505-820-7990 Fax 505-820-3539

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EXECUTIVE SUMMARY

The subject of this traffic study is a the area within the boundaries of a proposed amended master plan for Phase 3A of Tierra Contenta, a PUD within the City of Santa Fe located on the south side of the first two phases of the Tierra Contenta PUD. This report addresses the impact of the proposed revised land use plan for Tierra Contenta Phase 3A on the surrounding City of Santa Fe roadway system.

A buildout year of 2030 and a horizon year of 2040 were used in the analysis. Based upon the results of this traffic study, the required improvements within the studied area are the following:

- Stop Controlled Intersection of West Paseo del Sol and Jaguar Drive
  1) In the build out year 2030 (Phase 2), no improvements are needed
  2) In the horizon year 2040, a right turn lane for Jaguar Drive eastbound

- Signalized Intersection of East Paseo del Sol and Jaguar Drive
  No improvements are required for Year 2030 and Year 2040

- Roundabout Intersection of Paseo del Sol and Herrera Drive
  3) In the build out year 2030, no improvements are required.
  4) In the horizon year 2040, a dedicated EB though lane could be required.

- Internal Phase 3A Intersection
  Both major internal road intersections will require four way stop controlled for both design year 2030 and horizon year 2040.

I. INTRODUCTION

A. Project Location and Description

As described in the draft amendment to the master plan for Phase 3A of Tierra Contenta, the study area consists of 16 large tracts which the owner, the nonprofit Tierra Contenta Corporation, intends to sell to developers and the Santa Fe Public School District for residential, commercial, parkland, and school uses. The assumed time frame for development by these other parties will be 2021 to 2030. The study area comprises approximately 223 acres of which approximately 132 acres will be developed.

Figure 1 is a vicinity map describing the location of this property. Figure 2 describes the site development plans and parcel development.

B. Purpose

The purpose of this Traffic Impact Analysis (TIA) is to evaluate the impact of this residential development on the City of Santa Fe roadway system. This report is to determine the location and required improvements for three existing intersections and two new intersections within the Phase 3A Tierra Contenta development. The location of the existing intersections are both the east and west intersections of Paseo del Sol and Jaguar Drive and the intersection of Paseo del Sol and Herrera Drive.

C. Methodology

This TIA describes existing roadway conditions, present traffic volumes with peaks, future traffic volumes and the impacts of this additional traffic. Impacts to the selected intersection are evaluated on the basis of the time frame for the build-out of the development and the traffic volume for the project design year. Traffic Counts were collected by Walker Engineering. A level of service analysis (LOS) is conducted for the design year using Synchro 10 software. The degree of impacts is evaluated based on the LOS for the intersection. Recommendations for the mitigation of impacts, if they occur, are included in the final section of the report.

II PROPOSED DEVELOPMENT

A. Land Use per Parcel

As noted before, this development will be a planned unit development. There will be a total of 16 tracts to be sold to private developers and the Santa Fe Public School District. There will be a total 1,134 residential units, 3.4 acres of commercial development and a proposed elementary school. Table 1 below summarizes the anticipated land use.

Table 1: Phase 3A Tierra Contenta Land Use

Parcel Number	Land Use	Type	Number of Units	Area (Acres)
1	School	Elementary		9.4
2	Single Family	Detached	49	
3	Commercial	Mix Use		1.8
4	Commercial	Mix Use		1.6
5	Single Family	Detached	60	
6	Single Family	Detached	62	
7	Single Family	Detached	108	
8	Multifamily	Apartments	304	
9	Single Family	Townhouse	147	
10	Multifamily	Apartments	192	
11	Single Family	Detached	61	
12	Single Family	Detached	10	
13	Single Family	Detached	86	
14	Single Family	Detached	11	
15	Single Family	Detached	10	
16	Single Family	Townhouse	34	

B. Location and Type of Access Points

For this mixed use development, Paseo del Sol will be extended from the western intersection of Jaguar Drive to the eastern intersection of Herrera Drive. For the internal Phase 3A traffic, a loop road will be built that has two intersections with Paseo del Sol. This loop road is labeled as having an eastern and western intersection. Refer to Figure 2 for the roadway layout. Within Phase 3A, Paseo del Sol will be a two lane roadway with bike lanes.

III. EXISTING AND FUTURE ROAD CONDITIONS

A. Existing Conditions

The western intersection of Paseo del Sol and Jaguar Drive is four way stop controlled with left turn lanes. The eastern intersection of Paseo del Sol and Jaguar Drive is traffic light controlled with protected left turn lanes. The intersection of Paseo del Sol and Herrera Drive is a roundabout.

B. Planned Road Improvements

Since this is a new roadway within an undeveloped section of Tierra Contenta, no other planned improvements are anticipated. Though, several developers in this area have plans to build right turn deceleration/acceleration lanes for certain sections of the project.

IV EXISTING TRAFFIC VOLUMES

Traffic counts were taken using a JAMAR DB-100 unit. The counts for the western intersection of Paseo del Sol & Jaguar Drive were taken on February 12, 2020. The counts for the eastern intersection of Paseo del Sol & Jaguar Drive were taken on February 13, 2020. The counts for the intersection of Paseo del Sol & Herrera Drive were taken on February 19, 2020. The counts were taken for the peak AM period of 7am to 9am and the peak PM period of 4pm to 6pm. Refer to Figure 3 for all three counts. The traffic counts are found in Appendix A.

V. SFMPO VISUM Model

A. Modeling Methodology

The traffic volume forecasts for Tierra Contenta were evaluated using the Santa Fe Metropolitan Planning Organization (SFMPO) VISUM travel demand model. This model is primarily a peak hour model, which also includes mode choice and transit assignments. The model was calibrated to a base year of 2015 and was last updated in 2017 and has had minor refinements since that time with additional data from several projects. It has been used for forecasting AM and PM peaks and will compute daily volumes based upon the peak hour forecasts. Previous iterations of the model have been used for evaluation of the NM 599 improvement priority, Avenida del Sur, Las Soleras, Arroyo de los Chamisos Crossing, NE-SE Connectors, the interchange improvements at I-25 and Cerrillos Road, and other important studies in the Santa Fe MPO area.

This travel demand model (TDM) is a representation of the Santa Fe metropolitan area transportation facilities and the travel patterns using these facilities. This computerized transportation model is used to analyze street and intersection congestion and forecast the need for future roadway improvements. The model contains inventories of the existing roadway facilities and of housing, shopping, schools, and employment in the area.

The transportation modeling procedures were developed to produce representative travel flows for the base year of 2020 in the Tierra Contenta area. Model calibration involved examining multiple factors to adjust model parameters producing a strong comparison between observed data and model produced information. Once calibrated, the model can be used to test forecasted changes in growth patterns or changes to the transportation system. This can include changes in number of housing units, employment centers, travel behavior patterns, or roadway improvements. The SFMPO travel demand model includes the entire MPO area. The model development process, including input data and validation parameters, are described in the report *"Santa Fe Travel Demand Model Documentation, 2017 Update, December 20, 2017"* available from the Santa Fe MPO.

B. Forecasts

For this project, the model was refined in the Tierra Contenta area based upon the turning movement counts collected for this study. Because of the network detail required to forecast the intersection volumes, the centroid connectors in Tierra Contenta and surrounding traffic analysis zones were refined and tested to better replicate the turning count patterns and to define the connectors for the forecasts. The forecasts for 2030 and 2040 included planned background growth and transportation improvement projects provided by SFMPO staff. The forecasts for 2030 were tested with and without the projected Tierra Contenta growth.

C. Procedure

1. Enter updated AM and PM peak hour traffic counts for the existing conditions.
2. Update the SFMPO VISUM model in this area as needed and validate the model operation with the count data.
3. Enter forecast land use and demographics into the model from the Tierra Contenta plan, including housing, employment, and students.
4. Run the VISUM model and provide forecast turning volumes for the five intersections noted in the analysis. The post-process the intersection volumes were adjusted for model calibration as closely as possible. Turning movements for the SFMPO VISUM are attached in Appendix B.

VI. TRAFFIC EVALUATION

A. Level of Service

Synchro 10 software was used to determine the operational level of service (LOS) for the intersections. The LOS is conducted for the design years 2030 and 2040. First, LOS were determined for fully developed conditions for both years. If a LOS with failing conditions were identified, then LOS for undeveloped condition was run to determine what improvements will be required to improve the LOS.

LOS is ranked from A-F, with A being the highest level of service with the least delays and F indicating a break-down in the operation of the intersection. Table 2 summarizes the delays associated with LOS rankings for both an unsignalized intersection and a signalized intersection.

Table 2 LOS Rankings

LOS	Unsignaled Intersection	Signaled Intersection
A	< = 10	<=10
B	> 10 and <= 15	> 10 and <= 20
C	> 15 and < = 25	> 20 and >= 35
D	> 25 and < = 35	> 35 and <= 55
E	> 35 and < = 50	> 55 and <= 80
F	> 50	> 80

B. Existing Western Intersection of Jaguar Drive and Paseo del Sol

The western intersection of Jaguar Drive and Paseo del Sol is an unsignalized with stop conditions on all four approaches. The traffic volumes and distributions were taken from Figure 5 for Year 2030 and from Figure 8 for Year 2040. The Synchro 10 results are summarized below on Table 3. The analysis reports are attached in Appendix C.

TABLE 3: Jaguar Drive and Paseo del Sol West LEVEL OF SERVICE ANALYSIS/DELAY (Seconds)				
	Figure 5 Year 2030		Figure 8 Year 2040	
Movement	AM	PM	AM	PM
Paseo Del Sol SB	B/13.1	B/13.4	C/15.5	C/17.5
Paseo Del Sol NB	B/13.6	B/13.1	C/17.7	C/17.0
Jaguar Drive EB	B/13.4	C/17.5	C/17.1	E/45.2
Jaguar Drive WB	B/12.2	B/13.3	C/15.1	C/19.3

The LOS E for the year 2040 for eastbound Jaguar Drive is close to failure, an additional analysis was completed to determine what roadway improvements would be necessary to bring the LOS up. The only improvement needed for the four way stop sign would be a dedicated right turn lane for eastbound Jaguar Drive. Table 3A summarizes the results.

TABLE 3A: Jaguar Drive and Paseo del Sol West Right Turn Lane Jaguar Dr Eastbound LOS ANALYSIS/DELAY (Seconds)		
	Year 2040	
Movement	AM	PM
Paseo Del Sol SB	C/17.8	C/19.9
Paseo Del Sol NB	C/20.4	C/19.0
Jaguar Drive EB	B/14.1	C20.1
Jaguar Drive WB	C/17.44	C/23.5

C. Existing Eastern Intersection of Jaguar Drive and Paseo del Sol

The eastern intersection of Jaguar Drive and Paseo del Sol is signalized with protected left turns on all four approaches. The traffic volumes and distributions were taken from Figure 5 for Year 2030 and from Figure 8 for Year 2040. The Synchro 10 results are summarized below on Table 4. The analysis reports are attached in Appendix D.

TABLE 4: Jaguar Drive and Paseo del Sol East
LEVEL OF SERVICE ANALYSIS/DELAY (Seconds)

	Figure 5 Year 2030		Figure 8 Year 2040	
Movement	**AM**	**PM**	**AM**	**PM**
Paseo Del Sol NB	**C/25.3**	**B/17.7**	**C/33.6**	**C/20.6**
Paseo Del Sol SB	**C/22.5**	**B/13.2**	**C/26.4**	**B/15.9**
Jaguar Drive WB	**C/29.0**	**C/27.1**	**C/32.3**	**C/32.6**
Jaguar Drive WB	**C/20.3**	**B/18.4**	**C/21.0**	**B/18.3**

The LOS is acceptable for all approaches for both buildout year 2030 and horizon year 2040. .

D. Existing Intersection of Herrera Drive and Paseo del Sol East

The intersection of Herrera Drive and Paseo del Sol is an unsignalized roundabout with three approaches. The traffic volumes and distributions were taken from Figure 5 for Year 2030 and from Figure 8 for Year 2040. The Synchro 10 results are summarized below in Table 5. The analysis reports are attached in Appendix E.

TABLE 5: Herrera Drive and Paseo del Sol East
LEVEL OF SERVICE ANALYSIS/DELAY (Seconds)

	Figure 5 Year 2030		Figure 8 Year 2040	
Movement	**AM**	**PM**	**AM**	**PM**
Herrera Drive EB	**C/24.4**	**A/8.8**	**E/44.7**	**B/11.4**
Herrera Drive WB	**A/6.9**	**A/9.6**	**A/6.8**	**B/10.8**
Paseo Del Sol SB	**A/9.7**	**A/9.8**	**C/11.3**	**B/12.8**

E. Western Loop Road and Paseo del Sol

The intersection of Western Loop Road and Paseo del Sol is a new intersection within the proposed Phase 3A development. The intersection was assumed to be a four way stop condition. The traffic volumes and distributions were taken from Figure 6 for Year 2030 and from Figure 9 for Year 2040. The Synchro 10 results are summarized below on Table 6. The analysis reports are attached in Appendix F.

TABLE 6 Western Loop Road and Paseo del Sol
FOUR WAY STOP CONDITIONS
LEVEL OF SERVICE ANALYSIS/DELAY (Seconds)

	Figure 6 Year 2030		Figure 9 Year 2040	
Movement	**AM**	**PM**	**AM**	**PM**
Paseo Del Sol EB	**A/9.5**	**B/10.2**	**B/14.0**	**B/13.5**
Paseo Del Sol WB	**A/9.5**	**B/10.2**	**B/12.3**	**B/11.1**
South Loop NB	**A/8.4**	**A/9.6**	**B/13.0**	**B/10.9**
North Loop SB	**A/8.7**	**A/8.7**	**B/10.7**	**A/9.4**

The LOS is acceptable for all approaches for both buildout year 2030 and horizon year 2040.

F. Eastern Loop Road and Paseo del Sol

The intersection of Eastern Loop Road and Paseo del Sol is a new intersection within the proposed Phase 3A development. This intersection was assumed to be a four way stop condition. The traffic volumes and distributions were taken from Figure 6 for Year 2030 and from Figure 9 for Year 2040. The Synchro 10 results are summarized below on Table 7. The analysis report is attached in Appendix G.

TABLE 7 Eastern Loop Road and Paseo del Sol
FOUR WAY STOP CONDITIONS
LEVEL OF SERVICE ANALYSIS/DELAY (Seconds)

	Figure 6 Year 2030		Figure 9 Year 2040	
Movement	**AM**	**PM**	**AM**	**PM**
Paseo Del Sol EB	**A/18.4**	**B/10.3**	**B/14.3**	**B/11.9**
Paseo Del Sol WB	**B/12.7**	**B/14.5**	**C/15.1**	**C/17.0**
South Loop NB	**B/13.3**	**B/10.2**	**C/16.8**	**B/11.3**
North Loop SB	**B/10.8**	**A/9.8**	**B/11.9**	**B/10.0**

The LOS is acceptable for all approaches for both buildout year 2030 and horizon year 2040.

VII. SUMMARY AND RECOMMENDATIONS

A. Summary

Tierra Contenta Phase 3A will have minimal impact on the City of Santa Fe road system. The required improvements have been identified and will be implemented as the subdivision is developed.

B. Recommendations

Based on this traffic impact analysis, the following recommended improvements should be made with Tierra Contenta Phase 3A:

- Stop Controlled Intersection of West Paseo del Sol and Jaguar Drive
  1) In the build out year 2030, no improvements are needed
  2) In the horizon year 2040, a right turn lane for Jaguar Drive eastbound

- Signalized Intersection of East Paseo del Sol and Jaguar Drive
  No improvements are required for Year 2030 and Year 2040

- Roundabout Intersection of Paseo del Sol and Herrera Drive
  1) In the build out year 2030, no improvements are required.
  2) In the horizon year 2040, a dedicated EB though lane could be required.

- Internal Phase 3A Intersections
  Both major internal road intersections will require four way stop controlled for both design year 2030 and horizon year 2040

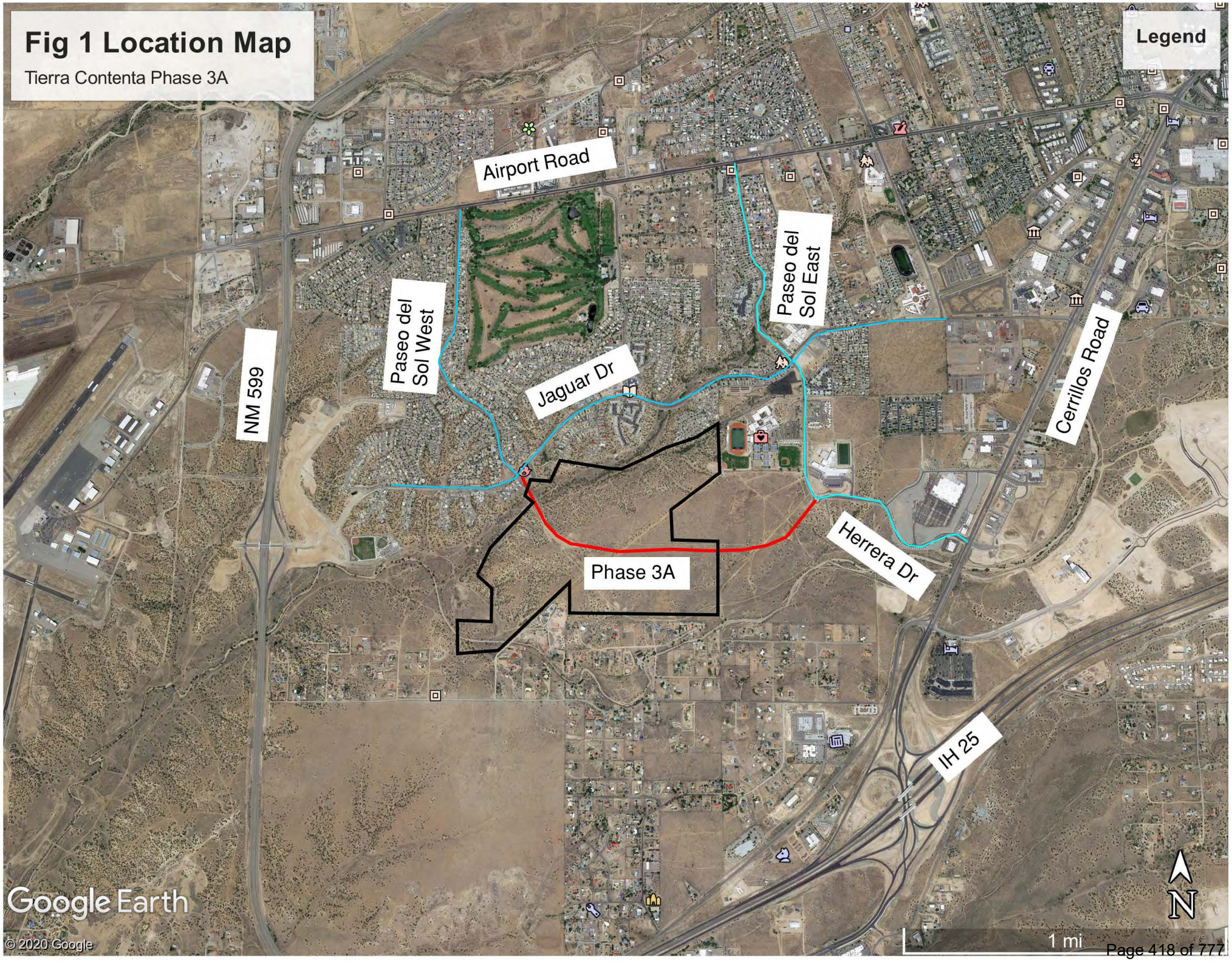
Fig 1 Location Map
Tierra Contenta Phase 3A
Legend
Airport Road
Paseo del Sol West
Paseo del Sol East
Jaguar Dr
NM 599
Cerrillos Road
Herrera Dr
Phase 3A
IH 25
N
1 mi
Google Earth
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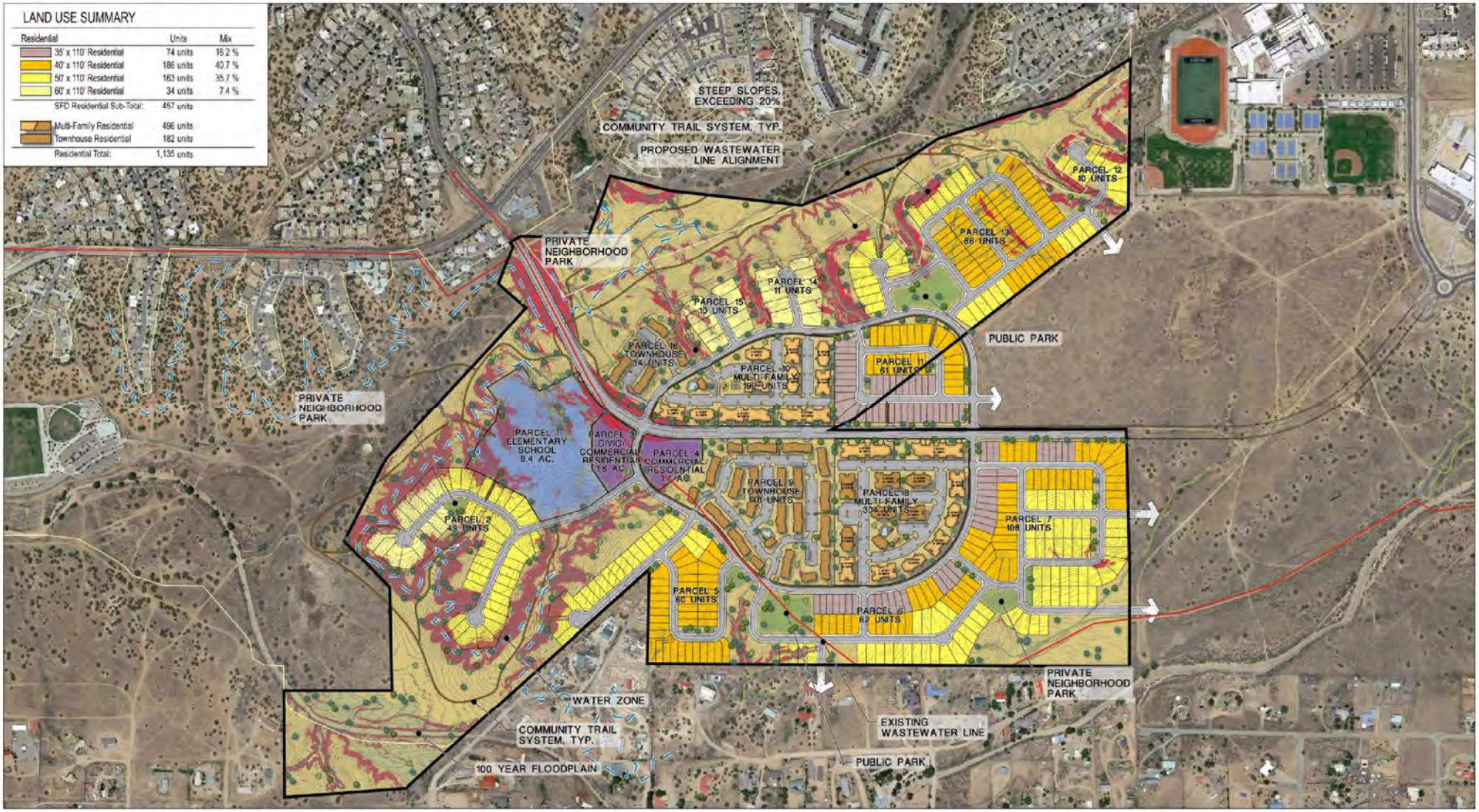

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS

LOTTING PLAN C
PHASE 3A TIERRA CONTENTA
SANTA FE, NEW MEXICO

FIGURE 2 SITE PLAN

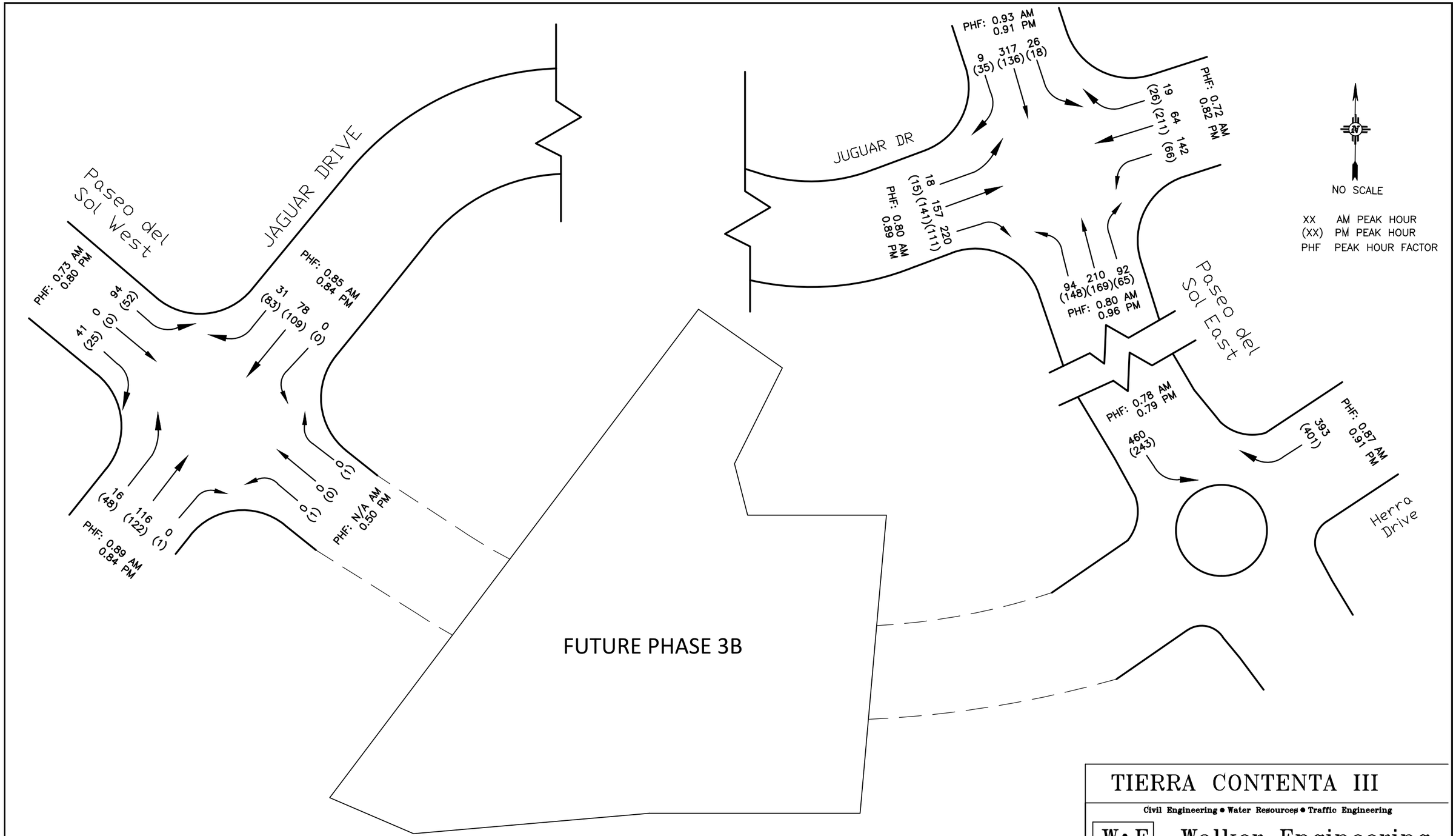

Figure 3: February 12, 13 & 19, 2020 Existing Traffic

TIERRA CONTENTA III

Civil Engineering • Water Resources • Traffic Engineering

W•E Walker Engineering
505-820-7990
FAX 505-820-3539
905 Camino Sierra Vista•Santa Fe, NM 87501

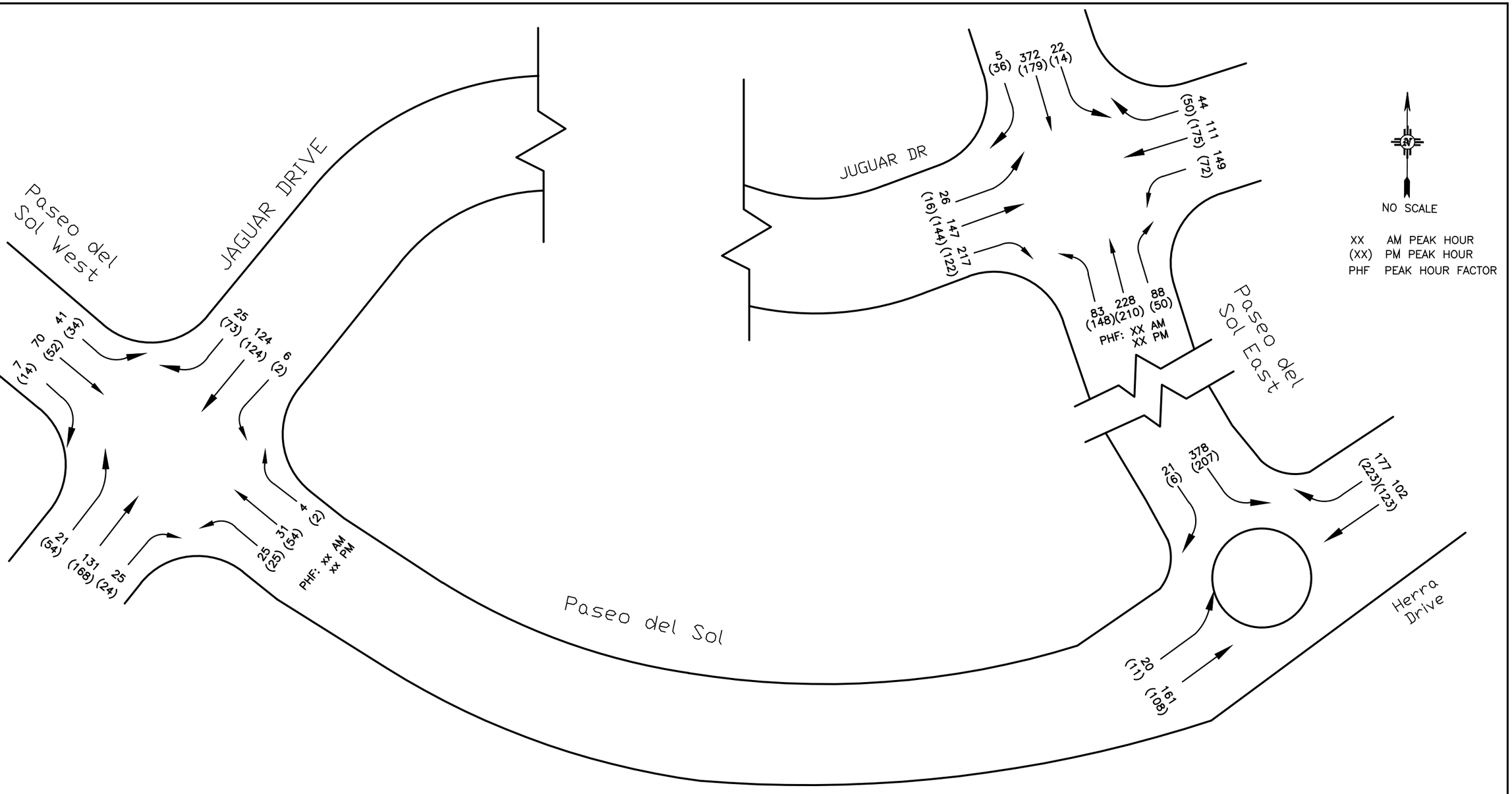

Figure 4: 2030 WITHOUT PHASE 3A TIERRA CONTENTA AM & PM

TIERRA CONTENTA IIIA

Civil Engineering • Water Resources • Traffic Engineering

W•E Walker Engineering

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FAX 505-820-3539

905 Camino Sierra Vista•Santa Fe, NM 87501

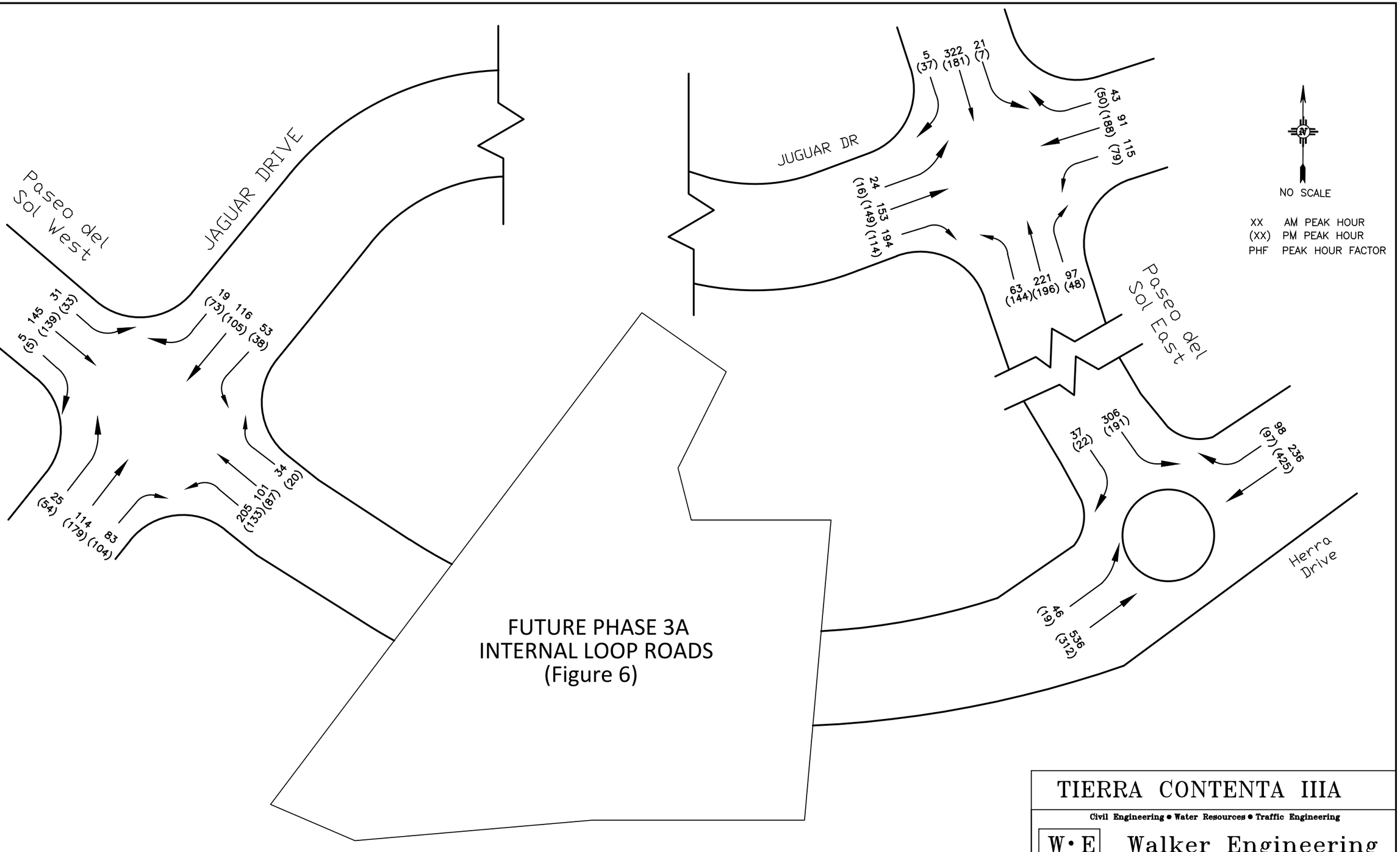

Figure 5: 2030 WITH PHASE 3A TIERRA CONTENTA AM & PM

TIERRA CONTENTA IIIA

Civil Engineering • Water Resources • Traffic Engineering

W•E Walker Engineering
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FAX 505-820-3539
905 Camino Sierra Vista•Santa Fe, NM 87501

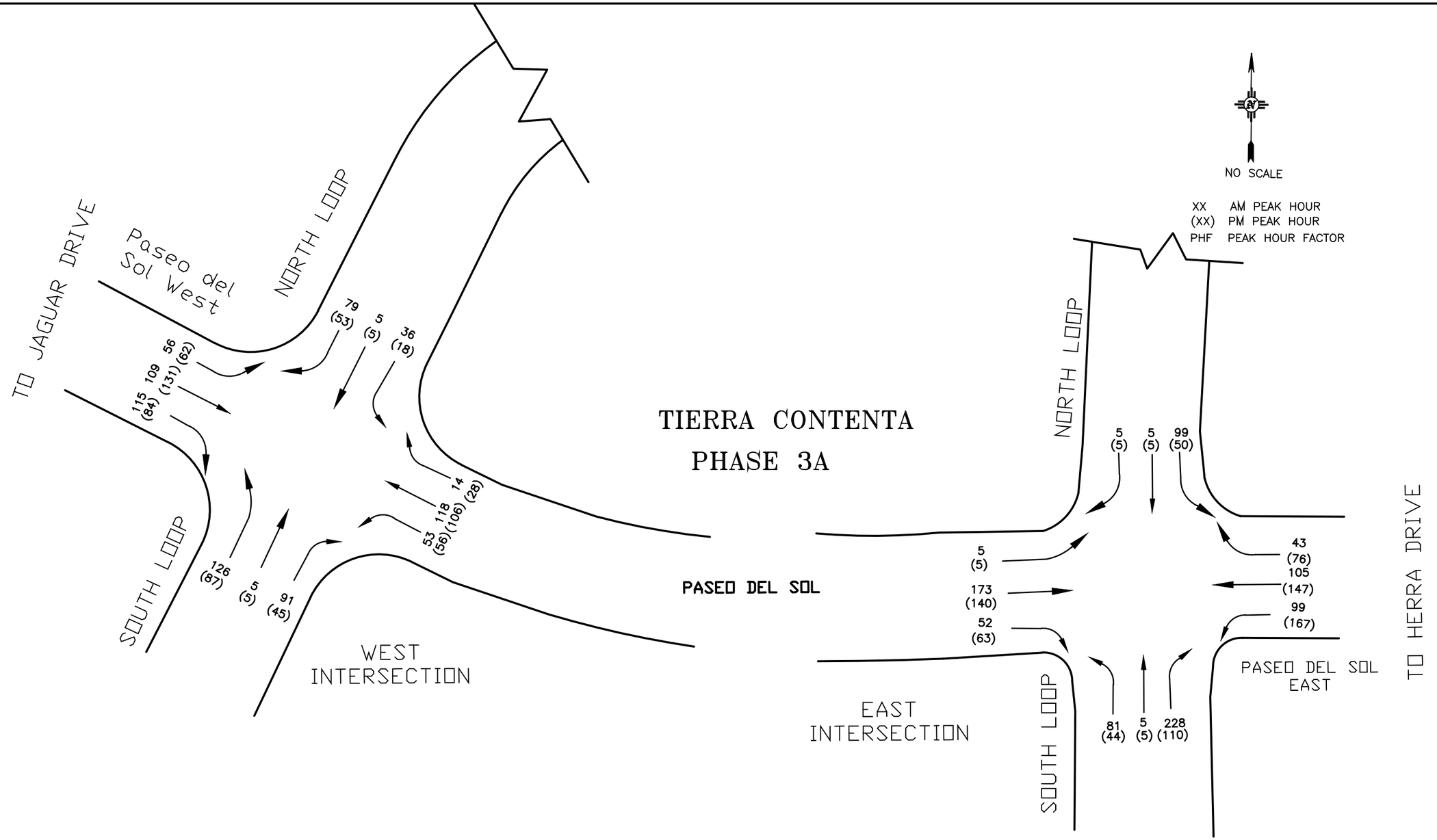

Figure 6: 2030 INTERNAL LOOP ROADS AM & PM

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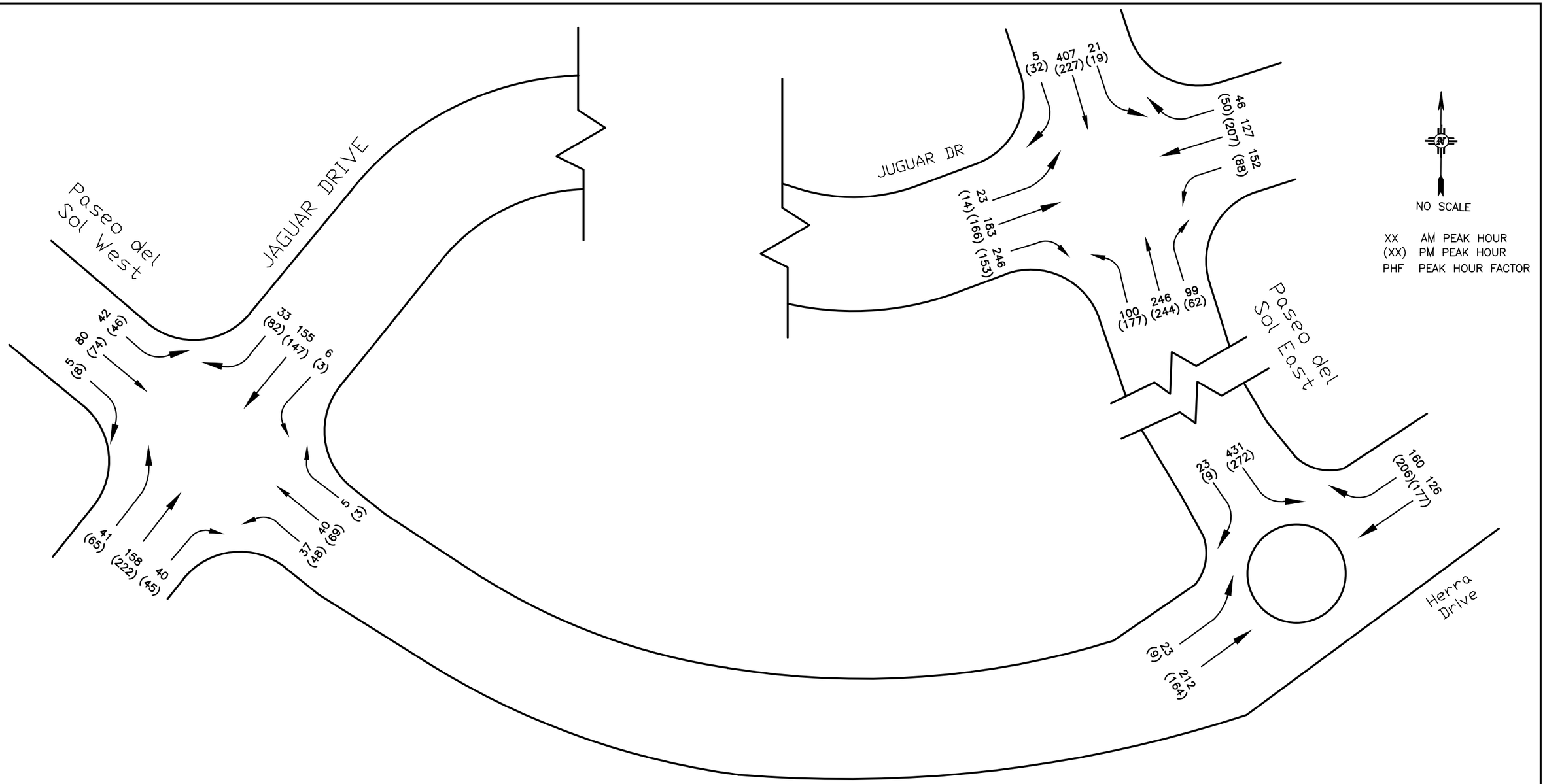

Figure 7: 2040 WITHOUT PHASE 3A TIERRA CONTENTA AM & PM

TIERRA CONTENTA III A

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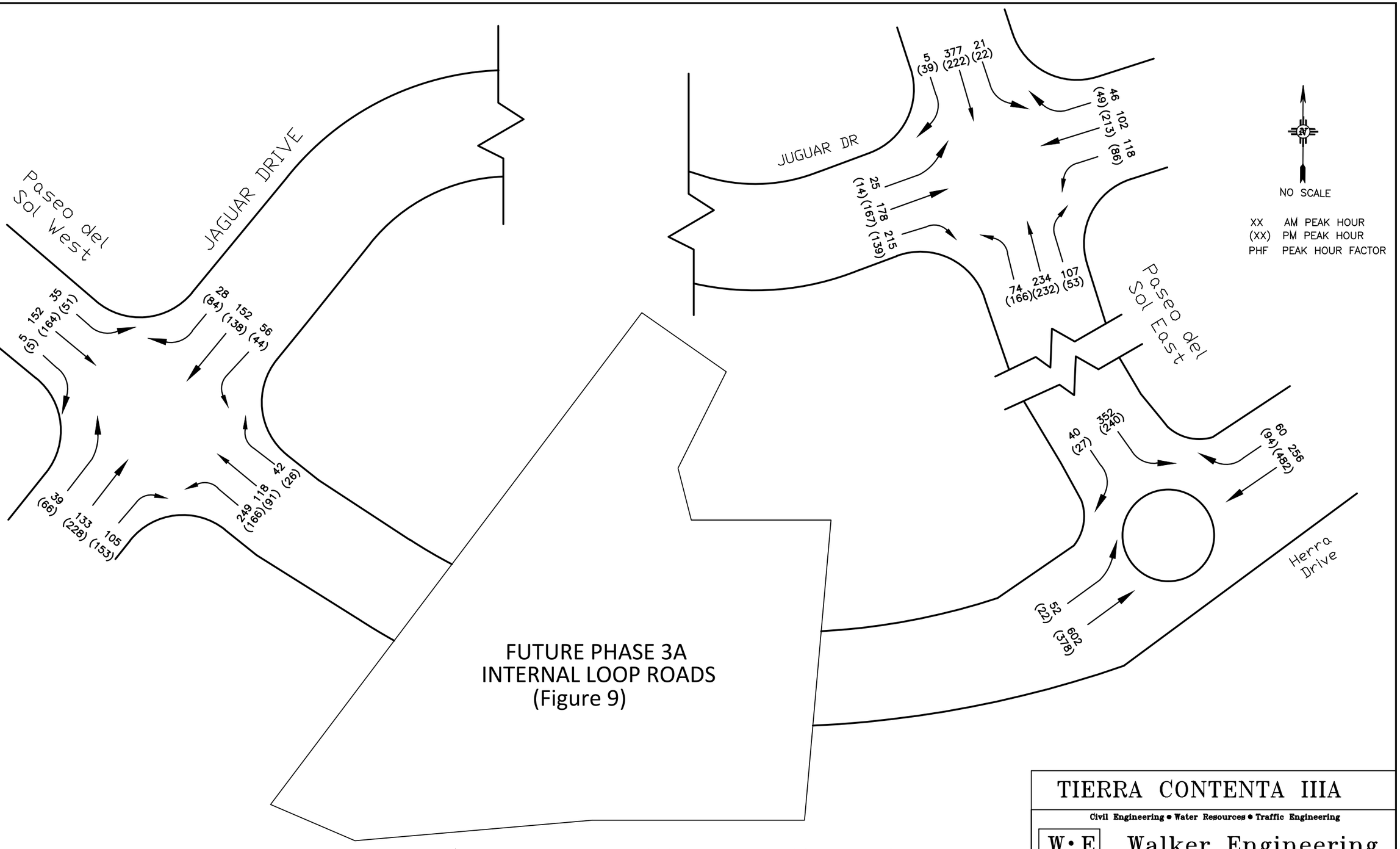

Figure 8: 2040 WITH PHASE 3A TIERRA CONTENTA AM & PM

TIERRA CONTENTA IIIA

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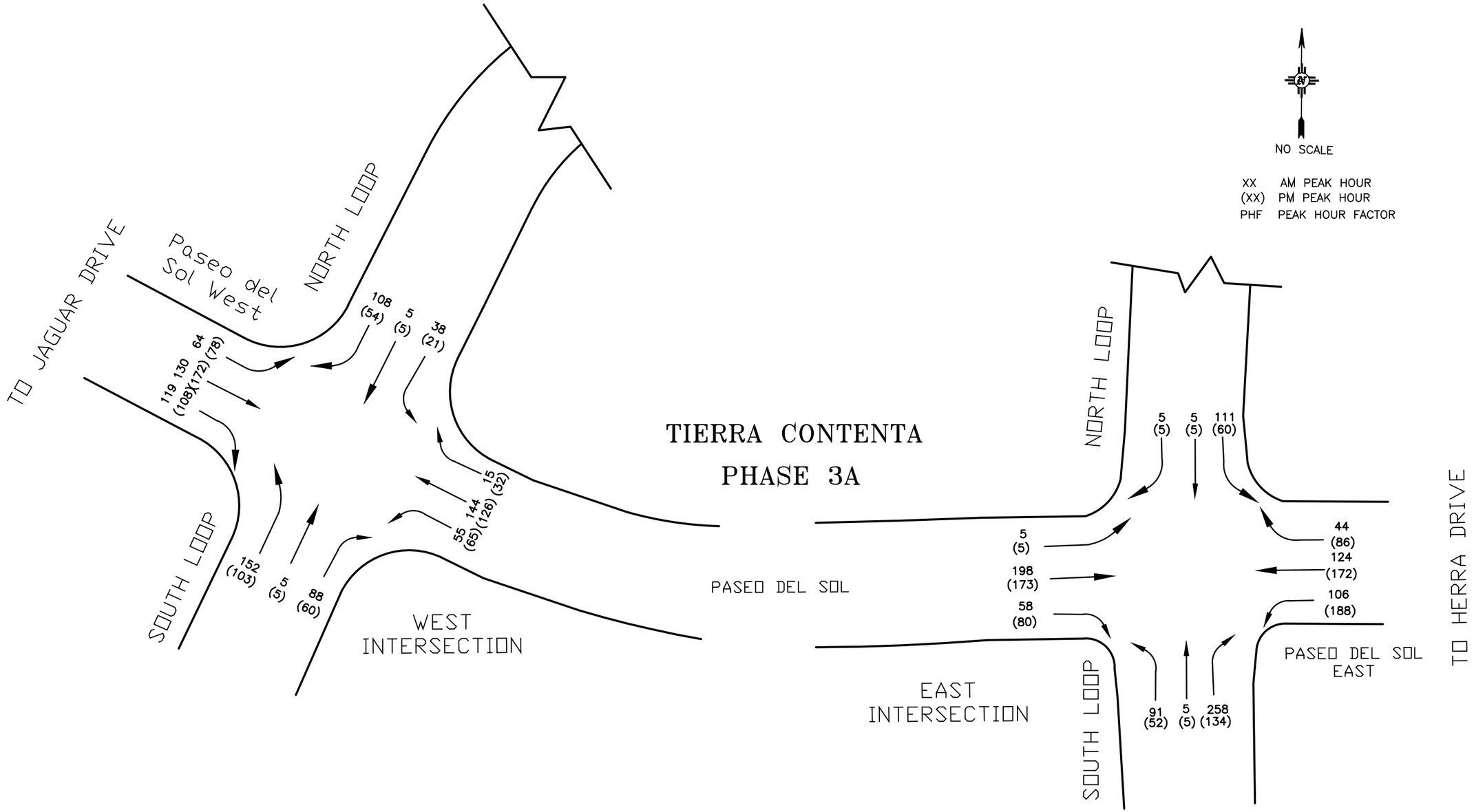

Figure 9: 2040 INTERNAL LOOP ROADS AM & PM

TIERRA CONTENTA IIIA

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FAX 505-820-3539

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APPENDIX A

Traffic Counts

Tierra Contenta Phase 3A
Paseo del Sol & Jaguar Drive
West Intersection
Feb 12, 2020

File Name : West Paseo Real and Jaguar Dr AM 2020
Site Code : 00000000
Start Date : 02/12/2020
Page No : 1

Groups Printed- Unshifted

	Paseo del Sol From North				Jaguar Drive From East				Paseo del Sol From South				Jaguar Drive From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
07:00 AM	8	0	5	13	7	17	0	24	0	0	0	0	0	13	3	16	53
07:15 AM	11	0	27	38	1	8	0	9	0	0	0	0	0	20	1	21	68
07:30 AM	13	0	33	46	6	20	0	26	0	0	0	0	0	33	1	34	106
07:45 AM	7	0	17	24	9	21	0	30	0	0	0	0	0	30	7	37	91
Total	39	0	82	121	23	66	0	89	0	0	0	0	0	96	12	108	318
08:00 AM	9	0	20	29	9	23	0	32	0	0	0	0	0	28	4	32	93
08:15 AM	12	0	24	36	7	14	0	21	0	0	0	0	0	25	4	29	86
08:30 AM	9	0	8	17	3	16	0	19	0	0	0	0	0	17	2	19	55
08:45 AM	10	0	5	15	9	15	0	24	0	0	0	0	0	24	7	31	70
Total	40	0	57	97	28	68	0	96	0	0	0	0	0	94	17	111	304
Grand Total	79	0	139	218	51	134	0	185	0	0	0	0	0	190	29	219	622
Apprch %	36.2	0.0	63.8		27.6	72.4	0.0		0.0	0.0	0.0		0.0	86.8	13.2		
Total %	12.7	0.0	22.3	35.0	8.2	21.5	0.0	29.7	0.0	0.0	0.0	0.0	0.0	30.5	4.7	35.2	

Tierra Contenta Phase 3A
Paseo del Sol & Jaguar Drive
West Intersection
Feb 12, 2020

File Name : West Paseo Real and Jaguar Dr AM 2020
Site Code : 00000000
Start Date : 02/12/2020
Page No : 2

	Paseo del Sol From North				Jaguar Drive From East				Paseo del Sol From South				Jaguar Drive From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Intersection	07:30 AM																
Volume	41	0	94	135	31	78	0	109	0	0	0	0	0	116	16	132	376
Percent	30.4	0.0	69.6		28.4	71.6	0.0		0.0	0.0	0.0		0.0	87.9	12.1		
07:30 Volume	13	0	33	46	6	20	0	26	0	0	0	0	0	33	1	34	106
Peak Factor																	0.887
High Int.	07:30 AM				08:00 AM				6:45:00 AM				07:45 AM				
Volume	13	0	33	46	9	23	0	32	0	0	0	0	0	30	7	37	
Peak Factor				0.734				0.852								0.892	
Peak Hour From 07:00 AM to 08:45 AM - Peak 1 of 1																	
By Approach	07:15 AM				07:30 AM				07:00 AM				07:30 AM				
Volume	40	0	97	137	31	78	0	109	0	0	0	0	0	116	16	132	
Percent	29.2	0.0	70.8		28.4	71.6	0.0		-	-	-		0.0	87.9	12.1		
High Int.	07:30 AM				08:00 AM				-				07:45 AM				
Volume	13	0	33	46	9	23	0	32	-	-	-	-	0	30	7	37	
Peak Factor				0.745				0.852				-				0.892	

Tierra Contenta Phase 3A
Paseo del Sol & Jaguar Drive
West Intersection
Feb 12, 2020

File Name : West Paseo Real and Jaguar Dr PM 2020
Site Code : 00000000
Start Date : 02/12/2020
Page No : 1

Groups Printed- Unshifted

	Paseo del Sol From North				Jaguar Drive From East				Paseo del Sol From South				Jaguar Drive From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
04:00 PM	5	0	7	12	13	25	1	39	1	0	0	1	0	23	6	29	81
04:15 PM	3	0	12	15	13	22	0	35	0	0	0	0	0	10	9	19	69
04:30 PM	6	0	12	18	25	15	0	40	0	0	0	0	0	18	6	24	82
04:45 PM	3	0	11	14	19	25	0	44	0	0	0	0	0	16	7	23	81
Total	17	0	42	59	70	87	1	158	1	0	0	1	0	67	28	95	313
05:00 PM	10	0	14	24	20	34	0	54	0	0	0	0	0	22	11	33	111
05:15 PM	4	0	14	18	26	31	0	57	0	0	1	1	1	39	11	51	127
05:30 PM	9	0	8	17	24	25	0	49	0	0	0	0	0	34	12	46	112
05:45 PM	2	0	16	18	13	19	0	32	1	0	0	1	0	27	14	41	92
Total	25	0	52	77	83	109	0	192	1	0	1	2	1	122	48	171	442
Grand Total	42	0	94	136	153	196	1	350	2	0	1	3	1	189	76	266	755
Apprch %	30.9	0.0	69.1		43.7	56.0	0.3		66.7	0.0	33.3		0.4	71.1	28.6		
Total %	5.6	0.0	12.5	18.0	20.3	26.0	0.1	46.4	0.3	0.0	0.1	0.4	0.1	25.0	10.1	35.2	

Tierra Contenta Phase 3A
Paseo del Sol & Jaguar Drive
West Intersection
Feb 12, 2020

File Name : West Paseo Real and Jaguar Dr PM 2020
Site Code : 00000000
Start Date : 02/12/2020
Page No : 2

	Paseo del Sol From North				Jaguar Drive From East				Paseo del Sol From South				Jaguar Drive From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Intersection	05:00 PM																
Volume	25	0	52	77	83	109	0	192	1	0	1	2	1	122	48	171	442
Percent	32.5	0.0	67.5		43.2	56.8	0.0		50.0	0.0	50.0		0.6	71.3	28.1		
05:15 Volume	4	0	14	18	26	31	0	57	0	0	1	1	1	39	11	51	127
Peak Factor																	0.870
High Int.	05:00 PM				05:15 PM				05:15 PM				05:15 PM				
Volume	10	0	14	24	26	31	0	57	0	0	1	1	1	39	11	51	
Peak Factor				0.802				0.842				0.500				0.838	
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																	
By Approach	05:00 PM				04:45 PM				05:00 PM				05:00 PM				
Volume	25	0	52	77	89	115	0	204	1	0	1	2	1	122	48	171	
Percent	32.5	0.0	67.5		43.6	56.4	0.0		50.0	0.0	50.0		0.6	71.3	28.1		
High Int.	05:00 PM				05:15 PM				05:15 PM				05:15 PM				
Volume	10	0	14	24	26	31	0	57	0	0	1	1	1	39	11	51	
Peak Factor				0.802				0.895				0.500				0.838	

Tierra Contenta Phase 3A
Paseo del Sol & Jaguar Drive
East Intersection
Feb 13, 2020

File Name : Paseo Real and Jaguar Dr AM 2020
Site Code : 00000000
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Groups Printed- Unshifted

	Paseo Del Sol From North				Jaguar Drive From East				Paseo Del Sol From South				Jaguar Drive From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
07:00 AM	1	24	4	29	1	6	2	9	7	21	7	35	20	33	1	54	127
07:15 AM	1	32	2	35	2	6	8	16	4	13	3	20	38	53	1	92	163
07:30 AM	0	62	3	65	1	9	21	31	15	22	18	55	71	59	7	137	288
07:45 AM	2	84	9	95	8	13	24	45	14	34	22	70	67	49	7	123	333
Total	4	202	18	224	12	34	55	101	40	90	50	180	196	194	16	406	911
08:00 AM	3	78	9	90	3	22	27	52	17	62	34	113	35	40	4	79	334
08:15 AM	2	86	5	93	4	17	57	78	31	39	19	89	66	31	4	101	361
08:30 AM	2	69	3	74	4	12	34	50	30	75	19	124	52	37	3	92	340
08:45 AM	3	26	1	30	2	12	10	24	15	27	11	53	17	36	2	55	162
Total	10	259	18	287	13	63	128	204	93	203	83	379	170	144	13	327	1197
Grand Total	14	461	36	511	25	97	183	305	133	293	133	559	366	338	29	733	2108
Apprch %	2.7	90.2	7.0		8.2	31.8	60.0		23.8	52.4	23.8		49.9	46.1	4.0		
Total %	0.7	21.9	1.7	24.2	1.2	4.6	8.7	14.5	6.3	13.9	6.3	26.5	17.4	16.0	1.4	34.8	

Tierra Contenta Phase 3A
Paseo del Sol & Jaguar Drive
East Intersection
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Site Code : 00000000
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	Paseo Del Sol From North				Jaguar Drive From East				Paseo Del Sol From South				Jaguar Drive From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Intersection	07:45 AM																
Volume	9	317	26	352	19	64	142	225	92	210	94	396	220	157	18	395	1368
Percent	2.6	90.1	7.4		8.4	28.4	63.1		23.2	53.0	23.7		55.7	39.7	4.6		
08:15 Volume	2	86	5	93	4	17	57	78	31	39	19	89	66	31	4	101	361
Peak Factor																	0.947
High Int.	07:45 AM				08:15 AM				08:30 AM				07:45 AM				
Volume	2	84	9	95	4	17	57	78	30	75	19	124	67	49	7	123	
Peak Factor				0.926				0.721				0.798				0.803	
Peak Hour From 07:00 AM to 08:45 AM - Peak 1 of 1																	
By Approach	07:45 AM				07:45 AM				07:45 AM				07:30 AM				
Volume	9	317	26	352	19	64	142	225	92	210	94	396	239	179	22	440	
Percent	2.6	90.1	7.4		8.4	28.4	63.1		23.2	53.0	23.7		54.3	40.7	5.0		
High Int.	07:45 AM				08:15 AM				08:30 AM				07:30 AM				
Volume	2	84	9	95	4	17	57	78	30	75	19	124	71	59	7	137	
Peak Factor				0.926				0.721				0.798				0.803	

Tierra Contenta Phase 3A
Paseo del Sol & Jaguar Drive
East Intersection
Feb 13, 2020

File Name : Paseo Real and Jaguar Dr PM 2020
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Groups Printed- Unshifted

	Paseo del Sol From North				Jaguar Drive From East				Paseo del Sol From South				Jaguar Drive From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
04:00 PM	8	38	5	51	5	44	18	67	20	83	46	149	19	37	14	70	337
04:15 PM	5	23	5	33	9	47	6	62	20	52	40	112	18	38	5	61	268
04:30 PM	6	29	3	38	5	52	12	69	15	36	36	87	20	20	3	43	237
04:45 PM	10	35	7	52	10	44	15	69	14	43	34	91	27	34	3	64	276
Total	29	125	20	174	29	187	51	267	69	214	156	439	84	129	25	238	1118
05:00 PM	9	32	3	44	4	50	17	71	20	36	42	98	27	41	7	75	288
05:15 PM	6	29	6	41	5	67	20	92	12	47	34	93	24	42	3	69	295
05:30 PM	10	40	2	52	7	50	14	71	19	43	38	100	33	24	2	59	282
05:45 PM	7	41	6	54	2	45	17	64	12	43	27	82	27	38	4	69	269
Total	32	142	17	191	18	212	68	298	63	169	141	373	111	145	16	272	1134
Grand Total	61	267	37	365	47	399	119	565	132	383	297	812	195	274	41	510	2252
Apprch %	16.7	73.2	10.1		8.3	70.6	21.1		16.3	47.2	36.6		38.2	53.7	8.0		
Total %	2.7	11.9	1.6	16.2	2.1	17.7	5.3	25.1	5.9	17.0	13.2	36.1	8.7	12.2	1.8	22.6	

Tierra Contenta Phase 3A
Paseo del Sol & Jaguar Drive
East Intersection
Feb 13, 2020

File Name : Paseo Real and Jaguar Dr PM 2020
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	Paseo del Sol From North				Jaguar Drive From East				Paseo del Sol From South				Jaguar Drive From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Intersection	04:45 PM																
Volume	35	136	18	189	26	211	66	303	65	169	148	382	111	141	15	267	1141
Percent	18.5	72.0	9.5		8.6	69.6	21.8		17.0	44.2	38.7		41.6	52.8	5.6		
05:15 Volume	6	29	6	41	5	67	20	92	12	47	34	93	24	42	3	69	295
Peak Factor																	0.967
High Int.	04:45 PM				05:15 PM				05:30 PM				05:00 PM				
Volume	10	35	7	52	5	67	20	92	19	43	38	100	27	41	7	75	
Peak Factor				0.909				0.823				0.955				0.890	
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																	
By Approach	05:00 PM				04:45 PM				04:00 PM				05:00 PM				
Volume	32	142	17	191	26	211	66	303	69	214	156	439	111	145	16	272	
Percent	16.8	74.3	8.9		8.6	69.6	21.8		15.7	48.7	35.5		40.8	53.3	5.9		
High Int.	05:45 PM				05:15 PM				04:00 PM				05:00 PM				
Volume	7	41	6	54	5	67	20	92	20	83	46	149	27	41	7	75	
Peak Factor				0.884				0.823				0.737				0.907	

Tierra Contenta Phase 3A
Paseo del Sol & Herrera Drive
[redacted] Intersection
Feb 12, 2020

File Name : Paseo Real and Circle AM 2020
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	PASEO EAST From North				Herrera Drive From East					CIRCLE From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0			1.0	1.0	1.0		
07:00 AM	0	1	41	42	29	0	0	29	0	0	0	0	0	71
07:15 AM	0	0	99	99	51	0	0	51	0	0	0	0	0	150
07:30 AM	0	0	148	148	99	0	0	99	0	0	0	0	0	247
07:45 AM	0	0	137	137	87	0	0	87	0	0	0	0	0	224
Total	0	1	425	426	266	0	0	266	0	0	0	0	0	692
08:00 AM	0	0	95	95	94	0	0	94	0	0	0	0	0	189
08:15 AM	0	0	80	80	113	0	0	113	0	0	0	0	0	193
08:30 AM	0	0	78	78	59	0	0	59	0	0	0	0	0	137
08:45 AM	0	0	43	43	34	0	0	34	0	0	0	0	0	77
Total	0	0	296	296	300	0	0	300	0	0	0	0	0	596
Grand Total	0	1	721	722	566	0	0	566	0	0	0	0	0	1288
Apprch %	0.0	0.1	99.9		100.0	0.0	0.0			0.0	0.0	0.0		
Total %	0.0	0.1	56.0	56.1	43.9	0.0	0.0	43.9	0.0	0.0	0.0	0.0	0.0	

Tierra Contenta Phase 3A
Paseo del Sol & Herrera Drive
[redacted] Intersection
Feb 12, 2020

File Name : Paseo Real and Circle AM 2020
Site Code : 00000000
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	PASEO EAST From North				Herrera Drive From East					CIRCLE From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 07:00 AM to 08:45 AM - Peak 1 of 1														
Intersection	07:30 AM													
Volume	0	0	460	460	393	0	0	393	0	0	0	0	0	853
Percent	0.0	0.0	100.0		100.0	0.0	0.0			0.0	0.0	0.0		
07:30 Volume	0	0	148	148	99	0	0	99	0	0	0	0	0	247
Peak Factor														0.863
High Int.	07:30 AM				08:15 AM				6:45:00 AM	6:45:00 AM				
Volume	0	0	148	148	113	0	0	113						
Peak Factor				0.777				0.869						
Peak Hour From 07:00 AM to 08:45 AM - Peak 1 of 1														
By Approach	07:15 AM				07:30 AM				07:00 AM	07:00 AM				
Volume	0	0	479	479	393	0	0	393	0	0	0	0	0	
Percent	0.0	0.0	100.0		100.0	0.0	0.0			-	-	-		
High Int.	07:30 AM				08:15 AM				-	-				
Volume	0	0	148	148	113	0	0	113	-	-	-	-	-	
Peak Factor				0.809				0.869	-				-	

Tierra Contenta Phase 3A
Paseo del Sol & Herrera Drive
~~Western~~ Intersection
Feb 12, 2020

File Name : Paseo Real and Circle PM 2020
Site Code : 00000000
Start Date : 02/19/2020
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	Paseo del Sol From North				Herra Drive From East					CIRCLE From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0			1.0	1.0	1.0		
04:00 PM	0	0	81	81	79	0	0	79	0	6	0	0	6	166
04:15 PM	0	0	47	47	93	0	0	93	0	0	0	0	0	140
04:30 PM	0	0	52	52	96	1	0	97	0	0	0	0	0	149
04:45 PM	0	0	55	55	93	0	0	93	0	0	0	0	0	148
Total	0	0	235	235	361	1	0	362	0	6	0	0	6	603
05:00 PM	0	0	77	77	111	0	0	111	0	0	1	1	2	190
05:15 PM	0	0	59	59	101	0	0	101	0	0	0	0	0	160
05:30 PM	0	0	57	57	92	0	0	92	0	0	0	0	0	149
05:45 PM	0	0	37	37	80	0	0	80	0	0	0	0	0	117
Total	0	0	230	230	384	0	0	384	0	0	1	1	2	616
Grand Total	0	0	465	465	745	1	0	746	0	6	1	1	8	1219
Apprch %	0.0	0.0	100.0		99.9	0.1	0.0			75.0	12.5	12.5		
Total %	0.0	0.0	38.1	38.1	61.1	0.1	0.0	61.2	0.0	0.5	0.1	0.1	0.7	

Tierra Contenta Phase 3A
Paseo del Sol & Herrera Drive
[redacted] Intersection
Feb 12, 2020

File Name : Paseo Real and Circle PM 2020
Site Code : 00000000
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	Paseo del Sol From North				Herra Drive From East					CIRCLE From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1														
Intersection	04:30 PM													
Volume	0	0	243	243	401	1	0	402	0	0	1	1	2	647
Percent	0.0	0.0	100.0		99.8	0.2	0.0			0.0	50.0	50.0		
05:00 Volume	0	0	77	77	111	0	0	111	0	0	1	1	2	190
Peak Factor														0.851
High Int.	05:00 PM				05:00 PM				3:45:00 PM	05:00 PM				
Volume	0	0	77	77	111	0	0	111	0	0	1	1	2	
Peak Factor				0.789				0.905					0.250	
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1														
By Approach	04:45 PM				04:30 PM				04:00 PM	04:00 PM				
Volume	0	0	248	248	401	1	0	402	0	6	0	0	6	
Percent	0.0	0.0	100.0		99.8	0.2	0.0			100.0	0.0	0.0		
High Int.	05:00 PM				05:00 PM				-	04:00 PM				
Volume	0	0	77	77	111	0	0	111	-	6	0	0	6	
Peak Factor				0.805				0.905	-				0.250	

Appendix B

VISUM Traffic Generation & Distribution

VIANODE\Intersection Name	FROM LINK	TO LINK	ORIENTATION	2020		2030 Without TC		2030 With TC		2040 Without TC		2040 With TC	
				AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Jaguar & Paseo del Sol East	**Paseo del Sol**	Jaguar Dr	EBL	26	18	22	14	21	7	21	19	21	22
		Jaguar Dr	EBR	9	35	5	36	5	37	5	32	5	39
		Paseo del Sol	EBT	317	136	372	179	322	181	407	227	377	222
	Jaguar Dr	Paseo del Sol	NBL	28	15	26	16	24	16	23	14	25	14
		Paseo del Sol	NBR	220	111	217	122	194	114	246	153	215	139
		Jaguar Dr	NBT	157	141	147	144	153	149	183	166	178	167
		Paseo del Sol	SBL	142	66	149	72	115	79	152	88	118	86
		Paseo del Sol	SBR	45	55	44	50	43	50	46	50	46	49
		Jaguar Dr	SBT	114	163	111	175	91	188	127	207	102	213
	Paseo del Sol	Jaguar Dr	WBL	94	148	83	148	63	144	100	177	74	166
		Jaguar Dr	WBR	92	65	88	50	97	48	99	62	107	53
		Paseo del Sol	WBT	210	169	228	210	221	196	246	244	234	232
Jaguar & Paseo del Sol West	**Paseo del Sol**	Jaguar Dr	EBL	66	39	41	34	31	33	42	46	35	51
		Jaguar Dr	EBR	41	25	7	14	5	5	5	8	5	5
		Paseo del Sol	EBT	2	0	70	52	145	139	80	74	152	164
	Jaguar Dr	Paseo del Sol	NBL	16	48	21	54	25	54	41	65	39	66
		Paseo del Sol	NBR	1	1	25	24	83	104	40	45	105	153
		Jaguar Dr	NBT	116	122	131	168	114	179	158	222	133	228
		Paseo del Sol	SBL	2	1	6	2	53	38	6	3	56	44
		Paseo del Sol	SBR	31	83	25	73	19	73	33	82	28	84
		Jaguar Dr	SBT	81	80	124	124	116	105	155	147	152	138
	Paseo del Sol	Jaguar Dr	WBL	2	1	25	25	205	133	37	48	249	166
		Jaguar Dr	WBR	3	1	4	2	34	20	5	3	42	26
		Paseo del Sol	WBT	1	0	31	54	101	87	40	69	118	91
Herrera & Paseo del Sol East	**Paseo del Sol**	Paseo del Sol	NBL	0	0	20	11	46	19	23	9	52	22
		Herrera Drive	NBR	0	0	161	108	536	312	212	164	602	378
		Paseo del Sol	NBT	0	0	0	0	0	0	0	0	0	0
		Herrera Drive	SBL	480	243	378	207	306	191	431	272	352	240
	Herrera Drive	Paseo del Sol	SBR	0	0	21	6	37	22	23	9	40	27
		Paseo del Sol	WBR	273	329	177	223	98	97	160	206	60	94
		Paseo del Sol	WBT	0	0	102	123	236	425	126	177	256	482

VIANODE\Intersection Name	FROM LINK	TO LINK	ORIENTATION	2020		2030 Without TC		2030 With TC		2040 Without TC		2040 With TC	
				AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Paseo del Sol & W. Intersection	**Paseo del Sol**	North Loop	EBL	0	0	0	0	56	62	0	0	64	78
		South Loop	EBR	0	0	0	0	115	84	0	0	119	108
		Paseo del Sol	EBT	0	0	99	76	109	131	124	120	130	172
	South Loop	Paseo del Sol	NBL	0	0	0	0	126	87	0	0	152	103
		Paseo del Sol	NBR	0	0	0	0	79	53	0	0	88	60
		North Loop	NBT	0	0	0	0	5	5	0	0	5	5
	North Loop	Paseo del Sol	SBL	0	0	0	0	36	18	0	0	38	21
		Paseo del Sol	SBR	0	0	0	0	91	45	0	0	108	54
		South Loop	SBT	0	0	0	0	5	5	0	0	5	5
	Paseo del Sol	South Loop	WBL	0	0	0	0	53	56	0	0	55	65
		North Loop	WBR	0	0	0	0	14	28	0	0	15	32
		Paseo del Sol	WBT	0	0	58	81	118	106	78	119	144	126
		Paseo del Sol	WBU	0	0	0	0	0	0	0	0	0	0
Paseo del Sol & E. Intersection	**Paseo del Sol**	North Loop	EBL	0	0	0	0	5	5	0	0	5	5
		South Loop	EBR	0	0	0	0	52	63	0	0	58	80
		Paseo del Sol	EBT	0	0	99	76	173	140	124	120	198	173
	South Loop	Paseo del Sol	NBL	0	0	0	0	81	44	0	0	91	52
		Paseo del Sol	NBR	0	0	0	0	228	110	0	0	258	134
		North Loop	NBT	0	0	0	0	5	5	0	0	5	5
	North Loop	Paseo del Sol	SBL	0	0	0	0	99	50	0	0	111	60
		Paseo del Sol	SBR	0	0	0	0	5	5	0	0	5	5
		South Loop	SBT	0	0	0	0	5	5	0	0	5	5
	Paseo del Sol	South Loop	WBL	0	0	0	0	99	167	0	0	106	188
		North Loop	WBR	0	0	0	0	43	76	0	0	44	86
		Paseo del Sol	WBT	0	0	58	81	105	147	78	119	124	172

Appendix C

Synchro 10 Western Intersection Jaguar Drive & Paseo del Sol

Intersection	
Intersection Delay, s/veh	13.2
Intersection LOS	B

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	31	145	5	205	101	34	25	114	83	53	116	19
Future Vol, veh/h	31	145	5	205	101	34	25	114	83	53	116	19
Peak Hour Factor	0.73	0.73	0.73	0.92	0.92	0.92	0.89	0.89	0.89	0.85	0.85	0.85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	42	199	7	223	110	37	28	128	93	62	136	22
Number of Lanes	1	1	0	1	1	0	1	1	0	1	1	0

Approach	SE	NW	NE	SW
Opposing Approach	NW	SE	SW	NE
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SW	NE	SE	NW
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NE	SW	NW	SE
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	13.1	13.6	13.4	12.2
HCM LOS	B	B	B	B

Lane	NELn1	NELn2	NWLn1	NWLn2	SELn1	SELn2	SWLn1	SWLn2
Vol Left, %	100%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	58%	0%	75%	0%	97%	0%	86%
Vol Right, %	0%	42%	0%	25%	0%	3%	0%	14%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	25	197	205	135	31	150	53	135
LT Vol	25	0	205	0	31	0	53	0
Through Vol	0	114	0	101	0	145	0	116
RT Vol	0	83	0	34	0	5	0	19
Lane Flow Rate	28	221	223	147	42	205	62	159
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.057	0.401	0.433	0.257	0.085	0.381	0.128	0.299
Departure Headway (Hd)	7.339	6.529	6.995	6.307	7.2	6.667	7.388	6.777
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	485	547	512	565	494	536	482	526
Service Time	5.133	4.322	4.779	4.091	4.992	4.458	5.185	4.574
HCM Lane V/C Ratio	0.058	0.404	0.436	0.26	0.085	0.382	0.129	0.302
HCM Control Delay	10.6	13.7	15.1	11.3	10.7	13.6	11.3	12.5
HCM Lane LOS	B	B	C	B	B	B	B	B
HCM 95th-tile Q	0.2	1.9	2.2	1	0.3	1.8	0.4	1.2

Intersection	
Intersection Delay, s/veh	14.7
Intersection LOS	B

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	33	139	5	135	87	20	54	179	104	38	105	73
Future Vol, veh/h	33	139	5	135	87	20	54	179	104	38	105	73
Peak Hour Factor	0.80	0.80	0.80	0.87	0.87	0.87	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	41	174	6	155	100	23	64	213	124	45	125	87
Number of Lanes	1	1	0	1	1	0	1	1	0	1	1	0

Approach	SE	NW	NE	SW
Opposing Approach	NW	SE	SW	NE
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SW	NE	SE	NW
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NE	SW	NW	SE
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	13.4	13.1	17.5	13.3
HCM LOS	B	B	C	B

Lane	NELn1	NELn2	NWLn1	NWLn2	SELn1	SELn2	SWLn1	SWLn2
Vol Left, %	100%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	63%	0%	81%	0%	97%	0%	59%
Vol Right, %	0%	37%	0%	19%	0%	3%	0%	41%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	54	283	135	107	33	144	38	178
LT Vol	54	0	135	0	33	0	38	0
Through Vol	0	179	0	87	0	139	0	105
RT Vol	0	104	0	20	0	5	0	73
Lane Flow Rate	64	337	155	123	41	180	45	212
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.129	0.606	0.328	0.238	0.088	0.359	0.094	0.395
Departure Headway (Hd)	7.247	6.475	7.599	6.954	7.717	7.18	7.513	6.708
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	495	559	473	517	464	500	477	536
Service Time	4.983	4.211	5.34	4.695	5.46	4.922	5.253	4.448
HCM Lane V/C Ratio	0.129	0.603	0.328	0.238	0.088	0.36	0.094	0.396
HCM Control Delay	11.1	18.7	14	11.9	11.2	13.9	11	13.8
HCM Lane LOS	B	C	B	B	B	B	B	B
HCM 95th-tile Q	0.4	4	1.4	0.9	0.3	1.6	0.3	1.9

Intersection	
Intersection Delay, s/veh	16.6
Intersection LOS	C

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	35	152	5	249	118	42	39	133	105	56	152	28
Future Vol, veh/h	35	152	5	249	118	42	39	133	105	56	152	28
Peak Hour Factor	0.73	0.73	0.73	0.92	0.92	0.92	0.89	0.89	0.89	0.85	0.85	0.85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	48	208	7	271	128	46	44	149	118	66	179	33
Number of Lanes	1	1	0	1	1	0	1	1	0	1	1	0

Approach	SE	NW	NE	SW
Opposing Approach	NW	SE	SW	NE
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SW	NE	SE	NW
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NE	SW	NW	SE
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	15.5	17.7	17.1	15.1
HCM LOS	C	C	C	C

Lane	NELn1	NELn2	NWLn1	NWLn2	SELn1	SELn2	SWLn1	SWLn2
Vol Left, %	100%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	56%	0%	74%	0%	97%	0%	84%
Vol Right, %	0%	44%	0%	26%	0%	3%	0%	16%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	39	238	249	160	35	157	56	180
LT Vol	39	0	249	0	35	0	56	0
Through Vol	0	133	0	118	0	152	0	152
RT Vol	0	105	0	42	0	5	0	28
Lane Flow Rate	44	267	271	174	48	215	66	212
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.098	0.535	0.579	0.338	0.107	0.449	0.148	0.44
Departure Headway (Hd)	8.027	7.196	7.699	6.999	8.051	7.514	8.102	7.476
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	446	500	468	513	444	477	442	481
Service Time	5.785	4.954	5.459	4.758	5.815	5.278	5.863	5.237
HCM Lane V/C Ratio	0.099	0.534	0.579	0.339	0.108	0.451	0.149	0.441
HCM Control Delay	11.7	18	20.6	13.3	11.8	16.3	12.3	16
HCM Lane LOS	B	C	C	B	B	C	B	C
HCM 95th-tile Q	0.3	3.1	3.6	1.5	0.4	2.3	0.5	2.2

Intersection	
Intersection Delay, s/veh	28
Intersection LOS	D

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	51	164	5	166	91	26	66	228	153	44	138	84
Future Vol, veh/h	51	164	5	166	91	26	66	228	153	44	138	84
Peak Hour Factor	0.80	0.80	0.80	0.87	0.87	0.87	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	64	205	6	191	105	30	79	271	182	52	164	100
Number of Lanes	1	1	0	1	1	0	1	1	0	1	1	0

Approach	SE	NW	NE	SW
Opposing Approach	NW	SE	SW	NE
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SW	NE	SE	NW
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NE	SW	NW	SE
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	17.5	17	45.2	19.3
HCM LOS	C	C	E	C

Lane	NELn1	NELn2	NWLn1	NWLn2	SELn1	SELn2	SWLn1	SWLn2
Vol Left, %	100%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	60%	0%	78%	0%	97%	0%	62%
Vol Right, %	0%	40%	0%	22%	0%	3%	0%	38%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	66	381	166	117	51	169	44	222
LT Vol	66	0	166	0	51	0	44	0
Through Vol	0	228	0	91	0	164	0	138
RT Vol	0	153	0	26	0	5	0	84
Lane Flow Rate	79	454	191	134	64	211	52	264
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.178	0.924	0.464	0.302	0.157	0.489	0.125	0.574
Departure Headway (Hd)	8.14	7.337	8.755	8.076	8.869	8.329	8.617	7.825
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	442	499	412	445	405	433	417	463
Service Time	5.853	5.049	6.504	5.825	6.618	6.078	6.335	5.543
HCM Lane V/C Ratio	0.179	0.91	0.464	0.301	0.158	0.487	0.125	0.57
HCM Control Delay	12.6	50.8	18.9	14.3	13.3	18.8	12.6	20.6
HCM Lane LOS	B	F	C	B	B	C	B	C
HCM 95th-tile Q	0.6	10.9	2.4	1.3	0.6	2.6	0.4	3.5

Appendix D

Synchro 10 Eastern Intersection Jaguar Drive & Paseo del Sol

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	21	322	5	63	221	97	24	153	194	115	91	43
Future Volume (veh/h)	21	322	5	63	221	97	24	153	194	115	91	43
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	26	402	6	79	276	121	30	191	242	160	126	60
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.72	0.72	0.72
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	326	624	9	343	451	198	458	225	285	273	406	193
Arrive On Green	0.03	0.34	0.34	0.05	0.37	0.37	0.03	0.30	0.30	0.07	0.34	0.34
Sat Flow, veh/h	1781	1838	27	1781	1233	540	1781	750	950	1781	1197	570
Grp Volume(v), veh/h	26	0	408	79	0	397	30	0	433	160	0	186
Grp Sat Flow(s),veh/h/ln	1781	0	1865	1781	0	1773	1781	0	1699	1781	0	1768
Q Serve(g_s), s	0.7	0.0	13.9	2.1	0.0	13.7	0.9	0.0	18.0	4.7	0.0	5.8
Cycle Q Clear(g_c), s	0.7	0.0	13.9	2.1	0.0	13.7	0.9	0.0	18.0	4.7	0.0	5.8
Prop In Lane	1.00		0.01	1.00		0.30	1.00		0.56	1.00		0.32
Lane Grp Cap(c), veh/h	326	0	634	343	0	648	458	0	510	273	0	599
V/C Ratio(X)	0.08	0.00	0.64	0.23	0.00	0.61	0.07	0.00	0.85	0.59	0.00	0.31
Avail Cap(c_a), veh/h	395	0	634	366	0	648	527	0	804	273	0	836
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	16.2	0.0	20.9	15.8	0.0	19.5	17.3	0.0	24.7	19.0	0.0	18.3
Incr Delay (d2), s/veh	0.1	0.0	5.0	0.3	0.0	4.3	0.1	0.0	5.1	3.2	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.0	6.6	0.8	0.0	6.1	0.3	0.0	7.5	2.0	0.0	2.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	16.3	0.0	25.9	16.2	0.0	23.7	17.4	0.0	29.8	22.2	0.0	18.6
LnGrp LOS	B	A	C	B	A	C	B	A	C	C	A	B
Approach Vol, veh/h		434			476			463			346	
Approach Delay, s/veh		25.3			22.5			29.0			20.3	
Approach LOS		C			C			C			C	

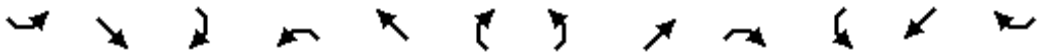
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	6.6	31.9	9.5	27.0	8.5	30.0	6.6	29.9
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.0	25.5	5.0	35.5	5.0	25.5	5.0	35.5
Max Q Clear Time (g_c+I1), s	2.7	15.7	6.7	20.0	4.1	15.9	2.9	7.8
Green Ext Time (p_c), s	0.0	1.7	0.0	2.6	0.0	1.7	0.0	1.1

Intersection Summary	
HCM 6th Ctrl Delay	24.5
HCM 6th LOS	C

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	7	181	37	144	196	48	16	149	114	79	188	50
Future Volume (veh/h)	7	181	37	144	196	48	16	149	114	79	188	50
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	8	199	41	150	204	50	20	182	139	89	211	56
Peak Hour Factor	0.91	0.91	0.91	0.96	0.96	0.96	0.82	0.82	0.82	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	462	472	97	506	556	136	326	223	171	297	383	102
Arrive On Green	0.01	0.31	0.31	0.08	0.38	0.38	0.02	0.23	0.23	0.07	0.27	0.27
Sat Flow, veh/h	1781	1505	310	1781	1451	356	1781	984	751	1781	1424	378
Grp Volume(v), veh/h	8	0	240	150	0	254	20	0	321	89	0	267
Grp Sat Flow(s),veh/h/ln	1781	0	1815	1781	0	1806	1781	0	1735	1781	0	1802
Q Serve(g_s), s	0.2	0.0	6.0	3.1	0.0	5.8	0.5	0.0	10.1	2.1	0.0	7.3
Cycle Q Clear(g_c), s	0.2	0.0	6.0	3.1	0.0	5.8	0.5	0.0	10.1	2.1	0.0	7.3
Prop In Lane	1.00		0.17	1.00		0.20	1.00		0.43	1.00		0.21
Lane Grp Cap(c), veh/h	462	0	569	506	0	692	326	0	394	297	0	485
V/C Ratio(X)	0.02	0.00	0.42	0.30	0.00	0.37	0.06	0.00	0.82	0.30	0.00	0.55
Avail Cap(c_a), veh/h	598	0	569	519	0	692	439	0	544	335	0	565
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	13.2	0.0	15.6	11.1	0.0	12.7	16.5	0.0	21.1	16.1	0.0	18.0
Incr Delay (d2), s/veh	0.0	0.0	2.3	0.3	0.0	1.5	0.1	0.0	6.7	0.6	0.0	1.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.0	2.6	1.1	0.0	2.3	0.2	0.0	4.4	0.8	0.0	2.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.2	0.0	17.9	11.4	0.0	14.2	16.6	0.0	27.7	16.6	0.0	19.0
LnGrp LOS	B	A	B	B	A	B	B	A	C	B	A	B
Approach Vol, veh/h		248			404			341			356	
Approach Delay, s/veh		17.7			13.2			27.1			18.4	
Approach LOS		B			B			C			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	5.1	26.5	8.3	17.5	9.1	22.5	5.9	20.0
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.0	18.0	5.0	18.0	5.0	18.0	5.0	18.0
Max Q Clear Time (g_c+I1), s	2.2	7.8	4.1	12.1	5.1	8.0	2.5	9.3
Green Ext Time (p_c), s	0.0	1.0	0.0	1.0	0.0	0.9	0.0	1.0

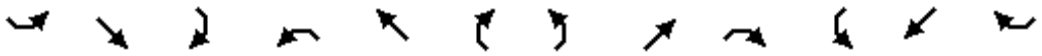
Intersection Summary	
HCM 6th Ctrl Delay	18.9
HCM 6th LOS	B



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	21	377	5	74	234	107	25	178	215	118	102	46
Future Volume (veh/h)	21	377	5	74	234	107	25	178	215	118	102	46
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	26	471	6	92	292	134	31	222	269	164	142	64
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.72	0.72	0.72
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	280	596	8	273	425	195	473	254	308	257	446	201
Arrive On Green	0.03	0.32	0.32	0.05	0.35	0.35	0.03	0.33	0.33	0.06	0.37	0.37
Sat Flow, veh/h	1781	1843	23	1781	1213	557	1781	770	933	1781	1221	550
Grp Volume(v), veh/h	26	0	477	92	0	426	31	0	491	164	0	206
Grp Sat Flow(s),veh/h/ln	1781	0	1866	1781	0	1770	1781	0	1702	1781	0	1771
Q Serve(g_s), s	0.8	0.0	18.3	2.7	0.0	16.2	0.9	0.0	21.4	4.8	0.0	6.6
Cycle Q Clear(g_c), s	0.8	0.0	18.3	2.7	0.0	16.2	0.9	0.0	21.4	4.8	0.0	6.6
Prop In Lane	1.00		0.01	1.00		0.31	1.00		0.55	1.00		0.31
Lane Grp Cap(c), veh/h	280	0	603	273	0	621	473	0	562	257	0	647
V/C Ratio(X)	0.09	0.00	0.79	0.34	0.00	0.69	0.07	0.00	0.87	0.64	0.00	0.32
Avail Cap(c_a), veh/h	343	0	603	288	0	621	536	0	766	257	0	797
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	18.2	0.0	24.3	18.4	0.0	21.9	16.6	0.0	24.9	19.4	0.0	18.0
Incr Delay (d2), s/veh	0.1	0.0	10.2	0.7	0.0	6.1	0.1	0.0	8.4	5.1	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.0	9.4	1.1	0.0	7.4	0.4	0.0	9.5	2.2	0.0	2.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	18.3	0.0	34.4	19.2	0.0	28.0	16.7	0.0	33.3	24.6	0.0	18.2
LnGrp LOS	B	A	C	B	A	C	B	A	C	C	A	B
Approach Vol, veh/h		503			518			522			370	
Approach Delay, s/veh		33.6			26.4			32.3			21.0	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	6.7	32.2	9.5	30.6	8.8	30.0	6.7	33.3
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.0	25.5	5.0	35.5	5.0	25.5	5.0	35.5
Max Q Clear Time (g_c+I1), s	2.8	18.2	6.8	23.4	4.7	20.3	2.9	8.6
Green Ext Time (p_c), s	0.0	1.6	0.0	2.6	0.0	1.4	0.0	1.2

Intersection Summary	
HCM 6th Ctrl Delay	28.9
HCM 6th LOS	C



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	22	222	39	166	232	53	14	167	139	86	213	49
Future Volume (veh/h)	22	222	39	166	232	53	14	167	139	86	213	49
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	24	244	43	173	242	55	17	204	170	97	239	55
Peak Hour Factor	0.91	0.91	0.91	0.96	0.96	0.96	0.82	0.82	0.82	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	415	463	82	451	523	119	333	238	198	285	439	101
Arrive On Green	0.03	0.30	0.30	0.08	0.35	0.35	0.02	0.25	0.25	0.07	0.30	0.30
Sat Flow, veh/h	1781	1548	273	1781	1475	335	1781	943	786	1781	1471	338
Grp Volume(v), veh/h	24	0	287	173	0	297	17	0	374	97	0	294
Grp Sat Flow(s),veh/h/ln	1781	0	1821	1781	0	1810	1781	0	1729	1781	0	1809
Q Serve(g_s), s	0.6	0.0	7.9	3.9	0.0	7.6	0.4	0.0	12.4	2.3	0.0	8.2
Cycle Q Clear(g_c), s	0.6	0.0	7.9	3.9	0.0	7.6	0.4	0.0	12.4	2.3	0.0	8.2
Prop In Lane	1.00		0.15	1.00		0.19	1.00		0.45	1.00		0.19
Lane Grp Cap(c), veh/h	415	0	544	451	0	642	333	0	437	285	0	540
V/C Ratio(X)	0.06	0.00	0.53	0.38	0.00	0.46	0.05	0.00	0.86	0.34	0.00	0.54
Avail Cap(c_a), veh/h	514	0	544	451	0	642	444	0	517	314	0	541
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	14.0	0.0	17.6	12.9	0.0	15.0	16.3	0.0	21.5	16.0	0.0	17.7
Incr Delay (d2), s/veh	0.1	0.0	3.6	0.5	0.0	2.4	0.1	0.0	11.8	0.7	0.0	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.0	3.6	1.4	0.0	3.2	0.2	0.0	6.0	0.9	0.0	3.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	14.1	0.0	21.2	13.5	0.0	17.4	16.4	0.0	33.3	16.7	0.0	18.8
LnGrp LOS	B	A	C	B	A	B	B	A	C	B	A	B
Approach Vol, veh/h		311			470			391			391	
Approach Delay, s/veh		20.6			15.9			32.6			18.3	
Approach LOS		C			B			C			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	6.2	25.8	8.5	19.7	9.5	22.5	5.7	22.5
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.0	18.0	5.0	18.0	5.0	18.0	5.0	18.0
Max Q Clear Time (g_c+I1), s	2.6	9.6	4.3	14.4	5.9	9.9	2.4	10.2
Green Ext Time (p_c), s	0.0	1.1	0.0	0.8	0.0	1.0	0.0	1.0

Intersection Summary	
HCM 6th Ctrl Delay	21.6
HCM 6th LOS	C

Appendix E

Synchro 10 Herrera Drive and Paseo del Sol

Intersection	
Intersection Delay, s/veh	15.8
Intersection LOS	C

Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	633	364	373
Demand Flow Rate, veh/h	646	371	381
Vehicles Circulating, veh/h	340	51	262
Vehicles Exiting, veh/h	303	935	160
Follow-Up Headway, s	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	24.4	6.9	9.7
Approach LOS	C	A	A

Lane	Left	Left	Left
Designated Moves	LT	TR	LR
Assumed Moves	LT	TR	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Critical Headway, s	5.193	5.193	5.193
Entry Flow, veh/h	646	371	381
Cap Entry Lane, veh/h	804	1074	870
Entry HV Adj Factor	0.980	0.981	0.979
Flow Entry, veh/h	633	364	373
Cap Entry, veh/h	788	1053	851
V/C Ratio	0.803	0.346	0.438
Control Delay, s/veh	24.4	6.9	9.7
LOS	C	A	A
95th %tile Queue, veh	9	2	2

Intersection	
Intersection Delay, s/veh	9.4
Intersection LOS	A

Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	360	574	242
Demand Flow Rate, veh/h	367	585	247
Vehicles Circulating, veh/h	221	21	476
Vehicles Exiting, veh/h	501	567	130
Follow-Up Headway, s	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	8.8	9.6	9.8
Approach LOS	A	A	A

Lane	Left	Left	Left
Designated Moves	LT	TR	LR
Assumed Moves	LT	TR	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Critical Headway, s	5.193	5.193	5.193
Entry Flow, veh/h	367	585	247
Cap Entry Lane, veh/h	906	1106	702
Entry HV Adj Factor	0.982	0.981	0.980
Flow Entry, veh/h	360	574	242
Cap Entry, veh/h	889	1085	688
V/C Ratio	0.405	0.529	0.352
Control Delay, s/veh	8.8	9.6	9.8
LOS	A	A	A
95th %tile Queue, veh	2	3	2

Intersection	
Intersection Delay, s/veh	26.3
Intersection LOS	D

Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	711	343	426
Demand Flow Rate, veh/h	725	350	435
Vehicles Circulating, veh/h	391	58	284
Vehicles Exiting, veh/h	328	1058	124
Follow-Up Headway, s	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	44.7	6.8	11.3
Approach LOS	E	A	B

Lane	Left	Left	Left
Designated Moves	LT	TR	LR
Assumed Moves	LT	TR	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Critical Headway, s	5.193	5.193	5.193
Entry Flow, veh/h	725	350	435
Cap Entry Lane, veh/h	764	1066	851
Entry HV Adj Factor	0.981	0.981	0.979
Flow Entry, veh/h	711	343	426
Cap Entry, veh/h	749	1046	833
V/C Ratio	0.949	0.328	0.511
Control Delay, s/veh	44.7	6.8	11.3
LOS	E	A	B
95th %tile Queue, veh	14	1	3

Intersection	
Intersection Delay, s/veh	11.5
Intersection LOS	B

Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	435	633	304
Demand Flow Rate, veh/h	443	646	310
Vehicles Circulating, veh/h	278	24	541
Vehicles Exiting, veh/h	573	697	129
Follow-Up Headway, s	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	11.4	10.8	12.8
Approach LOS	B	B	B

Lane	Left	Left	Left
Designated Moves	LT	TR	LR
Assumed Moves	LT	TR	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Critical Headway, s	5.193	5.193	5.193
Entry Flow, veh/h	443	646	310
Cap Entry Lane, veh/h	856	1103	658
Entry HV Adj Factor	0.981	0.980	0.981
Flow Entry, veh/h	435	633	304
Cap Entry, veh/h	840	1082	645
V/C Ratio	0.518	0.586	0.471
Control Delay, s/veh	11.4	10.8	12.8
LOS	B	B	B
95th %tile Queue, veh	3	4	3

Appendix F

Synchro 10 Loop Road and Paseo del Sol Western Intersection

Intersection	
Intersection Delay, s/veh	9.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	56	109	14	53	118	14	12	5	91	36	5	79
Future Vol, veh/h	56	109	14	53	118	14	12	5	91	36	5	79
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	61	118	15	58	128	15	13	5	99	39	5	86
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	9.5	9.5	8.4	8.7
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	11%	31%	29%	30%
Vol Thru, %	5%	61%	64%	4%
Vol Right, %	84%	8%	8%	66%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	108	179	185	120
LT Vol	12	56	53	36
Through Vol	5	109	118	5
RT Vol	91	14	14	79
Lane Flow Rate	117	195	201	130
Geometry Grp	1	1	1	1
Degree of Util (X)	0.149	0.257	0.265	0.17
Departure Headway (Hd)	4.555	4.764	4.752	4.682
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	782	749	752	762
Service Time	2.613	2.822	2.81	2.74
HCM Lane V/C Ratio	0.15	0.26	0.267	0.171
HCM Control Delay	8.4	9.5	9.5	8.7
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.5	1	1.1	0.6

Intersection	
Intersection Delay, s/veh	9.9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	62	131	28	56	106	84	87	5	45	18	5	53
Future Vol, veh/h	62	131	28	56	106	84	87	5	45	18	5	53
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	67	142	30	61	115	91	95	5	49	20	5	58
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	10.2	10.2	9.6	8.7
HCM LOS	B	B	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	64%	28%	23%	24%
Vol Thru, %	4%	59%	43%	7%
Vol Right, %	33%	13%	34%	70%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	137	221	246	76
LT Vol	87	62	56	18
Through Vol	5	131	106	5
RT Vol	45	28	84	53
Lane Flow Rate	149	240	267	83
Geometry Grp	1	1	1	1
Degree of Util (X)	0.213	0.321	0.345	0.114
Departure Headway (Hd)	5.148	4.811	4.649	4.955
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	689	740	767	715
Service Time	3.233	2.883	2.718	3.049
HCM Lane V/C Ratio	0.216	0.324	0.348	0.116
HCM Control Delay	9.6	10.2	10.2	8.7
HCM Lane LOS	A	B	B	A
HCM 95th-tile Q	0.8	1.4	1.5	0.4

Intersection	
Intersection Delay, s/veh	12.8
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	64	130	119	55	144	15	152	5	88	38	5	108
Future Vol, veh/h	64	130	119	55	144	15	152	5	88	38	5	108
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	70	141	129	60	157	16	165	5	96	41	5	117
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	14	12.3	13	10.7
HCM LOS	B	B	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	62%	20%	26%	25%
Vol Thru, %	2%	42%	67%	3%
Vol Right, %	36%	38%	7%	72%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	245	313	214	151
LT Vol	152	64	55	38
Through Vol	5	130	144	5
RT Vol	88	119	15	108
Lane Flow Rate	266	340	233	164
Geometry Grp	1	1	1	1
Degree of Util (X)	0.424	0.51	0.372	0.258
Departure Headway (Hd)	5.727	5.397	5.758	5.656
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	626	663	621	630
Service Time	3.8	3.465	3.835	3.739
HCM Lane V/C Ratio	0.425	0.513	0.375	0.26
HCM Control Delay	13	14	12.3	10.7
HCM Lane LOS	B	B	B	B
HCM 95th-tile Q	2.1	2.9	1.7	1

Intersection	
Intersection Delay, s/veh	11.9
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	78	172	108	65	126	32	103	5	60	21	5	54
Future Vol, veh/h	78	172	108	65	126	32	103	5	60	21	5	54
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	85	187	117	71	137	35	112	5	65	23	5	59
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	13.5	11.1	10.9	9.4
HCM LOS	B	B	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	61%	22%	29%	26%
Vol Thru, %	3%	48%	57%	6%
Vol Right, %	36%	30%	14%	68%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	168	358	223	80
LT Vol	103	78	65	21
Through Vol	5	172	126	5
RT Vol	60	108	32	54
Lane Flow Rate	183	389	242	87
Geometry Grp	1	1	1	1
Degree of Util (X)	0.284	0.533	0.352	0.134
Departure Headway (Hd)	5.593	4.928	5.223	5.53
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	641	732	688	647
Service Time	3.634	2.959	3.26	3.578
HCM Lane V/C Ratio	0.285	0.531	0.352	0.134
HCM Control Delay	10.9	13.5	11.1	9.4
HCM Lane LOS	B	B	B	A
HCM 95th-tile Q	1.2	3.2	1.6	0.5

Appendix G
Synchro 10 Loop Road and Paseo del Sol Eastern Intersection

Intersection	
Intersection Delay, s/veh	12.5
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	173	52	99	105	43	81	5	228	99	5	5
Future Vol, veh/h	5	173	52	99	105	43	81	5	228	99	5	5
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	188	57	108	114	47	88	5	248	108	5	5
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	12.1	12.7	13.3	10.8
HCM LOS	B	B	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	26%	2%	40%	91%
Vol Thru, %	2%	75%	43%	5%
Vol Right, %	73%	23%	17%	5%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	314	230	247	109
LT Vol	81	5	99	99
Through Vol	5	173	105	5
RT Vol	228	52	43	5
Lane Flow Rate	341	250	268	118
Geometry Grp	1	1	1	1
Degree of Util (X)	0.495	0.385	0.419	0.202
Departure Headway (Hd)	5.22	5.55	5.619	6.141
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	686	645	636	581
Service Time	3.279	3.615	3.682	4.219
HCM Lane V/C Ratio	0.497	0.388	0.421	0.203
HCM Control Delay	13.3	12.1	12.7	10.8
HCM Lane LOS	B	B	B	B
HCM 95th-tile Q	2.8	1.8	2.1	0.7

Intersection	
Intersection Delay, s/veh	12.2
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	140	63	167	147	76	44	5	110	50	5	5
Future Vol, veh/h	5	140	63	167	147	76	44	5	110	50	5	5
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	152	68	182	160	83	48	5	120	54	5	5
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	10.3	14.5	10.2	9.8
HCM LOS	B	B	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	28%	2%	43%	83%
Vol Thru, %	3%	67%	38%	8%
Vol Right, %	69%	30%	19%	8%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	159	208	390	60
LT Vol	44	5	167	50
Through Vol	5	140	147	5
RT Vol	110	63	76	5
Lane Flow Rate	173	226	424	65
Geometry Grp	1	1	1	1
Degree of Util (X)	0.255	0.314	0.579	0.109
Departure Headway (Hd)	5.308	5.006	4.917	5.99
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	676	717	738	597
Service Time	3.346	3.039	2.917	4.034
HCM Lane V/C Ratio	0.256	0.315	0.575	0.109
HCM Control Delay	10.2	10.3	14.5	9.8
HCM Lane LOS	B	B	B	A
HCM 95th-tile Q	1	1.3	3.8	0.4

Intersection	
Intersection Delay, s/veh	15.1
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	198	58	106	124	44	91	5	258	111	5	5
Future Vol, veh/h	5	198	58	106	124	44	91	5	258	111	5	5
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	215	63	115	135	48	99	5	280	121	5	5
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	14.3	15.1	16.8	11.9
HCM LOS	B	C	C	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	26%	2%	39%	92%
Vol Thru, %	1%	76%	45%	4%
Vol Right, %	73%	22%	16%	4%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	354	261	274	121
LT Vol	91	5	106	111
Through Vol	5	198	124	5
RT Vol	258	58	44	5
Lane Flow Rate	385	284	298	132
Geometry Grp	1	1	1	1
Degree of Util (X)	0.602	0.471	0.503	0.244
Departure Headway (Hd)	5.631	5.983	6.077	6.678
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	643	601	593	537
Service Time	3.649	4.035	4.105	4.737
HCM Lane V/C Ratio	0.599	0.473	0.503	0.246
HCM Control Delay	16.8	14.3	15.1	11.9
HCM Lane LOS	C	B	C	B
HCM 95th-tile Q	4	2.5	2.8	1

Intersection	
Intersection Delay, s/veh	13.9
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	173	80	188	172	44	52	5	134	60	5	5
Future Vol, veh/h	5	173	80	188	172	44	52	5	134	60	5	5
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	188	87	204	187	48	57	5	146	65	5	5
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	11.9	17	11.3	10.4
HCM LOS	B	C	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	27%	2%	47%	86%
Vol Thru, %	3%	67%	43%	7%
Vol Right, %	70%	31%	11%	7%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	191	258	404	70
LT Vol	52	5	188	60
Through Vol	5	173	172	5
RT Vol	134	80	44	5
Lane Flow Rate	208	280	439	76
Geometry Grp	1	1	1	1
Degree of Util (X)	0.322	0.409	0.637	0.134
Departure Headway (Hd)	5.581	5.248	5.223	6.361
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	642	684	689	561
Service Time	3.638	3.297	3.265	4.432
HCM Lane V/C Ratio	0.324	0.409	0.637	0.135
HCM Control Delay	11.3	11.9	17	10.4
HCM Lane LOS	B	B	C	B
HCM 95th-tile Q	1.4	2	4.6	0.5

Tierra Contenta Phase 3A

Traffic Impact Analysis - Addendum

May 30, 2023

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EXECUTIVE SUMMARY

The subject of this traffic study is a the area within the boundaries of a proposed amended master plan for Phase 3A of the Tierra Contenta, a PUD within the City of Santa Fe located on the south side of the first two phases of the Tierra Contenta PUD. This report addressed the impact of the proposed revised land use plan for Tierra Contenta Phase 3A on the surrounding City of Santa Fe roadway system.

This addendum was to address the increase in residential units from 1175 to 1500. A revised buildout year of 2033 and a horizon year of 2043 were used in the analysis. Based upon the results of this traffic study, the required improvements on within the studied area are the following:

- Stop Controlled Intersection of West Paseo del Sol and Jaguar Drive
  1) In the build out year 2033 (Phase 2), no improvements are needed
  2) In the horizon year 2043, a right turn lane for Jaguar Drive eastbound may be required. A traffic study should be conducted at that time to determine if the right turn lane is needed.

- Signalized Intersection of East Paseo del Sol and Jaguar Drive
  No improvements are required for Year 2033 and Year 2043

- Roundabout Intersection of Paseo del Sol and Herrera Drive
  No improvements are required for Year 2033 and Year 2043

- Internal Phase 3A Intersection
  Both major internal road intersections will require roundabout for both the design year 2033 and the horizon year 2043.

I. SCOPE OF ADDENDUM

A Traffic Impact Analysis (TIA) was previously prepared for Phase 3A of Tierra Contenta. This Addendum is to determine the impact of increasing the number of residential units from 1175 to 1500 units. The school and commercial development will remain the same as the original study.

Figure 1 is a vicinity map describing the location of this property. Figure 2 describes the site development plans and parcel development plan with Parcel Number and residential units' count.

II CHANGE IN PROPOSED DEVELOPMENT

A. Land Use per Parcel

As noted before, this development will be a plan unit development. The increase of units from 1175 to 1,500 residential units per parcel is summarized below in Table 1.

Table 1: Phase 3A Tierra Contenta Land Use

Parcel Number	Land Use	Type	Original Number of Residential Units	Revised Number of Residential Units
57	Single Family	Detached	49	63
58	Live/Work	Attached	21	27
59	Live/Work	Attached	21	27
60	Single Family	Detached	60	77
61	Single Family	Detached	73	93
62	Single Family	Detached	107	137
63	Multifamily	Apartments	275	351
64	Single Family	Townhouse	225	287
65	Multifamily	Apartments	150	191
67	Single Family	Detached	40	51
68	Single Family	Detached	12	15
69	Single Family	Detached	85	109
75	Single Family	Detached	11	14
76	Single Family	Detached	12	15
77	Single Family	Townhouse	34	43
	Total		**1175**	**1500**

B. Location and Type of Access Points

For this mix use development, Paseo del Sol will be extended from the western intersection of Jaguar Drive to the eastern intersection of Herrera Drive. For the internal Phase 3A traffic, a loop road will be built that has two intersection onto Paseo Del Sol. This loop road is label as having an eastern and western intersection. Refer to Figure 2 for the roadway layout. Within Phase 3A, Paseo del Sol will be two lane roadway with bike lanes.

III EXISTING TRAFFIC VOLUMES

Traffic counts were taken using a JAMAR DB-100 unit. For the original TIA, traffic counts for the all the intersections were taken in 2020. Due to the COVID issues, NMDOT will allow the use of traffic counts taken previously. No new counts were taken for the Addendum.

IV. DESIGN YEAR AND HORIZON YEAR BACKGROUND TRAFFIC

Since the original study had existing traffic counts for 2020 and used a design year of 2030 and horizon year 2040, there were 10 years and 20 years of increase in traffic volume, respectively. This report will be using the same increase in traffic but starting in 2023. Therefore, the design year with background and site traffic will be 2023 (Figures 5 and 6 in original study) and the horizon year 2043 (Figures 8 and 9 in original study).

V. CHANGE IN TRAFFIC VOLUMES

Table 2 was created to determine the net increase in volume of trips with the increase in residential units. The table shows the trips for the original 1175 residential units, trips for the proposed 1500 residential units and the trip increase between the 1175 and the 1500 units. The trip generation work sheets are shown in Appendix A.

The original traffic study used the Santa Fe Municipal Planning Organization (SFMPO) VISUM traffic model to distribute generated traffic volumes onto the studied intersections. This model was described in detail in the original study.

Using the original model as a basis of traffic distribution, the increase in residential traffic volumes per table 2 were assigned to the studied intersections. Refer to Figure 3 for traffic distribution within Phase 3A development internal loop roads and Figure 4 for traffic distribution on the studied intersection.

From the original study, the increase in background traffic for the design years and the VISUM traffic distribution for the 1175 residential units were used as the basis for the intersection volumes. The additional traffic distribution from Figures 3 and 4 were added to the original intersection volumes to create the increase traffic to be studied. This increase is shown Figures 5 and 7 for the internal loop road intersections and Figures 6 and 8 for the studied offsite intersections.

Table 2 Tierra Contenta Phase 3A Trip Distribution
Increase From 1135 to 1500 Residental Units

		Original Trip Generation				Update Trip Generation				Increase in Trips			
Tract	Land Use	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit	Enter	Exit	Enter	Exit	Enter	Exit
South West Section													
57	Single Family	10	27	31	18	12	36	40	23	2	9	9	5
59	Mixed Use	3	4	6	3	4	5	8	4	1	1	2	1
60	Single Family	12	34	38	22	15	44	49	28	3	10	11	6
64	Single Family	35	91	89	62	45	116	113	79	10	25	24	17
										16	**45**	**46**	**29**
North West Section													
58	Mixed Use	3	4	6	3	4	5	8	4	1	1	2	1
65	Multifamily	13	35	37	24	16	45	47	31	3	10	10	7
75	Single Family	2	6	7	4	3	8	9	5	1	2	2	1
76	Single Family	2	7	8	4	3	8	10	5	1	1	2	1
77	Single Family	5	14	14	9	7	17	17	12	2	3	3	3
										8	**17**	**19**	**13**
South East Section													
61	Single Family	14	41	47	26	18	53	60	33	4	12	13	7
62	Single Family	21	60	68	39	27	77	88	49	6	17	20	10
63	Multifamily	24	64	68	45	30	82	86	58	6	18	18	13
										16	**47**	**51**	**30**
North East Section													
67	Single Family	8	22	26	14	10	29	33	18	2	7	7	4
68	Single Family	2	7	8	4	3	8	10	5	1	1	2	1
69	Single Family	17	48	54	31	22	61	70	39	5	13	16	8
										8	**21**	**25**	**13**
									Total Increase:	**48**	**130**	**141**	**85**

VI. TRAFFIC EVALUATION

A. Level of Service

Synchro 10 software was used to determine the operational level of service (LOS) for the intersection. The LOS is conducted for the design years 2033 and 2043. First, LOS were determined for fully developed conditions for both years. If a LOS with failing conditions were identified, then LOS for undeveloped condition was run to determine what improvements will be required to improve the LOS.

LOS is ranked from A-F, with A being the highest level of service with the least delays and F indicating a break-down in the operation of the intersection. Table 2 summarizes the delays associated with LOS rankings for both an unnsignalized intersection and a signalized intersection.

Table 3 LOS Rankings

LOS	Unsignaled Intersection	Signaled Intersection
A	< = 10	<=10
B	> 10 and <= 15	> 10 and <= 20
C	> 15 and < = 25	> 20 and >= 35
D	> 25 and < = 35	> 35 and <= 55
E	> 35 and < = 50	> 55 and <= 80
F	> 50	> 80

B. Existing Western Intersection of Jaguar Drive and Paseo del Sol

The western intersection of Jaguar Drive and Paseo del Sol is an unsignalized with stop conditions on all four approaches. The traffic volumes and distributions were taken from Figure 6 for Year 2033 and from Figure 8 for Year 2043. The Synchro 10 results are summarized below on Table 4. The analysis reports are attached in Appendix C.

TABLE 4: Jaguar Drive and Paseo del Sol West
LEVEL OF SERVICE ANALYSIS/DELAY (Seconds)

	Figure 6 Year 2033		Figure 8 Year 2043	
Movement	**AM**	**PM**	**AM**	**PM**
Paseo Del Sol SB	**B/14.3**	**C/15.5**	**C/17.1**	**C/17.2**
Paseo Del Sol NB	**C/15.3**	**B/14.5**	**C/21.0**	**C/17.0**
Jaguar Drive EB	**B/14.5**	**C/21.5**	**C/18.7**	**E/37.6**
Jaguar Drive WB	**B/12.8**	**B/14.4**	**C/16.0**	**C/17.3**

The LOS is acceptable for all approaches for both buildout year 2033 and horizon year 2043.

C. Existing Eastern Intersection of Jaguar Drive and Paseo del Sol

The eastern intersection of Jaguar Drive and Paseo del Sol is a signalized with protected left turns on all four approaches. The traffic volumes and distributions were taken from Figure 6 for Year 2033 and from Figure 8 for Year 2043. The Synchro 10 results are summarized below on Table 6. The analysis reports are attached in Appendix D.

TABLE 6: Jaguar Drive and Paseo del Sol East LEVEL OF SERVICE ANALYSIS/DELAY (Seconds)				
	Figure 6 Year 2033		Figure 8 Year 2043	
Movement	AM	PM	AM	PM
Paseo Del Sol SB	C/25.5	B/17.9	C/29.4	C/20.8
Paseo Del Sol NB	C/22.7	B/13.2	C/29.2	B/16.0
Jaguar Drive EB	C/29.0	C/27.2	C/30.1	C/32.7
Jaguar Drive WB	C/20.4	B/18.4	B/19.6	B/18.3

The LOS is acceptable for all approaches for both buildout year 2033 and horizon year 2043.

D. Existing Intersection of Herrera Drive and Paseo del Sol East

The intersection of Herrera Drive and Paseo del Sol is an unsignalized roundabout with three approaches. The traffic volumes and distributions were taken from Figure 6 for Year 2033 and from Figure 8 for Year 2043. The Synchro 10 results are summarized below on Table 7. The analysis reports are attached in Appendix E.

TABLE 7: Herrera Drive and Paseo del Sol East
LEVEL OF SERVICE ANALYSIS/DELAY (Seconds)

	Figure 6 Year 2033		Figure 8 Year 2043	
Movement	**AM**	**PM**	**AM**	**PM**
Herrera Drive EB	**C/17.9**	**A/7.2**	**D/29.1**	**A/8.7**
Herrera Drive WB	**A/5.6**	**A/7.6**	**A/5.4**	**B/11.0**
Paseo Del Sol SB	**A/7.5**	**A/8.6**	**A/8.6**	**A/9.1**

The LOS is acceptable for all approaches for both buildout year 2033 and horizon year 2043.

E. Western Loop Road and Paseo del Sol (Internal Intersection)

The intersection of Western Loop Road and Paseo del Sol is a new intersection within the proposed Phase 3A development. The intersection was assumed to be roundabout condition. The traffic volumes and distributions were taken from Figure 5 for Year 2033 and from Figure 7 for Year 2043. The Synchro 10 results are summarized below on Table 8. The analysis reports are attached in Appendix F.

TABLE 8 Western Loop Road and Paseo del Sol
ROUNDABOUT INTERSECTION
LEVEL OF SERVICE ANALYSIS/DELAY (Seconds)

	Figure 5 Year 2033		Figure 7 Year 2043	
Movement	**AM**	**PM**	**AM**	**PM**
Paseo Del Sol EB	**A/5.5**	**A/5.7**	**A/5.9**	**A/6.7**
Paseo Del Sol WB	**A/5.3**	**A/5.3**	**A/5.9**	**A/6.0**
South Loop NB	**A/6.0**	**A/5.7**	**A/6.6**	**A/6.0**
North Loop SB	**A/5.5**	**A/4.6**	**A/6.3**	**A/5.0**

The LOS is acceptable for all approaches for both buildout year 2033 and horizon year 2043.

F. Eastern Loop Road and Paseo del Sol

The intersection of Eastern Loop Road and Paseo del Sol is a new intersection within the proposed Phase 3A development. This intersection was assumed to be four way stop condition. The traffic volumes and distributions were taken from Figure 5 for Year 2033 and from Figure 7 for Year 2043. The Synchro 10 results are summarized below on Table 9. The analysis report is attached in Appendix G.

TABLE 9 Eastern Loop Road and Paseo del Sol
ROUNDABOUT INTERSECTION
LEVEL OF SERVICE ANALYSIS/DELAY (Seconds)

	Figure 5 Year 2033		Figure 7 Year 2043	
Movement	**AM**	**PM**	**AM**	**PM**
Paseo Del Sol EB	**A/6.1**	**A/6.2**	**A/6.7**	**A/7.2**
Paseo Del Sol WB	**A/5.2**	**A/6.9**	**A/5.5**	**A/7.6**
South Loop NB	**A/8.6**	**A/5.2**	**A/9.8**	**A/5.9**
North Loop SB	**A/5.2**	**A/5.2**	**A/5.6**	**A/5.8**

The LOS is acceptable for all approaches for both buildout year 2033 and horizon year 2043.

VII. SUMMARY AND RECOMMENDATIONS

A. Summary

Tierra Contenta Phase 3A will have minimal impact on the City of Santa Fe road system. The required improvements have been identified and will be implemented as the subdivision is developed.

B. Recommendations

Based on this traffic impact analysis study, the following recommended improvements should be made with the Tierra Contenta Phase 3A:

- Stop Controlled Intersection of West Paseo del Sol and Jaguar Drive
  1) In the build out year 2033, no improvements are needed
  2) In the horizon year 2043, a right turn lane for Jaguar Drive eastbound could be required. A new study should be preformed at that time

- Signalized Intersection of East Paseo del Sol and Jaguar Drive
  No improvements are required for Year 2033 and Year 2043

- Roundabout Intersection of Paseo del Sol and Herrera Drive

  No improvements are required for Year 2033 and Year 2043

- Internal Phase 3A Intersection
  Both major internal road intersections will require roundabout for both design year 2033 and horizon year 2043

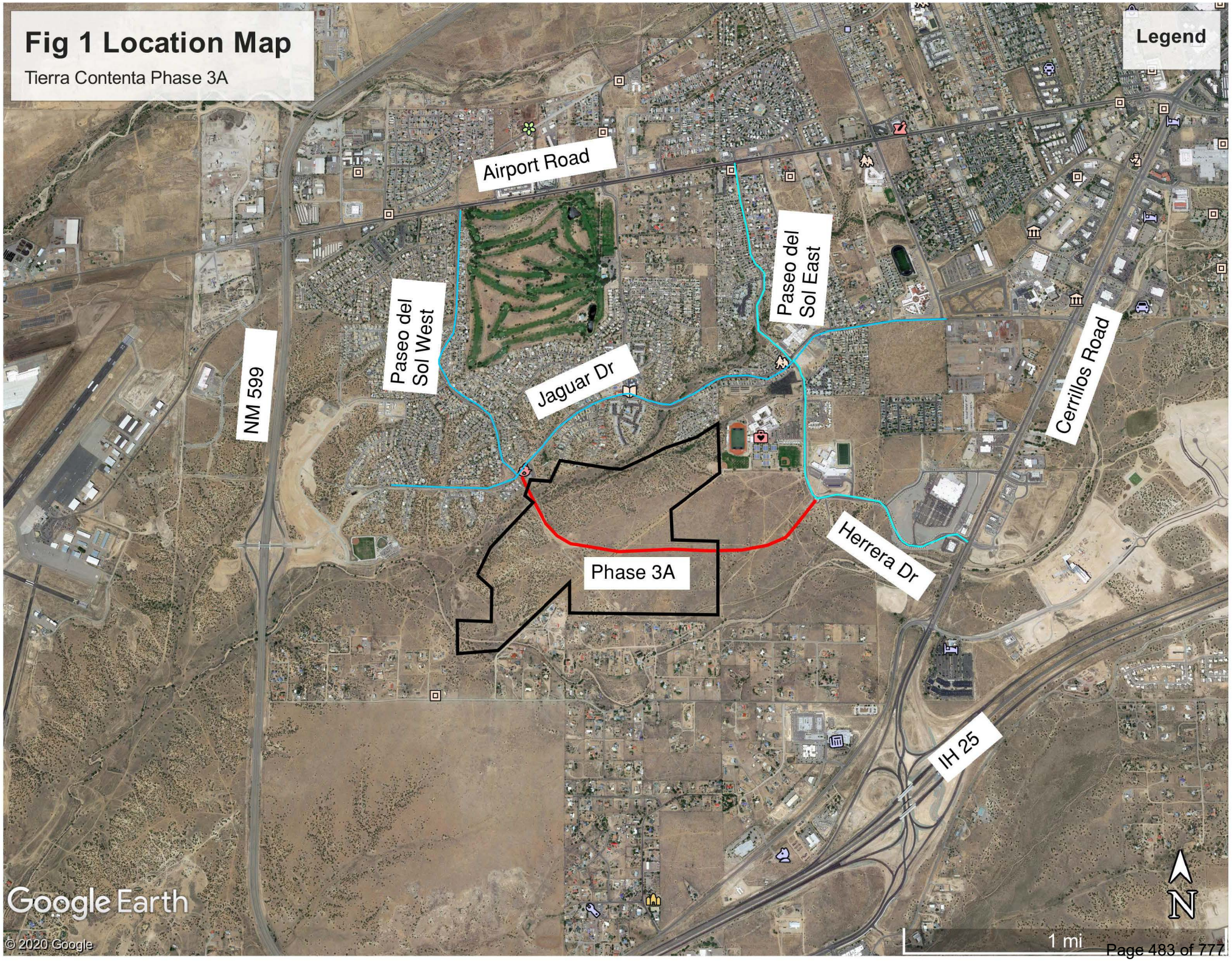
Fig 1 Location Map
Tierra Contenta Phase 3A
Legend
Airport Road
Paseo del Sol West
Paseo del Sol East
NM 599
Jaguar Dr
Cerrillos Road
Herrera Dr
Phase 3A
IH 25
N
1 mi
Google Earth
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LEGEND

- MIXED RESIDENTIAL
- MIXED USE (CIVIC/COMMERCIAL/RESIDENTIAL)
- SCHOOL
- PARKS AND OPEN SPACE
- COMMUNITY TRAILS
- SIDEWALK
- PEDESTRIAN CORRIDOR
- POTENTIAL FUTURE ROADWAY CONNECTION
- (NP) NEIGHBORHOOD PARK, CONCEPTUAL LOCATION
- (PP) POCKET PARK, CONCEPTUAL LOCATION

EXISTING TIERRA CONTENTA COMMUNITY
EXISTING OPEN SPACE
PHASE 3A BOUNDARY
CAPITAL HIGH SCHOOL
PASEO DEL SOL
HERRERA DRIVE
LOOP ROAD
OPEN SPACE (31.89 AC.)
SWAN PARK
OPEN SPACE (38.58 AC.)
OPEN SPACE (4.45 AC.)

68 — 15 units
69 — 109 units
75 — 14 units
76 — 15 units
77 — 43 units
67 — 51 units
65 — 191 units
58 — 27 units
56 — school
59 — 27 units
64 — 287 units
63 — 351 units
62 — 137 units
57 — 63 units
60 — 77 units
61 — 93 units

NOTES:

1. FOR DEVELOPMENT PROGRAM, SEE ABOVE. SEE ALSO RESTATED ANNEXATION AGREEMENT ENTITED "TIERRA CONTENTA, WOLMAGOOD SUBDIVISION AND CONTIGUOUS LAND (EAST)" FOR CONDITIONS OF DEVELOPMENT.
2. AT THE TIME OF APPLICATION FOR PLAT, A SYSTEM OF APPROPRIATELY SCALED LOCAL ROADS SHALL BE ESTABLISHED WHICH CONNECT OR ARE STUBBED OUT TO PERMIT LATER CONNECTION TO ADJOINING LOCAL ROADS ON PROPERTIES WITHIN OR NEXT TO TIERRA CONTENTA.
3. SUBSEQUENT PLATS SHALL ILLUSTRATE STORM WATER MANAGEMENT SYSTEMS ACCEPTABLE TO THE ITY WHICH INCLUDE FACILITY DESIGN AND MAINTENANCE PROGRAMS.
4. FOR FINAL SUBDIVISION PLATS OR DEVELOPMENT PLANS (IN THE CASE OF MULTI-FAMILY), THE DISPOSITION OF LANDS OVER 30% SLOPE THAT ARE NOT LOCATED IN THE PUBLIC OPEN SPACE SYSTEM SHALL BE CLARIFIED. LANDS OUTSIDE THE OPEN SPACE SYSTEM THAT ARE OVER 30% SLOPE SHALL BE IDENTIFIED AS REMAINING UNDISTURBED PER THE CITY CODE OR AS REQUIRING A VARIANCE.
5. SUBMITTALS SHALL BE PREPARED ON A TRATC BY TRACT BASIS FOR IMPROVEMENT PLANS, VEGETATION PLANS (INCLUDING USE OF NATIVE PLANTS) AND IRRIGATION PLANS (INCLUDING XERISCAPE AND USE OF EFFLUENT WATER) IN PARKS, OPEN SPACE, ROADWAYS, DRAINAGES, AND COMMUNITY FACILITIES. THE CITY PARKS AND PUBLIC WORKS DEPARTMENTS SHALL REVIEW THE SUBMITTALS TO DETERMINE ACCEPTABLE PLANS.
6. THE CITY PARKS DEPARTMENT SHALL RECOMMEND SIZE AND DEVELOPMENT CRITERIA FOR PARK IMPROVEMENTS.
7. ROADS WILL BE CONSTRUCTED CONSISTENT WITH CITY CODE OR VARIANCES FROM THE CITY CODE SHALL BE OBTAINED.
8. DEVELOPMENT WITH THE PRC SHALL COMPLY WITH THE APPROVED DESIGN GUIDELINES.

PHASE 3A DEVELOPMENT AND TRACT DATA

TRACT	LAND USE	NET ACREAGE	UNITS	DU/ACRE
56	SCHOOL	10.25	0	0.0
57	MIXED RESIDENTIAL	10.69	49	4.6
58	MIXED USE (CIVIC/COMMERCIAL/RESIDENTIAL)	1.38	21	12.0
59	MIXED USE (CIVIC/COMMERCIAL/RESIDENTIAL)	1.68	21	12.5
60	MIXED RESIDENTIAL	11.77	60	5.1
61	MIXED RESIDENTIAL	11.97	73	6.1
62	MIXED RESIDENTIAL	16.05	107	6.7
63	MIXED RESIDENTIAL	14.88	275	18.5
64	MIXED RESIDENTIAL	12.23	225	18.4
65	MIXED RESIDENTIAL	7.36	150	17.2
67	MIXED RESIDENTIAL	5.68	40	7.0
68	MIXED RESIDENTIAL	2.77	12	4.3
69	MIXED RESIDENTIAL	16.02	85	5.3
75	MIXED RESIDENTIAL	2.52	11	4.4
76	MIXED RESIDENTIAL	2.70	12	4.4
77	MIXED RESIDENTIAL	2.92	34	11.6
	OPEN SPACE	85.65	0	0.0
	PHASE 3A TOTALS	216.52	1175	5.3
	MAXIMUM PERMISSIBLE UNITS		1500	6.7

TIERRA CONTENTA CORPORATION
SEC PLANNING, LLC
JENKINSGAVIN, INC.
DESIGN ENGINUITY

MASTER PLAN AMENDMENT #1

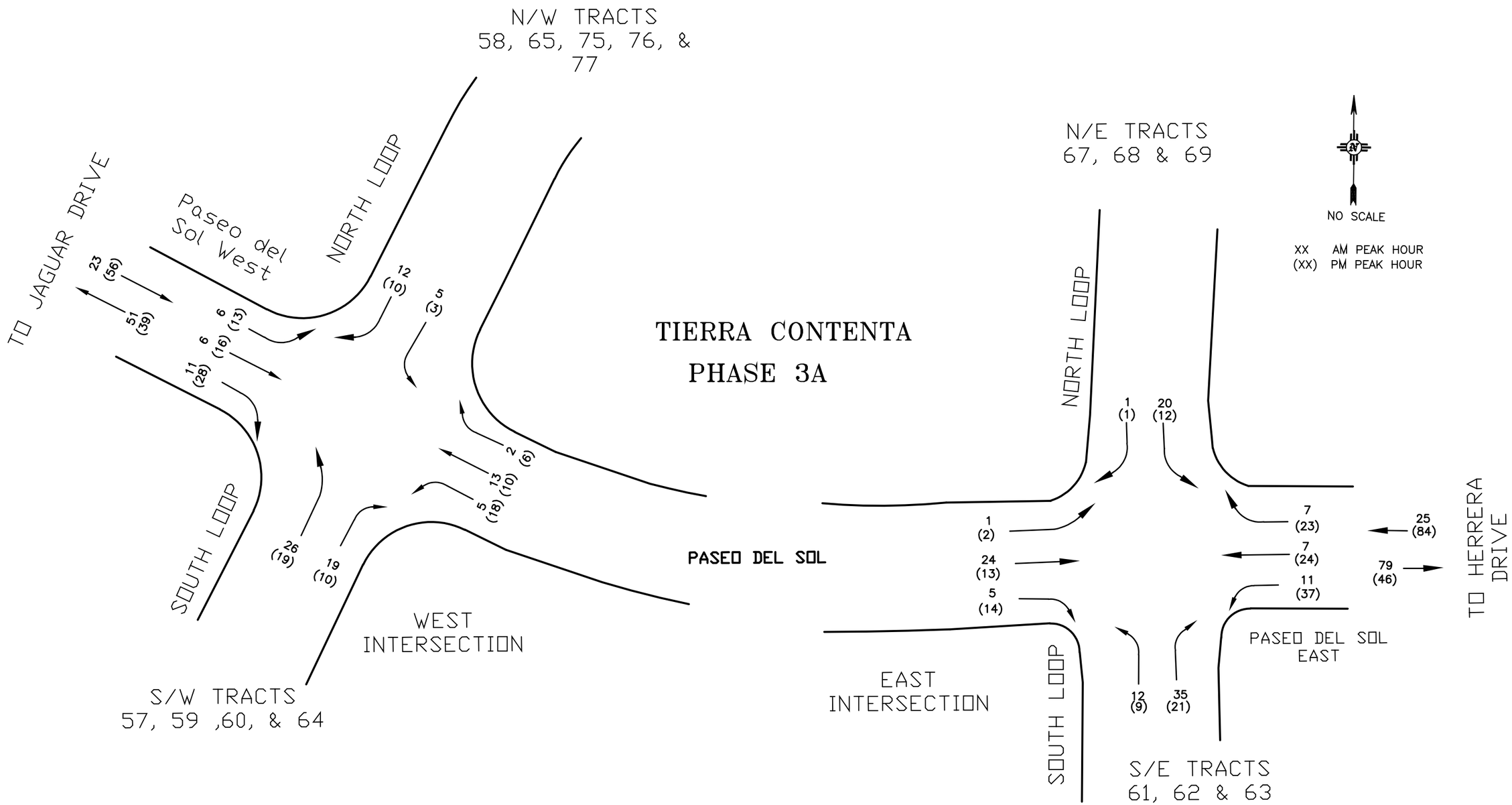
NORTH

150 300 0 300 600

TIERRA CONTENTA PHASE 3A

SANTA FE, NEW MEXICO

FIGURE 2
SITE PLAN



TIERRA CONTENTA
PHASE 3A

Figure 3: INTERNAL LOOP ROADS AM & PM
Additional Traffic to Increase to 1500 Units

TIERRA CONTENTA IIIA

Civil Engineering • Water Resources • Traffic Engineering

W•E Walker Engineering

505-820-7990
FAX 505-820-3539

905 Camino Sierra Vista•Santa Fe, NM 87501

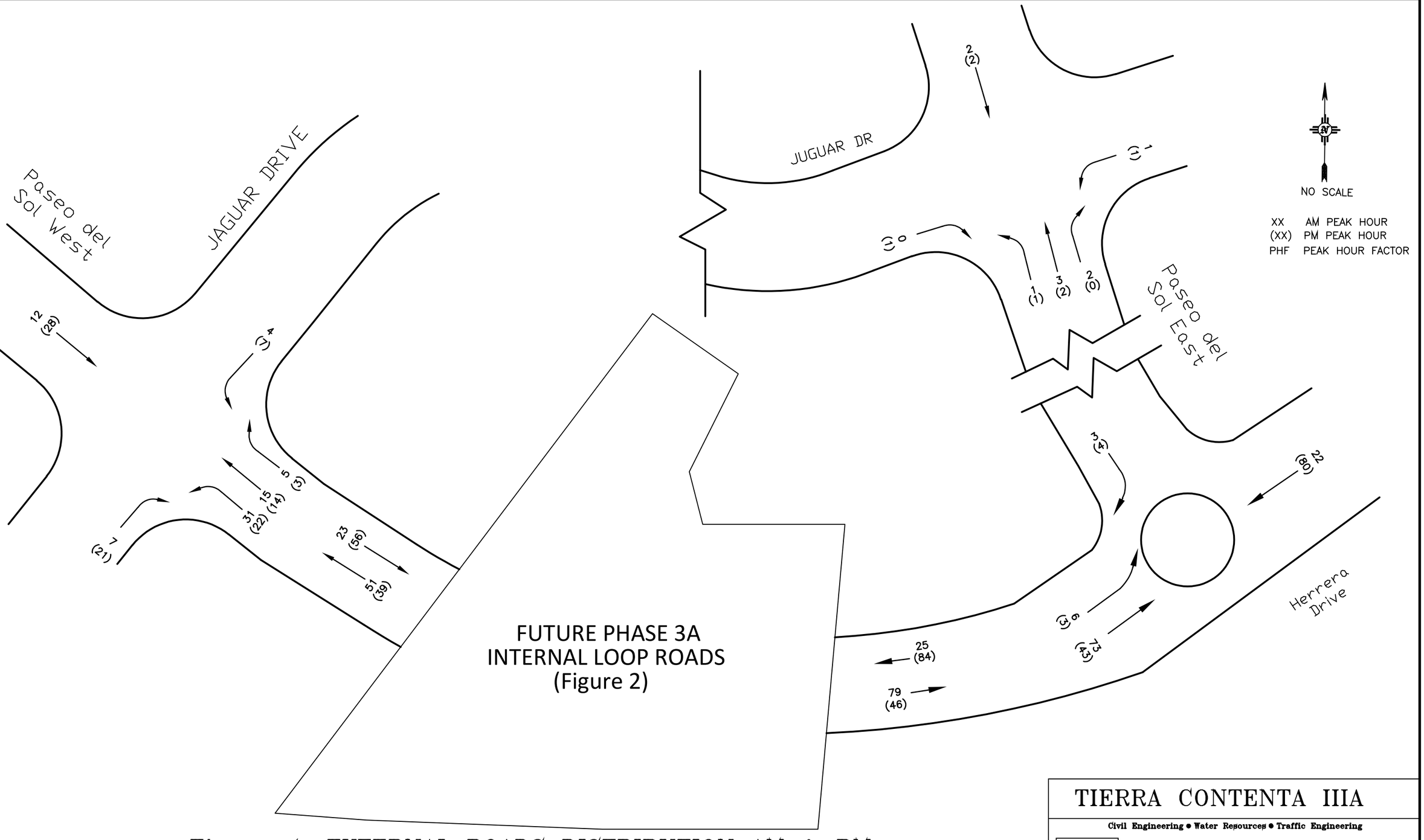


Figure 4: EXTERNAL ROADS DISTRIBUTION AM & PM
Additional Traffic to increase to 1500 Units

TIERRA CONTENTA IIIA

Civil Engineering • Water Resources • Traffic Engineering

W•E Walker Engineering
505-820-7990
FAX 505-820-3539
905 Camino Sierra Vista Santa Fe, NM 87501

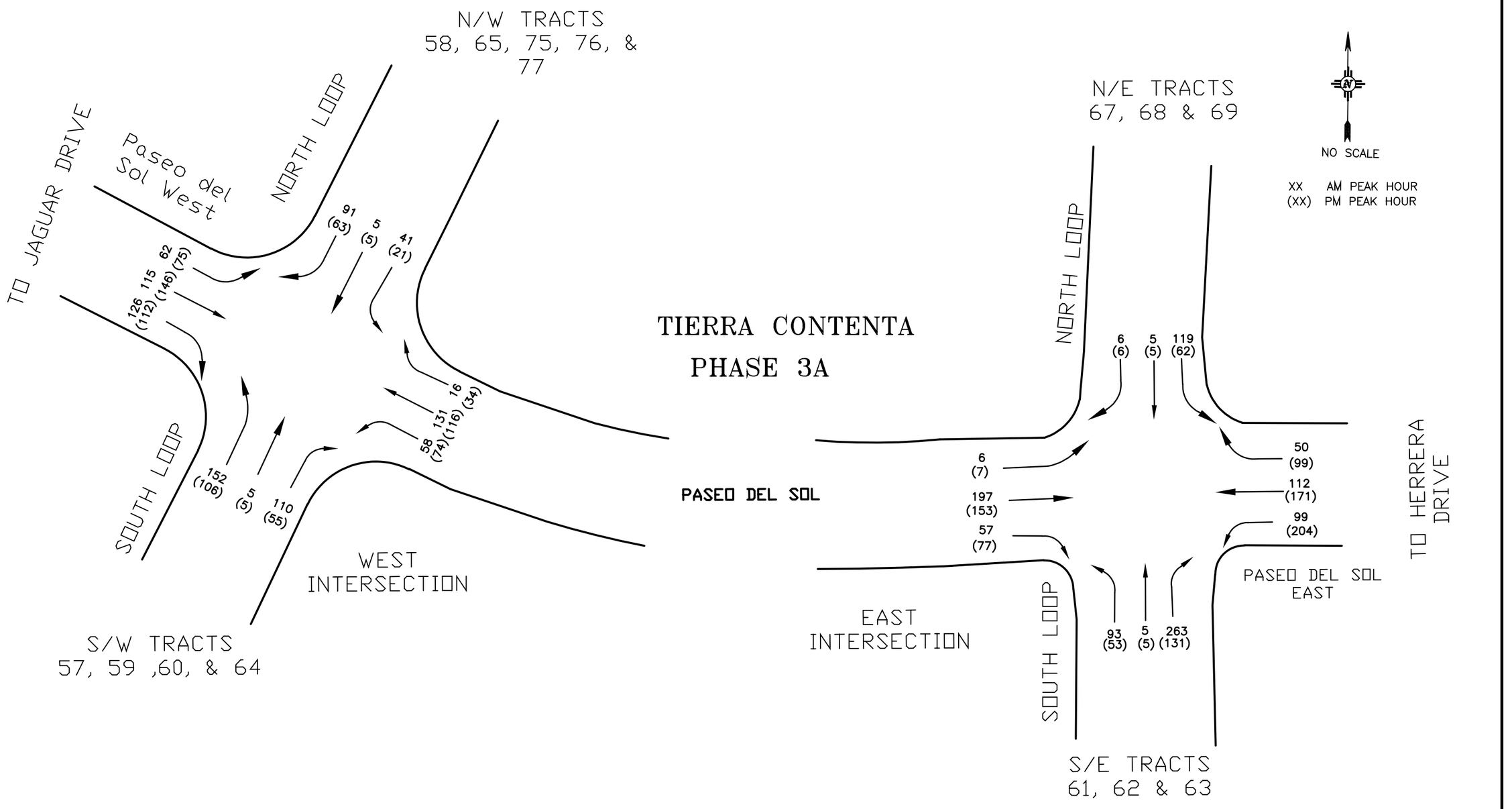


Figure 5: 2033 INTERNAL LOOP ROADS AM & PM
Total 1500 Residential Units

TIERRA CONTENTA IIIA

Civil Engineering • Water Resources • Traffic Engineering

W • E Walker Engineering

505-820-7990
FAX 505-820-3539

905 Camino Sierra Vista•Santa Fe, NM 87501

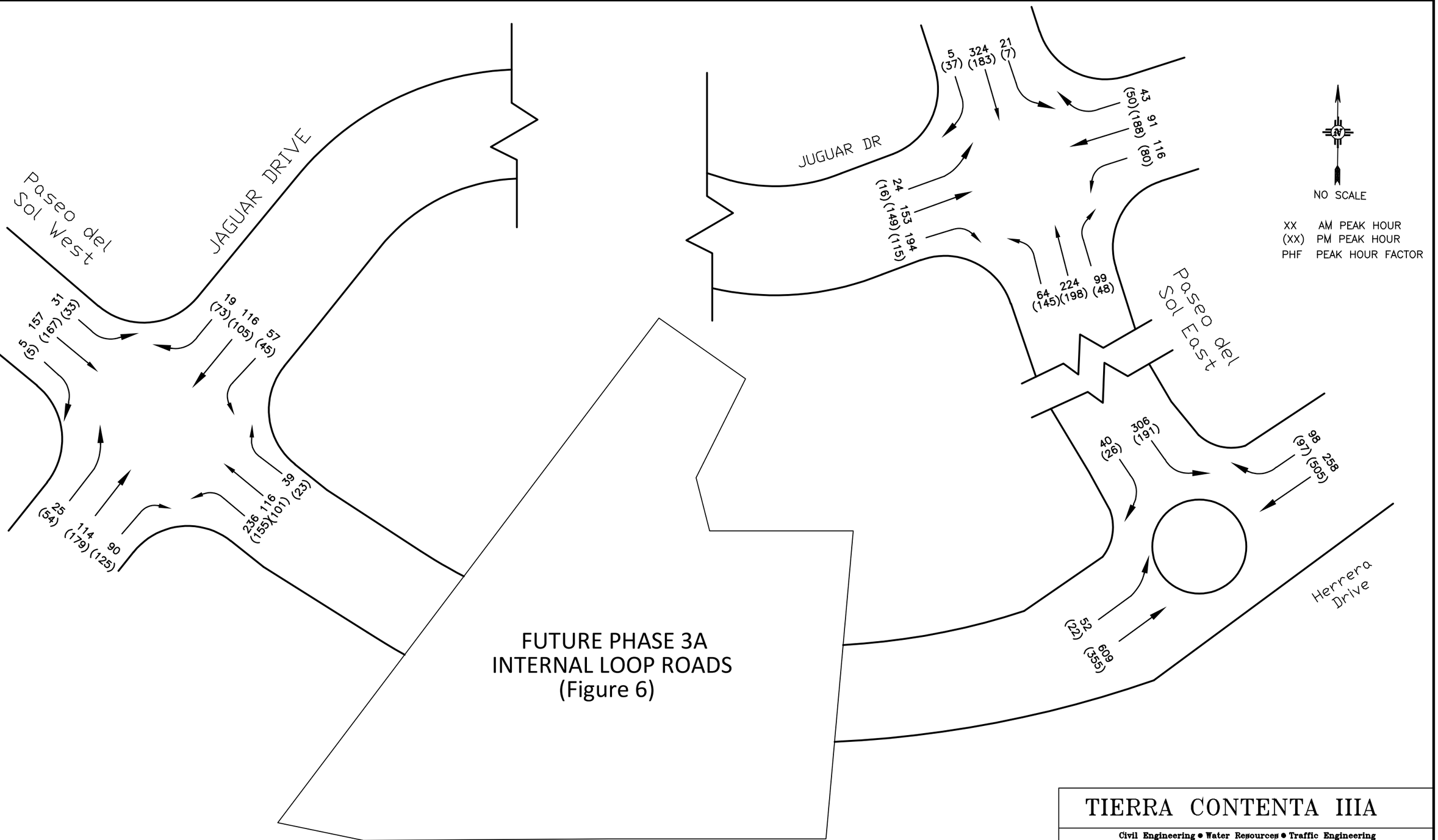


Figure 6: 2033 WITH PHASE 3A TIERRA CONTENTA AM & PM
Total: 1500 Residential Units

TIERRA CONTENTA IIIA

Civil Engineering • Water Resources • Traffic Engineering

W•E Walker Engineering

505-820-7990
FAX 505-820-3539

905 Camino Sierra Vista • Santa Fe, NM 87501

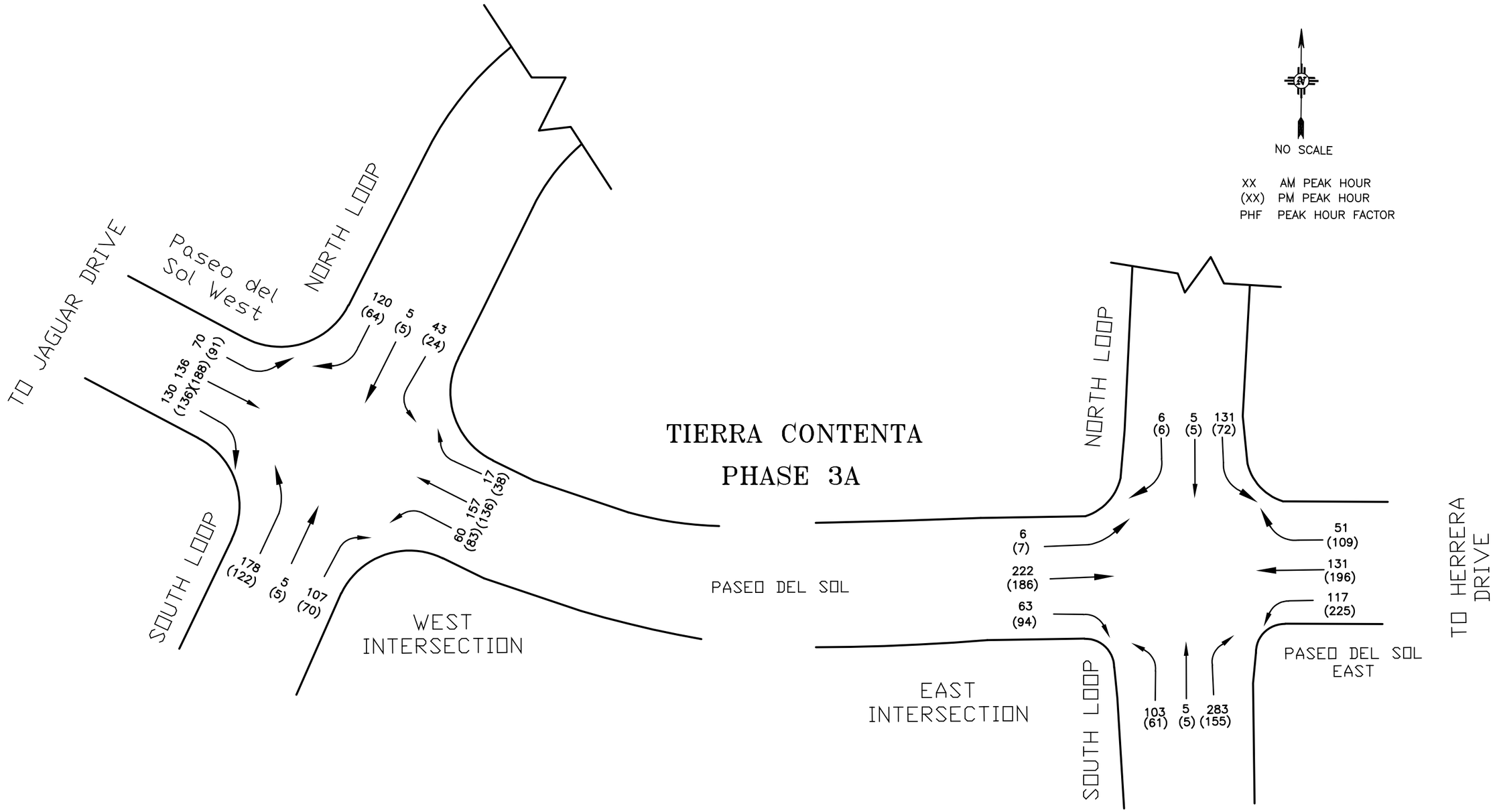


Figure 7: 2043 INTERNAL LOOP ROADS AM & PM
Total: 1500 Residential Units

TIERRA CONTENTA IIIA

Civil Engineering • Water Resources • Traffic Engineering
W•E Walker Engineering
505-820-7990
FAX 505-820-3539
905 Camino Sierra Vista•Santa Fe, NM 87501

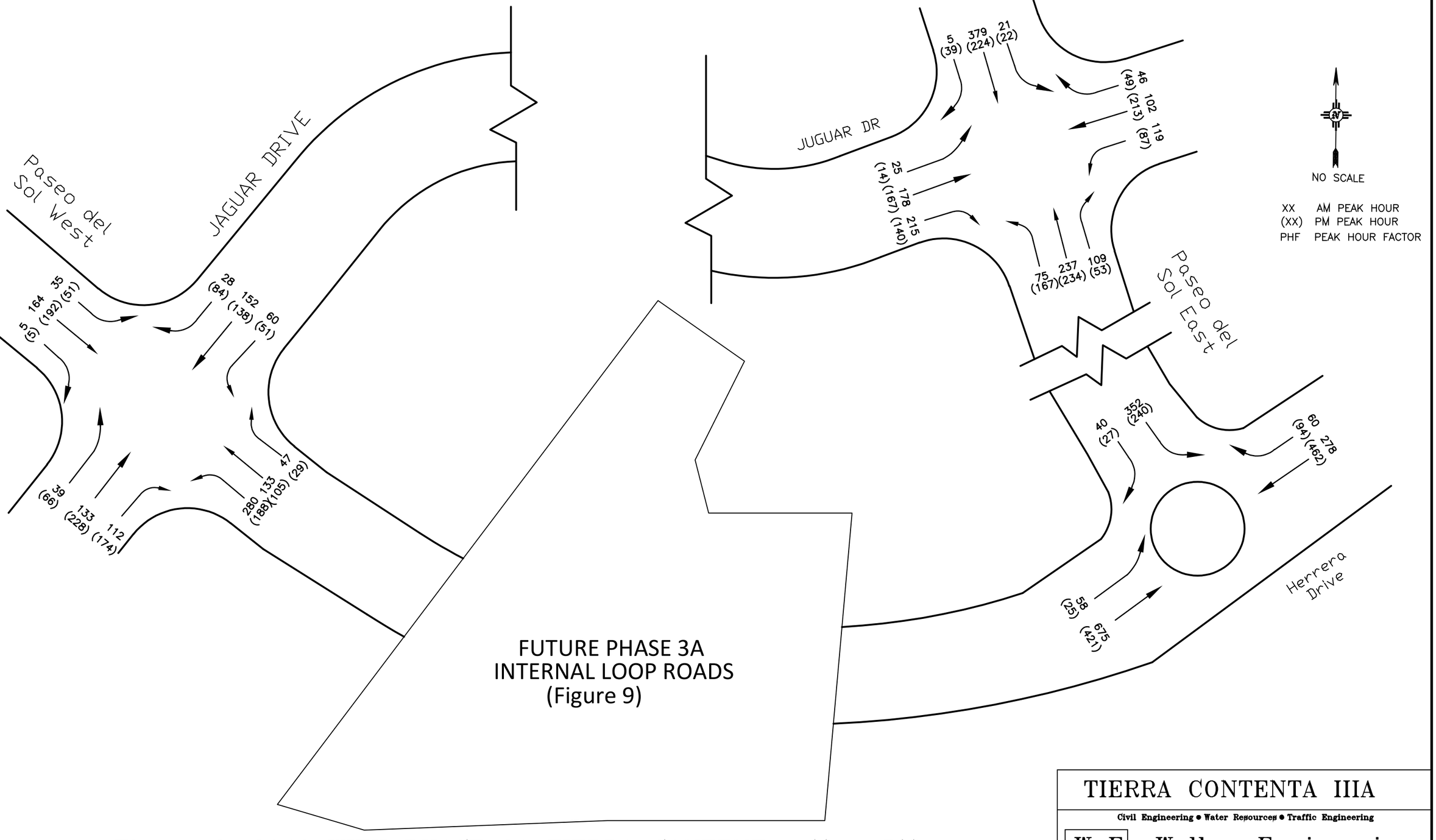


Figure 8: 2043 WITH PHASE 3A TIERRA CONTENTA AM & PM
Total: 1500 Residential Units

TIERRA CONTENTA IIIA

Civil Engineering • Water Resources • Traffic Engineering

W•E Walker Engineering
505-820-7990
FAX 505-820-3539
905 Camino Sierra Vista • Santa Fe, NM 87501

Tierra Contenta Phase 3A
Traffic Addendum

Appendix A

Trip Generations

North Section with Original Units

Alternative: Alternative 1
Phase:
Project: Tierra Contenta

Open Date: 2/14/2023
Analysis Date: 2/14/2023

ITE	Land Use		Weekday AM Peak Hour of Generator			Weekday PM Peak Hour of Generator			Weekday		
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
210	SFHOUSE 5 Tract 67		8	22	30		26	14	40		189	189	378
	40 Dwelling Units												
210	SFHOUSE 4 Tract 76		2	7	9		8	4	12		57	56	113
	12 Dwelling Units												
210	SFHOUSE 3 Tract 69		17	48	65		54	31	85		401	401	802
	85 Dwelling Units												
210	SFHOUSE 2 Tract 75		2	6	8		7	4	11		52	52	104
	11 Dwelling Units												
210	SFHOUSE 1 Tract 64		2	7	9		8	4	12		57	56	113
	12 Dwelling Units												
220	LOW-RISE 1 Tract 77		5	14	19		14	9	23		125	124	249
	34 Dwelling Units												
221	MID-RISE 1 Tract 65		13	35	48		37	24	61		408	408	816
	150 Dwelling Units												
231	MID-RISE-COMM 1 Tract 58		3	4	7		6	3	9		36	36	72
	21 Dwelling Units												
Unadjusted Volume			52	143	195		160	93	253		1325	1322	2647
Internal Capture Trips			0	0	0		0	0	0		0	0	0
Pass-By Trips			0	0	0		0	0	0		0	0	0
Volume Added to Adjacent Streets			52	143	195		160	93	253		1325	1322	2647

Total Weekday AM Peak Hour of Generator Internal Capture = 0 Percent
Total Weekday PM Peak Hour of Generator Internal Capture = 0 Percent
Total Weekday Internal Capture = 0 Percent

* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition
TRIP GENERATION 10, TRAFFICWARE, LLC

North Section with Increase Units

Alternative: Alternative 1
Phase:
Project: Tierra Contenta 3A

Open Date: 2/14/2023
Analysis Date: 2/14/2023

ITE	Land Use		Weekday AM Peak Hour of Generator *	Enter	Exit	Total	Weekday PM Peak Hour of Generator *	Enter	Exit	Total	Weekday *	Enter	Exit	Total
210	SFHOUSE 5	Tract 67		10	29	39		33	18	51		241	240	481
	51	Dwelling Units												
210	SFHOUSE 4	Tract 68		3	8	11		10	5	15		71	71	142
	15	Dwelling Units												
210	SFHOUSE 3	Tract 69		22	61	83		70	39	109		515	514	1029
	109	Dwelling Units												
210	SFHOUSE 2	Tract 75		3	8	11		9	5	14		66	66	132
	14	Dwelling Units												
210	SFHOUSE 1	Tract 76		3	8	11		10	5	15		71	71	142
	15	Dwelling Units												
220	LOW-RISE 1	Tract 77		7	17	24		17	12	29		158	157	315
	43	Dwelling Units												
221	MID-RISE 1	Tract 65		16	45	61		47	31	78		520	519	1039
	191	Dwelling Units												
231	MID-RISE-COMM 1	Tract 58		4	5	9		8	4	12		47	46	93
	27	Dwelling Units												
Unadjusted Volume				68	181	249		204	119	323		1689	1684	3373
Internal Capture Trips				0	0	0		0	0	0		0	0	0
Pass-By Trips				0	0	0		0	0	0		0	0	0
Volume Added to Adjacent Streets				68	181	249		204	119	323		1689	1684	3373

Total Weekday AM Peak Hour of Generator Internal Capture = 0 Percent
Total Weekday PM Peak Hour of Generator Internal Capture = 0 Percent
Total Weekday Internal Capture = 0 Percent

* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition
TRIP GENERATION 10, TRAFFICWARE, LLC

South Section with Original Units

Alternative: Alternative 1
Phase:
Project: Tierra Contenta 3A

Open Date: 2/14/2023
Analysis Date: 2/14/2023

ITE	Land Use		Weekday AM Peak Hour of Generator *	Enter	Exit	Total	Weekday PM Peak Hour of Generator *	Enter	Exit	Total	Weekday *	Enter	Exit	Total
210	SFHOUSE 4 Tract 57			10	27	37		31	18	49		232	231	463
	49	Dwelling Units												
210	SFHOUSE 3 Tract 60			12	34	46		38	22	60		283	283	566
	60	Dwelling Units												
210	SFHOUSE 2 Tract 61			14	41	55		47	26	73		345	344	689
	73	Dwelling Units												
210	SFHOUSE 1 Tract 62			21	60	81		68	39	107		505	505	1010
	107	Dwelling Units												
220	LOW-RISE 1 Tract 64			35	91	126		89	62	151		824	823	1647
	225	Dwelling Units												
221	MID-RISE 1 Tract 63			24	64	88		68	45	113		748	748	1496
	275	Dwelling Units												
231	MID-RISE-COMM 1 Tract 59			3	4	7		6	3	9		36	36	72
	21	Dwelling Units												
Unadjusted Volume				119	321	440		347	215	562		2973	2970	5943
Internal Capture Trips				0	0	0		0	0	0		0	0	0
Pass-By Trips				0	0	0		0	0	0		0	0	0
Volume Added to Adjacent Streets				119	321	440		347	215	562		2973	2970	5943

Total Weekday AM Peak Hour of Generator Internal Capture = 0 Percent
Total Weekday PM Peak Hour of Generator Internal Capture = 0 Percent
Total Weekday Internal Capture = 0 Percent

* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition
TRIP GENERATION 10, TRAFFICWARE, LLC

South Section with Increase Units

Alternative: Alternative 1
Phase:
Project: Tierra Contenta 3A

Open Date: 2/14/2023
Analysis Date: 2/14/2023

ITE	Land Use		Weekday AM Peak Hour of Generator			Weekday PM Peak Hour of Generator			Weekday		
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
210	SFHOUSE 4 Tract 57		12	36	48		40	23	63		298	297	595
	63 Dwelling Units												
210	SFHOUSE 3 Tract 60		15	44	59		49	28	77		364	363	727
	77 Dwelling Units												
210	SFHOUSE 2 Tract 61		18	53	71		60	33	93		439	439	878
	93 Dwelling Units												
210	SFHOUSE 1 Tract 62		27	77	104		88	49	137		647	646	1293
	137 Dwelling Units												
220	LOW-RISE 1 Tract 64		45	116	161		113	79	192		1051	1050	2101
	287 Dwelling Units												
221	MID-RISE 1 Tract 63		30	82	112		86	58	144		955	954	1909
	351 Dwelling Units												
231	MID-RISE-COMM 1 tract 59		4	5	9		8	4	12		47	46	93
	27 Dwelling Units												
Unadjusted Volume			151	413	564		444	274	718		3801	3795	7596
Internal Capture Trips			0	0	0		0	0	0		0	0	0
Pass-By Trips			0	0	0		0	0	0		0	0	0
Volume Added to Adjacent Streets			151	413	564		444	274	718		3801	3795	7596

Total Weekday AM Peak Hour of Generator Internal Capture = 0 Percent
Total Weekday PM Peak Hour of Generator Internal Capture = 0 Percent
Total Weekday Internal Capture = 0 Percent

* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition
TRIP GENERATION 10, TRAFFICWARE, LLC

Appendix B

Synchro 10 Results

Western Intersection

Jaguar Drive & Paseo del Sol

Intersection	
Intersection Delay, s/veh	14.4
Intersection LOS	B

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	31	157	5	236	116	39	25	114	90	57	116	19
Future Vol, veh/h	31	157	5	236	116	39	25	114	90	57	116	19
Peak Hour Factor	0.73	0.73	0.73	0.92	0.92	0.92	0.89	0.89	0.89	0.85	0.85	0.85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	42	215	7	257	126	42	28	128	101	67	136	22
Number of Lanes	1	1	0	1	1	0	1	1	0	1	1	0

Approach	SE	NW	NE	SW
Opposing Approach	NW	SE	SW	NE
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SW	NE	SE	NW
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NE	SW	NW	SE
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	14.3	15.3	14.5	12.8
HCM LOS	B	C	B	B

Lane	NELn1	NELn2	NWLn1	NWLn2	SELn1	SELn2	SWLn1	SWLn2
Vol Left, %	100%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	56%	0%	75%	0%	97%	0%	86%
Vol Right, %	0%	44%	0%	25%	0%	3%	0%	14%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	25	204	236	155	31	162	57	135
LT Vol	25	0	236	0	31	0	57	0
Through Vol	0	114	0	116	0	157	0	116
RT Vol	0	90	0	39	0	5	0	19
Lane Flow Rate	28	229	257	168	42	222	67	159
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.06	0.438	0.515	0.306	0.089	0.43	0.145	0.316
Departure Headway (Hd)	7.705	6.877	7.233	6.544	7.515	6.982	7.772	7.159
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	465	525	500	549	477	517	462	502
Service Time	5.443	4.615	4.97	4.28	5.254	4.72	5.513	4.9
HCM Lane V/C Ratio	0.06	0.436	0.514	0.306	0.088	0.429	0.145	0.317
HCM Control Delay	10.9	14.9	17.4	12.2	11	14.9	11.8	13.2
HCM Lane LOS	B	B	C	B	B	B	B	B
HCM 95th-tile Q	0.2	2.2	2.9	1.3	0.3	2.1	0.5	1.3

Intersection	
Intersection Delay, s/veh	17
Intersection LOS	C

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	33	167	5	155	101	23	54	179	125	45	105	73
Future Vol, veh/h	33	167	5	155	101	23	54	179	125	45	105	73
Peak Hour Factor	0.80	0.80	0.80	0.87	0.87	0.87	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	41	209	6	178	116	26	64	213	149	54	125	87
Number of Lanes	1	1	0	1	1	0	1	1	0	1	1	0

Approach	SE	NW	NE	SW
Opposing Approach	NW	SE	SW	NE
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SW	NE	SE	NW
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NE	SW	NW	SE
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	15.5	14.5	21.5	14.4
HCM LOS	C	B	C	B

Lane	NELn1	NELn2	NWLn1	NWLn2	SELn1	SELn2	SWLn1	SWLn2
Vol Left, %	100%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	59%	0%	81%	0%	97%	0%	59%
Vol Right, %	0%	41%	0%	19%	0%	3%	0%	41%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	54	304	155	124	33	172	45	178
LT Vol	54	0	155	0	33	0	45	0
Through Vol	0	179	0	101	0	167	0	105
RT Vol	0	125	0	23	0	5	0	73
Lane Flow Rate	64	362	178	143	41	215	54	212
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.136	0.685	0.392	0.288	0.092	0.449	0.118	0.421
Departure Headway (Hd)	7.621	6.815	7.923	7.276	8.047	7.512	7.952	7.144
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	470	528	454	493	445	479	450	502
Service Time	5.376	4.57	5.684	5.038	5.809	5.274	5.715	4.906
HCM Lane V/C Ratio	0.136	0.686	0.392	0.29	0.092	0.449	0.12	0.422
HCM Control Delay	11.6	23.2	15.7	13	11.6	16.3	11.8	15
HCM Lane LOS	B	C	C	B	B	C	B	B
HCM 95th-tile Q	0.5	5.2	1.8	1.2	0.3	2.3	0.4	2.1

Intersection	
Intersection Delay, s/veh	18.7
Intersection LOS	C

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	35	164	5	280	133	47	39	133	112	60	152	28
Future Vol, veh/h	35	164	5	280	133	47	39	133	112	60	152	28
Peak Hour Factor	0.73	0.73	0.73	0.92	0.92	0.92	0.89	0.89	0.89	0.85	0.85	0.85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	48	225	7	304	145	51	44	149	126	71	179	33
Number of Lanes	1	1	0	1	1	0	1	1	0	1	1	0

Approach	SE	NW	NE	SW
Opposing Approach	NW	SE	SW	NE
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SW	NE	SE	NW
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NE	SW	NW	SE
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	17.1	21	18.7	16
HCM LOS	C	C	C	C

Lane	NELn1	NELn2	NWLn1	NWLn2	SELn1	SELn2	SWLn1	SWLn2
Vol Left, %	100%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	54%	0%	74%	0%	97%	0%	84%
Vol Right, %	0%	46%	0%	26%	0%	3%	0%	16%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	39	245	280	180	35	169	60	180
LT Vol	39	0	280	0	35	0	60	0
Through Vol	0	133	0	133	0	164	0	152
RT Vol	0	112	0	47	0	5	0	28
Lane Flow Rate	44	275	304	196	48	232	71	212
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.101	0.571	0.666	0.39	0.11	0.499	0.165	0.458
Departure Headway (Hd)	8.314	7.47	7.877	7.176	8.296	7.759	8.406	7.778
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	430	482	457	499	431	463	426	462
Service Time	6.084	5.239	5.647	4.946	6.074	5.537	6.179	5.551
HCM Lane V/C Ratio	0.102	0.571	0.665	0.393	0.111	0.501	0.167	0.459
HCM Control Delay	12	19.8	25.1	14.5	12.1	18.1	12.8	17
HCM Lane LOS	B	C	D	B	B	C	B	C
HCM 95th-tile Q	0.3	3.5	4.8	1.8	0.4	2.7	0.6	2.4

Intersection	
Intersection Delay, s/veh	24.5
Intersection LOS	C

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	51	192	5	188	105	29	66	228	174	51	138	84
Future Vol, veh/h	51	192	5	188	105	29	66	228	174	51	138	84
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	55	209	5	204	114	32	72	248	189	55	150	91
Number of Lanes	1	1	0	1	1	0	1	1	0	1	1	0

Approach	SE	NW	NE	SW
Opposing Approach	NW	SE	SW	NE
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SW	NE	SE	NW
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NE	SW	NW	SE
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	17.2	17	37.6	17.3
HCM LOS	C	C	E	C

Lane	NELn1	NELn2	NWLn1	NWLn2	SELn1	SELn2	SWLn1	SWLn2
Vol Left, %	100%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	57%	0%	78%	0%	97%	0%	62%
Vol Right, %	0%	43%	0%	22%	0%	3%	0%	38%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	66	402	188	134	51	197	51	222
LT Vol	66	0	188	0	51	0	51	0
Through Vol	0	228	0	105	0	192	0	138
RT Vol	0	174	0	29	0	5	0	84
Lane Flow Rate	72	437	204	146	55	214	55	241
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.16	0.872	0.482	0.316	0.134	0.484	0.131	0.515
Departure Headway (Hd)	8.011	7.186	8.494	7.821	8.672	8.136	8.476	7.685
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	446	503	423	457	411	441	421	466
Service Time	5.79	4.965	6.288	5.615	6.466	5.93	6.269	5.478
HCM Lane V/C Ratio	0.161	0.869	0.482	0.319	0.134	0.485	0.131	0.517
HCM Control Delay	12.3	41.8	19	14.2	12.8	18.4	12.6	18.4
HCM Lane LOS	B	E	C	B	B	C	B	C
HCM 95th-tile Q	0.6	9.4	2.6	1.3	0.5	2.6	0.4	2.9

Appendix C

Synchro 10 Results

Eastern Intersection

Jaguar Drive & Paseo del Sol

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	21	324	5	64	224	99	24	153	194	116	91	43
Future Volume (veh/h)	21	324	5	64	224	99	24	153	194	116	91	43
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	26	405	6	80	280	124	30	191	242	161	126	60
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.72	0.72	0.72
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	321	624	9	341	449	199	458	225	285	273	406	193
Arrive On Green	0.03	0.34	0.34	0.05	0.37	0.37	0.03	0.30	0.30	0.07	0.34	0.34
Sat Flow, veh/h	1781	1838	27	1781	1228	544	1781	750	950	1781	1197	570
Grp Volume(v), veh/h	26	0	411	80	0	404	30	0	433	161	0	186
Grp Sat Flow(s),veh/h/ln	1781	0	1865	1781	0	1772	1781	0	1699	1781	0	1768
Q Serve(g_s), s	0.7	0.0	14.0	2.1	0.0	14.1	0.9	0.0	18.0	4.7	0.0	5.8
Cycle Q Clear(g_c), s	0.7	0.0	14.0	2.1	0.0	14.1	0.9	0.0	18.0	4.7	0.0	5.8
Prop In Lane	1.00		0.01	1.00		0.31	1.00		0.56	1.00		0.32
Lane Grp Cap(c), veh/h	321	0	634	341	0	648	458	0	510	273	0	599
V/C Ratio(X)	0.08	0.00	0.65	0.23	0.00	0.62	0.07	0.00	0.85	0.59	0.00	0.31
Avail Cap(c_a), veh/h	390	0	634	364	0	648	527	0	803	273	0	836
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	16.2	0.0	21.0	15.9	0.0	19.6	17.3	0.0	24.7	19.0	0.0	18.3
Incr Delay (d2), s/veh	0.1	0.0	5.1	0.3	0.0	4.5	0.1	0.0	5.1	3.4	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.0	6.6	0.8	0.0	6.2	0.3	0.0	7.5	2.1	0.0	2.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	16.4	0.0	26.1	16.2	0.0	24.0	17.4	0.0	29.8	22.3	0.0	18.6
LnGrp LOS	B	A	C	B	A	C	B	A	C	C	A	B
Approach Vol, veh/h		437			484			463			347	
Approach Delay, s/veh		25.5			22.7			29.0			20.4	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	6.6	32.0	9.5	27.0	8.6	30.0	6.6	29.9
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.0	25.5	5.0	35.5	5.0	25.5	5.0	35.5
Max Q Clear Time (g_c+I1), s	2.7	16.1	6.7	20.0	4.1	16.0	2.9	7.8
Green Ext Time (p_c), s	0.0	1.7	0.0	2.6	0.0	1.7	0.0	1.1

Intersection Summary	
HCM 6th Ctrl Delay	24.6
HCM 6th LOS	C



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	7	183	37	145	198	48	16	149	115	80	188	50
Future Volume (veh/h)	7	183	37	145	198	48	16	149	115	80	188	50
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	8	201	41	151	206	50	20	182	140	90	211	56
Peak Hour Factor	0.91	0.91	0.91	0.96	0.96	0.96	0.82	0.82	0.82	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	460	472	96	504	557	135	327	223	172	298	384	102
Arrive On Green	0.01	0.31	0.31	0.08	0.38	0.38	0.02	0.23	0.23	0.07	0.27	0.27
Sat Flow, veh/h	1781	1508	308	1781	1454	353	1781	980	754	1781	1424	378
Grp Volume(v), veh/h	8	0	242	151	0	256	20	0	322	90	0	267
Grp Sat Flow(s),veh/h/ln	1781	0	1815	1781	0	1807	1781	0	1735	1781	0	1802
Q Serve(g_s), s	0.2	0.0	6.1	3.1	0.0	5.9	0.5	0.0	10.1	2.2	0.0	7.3
Cycle Q Clear(g_c), s	0.2	0.0	6.1	3.1	0.0	5.9	0.5	0.0	10.1	2.2	0.0	7.3
Prop In Lane	1.00		0.17	1.00		0.20	1.00		0.43	1.00		0.21
Lane Grp Cap(c), veh/h	460	0	568	504	0	692	327	0	395	298	0	487
V/C Ratio(X)	0.02	0.00	0.43	0.30	0.00	0.37	0.06	0.00	0.82	0.30	0.00	0.55
Avail Cap(c_a), veh/h	596	0	568	516	0	692	439	0	543	334	0	564
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	13.3	0.0	15.7	11.2	0.0	12.8	16.5	0.0	21.1	16.1	0.0	18.0
Incr Delay (d2), s/veh	0.0	0.0	2.3	0.3	0.0	1.5	0.1	0.0	6.8	0.6	0.0	1.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.0	2.6	1.1	0.0	2.4	0.2	0.0	4.5	0.8	0.0	2.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.3	0.0	18.0	11.5	0.0	14.3	16.6	0.0	27.9	16.7	0.0	19.0
LnGrp LOS	B	A	B	B	A	B	B	A	C	B	A	B
Approach Vol, veh/h		250			407			342			357	
Approach Delay, s/veh		17.9			13.2			27.2			18.4	
Approach LOS		B			B			C			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	5.1	26.5	8.3	17.6	9.1	22.5	5.9	20.0
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.0	18.0	5.0	18.0	5.0	18.0	5.0	18.0
Max Q Clear Time (g_c+I1), s	2.2	7.9	4.2	12.1	5.1	8.1	2.5	9.3
Green Ext Time (p_c), s	0.0	1.0	0.0	1.0	0.0	0.9	0.0	1.0

Intersection Summary	
HCM 6th Ctrl Delay	19.0
HCM 6th LOS	B

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	21	379	5	15	237	109	25	178	215	119	102	46
Future Volume (veh/h)	21	379	5	15	237	109	25	178	215	119	102	46
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	26	474	6	19	296	136	31	222	269	165	142	64
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.72	0.72	0.72
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	261	631	8	238	408	187	484	256	310	269	452	204
Arrive On Green	0.03	0.34	0.34	0.02	0.34	0.34	0.03	0.33	0.33	0.07	0.37	0.37
Sat Flow, veh/h	1781	1843	23	1781	1213	557	1781	770	933	1781	1221	550
Grp Volume(v), veh/h	26	0	480	19	0	432	31	0	491	165	0	206
Grp Sat Flow(s),veh/h/ln	1781	0	1866	1781	0	1770	1781	0	1702	1781	0	1771
Q Serve(g_s), s	0.7	0.0	17.3	0.5	0.0	16.3	0.9	0.0	20.5	4.6	0.0	6.3
Cycle Q Clear(g_c), s	0.7	0.0	17.3	0.5	0.0	16.3	0.9	0.0	20.5	4.6	0.0	6.3
Prop In Lane	1.00		0.01	1.00		0.31	1.00		0.55	1.00		0.31
Lane Grp Cap(c), veh/h	261	0	639	238	0	595	484	0	567	269	0	656
V/C Ratio(X)	0.10	0.00	0.75	0.08	0.00	0.73	0.06	0.00	0.87	0.61	0.00	0.31
Avail Cap(c_a), veh/h	329	0	639	317	0	595	550	0	797	269	0	829
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	17.4	0.0	22.1	17.7	0.0	22.1	15.8	0.0	23.7	18.4	0.0	17.0
Incr Delay (d2), s/veh	0.2	0.0	8.0	0.1	0.0	7.6	0.1	0.0	7.3	4.1	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.0	8.5	0.2	0.0	7.6	0.3	0.0	8.9	2.1	0.0	2.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	17.5	0.0	30.1	17.9	0.0	29.7	15.9	0.0	31.0	22.5	0.0	17.3
LnGrp LOS	B	A	C	B	A	C	B	A	C	C	A	B
Approach Vol, veh/h		506			451			522			371	
Approach Delay, s/veh		29.4			29.2			30.1			19.6	
Approach LOS		C			C			C			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	6.6	30.0	9.5	29.8	6.1	30.5	6.7	32.6
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.0	25.5	5.0	35.5	5.0	25.5	5.0	35.5
Max Q Clear Time (g_c+I1), s	2.7	18.3	6.6	22.5	2.5	19.3	2.9	8.3
Green Ext Time (p_c), s	0.0	1.6	0.0	2.7	0.0	1.6	0.0	1.2

Intersection Summary	
HCM 6th Ctrl Delay	27.6
HCM 6th LOS	C



Movement	NBL2	NBL	NBR	SEL	SER	SER2	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	167	234	53	22	224	39	14	167	140	87	213	49
Future Volume (veh/h)	167	234	53	22	224	39	14	167	140	87	213	49
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No		No				No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	174	174	55	24	43	43	17	204	171	98	239	55
Peak Hour Factor	0.96	0.96	0.96	0.91	0.91	0.91	0.82	0.82	0.82	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	449	449	118	413	81	81	333	238	199	285	440	101
Arrive On Green	0.08	0.08	0.35	0.03	0.30	0.30	0.02	0.25	0.25	0.07	0.30	0.30
Sat Flow, veh/h	1781	1781	333	1781	271	271	1781	940	788	1781	1471	338
Grp Volume(v), veh/h	174	174	299	24	289	289	17	0	375	98	0	294
Grp Sat Flow(s),veh/h/ln	1781	1781	1810	1781	1822	1822	1781	0	1728	1781	0	1809
Q Serve(g_s), s	3.9	3.9	7.7	0.6	8.0	8.0	0.4	0.0	12.5	2.4	0.0	8.2
Cycle Q Clear(g_c), s	3.9	3.9	7.7	0.6	8.0	8.0	0.4	0.0	12.5	2.4	0.0	8.2
Prop In Lane	1.00	1.00	0.18	1.00	0.15	0.15	1.00		0.46	1.00		0.19
Lane Grp Cap(c), veh/h	449	449	641	413	544	544	333	0	437	285	0	542
V/C Ratio(X)	0.39	0.39	0.47	0.06	0.53	0.53	0.05	0.00	0.86	0.34	0.00	0.54
Avail Cap(c_a), veh/h	449	449	641	512	544	544	444	0	516	314	0	542
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	13.0	13.0	15.1	14.0	17.6	17.6	16.3	0.0	21.5	16.0	0.0	17.7
Incr Delay (d2), s/veh	0.5	0.5	2.4	0.1	3.7	3.7	0.1	0.0	11.9	0.7	0.0	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.5	1.5	3.3	0.2	3.6	3.6	0.2	0.0	6.1	0.9	0.0	3.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.5	13.5	17.5	14.1	21.3	21.3	16.4	0.0	33.4	16.8	0.0	18.8
LnGrp LOS	B	B	B	B	C	C	B	A	C	B	A	B
Approach Vol, veh/h	473	473		313				392			392	
Approach Delay, s/veh	16.0	16.0		20.8				32.7			18.3	
Approach LOS	B	B		C				C			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	6.2	25.8	8.5	19.7	9.5	22.5	5.7	22.5
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.0	18.0	5.0	18.0	5.0	18.0	5.0	18.0
Max Q Clear Time (g_c+I1), s	2.6	9.7	4.4	14.5	5.9	10.0	2.4	10.2
Green Ext Time (p_c), s	0.0	0.6	0.0	0.8	0.0	0.5	0.0	1.0

Intersection Summary	
HCM 6th Ctrl Delay	21.7
HCM 6th LOS	C

Appendix D

Synchro 10 Results

Herrera Drive and Paseo del Sol

Intersection	
Intersection Delay, s/veh	12.1
Intersection LOS	B

Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	719	387	376
Demand Flow Rate, veh/h	733	395	384
Vehicles Circulating, veh/h	340	58	286
Vehicles Exiting, veh/h	330	1015	167
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	17.9	5.6	7.5
Approach LOS	C	A	A

Lane	Left	Left	Left
Designated Moves	LT	TR	LR
Assumed Moves	LT	TR	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
Entry Flow, veh/h	733	395	384
Cap Entry Lane, veh/h	976	1301	1031
Entry HV Adj Factor	0.981	0.981	0.979
Flow Entry, veh/h	719	387	376
Cap Entry, veh/h	957	1276	1009
V/C Ratio	0.751	0.304	0.373
Control Delay, s/veh	17.9	5.6	7.5
LOS	C	A	A
95th %tile Queue, veh	7	1	2

Intersection	
Intersection Delay, s/veh	7.9
Intersection LOS	A

Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	410	662	247
Demand Flow Rate, veh/h	418	675	252
Vehicles Circulating, veh/h	221	24	566
Vehicles Exiting, veh/h	597	615	133
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	7.2	7.9	8.6
Approach LOS	A	A	A

Lane	Left	Left	Left
Designated Moves	LT	TR	LR
Assumed Moves	LT	TR	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
Entry Flow, veh/h	418	675	252
Cap Entry Lane, veh/h	1101	1346	775
Entry HV Adj Factor	0.982	0.981	0.980
Flow Entry, veh/h	410	662	247
Cap Entry, veh/h	1081	1320	759
V/C Ratio	0.380	0.501	0.325
Control Delay, s/veh	7.2	7.9	8.6
LOS	A	A	A
95th %tile Queue, veh	2	3	1

Intersection	
Intersection Delay, s/veh	12.1
Intersection LOS	B

Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	719	387	376
Demand Flow Rate, veh/h	733	395	384
Vehicles Circulating, veh/h	340	58	286
Vehicles Exiting, veh/h	330	1015	167
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	17.9	5.6	7.5
Approach LOS	C	A	A

Lane	Left	Left	Left
Designated Moves	LT	TR	LR
Assumed Moves	LT	TR	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
Entry Flow, veh/h	733	395	384
Cap Entry Lane, veh/h	976	1301	1031
Entry HV Adj Factor	0.981	0.981	0.979
Flow Entry, veh/h	719	387	376
Cap Entry, veh/h	957	1276	1009
V/C Ratio	0.751	0.304	0.373
Control Delay, s/veh	17.9	5.6	7.5
LOS	C	A	A
95th %tile Queue, veh	7	1	2

Intersection	
Intersection Delay, s/veh	9.3
Intersection LOS	A

Approach	WB	SB	NE
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	721	308	485
Demand Flow Rate, veh/h	735	314	495
Vehicles Circulating, veh/h	28	630	278
Vehicles Exiting, veh/h	745	133	666
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	8.7	11.0	9.1
Approach LOS	A	B	A

Lane	Left	Left	Left
Designated Moves	LR	LR	R
Assumed Moves	LR	LR	R
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
Entry Flow, veh/h	735	314	495
Cap Entry Lane, veh/h	1341	726	1039
Entry HV Adj Factor	0.981	0.981	0.980
Flow Entry, veh/h	721	308	485
Cap Entry, veh/h	1315	712	1018
V/C Ratio	0.548	0.433	0.476
Control Delay, s/veh	8.7	11.0	9.1
LOS	A	B	A
95th %tile Queue, veh	3	2	3

Appendix E

Synchro 10 Results

Western Loop Road and Paseo del Sol

Intersection	
Intersection Delay, s/veh	14.4
Intersection LOS	B

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	31	157	5	236	116	39	25	114	90	57	116	19
Future Vol, veh/h	31	157	5	236	116	39	25	114	90	57	116	19
Peak Hour Factor	0.73	0.73	0.73	0.92	0.92	0.92	0.89	0.89	0.89	0.85	0.85	0.85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	42	215	7	257	126	42	28	128	101	67	136	22
Number of Lanes	1	1	0	1	1	0	1	1	0	1	1	0

Approach	SE	NW	NE	SW
Opposing Approach	NW	SE	SW	NE
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SW	NE	SE	NW
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NE	SW	NW	SE
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	14.3	15.3	14.5	12.8
HCM LOS	B	C	B	B

Lane	NELn1	NELn2	NWLn1	NWLn2	SELn1	SELn2	SWLn1	SWLn2
Vol Left, %	100%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	56%	0%	75%	0%	97%	0%	86%
Vol Right, %	0%	44%	0%	25%	0%	3%	0%	14%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	25	204	236	155	31	162	57	135
LT Vol	25	0	236	0	31	0	57	0
Through Vol	0	114	0	116	0	157	0	116
RT Vol	0	90	0	39	0	5	0	19
Lane Flow Rate	28	229	257	168	42	222	67	159
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.06	0.438	0.515	0.306	0.089	0.43	0.145	0.316
Departure Headway (Hd)	7.705	6.877	7.233	6.544	7.515	6.982	7.772	7.159
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	465	525	500	549	477	517	462	502
Service Time	5.443	4.615	4.97	4.28	5.254	4.72	5.513	4.9
HCM Lane V/C Ratio	0.06	0.436	0.514	0.306	0.088	0.429	0.145	0.317
HCM Control Delay	10.9	14.9	17.4	12.2	11	14.9	11.8	13.2
HCM Lane LOS	B	B	C	B	B	B	B	B
HCM 95th-tile Q	0.2	2.2	2.9	1.3	0.3	2.1	0.5	1.3

Intersection	
Intersection Delay, s/veh	17
Intersection LOS	C

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	33	167	5	155	101	23	54	179	125	45	105	73
Future Vol, veh/h	33	167	5	155	101	23	54	179	125	45	105	73
Peak Hour Factor	0.80	0.80	0.80	0.87	0.87	0.87	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	41	209	6	178	116	26	64	213	149	54	125	87
Number of Lanes	1	1	0	1	1	0	1	1	0	1	1	0

Approach	SE	NW	NE	SW
Opposing Approach	NW	SE	SW	NE
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SW	NE	SE	NW
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NE	SW	NW	SE
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	15.5	14.5	21.5	14.4
HCM LOS	C	B	C	B

Lane	NELn1	NELn2	NWLn1	NWLn2	SELn1	SELn2	SWLn1	SWLn2
Vol Left, %	100%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	59%	0%	81%	0%	97%	0%	59%
Vol Right, %	0%	41%	0%	19%	0%	3%	0%	41%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	54	304	155	124	33	172	45	178
LT Vol	54	0	155	0	33	0	45	0
Through Vol	0	179	0	101	0	167	0	105
RT Vol	0	125	0	23	0	5	0	73
Lane Flow Rate	64	362	178	143	41	215	54	212
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.136	0.685	0.392	0.288	0.092	0.449	0.118	0.421
Departure Headway (Hd)	7.621	6.815	7.923	7.276	8.047	7.512	7.952	7.144
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	470	528	454	493	445	479	450	502
Service Time	5.376	4.57	5.684	5.038	5.809	5.274	5.715	4.906
HCM Lane V/C Ratio	0.136	0.686	0.392	0.29	0.092	0.449	0.12	0.422
HCM Control Delay	11.6	23.2	15.7	13	11.6	16.3	11.8	15
HCM Lane LOS	B	C	C	B	B	C	B	B
HCM 95th-tile Q	0.5	5.2	1.8	1.2	0.3	2.3	0.4	2.1

Intersection	
Intersection Delay, s/veh	18.7
Intersection LOS	C

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	35	164	5	280	133	47	39	133	112	60	152	28
Future Vol, veh/h	35	164	5	280	133	47	39	133	112	60	152	28
Peak Hour Factor	0.73	0.73	0.73	0.92	0.92	0.92	0.89	0.89	0.89	0.85	0.85	0.85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	48	225	7	304	145	51	44	149	126	71	179	33
Number of Lanes	1	1	0	1	1	0	1	1	0	1	1	0

Approach	SE	NW	NE	SW
Opposing Approach	NW	SE	SW	NE
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SW	NE	SE	NW
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NE	SW	NW	SE
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	17.1	21	18.7	16
HCM LOS	C	C	C	C

Lane	NELn1	NELn2	NWLn1	NWLn2	SELn1	SELn2	SWLn1	SWLn2
Vol Left, %	100%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	54%	0%	74%	0%	97%	0%	84%
Vol Right, %	0%	46%	0%	26%	0%	3%	0%	16%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	39	245	280	180	35	169	60	180
LT Vol	39	0	280	0	35	0	60	0
Through Vol	0	133	0	133	0	164	0	152
RT Vol	0	112	0	47	0	5	0	28
Lane Flow Rate	44	275	304	196	48	232	71	212
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.101	0.571	0.666	0.39	0.11	0.499	0.165	0.458
Departure Headway (Hd)	8.314	7.47	7.877	7.176	8.296	7.759	8.406	7.778
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	430	482	457	499	431	463	426	462
Service Time	6.084	5.239	5.647	4.946	6.074	5.537	6.179	5.551
HCM Lane V/C Ratio	0.102	0.571	0.665	0.393	0.111	0.501	0.167	0.459
HCM Control Delay	12	19.8	25.1	14.5	12.1	18.1	12.8	17
HCM Lane LOS	B	C	D	B	B	C	B	C
HCM 95th-tile Q	0.3	3.5	4.8	1.8	0.4	2.7	0.6	2.4

Intersection	
Intersection Delay, s/veh	24.5
Intersection LOS	C

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	51	192	5	188	105	29	66	228	174	51	138	84
Future Vol, veh/h	51	192	5	188	105	29	66	228	174	51	138	84
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	55	209	5	204	114	32	72	248	189	55	150	91
Number of Lanes	1	1	0	1	1	0	1	1	0	1	1	0

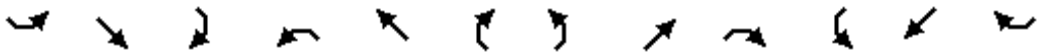
Approach	SE	NW	NE	SW
Opposing Approach	NW	SE	SW	NE
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SW	NE	SE	NW
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NE	SW	NW	SE
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	17.2	17	37.6	17.3
HCM LOS	C	C	E	C

Lane	NELn1	NELn2	NWLn1	NWLn2	SELn1	SELn2	SWLn1	SWLn2
Vol Left, %	100%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	57%	0%	78%	0%	97%	0%	62%
Vol Right, %	0%	43%	0%	22%	0%	3%	0%	38%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	66	402	188	134	51	197	51	222
LT Vol	66	0	188	0	51	0	51	0
Through Vol	0	228	0	105	0	192	0	138
RT Vol	0	174	0	29	0	5	0	84
Lane Flow Rate	72	437	204	146	55	214	55	241
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.16	0.872	0.482	0.316	0.134	0.484	0.131	0.515
Departure Headway (Hd)	8.011	7.186	8.494	7.821	8.672	8.136	8.476	7.685
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	446	503	423	457	411	441	421	466
Service Time	5.79	4.965	6.288	5.615	6.466	5.93	6.269	5.478
HCM Lane V/C Ratio	0.161	0.869	0.482	0.319	0.134	0.485	0.131	0.517
HCM Control Delay	12.3	41.8	19	14.2	12.8	18.4	12.6	18.4
HCM Lane LOS	B	E	C	B	B	C	B	C
HCM 95th-tile Q	0.6	9.4	2.6	1.3	0.5	2.6	0.4	2.9

Appendix F

Synchro 10 Results

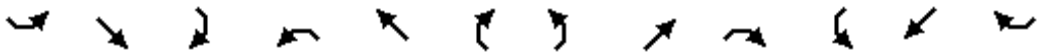
Eastern Loop Road and Paseo del Sol



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	21	324	5	64	224	99	24	153	194	116	91	43
Future Volume (veh/h)	21	324	5	64	224	99	24	153	194	116	91	43
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	26	405	6	80	280	124	30	191	242	161	126	60
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.72	0.72	0.72
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	321	624	9	341	449	199	458	225	285	273	406	193
Arrive On Green	0.03	0.34	0.34	0.05	0.37	0.37	0.03	0.30	0.30	0.07	0.34	0.34
Sat Flow, veh/h	1781	1838	27	1781	1228	544	1781	750	950	1781	1197	570
Grp Volume(v), veh/h	26	0	411	80	0	404	30	0	433	161	0	186
Grp Sat Flow(s),veh/h/ln	1781	0	1865	1781	0	1772	1781	0	1699	1781	0	1768
Q Serve(g_s), s	0.7	0.0	14.0	2.1	0.0	14.1	0.9	0.0	18.0	4.7	0.0	5.8
Cycle Q Clear(g_c), s	0.7	0.0	14.0	2.1	0.0	14.1	0.9	0.0	18.0	4.7	0.0	5.8
Prop In Lane	1.00		0.01	1.00		0.31	1.00		0.56	1.00		0.32
Lane Grp Cap(c), veh/h	321	0	634	341	0	648	458	0	510	273	0	599
V/C Ratio(X)	0.08	0.00	0.65	0.23	0.00	0.62	0.07	0.00	0.85	0.59	0.00	0.31
Avail Cap(c_a), veh/h	390	0	634	364	0	648	527	0	803	273	0	836
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	16.2	0.0	21.0	15.9	0.0	19.6	17.3	0.0	24.7	19.0	0.0	18.3
Incr Delay (d2), s/veh	0.1	0.0	5.1	0.3	0.0	4.5	0.1	0.0	5.1	3.4	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.0	6.6	0.8	0.0	6.2	0.3	0.0	7.5	2.1	0.0	2.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	16.4	0.0	26.1	16.2	0.0	24.0	17.4	0.0	29.8	22.3	0.0	18.6
LnGrp LOS	B	A	C	B	A	C	B	A	C	C	A	B
Approach Vol, veh/h		437			484			463			347	
Approach Delay, s/veh		25.5			22.7			29.0			20.4	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	6.6	32.0	9.5	27.0	8.6	30.0	6.6	29.9
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.0	25.5	5.0	35.5	5.0	25.5	5.0	35.5
Max Q Clear Time (g_c+I1), s	2.7	16.1	6.7	20.0	4.1	16.0	2.9	7.8
Green Ext Time (p_c), s	0.0	1.7	0.0	2.6	0.0	1.7	0.0	1.1

Intersection Summary	
HCM 6th Ctrl Delay	24.6
HCM 6th LOS	C



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	21	379	5	15	237	109	25	178	215	119	102	46
Future Volume (veh/h)	21	379	5	15	237	109	25	178	215	119	102	46
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	26	474	6	19	296	136	31	222	269	165	142	64
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.72	0.72	0.72
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	261	631	8	238	408	187	484	256	310	269	452	204
Arrive On Green	0.03	0.34	0.34	0.02	0.34	0.34	0.03	0.33	0.33	0.07	0.37	0.37
Sat Flow, veh/h	1781	1843	23	1781	1213	557	1781	770	933	1781	1221	550
Grp Volume(v), veh/h	26	0	480	19	0	432	31	0	491	165	0	206
Grp Sat Flow(s),veh/h/ln	1781	0	1866	1781	0	1770	1781	0	1702	1781	0	1771
Q Serve(g_s), s	0.7	0.0	17.3	0.5	0.0	16.3	0.9	0.0	20.5	4.6	0.0	6.3
Cycle Q Clear(g_c), s	0.7	0.0	17.3	0.5	0.0	16.3	0.9	0.0	20.5	4.6	0.0	6.3
Prop In Lane	1.00		0.01	1.00		0.31	1.00		0.55	1.00		0.31
Lane Grp Cap(c), veh/h	261	0	639	238	0	595	484	0	567	269	0	656
V/C Ratio(X)	0.10	0.00	0.75	0.08	0.00	0.73	0.06	0.00	0.87	0.61	0.00	0.31
Avail Cap(c_a), veh/h	329	0	639	317	0	595	550	0	797	269	0	829
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	17.4	0.0	22.1	17.7	0.0	22.1	15.8	0.0	23.7	18.4	0.0	17.0
Incr Delay (d2), s/veh	0.2	0.0	8.0	0.1	0.0	7.6	0.1	0.0	7.3	4.1	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.0	8.5	0.2	0.0	7.6	0.3	0.0	8.9	2.1	0.0	2.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	17.5	0.0	30.1	17.9	0.0	29.7	15.9	0.0	31.0	22.5	0.0	17.3
LnGrp LOS	B	A	C	B	A	C	B	A	C	C	A	B
Approach Vol, veh/h		506			451			522			371	
Approach Delay, s/veh		29.4			29.2			30.1			19.6	
Approach LOS		C			C			C			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	6.6	30.0	9.5	29.8	6.1	30.5	6.7	32.6
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.0	25.5	5.0	35.5	5.0	25.5	5.0	35.5
Max Q Clear Time (g_c+I1), s	2.7	18.3	6.6	22.5	2.5	19.3	2.9	8.3
Green Ext Time (p_c), s	0.0	1.6	0.0	2.7	0.0	1.6	0.0	1.2

Intersection Summary	
HCM 6th Ctrl Delay	27.6
HCM 6th LOS	C

Movement	NBL2	NBL	NBR	SEL	SER	SER2	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	167	234	53	22	224	39	14	167	140	87	213	49
Future Volume (veh/h)	167	234	53	22	224	39	14	167	140	87	213	49
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No		No				No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	174	174	55	24	43	43	17	204	171	98	239	55
Peak Hour Factor	0.96	0.96	0.96	0.91	0.91	0.91	0.82	0.82	0.82	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	449	449	118	413	81	81	333	238	199	285	440	101
Arrive On Green	0.08	0.08	0.35	0.03	0.30	0.30	0.02	0.25	0.25	0.07	0.30	0.30
Sat Flow, veh/h	1781	1781	333	1781	271	271	1781	940	788	1781	1471	338
Grp Volume(v), veh/h	174	174	299	24	289	289	17	0	375	98	0	294
Grp Sat Flow(s),veh/h/ln	1781	1781	1810	1781	1822	1822	1781	0	1728	1781	0	1809
Q Serve(g_s), s	3.9	3.9	7.7	0.6	8.0	8.0	0.4	0.0	12.5	2.4	0.0	8.2
Cycle Q Clear(g_c), s	3.9	3.9	7.7	0.6	8.0	8.0	0.4	0.0	12.5	2.4	0.0	8.2
Prop In Lane	1.00	1.00	0.18	1.00	0.15	0.15	1.00		0.46	1.00		0.19
Lane Grp Cap(c), veh/h	449	449	641	413	544	544	333	0	437	285	0	542
V/C Ratio(X)	0.39	0.39	0.47	0.06	0.53	0.53	0.05	0.00	0.86	0.34	0.00	0.54
Avail Cap(c_a), veh/h	449	449	641	512	544	544	444	0	516	314	0	542
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	13.0	13.0	15.1	14.0	17.6	17.6	16.3	0.0	21.5	16.0	0.0	17.7
Incr Delay (d2), s/veh	0.5	0.5	2.4	0.1	3.7	3.7	0.1	0.0	11.9	0.7	0.0	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.5	1.5	3.3	0.2	3.6	3.6	0.2	0.0	6.1	0.9	0.0	3.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.5	13.5	17.5	14.1	21.3	21.3	16.4	0.0	33.4	16.8	0.0	18.8
LnGrp LOS	B	B	B	B	C	C	B	A	C	B	A	B
Approach Vol, veh/h	473	473		313				392			392	
Approach Delay, s/veh	16.0	16.0		20.8				32.7			18.3	
Approach LOS	B	B		C				C			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	6.2	25.8	8.5	19.7	9.5	22.5	5.7	22.5
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.0	18.0	5.0	18.0	5.0	18.0	5.0	18.0
Max Q Clear Time (g_c+I1), s	2.6	9.7	4.4	14.5	5.9	10.0	2.4	10.2
Green Ext Time (p_c), s	0.0	0.6	0.0	0.8	0.0	0.5	0.0	1.0

Intersection Summary	
HCM 6th Ctrl Delay	21.7
HCM 6th LOS	C

TIERRA CONTENTA PHASE 3A

DRAINAGE ANALYSIS



MAY 19, 2025

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Drainage Analysis Methodology

This drainage analysis is built upon several previous studies by others including the Tierra Contenta Drainage Study by Bohannan Huston, Inc. (BHI) in 1997 and Master Drainage Plan for Tierra Contenta (1998). The Tierra Contenta Master Drainage Plan defined as a primary objective to use open space for storm water detention to maximize the area available for lot development. Runoff from developed tracts would be conveyed via roads, storm sewers or natural drainage courses to detention ponds located in arroyo open space. The Rational Method,

Ponding Volume = Change in % Impermeable Area x Area x 100-year, 24-hour Precipitation

was used to determine required ponding volume for each phase of development. A critical assumption is that the ponds drain within 24 hours to be ready for the next storm event. The following table was used to determine the percent of impermeable area by density or land use classification.

Density / Land Use Classification	Percent of Impermeable Area
Village Commercial	90%
Neighborhood commercial	90%
School/Community	80%
Residential Density of 10 to 20 d.u. per acre	70%
Residential Density of 6 to 9 d.u. per acre	55%
Residential Density of 1 to 5 d.u. per acre	45%
Developed Park (Activity Node)	20%
Undeveloped Open Space	5%

This same approach, referred to as the TC Drainage Analysis Method, has been used to size the Tierra Contenta Phase 3A (TC3A) detention ponds. Pond outlet release rates are calculated using TR-55 based on the 100-year, 24-hour storm event assuming a predevelopment condition. All ponds have overflows that will operate if the storm event exceeds the 100-year, 24-hour event precipitation of 3.24 inches.

TR-55 has been used to size culverts and pond release rates. Because the drainage plans associated with this report provide the backbone infrastructure that tract developers will be utilizing to convey flows to detention ponds, and because this engineer has experienced very localized storm events in Santa Fe in which one-inch of rainfall came down in 10 minutes, the culvert sizing is based on runoff from a 1000-year, 10-minute storm event (1.36”). It is assumed this critical storm event will occur after the ground surface is saturated and 100% of the rainfall becomes runoff.

Site Existing Conditions

Phase 3A of Tierra Contenta encompasses 216.5 acres of vacant land mostly sitting atop a mesa bounded by the Arroyo de los Chamisos on the south and west, and the “North Branch” of the Arroyo de los Chamisos to the north. Tierra Contenta Phase 3B owned by the New Mexico School for the Deaf lies to the east. The entire TC3A site is located within the Arroyo de los

Chamisos drainage basin. The Arroyo Chamisos South Sewer Interceptor (ACI) crosses the site and with its installation, a 32-foot-tall dam was installed on the North Branch of the Arroyo. The mesa top has several intersecting trails and vehicle scars, a smattering of trash, but for the most part is untouched. Nine acres of Phase 3B property flow towards TC3A and are included in the drainage calculations.

TC3A is located outside of any FEMA mapped flood zones, except for a small portion of land located south of the ACI in land that is to be designated as permanent open space (FEMA FIRM Panel 3504C0506E).

Ponding
The development of the ACI created a ponding area in the North Arroyo, which was designed by Bohannan Huston, Inc. (BHI, 1997) to handle the predicted increase in flow impacting this arroyo due to Tierra Contenta development. The dam installed on the North Arroyo has a single 8' x 6' concrete box culvert with a capacity of 660.9 cubic feet per second (CFS). BHI found this arroyo's 570-acre watershed produced 1116 CFS during the 100-year storm event and the 8' x 6' box culvert was installed to restrict flow to create a 31.2-acre-foot (AF) pond during the 100-year storm event. Currently 48.6 acres of TC3A flows to this ponding area, and thus makes up 8.52% of the total watershed. It has been assumed that 8.52% of the existing pond, or 2.8 Ac-Ft is detention ponding that serves TC3A.

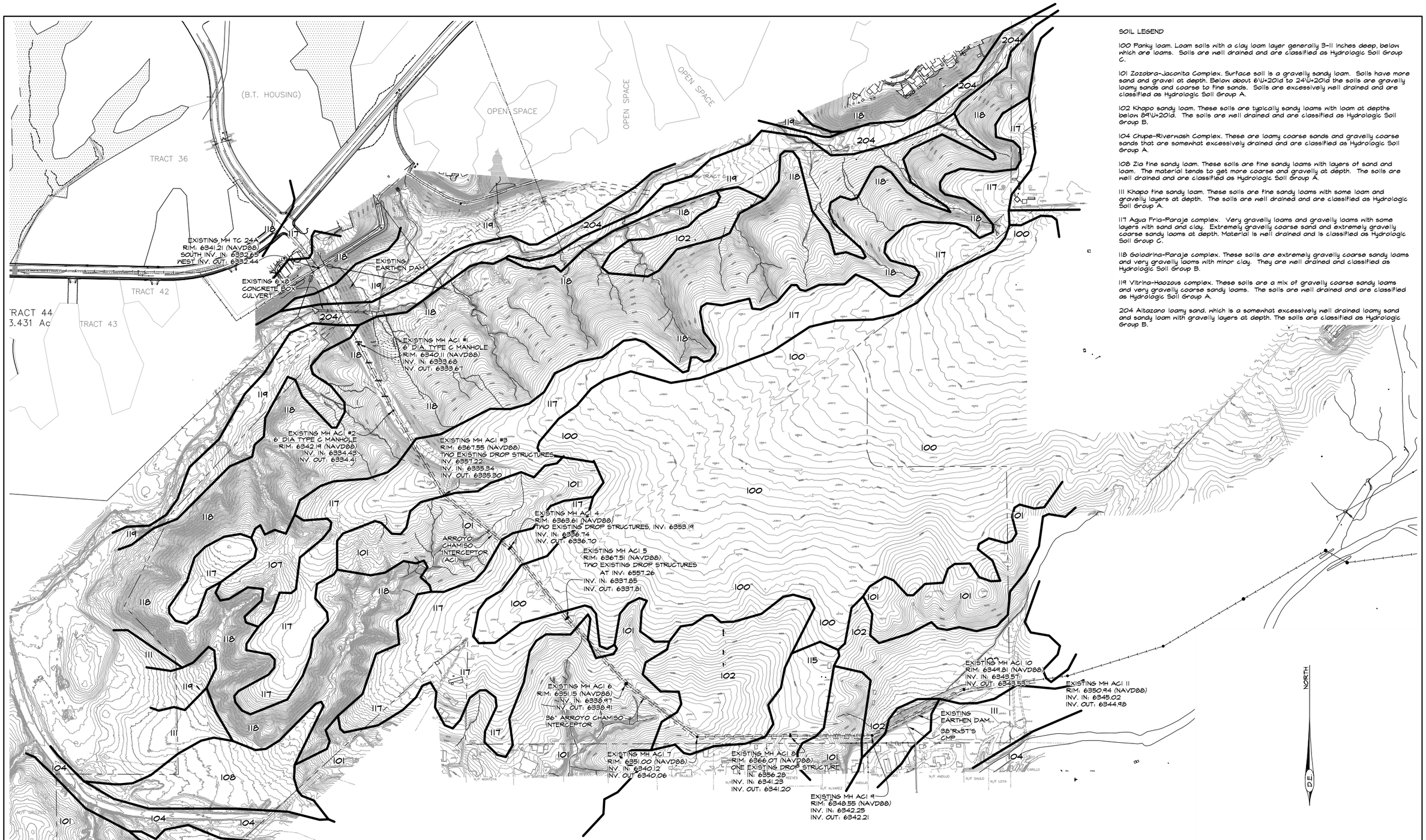
Soils
On-site soils within the project site have been mapped by the US Natural Resource Conservation Service and the soil mapping can be found on their web page: websoilsurvey.nrcs.usda.gov and is shown on Figure 1. The majority of the mesa top is dominated by Panky loam and Agua Fria-Paraje complex. Both soils are well drained and classified as Hydrologic Soil Group C. The mesa's side slopes are dominated by Golodrina-Paraje complex, also a well-drained, C soil. About 70% of the site has Hydrologic Group C soils and 30% of the site has Hydrologic Group A soils.

Vegetation
The natural vegetation consists mostly of grasses and shrubs on top of the mesa with few juniper and pinon trees. Along the side slopes the juniper and pinon trees are more prevalent. Basal ground cover is considered fair, ranging from 30-70%.

Runoff Coefficient
Based on the soil and vegetation present, existing runoff curve numbers range from 58-73. Curve numbers have been determined for each watershed and are used to calculate historic runoff in the project watersheds. For the purpose of sizing detention ponding, the TC Drainage Method assumes a 50% rainfall runoff for existing conditions, which is conservative given the site soil and vegetation and likely overestimates ponding requirements.

Precipitation Rate
NOAA has calculated the 100-year, 24-hour storm event to be 3.23 inches at the project site. The 1000-year, 24-hour storm event produces 1.36 inches (Table 1).

Watersheds
The existing site has been divided into 7 watersheds as delineated in Figure 2. Using TR-55, the 100-year, 24-hour storm event, each watershed's peak flows are shown in the following table. See Appendix A for calculations.



SOIL LEGEND

100 Panky loam. Loam soils with a clay loam layer generally 3-11 inches deep, below which are loams. Soils are well drained and are classified as Hydrologic Soil Group C.

101 Zozobra-Jaconita Complex. Surface soil is a gravelly sandy loam. Soils have more sand and gravel at depth. Below about 6\U+201d to 24\U+201d the soils are gravelly loamy sands and coarse to fine sands. Soils are excessively well drained and are classified as Hydrologic Soil Group A.

102 Khapo sandy loam. These soils are typically sandy loams with loam at depths below 89\U+201d. The soils are well drained and are classified as Hydrologic Soil Group B.

104 Chupe-Rivernash Complex. These are loamy coarse sands and gravelly coarse sands that are somewhat excessively drained and are classified as Hydrologic Soil Group A.

108 Zia fine sandy loam. These soils are fine sandy loams with layers of sand and loam. The material tends to get more coarse and gravelly at depth. The soils are well drained and are classified as Hydrologic Soil Group A.

111 Khapo fine sandy loam. These soils are fine sandy loams with some loam and gravelly layers at depth. The soils are well drained and are classified as Hydrologic Soil Group A.

117 Agua Fria-Paraje complex. Very gravelly loams and gravelly loams with some layers with sand and clay. Extremely gravelly coarse sand and extremely gravelly coarse sandy loams at depth. Material is well drained and is classified as Hydrologic Soil Group C.

118 Golodrina-Paraje complex. These soils are extremely gravelly coarse sandy loams and very gravelly loams with minor clay. They are well drained and classified as Hydrologic Soil Group B.

119 Vitrina-Haozous complex. These soils are a mix of gravelly coarse sandy loams and very gravelly coarse sandy loams. The soils are well drained and are classified as Hydrologic Soil Group A.

204 Altazano loamy sand, which is a somewhat excessively well drained loamy sand and sandy loam with gravelly layers at depth. The soils are classified as Hydrologic Group B.

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TIERRA CONTENTA PHASE 3A

FIGURE 1 EXISTING CONDITIONS

TABLE 1
NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES: NM

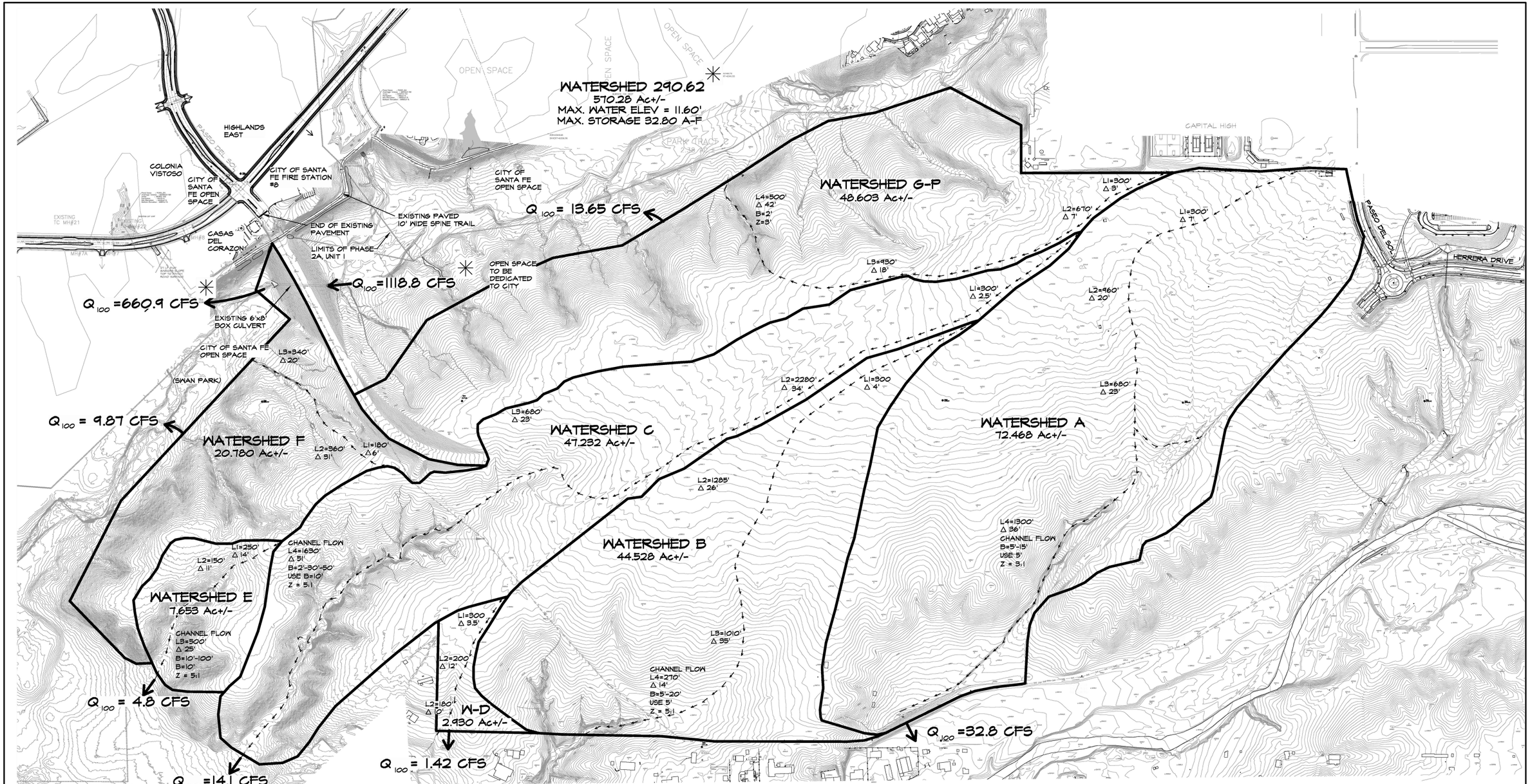
PDS-based precipitation frequency estimates with 90% confidence intervals (in inches)1

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.198**(0.171-0.228)	**0.256**(0.221-0.296)	**0.342**(0.294-0.395)	**0.406**(0.350-0.469)	**0.496**(0.424-0.571)	**0.565**(0.481-0.651)	**0.638**(0.540-0.734)	**0.712**(0.599-0.820)	**0.815**(0.678-0.937)	**0.895**(0.740-1.03)
10-min	**0.301**(0.260-0.347)	**0.390**(0.337-0.451)	**0.520**(0.448-0.601)	**0.618**(0.532-0.714)	**0.755**(0.646-0.870)	**0.860**(0.732-0.990)	**0.971**(0.822-1.12)	**1.08**(0.912-1.25)	**1.24**(1.03-1.43)	**1.36**(1.13-1.57)
15-min	**0.373**(0.323-0.430)	**0.483**(0.418-0.559)	**0.645**(0.556-0.745)	**0.766**(0.660-0.886)	**0.936**(0.800-1.08)	**1.07**(0.908-1.23)	**1.20**(1.02-1.38)	**1.34**(1.13-1.55)	**1.54**(1.28-1.77)	**1.69**(1.40-1.94)
30-min	**0.503**(0.435-0.579)	**0.650**(0.562-0.754)	**0.868**(0.748-1.00)	**1.03**(0.889-1.19)	**1.26**(1.08-1.45)	**1.44**(1.22-1.65)	**1.62**(1.37-1.86)	**1.81**(1.52-2.08)	**2.07**(1.72-2.38)	**2.27**(1.88-2.62)
60-min	**0.622**(0.538-0.717)	**0.805**(0.696-0.933)	**1.08**(0.926-1.24)	**1.28**(1.10-1.48)	**1.56**(1.33-1.80)	**1.78**(1.51-2.05)	**2.01**(1.70-2.31)	**2.24**(1.88-2.58)	**2.56**(2.13-2.95)	**2.81**(2.33-3.24)
2-hr	**0.744**(0.636-0.879)	**0.948**(0.812-1.12)	**1.25**(1.07-1.48)	**1.49**(1.26-1.76)	**1.81**(1.53-2.14)	**2.08**(1.74-2.44)	**2.35**(1.96-2.76)	**2.64**(2.19-3.09)	**3.04**(2.49-3.56)	**3.36**(2.73-3.94)
3-hr	**0.794**(0.689-0.934)	**1.01**(0.871-1.18)	**1.31**(1.13-1.54)	**1.55**(1.33-1.82)	**1.89**(1.61-2.21)	**2.16**(1.83-2.52)	**2.44**(2.06-2.84)	**2.74**(2.29-3.19)	**3.15**(2.60-3.66)	**3.48**(2.85-4.05)
6-hr	**0.911**(0.797-1.06)	**1.15**(1.00-1.33)	**1.47**(1.28-1.70)	**1.71**(1.48-1.98)	**2.06**(1.78-2.38)	**2.33**(2.00-2.69)	**2.61**(2.22-3.02)	**2.90**(2.46-3.35)	**3.30**(2.77-3.81)	**3.62**(3.01-4.18)
12-hr	**1.05**(0.925-1.20)	**1.32**(1.16-1.51)	**1.66**(1.46-1.90)	**1.93**(1.69-2.21)	**2.30**(2.01-2.63)	**2.58**(2.24-2.95)	**2.87**(2.48-3.28)	**3.17**(2.72-3.62)	**3.57**(3.04-4.08)	**3.89**(3.29-4.45)
24-hr	**1.22**(1.12-1.34)	**1.52**(1.40-1.68)	**1.90**(1.74-2.08)	**2.20**(2.01-2.41)	**2.60**(2.37-2.84)	**2.92**(2.65-3.18)	**3.23**(2.93-3.53)	**3.56**(3.21-3.88)	**3.99**(3.57-4.36)	**4.33**(3.85-4.73)
2-day	**1.38**(1.26-1.50)	**1.72**(1.57-1.88)	**2.13**(1.95-2.33)	**2.46**(2.25-2.69)	**2.91**(2.66-3.17)	**3.25**(2.96-3.55)	**3.61**(3.27-3.93)	**3.96**(3.57-4.32)	**4.43**(3.97-4.84)	**4.80**(4.28-5.25)
3-day	**1.50**(1.37-1.63)	**1.86**(1.70-2.03)	**2.31**(2.11-2.52)	**2.66**(2.43-2.90)	**3.14**(2.86-3.41)	**3.50**(3.18-3.81)	**3.88**(3.51-4.22)	**4.25**(3.84-4.63)	**4.75**(4.26-5.18)	**5.14**(4.59-5.61)
4-day	**1.61**(1.47-1.76)	**2.01**(1.84-2.19)	**2.48**(2.27-2.70)	**2.86**(2.61-3.11)	**3.36**(3.07-3.65)	**3.75**(3.41-4.07)	**4.15**(3.76-4.50)	**4.54**(4.10-4.93)	**5.08**(4.56-5.51)	**5.48**(4.90-5.96)
7-day	**1.88**(1.73-2.04)	**2.34**(2.16-2.54)	**2.87**(2.64-3.11)	**3.28**(3.02-3.55)	**3.83**(3.52-4.14)	**4.24**(3.89-4.59)	**4.66**(4.26-5.04)	**5.07**(4.63-5.49)	**5.61**(5.10-6.09)	**6.02**(5.44-6.54)
10-day	**2.11**(1.94-2.30)	**2.62**(2.42-2.86)	**3.22**(2.97-3.51)	**3.69**(3.40-4.02)	**4.32**(3.98-4.70)	**4.80**(4.40-5.23)	**5.29**(4.84-5.76)	**5.77**(5.26-6.28)	**6.40**(5.80-6.98)	**6.88**(6.21-7.52)
20-day	**2.79**(2.57-3.04)	**3.47**(3.20-3.78)	**4.22**(3.89-4.60)	**4.79**(4.42-5.22)	**5.53**(5.09-6.02)	**6.07**(5.58-6.61)	**6.60**(6.05-7.19)	**7.11**(6.51-7.76)	**7.75**(7.08-8.46)	**8.22**(7.48-8.99)
30-day	**3.43**(3.18-3.70)	**4.26**(3.96-4.60)	**5.15**(4.78-5.55)	**5.81**(5.40-6.26)	**6.64**(6.16-7.15)	**7.24**(6.71-7.80)	**7.82**(7.23-8.43)	**8.37**(7.72-9.02)	**9.05**(8.32-9.78)	**9.53**(8.74-10.3)
45-day	**4.26**(3.98-4.56)	**5.28**(4.93-5.65)	**6.31**(5.89-6.75)	**7.07**(6.59-7.55)	**7.99**(7.45-8.53)	**8.63**(8.04-9.21)	**9.24**(8.59-9.85)	**9.79**(9.10-10.4)	**10.5**(9.69-11.2)	**10.9**(10.1-11.6)
60-day	**4.91**(4.60-5.25)	**6.09**(5.70-6.53)	**7.28**(6.83-7.80)	**8.14**(7.63-8.72)	**9.19**(8.61-9.84)	**9.92**(9.28-10.6)	**10.6**(9.91-11.4)	**11.2**(10.5-12.0)	**12.0**(11.2-12.8)	**12.5**(11.6-13.4)

1 Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information



SOURCE: BOHANNON HUSTON, JULY 23, 1997
TIERRA CONTENTA DRAINAGE STUDY.

WATERSHED B,C&E WAS LABELED BY BOHANNON HUSTON AS 290.51
WATERSHED A WAS LABELED B&H AS 290.33

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TIERRA CONTENTA PHASE 3A

FIGURE 2 EXISTING WATERSHEDS

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2024-08-28 TC3 EXISITNG WATERSHED.dwg, EXISTING CONDITIONS PLAN, 8/28/2024 12:50:24 PM

WATERSHED	ACREAGE	CURVE NUMBER	TIME OF CONCENTRATION, HOURS	Q100, 24-HOUR, PEAK DISCHARGE, CFS	RUNOFF VOLUME, CU. FT
A	72.47	65.5	0.717	32.75	167,419
B	44.53	67.9	0.863	20.55	120,303
C	47.23	65.5	1.169	14.13	109,118
D	2.93	65.5	0.651	1.42	6,769
E	7.65	61.75	0.322	4.82	13,455
F	20.78	58.0	0.308	9.87	26,539
G	48.6	61.75	0.918	13.65	85,448

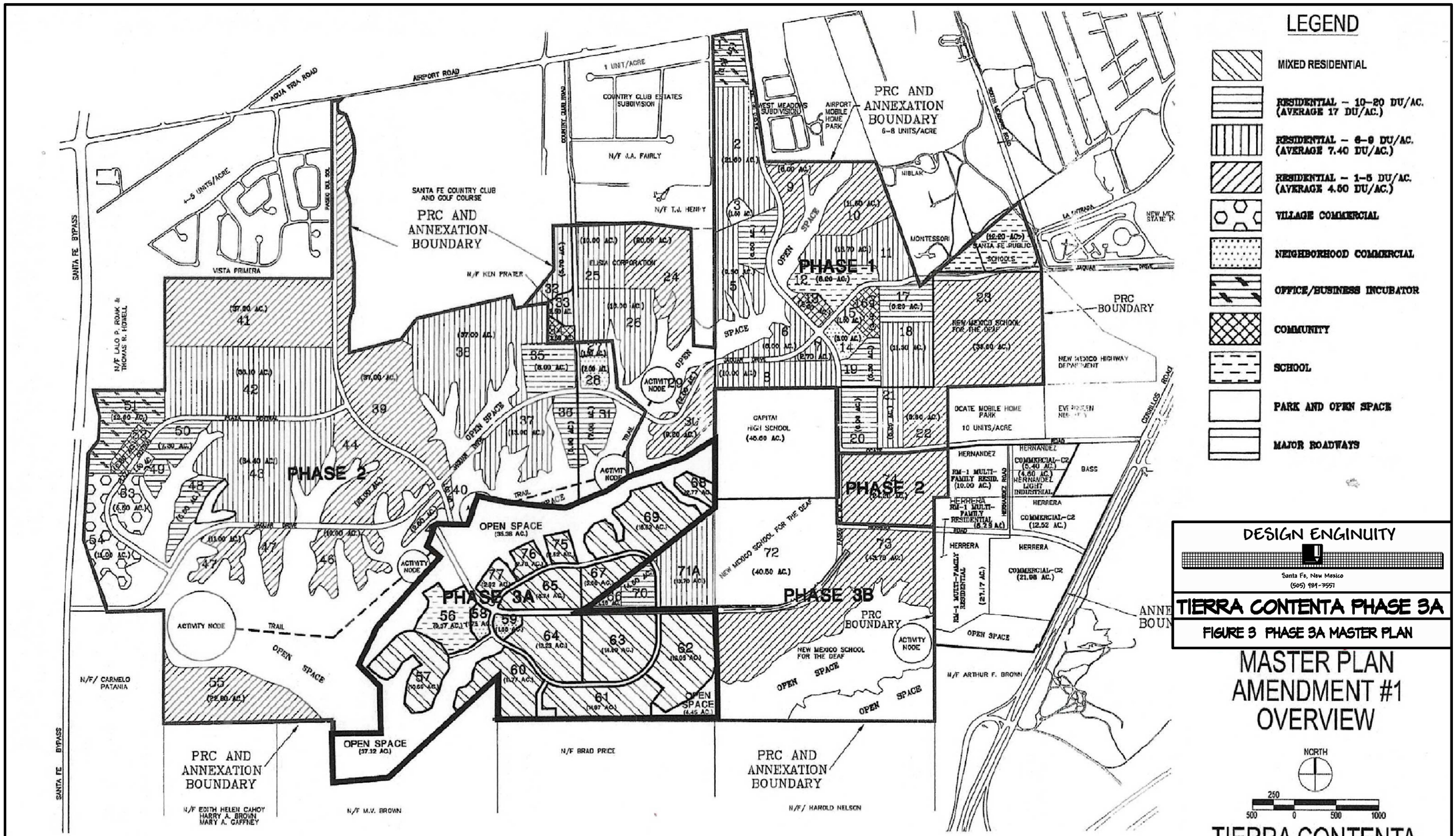
The outlet structures of the detention ponds were designed to discharge at or below the Q100, 24-hour peak discharge rates listed above.

Tierra Contenta Phase 3A Plans

The approved TC3A Master Plan (Figure 3) creates 14 tracts for mixed residential development, a 10.25-acre school site and two mixed use tracts. The mixed residential designation allows 1175 to 1500 dwelling units to be developed within the project but does not designate specific density by tract. Thus, a given tract could be R-1 or R-20 as long as the adopted Design Guidelines are met and the entire TC3A site does not exceed a maximum of 1500 dwelling units. The potential range of density makes calculating anticipated runoff difficult. But practically it is very unlikely that steeper sloped tracts will have densities exceeding R-6, and the flatter mesa top tracts will likely have densities exceeding R-10. The two mixed use tracts could have government and neighborhood commercial uses.

The Master Drainage Plan for Tierra Contenta (1998) defined percent of impermeable area by density or land use classification as follows:

Density / Land Use Classification	Percent of Impermeable Area
Village Commercial	90%
Neighborhood commercial	90%
School/Community	80%
Residential Density of 10 to 20 d.u. per acre	70%
Residential Density of 6 to 9 d.u. per acre	55%
Residential Density of 1 to 5 d.u. per acre	45%
Developed Park (Activity Node)	20%
Undeveloped Open Space	5%



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TIERRA CONTENTA PHASE 3A

FIGURE 3 PHASE 3A MASTER PLAN

MASTER PLAN AMENDMENT #1 OVERVIEW

NORTH

250 0 500 1000

TIERRA CONTENTA PHASE 3A

SANTA FE, NEW MEXICO

REVISION BOX

NO.	DATE	REVISION	BY
1	12-20-93	MAZRIA ADDITIONS	JG&A
2	1-5-94	CITY ADDITIONS(PORTER)	JG&A

PURPOSE STATEMENT: THE PURPOSE OF TIERRA CONTENTA MASTER PLAN AMENDMENT #1 IS TO ALTER LAND USES AND RESIDENTIAL DENSITIES IN PHASE 3A ONLY.

TIERRA CONTENTA CORPORATION
SEC PLANNING, LLC
JENKINSGAVIN, INC.
DESIGN ENGINUITY

For this analysis the above was modified to include road right of ways at 95% impermeable.

The TC3A tract layout has been refined and Figure 4 shows the current project site plan. Each tract's anticipated density and impervious acreage is shown in the following table.

TRACT NO.	LAND USE	ACREAGE	LIKELY MAX DENSITY	PERCENT IMPERVIOUS	IMPERVIOUS ACRES
56	SCHOOL	10.25		80%	8.2
57	MIXED RESIDENTIAL	10.06	R 6-9	55%	5.533
58	MIXED USE	1.23		90%	0.984
59	MIXED USE	1.73		90%	1.384
60	MIXED RESIDENTIAL	13.57	R 6-9	55%	7.4635
61	MIXED RESIDENTIAL	12.95	R 6-9	55%	7.1225
62	MIXED RESIDENTIAL	16.25	R 6-9	55%	8.9375
63	MIXED RESIDENTIAL	13.97	R 10-20	70%	9.779
64	MIXED RESIDENTIAL	11.37	R 10-20	70%	7.959
65	MIXED RESIDENTIAL	5.2	R 10-20	70%	3.64
67	MIXED RESIDENTIAL	5.02	R 10-20	70%	3.514
68	MIXED RESIDENTIAL	16.9	R 6-9	55%	9.295
69	MIXED RESIDENTIAL	3.21	R 6-9	55%	1.7655
70	MIXED RESIDENTIAL (NMSFTD)	4.55	R 10-20	70%	3.185
75	MIXED RESIDENTIAL	3	R 6-9	55%	1.65
76	MIXED RESIDENTIAL	2.59	R 6-9	55%	1.4245
77	MIXED RESIDENTIAL	3.3	R 6-9	55%	1.815
TRACT A	OPEN SPACE	23.08		5%	1.154
TRACT B	OPEN SPACE	36.26		5%	1.813
TRACT C	OPEN SPACE	1.62		5%	0.081
TRACT D	OPEN SPACE	4.69		5%	0.2345
TRACT E	PARK	3.29		20%	0.658
TRACT F	PED CORRIDOR	0.72		20%	0.146
TRACT G	ROAD ROW (INCL. NMSFTD LAND)	19.22		95%	18.34
TRACT H	ROAD ROW	1.09		95%	0.81
TRACT I	ROAD ROW	0.66		95%	0.66
	SUM	224.63		ACRES	107.548

PROJECT DATA

ACREAGE: TCC PROPERTY: 216.50 Ac+/- ; NMSFTD PROPERTY: 9.01 Ac+/-

NUMBER OF MASTER PLAT TRACTS: 17

ZONING: PRC

TOTAL OPEN SPACE: 69.34 Ac.+/-

ROAD RIGHT OF WAYS: 20.97 Ac.+/- (4.44+/- IS NMSFTD)

CAPITAL HIGH SCHOOL

PASEO DEL SOL WEST

JAGUAR DRIVE

EXISTING COMMUNITY TRAIL

N/F CITY OF SANTA FE

EXISTING PARK TRACT C 2.36 Ac+/-

EXISTING 20' WIDE REUSE LINE EASEMENT

20' WIDE PUBLIC TRAIL AND PUBLIC UTILITY EASEMENT

COMMUNITY TRAIL

TRACT 68 16.90 Ac+/-

TRACT A OPEN SPACE 23.06 Ac+/-

TRACT 69 3.21 Ac+/-

TRACT 75 3.00 Ac+/-

TRACT 76 2.59 Ac+/-

TRACT 77 3.29 Ac+/-

EXISTING 66' WIDE INGRESS, EGRESS AND UTILITY EASEMENT

60' R.O.W. - DRY UTILITIES UNDER SIDEWALK

TC CINTO NORTE

TRACT 65 5.24 Ac+/-

TRACT E NEIGHBORHOOD PARK 3.29 Ac+/-

TRACT 67 5.02 Ac+/-

TRACT 70 4.54 Ac+/- (NMSFTD)

NEW MEXICO SCHOOL FOR THE DEAF

70' R.O.W.

15' WIDE DRAINAGE EASEMENT

20'x10' DRAINAGE EASEMENT

88' R.O.W.

20'x25' DRAINAGE EASEMENT

PUBLIC UTILITY EASEMENT

300'

TR. 58 1.24 Ac+/- P.U.E.

62' R.O.W.

DRAINAGE ESMT.

PASEO DEL SOL WEST

HERRERA DR.

50' WIDE PUBLIC ACCESS ESMT.

7.5' PUBLIC UTILITY EASEMENT

TRACT H 50' R.O.W. 1.09 Ac+/-

TRACT 56 10.25 Ac+/- SCHOOL SITE

TRACT 59 P.U.E. 1.72 Ac+/-

10' WIDE DRAINAGE EASEMENT SUBJECT TO CHANGE

PASEO DEL SOL WEST

EXISTING 20' PUBLIC SANITARY SEWER EASEMENT

TRACT 64 11.37 Ac+/-

TRACT 63 13.97 Ac+/-

TRACT I 50' R.O.W. 0.66 Ac+/-

TRACT 62 16.25 Ac+/-

20' WIDE DRAINAGE EASEMENT

TRACT 57 10.06 Ac+/-

TRACT G ROAD ROW 19.20 Ac+/- (OF WHICH 4.44 Ac+/- IS NMSFTD PROPERTY)

TRACT F 0.72 Ac+/- 40' PEDESTRIAN CORRIDOR ROW

7.5' WIDE UTILITY EASEMENT TYPICAL

20' WIDE DRAINAGE EASEMENT SUBJECT TO CHANGE

TRACT 60 13.57 Ac+/-

15' WIDE DRAINAGE EASEMENT

70' R.O.W.

TC CINTO SUR

EXISTING 20' PUBLIC SANITARY SEWER EASEMENT

ACCESS FOR INSTALLATION AND MAINTENANCE THROUGH CITY OPEN SPACE

ACCESS FOR POND INSTALLATION AND MAINTENANCE VIA CITY SEWERLINE EASEMENT

10' WIDE DRAINAGE EASEMENT SUBJECT TO CHANGE

TRACT 61 12.95 Ac.+/-

TRACT C OPEN SPACE 1.62 Ac+/-

TRACT D OPEN SPACE 4.69 Ac+/-

EX. 20' D.E.

"OTHER FLOOD AREAS, ZONE X"

20' WIDE MAINTENANCE EASEMENT

35' DRAINAGE & ACCESS EASEMENT

ACCESS FOR INSTALLATION AND MAINTENANCE THROUGH CITY OPEN SPACE

TRACT B OPEN SPACE 35.95 Ac+/-

N/F OROZCO

N/F HERRERA

N/F MARTINEZ

N/F CASTILLO

N/F OTERO

N/F MONTOYA

N/F RIVERA

N/F ROYBAL

N/F TRUJILLO

N/F REEVES

N/F ALVAREZ

N/F ANDUJO

N/F SALCIDO

N/F SAULO

N/F LOYA

N/F CARILLO

LOT 1

NORTH

D.E.

LEGEND

ROAD, WATER, SEWER AND DRY UTILITY CONNECTION BETWEEN TRACTS REQUIRED. CONNECTION LOCATIONS CAN BE RELOCATED ALONG TRACT BOUNDARY WITH TCC APPROVAL.

(PP) POCKET PARK MINIMUM 0.25 ACRES. LOCATION TO BE DETERMINED BY TRACT DEVELOPER

COMMUNITY TRAIL

OPEN SPACE

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TIERRA CONTENTA PHASE 3A

FIGURE 4 SITE PLAN

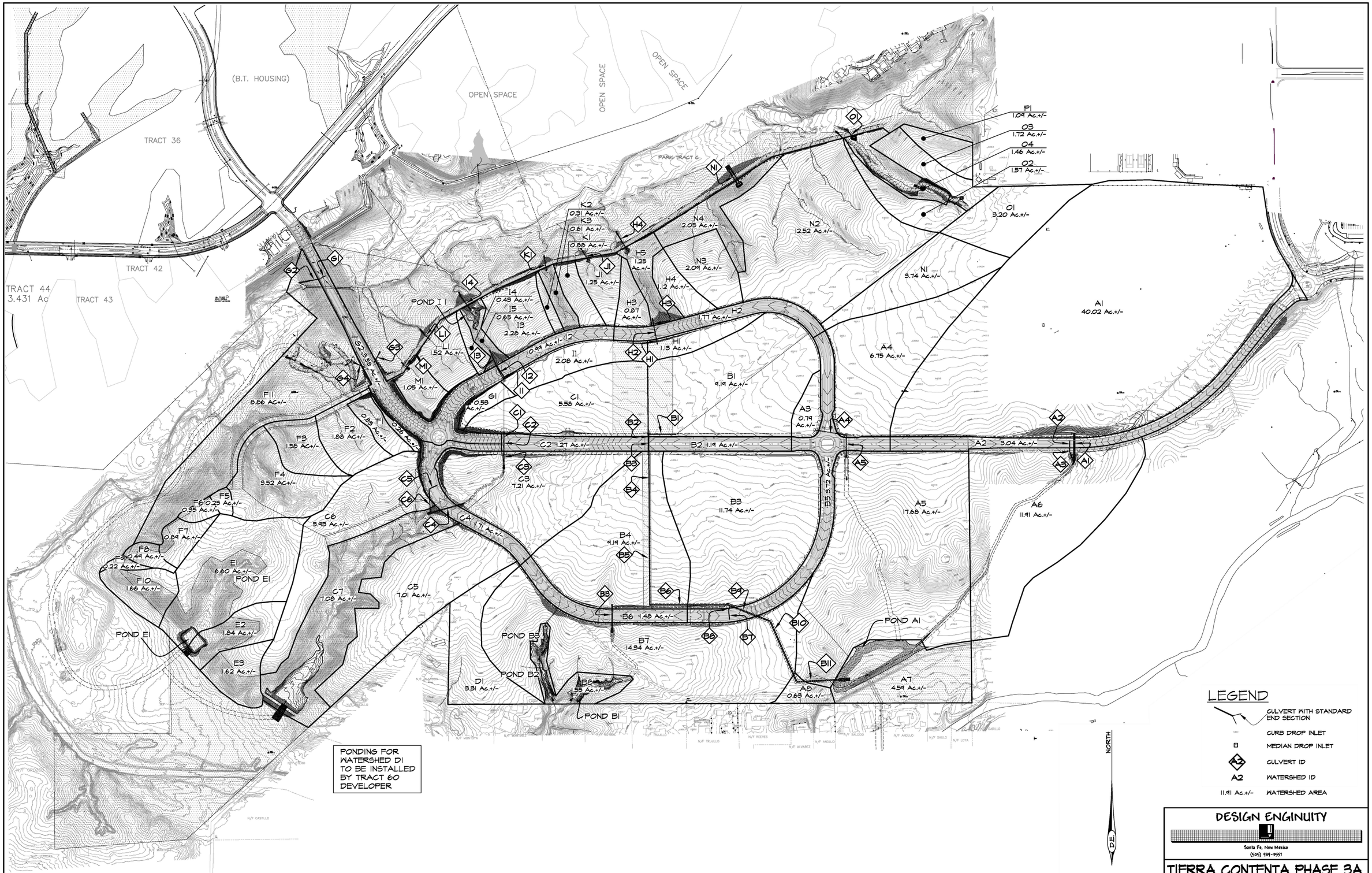
Detention Pond Requirements by Watershed

The project site has been divided into 16 watersheds as shown on Figure 5. Each watershed was subdivided into subbasins as necessary to determine flows to culverts. Watershed B's terrain limits detention pond development, so much of that watershed has been directed to Watershed A via a storm drain system. A total of 13.73 AF of detention ponding is required to accommodate full building out of TC3A. A summary of each watershed's required ponding is as follows. The required detention ponding calculations can be found in Appendix B.

WATERSHED	DEVELOPED ACREAGE	IMPERVIOUS ACREAGE	REQUIRED DETENTION PONDING, AF
A	113.68	37.8	4.58
B	23.50	13.7	1.65
C	35.79	21.0	2.54
D	3.31	1.8	0.22
E	10.06	3.4	0.41
F	19.28	8.6	1.04
G	4.11	3.8	0.46
H	6.14	3.6	0.44
I	6.43	4.0	0.48
J	1.25	0.7	0.08
K	1.80	0.7	0.08
L	1.52	0.8	0.10
M	1.05	0.6	0.07
N	20.40	9.8	1.19
O	7.95	2.4	0.29
P	1.09	0.7	0.09
TOTAL	**257.36**	**113.36**	**13.73**

Planned Detention Ponding

Seven new ponds will be constructed along with the backbone infrastructure to provide the required detention ponding as shown on Figure 5. It has been assumed that 2.8 AF or 8.52% of the existing 31.2 AF pond located in the North Arroyo along with Pond I1 will address the detention ponding required for Watersheds F-P. Watershed D located on the south boundary of the project will not have a detention pond built with the project spine infrastructure. A detention pond will have to be incorporated into the future development plans for Tract 60 by that tract's developer. This engineer assumed that Tract 60 would be developed at a density of 6-9 and that 0.22 AF of ponding will be required. At the time plans are prepared for this tract, these assumptions should be reevaluated. Even though total planned detention ponding exceeds what is required by code, ponding must be constructed in Watershed D to protect downhill residents from incurring flows above expected historic conditions. The total ponding planned to be built with the project infrastructure plans along with existing ponding totals 15.84 AF, which is


(B.T. HOUSING)
OPEN SPACE
OPEN SPACE
OPEN SPACE
TRACT 36
TRACT 42
TRACT 44
3.431 Ac
TRACT 43
PARK TRACT G
P1
1.09 Ac.+/-
O3
1.72 Ac.+/-
O4
1.46 Ac.+/-
O2
1.57 Ac.+/-
O1
3.20 Ac.+/-
N1
N2
12.52 Ac.+/-
N4
2.05 Ac.+/-
N3
2.09 Ac.+/-
N1
9.74 Ac.+/-
A1
40.02 Ac.+/-
A4
6.75 Ac.+/-
K2
0.91 Ac.+/-
K3
0.61 Ac.+/-
K1
0.88 Ac.+/-
J1
1.25 Ac.+/-
H5
1.25 Ac.+/-
H4
1.12 Ac.+/-
H3
0.87 Ac.+/-
H2
1.77 Ac.+/-
H1
1.18 Ac.+/-
I4
0.43 Ac.+/-
I5
0.65 Ac.+/-
I3
2.28 Ac.+/-
I2
0.99 Ac.+/-
I1
2.08 Ac.+/-
POND I1
L1
1.52 Ac.+/-
M1
1.05 Ac.+/-
G2
3.58 Ac.+/-
G1
0.53 Ac.+/-
C1
5.58 Ac.+/-
B1
9.19 Ac.+/-
A3
0.79 Ac.+/-
F11
8.86 Ac.+/-
F3
1.58 Ac.+/-
F2
1.88 Ac.+/-
F1
0.85 Ac.+/-
0.28 Ac.+/-
F4
3.52 Ac.+/-
F5
F6 0.25 Ac.+/-
0.55 Ac.+/-
F7
0.89 Ac.+/-
F8
F9 0.49 Ac.+/-
0.22 Ac.+/-
F10
1.66 Ac.+/-
E1
6.60 Ac.+/-
POND E1
E2
1.84 Ac.+/-
E3
1.62 Ac.+/-
POND E1
C6
5.93 Ac.+/-
C7
7.08 Ac.+/-
C5
7.01 Ac.+/-
C4 1.71 Ac.+/-
C2 1.27 Ac.+/-
C3
7.21 Ac.+/-
B2 1.19 Ac.+/-
A2 3.04 Ac.+/-
B3
11.74 Ac.+/-
B5 3.72 Ac.+/-
A5
17.68 Ac.+/-
A6
11.91 Ac.+/-
B4
9.19 Ac.+/-
B6 1.48 Ac.+/-
B7
14.34 Ac.+/-
POND B3
POND B2
D1
3.91 Ac.+/-
B8
1.55 Ac.+/-
POND B1
A8
0.63 Ac.+/-
POND A1
A7
4.59 Ac.+/-
PONDING FOR WATERSHED D1 TO BE INSTALLED BY TRACT 60 DEVELOPER
LEGEND
CULVERT WITH STANDARD END SECTION
CURB DROP INLET
MEDIAN DROP INLET
A3 CULVERT ID
A2 WATERSHED ID
11.91 Ac.+/- WATERSHED AREA
NORTH
D.E.
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551
TIERRA CONTENTA PHASE 3A
FIGURE 5 WATERSHEDS & CULVERT PLAN

2.11 AF more than the required 13.73 AF. Pond outlet structures have been designed to meet historic flows from the watershed in which it discharges. Each pond's size is shown on the table below and the ponds' locations are shown on Figure 5.

POND ID	HOLDING CAPACITY, AF
POND A1	6.75
POND B1	1.31
POND B2	0.44
POND B3	0.42
POND C1	3.07
POND E1	0.54
POND I1	0.52
EX POND	2.80
TOTAL	**15.84**

DETENTION PONDING ASSOCIATED WITH FLOWS TO NORTH ARROYO

Ponding in the arroyo located north of TC3 was developed in 1999 as part of the ACI project. This gravity 36-inch RCP interceptor serves a majority of the current wastewater flows in the City of Santa Fe. The North Arroyo was dammed with a 33-foot tall and 240-foot-wide earthen dam which carries the shallowly buried ACI across the North Arroyo. A 6-foot by 8-foot concrete box culvert was installed per the BHI's recommendation presented in their July 23, 1997, Tierra Contenta Drainage Study. That study found that the north arroyo's watershed is 570 acres and at full build out would produce 1118.8 CFS during a 100-year storm event. The flow was restricted by the 6-foot by 8-foot box's capacity which was calculated by BHI to have a capacity of 660.9 cfs when the pond was full. They found the water surface would rise 11.6 feet and the total ponding holding capacity was 32.80 AF.

Watershed G-P (Figure 2) with a total acreage of 48.60 from TC3 flows into this existing pond. Given that Watershed G-P make up 8.52% of the total watershed (48.60/570.28), it is reasonable to assume that 8.52% of the existing pond was to serve TC3, or 2.80 AF. Using the TC Drainage Method for sizing detention ponds, the total ponding required for post development watersheds G thru P is 3.28 AF. Using the TR-55 method, a ponding requirement of 2.54 AF is necessary. Thus, the existing pond is 0.48 AF undersized based on the TC Drainage Method for sizing detention ponds and 0.26 AF more than necessary using the TR-55 method. Another pond (Pond I1) will be developed in a small arroyo crossed by a new sewer access road/community trail. This pond is designed to detain 0.52 AF during the 100-year, 24-hour storm event. Releases from the pond will be via a controlled outlet structure with a top grate and a 6" diameter opening at the bottom of the pond. The peak discharge from the 6" diameter opening will be 3.7 CFS when the pond is full. For the 1000-year, 24-hour storm event when a calculate peak flow of 50 CFS passes through this arroyo, the top grate will operate as a weir and can accommodate 70 CFS with more than 1-foot of freeboard. Appendix C provides detailed calculations on pond outlet design.

With the North Arroyo pond's 2.80 AF and Pond I1's 0.52 AF, a total of 3.32 AF of ponding will be provided, just over the 3.28 AF required.

DETENTION PONDING ASSOCIATED WITH FLOWS TO THE ARROYO CHAMISO

Pond A1 is in Watershed A on the southeast side of the project. The pond exists today due to the installation of an earthen dam associated with the ACI construction. This pond will be enlarged to detain 6.75 AF, although only 4.58 AF is required. The pond currently has a release pipe that is a 38" R x 58" S CMP that carries flows directly to the Arroyo de Los Chamisos. The estimated capacity of this pipe is 120 CFS. Historic peak flows from Watershed A are calculated to be 32.75 CFS during the 100-year storm event. Therefore, a controlled outlet structure will be connected to the outlet pipe, restricting flow through a 23-inch opening at the base of the pond which will release 32 CFS when the pond is holding 4.58 AF. This accommodates the 100-year storm event and provides for 1.85 feet of freeboard in the pond. In a larger storm event, the water can rise and start flowing into the outlet structure's top grate. The limiting factor is the existing outlet pipe's capacity of 120 CFS. The pond must rise to 1.4 feet over the grate for the outlet structure to release 120 CFS, which will leave 9-inches of freeboard.

Pond B1, B2 and B3 are in existing arroyos at the south end of Watershed B. The required ponding in this watershed is 1.65 AF and the total holding capacity of the ponds is 2.23 AF. All three ponds outlet structure is of the same design. The ponds will be created by the installation of 10' tall gabion dams in the arroyos with a bottom release 3' tall and 6-inches wide with a capacity of 9.37 cfs when a pond is full. Together the two lower ponds will release a total of 18.74 CFS during the 100-year, 24-hour storm event, which is below the calculated historic rate of 20.55 CFS. To accommodate larger storms, a 6' wide, 1' deep overflow weir will be installed, which will accommodate another 20 CFS. These ponds discharge to an arroyo passing through a residential neighborhood to the south.

Pond C1 is in Watershed C. The pond will be an 8-foot-tall earthen dam with a 15-inch CMP release at its base and a 30' wide concrete spillway at its top. The pond can detain 3.07 AF. The outlet capacity of the 15-inch pipe is 14 CFS which matches the calculated pre-development peak flow for the 100-year storm event. To accommodate flows in excess of a 100-year storm event, the weir has been designed with a capacity of 102 CFS. This pond discharges to City of Santa Fe open space and will flow into the Arroyo de Los Chamisos.

Watershed D is 3.31± acres and there is no location where a detention pond could be installed that would be accessible for maintenance by the city and not greatly impact the site for development. Therefore, the developer of Tract 60 will be required to either provide on-lot ponding or centralized ponding that fits into the site's development. The ponding must compensate for all impervious areas within Watershed D. The calculated pre-development flow from Watershed D for the 100-year, 24-hour storm event is 1.42 CFS. Required ponding using the TC Drainage method for calculating detention ponding is 0.22 AF based on the assumption that 55% of the watershed will be impervious. Tract 60 may choose to refine the required ponding based on actual planned impervious area.

Pond E1 is in Watershed E and has a capacity of 0.48 AF. This pond will require some site grading and the development of earthen berms around the pond. The pond depth is only 3-feet. There will be an 8" outlet pipe at its base with a capacity of 4.17 CFS, slightly below the calculated historic flow rate of 4.82 CFS for the 100-year storm event. To accommodate flows in

excess of a 100-year storm event, the weir has been designed with a capacity of 24.3 CFS. This pond discharges into City of Santa Fe open space and then flows into the Arroyo de Los Chamisos.

Watershed F is located upgradient of the confluence of the North Arroyo and the Arroyo de Los Chamisos. Watershed F, like Watershed G-P, can be divided into several separate small watersheds and this engineer did that, creating 11 distinct watersheds for the purpose of sizing culverts under a planned road and trail that was later value engineered out of the plans. All of these small watersheds have a very steep north slope into the north arroyo and no location where a 10-foot-high dam would contain more than a few thousand cubic feet of water. Based on the TC Drainage Method for calculating detention ponding a total of 1.04 AF is required. Using the TR-55 method, a ponding requirement of 0.75 AF is necessary. Another 6 or more ponds would have to be developed to accommodate these volumes. Given that there is no development downgradient from Watershed F and that the TC3A's total required ponding, including Watershed F totals 13.73 AF while 15.84 AF is to be installed, it was determined it was acceptable to not contain flows from this watershed.

Roadway Capacity

The road sections were evaluated to determine if they could contain the 1000-year, 10-minute storm (1.36" in 10 minutes) assuming 100% runoff. This event would produce 8.228 CFS/Acre of roadway. In all cases, road curbs are 6" tall and roads have a cross slope of 2%. The flattest roads have a road grade of 0.5% and have a capacity of 15.5 CFS within the curbs and can contain runoff from 1.9 acres of roadway. The steepest roads have a 5% grade and have a capacity to contain 52 CFS which is the runoff from 6.2 acres of roadway. On Paseo Del Sol at Sta 19+50 additional curb drop inlets were added to prevent overtopping of the curbs west of that location. All other roadways can contain stormwater runoff between the curbs based on the planned drop inlets located at road sags.

Watershed Peak Runoff Rates

The TR-55 method was used to determine the time of concentration of each sub-watershed at full development. Then peak runoff rates were calculated based on the 100-year, 24-hour storm event of 3.23 inches. Santa Fe Land Development Code, Chapter 14, requires that the storm drain system be designed to handle at a minimum the peak runoff rate associated with the 100-year, 24-hour storm event, which for the TC3A area is 3.23 inches. But this engineer has experienced and others have reported short extreme downpours in the City of Santa Fe that produce 1 inch in 10 minutes. NOAA estimates that the 200-year, 10 minute storm is 1.08" whereas the 1000-year, 10 minute storm is 26% more, with a precipitation of 1.36" This engineer selected the 1000-year, 10 minute storm event of 1.36" to size all culverts so as to provide an adequate safety factor and ensure that at least the backbone infrastructure that the city will ultimately own and maintain can handle an extreme storm event. Furthermore, because these extreme downpours typically occur during a longer storm event that has already saturated the soil, it has been assumed that 100% of the 1.36" will runoff. For the benefit of the reviewer, the 100-year, 24-hour peak flow and the 1000-year, 10-minute peak flow of every subbasin is presented in Table 2. In most cases where the site is developed, the estimated peak flow for

TABLE 2 - WATERSHEDS POST DEVELOPMENT PEAK RUNOFF																
WATERSHED ID	ACREAGE	CONDITION	HYDROLOGIC SOIL GROUP	CN	PONDING FACTOR	L1, LF	S1, %	L2, LF	S2, %	L3, LF	S3, %	TRAP DIMENSIONS	TC, HR	PEAK Q 100-YR, 24- HOUR, CFS	RUNOFF VOLUME 100YR, 24 HR STORM, CF	PEAK Q 1000-YR, 10 MIN, CFS. ASSUME 100% RUNOFF BY TC OR 10 MINUTES, WHICH EVER IS MORE
A1	40.02	UNDEVELOPED	C	73		300	0.028	1270	0.028				0.550	34.49	145,567	100
A2	3.04	ROADWAY		95		1430	0.033						0.107	18.29	29511	25
A3	0.79	DEVELOPED		90		50	0.015	250	0.015				0.164	3.3	6299	7
A4	6.75	UNDEVELOPED	C	73		300	0.019	850	0.019				0.614	5.41	24552	15
A5	17.63	DEVELOPED		90		50	0.015	880	0.048				0.205	66.01	140961	118
A6	11.91	UNDEVELOPED	A/B	58		300	0.037	1000	0.035				0.489	3.94	15210	33
A7	4.59	UNDEVELOPED/POND	A/B	58	0.72	70	0.071	550	0.025				0.156	2.27	5862	38
A8	0.63	UNDEVELOPED	A/B	58		250	0.100						0.231	0.37	805	4
B1	9.19	DEVELOPED		90		50	0.015	880	0.015				0.234	32.3	73271	54
B2	1.19	ROADWAY		95		710	0.012						0.1	7.32	11552	10
B3	11.74	DEVELOPED		90		50	0.015	790	0.032				0.197	44.61	93602	82
B4	9.19	DEVELOPED		90		50	0.015	800	0.034				0.195	35.32	73271	65
B5	3.72	ROADWAY		95		1640	0.022						0.147	19.9	36113	31
B6	1.48	ROADWAY		95		500	0.01						0.1	9.1	14367	12
B7	14.34	DEVELOPED		90		50	0.015	900	0.033				0.204	53.86	114332	96
B8	1.55	UNDEVELOPED/POND	A/B	58	0.72	50	0.1			350	0.050	3:1; 5'	0.1	1.25	1980	13
C1	5.58	DEVELOPED		90		50	0.015	700	0.037				0.186	22.06	44489	41
C2	1.27	ROADWAY		95		730	0.0313						0.1	7.81	12329	10
C3	7.21	DEVELOPED		90		50	0.015	950	0.046				0.196	27.71	57485	50
C4	1.71	ROADWAY		95		480	0.0429						0.1	10.52	16600	14
C5	7.01	DEVELOPED		90		50	0.015	1170	0.033				0.224	24.94	55890	43
C6	5.93	DEVELOPED		90		50	0.015	350	0.057				0.156	25.4	47279	49
C7	7.08	UNDEVELOPED/POND	B	58	0.73					1200	0.033	3:1; 5	0.1	4.18	9042	58
D1	3.31	DEVELOPED		90		50	0.015	450	0.044				0.165	13.81	26390	27
E1	6.6	60% DEV/40% UNDEV	B	77.2	0.73	50	0.015	300	0.040	550	0.064	3:1; 5	0.172	11.28	29841	53
E2	1.84	54% DEV/46% UNDEV	B	75.28		50	0.015	200	0.040	410	0.064	3:1; 5	0.161	3.99	7551	15
E3	1.62	40% DEV/60% UNDEV	B	70.8		50	0.015	200	0.040	140	0.236	3:1; 5	0.152	2.87	5210	13
F1	0.85	SCHOOL		90		150	0.04	250	0.100				0.255	2.86	6777	5
F2	1.88	SCHOOL		90		150	0.04	220	0.114				0.233	6.69	14989	11
F3	1.58	SCHOOL		90		280	0.071	100	0.150				0.294	4.68	12597	7
F4	3.52	SCHOOL/DEVELOPED		90		300	0.043	130	0.177	170	0.1	3:1; 5	0.383	8.12	28065	13
F5	0.25	DEVELOPED		90		50	0.015	80	0.040	20	0.5	3:1; 5	0.142	1.15	1993	2
F6	0.35	DEVELOPED		90		50	0.015	100	0.050	80	0.138	3:1; 5	0.146	1.54	2791	3
F7	0.89	90% DEV/10% UNDEV	B	86.8		50	0.015	210	0.050	50	0.36	3:1; 5	0.15	3.43	6220	7
F8	0.49	66% DEV/33% UNDEV	B	79		50	0.015	150	0.050	60	0.267	3:1; 5	0.147	1.35	2449	4

WATERSHED ID	ACREAGE	CONDITION	HYDROLOGIC SOIL GROUP	CN	PONDING FACTOR	L1, LF	S1, %	L2, LF	S2, %	L3, LF	S3, %	TRAP DIMENSIONS	TC, HR	PEAK Q 100-YR, 24- HOUR, CFS	RUNOFF VOLUME 100YR, 24 HR STORM, CF	PEAK Q 1000-YR, 10 MIN, CFS. ASSUME 100% RUNOFF BY TC OR 10 MINUTES, WHICH EVER IS MORE
F9	0.22	25% DEV/75% UNDEV	B	66		50	0.015	50	0.050	150	0.2	3:1; 5	0.145	0.29	526	2
F10	1.66	25% DEV/75% UNDEV	B	66		50	0.015	100	0.050	200	0.23	3:1; 5	0.149	2.19	3966	14
F11	8.86	UNDEVELOPED	B	58		50	0.200	200	0.200				0.054	7.17	11315	73
G1	0.53	DEVELOPED		90		80	0.015						0.198	2.01	4226	4
G2	3.58	ROADWAY		95				850	0.045				0.1	22.02	34753	29
H1	1.13	DEVELOPED		90		50	0.015	400	0.017				0.177	4.59	9009	9
H2	1.77	ROADWAY		95				900	0.030				0.1	10.89	17183	15
H3	0.87	DEVELOPED		90		50	0.015	250	0.100				0.147	3.82	6936	7
H4	1.12	DEVELOPED		90		50	0.015	300	0.075				0.151	4.92	8930	9
H5	1.25	UNDEVELOPED	B	58						420	0.060		0.1	1.01	1596	10
I1	2.08	DEVELOPED		90		50	0.015	700	0.019				0.207	7.99	16584	14
I2	0.99	ROADWAY		95		600	0.019						0.1	6.09	9611	8
I3	2.28	DEVELOPED		90		50	0.015	350	0.086				0.152	9.87	18178	19
I4	0.43	DEVELOPED		90		50	0.015	300	0.083				0.15	1.87	3428	4
I5	0.65	UNDEVELOPED	B	73						350	0.086		0.1	0.53	830	5
J1	1.25	DEVELOPED		90		50	0.015	340	0.103				0.151	5.41	9966	10
K1	0.88	DEVELOPED		90		50	0.015	380	0.105				0.152	3.81	7016	7
K2	0.31	DEVELOPED		90		50	0.015	300	0.100				0.149	1.35	2472	3
K3	0.61	UNDEVELOPED	B	73		40	0.25			300	0.117		0.1	0.49	779	5
L1	1.52	DEVELOPED		90		50	0.015	270	0.111				0.147	6.68	12119	13
M1	1.05	DEVELOPED		90		50	0.015	220	0.136				0.144	4.68	8372	9
N1	3.74	UNDEVELOPED	B	73		300	0.0172	670	0.017				0.629	1.03	4776	8
N2	12.52	DEVELOPED		90		50	0.015	780	0.051				0.183	50.32	99821	94
N3	2.09	DEVELOPED		90		50	0.015	380	0.066				0.156	8.95	16663	17
N4	2.05	UNDEVELOPED	B	73						400	0.075		0.1	1.66	2618	17
O1	3.2	UNDEVELOPED	B	73		300	0.0192	350	0.019				0.561	0.97	4087	8
O2	1.57	DEVELOPED		90		50	0.015	600	0.058				0.17	6.48	12518	13
O3	1.72	DEVELOPED		90		50	0.015	550	0.045				0.172	7.02	13554	14
O4	1.46	UNDEVELOPED	B	73						580	0.052		0.1	1.18	1865	12
P1	1.09	DEVELOPED		90		50	0.015	400	0.063				0.158	4.67	8690	9

the 1000-year storm event is twice that of the 100-year storm event. Where the site is undeveloped, assuming the soils are saturated and 100% of the 10-minute storm runs off, the runoff rate increases 10-fold. Time of concentration and peak runoff rates for the developed condition calculations are provided in Appendix D.

Culvert Sizing

The culverts have been sized to accommodate the 1000-year, 10-minute storm runoff peak rates. Table 3 identifies each culvert, its contributing watersheds and total acreage, the peak runoff for the 100-year and 1000-year storm events, and the culvert inlet type (e.g. projecting or drop inlet), and the required head at the culvert inlet. Culvert locations are shown on Figure 5.

Summary

The backbone drainage infrastructure for TC3A has been designed to accommodate full build out of the project and to accommodate significant storm events up to 1.36” in 10 minutes. Eight common detention ponds will serve nearly all of the project at full buildout. The exception lies within a portion of Tract 60, in which there was no appropriate place to install the required 0.22 AF detention pond that would not greatly impact the development of that tract. Therefore, that tract developer will need to install either on-lot ponding or common ponds to reduce runoff to the historic flow rate (1.42 CFS) from that watershed. The eight common detention ponds have been sized to release calculated historic flow rates of a 100-year, 24-hour storm event. Pond outlets have been designed to release greater flows during larger storm events to control the release location and prevent overtopping. All ponds, except for the B ponds, release to open space or in the case of pond A1, directly to the Arroyo de los Chamisos. The B ponds discharge to an existing neighborhood. Much of that watershed has been redirected to Watershed A to reduce flows passing through the B ponds.

Runoff from developed tracts may exceed pre-development discharge rates, but adequate measures must be provided by tract developers to prevent the excess runoff from causing damage on its way to the detention ponds.

TABLE 3 - CULVERT PEAK FLOW AND SIZE

CULVERT ID	CONTRIBUTING WATERSHEDS	CONTRIBUTING WATERSHEDS ACREAGE	PEAK Q 100-YR, 24-HOUR STORM EVENT, CFS	PEAK Q 1000-YR, 10-MIN STORM EVENT, CFS	CULVERT INLET	CULVERT SIZE, INCHES	MIN HEAD AT CULVERT INVERT, FT
A1	A1	40.02	35	100	PROJECTING	2-36	4.5
A2	1/2 A2	1.52	9.15	12.5	DI	18	3.5
A3	A2	3.04	18.29	25	DI	24	4
A4	A3	0.79	3.3	7	PROJECTING	18	2.5
A5	A3+A4	7.54	8.71	22	MDI	24	3.2
B1	B1	9.19	32.3	54	MDI	36	4.5
B2	B1	9.19	32.3	54	MDI	36	4.5
B3	B1+1/2B2	9.79	35.96	59	DI	36	5
B4	B1+B2	10.38	39.62	64	DI	36	6
B5	B1+B2+1/4B4	12.68	48.45	80.25	MDI	48	4.32
B6	B1+B2+1/3B4	13.44	51.39	85.66	MDI	48	4.52
B7	1/2B5	1.86	10	15.5	DI	24	2.3
B8	B5	3.72	19.9	31	DI	24	5.1
B9,B10,B11	B1+B2+B3+1/3B4+B5	28.90	115.79	198.65	MDI	72	1.02
B13	2/3B4	6.13	23.54	43.33	MDI	36	3.63
C1	C1	5.58	22.06	41	MDI	24	4.2
C2	C1+1/2C2	6.22	25.97	46	DI	36	3.84
C3	C1+C2	6.85	29.87	51	DI	36	4.14
C4	C1+C2+C3	14.06	57.58	101	MDI	48	6
C5	1/2C4	0.43	5.13	7	DI	24	1.4
C6	C4	1.71	10.25	14	DI	24	2.2
G1	G1+1/4G2	1.425	7.52	11.25	DI	18	2.5
G2	G1+1/2G2	2.32	13.02	18.5	DI	18	5.7
G3	1/4G2	0.895	5.51	7.25	DI	18	2.5
G4	1/4G2	0.895	5.51	7.25	DI	18	2.5
H1	H1	1.13	4.59	9	MDI	18	2.5
H2	H1+1/2H2	2.015	10.04	16.5	DI	24	2.7
H3	H1+H2	2.9	15.48	24	DI	24	3.7
H4	H1+H2+H3+H4+H5	6.14	25.23	50	PROJECTING	36	4.5
I1	I1	2.08	7.99	14	MDI	24	2.7
I2	I1+1/2I2	2.575	11.04	18	DI	24	2.7
I3	I1+12	3.07	14.08	22	DI	24	3.7
I4	I1+I2+I3+I4+I5	6.43	26.35	50	MDI	36	4.5
J1	J1	1.25	5.41	10	PROJECTING	18	2.63
K1	K1+K2+K3	1.8	5.65	15	PROJECTING	24	2.7
L1	L1	1.52	6.68	12	PROJECTING	18	3.3
M1	M1	1.05	4.68	8	PROJECTING	18	2.5
N1	N1+N2+N3+N4	20.4	61.96	136	PROJECTING	2-48	5
O1	O1+O2+O3+O4	9.04	15.65	47	PROJECTING	36	4.5

City of Santa Fe, New Mexico

Attachment B

Applicant Submittals

5. ENN Meeting Submittals

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

TIERRA CONTENTA PHASE 3A
EARLY NEIGHBORHOOD NOTIFICATION MEETING NOTES

Date: May 29, 2025
Time: 5:30 to 6:30 pm
Location: Virtual Meeting held via Zoom
Attendees: City Land Use Department Representative
(Rebekah Clouser, Daniel Esquibel, Maggie Moore)
JenkinsGavin, Inc. (Jennifer Jenkins, Angelica Wolff)
Homewise, Inc (Westin Glass)
Project Team (Oralynn Guerrerortiz)

±18 Attendees

A presentation was given by Jennifer Jenkins of JenkinsGavin, Inc. in regard to the upcoming Subdivision Plat Plan application and Variance Application to the City of Santa Fe for the property located at 6120, 6130, 6150 and 6135 Paseo del Sol.

Following the presentation, a Question & Answer session was held. The following notes capture the questions and concerns raised and the responses by the Project Team.

Questions/Comments	**Responses**
There is a sewer line that runs through this property, what steps will take place to control this area?	We can't leave raw dirt; we will revegetate any dirt we disturb. We also can't plant anything that would hinder access to the sewer line.
Homewise is the Master Developer, how are other developers chosen? Does Homewise have a say in who is selected? Will each developer keep the same set of standards and quality of homes?	After we record the Master Plan it will be distributed to other developers who will then decide how to proceed with their developable portion. We have design standards which must be followed, and a committee will be formed so developers can present their ideas.
Where will builders access the site?	It will depend on a combination of factors, where they are located within the 200-acre property, where they come from, but Paseo del Sol will be a main access road.
When will each development begin?	We will start before the end of the year; each individual track depends on the market.
This is a very well thought out development and it's very exciting, thank you for all the work you have put into the project thus far.	Thank you.
Will there be commercial tracts in the	We have made it possible for commercial

neighborhoods?	development to be permissible within this development area. Commercial usually comes after housing has been established, but yes we love the idea of commercial elements.
Will there be apartments within the development? We have so many apartments in Santa Fe now.	We are not sure yet, it will depend on the developer and what they plan to do with it. Apartments are permissible within the development, its market driven. We are always looking for innovative ways to address the need.
Would the neighborhoods have access into Swan Park?	Daneil Esquibel: We do not have information on that at this time, we would need to talk with the Parks Department (Melissa). Please leave your information in the chat and we will reach out to discuss it further.
Will speed humps be added?	Paseo del Sol is not permitted to use speed humps however there are other ways to help calm traffic including roundabouts and the street design.

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

EARLY NEIGHBORHOOD NOTIFICATION MEETING

May 14, 2025

RE: Tierra Contenta, Phase 3A Subdivision Plat

Dear Neighbor:

This letter is being sent as notice of a neighborhood meeting to discuss a pending application to the City of Santa Fe for the preliminary subdivision plat for Phase 3A of Tierra Contenta. The application will include the following requests: (1) a variance to §14-8.2(D)(2)(b) to permit disturbance of 30% slopes; (2) a variance from §14-8.4(G) regarding street trees; (3) a variance from §14-8.4(F)(5) regarding significant trees; and (4) for "innovative street design" for two segments of Paseo del Sol West. The subdivision plat will create 16 master tracts that will be developed with up to 1,500 mixed income homes in the future. Land is reserved for community facilities, a new school, neighborhood parks, open space, and trails. The 216.5-acre subject property is located at 6120, 6130, 6150, and 6135 Paseo del Sol, and zoned Planned Residential Community. Please refer to the attached Vicinity Map, Site Plan and Early Neighborhood Notification Guidelines for more information.

In accordance with the requirements of the City of Santa Fe's Early Neighborhood Notification regulations, a meeting will be held via Zoom on **Thursday, May 29, 2025, at 5:30 pm.**

The meeting link is available on the City of Santa Fe portal: https://santafenm.portal.civicclerk.com/

Join Zoom Meeting
https://us02web.zoom.us/j/88493391036?pwd=SfuEn2IyWITY2S8koQrUlYcrTaDMO8.1

Meeting ID: 884 9339 1036; Passcode: 44258; (253) 205-0468

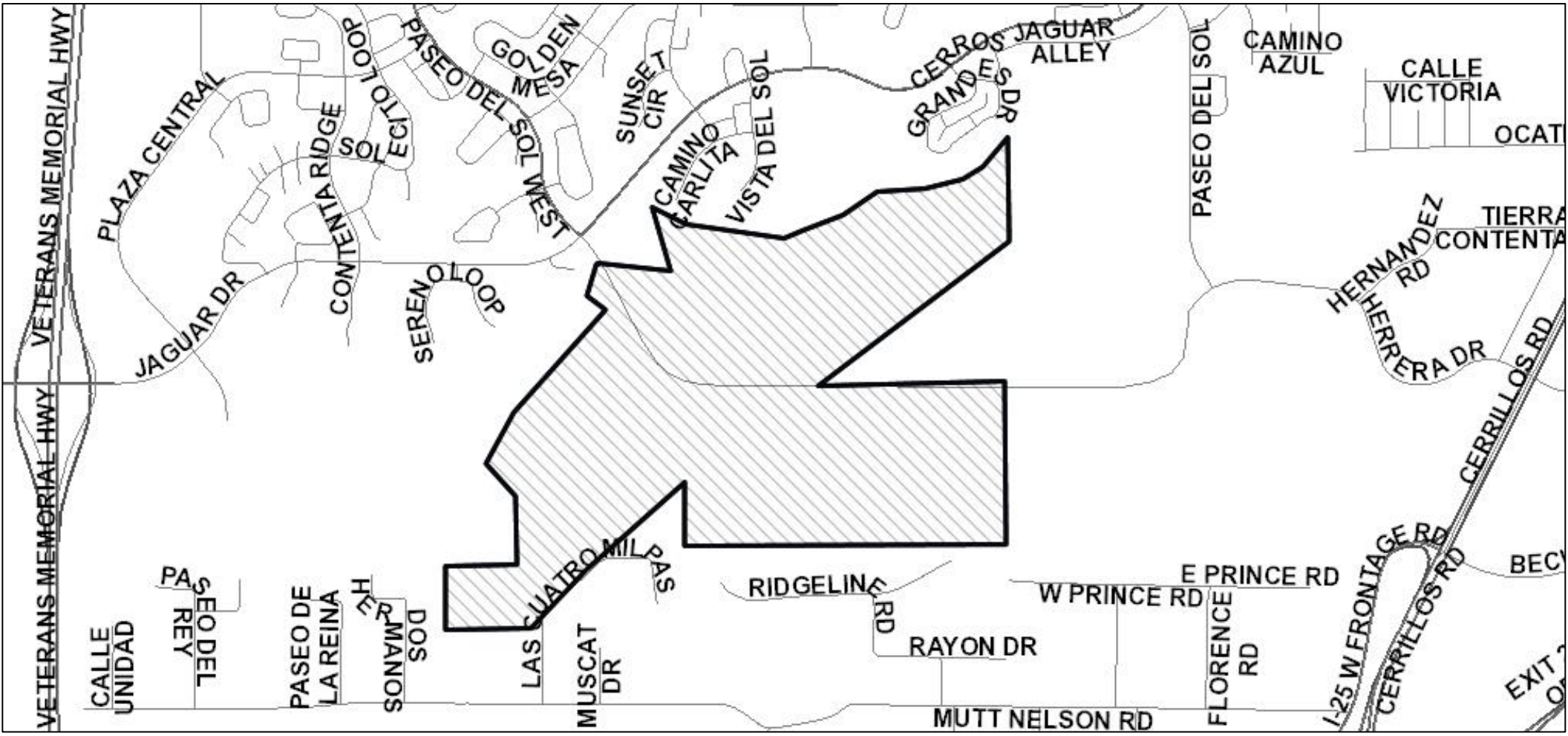
Early Neighborhood Notification is intended to provide for an exchange of information between prospective applicants for development projects and the project's neighbors before plans become too firm to respond meaningfully to community input. If you have any questions or comments, please contact Jennifer Jenkins at 505-820-7444 or jennifer@jenkinsgavin.com. 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 or gagurule@santafenm.gov 5 days prior to the meeting date.

Sincerely,

Jennifer Jenkins

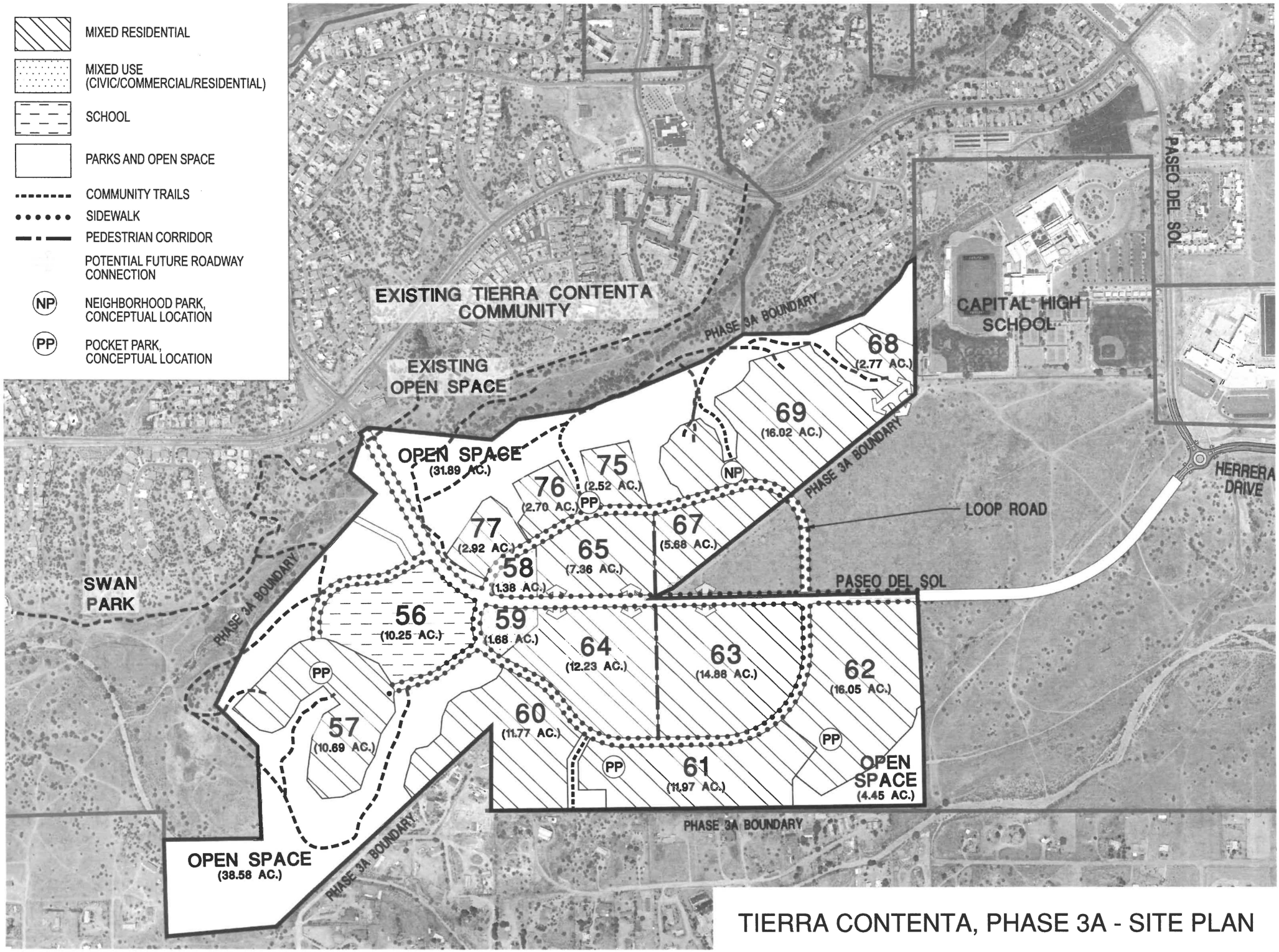
Attachments: Vicinity Map, Site Plan & ENN Guidelines

Vicinity Map – Tierra Contenta Phase 3A









TIERRA CONTENTA, PHASE 3A - SITE PLAN

Submit by Email | Print Form

Early Neighborhood Notification (ENN) Guidelines

Section 14-3.1(F)(5) SFCC 1987, as Amended

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 1987, 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 each criterion, 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, architectural style, landscaping, lighting, access to public places, open spaces and trails. (Ord. No. 2008-29 § 3)*

The Tierra Contenta Master Plan for Phase 3A was amended in 2021 and will provide up to 1,500 quality, mixed-income homes in the last remaining undeveloped area of Tierra Contenta (TC). A subdivision plat application to create 16 master development tracts will be submitted to the City of Santa Fe for review. As in the previous phases, land will be reserved for a new school, community facilities, neighborhood parks, open space, and trails. Phase 3A comprises 216.5 acres located southwest of Capital High School.

Development of Phase 3A will align with the character of previous phases in all respects, with the exception that this phase includes ample on-street parking.

(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.*

A thorough study was conducted of the terrain and the best routes for the primary roads and infrastructure and determined to leave 35% of the land as open space and parks, in order to protect steep slopes, drainages, and existing vegetation.

(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.*

An archaeological survey was conducted and a Clearance Permit will be issued prior to development. Identified sites are within dedicated open space, minimizing the need for mitigation.

(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.*

Proposed residential densities range from 4.4 units/acre for single-family homes to 20 units/acre for multi-family housing.
The proposed densities are consistent with the Master Plan, with policies in the General Plan, and with the surrounding area.

(e) EFFECTS UPON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR TEH 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.*

Improving vehicular and pedestrian connectivity is a high priority for Phase 3A. Planned improvements include the extension of Paseo del Sol from its current terminus at Jaguar Drive east to the Paseo del Sol East/Herrera Drive roundabout, as well as the expansion of the community trail network.

A Traffic Impact Analysis was conducted and will be submitted with the application. The TIA indicates that "Tierra Contenta Phase 3A will have a minimal impact on the City of Santa Fe road system." Roadway improvements are proposed that will improve traffic flow and levels of service. Off-street parking will be provided in accordance with City Code regulations, and public sidewalks will be constructed. There is no anticipated impact on access to services.

(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.*

During the development period, the project will create jobs in construction and related fields. In addition, the commercial uses included in the plan amendment will create job opportunities, as well as opportunities for local businesses to locate in the development. Finally, the project will increase the City's affordable housing supply, a much-needed prerequisite for economic development.

(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. (Ord. No. 2005-30(A) § 4)*

The residential components of the project will be developed in compliance with the Tierra Contenta Annexation Agreement, which requires that 40% of homes developed be affordable (exceeding the 20% affordability required by 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 connect to existing public utilities. It is located in Fire District 8 and will be served by Fire Station No. 8, located nearby at the intersection of Jaguar Drive and Paseo del Sol. The project will be served by City police and Santa Fe Public Schools, and a future elementary school site is reserved. A Santa Fe Trails Bus Stop is located at the intersection of Jaguar Drive and Paseo del Sol, and service will be extended through the development upon build-out. Lastly, proposed roadway and pedestrian improvements will enhance the public roadway and trail network.

(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.*

The project will comply with City water conservation requirements. Water rights will be provided to offset increased demand in accordance with City requirements.

(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.*

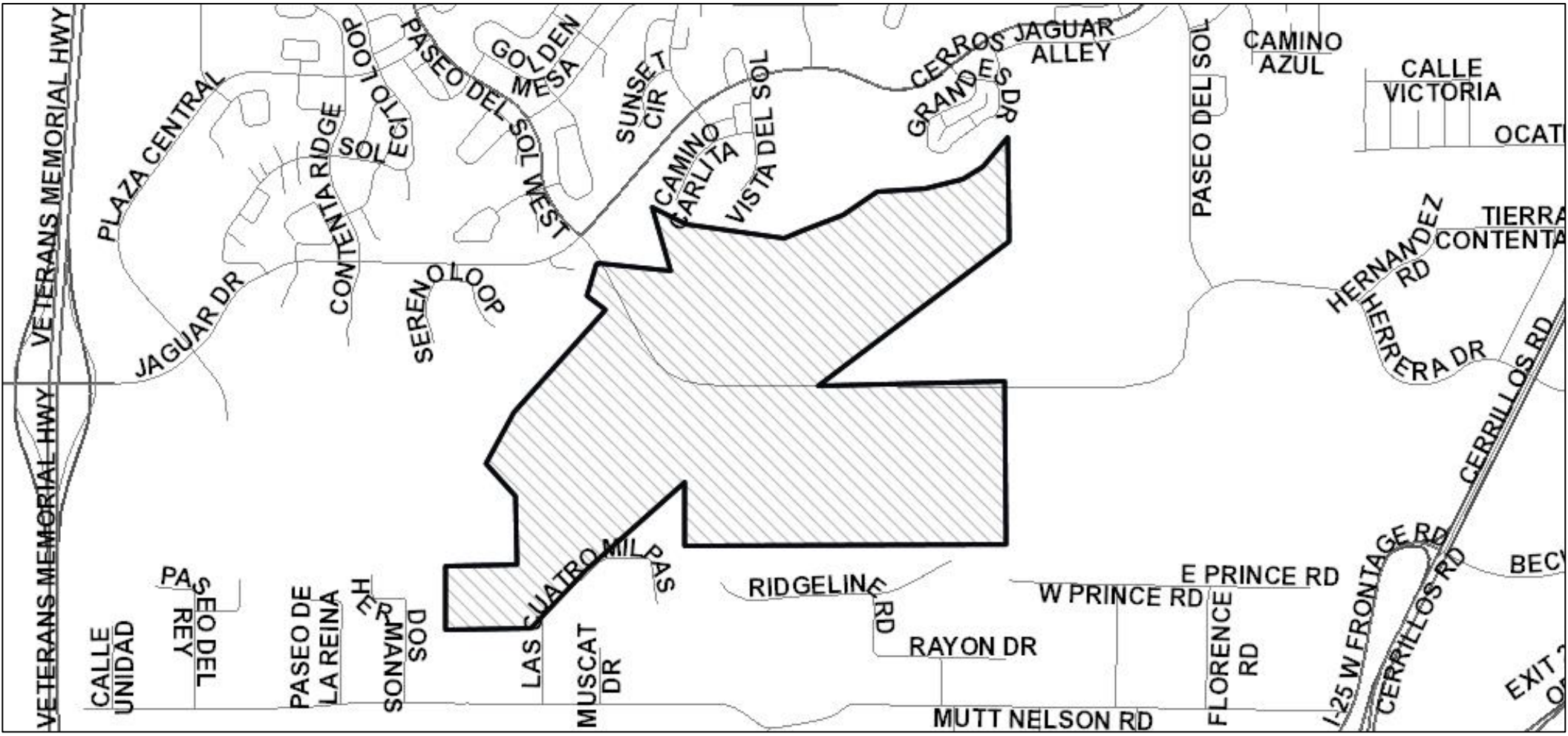
Appropriate measures for creation of pedestrian trails and vehicular connectivity will be implemented. The project provides a mixture of housing types and integrates school and commercial uses as well. Pedestrian and transit connectivity between the project and adjacent existing neighborhoods will be improved, while providing services and employment opportunities for nearby residents. Access to the Arroyo Chamiso Trail and community trail networks will greatly enhance the pedestrian experience in this area of the City.

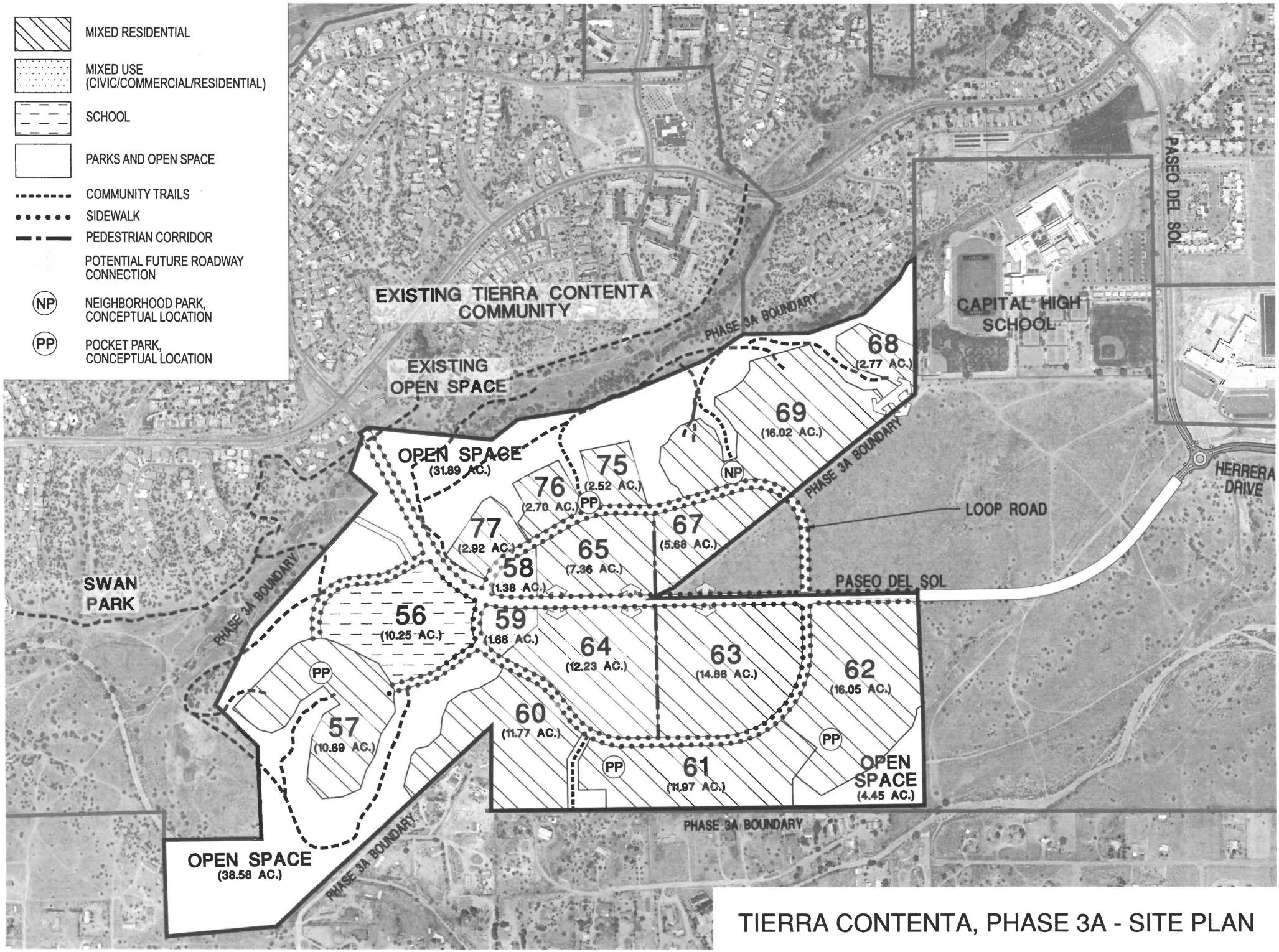
(k) EFFECT UPON SANTA FE'S URBAN FORM *For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? The project's effect on intra-city travel; and between employment and residential centers.*

Development of the Tierra Contenta project has been underway since 1994 and is in alignment with the City's General Plan policies around infill development, affordable housing, and compact urban form. The project encourages a mixture of high-quality housing types and includes a mixture of uses, including residential, commercial, elementary school, community facilities, parks and trails.

ADDITIONAL COMMENTS (Optional)

Vicinity Map – Tierra Contenta Phase 3A





TIERRA CONTENTA, PHASE 3A - SITE PLAN

Submit by Email | Print Form

Early Neighborhood Notification (ENN) Guidelines

Section 14-3.1(F)(5) SFCC 1987, as Amended

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 1987, 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 each criterion, 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, architectural style, landscaping, lighting, access to public places, open spaces and trails. (Ord. No. 2008-29 § 3)*

The Tierra Contenta Master Plan for Phase 3A was amended in 2021 and will provide up to 1,500 quality, mixed-income homes in the last remaining undeveloped area of Tierra Contenta (TC). A subdivision plat application to create 16 master development tracts will be submitted to the City of Santa Fe for review. As in the previous phases, land will be reserved for a new school, community facilities, neighborhood parks, open space, and trails. Phase 3A comprises 216.5 acres located southwest of Capital High School.

Development of Phase 3A will align with the character of previous phases in all respects, with the exception that this phase includes ample on-street parking.

(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.*

A thorough study was conducted of the terrain and the best routes for the primary roads and infrastructure and determined to leave 35% of the land as open space and parks, in order to protect steep slopes, drainages, and existing vegetation.

(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.*

An archaeological survey was conducted and a Clearance Permit will be issued prior to development. Identified sites are within dedicated open space, minimizing the need for mitigation.

(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.*

Proposed residential densities range from 4.4 units/acre for single-family homes to 20 units/acre for multi-family housing.
The proposed densities are consistent with the Master Plan, with policies in the General Plan, and with the surrounding area.

(e) EFFECTS UPON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR TEH 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.*

Improving vehicular and pedestrian connectivity is a high priority for Phase 3A. Planned improvements include the extension of Paseo del Sol from its current terminus at Jaguar Drive east to the Paseo del Sol East/Herrera Drive roundabout, as well as the expansion of the community trail network.

A Traffic Impact Analysis was conducted and will be submitted with the application. The TIA indicates that "Tierra Contenta Phase 3A will have a minimal impact on the City of Santa Fe road system." Roadway improvements are proposed that will improve traffic flow and levels of service. Off-street parking will be provided in accordance with City Code regulations, and public sidewalks will be constructed. There is no anticipated impact on access to services.

(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.*

During the development period, the project will create jobs in construction and related fields. In addition, the commercial uses included in the plan amendment will create job opportunities, as well as opportunities for local businesses to locate in the development. Finally, the project will increase the City's affordable housing supply, a much-needed prerequisite for economic development.

(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. (Ord. No. 2005-30(A) § 4)*

The residential components of the project will be developed in compliance with the Tierra Contenta Annexation Agreement, which requires that 40% of homes developed be affordable (exceeding the 20% affordability required by 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 connect to existing public utilities. It is located in Fire District 8 and will be served by Fire Station No. 8, located nearby at the intersection of Jaguar Drive and Paseo del Sol. The project will be served by City police and Santa Fe Public Schools, and a future elementary school site is reserved. A Santa Fe Trails Bus Stop is located at the intersection of Jaguar Drive and Paseo del Sol, and service will be extended through the development upon build-out. Lastly, proposed roadway and pedestrian improvements will enhance the public roadway and trail network.

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Development of the Tierra Contenta project has been underway since 1994 and is in alignment with the City's General Plan policies around infill development, affordable housing, and compact urban form. The project encourages a mixture of high-quality housing types and includes a mixture of uses, including residential, commercial, elementary school, community facilities, parks and trails.

ADDITIONAL COMMENTS (Optional)

City of Santa Fe, New Mexico

PUBLIC MEETING NOTICE

Neighborhood Notification Meeting for the preliminary plat for Phase 3A of Tierra Contenta to create 16 development tracts and 6 acres of open space. Including requests for "Innovative street design and variances from SFCC 14-8.2(D)(2)(b) to permit disturbance of 30% slopes from SFCC 14-8.4(C)(5) Significant tree presurvation, SFCC 14-8.4(C)(6) Street trees and SFCC 14-8.4(F)(5)

Type of Project

6120,6130,6150,6135 Paseo del Sol

Project Location

Type of Meeting: Early Neighborhood Notification

5:30 PM — Time

5/29/25 — Date

Meeting Location: Virtual@ https://santafenm.portal.civicclerk.com

Applicant/Agent: JenkinsGavin Inc.

For information call JenkinsGavin — Phone # 505-820-7444

Refer to Case Tierra Contenta 3A

Required to be posted and visible from a public street from 5/14/25 — Date — to 5/29/25 — Date

City of Santa Fe, New Mexico

PUBLIC MEETING NOTICE

Neighborhood Notification Meeting for the preliminary plat for Phase 3A of Tierra Contenta to create 16 development tracts and 69 acres of open space. Including requests for "innovative street design" and variances from SFCC 14-8.2(D)(2)(b) to permit 11" disturbance of 30% slopes from SFCC 14-8.4(G) street trees & SFCC 14-8.4(F)(5) Significant tree preservation.

6120, 6130, 6150, 6135 — Type of Project: Paseo del Sol

Early Neighborhood Notification — Project Location

5:30 PM — Time; 5/29/25 — Date

Type of Meeting: Virtual at https://santafenm.portal.civicclerk.com

Meeting Location: Jenkins Gavin, Inc.

Applicant/Agent

For information call Jenkins Gavin — Phone #: 505-820-7444

Refer to Case Tierra Contenta 3A

Required to be posted and visible from a public street from 5/14/25 (Date) **to** 5/29/25 (Date)

City of Santa Fe, New Mexico

NOTICE OF PUBLIC MEETING

Neighborhood Notification Meeting for the preliminary subdivision plat for Phase 3A of Tierra Contenta to create 16 master development tracts and 69 acres of open space. The application includes requests for "innovative street design", a variance from 14-8.2 (D) (2) (b) to permit disturbance of 30% slopes, from SFCC 14-8.4(G) street tress an SFCC 14.8.4 (F) (5) significant tree preservation.

Project Description

6120, 6130, 6150 & 6135 Paseo del Sol

Project Location

Early Neighborhood Notification	May 29, 2025	5:30 pm
Type of Meeting	**Date**	**Time**

Virtual at https://santafenm.portal.civicclerk.com

Meeting Location

JenkinsGavin, Inc.

Agent

For Information Call: JenkinsGavin, 505-820-7444

Required to be posted and visible from a public street from 5/14/25 - 5/29/25

POST 15 DAYS PRIOR TO PUBLIC MEETING

Name:	Address:	City:	State:	Zip:
CURRENT RESIDENT/ OWNER	11 PASEO DE MARGARITA	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	9 PASEO DE MARGARITA	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	16 DOS HERMANOS	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	5 PASEO DE LA REINA	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	PO BOX 4131	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	P O BOX 909	SANTA FE	NM	87505
CURRENT RESIDENT/ OWNER	23 DOS HERMANOS	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	4761 PUNTA DE VISTA	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	4759 PUNTA DE VISTA	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	4731 HIGHLANDS LOOP	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	22 A LAS CUATRO MILPAS	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	6441 CERROS GRANDE DR	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	4754 CAMINO UNIDO	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	4757 CAMINO UNIDO	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	4761 CAMINO UNIDO	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	4725 HIGHLANDS LOOP	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	6799 CAMINO CARLITA	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	6430 CERROS GRANDES DR	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	6431 CERROS GRANDES DR	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	4767 CAMINO UNIDO	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	23 CALLE ALEXIA	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	53 DAYFLOWER DR	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	6433 CERROS GRANDES DRIVE	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	19 W PRINCE RD	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	123 MUTT NELSON RD	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	2948 CALLE VERA CRUZ	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	9 W PRINCE RD	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	1706 N MCCURDY RD	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	15300 N 90TH ST STE 200	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	300GALISTEO ST STE 204	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	5501A BALCONES DR #232	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	6426 CERROS GRANDES DR	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	4900 DEBORAH AVE NW	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	10 LAS CUATRO MILPAS	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	6432 CERROS GRANDES	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	4727 HIGHLANDS LOOP	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	33 B LAS CUATRO MILPAS	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	07 RAYON DR	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	3 E PRINCE RD	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	4763 CAMINO UNIDO	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	27 W PRINCE RD	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	22 A LAS CUATRO MILPAS	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	131 MUTT NELSON RD	SANTA FE	NM	87507

CURRENT RESIDENT/ OWNER	6731 CAMINO ROJO	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	7 BUTLER ST	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	4733 HIGHLANDS LOOP	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	9 MUSCAT	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	33 A LAS CUATRO MILPAS	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	2520 CAMINO ENTRADA	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	6437 CERROS GRANDES DR	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	7 PRINCE RD E	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	4752 CAMINO UNIDO	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	4756 CAMINO UNIDO	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	6434 CERROS GRANDES DR	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	15 PRINCE RD E	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	PO BOX 997	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	4750 CAMINO UNIDO	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	3065 PRIMO COLORES ST	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	*UNASSIGNED*	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	53 DAYFLOWER DR	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	4757 PUNTA DE VISTA	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	4735 HIGHLANDS LOOP	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	4765 CAMINO UNIDO	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	32 B LOS CUATRO MILPAS	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	1301 SILER RD BLDG D	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	37 LAS CUATRO MILPAS	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	45 LAS ESTRELLAS	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	37 LAS CUATRO MILPAS	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	4650 AIRPORT RD TRLR 110	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	9 MUSCAT	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	33 B LAS CUATRO MILPAS	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	3501 N CAMINO ATOCHA SPC 35	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	5 PASEO DE LA REINA	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	5 PASEO DE MARGARITA	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	23 A DOS HERMANOS	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	23 DOS HERMANOS	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	13 PASEO DE MARGARITA	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	55 RIDGELINE RD	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	PO BOX 28182	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	2520 CAMINO ENTRADA STE A	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	33 LAS CUATRO MILPAS	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	11 PASEO DE MARGARITA	SANTA FE	NM	87507
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CURRENT RESIDENT/ OWNER	7 RAYON DR	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	PO BOX 29201	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	6463 CERROS GRANDES DR	SANTA FE	NM	87507

CURRENT RESIDENT/ OWNER	PO BOX 35	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	3 PASEO DE MARGARITA	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	6465 CERROS GRANDES DR	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	6324 CALLE ZANATE	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	53 RIDGELINE RD	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	PO BOX 29201	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	6455 CERROS GRANDES DR	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	55 RIDGELINE RD	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	5 PASEO DE MARGARITA	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	6458 CERROS GRANDES	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	5 RAYON DR	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	6440 CERROS GRANDE DR	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	29 RIDGELINE RD	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	37 LAS CUATRO MILPAS	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	PO BOX 29201	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	29 RIDGELINE RD	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	PO BOX 4131	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	1 PASEO DE MARGARITA	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	6442 CERROS GRANDES DR	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	37 LAS CUATRO MILPAS	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	903 W ALAMEDA ST #216	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	6438 CERROS GRANDES	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	11 PASEO DE MARGARITA	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	6443 CERROS GRANDES	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	4111 TESOTA DR	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	16 DOS HERMANOS	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	1301 SILER RD BLDG D	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	995 CAMINO VISTA AURORA	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	4759 CAMINO UNIDO	SANTA FE	NM	87507
CURRENT RESIDENT/ OWNER	22 A LAS CUATRO MILPAS	SANTA FE	NM	87507
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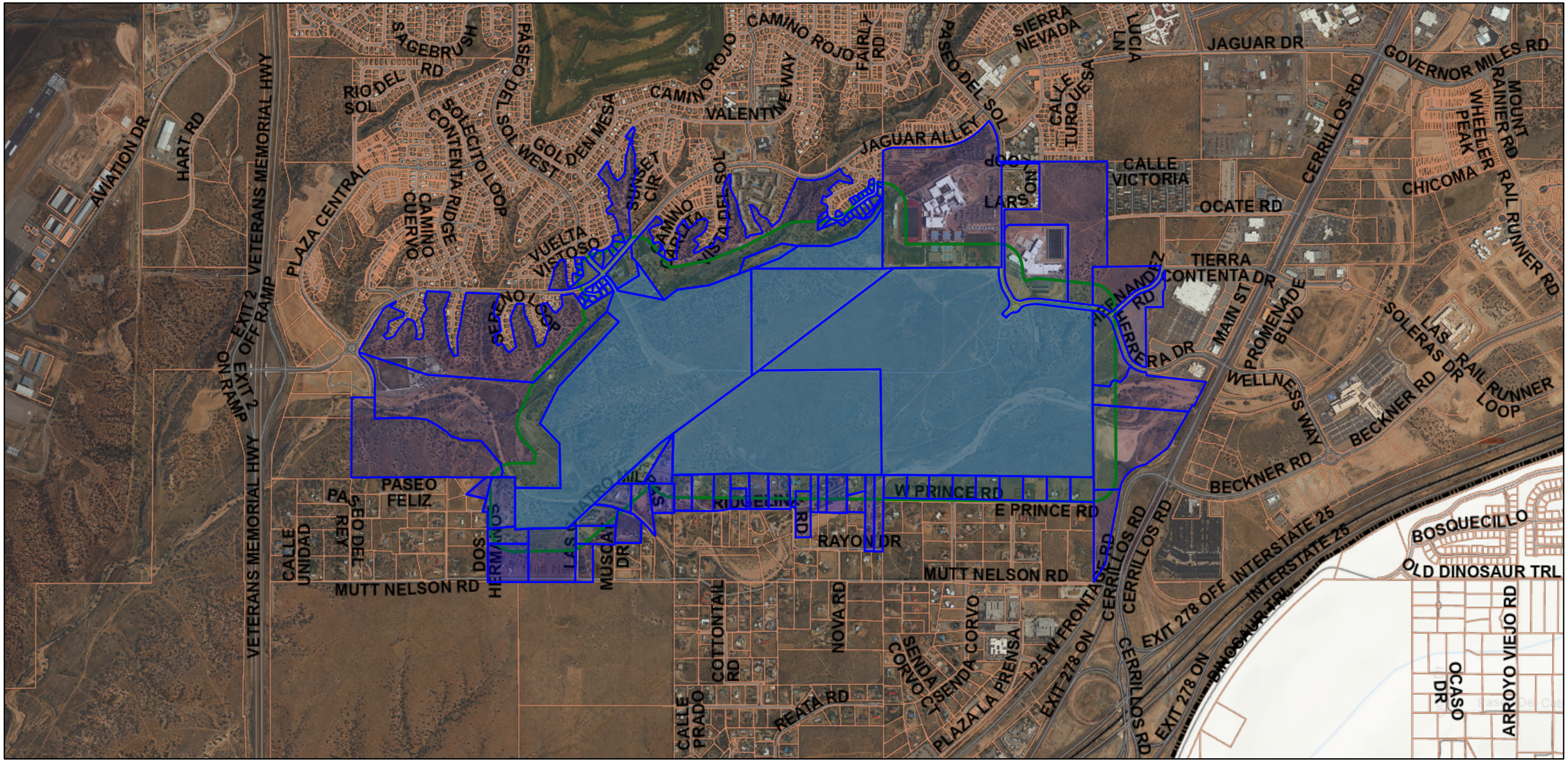

5/12/2025, 4:01:19 PM

Rail Road
Roads
Address Points
Major Roads
Parcels
City Limits

1:18,056

0 0.15 0.3 0.6 mi

0 0.28 0.55 1.1 km

National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp. |

MIXED RESIDENTIAL

MIXED USE (CIVIC/COMMERCIAL/RESIDENTIAL)

SCHOOL

PARKS AND OPEN SPACE

COMMUNITY TRAILS

SIDEWALK

PEDESTRIAN CORRIDOR

POTENTIAL FUTURE ROADWAY CONNECTION

NP NEIGHBORHOOD PARK, CONCEPTUAL LOCATION

PP POCKET PARK, CONCEPTUAL LOCATION

EXISTING TIERRA CONTENTA COMMUNITY

EXISTING OPEN SPACE

PHASE 3A BOUNDARY

CAPITAL HIGH SCHOOL

PASEO DEL SOL

HERRERA DRIVE

LOOP ROAD

OPEN SPACE (31.89 AC.)

68 (2.77 AC.)

69 (16.02 AC.)

75 (2.52 AC.)

76 (2.70 AC.)

77 (2.92 AC.)

65 (7.36 AC.)

67 (5.68 AC.)

58 (1.38 AC.)

56 (10.25 AC.)

59 (1.68 AC.)

64 (12.23 AC.)

63 (14.88 AC.)

62 (16.05 AC.)

60 (11.77 AC.)

57 (10.69 AC.)

61 (11.97 AC.)

OPEN SPACE (4.45 AC.)

SWAN PARK

OPEN SPACE (38.58 AC.)

TIERRA CONTENTA, PHASE 3A - SITE PLAN

EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information

Project Name: Tierra Contenta Phase 3A Master Plat

Address: N/A Parcel Size: 216.5 acres

Zoning: PRC Future Land Use: Residential, Neighborhood Center, Parks, Public/Inst

Preapplication Conference Date: October 13, 2022

Detailed Project Description: Proposed Master Plat for Tierra Contenta Phase 3A to create 16 master development tracts to align with the Tierra Contenta Master Plan, as amended on October 27, 2021, including variance requests for disturbance of 30% slopes and significant tree replacement, and innovative street design.

Property Owner Information

Name: Homewise, Inc.

Address: 1301 Siler Road, Bldg. D, Santa Fe, NM 87507

Phone: 505-983-9473 E-mail Address:

Applicant/Agent Information (if different from owner):

Name: JenkinsGavin, Inc.

Address: 130 Grant Ave., Suite 101

Phone: 505-820-7444 E-mail Address: jennifer@jenkinsgavin.com

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 29, 2025	
TIME:	**5:30 p.m.**	
LOCATION:	***Zoom Meeting (virtual)***	

homewise®

Letter of Authorization

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

RE: Tierra Contenta, Phase 3A

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced project regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

Westin Glass, Project Director
Homewise, Inc. on behalf of TC PHASE 3A, LLC

1/30/25
Date

State of New Mexico)
) ss
County of Santa Fe)

The foregoing instrument was acknowledged before me this 30th day of January, 2025 by Westin S Glass.

Notary Public

My Commission Expires: 7/5/26

STATE OF NEW MEXICO
NOTARY PUBLIC
NATALY ANN CORRALES BUSTILLOS
COMMISSION # 1122357
COMMISSION EXPIRES 07/05/2026

RECORDING REQUESTED BY:
Chicago Title Company – NCS
Order No.: 15610542| SP000153676

WHEN RECORDED MAIL DOCUMENT TO:

TC Phase 3A, LLC
1301 Siler Road, Bldg D
Santa Fe, NM 87507
Attn: Mike Loftin

COUNTY OF SANTA FE } SPECIAL WARRANTY DEED
STATE OF NEW MEXICO } ss PAGES: 5

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 25TH Day Of November, A.D., 2024 at 03:28:19 PM
And Was Duly Recorded as Instrument # 2047510
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy - SCRESPIN County Clerk, Santa Fe, NM

e-Recorded 2047510 11/25/24 SFC

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

TITLE OF DOCUMENT

e-Recorded 2047510 11/25/24 SFC

SPECIAL WARRANTY DEED

TIERRA CONTENTA CORPORATION, a New Mexico non-profit corporation (who acquired title to Parcels 1 and 2 as Tierra Contenta Corporation), for consideration paid, grants to TC PHASE 3A, LLC, a New Mexico limited liability company, the following described real estate in Santa Fe County, New Mexico:

See Exhibit A attached hereto.

With special warranty covenants.

Subject to the matters listed on Schedule 1 attached hereto.

Dated: November 20, 2024

TIERRA CONTENTA CORPORATION,
a New Mexico non-profit corporation

By: _____
Name: Kurt Krahn
Title: Vice President

MARILYN E. PERRYMAN
Notary Public - State of New Mexico
Commission # 1112117
My Comm. Expires May 20, 2027

State of New Mexico

County of Santa Fe

This instrument was acknowledged before me on this 20 day of November, 2024,
by Kurt Krahn (Name of Officer) as Vice-President
(Title of Officer) of Tierra Contenta Corporation, a New Mexico non-profit corporation.

_____
Notary Public
My Commission Expires: May 20, 2027

[SEAL]

MARILYN E. PERRYMAN
Notary Public - State of New Mexico
Commission # 1112117
My Comm. Expires May 20, 2027

13462\003\10493593.v4

e-Recorded 2047510 11/25/24 SFC

EXHIBIT A
Real Property Legal Description

The real property situated in the City of Santa Fe, County of Santa Fe, State of New Mexico, more particularly described as follows:

Parcel 1:
Tract 8A3-7C of the Dedication Plat for Tracts 8A3-7B within the TIERRA CONTENTA SUBDIVISION, PHASE 2B, comprised of a portion of "Tract 8A3-7", the remaining undeveloped Land of Tierra Contenta Subdivision, within Section 14 and Section 13 of Township 16 North, Range 8 East, of the New Mexico Principal Meridian, City and County of Santa Fe, New Mexico, filed for recorded in the Office of the County Clerk of Santa Fe, New Mexico on October 21, 2011, in Book 738, page 14-15.

Parcel 2:
Tract 9 as shown on the Annexation Plat for Tracts 1 thru 9, Tierra Contenta, Wolgamood Subdivision and Contiguous Lands (East) within Township 16 North, Ranges 8 & 9, New Mexico Principal Meridian, Santa Fe County, New Mexico, June 1985, filed within the official Santa Fe County Records on March 3rd, 1986, in Book 162, page 005. Being the same property conveyed to Dale Bellamah Land Co., Inc. by William F. Martinez by deed filed within the official Santa Fe County records on November 30, 1979, in Book 391, page 009.

Parcel 3:
Government Lot 8, as shown on the Plat of Survey of a portion of Lot 8, a portion of Lot 9 of Section 12, Township 16 North, Range 8 East of the New Mexico principal Meridian, Santa Fe County, New Mexico, as the same is shown and designated on the plat of said survey, filed in the Office of the County Clerk of Santa Fe County, New Mexico on September 30, 1998, in Book 396, page 011.

Parcel 4:
Tract 7A, of the Remaining Portion of Government Lot 7, Tierra Contenta Subdivision, Phase 1B, Unit 1, comprised of a portion of Lot 8, a Portion of Lot 9 of Section 12, All of Lot 7 of Section 13, Tract 8-A, Tract A-1, within the Pacheco Grant, within projected Section 11 and Section 14, Township 16 North, Range 6 East of the New Mexico Principal Meridian, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Santa Fe County, New Mexico on September 30, 1998, in Plat Book 396, page 012.

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SCHEDULE 1
Permitted Exceptions

1. Water rights, claims or title to water.

2. Taxes for the year 2024, and thereafter, not yet due and payable.

THE FOLLOWING AS TO PARCEL 1:

3. Reservations contained in Patent from United States of America recorded in Book B of Patents, page 369, records of Santa Fe County, New Mexico.

4. Easement(s) reserved across the Land, covenants and conditions as shown and noted on the recorded plats, filed in the Office of the County Clerk of Santa Fe County, New Mexico, on January 31, 1985, in Plat Book 148, page 042; filed January 24, 1992, in Plat Book 231, page 46; filed December 15, 1994, in Book 292, page 36; and filed October 21, 2011 in Plat Book 738, Pages 014-015.

5. Vacation and Rededication of Sanitary Sewer Easement, filed January 30, 1992, in Book 786, page 455, records of Santa Fe County, New Mexico.

6. City of Santa Fe, New Mexico Contract for Sanitary Sewer Easement dated August 31, 1998, filed July 24, 2002, in Book 2173, page 191, records of Santa Fe County, New Mexico.

THE FOLLOWING AS TO PARCEL 2:

7. Reservations contained in Patent from United States of America recorded in Book B of Patents, page 133, records of Santa Fe County, New Mexico.

8. City of Santa Fe, New Mexico Contract for Sanitary Sewer Easement dated August 31, 1998, filed July 24, 2002, in Book 2173, page 198, records of Santa Fe County, New Mexico.

THE FOLLOWING AS TO PARCEL 3:

9. Reservations as contained in that certain Patent from the United States of America, filed November 26, 1997, in Book 1432, page 790, records of Santa Fe County, New Mexico.

10. Dedications, notes, conditions, covenants and easements and rights of way as shown on Plat of Revised Master Plan PRC and Annexation - Tierra Contenta filed in Plat Book 292, page 036-037, records of Santa Fe County, New Mexico.

THE FOLLOWING AS TO PARCEL 4:

11. Reservations as contained in that certain Patent from the United States of America, filed November 26,1997, in Book 1432, page 790, records of Santa Fe County, New Mexico.

THE FOLLOWING AS TO ALL PARCELS:

12. Restated Annexation Agreement Tierra Contenta, Wolgamood Subdivision and Contiguous Lands (East) filed December 15, 1994, recorded in Book 1122, page 756, records of Santa Fe County, New

Mexico, Partial Assignment filed of even date herewith in the Official Records of Santa Fe County, New Mexico.

13. Title to all the oil, gas and other minerals in, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto heretofore reserved unto and or conveyed by predecessors in title.

e-Recorded 2047510 11/25/24 SFC

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

EARLY NEIGHBORHOOD NOTIFICATION MEETING

May 14, 2025

RE: Tierra Contenta, Phase 3A Subdivision Plat

Dear Neighbor:

This letter is being sent as notice of a neighborhood meeting to discuss a pending application to the City of Santa Fe for the Subdivision Plat for Phase 3A of Tierra Contenta. In addition, the application will include the following requests: (1) a variance to §14-8.2(D)(2)(b) to permit disturbance of 30% slopes; and (2) for "innovative street design" for two segments of Paseo del Sol West. The subdivision plat will create 16 master development tracts that will be developed with up to 1,500 mixed income homes in the future. Land is reserved for community facilities, a new school, neighborhood parks, open space, and trails. The 216.5-acre subject property is zone Planned Residential Community. Please refer to the attached Vicinity Map, Site Plan and Early Neighborhood Notification Guidelines for more information.

In accordance with the requirements of the City of Santa Fe's Early Neighborhood Notification regulations, a meeting will be held via Zoom on **Thursday, May 29, 2025, 5:30 pm.**

The meeting link is available on the City of Santa Fe portal:
https://santafenm.portal.civicclerk.com/

Enter Zoom Info

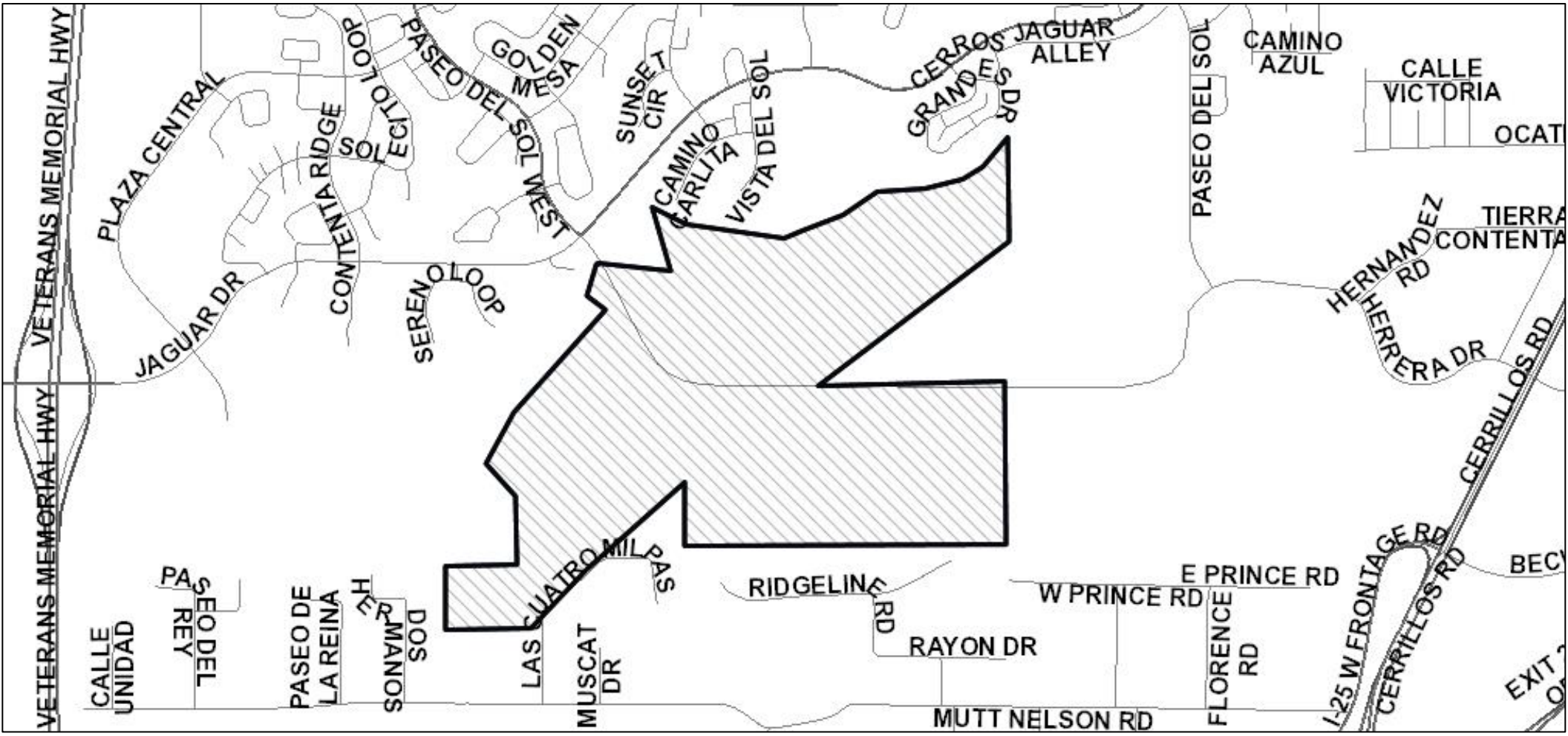
Early Neighborhood Notification is intended to provide for an exchange of information between prospective applicants for development projects and the project's neighbors before plans become too firm to respond meaningfully to community input. If you have any questions or comments, please contact Jennifer Jenkins at 505-820-7444 or jennifer@jenkinsgavin.com. 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 or gagurule@santafenm.gov 5 days prior to the meeting date.

Sincerely,

Jennifer Jenkins

Attachments: Vicinity Map, Site Plan & ENN Guidelines

Vicinity Map – Tierra Contenta Phase 3A



MIXED RESIDENTIAL

MIXED USE (CIVIC/COMMERCIAL/RESIDENTIAL)

SCHOOL

PARKS AND OPEN SPACE

COMMUNITY TRAILS

SIDEWALK

PEDESTRIAN CORRIDOR

POTENTIAL FUTURE ROADWAY CONNECTION

NP NEIGHBORHOOD PARK, CONCEPTUAL LOCATION

PP POCKET PARK, CONCEPTUAL LOCATION

EXISTING TIERRA CONTENTA COMMUNITY

EXISTING OPEN SPACE

PHASE 3A BOUNDARY

CAPITAL HIGH SCHOOL

PASEO DEL SOL

HERRERA DRIVE

LOOP ROAD

OPEN SPACE (31.89 AC.)

68 (2.77 AC.)

69 (16.02 AC.)

75 (2.52 AC.)

76 (2.70 AC.)

77 (2.92 AC.)

67 (5.68 AC.)

65 (7.36 AC.)

58 (1.38 AC.)

SWAN PARK

56 (10.25 AC.)

59 (1.68 AC.)

64 (12.23 AC.)

63 (14.88 AC.)

62 (16.05 AC.)

57 (10.69 AC.)

60 (11.77 AC.)

61 (11.97 AC.)

OPEN SPACE (4.45 AC.)

OPEN SPACE (38.58 AC.)

TIERRA CONTENTA, PHASE 3A - SITE PLAN

Submit by Email | Print Form

Early Neighborhood Notification (ENN) Guidelines

Section 14-3.1(F)(5) SFCC 1987, as Amended

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 1987, 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 each criterion, 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, architectural style, landscaping, lighting, access to public places, open spaces and trails. (Ord. No. 2008-29 § 3)*

The Tierra Contenta Master Plan for Phase 3A was amended in 2021 and will provide up to 1,500 quality, mixed-income homes in the last remaining undeveloped area of Tierra Contenta (TC). A subdivision plat application to create 16 master development tracts will be submitted to the City of Santa Fe for review. As in the previous phases, land will be reserved for a new school, community facilities, neighborhood parks, open space, and trails. Phase 3A comprises 216.5 acres located southwest of Capital High School.

Development of Phase 3A will align with the character of previous phases in all respects, with the exception that this phase includes ample on-street parking.

(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.*

A thorough study was conducted of the terrain and the best routes for the primary roads and infrastructure and determined to leave 35% of the land as open space and parks, in order to protect steep slopes, drainages, and existing vegetation.

(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.*

An archaeological survey was conducted and a Clearance Permit will be issued prior to development. Identified sites are within dedicated open space, minimizing the need for mitigation.

(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.*

Proposed residential densities range from 4.4 units/acre for single-family homes to 20 units/acre for multi-family housing.
The proposed densities are consistent with the Master Plan, with policies in the General Plan, and with the surrounding area.

(e) EFFECTS UPON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR TEH 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.*

Improving vehicular and pedestrian connectivity is a high priority for Phase 3A. Planned improvements include the extension of Paseo del Sol from its current terminus at Jaguar Drive east to the Paseo del Sol East/Herrera Drive roundabout, as well as the expansion of the community trail network.

A Traffic Impact Analysis was conducted and will be submitted with the application. The TIA indicates that "Tierra Contenta Phase 3A will have a minimal impact on the City of Santa Fe road system." Roadway improvements are proposed that will improve traffic flow and levels of service. Off-street parking will be provided in accordance with City Code regulations, and public sidewalks will be constructed. There is no anticipated impact on access to services.

(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.*

During the development period, the project will create jobs in construction and related fields. In addition, the commercial uses included in the plan amendment will create job opportunities, as well as opportunities for local businesses to locate in the development. Finally, the project will increase the City's affordable housing supply, a much-needed prerequisite for economic development.

(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. (Ord. No. 2005-30(A) § 4)*

The residential components of the project will be developed in compliance with the Tierra Contenta Annexation Agreement, which requires that 40% of homes developed be affordable (exceeding the 20% affordability required by 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 connect to existing public utilities. It is located in Fire District 8 and will be served by Fire Station No. 8, located nearby at the intersection of Jaguar Drive and Paseo del Sol. The project will be served by City police and Santa Fe Public Schools, and a future elementary school site is reserved. A Santa Fe Trails Bus Stop is located at the intersection of Jaguar Drive and Paseo del Sol, and service will be extended through the development upon build-out. Lastly, proposed roadway and pedestrian improvements will enhance the public roadway and trail network.

(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.*

The project will comply with City water conservation requirements. Water rights will be provided to offset increased demand in accordance with City requirements.

(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.*

Appropriate measures for creation of pedestrian trails and vehicular connectivity will be implemented. The project provides a mixture of housing types and integrates school and commercial uses as well. Pedestrian and transit connectivity between the project and adjacent existing neighborhoods will be improved, while providing services and employment opportunities for nearby residents. Access to the Arroyo Chamiso Trail and community trail networks will greatly enhance the pedestrian experience in this area of the City.

(k) EFFECT UPON 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? The project's effect on intra-city travel; and between employment and residential centers.*

Development of the Tierra Contenta project has been underway since 1994 and is in alignment with the City's General Plan policies around infill development, affordable housing, and compact urban form. The project encourages a mixture of high-quality housing types and includes a mixture of uses, including residential, commercial, elementary school, community facilities, parks and trails.

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: Tierra Contenta Phase 3A
2. Location of Property: vacant land between Jaguar Dr, Cerrillos Rd, and Mutt Nelson Rd
3. Owner/Agent Name: Homewise, Inc. / JenkinsGavin, Inc.

   Mailing Address: 130 Grant Ave. Suite 101, Santa Fe, NM 87501

   Phone & Fax: (505) 820-7444
4. Unit Matrix

PROJECT EFFECT ON STUDENT POPULATION		
Unit Type	**Unit Quantity**	**Average Price**
Single Family (detached & attached)	Up to 1,000	TBD (40% of Single Family Residences will be affordable)
Multi-Family	500	

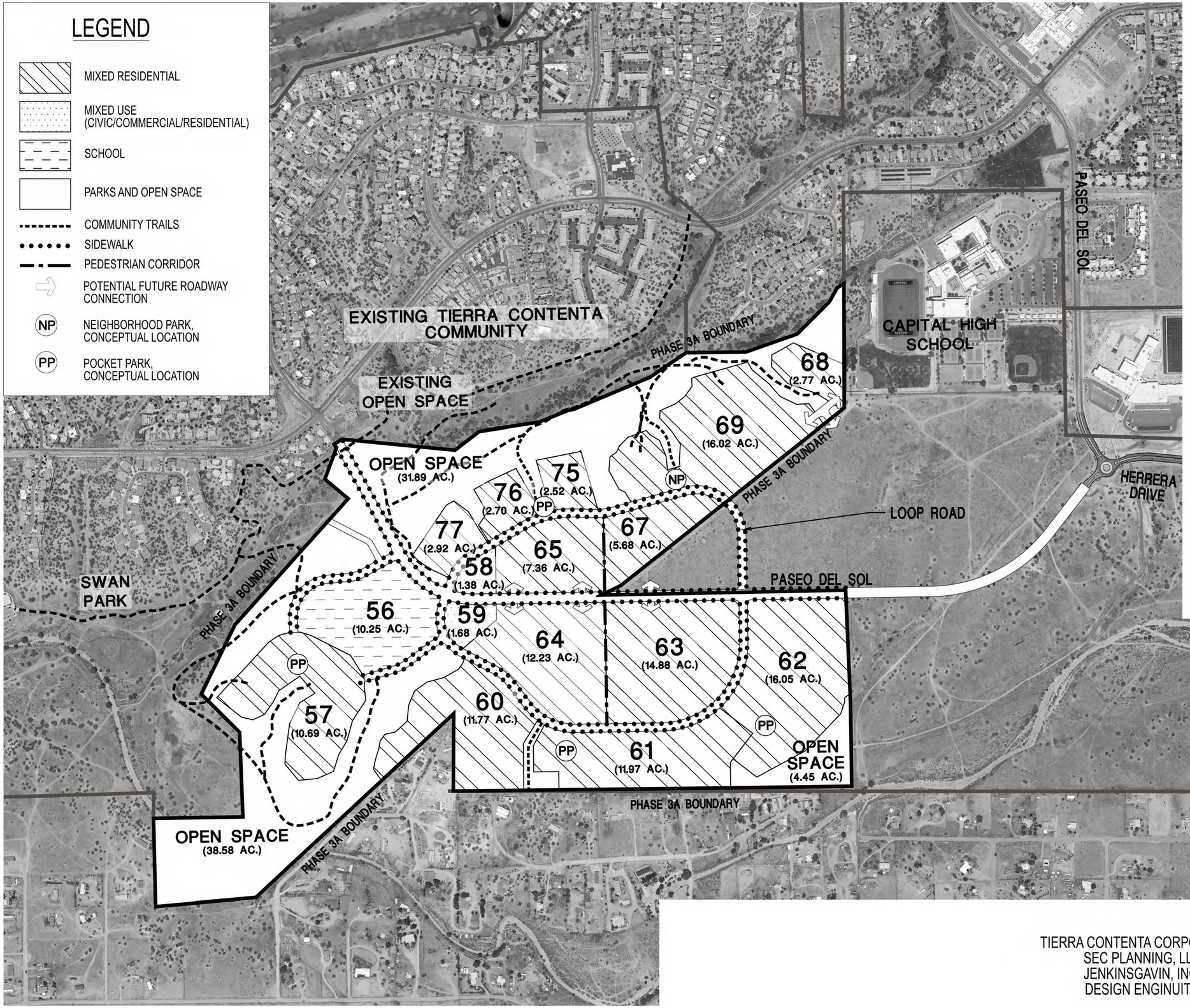
5. Elementary School Zone for Proposed Development: Nina Otero Community School
6. Middle School Zone for Proposed Development: Nina Otero Community School
7. High School Zone for Proposed Development: Capitol High School
8. Build out Rates (Year/s; #/yr): TBD

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

LEGEND

- MIXED RESIDENTIAL
- MIXED USE (CIVIC/COMMERCIAL/RESIDENTIAL)
- SCHOOL
- PARKS AND OPEN SPACE
- COMMUNITY TRAILS
- SIDEWALK
- PEDESTRIAN CORRIDOR
- POTENTIAL FUTURE ROADWAY CONNECTION
- NP — NEIGHBORHOOD PARK, CONCEPTUAL LOCATION
- PP — POCKET PARK, CONCEPTUAL LOCATION



NOTES:

1. FOR DEVELOPMENT PROGRAM, SEE ABOVE. SEE ALSO RESTATED ANNEXATION AGREEMENT ENTITED "TIERRA CONTENTA, WOLMAGOOD SUBDIVISION AND CONTIGUOUS LAND (EAST)" FOR CONDITIONS OF DEVELOPMENT.
2. AT THE TIME OF APPLICATION FOR PLAT, A SYSTEM OF APPROPRIATELY SCALED LOCAL ROADS SHALL BE ESTABLISHED WHICH CONNECT OR ARE STUBBED OUT TO PERMIT LATER CONNECTION TO ADJOINING LOCAL ROADS ON PROPERTIES WITHIN OR NEXT TO TIERRA CONTENTA.
3. SUBSEQUENT PLATS SHALL ILLUSTRATE STORM WATER MANAGEMENT SYSTEMS ACCEPTABLE TO THE ITY WHICH INCLUDE FACILITY DESIGN AND MAINTENANCE PROGRAMS.
4. FOR FINAL SUBDIVISION PLATS OR DEVELOPMENT PLANS (IN THE CASE OF MULTI-FAMILY), THE DISPOSITION OF LANDS OVER 30% SLOPE THAT ARE NOT LOCATED IN THE PUBLIC OPEN SPACE SYSTEM SHALL BE CLARIFIED. LANDS OUTSIDE THE OPEN SPACE SYSTEM THAT ARE OVER 30% SLOPE SHALL BE IDENTIFIED AS REMAINING UNDISTURBED PER THE CITY CODE OR AS REQUIRING A VARIANCE.
5. SUBMITTALS SHALL BE PREPARED ON A TRATC BY TRACT BASIS FOR IMPROVEMENT PLANS, VEGETATION PLANS (INCLUDING USE OF NATIVE PLANTS) AND IRRIGATION PLANS (INCLUDING XERISCAPE AND USE OF EFFLUENT WATER) IN PARKS, OPEN SPACE, ROADWAYS, DRAINAGES, AND COMMUNITY FACILITIES. THE CITY PARKS AND PUBLIC WORKS DEPARTMENTS SHALL REVIEW THE SUBMITTALS TO DETERMINE ACCEPTABLE PLANS.
6. THE CITY PARKS DEPARTMENT SHALL RECOMMEND SIZE AND DEVELOPMENT CRITERIA FOR PARK IMPROVEMENTS.
7. ROADS WILL BE CONSTRUCTED CONSISTENT WITH CITY CODE OR VARIANCES FROM THE CITY CODE SHALL BE OBTAINED.
8. DEVELOPMENT WITH THE PRC SHALL COMPLY WITH THE APPROVED DESIGN GUIDELINES.

PHASE 3A DEVELOPMENT AND TRACT DATA

TRACT	LAND USE	NET ACREAGE	UNITS	DU/ACRE
56	SCHOOL	10.25	0	0.0
57	MIXED RESIDENTIAL	10.69	49	4.6
58	MIXED USE (CIVIC/COMMERCIAL/RESIDENTIAL)	1.38	21	12.0
59	MIXED USE (CIVIC/COMMERCIAL/RESIDENTIAL)	1.68	21	12.5
60	MIXED RESIDENTIAL	11.77	60	5.1
61	MIXED RESIDENTIAL	11.97	73	6.1
62	MIXED RESIDENTIAL	16.05	107	6.7
63	MIXED RESIDENTIAL	14.88	275	18.5
64	MIXED RESIDENTIAL	12.23	225	18.4
65	MIXED RESIDENTIAL	7.36	150	17.2
67	MIXED RESIDENTIAL	5.68	40	7.0
68	MIXED RESIDENTIAL	2.77	12	4.3
69	MIXED RESIDENTIAL	16.02	85	5.3
75	MIXED RESIDENTIAL	2.52	11	4.4
76	MIXED RESIDENTIAL	2.70	12	4.4
77	MIXED RESIDENTIAL	2.92	34	11.6
	OPEN SPACE	85.65	0	0.0
	PHASE 3A TOTALS	216.52	1175	5.3
	MAXIMUM PERMISSIBLE UNITS		1500	6.7

MASTER PLAN AMENDMENT #1

NORTH

150 300 0 300 600

TIERRA CONTENTA PHASE 3A

SANTA FE, NEW MEXICO

SHEET 7B

TIERRA CONTENTA CORPORATION
SEC PLANNING, LLC
JENKINSGAVIN, INC.
DESIGN ENGINUITY

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

EARLY NEIGHBORHOOD NOTIFICATION MEETING

May 14, 2025

RE: Tierra Contenta, Phase 3A Subdivision Plat

Dear Neighbor:

This letter is being sent as notice of a neighborhood meeting to discuss a pending application to the City of Santa Fe for the Subdivision Plat for Phase 3A of Tierra Contenta. In addition, the application will include the following requests: (1) a variance to §14-8.2(D)(2)(b) to permit disturbance of 30% slopes; (2) a variance from §14-8.4(G) regarding street trees; and (3) for "innovative street design" for two segments of Paseo del Sol West. The subdivision plat will create 16 master development tracts that will be developed with up to 1,500 mixed income homes in the future. Land is reserved for community facilities, a new school, neighborhood parks, open space, and trails. The 216.5-acre subject property is located at 6120, 6130, 6150, and 6135 Paseo del Sol, and zoned Planned Residential Community. Please refer to the attached Vicinity Map, Site Plan and Early Neighborhood Notification Guidelines for more information.

In accordance with the requirements of the City of Santa Fe's Early Neighborhood Notification regulations, a meeting will be held via Zoom on **Thursday, May 29, 2025, 5:30 pm.**

The meeting link is available on the City of Santa Fe portal: https://santafenm.portal.civicclerk.com/

Join Zoom Meeting
https://us02web.zoom.us/j/88493391036?pwd=SfuEn2IyWITY2S8koQrUlYcrTaDMO8.1

Meeting ID: 884 9339 1036; Passcode: 44258
(253) 205-0468

Early Neighborhood Notification is intended to provide for an exchange of information between prospective applicants for development projects and the project's neighbors before plans become too firm to respond meaningfully to community input. If you have any questions or comments, please contact Jennifer Jenkins at 505-820-7444 or jennifer@jenkinsgavin.com. 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 or gagurule@santafenm.gov 5 days prior to the meeting date.

Sincerely,

Jennifer Jenkins

Attachments: Vicinity Map, Site Plan & ENN Guidelines

City of Santa Fe, New Mexico

NOTICE OF PUBLIC MEETING

Early Neighborhood Notification Meeting for the preliminary and final subdivision plat for Phase 3A of Tierra Contenta to create 16 master development tracts and 69 acres of open space. The application includes requests for "innovative street design", a variance from SFCC 14-8.2(D)(2)(b) to permit disturbance of 30% slopes, and a variance from SFCC 14-8.4(G) regarding street trees.

Project Description

6120, 6130, 6150 & 6135 Paseo del Sol

Project Location

Early Neighborhood Notification	May 29, 2025	5:30 pm
Type of Meeting	**Date**	**Time**

Virtual at https://santafenm.portal.civicclerk.com

Meeting Location

JenkinsGavin, Inc.

Agent

For Information Call: JenkinsGavin, 505-820-7444

Required to be posted and visible from a public street from 5/14/25 - 5/29/25

POST 15 DAYS PRIOR TO PUBLIC MEETING

City of Santa Fe, New Mexico

Attachment B

Applicant Submittals

6. Tierra Contenta Phase 3A
Final Subdivision Plan Set

TIERRA CONTENTA
PHASE 3A INFRASTRUCTURE

SANTA FE, NM 87507

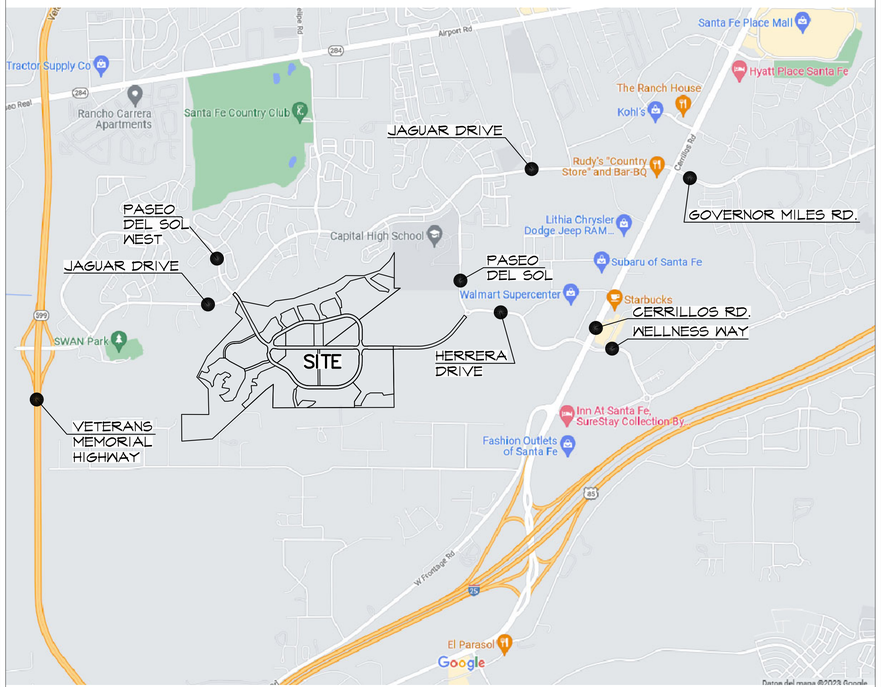
SECTION 13 & 14, T 16 N, R 8 E, N.M.P.M.

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



VICINITY MAP
NOT TO SCALE

NORTH

D.E

SHEET LIST

1 COVER SHEET - VICINITY MAP
2 SITE PLAN
3A-3E SUBDIVISION PLAT
4A-4D CERTIFIED TOPOGRAPHY
5 ALTA SURVEY
6A SLOPE ANALYSIS
6B EXISTING CONDITIONS & SOIL MAP
7 ROAD SECTIONS
8A-8C ROAD PLANS
9A-9K ROAD PLANS & PROFILES
10A-10B PASEO DEL SOL W. ROUNDABOUT GRADING DETAILS
11A-11H TRAIL PLANS
12A-12F SIGNAGE & STRIPING PLANS
13A-13H TERRAIN MANAGEMENT PLANS
14 GRADING DETAILS
15A-15C MASTER UTILITY AND FIRE PROTECTION PLANS
16A-16K WATER PLANS
18A-18G SAS PLANS & PROFILES
19 DRY UTILITY PLAN
20 SEDIMENT CONTROL PLAN
21 WALL PROFILE
22A-22B VERTICAL AND HORIZONTAL CONTROL PLANS
23A-23B PASEO DEL SOL WEST INTERSECTION GRADING DETAILS
24A-24G CINTO INTERSECTION GRADING DETAILS
25A-25I CULVERT PROFILES
26A-26C PROJECT AND CITY CONSTRUCTION NOTES
27 SUMMARY OF QUANTITIES (NOT INCLUDED)
28A-28R STANDARD DETAILS FOR ROADS, DRAINAGE AND WASTEWATER
29 TRAFFIC CONTROL PLAN
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L0.1 KEY MAP
L0.2 SIGNIFICANT TREE INVENTORY
L1.0-L1.4 LAYOUT + MATERIALS PLAN
L2.0 RESEEDING PLAN
L2.1-L2.6 PLANTING PLAN
L3.0 DETAILS
IR0.1 IRRIGATION SCHEDULE
IR1.1-IR1.12 IRRIGATION PLAN
IR2.1-IR2.2 IRRIGATION DETAILS
E-000 ELECTRICAL COVER SHEET
E-100 OVERALL SITE POWER PLAN
E-200 - E-203 PHOTOMETRIC PLANS
E-300 SITE LIGHTING CUTSHEETS
E-301- E302 SITE LIGHTING DETAILS
S102 PASEO DEL SOL WEST CONNECTION
S103 PASEO DEL SOL ARROYO CROSSING
S104 PASEO DEL SOL WEST HEADWALLS
S105 POND A1

OWNERS:
homewise
your partner in homeownership
1301 Siler Road
Santa Fe, NM 87507

PLANNER:
JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT
Ph. 505.820.7444, Fax 505.820.7445

CIVIL ENGINEERING:
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557
ORALYNN GUERRERORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 11/10/2025

LANDSCAPE ARCHITECT:
design office
landscape planning urbanism
DESIGN OFFICE
1300 Luisa street, Suite 24
Santa Fe, NM 87505
t 505.983.1415
www.do-designoffice.com

IRRIGATION WATER MANAGEMENT:
KDI
HydroSystems
Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com

SURVEYING:
McCloy Land Surveying, LLC
505.321.7404
mccloy.surveying@gmail.com

SANTA FE SURVEYING COMPANY
P.O. BOX 2919, SANTA FE, NM. 87504, 1210 LUISA ST. SUITE B
PHONE (505)-992-3211, MOBILE (505)-660-2659, FAX (505)-992-9905

STRUCTURAL ENGINEER
Luchini Trujillo Structural Engineers
2019 Galisteo St Ste D2, Santa Fe, NM 87505
4110 Wolcott Ave NE Ste C, Albuquerque, NM 87109
Office: (505) 424-3232 ext 3, Cell: (505) 946-7247
www.LTSENG.com

ELECTRICAL ENGINEER:
BG BUILDINGWORKS
7007 Wyoming Blvd. NE, Suite F-2
Albuquerque, NM 87109
P: 505.323.9070

JUNE 9, 2025
REVISIONS

DATE	BY	DATE	BY
11/10/25	O.G.		

TIERRA CONTENTA PHASE 3A INFRASTRUCTURE

PROJECT DATA

ACREAGE: TCC PROPERTY: 216.50 Ac+/- ; NMSFTD PROPERTY: 9.03 Ac+/-

NUMBER OF MASTER PLAT TRACTS: 17

ZONING: PRC

TOTAL OPEN SPACE: 69.47 Ac.+/-

ROAD RIGHT OF WAYS: 19.64 Ac.+/- (4.47+/- IS NMSFTD)

CAPITAL HIGH SCHOOL

NORTH

SCALE 1"=200'

200' 0 200'

TRACT 69
16.912 Ac+/-

TRACT A
OPEN SPACE
23.01 Ac+/-

TRACT 68
3.202 Ac+/-

TRACT 75
2.993 Ac+/-

TRACT 76
2.581 Ac+/-

TRACT 77
3.283 Ac+/-

TR. E
3.295 Ac+/-

TRACT 67
4.995 Ac+/-

TRACT 70
4.52 Ac+/-
(NMSFTD)

TR. 65
5.214 Ac+/-

TR. 581
1.228 Ac+/-

TR. 59
1.708 Ac+/-

TRACT 64
11.342 Ac+/-

TRACT 63
13.926 Ac+/-

TRACT F
OPEN SPACE
0.719 Ac+/-

TRACT 62
16.196 Ac+/-

TRACT 56
10.029 Ac+/-
SCHOOL SITE

TRACT 57
10.06 Ac+/-

TRACT 60
13.549 Ac+/-

TRACT H
50' R.O.W.
1.09 Ac+/-

TRACT I
50' R.O.W.
0.66 Ac+/-

TRACT G ROAD ROW
19.20 Ac+/-
(OF WHICH 4.44 Ac+/- IS NMSFTD PROPERTY)

TRACT C
OPEN SPACE
1.617 Ac+/-

TR. 61
12.918 Ac+/-

TRACT D
OPEN SPACE
4.711 Ac+/-

TRACT B
OPEN SPACE
36.14 Ac.+/-

EXISTING PARK TRACT C
2.96 Ac+/-

N/F CITY OF SANTA FE

NEW MEXICO SCHOOL FOR THE DEAF

PASEO DEL SOL WEST

JAGUAR DRIVE

CINTO NORTE

CINTO SUR

HERRERA DR.

EXISTING COMMUNITY TRAIL

EXISTING 66' R.O.W.

EXISTING 66' WIDE INGRESS, EGRESS AND UTILITY EASEMENT

EXISTING 20' WIDE REUSE LINE EASEMENT

COMMUNITY TRAIL

20' WIDE PUBLIC TRAIL AND PUBLIC UTILITY EASEMENT

20' PUBLIC TRAIL EASEMENT, SUBJECT TO RELOCATION

DRY UTILITIES UNDER SIDEWALK

70' R.O.W.

50' WIDE PUBLIC ACCESS ESMT.

ROAD SLOPE EASEMENT

ROAD SLOPE ESMT.

ROAD SLOPE ESMT.

15'X20' DE

20'X32.5' DRAINAGE EASEMENT

10'X30' DRAINAGE EASEMENT

20'X10' DRAINAGE EASEMENT

15' WIDE DRAINAGE EASEMENT

NEIGHBORHOOD PARK

300'

88' R.O.W.

62' R.O.W.

DRAINAGE ESMT.

10' PUBLIC UTILITY EASEMENT

30' PUBLIC SANITARY SEWER EASEMENT

20' PUBLIC UTILITY EASEMENT

10' WIDE DRAINAGE EASEMENT SUBJECT TO CHANGE

30' PUBLIC SANITARY SEWER EASEMENT

EXISTING 20' PUBLIC SANITARY SEWER EASEMENT

10' WIDE UTILITY EASEMENT TYPICAL

15' WIDE DRAINAGE EASEMENT

20' WIDE DRAINAGE EASEMENT SUBJECT TO CHANGE

20' WIDE DRAINAGE EASEMENT

10' WIDE UTILITY EASEMENT TYPICAL

25' WIDE DRAINAGE ESMT. SUBJECT TO CHANGE

20' WIDE DRAINAGE EASEMENT AND PUE SUBJECT TO CHANGE

EXISTING 20' PUBLIC SANITARY SEWER EASEMENT

ACCESS FOR POND INSTALLATION AND MAINTENANCE VIA CITY SEWERLINE EASEMENT.

20' WIDE MAINTENANCE EASEMENT

COMMUNITY TRAIL

20' PUBLIC TRAIL EASEMENT AND EXISTING PUBLIC SANITARY SEWER EASEMENT

OTHER FLOOD AREAS ZONE X

38' DRAINAGE & ACCESS EASEMENT

ACCESS FOR INSTALLATION AND MAINTENANCE THROUGH CITY OPEN SPACE

EX. 20' D.E.

D.E.

20' PUE

20'X20' PUE

25'X20' PUE

25'X25' PUE

25'X30' PUE

25' PUE

ROAD SLOPE EASEMENT

NOTES:

1. ALL OPEN SPACE SUBJECT TO DRAINAGE EASEMENTS AND ROAD SLOPE EASEMENTS.
2. CENTRALIZED PONDING PROVIDED FOR INFRASTRUCTURE AND ALL TRACT DEVELOPMENT. ONLY A PORTION OF TRACT 60 REQUIRES DETENTION PONDING TO BE PROVIDED BY TRACT DEVELOPERS. SEE SHEET 13A. TRACT DESIGN PLANS SHALL INCLUDE PASSIVE WATER HARVESTING FOR LANDSCAPE IRRIGATION AND DESIGNS TO TRAP SEDIMENT BEFORE IT LEAVES THE TRACT BOUNDARY.
3. TRACT 57 AND PORTIONS OF TRACT 60 REQUIRE LOW-PRESSURE SEWERS AND INDIVIDUAL LOT GRINDER PUMPS.
4. DEVELOPERS OF TRACT 60 AND 81 ARE REQUIRED TO PROVIDE 14-FOOT WIDE ACCESS WITHIN 20-FOOT EASEMENTS TO DAMS B1, B2 AND B3. SEE SHEET 13B.

LEGEND

ROADWAY/SIDEWALK, WATER, SEWER, AND DRY UTILITY CONNECTION BETWEEN TRACTS REQUIRED. FINAL CONNECTION LOCATIONS TO BE DETERMINED AT THE TIME OF TRACT DEVELOPMENT, SUBJECT TO APPROVAL BY TC PHASE 3A, LLC OR ITS AUTHORIZED AGENT AND THE CITY OF SANTA FE.

(PP) POCKET PARK
MINIMUM 0.25 ACRES. LOCATION TO BE DETERMINED BY TRACT DEVELOPER

COMMUNITY TRAIL

OPEN SPACE

REVISIONS

DATE	BY
11/10/25	O.G.

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9951

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SITE PLAN

SCALE	DWG NO.	DATE
1"=200'		06/09/2025
		SHEET NO. 2

OREALYNN GUERRERO PRITZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-11-01 HW TC3.dwg, SITE PLAN, 11/2/2025 8:45:28 PM

Subdivision Plat

of Tierra Contenta Phase 3A
prepared for TC Phase 3A, LLC
lying within Section 13, 14, & the Pacheco Grant, Township 16 North, Range 8 East, New Mexico Principal Meridian
located in the vicinity of Santa Fe City and County, New Mexico
May 2025

PURPOSE OF PLAT

The purpose of this plat is to subdivide Tierra Contenta Phase 3A into sixteen (16) tracts for future development and six (6) tracts set aside as Open Space.

LEGAL DESCRIPTION

Tierra Contenta Phase 3A
- Lots 7A, 8A, 8B, 9A, 9B, 10A, 10B, 10C, and 10D as shown on Tierra Contenta Phase 3A, Right of Way & Easement Dedication Plat (Reference Document No. 1)

RECORD DOCUMENTS

1. Tierra Contenta Phase 3A, Right of Way & Easement Dedication Plat, filed within the official Santa Fe County Records as Document No. _____.
2. Dedication Plat for Tract 8A3–7CB within Tierra Contenta Subdivision, Phase 2B filed within the official Santa Fe County records in Book 738, Page 14. .
3. Annexation Plat for Tracts 1–9, Tierra Contenta, Wolgamood Subdivision and Contiguous Lands (East) filed within the official Santa Fe County records in Book 162, Page 5.
4. Quit Claim Deed from TC Phase 3A to N.M.S.D. filed within the official Santa Fe County Records as Document No. _____.
5. ALTA/ACSM Land Title Survey, Tracts 1–A–1, 4, 5, 7, 8, 9, Lot 1 & Remaining Portion of Tract 3, Tierra Contenta filed within the official Santa Fe County records in Book 231, Page 44.
6. Plat of Survey of a Portion of Lot 8, a Portion of Lot 9 of Section 12, all of Lot 7 and Lot 8 of Section 13, Township 16 North, Range 8 East of the New Mexico Principal Meridian filed within the official Santa Fe County records in Book 396, Page 11.
7. Tierra Contenta Subdivision, Phase 1B, Unit 1, filed within the official Santa Fe County records in Book 396, Page 12.
8. Tierra Contenta Subdivision, Phase 2A, Unit 1, filed within the official Santa Fe County records in Book 493, Page 13.
9. Tierra Contenta Subdivision, Phase 2A, Unit 2, filed within the official Santa Fe County records in Book 543, Page 1.
10. Barrio del Corazon Subdivision, within Tract 39, Tierra Contenta Subdivision, filed within the official Santa Fe County records in Book 555, Page 45.
11. ALTA/NSPS Land Title Survey of Tierra Contenta Phase 3A, filed within the official Santa Fe County records in Book 918, Page 50.
12. Land Division & Lot Line Adjustment for the New Mexico School for the Deaf, filed within the official Santa Fe County records in Book 757, Page 32.
13. Plat of Survey of Lands Surveyed for the New Mexico School for the Deaf by Walter G. Turley P.S. No. 95, File No. 58 F 38, Dated November 12, 1958. (not recorded)
14. Document Book and Page of adjoining properties, as shown.
15. Document Book and Page of easements, as shown.

SURVEYOR'S CERTIFICATE

I Scott McCloy, New Mexico Professional Surveyor, hereby certify that this subdivision plat was prepared from actual field surveys performed during April of 2022 and December of 2023, by me or under my direct supervision, that I am responsible for this survey, that this survey is true and correct to the best of my knowledge, and that this boundary survey plat and the field survey upon which it is based meet the Minimum Standards for Surveying in the state of New Mexico.

preliminary

SCOTT McCLOY N.M.P.S. No. 27222 DATE

SCOTT McCLOY NEW MEXICO 27222 PROFESSIONAL SURVEYOR

McCLOY LAND SURVEYING, LLC ■ 150 CENTRAL PARK SQUARE ■ LOS ALAMOS, NEW MEXICO 87544
(505) 321-7404 ■ mccloy.surveying@gmail.com

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:
A. Public Service Company of New Mexico (PNM), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
B. New Mexico Gas Company (NMGCo) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
C. Lumen Technologies for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
D. Xfinity &/or Lumen Technologies for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
E. City of Santa Fe (public water and public sewer) for the installation, maintenance and service of lines and other equipment and facilities reasonably necessary to provide services to Public Utility Easements.
F. Ezee Fiber for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Granter for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

Easements for electric, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER: In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGC DO NOT waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PNM Electric Service Date

NM Gas Company Date

Lumen Technologies Date
LUMEN DISCLAIMER: This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee communication service to the property.

Xfinity / Comcast Date

Ezee Fiber Date

CITY OF SANTA FE REVIEW

Reviewed By: _____
City Engineer for Land Use Date

Reviewed By: _____
City Planner Date

DEDICATION & AFFIDAVIT

The undersigned owners and owners representatives of these lands do hereby consent to this subdivision creating 16 tracts to be retained for future development and 6 tracts to be designated as Open Space. All Open Space Tracts are granted to the City of Santa Fe and subject to drainage easements. Public utility easements as shown hereon are hereby granted. Road slope easements, as shown hereon, are hereby granted to the City of Santa Fe for construction and maintenance of roadway cuts and fills to support roadways within the dedicated rights–of–way and/or easements. The City shall vacate such slope easements within the parcels shown hereon upon approval of a subdivision plat and/or development plan for any portion of the property. This plat lies within the planning and platting jurisdiction of the City of Santa Fe, New Mexico.

TC Phase 3A, LLC Date

Acknowledgment:

STATE OF NEW MEXICO }
COUNTY OF SANTA FE } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

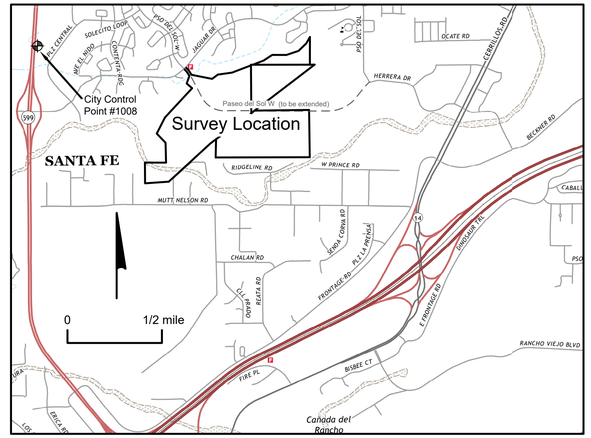
THIS_____DAY OF_____, 20 .

NOTARY DATE

MY COMMISSION EXPIRES ON

SYMBOLS

- Boundary
- Adjoiner
- Easement
- Reference Tie (not a boundary)
- Survey Marker - found as noted
- Survey Marker - set as noted
- Control Point - set as noted
- City of Santa Fe Control Monument



LOCATION MAP

CITY OF SANTA FE NOTES AND CONDITIONS

1. This plat is subject to valid restrictions, covenants and easements of record as shown on record documents noted hereon.
2. Property development is required to comply with applicable provisions of Chapter 14, Land Development Code, SFCC 1987 and subsequent amendments.
3. Property development is required to comply with the provisions of each City of Santa Fe Ordinance adopted prior to plat and or development plan recording with the County Clerk or submittal for a building permit application that modifies any provision of Chapter 14, Land Development Code, SFCC 1987 and subsequent amendments.
4. Prior to any new construction, plat will be submitted to Santa Fe Fire Department for compliance with International Fire Code.
5. All Fire Department access shall be no greater than a 10% grade throughout.
6. Fire Department Access shall not be less than 20 feet wide to any new or remodeled construction.
7. Maintenance of drainage structures and appurtenances thereto within dedicated rights–of–way and drainage easements as shown hereon is the responsibility of the City of Santa Fe.
8. All open space subject to drainage easements.
9. Centralized ponding provided for infrastructure and all tract development. Only a portion of tract 60 requires detention ponding to be provided by tract developers. See sheet 13A of the Tierra Contenta Phase 3A Infrastructure Plans in the City Plat Room.
10. Tract 57 and portions of Tract 60 require low–pressure sewers and individual lot grinder pumps.
11. Developers of Tracts 60 and 61 are required to provide 14–foot wide access within 20–foot easements to dams B1, B2 and B3. See sheet 13B of the Tierra Contenta Phase 3A Infrastructure Plans in the City Plat Room..

SURVEY NOTES

1. Distances are expressed in ground US Survey Feet (New Mexico State Plane Coordinate System of 1983, Central Zone, 2011 realization). To convert reported distances to grid multiply by the combined scale factor of 0.9996035245.
2. Bearings are related to Grid North of the New Mexico State Plane Coordinate System of 1983, Central Zone, 2011 realization.
3. As delineated on F.I.R.M. Panel No. 35049C0506E, Map Revised December 4th, 2012, Portions of the subject property lie within:
   –Zone X (Areas determined to be outside the 0.2% annual chance floodplain)
   –Zone AE (Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood) (Base Flood Elevations determined.)**[within Tract B & Tract D, Open Space]**
   –Other Flood Areas (Areas of 0.2% annual chance flood; area 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.)**[within Tract B & Tract D, Open Space]**
   Flood Hazard Boundaries are shown by graphic scaling only from the FIRM map. No field survey was conducted to verify the Flood Hazard Boundary. See Reference Document No. 11 for graphic depiction of Flood Hazard Boundaries.
4. See Reference Document No. 11 for potential encroachments.

COUNTY OF SANTA FE }
STATE OF NEW MEXICO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD:

ON THE _____ DAY OF _____ A.D.

2025, AT _____ O'CLOCK ____ M. AND

WAS DULY RECORDED IN BOOK _____ , PAGE _____ OF THE RECORDS OF THE SANTA FE COUNTY CLERK.

WITNESS MY HAND AND SEAL OF OFFICE
KATHARINE E. CLARK
COUNTY CLERK, SANTA FE COUNTY, N.M.

BY DEPUTY

Sheet 3A (1 of 5)

DRAWN BY	S.D.M.
CHECKED BY	S.D.M

INDEXING INFORMATION FOR COUNTY CLERK

STATE	COUNTY	SECTION	TOWNSHIP	RANGE	SUBDIVISION
NEW MEXICO	SANTA FE	13 & 14	16 NORTH	8 EAST	Tierra Contenta Phase 3A

OWNER(S)	Tierra Contenta
TAX UPC No.	1–047–094–492–239, 1–048–094–(136–200, 150–350, & 220–410)

Subdivision Plat

of Tierra Contenta Phase 3A
prepared for TC Phase 3A, LLC
lying within Section 13, 14, & the Pacheco Grant, Township 16 North, Range 8 East, New Mexico Principal Meridian
located in the vicinity of Santa Fe City and County, New Mexico
May 2025

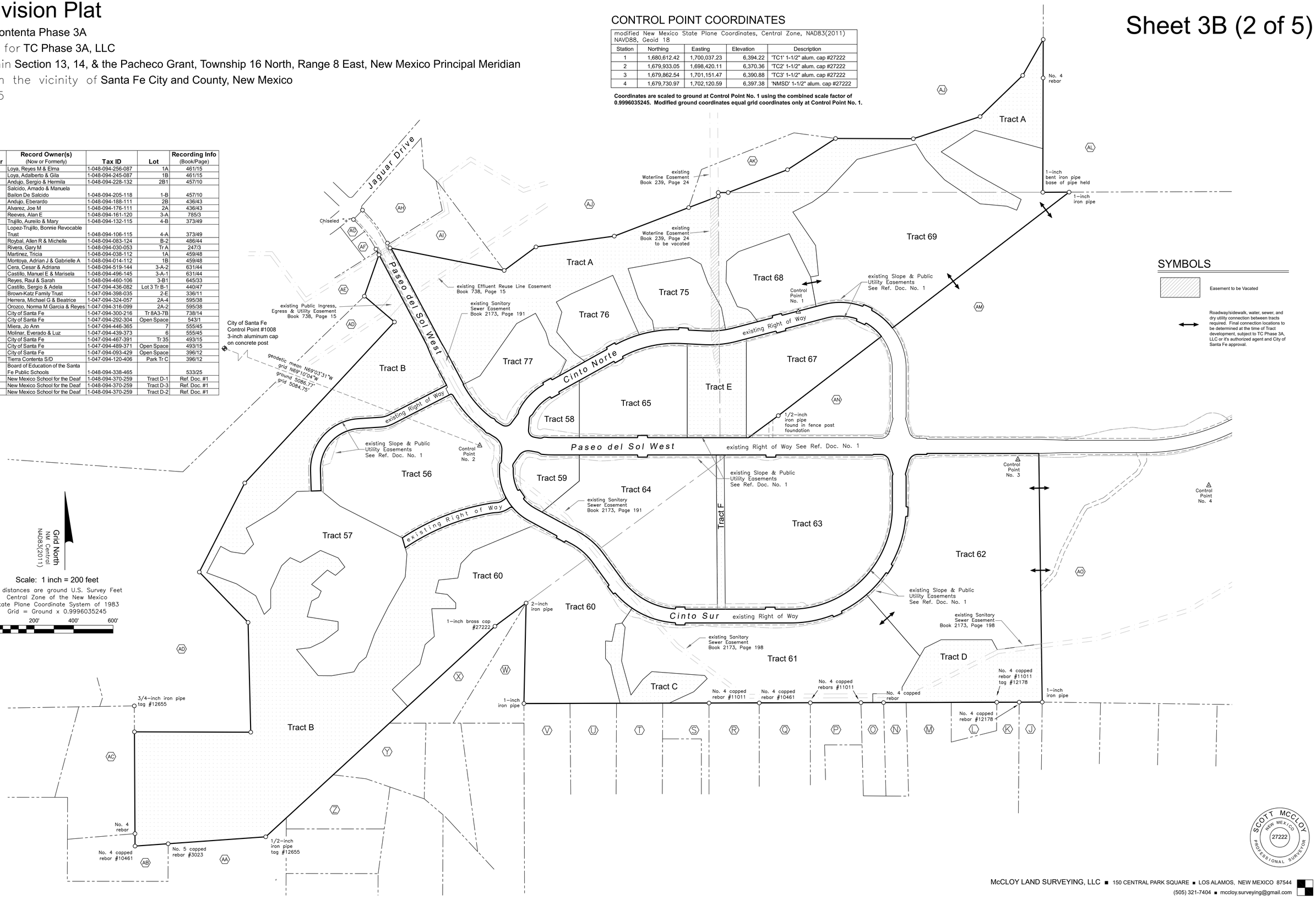
Adjoiner	Record Owner(s) (Now or Formerly)	Tax ID	Lot	Recording Info (Book/Page)
J	Loya, Reyes M & Elma	1-048-094-256-087	1A	461/15
K	Loya, Adalberto & Gila	1-048-094-245-087	1B	461/15
L	Andujo, Sergio & Hermila	1-048-094-228-132	2B1	457/10
M	Salcido, Amado & Manuela Bailon De Salcido	1-048-094-205-118	1-B	457/10
N	Andujo, Eberardo	1-048-094-188-111	2B	436/43
O	Alvarez, Joe M	1-048-094-176-111	2A	436/43
P	Reeves, Alan E	1-048-094-161-120	3-A	785/3
Q	Trujillo, Aureilo & Mary	1-048-094-132-115	4-B	373/49
R	Lopez-Trujillo, Bonnie Revocable Trust	1-048-094-106-115	4-A	373/49
S	Roybal, Allen R & Michelle	1-048-094-083-124	B-2	486/44
T	Rivera, Gary M	1-048-094-030-053	Tr A	247/3
U	Martinez, Tricia	1-048-094-038-112	1A	459/48
V	Montoya, Adrian J & Gabrielle A	1-048-094-014-112	1B	459/48
W	Cera, Cesar & Adriana	1-048-094-519-144	3-A-2	631/44
X	Castillo, Manuel E & Marisela	1-048-094-496-145	3-A-1	631/44
Y	Reyes, Raul & Sarah	1-048-094-460-106	3-B1	645/33
Z	Castillo, Sergio & Adela	1-047-094-436-082	Lot 3 Tr B-1	440/47
AA	Brown-Katz Family Trust	1-047-094-398-035	2-E	336/11
AB	Herrera, Michael G & Beatrice	1-047-094-324-057	2A-4	595/38
AC	Orozco, Norma M Garcia & Reyes	1-047-094-316-099	2A-2	595/38
AD	City of Santa Fe	1-047-094-300-216	Tr 8A3-7B	738/14
AE	City of Santa Fe	1-047-094-292-304	Open Space	543/1
AF	Miera, Jo Ann	1-047-094-446-365	7	555/45
AG	Molinar, Everado & Luz	1-047-094-439-373	6	555/45
AH	City of Santa Fe	1-047-094-467-391	Tr 35	493/15
AI	City of Santa Fe	1-047-094-489-371	Open Space	493/15
AJ	City of Santa Fe	1-047-094-093-429	Open Space	396/12
AK	Tierra Contenta S/D	1-047-094-120-406	Park Tr C	396/12
AL	Board of Education of the Santa Fe Public Schools	1-048-094-338-465		533/25
AM	New Mexico School for the Deaf	1-048-094-370-259	Tract D-1	Ref. Doc. #1
AN	New Mexico School for the Deaf	1-048-094-370-259	Tract D-3	Ref. Doc. #1
AO	New Mexico School for the Deaf	1-048-094-370-259	Tract D-2	Ref. Doc. #1

CONTROL POINT COORDINATES

modified New Mexico State Plane Coordinates, Central Zone, NAD83(2011) NAVD88, Geoid 18

Station	Northing	Easting	Elevation	Description
1	1,680,612.42	1,700,037.23	6,394.22	'TC1' 1-1/2" alum. cap #27222
2	1,679,933.05	1,698,420.11	6,370.36	'TC2' 1-1/2" alum. cap #27222
3	1,679,862.54	1,701,151.47	6,390.88	'TC3' 1-1/2" alum. cap #27222
4	1,679,730.97	1,702,120.59	6,397.38	'NMSD' 1-1/2" alum. cap #27222

Coordinates are scaled to ground at Control Point No. 1 using the combined scale factor of 0.9996035245. Modified ground coordinates equal grid coordinates only at Control Point No. 1.



SYMBOLS

Easement to be Vacated

Roadway/sidewalk, water, sewer, and dry utility connection between tracts required. Final connection locations to be determined at the time of Tract development, subject to TC Phase 3A, LLC or it's authorized agent and City of Santa Fe approval.

SCOTT McCLOY NEW MEXICO 27222 PROFESSIONAL SURVEYOR

McCLOY LAND SURVEYING, LLC ■ 150 CENTRAL PARK SQUARE ■ LOS ALAMOS, NEW MEXICO 87544
(505) 321-7404 ■ mccloy.surveying@gmail.com

Subdivision Plat

of Tierra Contenta Phase 3A
prepared for TC Phase 3A, LLC
lying within Section 13, 14, & the Pacheco Grant, Township 16 North, Range 8 East, New Mexico Principal Meridian
located in the vicinity of Santa Fe City and County, New Mexico
May 2025

COMMUNITY TRAIL

CURVE TABLE					
Curve	Radius	Arc Length	Central Angle	Chord Bearing	Ch. Length
TC1	13.00'	18.92'	83°24'23"	N53°48'24"E	17.30'
TC2	21.00'	37.45'	102°10'11"	N63°11'18"E	32.68'
TC3	38.00'	17.18'	25°53'59"	S52°46'37"E	17.03'
TC4	38.00'	26.90'	40°33'07"	S60°06'11"E	26.34'
TC5	38.00'	16.90'	25°28'31"	S67°38'29"E	16.76'

LINE TABLE		
LINE	BEARING	DISTANCE
TL1	N62°47'57"E	91.56'
TL2	N34°59'47"E	323.52'
TL3	N61°27'10"E	318.79'
TL4	N65°58'05"E	316.97'
TL5	N79°49'27"E	316.65'
TL6	N59°13'05"E	316.67'
TL7	N57°55'31"E	316.82'
TL8	N56°54'49"E	264.07'
TL9	N75°15'24"E	408.14'
TL10	S14°44'36"E	9.27'
TL11	S49°21'10"E	78.79'
TL12	S39°49'34"E	59.41'
TL13	S33°47'20"E	63.29'
TL14	S54°49'03"E	189.34'
TL15	S84°29'25"E	64.08'
TC1	ch N53°48'24"E	chord 17.30'
TL16	N12°06'13"E	5.06'
TC2	ch N63°11'18"E	chord 32.68'
TL17	S65°43'37"E	104.38'
TC3	ch S52°46'37"E	chord 17.03'
TL18	S39°49'37"E	13.83'
TC4	ch S60°06'11"E	chord 26.34'
TL19	S80°22'45"E	18.51'
TC5	ch S67°38'29"E	chord 16.76'
TL20	S54°54'13"E	67.15'

EASEMENTS

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
EC1	46.69'	21.44'	124°45'19"	37.99'	N30°00'49"E
EC2	113.96'	163.52'	39°55'49"	111.67'	N33°11'57"E
EC3	140.05'	240.01'	33°26'00"	138.07'	N38°37'45"E
EC4	40.68'	87.67'	26°34'59"	40.31'	N48°21'32"E
EC5	89.17'	155.43'	32°52'15"	87.95'	N67°59'48"E
EC6	182.55'	450.77'	23°12'12"	181.30'	N66°55'06"E
EC7	160.02'	538.67'	17°01'12"	159.43'	N79°41'13"E
EC8	46.18'	14.90'	177°30'25"	29.80'	N77°59'15"E
EC9	115.93'	358.98'	18°30'14"	115.43'	S80°33'30"W
EC10	115.81'	99.81'	66°29'04"	109.43'	N85°56'11"E
EC11	52.80'	43.63'	69°20'18"	49.64'	S52°14'32"E
EC12	21.15'	10.93'	110°54'10"	18.00'	S51°05'47"E
EC13	114.01'	200.07'	32°39'02"	112.48'	N71°04'44"W

LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N42°36'01"E	83.22'
EL2	N57°48'56"E	84.76'
EL3	N54°17'12"E	48.02'
EL4	N80°31'40"E	25.71'
EL5	N75°15'24"E	228.16'
EL6	N88°31'10"E	25.49'
EL7	S61°23'24"E	136.86'
EL8	N73°27'09"E	17.61'
EL9	S04°21'17"W	14.38'
EL10	S54°54'13"E	53.94'

SYMBOLS

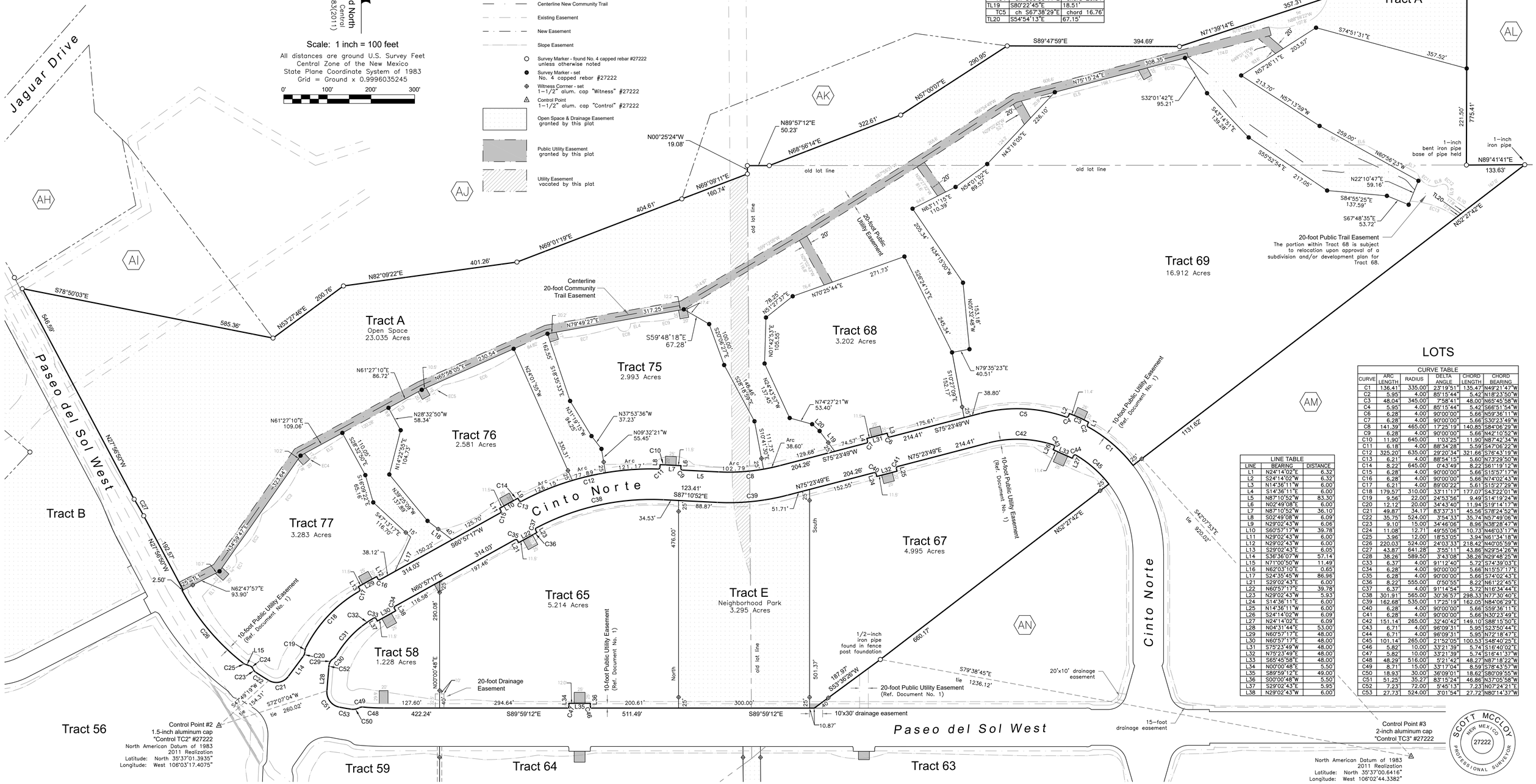
- Boundary
- New Lot Lines
- Adjoiner
- Old Lot Line
- Centerline New Community Trail
- Existing Easement
- New Easement
- Slope Easement
- Survey Marker - found No. 4 capped rebar #27222 unless otherwise noted
- Survey Marker - set No. 4 capped rebar #27222
- Witness Corner - set 1-1/2" alum. cap "Witness" #27222
- Control Point 1-1/2" alum. cap "Control" #27222
- Open Space & Drainage Easement granted by this plat
- Public Utility Easement granted by this plat
- Utility Easement vacated by this plat

Grid North
NM Central
NAD83(2011)

Scale: 1 inch = 100 feet

All distances are ground U.S. Survey Feet
Central Zone of the New Mexico
State Plane Coordinate System of 1983
Grid = Ground x 0.9996035245

0' 100' 200' 300'



LOTS

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	136.41'	335.00'	23°19'51"	135.47'	N49°21'47"W
C2	5.95'	4.00'	85°15'44"	5.42'	N18°23'50"W
C3	48.04'	345.00'	7°58'41"	48.00'	N65°45'58"W
C4	5.95'	4.00'	85°15'44"	5.42'	S66°51'54"W
C5	6.28'	4.00'	90°00'00"	5.66'	N59°36'11"W
C6	6.28'	4.00'	90°00'00"	5.66'	S30°23'49"W
C7	141.39'	465.00'	17°25'19"	140.85'	S84°06'29"W
C8	6.28'	4.00'	90°00'00"	5.66'	N42°10'52"W
C9	11.90'	545.00'	1°15'25"	11.90'	N87°42'34"W
C10	6.18'	4.00'	88°34'28"	5.59'	S47°06'22"W
C11	325.20'	635.00'	29°20'34"	321.66'	S76°43'19"W
C12	6.21'	4.00'	88°54'15"	5.60'	N73°29'50"W
C13	8.22'	545.00'	0°43'49"	8.22'	S61°19'12"W
C14	6.28'	4.00'	90°00'00"	5.66'	S15°57'17"W
C15	6.28'	4.00'	90°00'00"	5.66'	N74°02'43"W
C16	6.21'	4.00'	89°00'22"	5.61'	S15°27'29"W
C17	179.57'	310.00'	33°11'17"	177.07'	S43°22'01"W
C18	9.56'	22.00'	24°53'56"	9.49'	S14°19'24"W
C19	12.12'	20.00'	34°43'40"	11.94'	S19°14'17"W
C20	49.87'	34.17'	83°37'31"	45.56'	S78°24'52"W
C21	35.75'	524.00'	3°54'33"	35.74'	N57°49'06"W
C22	9.10'	15.00'	34°46'06"	8.96'	N38°28'47"W
C23	11.08'	12.71'	49°55'06"	10.73'	N46°03'17"W
C24	3.96'	12.00'	18°53'05"	3.94'	N61°34'18"W
C25	220.03'	524.00'	24°03'33"	218.42'	N40°05'59"W
C26	43.87'	641.28'	3°55'11"	43.86'	N29°54'26"W
C27	38.26'	589.50'	3°43'08"	38.26'	N29°48'25"W
C28	6.37'	4.00'	91°12'40"	5.72'	S74°39'03"E
C29	6.28'	4.00'	90°00'00"	5.66'	N15°57'17"E
C30	6.28'	4.00'	90°00'00"	5.66'	S74°02'43"E
C31	8.22'	555.00'	0°50'55"	8.22'	N61°22'45"E
C32	6.37'	4.00'	91°14'54"	5.72'	N16°34'44"E
C33	301.91'	565.00'	30°36'57"	298.33'	N77°30'40"E
C34	162.68'	535.00'	17°25'19"	162.05'	N84°06'29"E
C35	6.28'	4.00'	90°00'00"	5.66'	S59°36'11"E
C36	6.28'	4.00'	90°00'00"	5.66'	N30°23'49"E
C37	151.14'	265.00'	32°40'42"	149.10'	S88°15'50"E
C38	6.71'	4.00'	96°09'31"	5.95'	S23°50'44"E
C39	6.71'	4.00'	96°09'31"	5.95'	N72°18'47"E
C40	101.14'	265.00'	21°52'05"	100.53'	S48°40'25"E
C41	5.82'	10.00'	33°21'39"	5.74'	S16°40'02"E
C42	5.82'	10.00'	33°21'39"	5.74'	S16°41'37"W
C43	48.29'	516.00'	5°21'42"	48.27'	N87°18'22"W
C44	8.71'	15.00'	33°17'04"	8.59'	S78°43'57"W
C45	18.93'	30.00'	36°09'01"	18.62'	S80°09'55"W
C51	51.25'	35.27'	83°15'24"	46.86'	N37°05'58"W
C52	7.23'	72.00'	5°45'13"	7.23'	N07°24'21"E
C53	27.73'	524.00'	3°01'54"	27.72'	N80°14'37"W

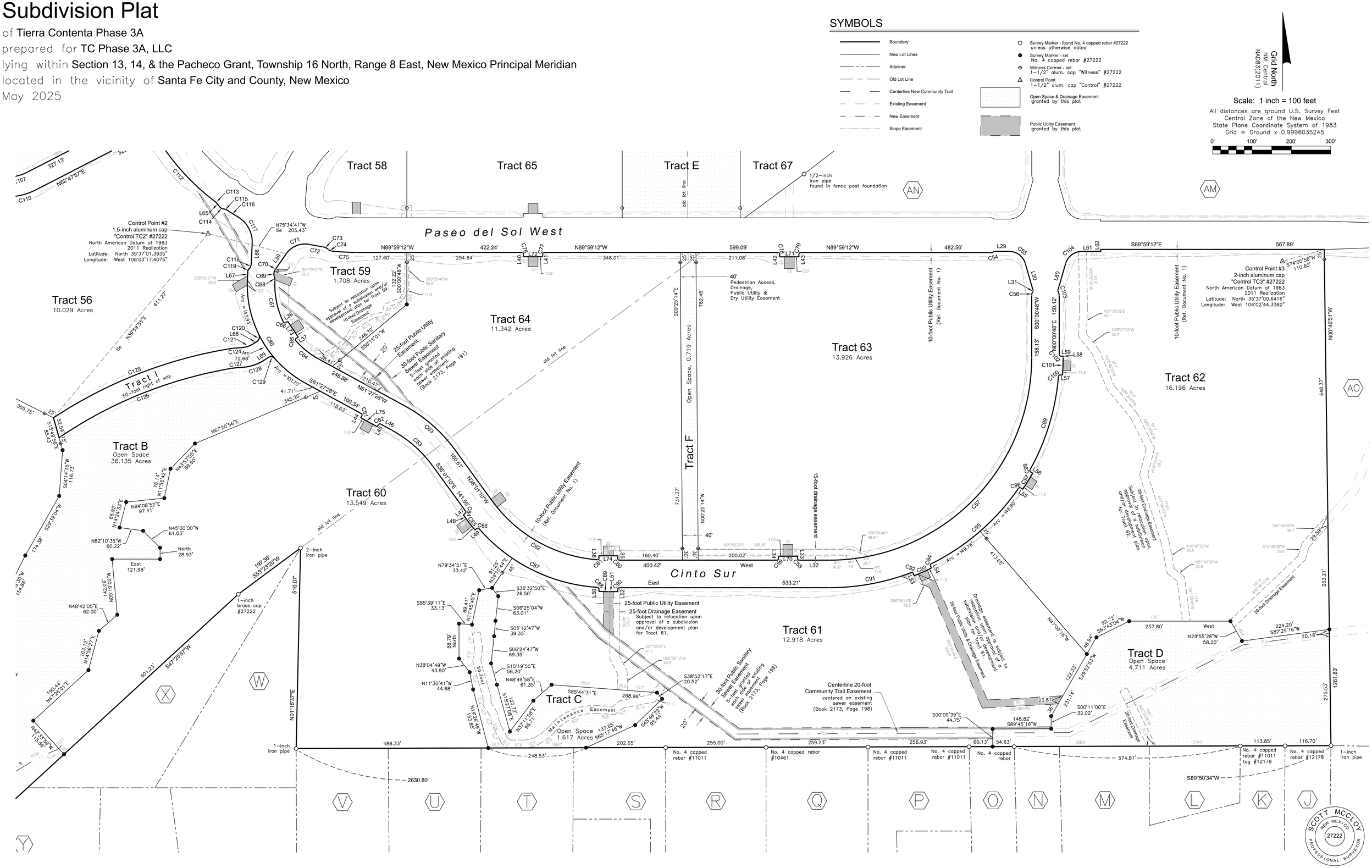
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N24°14'02"E	6.32'
L2	S24°14'02"W	6.32'
L3	N14°36'11"W	6.00'
L4	S14°36'11"E	6.00'
L5	N87°10'52"W	83.30'
L6	N02°49'08"E	6.00'
L7	N87°10'52"W	36.10'
L8	S02°49'08"W	6.09'
L9	N29°02'43"W	6.06'
L10	S60°57'17"W	39.78'
L11	N29°02'43"W	6.00'
L12	N29°02'43"W	6.00'
L13	S29°02'43"E	6.05'
L14	S36°36'07"W	57.14'
L15	N71°00'50"W	11.49'
L16	N62°03'10"E	0.65'
L17	S24°35'45"W	86.96'
L18	S29°02'43"E	6.00'
L19	N60°57'17"E	39.78'
L20	N29°02'43"W	5.93'
L21	S14°36'11"E	6.00'
L22	N14°36'11"W	6.00'
L23	N29°02'43"W	6.00'
L24	S24°14'02"W	6.09'
L25	N24°14'02"E	6.09'
L26	N04°31'44"E	5.95'
L27	N60°57'17"E	48.00'
L28	N60°57'17"E	48.00'
L29	N60°57'17"E	48.00'
L30	N60°57'17"E	48.00'
L31	S75°23'49"W	48.00'
L32	N75°23'49"E	48.00'
L33	S65°45'58"E	48.00'
L34	N00°00'48"E	5.50'
L35	S89°59'12"E	49.00'
L36	S00°00'48"W	5.50'
L37	S29°02'43"E	5.95'
L38	N29°02'43"W	6.00'

Sheet 3C (3 of 5)

McCLOY LAND SURVEYING, LLC ■ 150 CENTRAL PARK SQUARE ■ LOS ALAMOS, NEW MEXICO 87544
(505) 321-7404 ■ mccloy.surveying@gmail.com

Subdivision Plat

of Tierra Contenta Phase 3A
prepared for TC Phase 3A, LLC
lying within Section 13, 14, & the Pacheco Grant, Township 16 North, Range 8 East, New Mexico Principal Meridian
located in the vicinity of Santa Fe City and County, New Mexico
May 2025



See Sheet 3E for curve and line tables.

McCLOY LAND SURVEYING, LLC ■ 150 CENTRAL PARK SQUARE ■ LOS ALAMOS, NEW MEXICO 87544
(505) 321-7404 ■ mccloy.surveying@gmail.com

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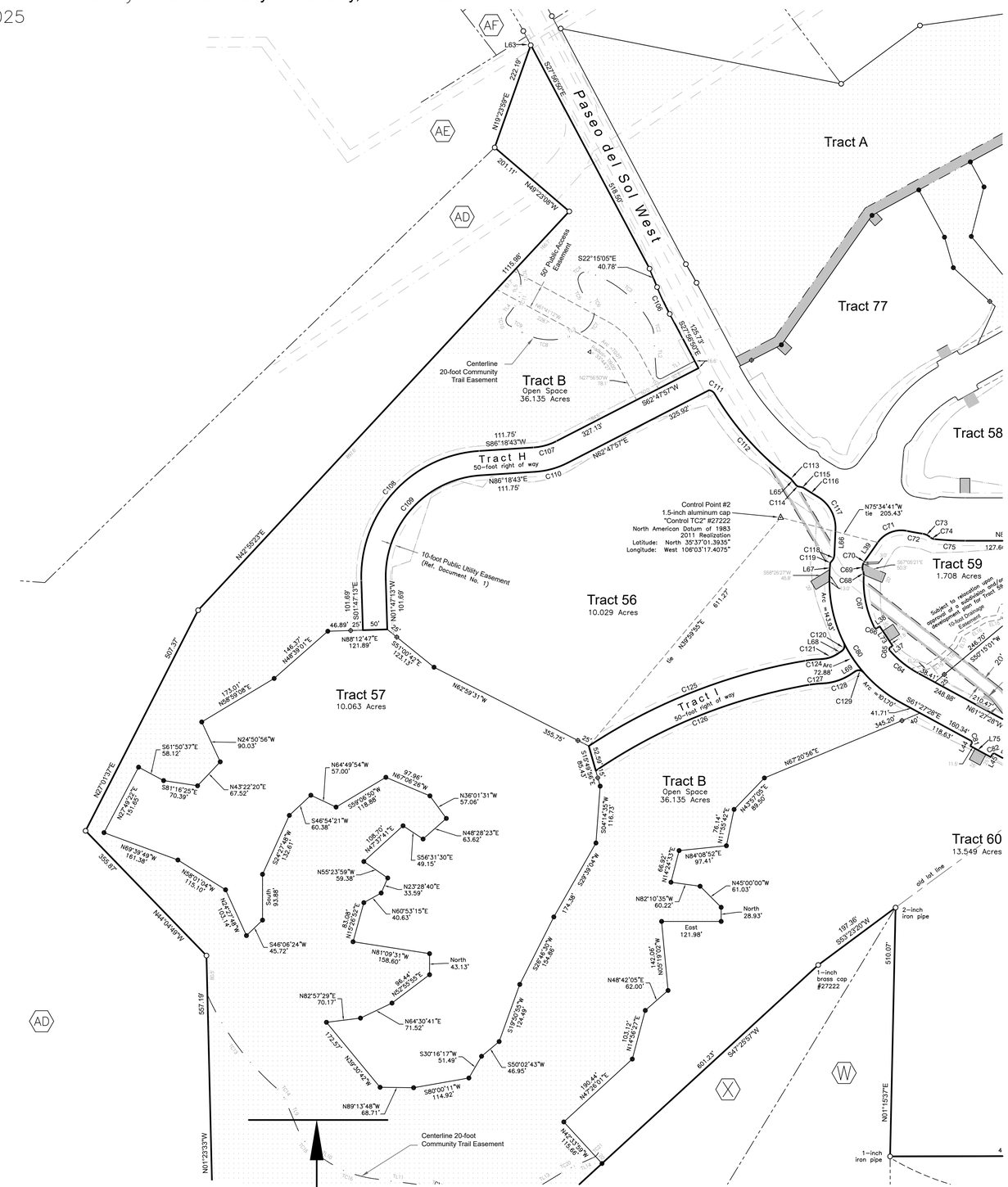
Scale: 1 inch = 100 feet
All distances are ground U.S. Survey Feet
Central Zone of the New Mexico
State Plane Coordinate System of 1983
Grid = Ground x 0.9996035245
0' 100' 200' 300'

Grid North
NM Central
NAD83(2011)



EASEMENTS

LINE TABLE		
LINE	BEARING	DISTANCE
EL1	S08°08'29"E	39.21'
EL2	S07°39'23"W	33.76'
EL3	S15°44'10"E	97.14'
EL4	South	16.40'
EL5	S32°29'27"E	30.73'
EL6	S14°36'42"E	19.58'
EL7	S27°36'52"E	34.81'
EL8	S86°45'46"E	45.81'
EL9	N50°55'38"E	25.81'
EL10	N78°53'19"E	82.43'
EL11	N36°48'01"E	43.99'
EL12	S25°01'58"W	22.19'
EL13	S67°21'57"W	42.24'
EL14	S18°13'14"W	23.28'
EL15	S79°25'33"W	28.25'
EL16	S59°16'58"W	58.56'
EL17	S27°42'59"W	25.01'
EL18	S47°51'18"W	41.76'
EL19	S58°00'48"W	30.07'
EL20	S74°50'11"W	26.54'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
EC1	30.33'	30.00'	57°55'52"	29.06'	S56°34'48"E
EC2	38.02'	85.46'	25°29'17"	37.70'	S74°23'35"W
EC3	48.49'	151.03'	18°23'42"	48.28'	N52°27'05"E
EC4	123.83'	131.72'	53°51'50"	119.32'	N66°18'19"E
EC5	19.39'	85.46'	13°00'10"	19.35'	S21°06'47"E

COMMUNITY TRAIL

LINE TABLE		
LINE	BEARING	DISTANCE
TL1	N62°03'10"E	75.70'
TL2	N03°40'33"W	86.05'
TL3	S71°23'59"W	23.24'
TL4	N36°22'17"E	26.83'
TL5	N06°01'40"E	13.71'
TL6	S82°25'16"W	221.32'
TL7	S63°12'16"W	495.00'
TL8	S89°45'16"W	450.00'
TL9	S22°56'12"E	62.39'
TL10	S56°11'50"E	8.76'
TL11	S82°31'42"E	93.16'
TL12	S55°46'27"E	22.02'
TL13	N58°42'44"E	69.93'
TL14	N65°49'31"E	42.79'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
TC1	15.96'	8.00'	114°16'17"	13.44'	S60°48'42"E
TC2	16.71'	40.00'	23°55'49"	16.59'	S15°38'27"E
TC3	173.51'	222.75'	44°37'54"	169.16'	S49°55'19"E
TC4	33.01'	16.00'	118°12'08"	27.46'	N48°39'41"E
TC5	51.02'	73.30'	39°52'47"	49.99'	S30°22'46"E
TC6	16.00'	21.00'	43°38'47"	15.61'	N28°29'46"W
TC7	64.10'	47.04'	78°04'21"	59.26'	N32°21'48"E
TC8	98.22'	114.33'	49°13'16"	95.23'	S83°59'24"E
TC9	27.79'	262.87'	6°03'27"	27.78'	S62°24'29"E
TC10	23.10'	13.00'	101°48'30"	20.18'	S14°31'58"E
TC11	29.13'	55.00'	30°20'38"	28.79'	S21°11'59"W
TC12	37.95'	55.00'	39°32'05"	37.20'	S13°44'23"E
TC13	243.08'	557.27'	24°59'31"	241.15'	N36°40'31"W
TC14	25.18'	55.00'	26°14'04"	24.96'	N36°03'14"W
TC15	83.59'	144.00'	33°15'37"	82.42'	N39°34'01"W
TC16	107.08'	233.00'	26°19'52"	106.14'	N69°21'46"W
TC17	67.24'	144.00'	26°45'14"	66.63'	N69°09'05"W
TC18	33.17'	55.00'	34°33'19"	32.67'	N73°03'07"W
TC19	125.89'	233.00'	30°57'29"	124.37'	S74°11'29"W
TC20	28.93'	233.00'	7°06'47"	28.91'	S62°16'07"W
TC21	14.90'	21.00'	40°39'06"	14.59'	S45°29'58"W

SYMBOLS

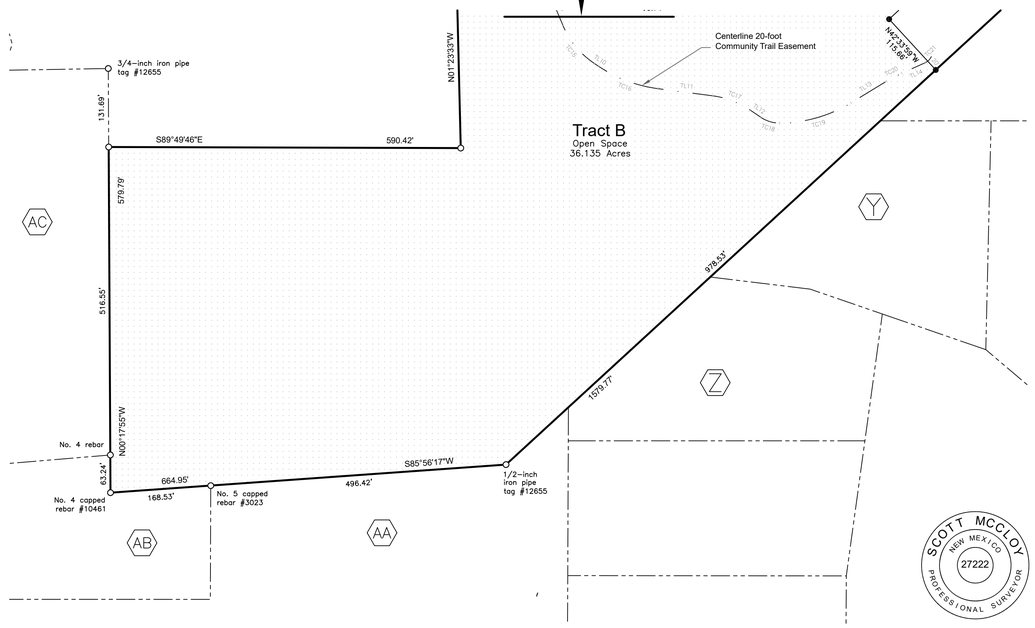
- Boundary
- New Lot Lines
- Adjoiner
- Old Lot Line
- Centerline New Community Trail
- Existing Easement
- New Easement
- Slope Easement

- Survey Marker - found No. 4 capped rebar #27222 unless otherwise noted
- Survey Marker - set No. 4 capped rebar #27222
- Witness Corner - set 1-1/2" alum. cap "Witness" #27222
- Control Point 1-1/2" alum. cap "Control" #27222
- Open Space & Drainage Easement granted by this plat
- Public Utility Easement granted by this plat

LOTS

LINE TABLE		
LINE	BEARING	DISTANCE
L29	S89°58'43"E	37.92'
L30	S16°01'19"E	71.67'
L31	S27°17'53"W	3.21'
L32	West	76.29'
L33	North	6.00'
L34	South	6.00'
L35	North	7.01'
L36	South	5.92'
L37	N56°18'47"E	6.23'
L38	S56°18'47"W	6.23'
L39	N34°56'28"E	46.10'
L40	S00°00'48"W	5.50'
L41	N00°00'48"E	5.50'
L42	S00°00'48"W	5.50'
L43	N00°00'48"E	5.50'
L44	S28°32'32"W	6.00'
L45	N28°32'32"E	5.99'
L46	S61°27'28"E	32.54'
L47	S52°19'30"W	6.12'
L48	S36°01'10"E	14.88'
L49	N52°34'49"E	6.23'
L50	South	6.25'
L51	East	24.00'
L52	North	6.00'
L53	S23°36'44"E	6.18'
L54	N23°36'44"W	6.18'
L55	S58°06'25"E	6.18'
L56	N58°06'25"W	6.18'
L57	S88°02'56"E	6.18'
L58	N00°00'48"E	3.81'
L59	N88°02'56"W	6.14'
L60	N16°02'59"E	71.68'
L61	S89°59'12"E	47.95'
L62	N00°00'48"E	5.00'
L63	N62°03'10"E	49.00'
L64	N57°54'05"E	5.28'
L65	S39°34'14"E	15.33'
L66	S02°34'27"W	51.92'
L67	S02°34'27"W	21.04'
L68	S56°18'47"W	10.41'
L69	N56°18'47"E	10.41'
L70	West	48.50'
L71	S89°59'12"E	49.00'
L72	S89°59'12"E	49.00'
L73	S33°41'13"E	48.00'
L74	West	48.00'
L75	N61°28'10"W	48.00'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C54	13.12'	12.71'	59°07'28"	12.54'	N76°08'56"E
C55	55.76'	43.27'	73°49'53"	51.98'	S52°56'20"E
C56	9.52'	20.00'	27°17'05"	9.43'	S13°39'20"W
C57	808.84'	515.00'	89°59'12"	728.24'	N45°00'24"E
C58	6.28'	4.00'	90°00'00"	5.66'	N45°00'00"W
C59	6.28'	4.00'	90°00'00"	5.66'	S45°00'00"W
C60	6.28'	4.00'	90°00'00"	5.66'	N45°00'00"W
C61	6.59'	4.00'	94°26'54"	5.87'	S47°13'27"W
C63	170.93'	385.00'	25°26'18"	169.53'	N48°44'19"W
C64	75.59'	215.00'	20°08'42"	75.20'	N51°23'07"W
C65	6.82'	4.00'	97°37'33"	6.02'	N07°30'00"E
C66	6.82'	4.00'	97°37'33"	6.02'	N74°52'27"W
C67	108.88'	215.00'	29°01'00"	107.72'	N11°33'11"W
C68	10.01'	25.00'	22°57'03"	9.95'	N08°31'13"W
C69	17.77'	20.00'	50°55'02"	17.19'	N05°27'47"E
C70	4.07'	58.00'	4°01'10"	4.07'	N32°55'53"E
C71	67.72'	58.22'	66°39'06"	63.97'	N68°16'01"E
C72	32.97'	596.00'	3°10'11"	32.97'	S79°59'31"E
C73	17.54'	30.00'	33°30'00"	17.29'	S64°49'36"E
C74	9.40'	15.00'	35°55'01"	9.25'	S66°02'06"E
C75	63.18'	603.91'	5°59'39"	63.15'	S86°59'25"E
C76	5.82'	10.00'	33°22'07"	5.74'	S16°40'16"E
C77	5.82'	10.00'	33°22'07"	5.74'	N16°41'51"E
C78	5.82'	10.00'	33°22'07"	5.74'	S16°40'16"E
C79	5.82'	10.00'	33°22'07"	5.74'	N16°41'51"E
C80	290.37'	285.00'	58°22'28"	277.97'	S32°16'14"E
C81	6.28'	4.00'	90°00'00"	5.66'	S16°27'28"E
C82	6.28'	4.00'	90°00'00"	5.66'	N73°32'32"E
C83	139.86'	315.00'	25°26'18"	138.71'	S48°44'19"E
C84	6.17'	4.00'	88°20'40"	5.57'	S08°09'10"W
C85	33.61'	445.00'	4°19'38"	33.60'	S38°10'59"E
C86	6.04'	4.00'	86°30'36"	5.48'	S84°09'53"E
C87	344.94'	435.00'	45°26'00"	335.97'	S63°37'35"E
C88	6.03'	4.00'	86°20'35"	5.47'	S43°10'18"E
C89	24.01'	445.00'	3°05'30"	24.01'	S88°27'15"E
C90	6.28'	4.00'	90°00'00"	5.66'	N45°00'00"E
C91	213.27'	585.00'	20°53'15"	212.09'	N79°53'22"E
C92	6.09'	4.00'	87°16'31"	5.52'	S67°15'00"E
C93	48.01'	595.00'	4°37'24"	48.00'	N66°23'16"E
C94	6.09'	4.00'	87°16'31"	5.52'	N20°01'31"E
C95	296.56'	585.00'	29°02'42"	293.39'	N49°08'25"E
C96	6.09'	4.00'	87°16'31"	5.52'	N78°15'20"E
C97	48.01'	595.00'	4°37'24"	48.00'	N31°53'35"E
C98	6.09'	4.00'	87°16'31"	5.52'	N14°28'09"W
C99	250.00'	585.00'	24°29'06"	248.10'	N16°55'33"E
C100	6.09'	4.00'	87°16'04"	5.52'	N48°19'02"E
C101	44.21'	595.00'	4°15'25"	44.20'	N02°08'30"E
C102	6.15'	4.00'	88°03'44"	5.56'	N44°01'04"W
C103	12.65'	31.97'	22°39'53"	12.56'	N17°06'04"W
C104	55.86'	43.27'	73°57'50"	52.06'	N53°01'54"E
C105	59.05'	594.00'	5°41'45"	59.03'	S25°05'58"E
C106	60.88'	598.44'	5°49'45"	60.86'	S25°09'58"E
C107	48.83'	119.00'	23°30'46"	48.49'	S74°33'20"W
C108	396.71'	258.00'	88°05'56"	358.76'	S42°15'45"W
C111	14.23'	16.00'	50°58'24"	13.77'	S56°03'18"E
C112	234.29'	596.00'	22°31'24"	232.79'	S41°49'48"E
C113	1.89'	8.00'	13°31'16"	1.88'	S46°19'45"E
C114	7.89'	10.00'	45°12'17"	7.69'	S62°10'22"E
C115	12.31'	25.00'	28°13'17"	12.19'	S70°39'51"E
C116	30.83'	596.00'	2°57'51"	30.83'	S58°02'08"E
C117	80.60'	74.37'	62°05'30"	76.71'	S28°28'18"E
C118	14.97'	20.00'	42°52'49"	14.62'	S24°00'52"W
C119	7.48'	10.00'	42°52'49"	7.31'	S24°00'52"W
C120	18.76'	13.00'	82°40'26"	17.17'	S14°58'34"W
C121	35.12'	64.00'	31°26'24"	34.68'	S72°01'59"W
C122	136.67'	258.00'	30°21'07"	135.08'	S72°34'37"W
C123	31.62'	208.00'	8°42'32"	31.59'	S61°45'20"W
C124	32.96'	258.00'	7°19'11"	32.94'	S84°05'35"W
C125	480.28'	1151.57'	23°53'47"	476.81'	S68°29'07"W
C126	475.36'	1101.57'	24°43'29"	471.68'	N68°04'16"E
C127	26.57'	208.00'	7°19'11"	26.55'	N84°05'35"E
C128	62.56'	114.00'	31°26'24"	61.77'	N72°01'59"E
C129	18.76'	13.00'	82°40'26"	17.17'	S82°21'01"E



Match Line

Sheet 3E (5 of 5)

TOPOGRAPHIC SURVEY

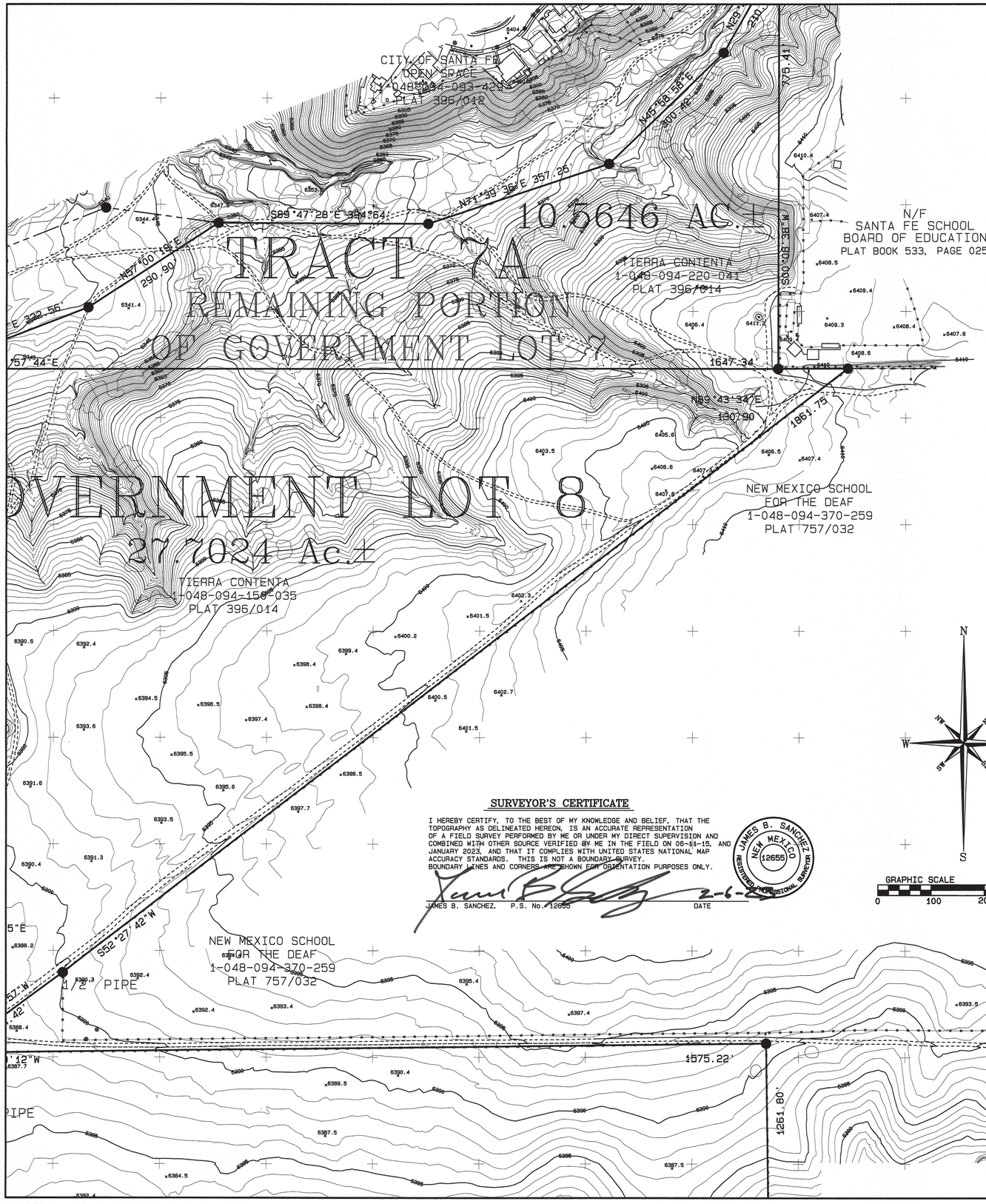
FOR

TIERRA CONTENTA CORPORATION

PHASE 3A

WITHIN PORTIONS OF

SECTION 13 AND SECTION 14 OF TOWNSHIP 16 NORTH, RANGE 08 EAST,
AND SECTION 18 OF TOWNSHIP 16 NORTH, RANGE 09 EAST,
OF THE NEW MEXICO PRINCIPAL MERIDIAN AND WITHIN
THE CITY AND COUNTY OF SANTA FE, NEW MEXICO.



LEGEND

- FOUND POINT
- CALCULATED POINT (NOT FOUND OR SET)
- FOUND BRASS CAP
- GOVERNMENT MONUMENT AS INDICATED
- WV WATER VALVE
- FH FIRE HYDRANT
- WM WATER METER
- T TELEPHONE PEDESTAL
- CO SANITARY SEWER CLEANOUT
- GM GAS METER
- MH SANITARY SEWER MANHOLE
- S STORM MANHOLE
- UP UTILITY POLE AND ANCHOR GUY
- LP LIGHT POLE
- BOLLARD
- DI DROP INLET

- ADJOINER PROPERTY LINE
- EDGE OF ASPHALT ROAD
- EDGE OF DIRT ROAD
- FLOWLINE DRAINAGE
- TOP OF BANK
- TOE OF BANK
- T UNDERGROUND TELEPHONE LINE
- G UNDERGROUND GAS LINE
- S UNDERGROUND SANITARY SEWER LINE
- E AERIAL UTILITY LINE
- FENCE
- WOOD FENCE

GENERAL NOTES

1. REFER TO PLAT OF SURVEY ENTITLED "DEDICATION PLAT FOR TRACT 8A3-7B".. PREPARED BY JAMES B. SANCHEZ NMPLS. No 12655 ON OCTOBER 21, 2011. HAVING PROJECT No. 160813l4-TC P28D AND RECORDED IN THE OFFICE OF THE SANTA FE, COUNTY CLERKS OFFICE IN BOOK 738 PAGE 14-15.
2. REFER TO PLAT OF SURVEY ENTITLED "BOUNDARY SURVEY OF TRACT 8A3-7C, TRACT 9, TRACT 7A AND GOVERMENT LOT 8 FOR TIERRA CONTENTA SUBDIVISION PHASE 3A".. PREPARED BY JAMES B. SANCHEZ NMPLS. No 12655 ON OCTOBER 19, 2021, HAVING PROJECT No.: 160813-TCCP3A BNDRY
3. REFER TO PLAT OF SURVEY ENTITLED "NEW MEXICO SCHOOL FOR THE DEAF, WITHIN SECTION 13, T. 16N., R. 8E., AND SECTION 18, T. 16N., R. 9E., N.M.P.M. PREPARED BY MORRIS SURVEYING/ENGINEERING. HAVING PROJECT NUMBER 12510.
4. ELEVATIONS ARE BASED UPON N.G.S. CONTROL MONUMENT "11 SC" 6175.48 FEET (NAVD 88) AND CITY OF SANTA FE CONTROL MONUMENT "SF 1008" 6339.68' (NAVD 88).
5. THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION PURPOSES ONLY. FOR BOUNDARY INFORMATION REFER TO PLATS REFERENCED AS NOTES No. 1 AND No 2.
6. CONTOUR INTERVAL IS 1', WITH EVERY 5TH CONTOUR INDEXED.
7. BEARINGS, DISTANCES & ACREAGE SHOWN ARE TAKEN DIRECTLY FROM PLAT OF NOTES 1 AND 2.

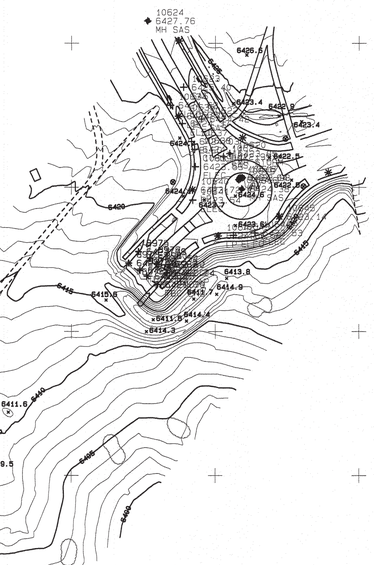
GRAPHIC SCALE 1" = 100'
0 100 200 300

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE TOPOGRAPHY AS DELINEATED HEREON, IS AN ACCURATE REPRESENTATION OF A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND COMBINED WITH OTHER SOURCE VERIFIED BY ME IN THE FIELD ON 06-11-15, AND JANUARY 2023, AND THAT IT COMPLIES WITH UNITED STATES NATIONAL MAP ACCURACY STANDARDS. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LINES AND CORNERS ARE SHOWN FOR ORIENTATION PURPOSES ONLY.

JAMES B. SANCHEZ NEW MEXICO 12655 REGISTERED PROFESSIONAL SURVEYOR

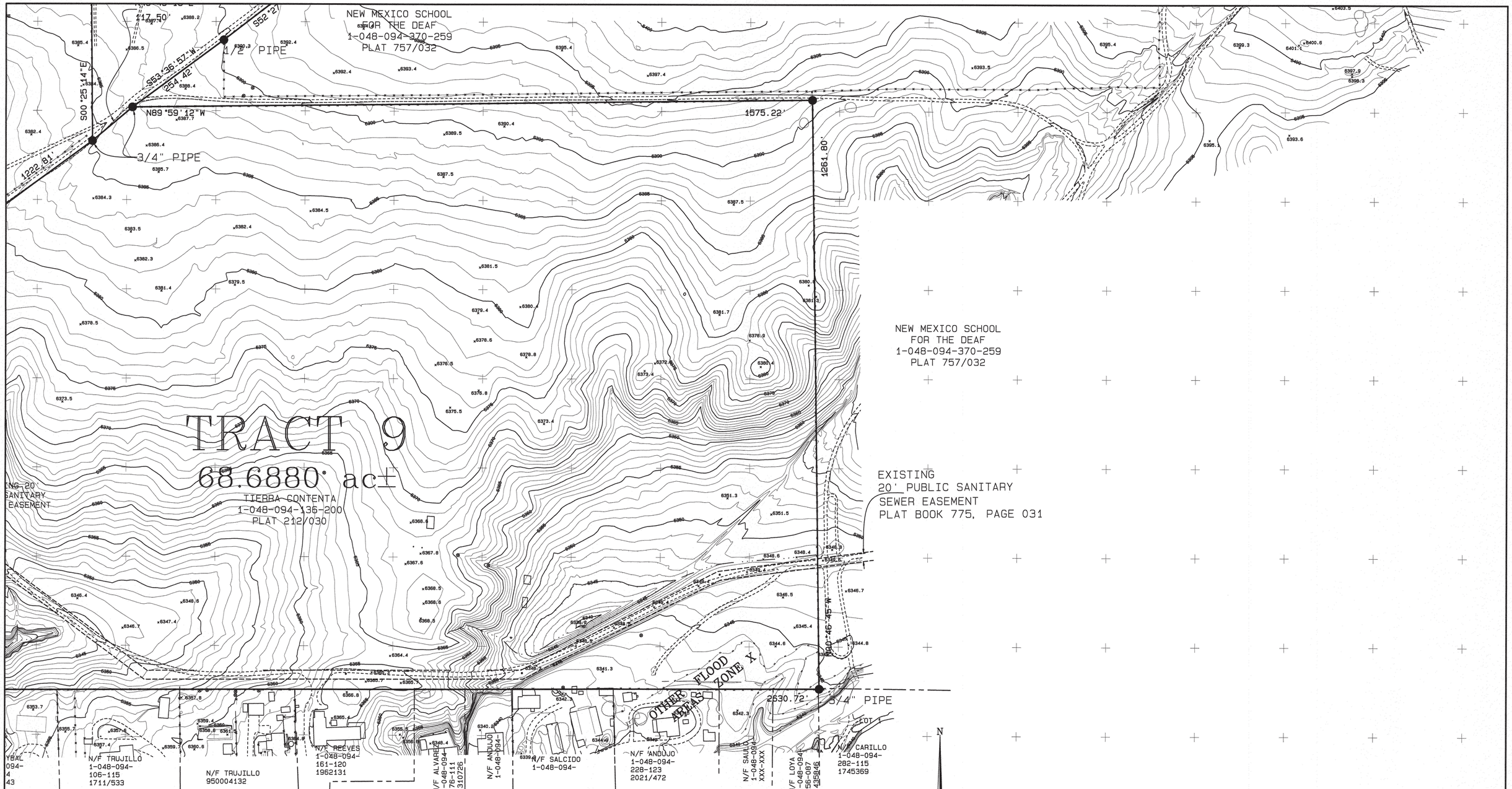
JAMES B. SANCHEZ, P.S. No. 12655 — DATE 2-6-23



SHEET 1 OF 4

SANTA FE SURVEYING COMPANY		
P.O. BOX 2919, SANTA FE, N.M. 87504, 1210 LUISA STREET STE #8		
PHONE (505)-992-3211, MOBILE (505) 660-2659, FAX (505)-992-9905		
PROJECT No.: 160918-TCCP3A TOPO		
DRAFTED BY: JBS	DATE: 07-20-15	
CHECKED BY:	DATE:	
REVISION	DATE	BY
MODIFIED	02-06-23	JBS

SHEET 4A



LEGEND

- FOUND POINT
- CALCULATED POINT (NOT FOUND OR SET)
- FOUND BRASS CAP
- GOVERNMENT MONUMENT AS INDICATED
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- TELEPHONE PEDESTAL
- SANITARY SEWER CLEANOUT
- GAS METER
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- UTILITY POLE AND ANCHOR GUY
- LIGHT POLE
- CONCRETE BOLLARD
- DROP INLET
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- EDGE OF ASPHALT ROAD
- EDGE OF DIRT ROAD
- FLOWLINE DRAINAGE
- TOP OF BANK
- TOE OF BANK
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SANITARY SEWER LINE
- AERIAL UTILITY LINE
- FENCE
- WOOD FENCE

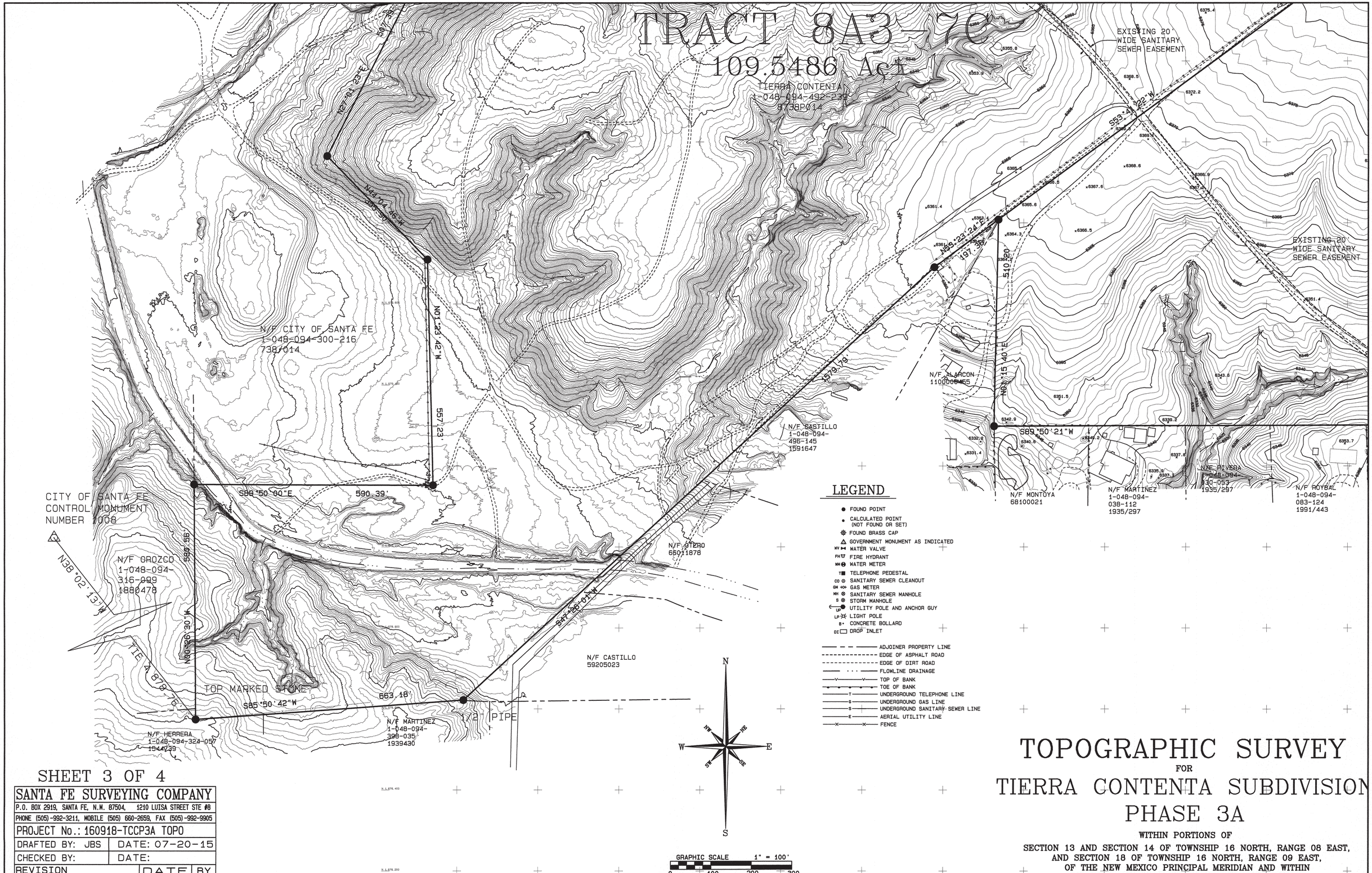
SHEET 2 OF 4

SANTA FE SURVEYING COMPANY		
P.O. BOX 2919, SANTA FE, N.M. 87504, 1210 LUISA STREET STE #8		
PHONE (505)-992-3211, MOBILE (505) 660-2659, FAX (505)-992-9905		
PROJECT No.: 160918-TCCP3A TOPO		
DRAFTED BY: JBS	DATE: 07-20-15	
CHECKED BY:	DATE:	
REVISION	DATE	BY
MODIFIED	02-06-23	JBS

TOPOGRAPHIC SURVEY
FOR
TIERRA CONTENTA SUBDIVISION
PHASE 3A

WITHIN PORTIONS OF
SECTION 13 AND SECTION 14 OF TOWNSHIP 16 NORTH, RANGE 08 EAST,
AND SECTION 18 OF TOWNSHIP 16 NORTH, RANGE 09 EAST,
OF THE NEW MEXICO PRINCIPAL MERIDIAN AND WITHIN
THE CITY AND COUNTY OF SANTA FE, NEW MEXICO.

SHEET 4B



SHEET 3 OF 4

SANTA FE SURVEYING COMPANY		
P.O. BOX 2919, SANTA FE, N.M. 87504, 1210 LUISA STREET STE #8		
PHONE (505)-992-3211, MOBILE (505) 660-2659, FAX (505)-992-9905		
PROJECT No.: 160918-TCCP3A TOPO		
DRAFTED BY: JBS	DATE: 07-20-15	
CHECKED BY:	DATE:	
REVISION	DATE	BY
MODIFIED	02-06-23	JBS

TOPOGRAPHIC SURVEY
FOR
TIERRA CONTENTA SUBDIVISION
PHASE 3A

WITHIN PORTIONS OF
SECTION 13 AND SECTION 14 OF TOWNSHIP 16 NORTH, RANGE 08 EAST,
AND SECTION 18 OF TOWNSHIP 16 NORTH, RANGE 09 EAST,
OF THE NEW MEXICO PRINCIPAL MERIDIAN AND WITHIN
THE CITY AND COUNTY OF SANTA FE, NEW MEXICO.

SHEET 4C

TOPOGRAPHIC SURVEY
FOR
TIERRA CONTENTA SUBDIVISION
PHASE 3A

WITHIN PORTIONS OF
SECTION 13 AND SECTION 14 OF TOWNSHIP 16 NORTH, RANGE 08 EAST,
AND SECTION 18 OF TOWNSHIP 16 NORTH, RANGE 09 EAST,
OF THE NEW MEXICO PRINCIPAL MERIDIAN AND WITHIN
THE CITY AND COUNTY OF SANTA FE, NEW MEXICO.

LEGEND

- FOUND POINT
- CALCULATED POINT (NOT FOUND OR SET)
- FOUND BRASS CAP
- GOVERNMENT MONUMENT AS INDICATED
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- TELEPHONE PEDESTAL
- SANITARY SEWER CLEANOUT
- GAS METER
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- UTILITY POLE AND ANCHOR GUY
- LIGHT POLE
- CONCRETE BOLLARD
- DROP INLET
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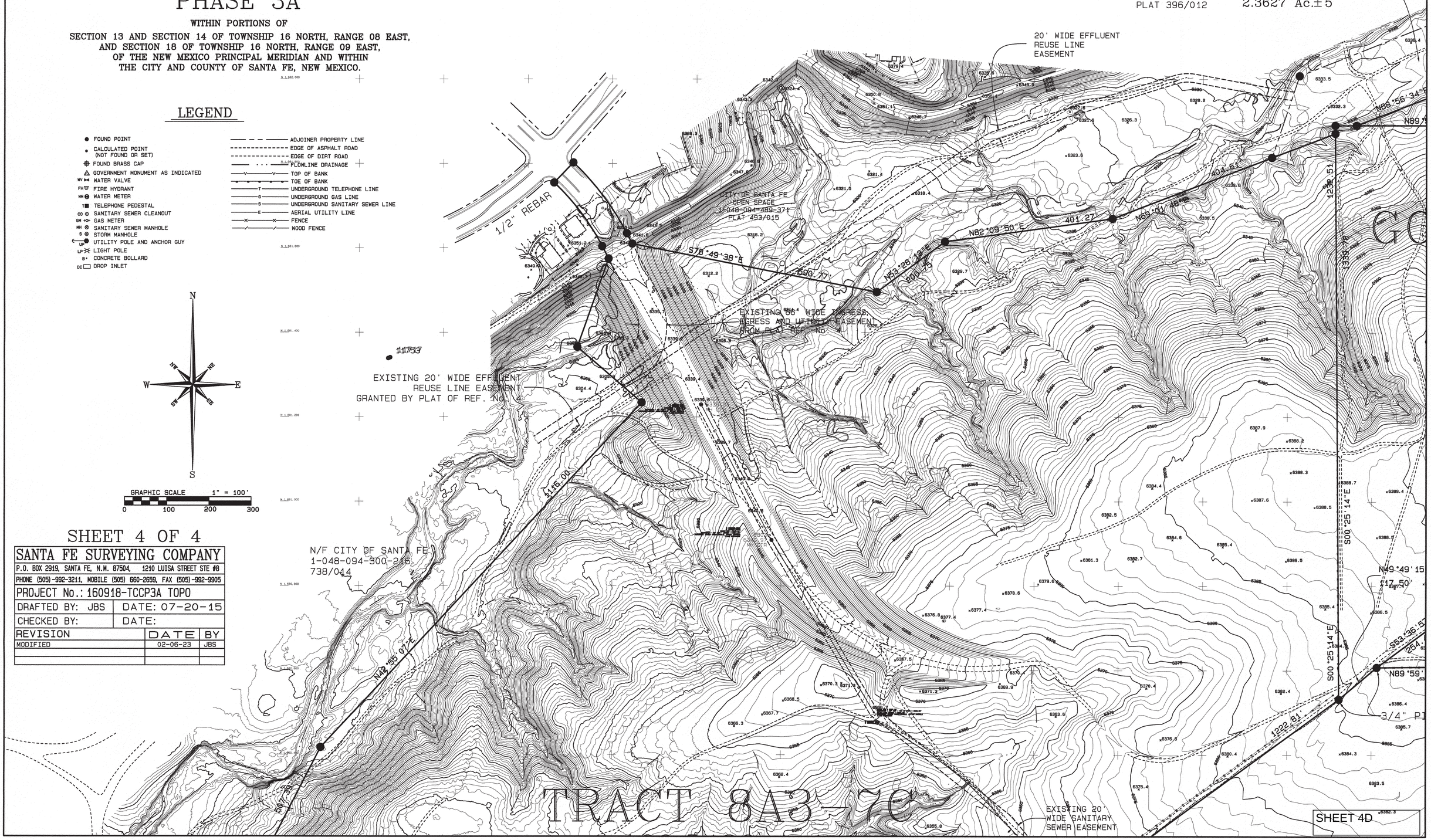
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SANITARY SEWER LINE
- AERIAL UTILITY LINE
- FENCE
- WOOD FENCE

N
W NE E
SW SE
S

GRAPHIC SCALE 1" = 100'
0 100 200 300

SHEET 4 OF 4

SANTA FE SURVEYING COMPANY		
P.O. BOX 2919, SANTA FE, N.M. 87504, 1210 LUISA STREET STE #8		
PHONE (505)-992-3211, MOBILE (505) 660-2659, FAX (505)-992-9905		
PROJECT No.: 160918-TCCP3A TOPO		
DRAFTED BY: JBS	DATE: 07-20-15	
CHECKED BY:	DATE:	
REVISION	DATE	BY
MODIFIED	02-06-23	JBS



ALTA / NSPS Land Title Survey

of Tierra Contenta Phase 3A
prepared for Homewise, Inc.
lying within Section 13, 14, & the Pacheco Grant, Township 16 North, Range 8 East, New Mexico Principal Meridian
located in the vicinity of Santa Fe City and County, New Mexico
September 2024

RECORD LEGAL DESCRIPTION

From Title Commitment, Reference Document No. 1

- One
  Tract 8A3–7C of the Dedication Plat for Tracts 8A3–7B within the TIERRA CONTENTA SUBDIVISION, PHASE 2B, comprised of a portion of "Tract 8A3–7", the remaining undeveloped Land of Tierra Contenta Subdivision, within Section 14 and Section 13 of Township 18 North, Range 8 East, of the New Mexico Principal Meridian, City and County of Santa Fe, New Mexico, filed for recorded in the Office of the County Clerk of Santa Fe, New Mexico on October 21, 2011, in Book 738, page 14–15.
- Two
  A tract of land lying and being situate within Section 13, Township 16 North, Range 8 East, N.M.P.M., being more particularly described as follows:
  BEGINNING at the southwest corner of this tract from which southwest corner of Section 13 bears S. 01° 36' 15" W., a distance of 1331.74';
  THENCE from said point of beginning N. 01°36' 15" E., a distance of 510.07' to a point;
  THENCE N. 54° 01' 15" E., 1222.36';
  THENCE N. 50° 25' 15" E., 117.75';
  THENCE N. 89° 40' 15" E., 1526.51';
  THENCE S. 00° 24' 45" E., 1321.00';
  THENCE N. 89° 48' 45" W., 2630.65' to the point of beginning, and **as shown on Plat of Survey for "William F. Martinez" by Morris A. Apodaca, dated November 29, 1979, in Plat Book 231, page 046, records of Santa Fe County, New Mexico.** *The bolded text above is incorrect. The listed description is from Exhibit A attached to a Warranty Deed recorded within the official Santa Fe County Records in Book 391, Page 9. Plat Book 231, Page 46 shows the described lands as Tract 9 but with slightly different measurements than those listed in the title commitment.*
- Three
  Government Lot 8, as shown on the Plat of Survey of a portion of Lot 8, a portion of Lot 9 of Section 12, Township 16 North, Range 8 East of the New Mexico principal Meridian, Santa Fe County, New Mexico, as the same is shown and designated on the plat of said survey, filed in the Office of the County Clerk of Santa Fe County, New Mexico on September 30, 1998, in Book 396, page 011.
- Four
  Tract 7A, of the Remaining Portion of Government Lot 7, Tierra Contenta Subdivision, Phase 1B, Unit 1, comprised of a portion of Lot 8, a Portion of Lot 9 of Section 12, All of Lot 7 of Section 13, Tract 8–A, Tract A–1, within the Pacheco Grant, within projected Section 11 and Section 14, Township 16 North, Range 6 East of the New Mexico Principal Meridian, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Santa Fe County, New Mexico on September 30, 1998, in Plat Book 396, page 012.

SURVEY NOTES

1. Distances are expressed in US Survey Feet measured along the surface of the earth. To convert reported distances to grid multiply by the project combined scale factor of 0.9996035245.

2. Bearings are related to Grid North of the New Mexico State Plane Coordinate System of 1983, Central Zone, 2010 Realization.

3. As delineated on F.I.R.M. Panel No. 35049C0506E, Map Revised December 4th, 2012, Portions of the subject property lie within:
   –Zone X (Areas determined to be outside the 0.2% annual chance floodplain)
   –Zone AE (Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood) (Base Flood Elevations determined.)
   –Other Flood Areas (Areas of 0.2% annual chance flood; area 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.)
   Flood Hazard Boundaries are shown by graphic scaling only from the FIRM map. No field survey was conducted to verify the Flood Hazard Boundary.

SURVEYOR'S CERTIFICATE

To: Homewise, Inc. and Chicago Title Insurance Company:

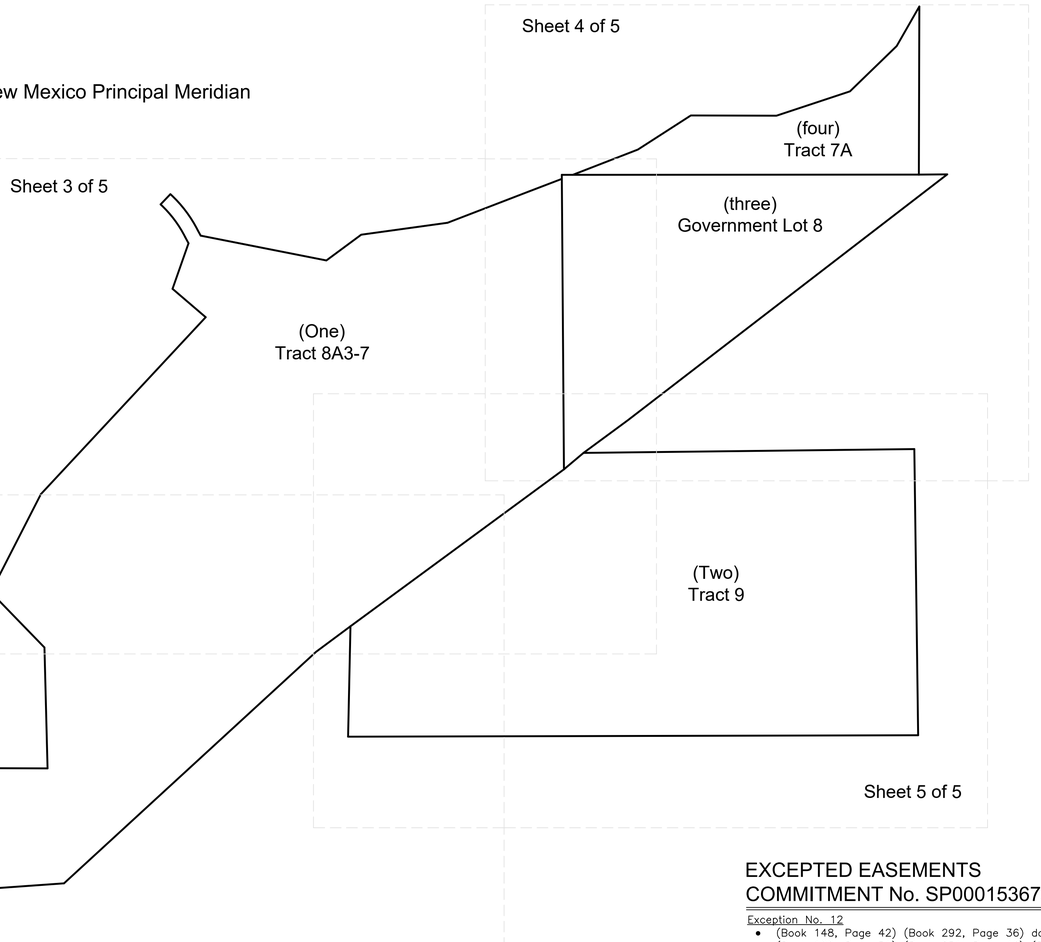
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 13, and 19 of Table A thereof. The fieldwork was completed during September of 2024.

preliminary

SCOTT McCLOY N.M.P.S. No. 27222 DATE

SCOTT McCLOY NEW MEX/CO 27222 PROFESSIONAL SURVEYOR

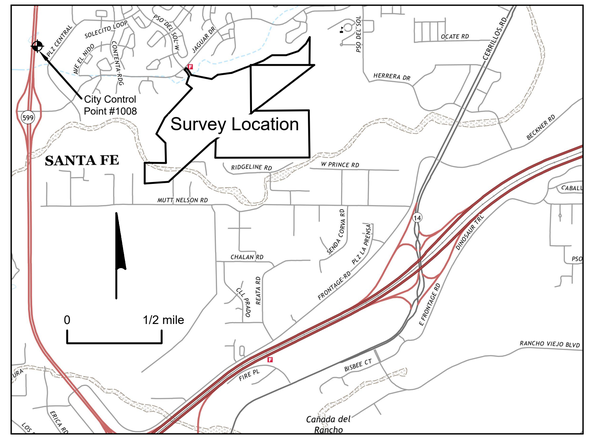
McCLOY LAND SURVEYING, LLC ■ 150 CENTRAL PARK SQUARE ■ LOS ALAMOS, NEW MEXICO 87544
(505) 321-7404 ■ mccloy.surveying@gmail.com



KEY MAP

REFERENCE DOCUMENTS

1. Commitment for Title Insurance, underwritten by Chicago Title Insurance Company, Commitment No. SP000153676, Commitment Date: September 22, 2024.
2. Dedication Plat for Tract 8A3–7B within Tierra Contenta Subdivision, Phase 2B filed within the official Santa Fe County records in Book 738, Page 14.
3. Annexation Plat for Tracts 1–9, Tierra Contenta, Wolgamood Subdivision and Contiguous Lands (East) filed within the official Santa Fe County records in Book 165, Page 5.
4. ALTA/ACSM Land Title Survey, Tracts 1–A–1, 4, 5, 7, 8, 9, Lot 1 & Remaining Portion of Tract 3, Tierra Contenta filed within the official Santa Fe County records in Book 231, Page 44.
5. Plat of Survey of a Portion of Lot 8, a Portion of Lot 9 of Section 12, all of Lot 7 and Lot 8 of Section 13, Township 16 North, Range 8 East of the New Mexico Principal Meridian filed within the official Santa Fe County records in Book 396, Page 11.
6. Tierra Contenta Subdivision, Phase 1B, Unit 1, filed within the official Santa Fe County records in Book 396, Page 12.
7. Tierra Contenta Subdivision, Phase 2A, Unit 1, filed within the official Santa Fe County records in Book 493, Page 13.
8. Tierra Contenta Subdivision, Phase 2A, Unit 2, filed within the official Santa Fe County records in Book 543, Page 1.
9. Barrio del Corazon Subdivision, within Tract 39, Tierra Contenta Subdivision, filed within the official Santa Fe County records in Book 555, Page 45.
10. Document Book and Page of adjoining properties, as shown.
11. Document Book and Page of easements, as shown.



LOCATION MAP

SYMBOLS

- Boundary
- Adjoiner
- Easement
- Reference Tie (not a boundary)
- Fence as noted
- Pipe Bollard and Cable Fence
- Block Wall
- Survey Marker - found as noted
- Survey Marker - set as noted
- Control Point - set as noted
- City of Santa Fe Control Monument
- Telephone Pedestal
- Sewer Manhole
- FEMA Zone AE
- FEMA other flood areas
- Dirt Road

EXCEPTED EASEMENTS
COMMITMENT No. SP000153676

Exception No. 12
- (Book 148, Page 42) (Book 292, Page 36) do not show any easements that burden the subject property
- (Book 199, Page 31) (Book 231, Page 46) (Book 239, Page 24) (Book 738, Page 14) 20–foot sewer easement is shown crossing Tract 8A3–7 on Sheet 3, labeled (Book 786, Page 455)
- (Book 239, Page 24) 80–foot water line easement was terminated (Book 543, Page 1)
- (Book 239, Page 24) 40–foot water line easement is shown within Tract 8A3–7 on Sheet 3
- (Book 738, Page 14) 20–foot wide sewer easement is shown within Tract 8A3–7 on Sheet 3, labeled (Book 2173, Page 191)
- (Book 738, Page 14) 66–foot ingress, egress, & utility easement is shown within Tract 8A3–7 on Sheet 3
- (Book 738, Page 14) 20–foot effluent reuse line easement is shown within Tract 8A3–7 on Sheet 3

Exception No. 13
(Book 786, Page 455) 20–foot sewer easement is shown crossing Tract 8A3–7 on Sheet 3

Exception No. 14
(Book 2173, Page 191) 20–foot sewer easement is shown crossing Tract 8A3–7 on Sheet 3

Exception No. 18
(Book 148, Page 42) (Book 199, Page 31) (Book 231, Page 46) (Book 292, Page 36) do not show any easements that burden the subject property

Exception No. 19
(Book 2173, Page 198) 20–foot sewer easement is shown crossing Tract 9 on Sheet 5

Exception No. 22
(Book 258, Page 181) it is not on and does not touch the surveyed property

Exception No. 23
(Book 786, Page 455) affects Tract 8A3–7, see Exception No. 13 above, it is not on and does not touch Government Lot 8

Exception No. 30
(Book 199, Page 31) (Book 292, Page 36) (Book 396, Page 12) do not show any easements that burden the subject property

Exception No. 31
(Book 258, Page 181) it is not on and does not touch the surveyed property

Exception No. 32
(Book 786, Page 455) affects Tract 8A3–7, see Exception No. 13 above, it is not on and does not touch Tract 7A

Exception No. 33
(Book 292, Page 36) does not show any easements that burden the subject property

Exception No. 35
(Book 1218, Page 65) it is not on and does not touch the surveyed property

SHEET 5A

Sheet 1 of 5

DRAWN BY	S.D.M.
CHECKED BY	S.D.M

INDEXING INFORMATION FOR COUNTY CLERK					
STATE	COUNTY	SECTION	TOWNSHIP	RANGE	SUBDIVISION
NEW MEXICO	SANTA FE	13 & 14	16 NORTH	8 EAST	Tierra Contenta Phase 3A

OWNER(S)	Tierra Contenta
TAX UPC No.	1–047–094–492–239, 1–048–094–(136–200, 150–350, & 220–410)

ALTA / NSPS Land Title Survey

of Tierra Contenta Phase 3A

Sheet 3 of 5
Match Line
Sheet 2 of 5
Match Line

Tract 8A3-7

Book 738, Page 14

no buildings observed
numerous trails, dirt roads, & paths observed
numerous illegal dumping sites observed

Tract 9

"Swan Park"
now or formerly
City of Santa Fe
1-047-094-300-216
Tract 8A3-7B
Book 738, Page 14

(S07°39"E)
S07°37'E
(N07°01'29"E)
N27°01'37"E
355.97'
(355.95')
N44°04'49"W
(N44°04'49"W)
(557.23')
557.19'
(N01°23'42"W)
N01°23'35"W
(31.69')
3/4-inch iron pipe
tag #12655
(S89°50'00"E)
S89°49'46"E
(590.39')
590.42'

Zone X
Areas outside
the 0.2% annual
chance flood.

Other Flood Areas
Zone AE
FEMA Special Flood Hazard Area

now or formerly
Norma M Garcia & Reyes Orozco
1-047-094-316-099
Lot 2A-2
Book 595, Page 38

579.79'
(580.56')
516.55'
wire fence
N00°17'55"W
(N00°26'30"W)
No. 4 rebar
63.24'
(663.18')
664.95'
168.53'
No. 5 capped
rebar #3023
wire fence
within subject tract
up to 16-feet
(S85°50'42"W)
S85°56'17"W
496.42'
1/2-inch
iron pipe
tag #12655
No. 4 capped rebar #10461
marked stone "P SW CRN"
found lying alongside,
unearthed

now or formerly
Michael G & Beatrice
Herrera
1-047-094-324-057
Lot 2A-4
Book 595, Page 38

now or formerly
Brown-Katz Family Trust
1-047-094-398-035
Lot 2-E
Book 336, Page 11

Zone X
Areas outside
the 0.2% annual
chance flood.

Zone AE
Other Flood Areas
(1579.79')
1579.77'
142.12'
Rejected
No. 5 capped rebar #3023
found 1.7' into subject tract

telephone pedestal
within subject tract
8.7-ft.

now or formerly
Sergio & Adela Castillo
1-047-094-436-082
Lot 3, Tract B-1
Book 440, Page 47

telephone pedestal
within subject tract
10.5-ft.

wire fence within subject tract
up to 15-feet
710.30'

now or formerly
Raul & Sarah Reyes
1-047-094-460-106
Lot 3-B1
Book 645, Page 33

Rejected
No. 5 rebar
found 2.8'
into subject tract

N16°24'43"W
833.14'

(197.36')
197.36'
(S53°23'24"W)
S53°23'20"W
1-inch brass cap
#27222 set
top of block wall

(S47°26'01"W)
S47°25'57"W
290.43'
Rejected
No. 4 capped rebar
found 5.9'
into subject tract
Block wall within subject tract - up to 6-feet
436.92'

now or formerly
Manuel E & Marisela
Castillo
1-048-094-496-145
Lot 3-A-1
Book 631, Page 44

now or formerly
Cesar & Adriana Cera
1-048-094-519-144
Lot 3-A-2
Book 631, Page 44

MH
MH
N53°41'10"E
(N53°41'22"E)
nearly traveled dirt road
roughly parallel to lot line
up to 60-feet into subject tract
dirt access road along easement
2-inch
iron pipe
occupied by adjoiner
junk, old cars, camper
3,831 sq.ft. within Tract 9
1,459 sq.ft. within Tract 8A3-7
510.07'
[510.21']
wood rail fence
within subject tract
7-ft. to 10-ft.
N01°15'37"E
[N01°15'25"E]
1-inch
iron pipe
wire fence
within subject tract
up to 2-feet
[2630.77']
2630.80'
939.53'

now or formerly
Adrian J & Gabrielle A
Montoya
1-048-094-014-112
Lot 1A
Book 459, Page 48

now or formerly
Tricia Martinez
1-048-094-038-112
Lot 1B
Book 459, Page 48

now or formerly
Gary M Rivera
1-048-094-030-053
Tract A
Book 247, Page 3

Grid North
NM Central
NAD83(2011)

Scale: 1 inch = 100 feet

All distances are ground U.S. Survey Feet
Central Zone of the New Mexico
State Plane Coordinate System of 1983
Grid = Ground x 0.99960035245

0' 100' 200' 300'

SHEET 5B

SCOTT McCLOY
NEW MEXICO
27222
PROFESSIONAL SURVEYOR

McCLOY LAND SURVEYING, LLC ■ 150 CENTRAL PARK SQUARE ■ LOS ALAMOS, NEW MEXICO 87544
(505) 321-7404 ■ mccloy.surveying@gmail.com

ALTA / NSPS Land Title Survey

of Tierra Contenta Phase 3A

Grid North
NM Central
NAD83(2011)

Scale: 1 inch = 100 feet

All distances are ground U.S. Survey Feet
Central Zone of the New Mexico
State Plane Coordinate System of 1983
Grid = Ground x 0.9996035245

0' 100' 200' 300'

Paseo Del Sol West

Jaguar Drive
66-foot right of way

N43°37'50"E
66.00'

Chiseled "+"

Fire Station 8
now or formerly
City of Santa Fe
1-047-094-467-391
Tract 35
Book 493, Page 15

20-foot Sanitary Sewer Easement
City of Santa Fe
Book 786, Page 455

now or formerly
City of Santa Fe
1-048-094-093-429
Open Space
Book 396, Page 12

now or formerly
Everardo & Luz Molinar
1-047-094-439-373
Lot 6
Book 555, Page 45

now or formerly
Jo Ann Miera
1-047-094-446-365
Lot 7
Book 555, Page 45

now or formerly
City of Santa Fe
1-047-094-489-371
Open Space
Book 493, Page 15

No. 4 capped rebar #12451

Arc = 83.06'

Arc = 109.92'

chain link fence

storm water inlet

C1

C2

L1

L2

L3

L4

(S78°49'38"E)
S78°50'03"E

8-foot
paved recreation path
crosses 66' public ingress, egress
& utility easement

(590.77')
590.96'

(N63°28'17"E)
N63°27'46"E

(200.75')
200.76'

(N82°09'50"E)
N82°09'22"E

(401.27')
401.26'

(N69°01'48"E)
N69°01'19"E

(404.61')
404.61'

(N69°09'40"E)
N69°09'11"E

160.74'
(160.74')

[N68°56'34"E]
N68°56'14"E

1647.35'
((1647.43'))

1359.09'
((1358.89'))

Government Lot 8

40-foot Waterline Easement
City of Santa Fe
Book 239, Page 24

barb wire fence

(1339.79')
1340.01'

N00°25'24"W
((N00°25'14"W))

(222.20')
222.19'

(N19°23'46"E)
N19°23'59"E

4'x6' concrete box culvert

20-foot Effluent Reuse Line Easement
City of Santa Fe
Book 738, Page 15

66-foot Public Ingress, Egress
& Utility Easement
Book 738, Page 15

MH

20-foot Sanitary Sewer Easement
City of Santa Fe
Book 786, Page 455

now or formerly
City of Santa Fe
1-047-094-292-304
Open Space
Book 543, Page 1

(N49°23'04"W)
N49°23'08"W
201.11'
(201.13')

(116.00')
115.98'

dirt access road along easement

City of Santa Fe
Control Point #1008
3-inch aluminum cap
on concrete post

geodetic mean N69°03'31"W
grid N69°10'04"W
ground 5086.77'
grid 5084.75'

"Swan Park"
now or formerly
City of Santa Fe
1-047-094-300-216
Tract 8A3-7B
Book 738, Page 14

(N42°55'07"E)
N42°55'23"E

(507.39')
507.97'

(N27°01'23"E)
N27°01'37"E

355.87'
(355.90')

N44°04'48"W
(N44°04'48"W)

Control Point Set
1.5-inch aluminum cap
"Control TC1"
#27222
North American Datum of 1983
2011 Realization
Latitude: North 35°37'08.0781"
Longitude: West 106°02'57.8108"

S10°54'50"W
537.43'

1/2-inch
iron pipe
found in fence
post foundation

S53°36'26"W
254.42'

[N89°18'40"E]
N89°19'20"E

1-inch
iron pipe

205.19'

1-inch
iron pipe

[117.68']
117.52'

S49°51'01"W
[S50°04'40"W]

Control Point Set
1.5-inch aluminum cap
"Control TC2"
#27222
North American Datum of 1983
2011 Realization
Latitude: North 35°37'01.3935"
Longitude: West 106°03'17.4075"

20-foot Sanitary Sewer Easement
City of Santa Fe
Book 2173, Page 191

MH

N16°24'43"W
833.14'

1222.80'
(1222.81')

Tract 9

heavily traveled dirt road
mainly used to access
up to 60-feet into subject tract

N53°41'15"E
(N53°41'22"E)

(S53°23'24"W)
S53°23'20"W

(197.36')
197.36'

1-inch brass cap
#27222 set
top of block wall

2-inch
iron pipe

510.07'
(510.21')

occupied by adjoiner
junk, old cars, camper
3,831 sq.ft. within Tract 9
1,459 sq.ft. within Tract 8A3-7

dirt access road along easement

Tract 8A3-7

Book 738, Page 14

no buildings observed
numerous trails, dirt roads, & paths observed
numerous illegal dumping sites observed

109.576 Acres

Sheet 3 of 5
Match Line
Sheet 2 of 5
Match Line

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N27°38'39"W (N27°38'41"W)	32.80' (32.80')
L2	S27°38'39"E (S27°38'41"E)	27.47' (27.65')
L3	N00°25'24"W [N00°25'14"W]	19.08' [19.08']
L4	N89°57'12"E [N89°57'47"E]	50.23' [50.34']

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	189.61' (189.61')	567.47' (572.05')	19°08'38" (18°59'27")	188.73' (188.74')	S37°06'18"E (S37°06'17"E)
C2	211.24' (211.03')	633.47' (633.00')	19°06'22" (19°06'03")	210.26' (210.05')	S37°05'31"E (S37°11'36"E)

Sheet 3 of 5

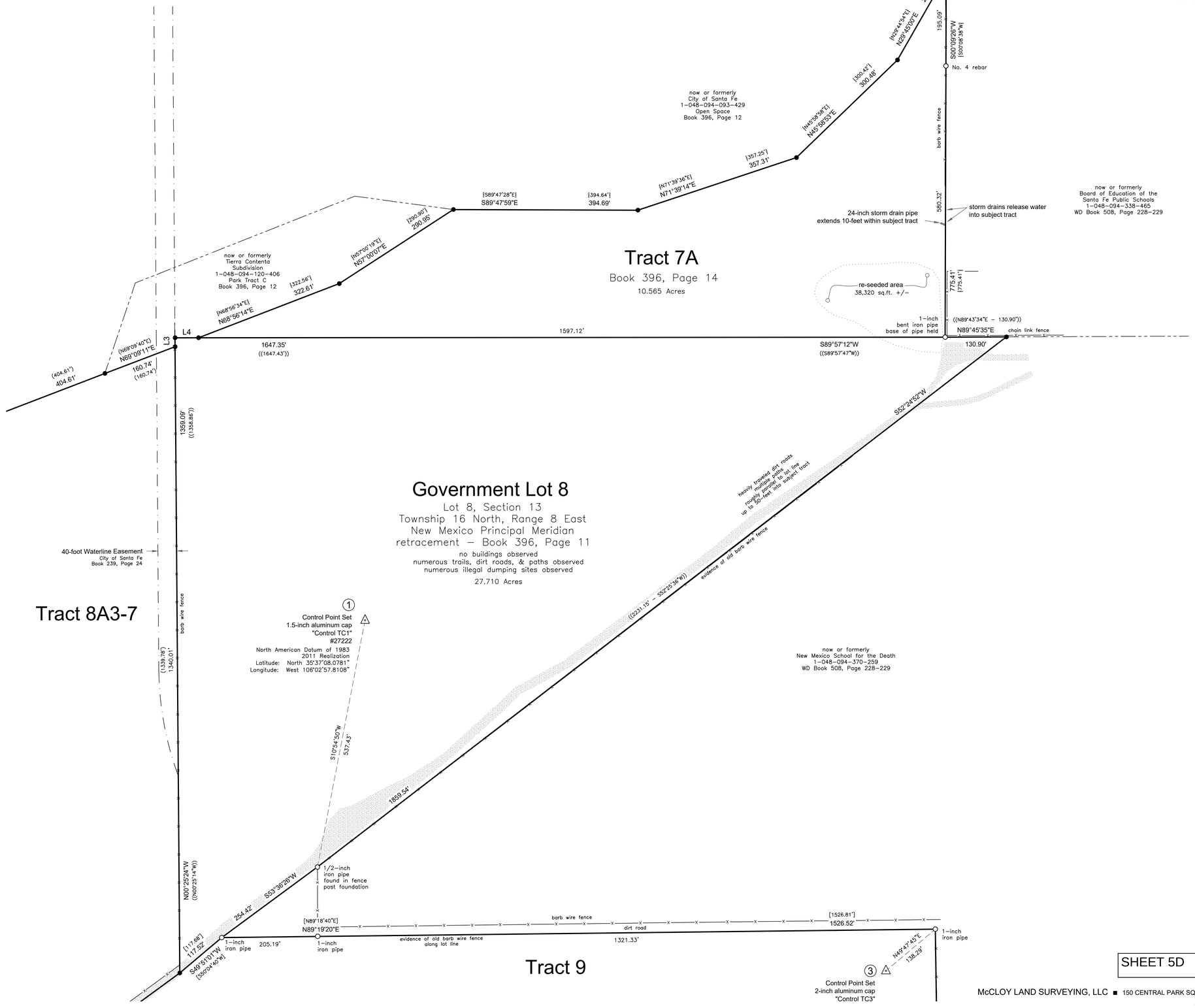
SHEET 5C

SCOTT McCLOY
NEW MEXICO
27222
PROFESSIONAL SURVEYOR

McCLOY LAND SURVEYING, LLC ■ 150 CENTRAL PARK SQUARE ■ LOS ALAMOS, NEW MEXICO 87544
(505) 321-7404 ■ mccloy.surveying@gmail.com

ALTA / NSPS Land Title Survey

of Tierra Contenta Phase 3A



SHEET 5D

McCLOY LAND SURVEYING, LLC ■ 150 CENTRAL PARK SQUARE ■ LOS ALAMOS, NEW MEXICO 87544
(505) 321-7404 ■ mccloy.surveying@gmail.com

SCOTT McCLOY
NEW MEXICO
27222
PROFESSIONAL SURVEYOR

ALTA / NSPS Land Title Survey

of Tierra Contenta Phase 3A

Grid North
NM Central
NAD83(2011)

Scale: 1 inch = 100 feet

All distances are ground U.S. Survey Feet
Central Zone of the New Mexico
State Plane Coordinate System of 1983
Grid = Ground x 0.9996035245

0' 100' 200' 300'

Tract 8A3-7

Tract 9
Book 162, Page 6

no buildings observed
numerous trails, dirt roads, & paths observed
numerous illegal dumping sites observed

68.687 Acres

20-foot Sanitary Sewer Easement
City of Santa Fe
Book 2173, Page 191

N16°24'43"W
833.14'

N53°41'15"E
(N53°41'22"E)

(S53°23'2"W)
S53°23'20"W
(197.36')
197.36'

2-inch iron pipe

occupied by adjoiner
junk, old cars, camper
3,831 sq.ft. within Tract 9
1,459 sq.ft. within Tract 8A3-7

510.07'
[510.21']

wood rail fence
within subject tract
7-ft. to 10-ft.

N01°15'37"E
[N01°15'25"E]

now or formerly
Cesar & Adriana Cera
1-048-094-519-144
Lot 3-A-2
Book 631, Page 44

1-inch iron pipe

wire fence within subject tract up to 2-feet

[2630.77']
2630.80'

939.53'

now or formerly
Adrian J & Gabrielle A Montoya
1-048-094-014-112
Lot 1A
Book 459, Page 48

now or formerly
Tricia Martinez
1-048-094-038-112
Lot 1B
Book 459, Page 48

now or formerly
Gary M Rivera
1-048-094-030-053
Tract A
Book 247, Page 3

now or formerly
Allen R & Michelle Roybal
1-048-094-083-124
Lot B-2
Book 486, Page 44

No. 4 capped rebar #11011

255.00'

now or formerly
Bonnie Lopez-Trujillo Revocable Trust
1-048-094-106-115
Lot 4-A
Book 373, Page 49

No. 4 capped rebar #10461

259.23'

now or formerly
Aurelio & Mary Trujillo
1-048-094-132-115
Lot 4-B
Book 373, Page 49

256.96'

No. 4 capped rebars #11011

now or formerly
Alan E Reeves
1-048-094-161-120
Lot 3-A
Book 785, Page 3

114.72'

now or formerly
Joe M Alvarez
1-048-094-176-111
Lot 2A
Book 436, Page 43

No. 4 capped rebar

now or formerly
Eberardo, Andujo
1-048-094-188-111
Lot 2B
Book 436, Page 43

574.81'

now or formerly
Amado & Manuela Bailon de Salcido
1-048-094-205-118
Lot 1-B
Book 457, Page 10

[S89°50'06"W]
S89°50'34"W

No. 4 capped rebar #11011 tag #12178

now or formerly
Sergio & Hermila Andujo
1-048-094-228-123
Lot 2B1
Book 457, Page 10

113.85'

No. 4 capped rebar #12178

now or formerly
Adalberto & Gila Loya
1-048-094-245-087
Lot 1B
Book 461, Page 15

116.70'

now or formerly
Reyes M & Elma Loya
1-048-094-258-087
Lot 1A
Book 461, Page 15

1-inch iron pipe

now or formerly
Vanessa Carrillo
1-048-094-282-115
Lot 1, Block 4
Rancho de Luna Subdivision
Book 18, Page 54

[S00°46'57"E]
S00°46'57"E
[1320.97']
1320.80'

Zone X
Areas outside the 0.2% annual chance flood.

Other Flood Areas

Other Flood Areas

Zone AE

FEMA Special Flood Hazard Area

shed within subject tract 2-feet +/-

MH

now or formerly
New Mexico School for the Death
1-048-094-370-259
WD Book 508, Page 228-229

N00°25'24"W
(N00°25'14"W)
[117.68']
117.52'

1-inch iron pipe

S49°51'01"W
(S50°04'40"W)
1222.80'
(1222.81')

254.42'

S53°36'26"W

1/2-inch iron pipe found in fence post foundation

[N89°18'40"E]
N89°19'20"E

205.19'

1-inch iron pipe

evidence of old barb wire fence along lot line

barb wire fence

dirt road

1321.33'

[1526.81']
1526.52'

1-inch iron pipe

N49°47'45"E
138.29'

3 Control Point Set
2-inch aluminum cap
"Control TC3"
#27222
North American Datum of 1983
2011 Realization
Latitude: North 35°37'00.6416"
Longitude: West 106°02'44.3382"

dirt access road during easement

20-foot Sanitary Sewer Easement
City of Santa Fe
Book 2173, Page 198

SCOTT MCCLOY
NEW MEXICO
27222
PROFESSIONAL SURVEYOR

SHEET 5E

McCLOY LAND SURVEYING, LLC ■ 150 CENTRAL PARK SQUARE ■ LOS ALAMOS, NEW MEXICO 87544
(505) 321-7404 ■ mccloy.surveying@gmail.com

(B.T. HOUSING)

TRACT 36

OPEN SPACE

OPEN SPACE

OPEN SPACE

N/F CITY OF SANTA FE

PARK TRACT C

CAPITAL HIGH SCHOOL

692 SF.

691 SF.

1,091 SF.

41 SF.

TRACT 68

TRACT 69

TRACT 42

TRACT 43

MANMADE SLOPES

TRACT A
OPEN SPACE

TRACT 75

TRACT 76

HERRERA DR.

MANMADE SLOPES

7 SF.

215 SF.

TRACT 77

TRACT E
NEIGHBOR-
HOOD
PARK

TRACT 67

NEW MEXICO SCHOOL FOR THE DEAF

MANMADE SLOPES

TR. 58

TRACT 65

TRACT 70

(NMSFTD)

983 SF.

N/F CITY OF SANTA FE

ROAD TO BE CONSTRUCTED WITH TRACT 57 DEVELOPMENT

TRACT 56

SCHOOL SITE

TRACT I

0.66 Ac+/-

TRACT 59

EXISTING 20' PUBLIC SANITARY SEWER EASEMENT

TRACT 64

TRACT 63

TRACT 57

TRACT 60

TRACT 62

NEW MEXICO SCHOOL FOR THE DEAF

30 SF.

17 SF.

173 SF.

84 SF.

N/F CITY OF SANTA FE

TRACT B
OPEN SPACE

295 SF.

118 SF.

MANMADE SLOPES

669 SF.

6 SF.

1227 SF.

394 SF.

330 SF.

242 SF.

TRACT C
OPEN SPACE

TRACT 61

TRACT D
OPEN SPACE

NORTH

D.E.

SCALE 1"=200'

200' 0 200'

UPDATED OCTOBER 14, 2025
TOTAL 30% DISTURBED = 7,305 SF.
NO NATURAL 30% SLOPES EXIST ON
TRACTS TO BE DEVELOPED EXCEPT TRACT 56

NOTE:
30% DISTURBANCES CREATED BY UTILITY INSTALLATION AND ARROYO CROSSINGS BY ROADS OR ON MANMADE SLOPES ARE NOT INDICATED.

SLOPE LEGEND

- 0-20% SLOPE USING 1' CONTOUR INTERVALS
- 20%-30% SLOPE USING 1' CONTOUR INTERVALS
- 30% AND GREATER SLOPE USING 5' CONTOUR INTERVALS

SEE SHEET 4 FOR SOURCE OF TOPOGRAPHY SHOWN HEREON.

- PERMISSIBLE 30% SLOPE DISTURBANCE OF LESS THAN 1,000 SF PER OCCURRENCE PER SFCC 14-8.2(D)(2)(b)

REVISIONS

DATE	BY
09/24/2025	O.G.
10/14/2025	O.G.

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SLOPE ANALYSIS

SCALE	DWG NO.	DATE
1"=200'		06/09/2025
		SHEET NO. 6A

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-10-13 HW TC3.dwg, SLOPE, 10/15/2025 6:32:11 PM



SOIL LEGEND

100 Panky loam. Loam soils with a clay loam layer generally 3-11 inches deep, below which are loams. Soils are well drained and are classified as Hydrologic Soil Group C.

101 Zozobra-Jaconita Complex. Surface soil is a gravelly sandy loam. Soils have more sand and gravel at depth. Below about 6" to 24" the soils are gravelly loamy sands and coarse to fine sands. Soils are excessively well drained and are classified as Hydrologic Soil Group A.

102 Khapo sandy loam. These soils are typically sandy loams with loam at depths below 89". The soils are well drained and are classified as Hydrologic Soil Group B.

104 Chupe-Riverwash Complex. These are loamy coarse sands and gravelly coarse sands that are somewhat excessively drained and are classified as Hydrologic Soil Group A.

108 Zia fine sandy loam. These soils are fine sandy loams with layers of sand and loam. The material tends to get more coarse and gravelly at depth. The soils are well drained and are classified as Hydrologic Soil Group A.

111 Khapo fine sandy loam. These soils are fine sandy loams with some loam and gravelly layers at depth. The soils are well drained and are classified as Hydrologic Soil Group A.

117 Agua Fria-Paraje complex. Very gravelly loams and gravelly loams with some layers with sand and clay. Extremely gravelly coarse sand and extremely gravelly coarse sandy laoms at depth. Material is well drained and is classified as Hydrologic Soil Group C.

118 Golodrina-Paraje complex. These soils are extremely gravelly coarse sandy loams and very gravelly laoms with minor clay. They are well drained and classified as Hydrologic Soil Group B.

119 Vitrina-Haozous complex. These soils are a mix of gravelly coarse sandy loams and very gravelly coarse sandy loams. The soils are well drained and are classified as Hydrologic Soil Group A.

204 Altazano loamy sand, which is a somewhat excessively well drained loamy sand and sandy loam with gravelly layers at depth. The soils are classified as Hydrologic Group B.

REVISIONS

DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 989-3557

ORALYNN GUERREROTTIZ
NEW MEXICO
12688
06/09/2025
REGISTERED PROFESSIONAL ENGINEER

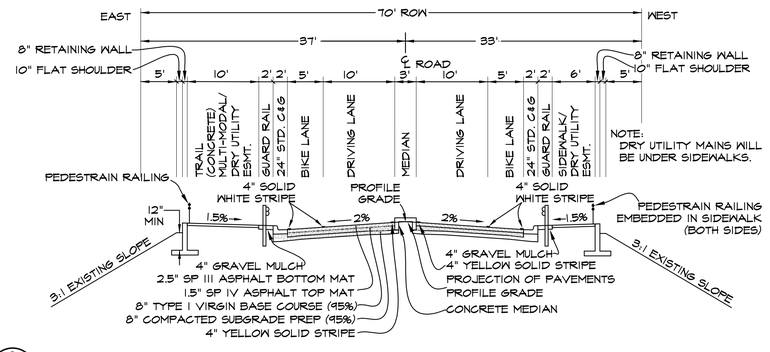
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

EXISTING CONDITIONS AND SOIL MAP

SCALE	DWG NO.	DATE
1"=200'		06/09/2025

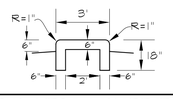
SHEET NO. 6B

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-05-19 HW TC3.dwg, SOILS, 5/19/2025 10:58:40 PM



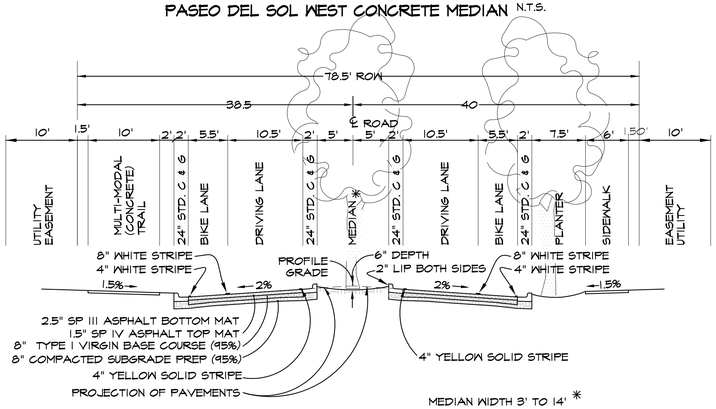
A PASEO DEL SOL ARROYO CROSSING, STA: 12+75 TO STA: 17+50

1"=10'



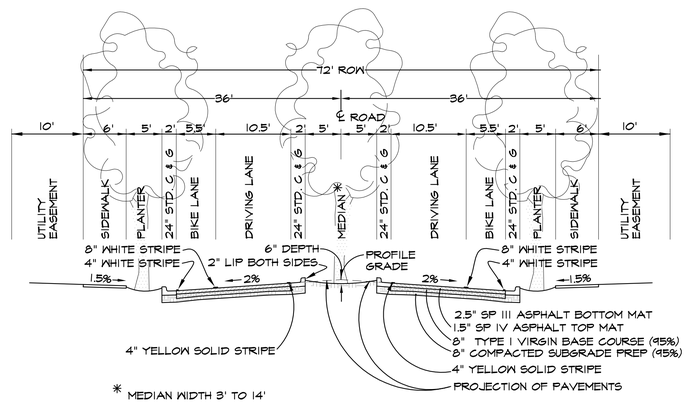
NOTES:
EXPANSION AND CONTRACTION JOINTS TO BE INSTALLED PER CURB AND GUTTER REQUIREMENTS (30' AND 5')

PASEO DEL SOL WEST CONCRETE MEDIAN N.T.S.



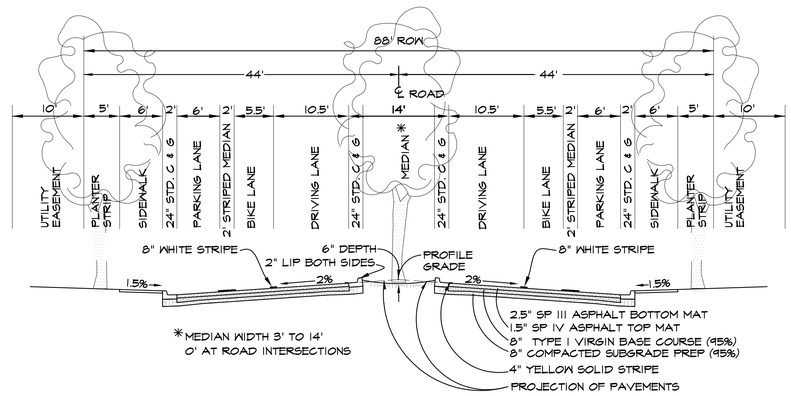
B1 PASEO DEL SOL WEST WITHOUT PARKING

1"=10'

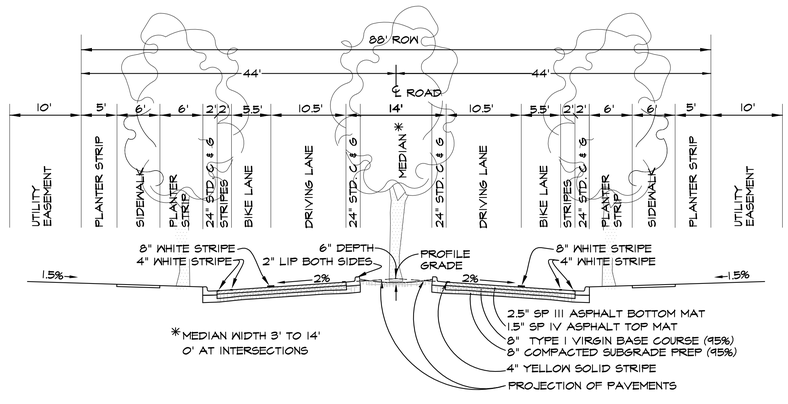


B2 PASEO DEL SOL WEST WITHOUT PARKING

1"=10'

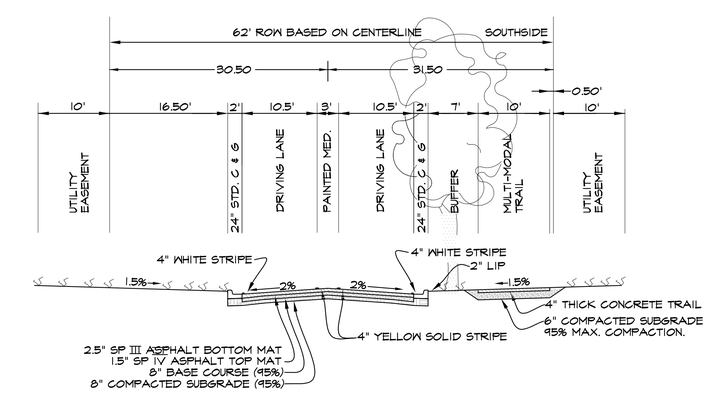


C1 PASEO DEL SOL WITH ON-STREET PARKING



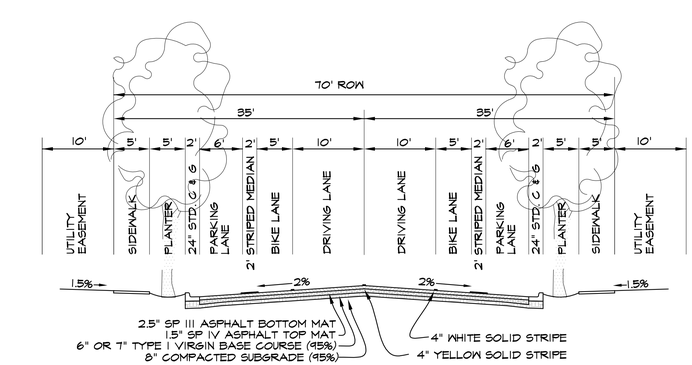
C2 PASEO DEL SOL WITHOUT ON-STREET PARKING

1"=10'



D PASEO DEL SOL WEST (NO DEVELOPMENT PLANNED NMSD PROPERTY)

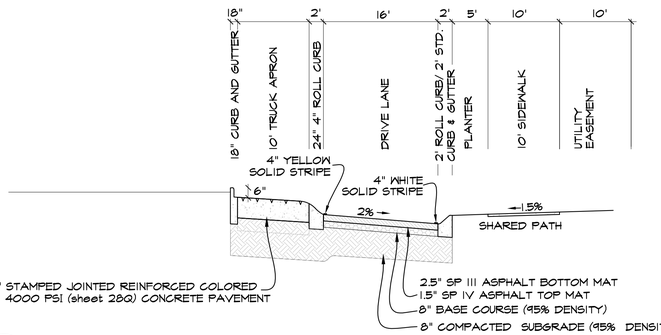
1"=10'



E CINTO WITH ON-STREET PARKING

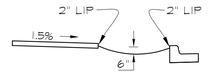
CINTO SUR (SOUTH LOOP): 6" BASECOURSE CINTO NORTE (NORTH LOOP): 7" BASECOURSE

1"=10'



F1 ROUNDABOUT SECTION

1"=10'



PLANTER DETAIL

N.T.S.

NOTES:

1. GUARDRAIL DETAIL SHEET 28D
2. SIDEWALK AND CURB DETAILS SHEET 28J
3. PEDESTRIAN RAILING DETAIL SHEET 28E
4. ROAD SECTIONS A, B1, C1 AND D HAVE BEEN APPROVED BY THE CITY OF SANTA FE PLANNING COMMISSION AS INNOVATIVE STREET DESIGNS.

REVISIONS

DATE	BY
08/13/2025	O.G.
10/11/2025	O.G.
11/10/2025	O.G.

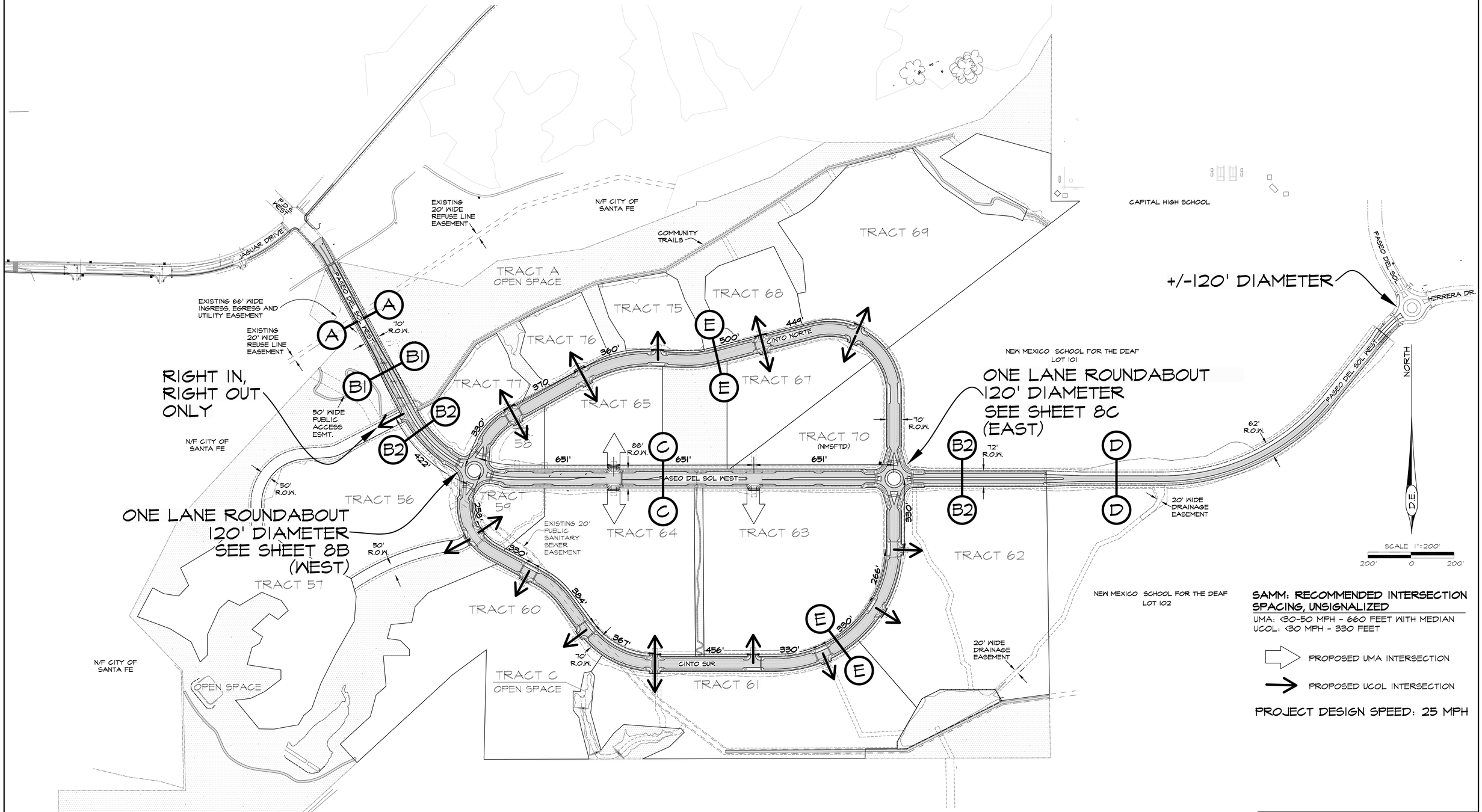
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 989-9591

OSCAR LYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
11/10/2025

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

ROAD SECTIONS

SCALE	DWG NO.	DATE
N/A		06/09/2025
	SHEET NO.	7



GRALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

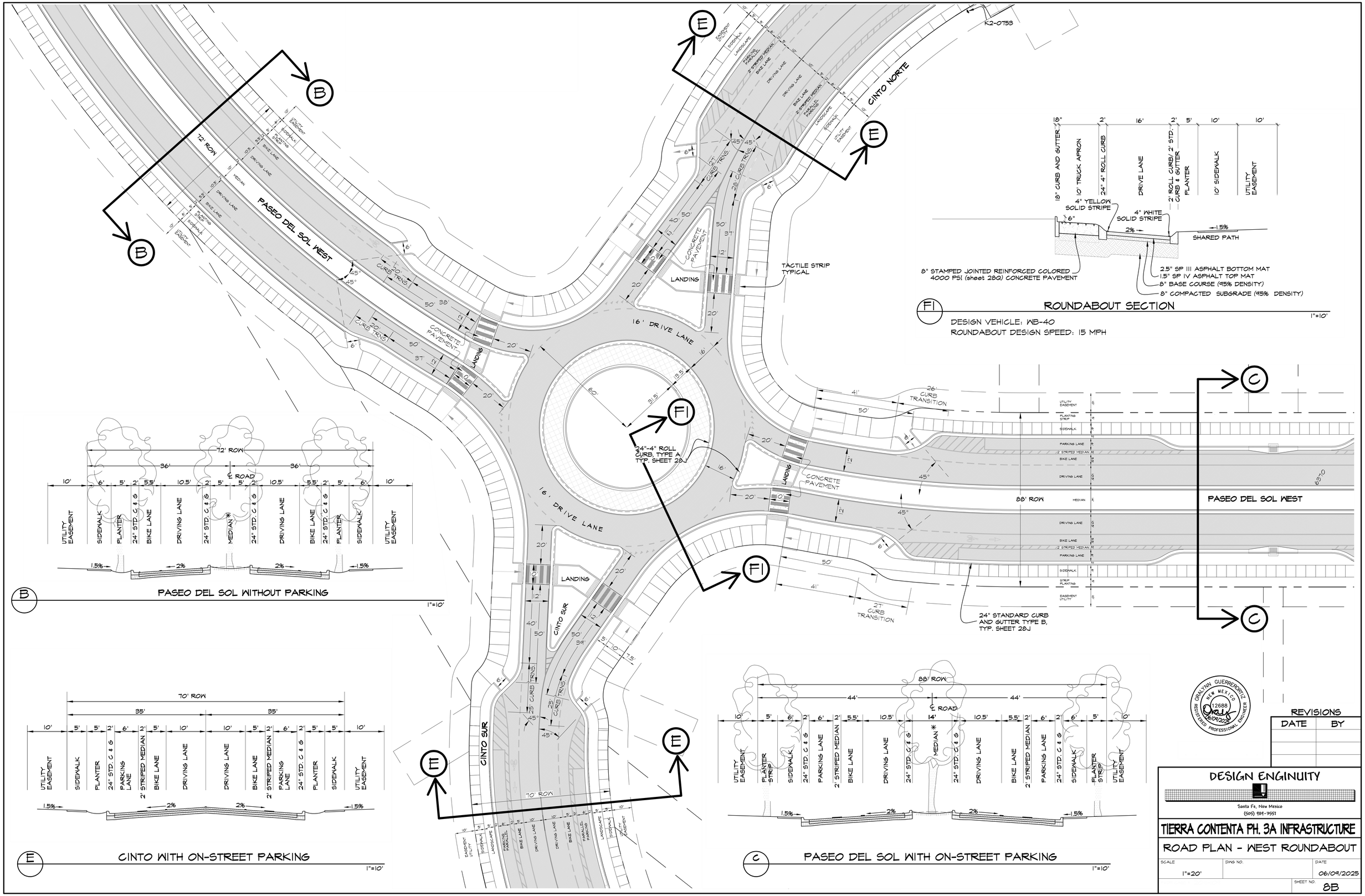
REVISIONS	
DATE	BY
11/10/2025	O.G.

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9991

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

ROAD PLAN

SCALE	DWG NO.	DATE
1"=200'		06/09/2025
	SHEET NO.	8A



F1 ROUNDABOUT SECTION

1"=10'

DESIGN VEHICLE: WB-40
ROUNDABOUT DESIGN SPEED: 15 MPH

B PASEO DEL SOL WITHOUT PARKING

1"=10'

E CINTO WITH ON-STREET PARKING

1"=10'

C PASEO DEL SOL WITH ON-STREET PARKING

1"=10'

REVISIONS

DATE	BY

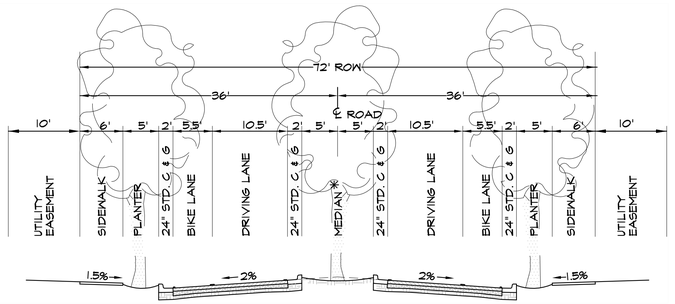
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

ROAD PLAN - WEST ROUNDABOUT

SCALE	DWG NO.	DATE
1"=20'		06/09/2025
		SHEET NO. 8B

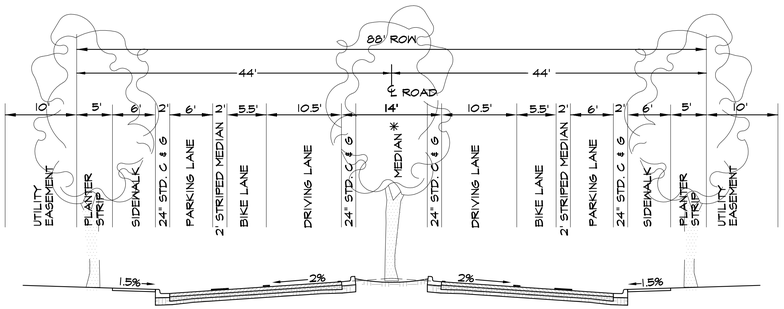
E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-05-19 HW TC3.dwg, ROAD PLAN, 5/19/2025 10:48:32 PM



B

PASEO DEL SOL (WITHOUT PARKING)

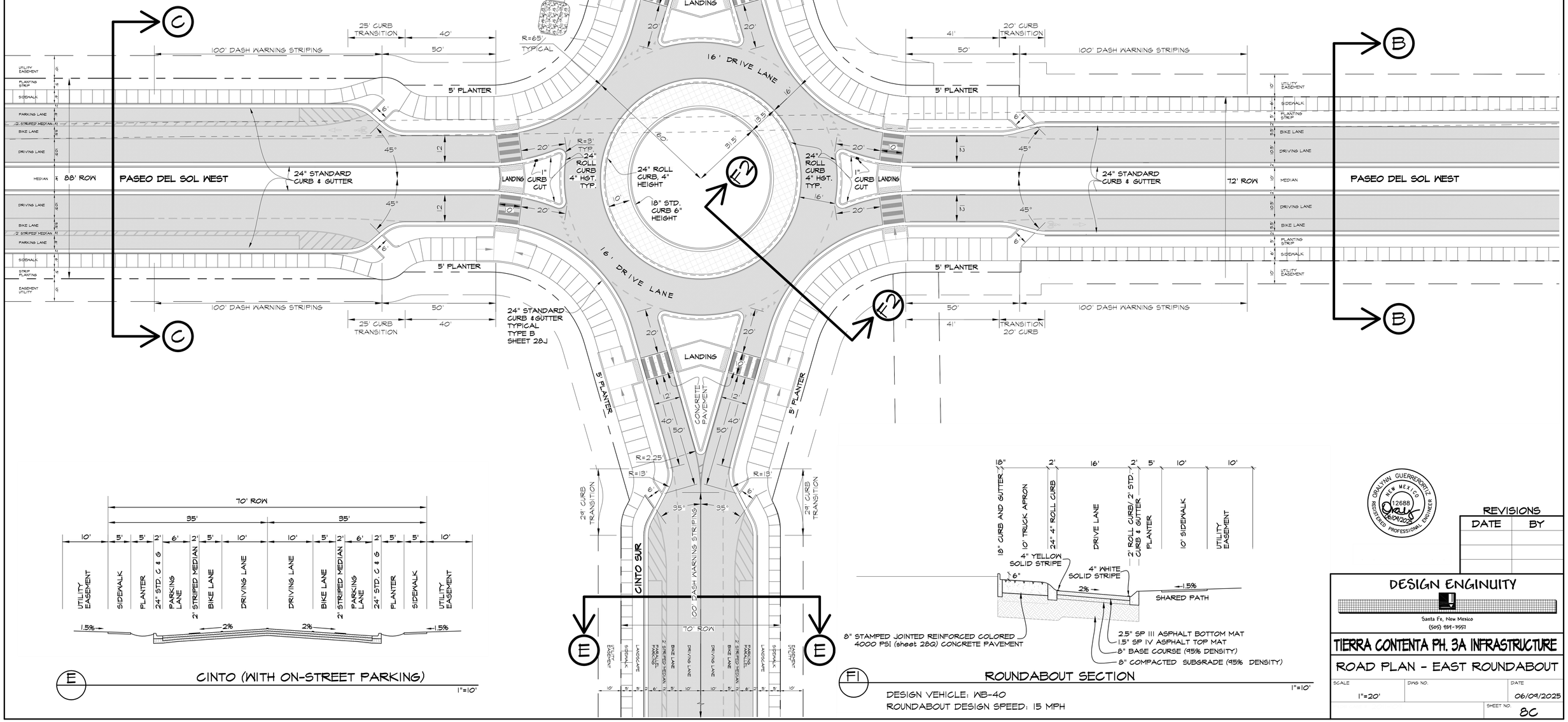
1"=10'



C

PASEO DEL SOL WITH ON-STREET PARKING

1"=10'



E

CINTO (WITH ON-STREET PARKING)

1"=10'

F1

ROUNDABOUT SECTION

1"=10'

DESIGN VEHICLE: WB-40
ROUNDABOUT DESIGN SPEED: 15 MPH

GRAYNN GUERRERO-ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

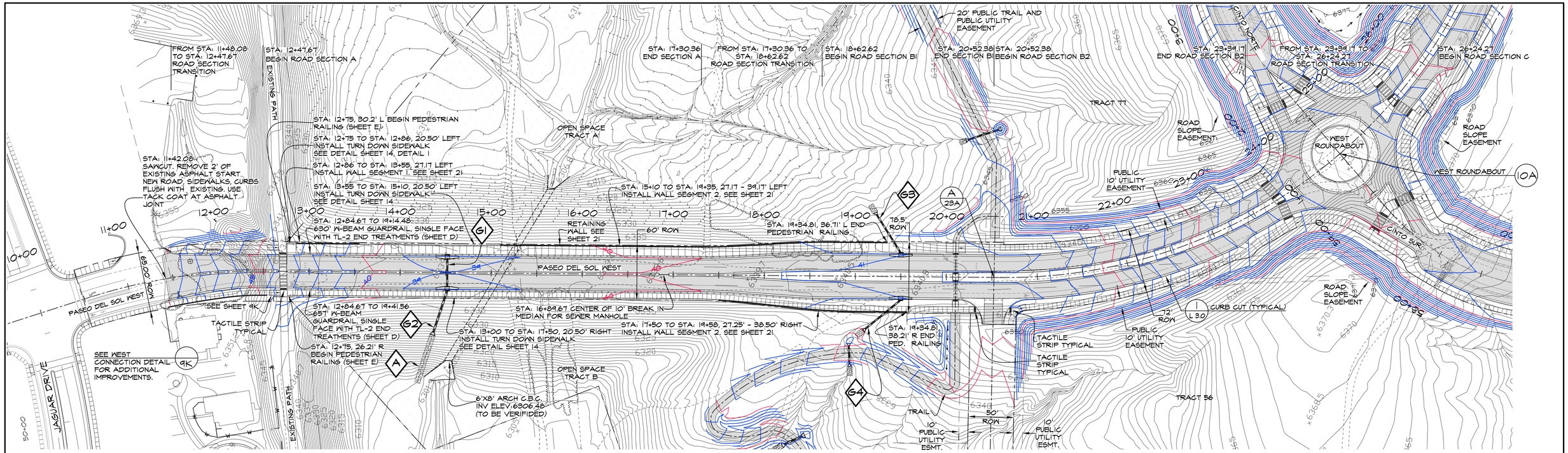
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 491-9591

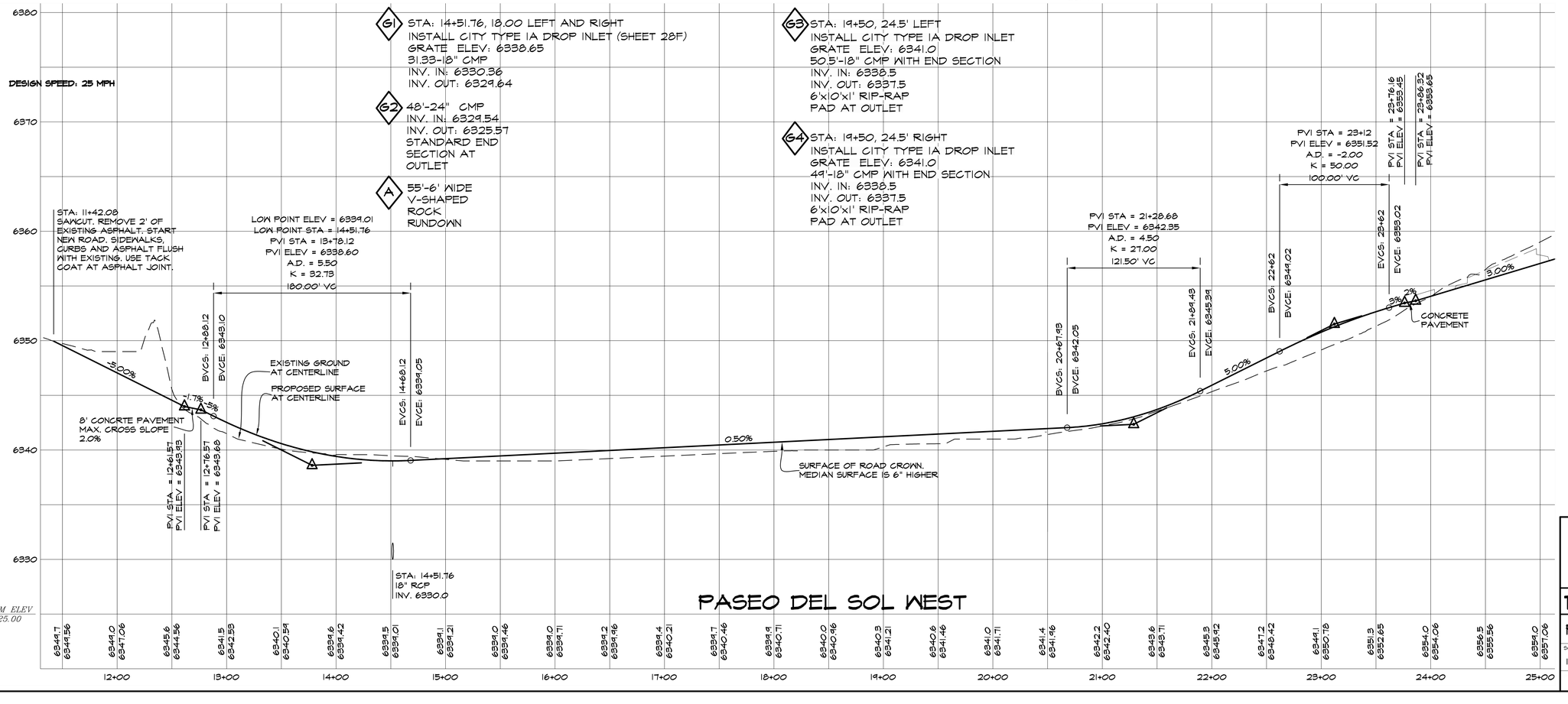
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

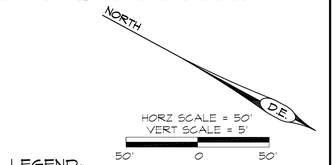
ROAD PLAN - EAST ROUNDABOUT

SCALE	DWG NO.	DATE
1"=20'		06/09/2025
		SHEET NO. 8C

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-05-19 HW TC3.dwg, ROAD PLAN, 5/19/2025 10:47:45 PM







LEGEND:

GB	GRADE BREAK
TC	TOP OF CURB ELEVATION
TA	TOP OF ASPHALT ELEVATION
FL	ELEVATION AT FLOW LINE
TS	TOP OF SIDEWALK ELEVATION
	CURB CUT
	TACTILE STRIP
	SIDEWALK RAMP
	SIGHT TRIANGLE

NOTES:

1. GRATE ELEVATIONS PROVIDED AT FACE OF CURB.
2. DI OFFSET DISTANCE SET AT FACE OF CURB.
3. MDI OFFSET DISTANCE AT EDGE OF STRUCTURE CLOSEST TO CENTERLINE.
4. TACTILE STRIPS REQUIRED AT ALL STREET CROSSINGS.
5. ALL CROSS WALK'S CROSS SLOPES SHALL BE 2% MAXIMUM.
6. ALL SIDEWALKS SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE AND MAXIMUM 2% CROSS SLOPES.
7. SIDE SLOPE: CUT 2:1; FILL 3:1

GRALYNN GUERRERO ORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 06/09/2025

REVISIONS

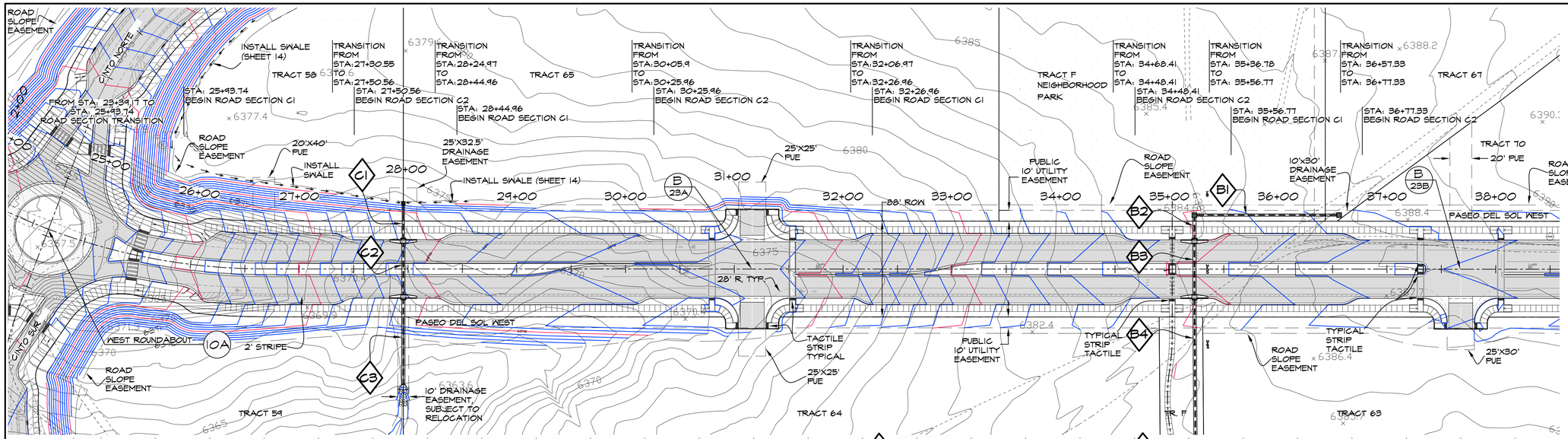
DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3991

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

PASEO DEL SOL WEST PLAN AND PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
	SHEET NO.	9A



C1 STA: 27+95.69, 52.67' LEFT
INSTALL 3'x3' MEDIAN DROP INLET WITH URBAN GRATES (SHEET 28G)
TOP OF GRATE ELEV.: 6373.5
33'-24" CMP
INV. IN: 6368.3
INV. OUT: 6365.0

C2 STA: 27+95.69, 26.5' LEFT AND RIGHT
INSTALL CITY TYPE 1A DROP INLET (SHEET 28F)
GRATE ELEV: 6369.51
48.33'-36" CMP
INV. IN: 6364.87
INV. OUT: 6363.91

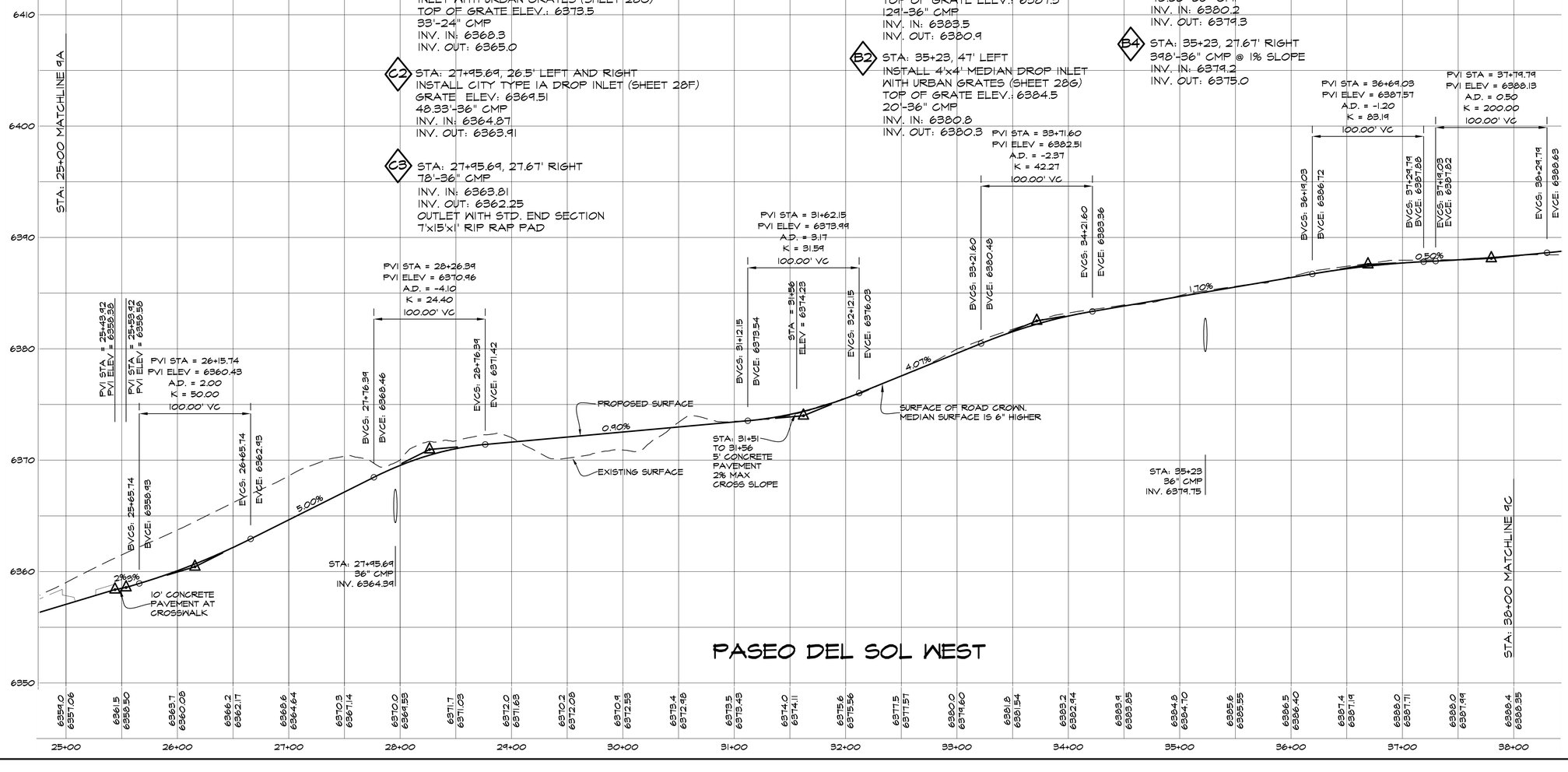
C3 STA: 27+95.69, 27.67' RIGHT
78'-36" CMP
INV. IN: 6363.81
INV. OUT: 6362.25
OUTLET WITH STD. END SECTION
7'x15'x1' RIP RAP PAD

B1 STA:36+56, 47' LEFT
INSTALL 4'x4' MEDIAN DROP INLET WITH URBAN GRATES (SHEET 28G)
TOP OF GRATE ELEV.: 6387.5
129'-36" CMP
INV. IN: 6383.5
INV. OUT: 6380.9

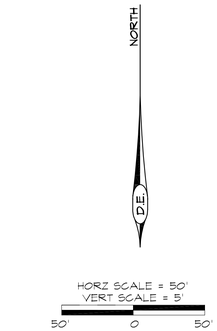
B2 STA: 35+23, 47' LEFT
INSTALL 4'x4' MEDIAN DROP INLET WITH URBAN GRATES (SHEET 28G)
TOP OF GRATE ELEV.: 6384.5
20'-36" CMP
INV. IN: 6380.8
INV. OUT: 6380.3

B3 STA: 35+23, 26.5' LEFT AND RIGHT
INSTALL CITY TYPE 1A DROP INLET (SHEET 28F)
GRATE ELEV: 6384.59
48.33'-36" CMP
INV. IN: 6380.2
INV. OUT: 6379.3

B4 STA: 35+23, 27.67' RIGHT
398'-36" CMP @ 1% SLOPE
INV. IN: 6379.2
INV. OUT: 6375.0



PASEO DEL SOL WEST



LEGEND:
- GB GRADE BREAK
- TC TOP OF CURB ELEVATION
- TA TOP OF ASPHALT ELEVATION
- FL ELEVATION AT FLOW LINE
- TS TOP OF SIDEWALK ELEVATION
- CURB CUT
- TACTILE STRIP
- SIDEWALK RAMP
- SIGHT TRIANGLE

NOTES:
1. GRADE ELEVATIONS PROVIDED AT FACE OF CURB.
2. DI OFFSET DISTANCE SET AT FACE OF CURB.
3. MDI OFFSET DISTANCE AT EDGE OF STRUCTURE CLOSEST TO CENTERLINE.
4. TACTILE STRIPS REQUIRED AT ALL STREET CROSSINGS.
5. ALL CROSS WALK'S CROSS SLOPES SHALL BE 2% MAXIMUM.
6. ALL SIDEWALKS SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE AND MAXIMUM 2% CROSS SLOPES.
7. SIDE SLOPE: CUT 2:1; FILL 3:1



REVISIONS

DATE	BY

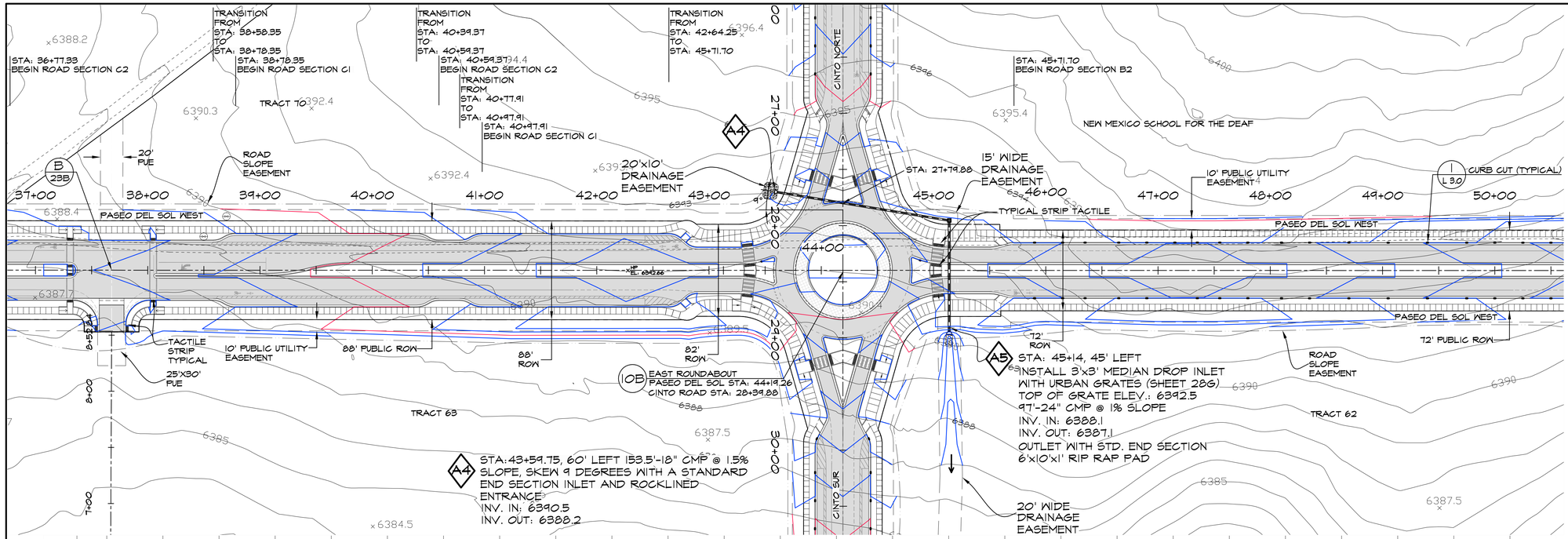
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3997

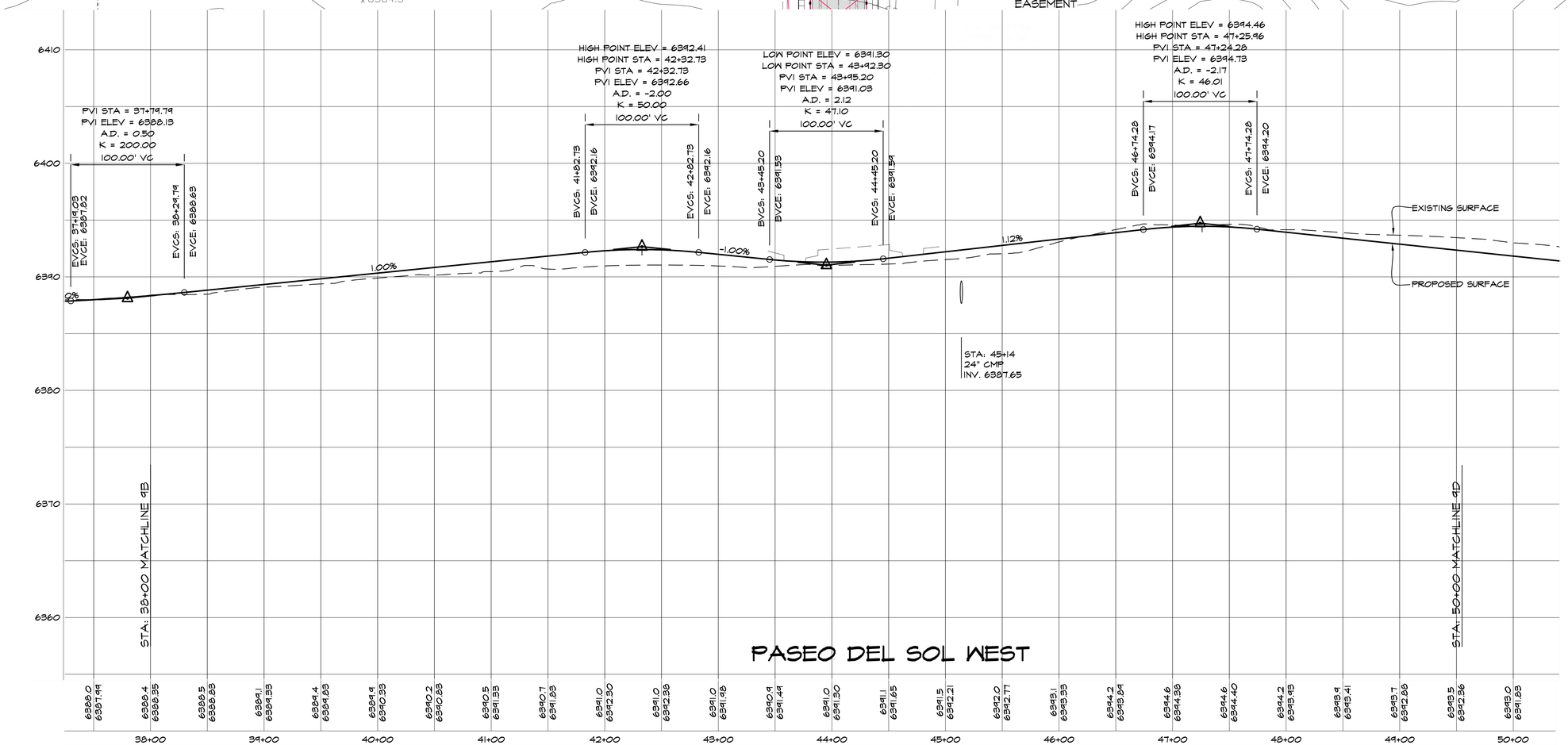
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

PASEO DEL SOL WEST PLAN AND PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
	SHEET NO.	9B

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-05-24 HW TC3.dwg, MAIN PNP, 5/24/2025 11:26:43 PM





LEGEND:

- gp GRADE BREAK
- TC TOP OF CURB ELEVATION
- TA TOP OF ASPHALT ELEVATION
- FL ELEVATION AT FLOW LINE
- TS TOP OF SIDEWALK ELEVATION
- CURB CUT
- TACTILE STRIP
- SIDEWALK RAMP
- SIGHT TRIANGLE

NOTES:

1. GRATE ELEVATIONS PROVIDED AT FACE OF CURB.
2. DI OFFSET DISTANCE SET AT FACE OF CURB.
3. MDI OFFSET DISTANCE AT EDGE OF STRUCTURE CLOSEST TO CENTERLINE.
4. TACTILE STRIPS REQUIRED AT ALL STREET CROSSINGS.
5. ALL CROSS WALK'S CROSS SLOPES SHALL BE 2% MAXIMUM.
6. ALL SIDEWALKS SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE AND MAXIMUM 2% CROSS SLOPES.
7. SIDE SLOPE: CUT 2:1; FILL 3:1

GRALYNN GUERRERO ORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 06/09/2025

REVISIONS

DATE	BY

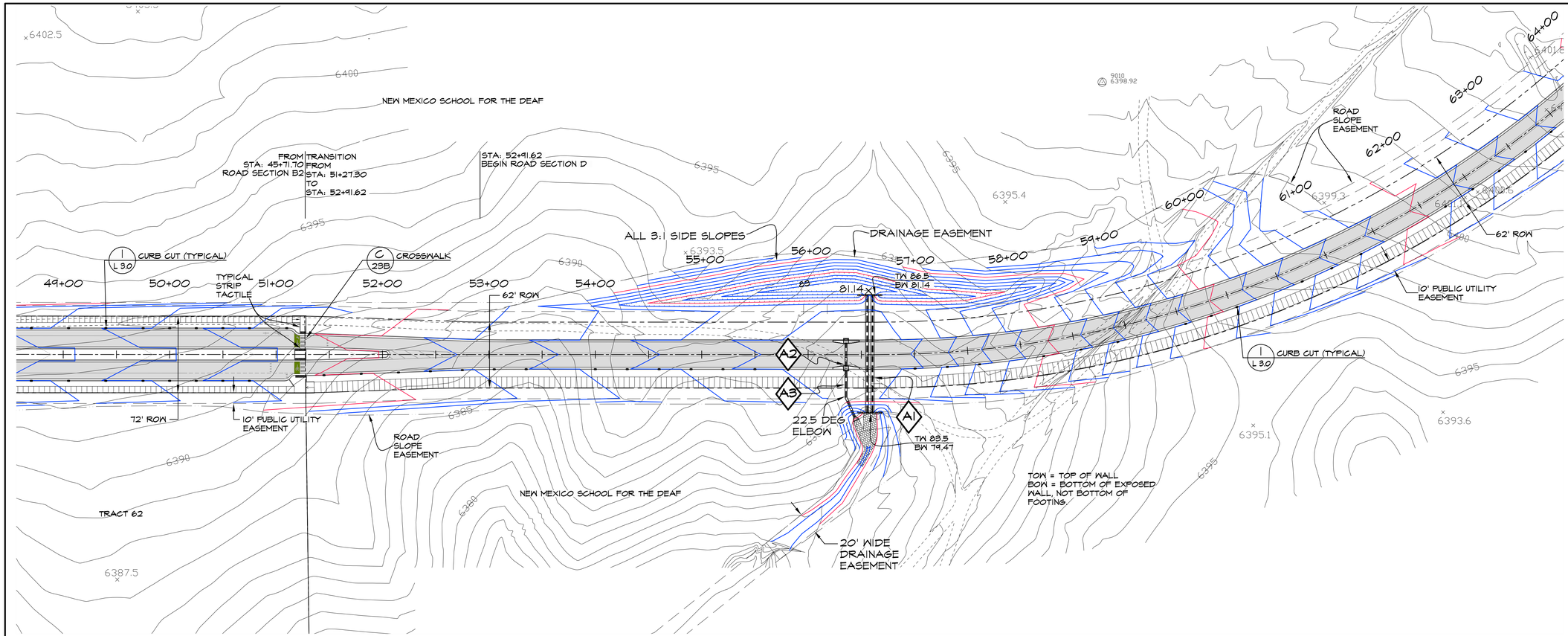
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

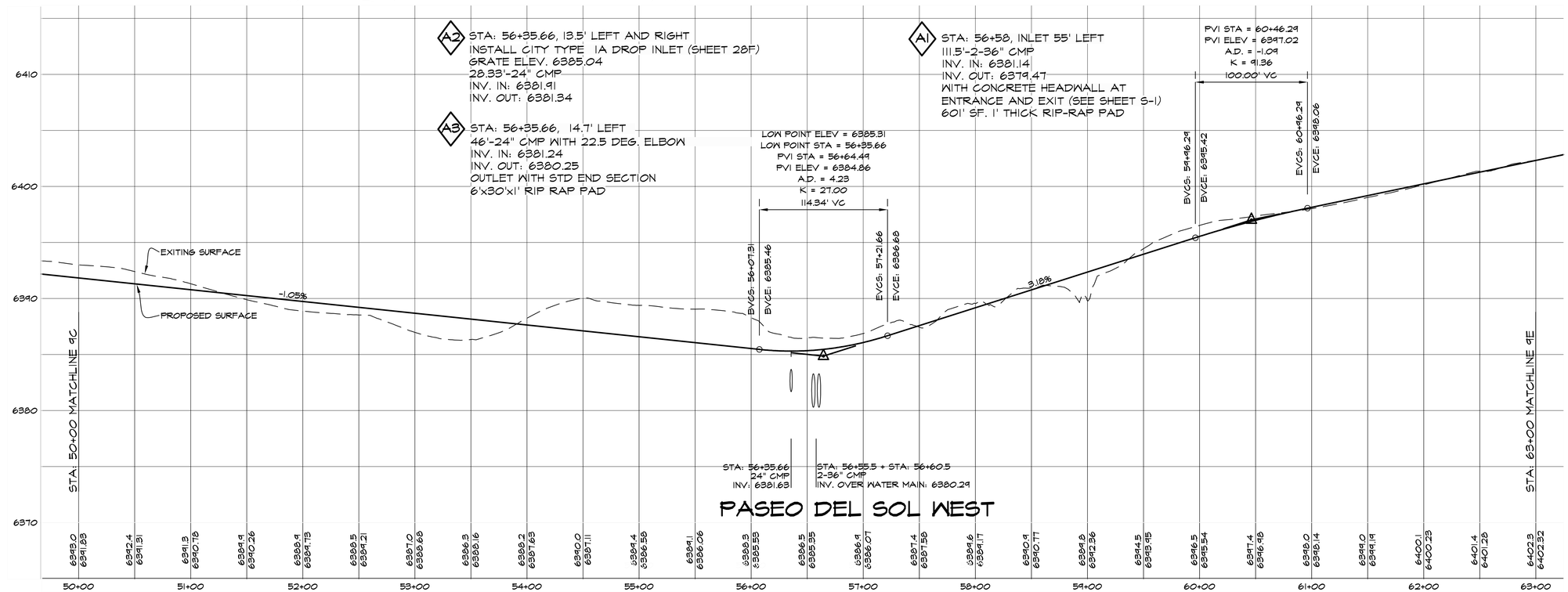
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

PASEO DEL SOL WEST PLAN AND PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
		SHEET NO. 9C

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-11-03 HW TC3.dwg, MAIN PNP, 11/5/2025 12:36:41 PM





PASEO DEL SOL WEST

LEGEND:

- GP GRADE BREAK
- TC TOP OF CURB ELEVATION
- TA TOP OF ASPHALT ELEVATION
- FL ELEVATION AT FLOW LINE
- TS TOP OF SIDEWALK ELEVATION
- CURB CUT
- TACTILE STRIP
- SIDEWALK RAMP
- SIGHT TRIANGLE

NOTES:

1. GRATE ELEVATIONS PROVIDED AT FACE OF CURB.
2. DI OFFSET DISTANCE SET AT FACE OF CURB.
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6. ALL SIDEWALKS SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE AND MAXIMUM 2% CROSS SLOPES.
7. SIDE SLOPE: CUT 2:1; FILL 3:1

ORALVAN GUERRERO-RUIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9597

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

PASEO DEL SOL WEST PLAN AND PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
	SHEET NO.	9D

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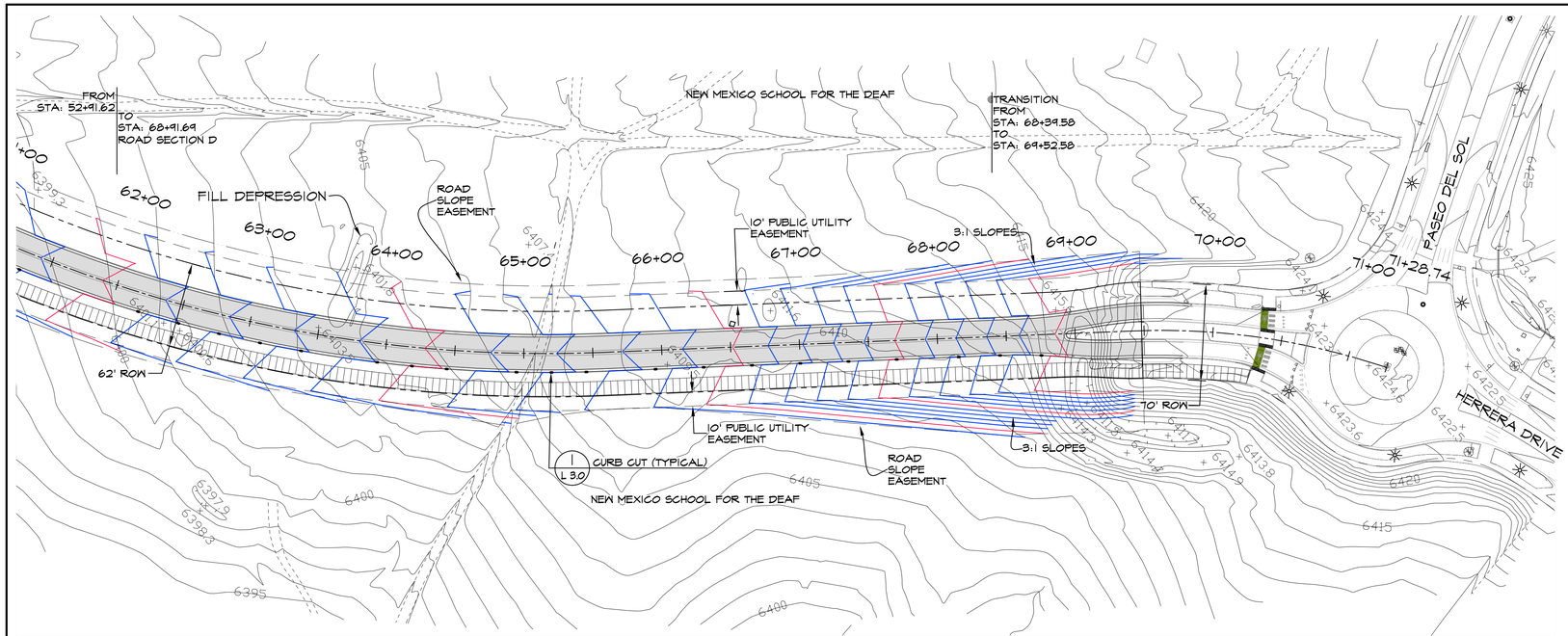
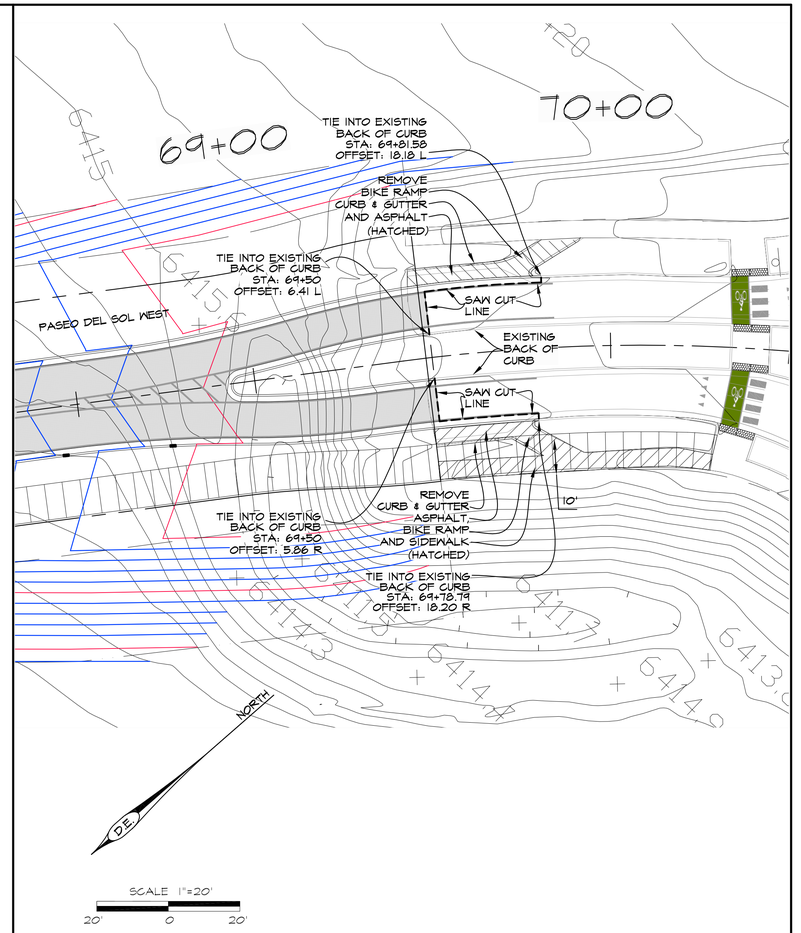
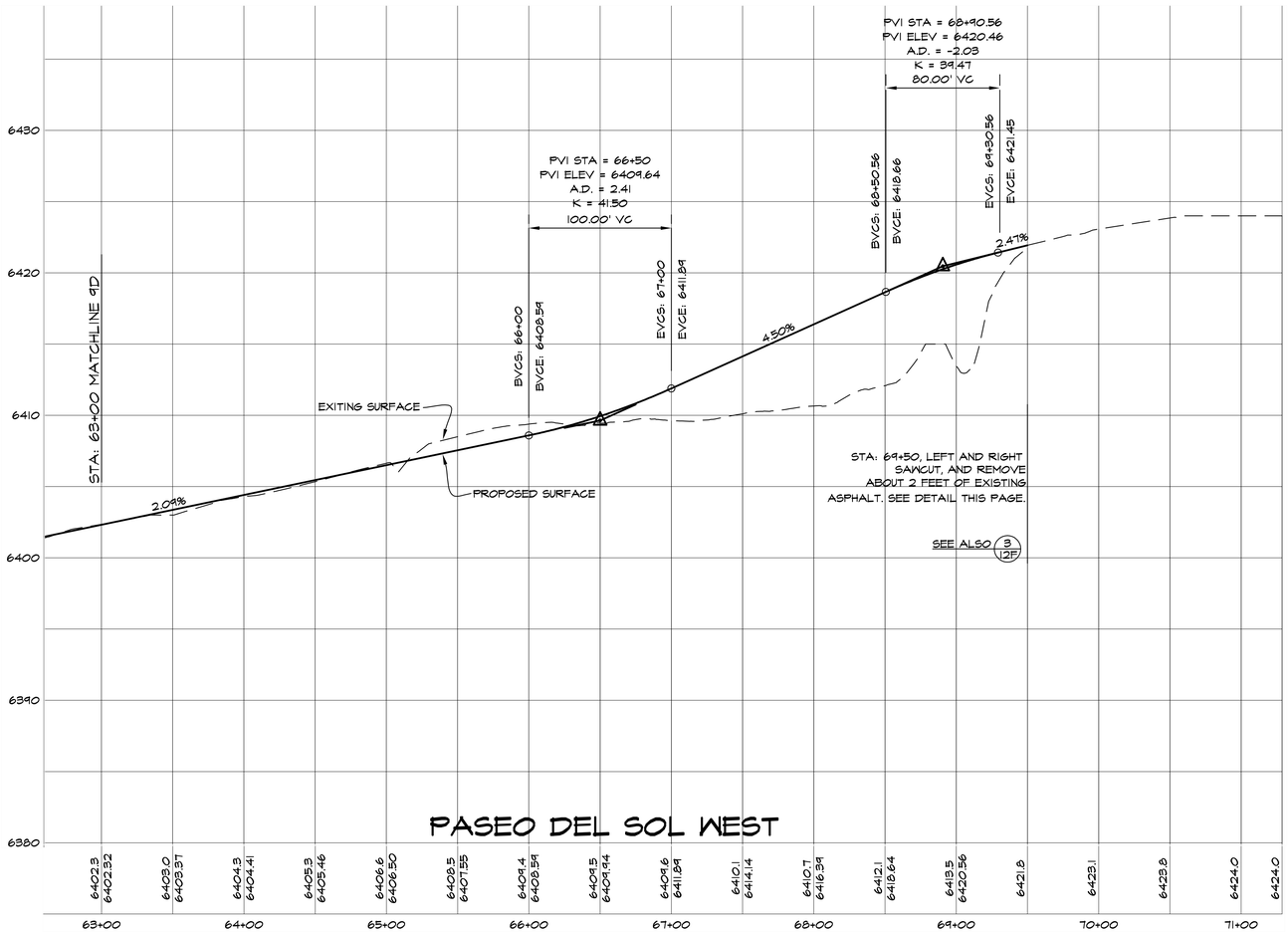
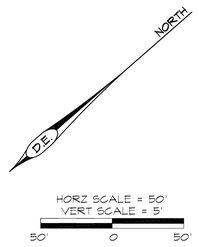








LEGEND:

gp	GRADE BREAK
TC	TOP OF CURB ELEVATION
TA	TOP OF ASPHALT ELEVATION
FL	ELEVATION AT FLOW LINE
TS	TOP OF SIDEWALK ELEVATION
	CURB CUT
	TACTILE STRIP
	SIDEWALK RAMP
	SIGHT TRIANGLE

NOTES:

1. GRATE ELEVATIONS PROVIDED AT FACE OF CURB.
2. DI OFFSET DISTANCE SET AT FACE OF CURB.
3. MDI OFFSET DISTANCE AT EDGE OF STRUCTURE CLOSEST TO CENTERLINE.
4. TACTILE STRIPS REQUIRED AT ALL STREET CROSSINGS.
5. ALL CROSS WALK'S CROSS SLOPES SHALL BE 2% MAXIMUM.
6. ALL SIDEWALKS SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE AND MAXIMUM 2% CROSS SLOPES.
7. SIDE SLOPE: CUT 2:1; FILL 3:1

OBALDWIN GUERRERO DIAZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 06/09/2025

REVISIONS

DATE	BY

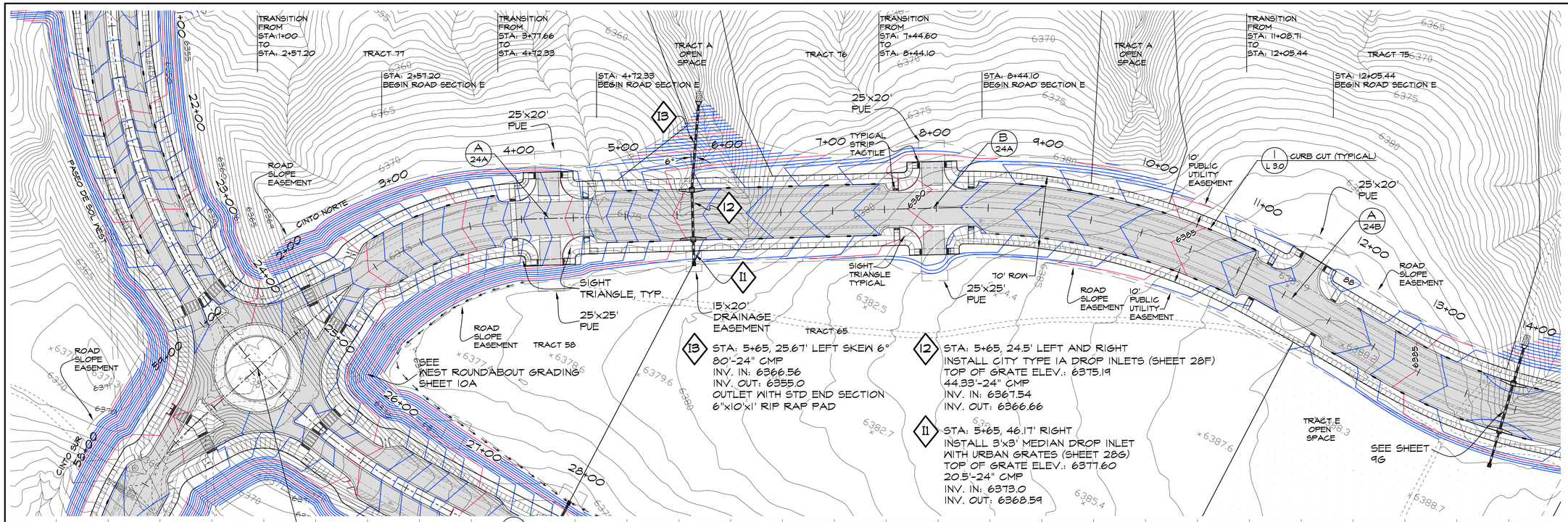
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9591

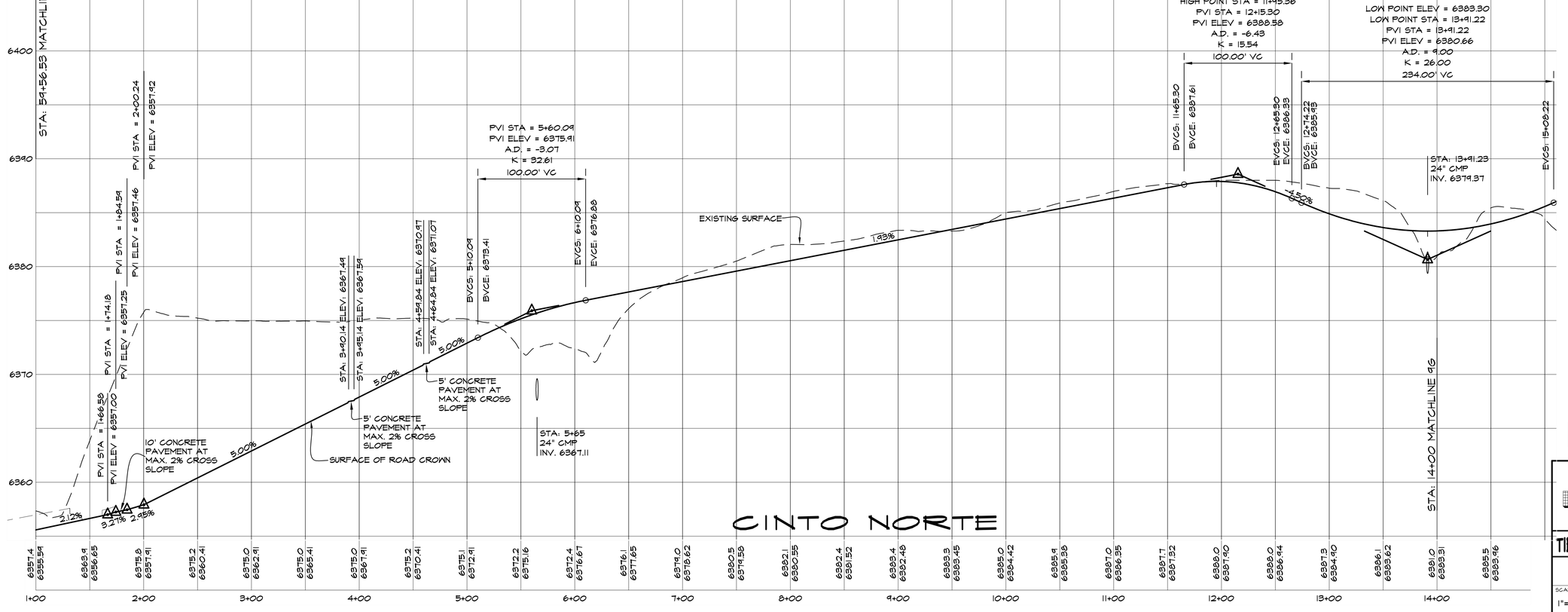
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

PASEO DEL SOL WEST PLAN AND PROFILE

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025
	SHEET NO.	9E

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-11-03 HW TC3.dwg, MAIN PNP, 11/5/2025 12:39:18 PM





LEGEND:

gp	GRADE BREAK
TC	TOP OF CURB ELEVATION
TA	TOP OF ASPHALT ELEVATION
FL	ELEVATION AT FLOW LINE
TS	TOP OF SIDEWALK ELEVATION
	CURB CUT
	TACTILE STRIP
	SIDEWALK RAMP
	SIGHT TRIANGLE

NOTES:

1. GRATE ELEVATIONS PROVIDED AT FACE OF CURB.
2. DI OFFSET DISTANCE SET AT FACE OF CURB.
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7. SIDE SLOPE: CUT 2:1; FILL 3:1

GRAYNN GUERRERO RUIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 989-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CINTO NORTE PLAN AND PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
	SHEET NO.	9F

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-05-24 HW TC3.dwg, LOOP PNP, 5/24/2025 11:36:17 PM

TRANSITION FROM STA: 11+08.71 TO STA: 12+05.21

STA: 12+05.21 BEGIN ROAD SECTION E

TRANSITION FROM STA: 16+01.76 TO STA: 16+99.04

STA: 16+99.04 BEGIN ROAD SECTION E

TRANSITION FROM STA: 20+48.67 TO STA: 21+50.92

STA: 21+50.92 BEGIN ROAD SECTION E TO STA: 23+94.55

TRACT 75

TRACT A OPEN SPACE

TRACT 68

TRACT 69

TRACT E NEIGHBORHOOD PARK

TRACT 67

TRACT 70

25'x20' PUE

ROAD SLOPE EASEMENT

TYPICAL STRIP TACTILE

SIGHT TRIANGLE TYPICAL

10' PUBLIC UTILITY EASEMENT

70' ROW

25'x25' PUE

15'x30' DRAINAGE EASEMENT

10' PUE

CURB CUT (TYPICAL)

NEW MEXICO SCHOOL FOR THE DEAF

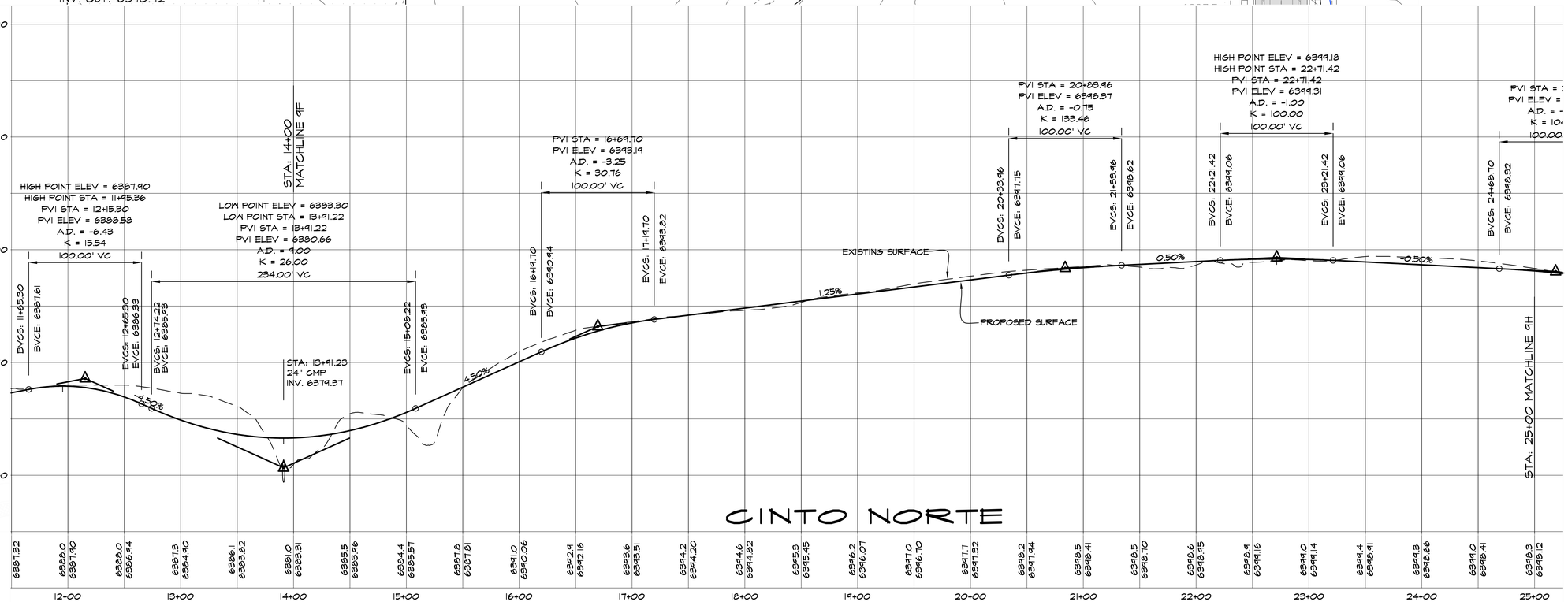
TRANSITION FROM STA: 23+94.55 TO STA: 24+84.21

STA: 24+84.21 BEGIN ROAD SECTION E

H3 STA: 13+91.22, 25.67' LEFT
33'-24" CMP
INV. IN: 6378.82
INV. OUT: 6378.82
OUTLET WITH STD END SECTION
6'x10'x1' RIP RAP PAD

H2 STA: 13+91.22, 24.5' LEFT AND RIGHT
INSTALL CITY TYPE 1A DROP INLETS (SHEET 28F)
TOP OF GRATE ELEV.: 6382.80
44.33'-24" CMP
INV. IN: 6379.81
INV. OUT: 6378.92

H1 STA: 13+91.22, 57' RIGHT
INSTALL 3'x3' MEDIAN DROP INLET
WITH URBAN GRATES (SHEET 28G)
TOP OF GRATE ELEV.: 6387.5
31.33'-18" CMP
INV. IN: 6381.6
INV. OUT: 6380.3



NORTH

HORZ SCALE = 50'
VERT SCALE = 5'
50' 0 50'

LEGEND:
- GB GRADE BREAK
- TC TOP OF CURB ELEVATION
- TA TOP OF ASPHALT ELEVATION
- FL ELEVATION AT FLOW LINE
- TS TOP OF SIDEWALK ELEVATION
- CURB CUT
- TACTILE STRIP
- SIDEWALK RAMP
- SIGHT TRIANGLE

NOTES:
1. GRATE ELEVATIONS PROVIDED AT FACE OF CURB.
2. DI OFFSET DISTANCE SET AT FACE OF CURB.
3. MDI OFFSET DISTANCE AT EDGE OF STRUCTURE CLOSEST TO CENTERLINE.
4. TACTILE STRIPS REQUIRED AT ALL STREET CROSSINGS.
5. ALL CROSS WALK'S CROSS SLOPES SHALL BE 2% MAXIMUM.
6. ALL SIDEWALKS SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE AND MAXIMUM 2% CROSS SLOPES.
7. SIDE SLOPE: CUT 2:1; FILL 3:1

CRAIG/ANN GUERRERORITZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 06/04/2025

REVISIONS

DATE	BY

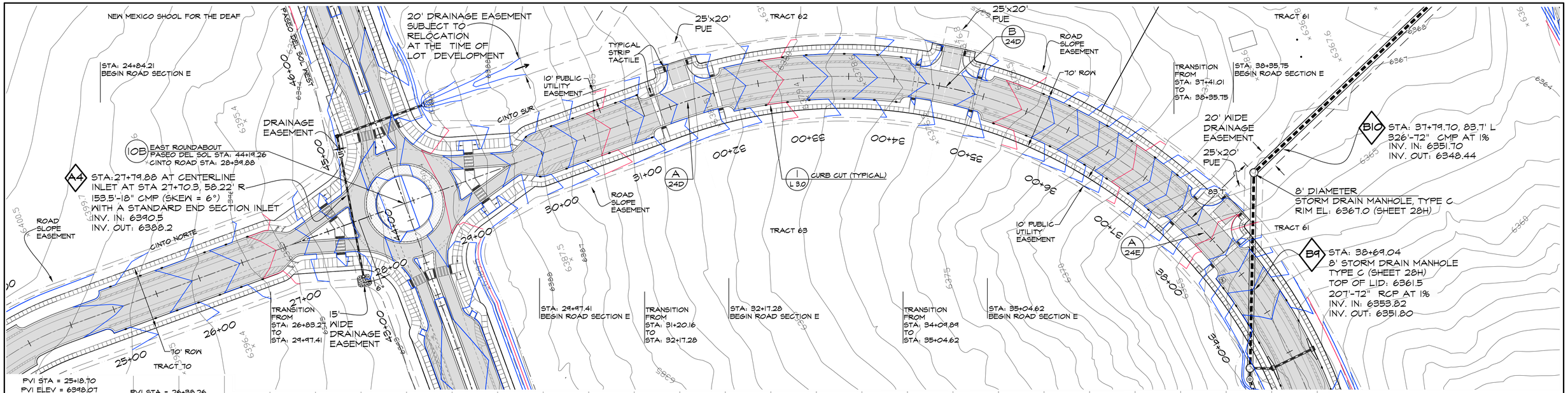
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3951

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CINTO NORTE PLAN AND PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/04/2025
	SHEET NO.	9G

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-10-28 HW TC3.dwg, LOOP PNP, 10/30/2025 2:00:30 PM


NEW MEXICO SHOOL FOR THE DEAF
STA: 24+84.21
BEGIN ROAD SECTION E
20' DRAINAGE EASEMENT SUBJECT TO RELOCATION AT THE TIME OF LOT DEVELOPMENT
TYPICAL STRIP TACTILE
10' PUBLIC UTILITY EASEMENT
25'x20' PUE
TRACT 62
B 24D
ROAD SLOPE EASEMENT
70' ROW
TRANSITION FROM STA: 37+41.01 TO STA: 38+35.75
STA: 38+35.75
BEGIN ROAD SECTION E
TRACT 61
20' WIDE DRAINAGE EASEMENT
25'x20' PUE
B10 STA: 37+79.70, 83.7' L
326'-72" CMP AT 1%
INV. IN: 6351.70
INV. OUT: 6348.44
8' DIAMETER STORM DRAIN MANHOLE, TYPE C
RIM EL: 6367.0 (SHEET 28H)
B9 STA: 38+69.04
8' STORM DRAIN MANHOLE
TYPE C (SHEET 28H)
TOP OF LID: 6361.5
207'-72" RCP AT 1%
INV. IN: 6353.82
INV. OUT: 6351.80
DRAINAGE EASEMENT
I0B EAST ROUNDABOUT
PASEO DEL SOL STA: 44+19.26
CINTO ROAD STA: 28+39.88
A4 STA: 27+79.88 AT CENTERLINE
INLET AT STA 27+70.3, 58.22' R
153.5'-18" CMP (SKEW = 6°)
WITH A STANDARD END SECTION INLET
INV. IN: 6390.5
INV. OUT: 6388.2
CINTO SUR
CINTO NORTE
ROAD SLOPE EASEMENT
TRACT 63
CURB CUT (TYPICAL)
L 3.0
A 24D
A 24E
TRANSITION FROM STA: 26+83.27 TO STA: 29+97.41
15' WIDE DRAINAGE EASEMENT
STA: 29+97.41
BEGIN ROAD SECTION E
TRANSITION FROM STA: 31+20.16 TO STA: 32+17.28
STA: 32+17.28
BEGIN ROAD SECTION E
TRANSITION FROM STA: 34+09.89 TO STA: 35+04.62
STA: 35+04.62
BEGIN ROAD SECTION E
TRACT 70
PVI STA = 25+18.70
PVI ELEV = 6398.07
A.D. = -0.95
K = 104.83
100.00' VC
PVI STA = 26+38.26
PVI ELEV = 6396.33
A.D. = -1.11
K = 90.15
100.00' VC
BVCE: 6398.32
EVCS: 25+68.70
EVCE: 6398.26
BVCE: 6397.06
EVCS: 26+88.26
EVCE: 6395.05
STA: 27+56.24 ELEV: 6393.15
STA: 27+68.65 ELEV: 6393.00
STA: 24+11.11 ELEV: 6384.23
STA: 24+21.52 ELEV: 6384.08
-1.45%
-2.56%
-1.93%
-4.33%
10' CONCRETE PAVEMENT AT MAX. 2% CROSS SLOPE
STA: 27+79.88
18" CMP
INV. 6389.57
PROPOSED SURFACE
EXISTING SURFACE
PVI STA = 32+82.69
PVI ELEV = 6379.81
A.D. = 0.93
K = 136.60
100.00' VC
BVCS: 32+32.69
BVCE: 6381.10
EVCS: 33+32.69
EVCE: 6378.40
PVI STA = 35+83.93
PVI ELEV = 6374.30
A.D. = -2.50
K = 40.06
100.00' VC
BVCS: 35+83.93
BVCE: 6375.21
EVCS: 36+93.93
EVCE: 6372.14
STA: 37+52.55 ELEV: 6366.88
STA: 37+57.10 ELEV: 6366.76
STA: 38+14.18 ELEV: 6364.06
STA: 38+24.18 ELEV: 6363.96
BVCS: 38+45.56
BVCE: 6362.98
STA: 38+69.04
72" CMP
INV. 6352.98
5' CONCRETE PAVEMENT AT MAX. 2% CROSS SLOPE
5' CONCRETE PAVEMENT AT MAX. 2% CROSS SLOPE
STA: 25+00 MATCHLINE 9G
STA: 34+00 MATCHLINE 9I
CINTO NORTE | CINTO SUR
6390
6380
6370
6360
6350
25+00
26+00
27+00
28+00
29+00
30+00
31+00
32+00
33+00
34+00
35+00
36+00
37+00
38+00
39+00
NORTH
HORZ SCALE = 50'
VERT SCALE = 5'
50' 0 50'
LEGEND:
GB GRADE BREAK
TC TOP OF CURB ELEVATION
TA TOP OF ASPHALT ELEVATION
FL ELEVATION AT FLOW LINE
TS TOP OF SIDEWALK ELEVATION
CURB CUT
TACTILE STRIP
SIDEWALK RAMP
SIGHT TRIANGLE
NOTES:
1. GRATE ELEVATIONS PROVIDED AT FACE OF CURB.
2. DI OFFSET DISTANCE SET AT FACE OF CURB.
3. MDI OFFSET DISTANCE AT EDGE OF STRUCTURE CLOSEST TO CENTERLINE.
4. TACTILE STRIPS REQUIRED AT ALL STREET CROSSINGS.
5. ALL CROSS WALK'S CROSS SLOPES SHALL BE 2% MAXIMUM.
6. ALL SIDEWALKS SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE AND MAXIMUM 2% CROSS SLOPES.
7. SIDE SLOPE: CUT 2:1; FILL 3:1
ORALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025
REVISIONS
DATE BY
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557
TIERRA CONTENTA PH. 3A INFRASTRUCTURE
CINTO SUR PLAN AND PROFILE
SCALE 1"=50'
DWG NO.
DATE 06/09/2025
SHEET NO. 9H

TRANSITION FROM STA: 40+67.57 TO STA: 41+66.84

STA: 41+66.84 BEGIN ROAD SECTION E

25' DRAINAGE EASEMENT

TRANSITION FROM STA: 45+28.98 TO STA: 46+25.67

30' PUBLIC SANITARY SEWER EASEMENT

STA: 46+25.67 BEGIN ROAD SECTION E

TRANSITION FROM STA: 48+94.12 TO STA: 49+92.71

ROAD SLOPE EASEMENT

STA: 49+93.19 BEGIN ROAD SECTION E

TRANSITION FROM STA: 52+78.67 TO STA: 53+76.65

STA: 53+76.65 BEGIN ROAD SECTION E

TRACT 61

TRACT 60

25' PUBLIC UTILITY EASEMENT

B13 STA: 45+45.60' RIGHT
INSTALL 4.5'x4.5' MEDIAN DROP INLET WITH URBAN GRATES (SHEET 28G)
TOP OF GRATE ELEV.: 6360.0
113.65'-36" CMP
INV. IN: 6355.60
INV. OUT: 6354.20
OUTLET WITH STD END SECTION
10'x20'x1' RIP RAP PAD

A 24F

25'x30' PUE

B 24F

10' PUBLIC UTILITY EASEMENT

STA: 39+58.08, 24.5' LEFT AND RIGHT
INSTALL CITY TYPE IA DROP INLETS (SHEET 28F)
TOP OF GRATE ELEV.: 6360.04
44.33'-24" CMP INV. IN: 6357.00 INV. OUT: 6356.40

B7

B 24E

70' ROW

1 L 3.0 CURB CUT (TYPICAL)

45+00 46+00 47+00 48+00 49+00 50+00 51+00 52+00 53+00 54+00

25' 25'x35' PUE

25'x35' DRAINAGE EASEMENT

ROAD SLOPE EASEMENT

25'x30' PUE

SIGHT TRIANGLE, TYPICAL

25'x25' PUE

TYPICAL STRIP TACTILE

B5

44+00 43+00 42+00 41+00 40+00 39+00

15' WIDE DRAINAGE EASEMENT

TRACT 63 25'x35' PUE

TRACT 62 PEDESTRIAN CORRIDOR

TRACT 64

B6 STA: 43+55, 52' R
6' I.D. STORM DRAIN MANHOLE TYPE C (SHEET 28H)
WITH A 32-INCH DIAMETER CAST IRON GRATED LID
TOP OF GRATE ELEV.: 6365.0
388'-48" CMP
INV. IN: 6359.0
INV. OUT: 6354.10

B8 STA: 39+58.08, 25.7' RIGHT
20'-24" CMP
INV. IN: 6356.30
INV. OUT: 6354.00

15'x25' DRAINAGE EASEMENT

B5 INSTALL 6' I.D. STORM DRAIN MANHOLE TYPE C (SHEET 28H)
WITH A 32-INCH DIAMETER CAST IRON GRATED LID.
TOP OF GRATE ELEV.: 6379.9
374.14'-48" CMP
INV. IN: 6374.0
INV. OUT: 6359.1

B6A STA: 39+46.11, 46.74' RIGHT
6' STORM DRAIN MANHOLE TYPE C (SHEET 28H)
WITH A 32-INCH DIAMETER CAST IRON GRATED LID.
TOP OF GRATE ELEV: 6361.30
5'-48" CMP
INV. IN: 6354.00
INV. OUT: 6353.92

A 24G

10' PUBLIC UTILITY EASEMENT

25' PUE

30' PUBLIC SANITARY SEWER EASEMENT

DE

NORTH

HORIZ SCALE = 50'
VERT SCALE = 5'
50' 0 50'

6390
6380
6370
6360
6350

N POINT ELEV = 6360.54
N POINT STA = 39+58.08
PVI STA = 39+31.90
PVI ELEV = 6359.24
A.D. = 6.64
K = 26.00
172.67' VC

EVCS: 40+18.24
EVCE: 6361.24

STA: 40+81.84 ELEV: 6362.71
STA: 40+86.84 ELEV: 6362.91

HIGH POINT ELEV = 6363.69
HIGH POINT STA = 41+57.81
PVI STA = 41+40.38
PVI ELEV = 6364.06
A.D. = -3.43
K = 29.14
100.00' VC

EVCS: 40+40.38
EVCE: 6362.91

EVCS: 41+40.38
EVCE: 6363.51

2.31%

5' CONCRETE PAVEMENT AT MAX. 2% CROSS SLOPE

-1.12%

LOW POINT ELEV = 6359.39
LOW POINT STA = 45+75.42
PVI STA = 45+42
PVI ELEV = 6359.02
A.D. = 9.35
K = 29.90
100.00' VC

BVCS: 45+42
BVCE: 6359.57
STA: 45+64.25 ELEV: 6359.30
STA: 45+76.25 ELEV: 6359.41
STA: 45+88.26 ELEV: 6359.30
EVCS: 46+42
EVCE: 6360.18

PROPOSED SURFACE

2.23%

EXISTING SURFACE

STA: 44+09.86 ELEV: 6366.10
STA: 44+14.86 ELEV: 6366.20

STA: 44+77.16 ELEV: 6367.60
STA: 44+82.16 ELEV: 6367.70

HIGH POINT ELEV = 6369.12
HIGH POINT STA = 50+82.05
PVI STA = 50+59.70
PVI ELEV = 6369.43
A.D. = -3.08
K = 32.48
100.00' VC

BVCS: 50+09.70
BVCE: 6368.32

EVCS: 51+09.70
EVCE: 6369.01

-0.85%

5' CONCRETE PAVEMENT AT MAX. 2% CROSS SLOPE

PVI STA = 52+26.43
PVI ELEV = 6368.01
A.D. = -3.45
K = 29.00
100.00' VC

BVCS: 51+76.43
BVCE: 6368.44

EVCS: 52+76.43
EVCE: 6365.86

STA: 52+41.65 ELEV: 6368.13
STA: 52+46.65 ELEV: 6365.09

STA: 39+00 MATCHLINE 9H

STA: 53+00 MATCHLINE 9J

STA: 39+58.08
24" CMP
INV. 6357.06

INTERSECTION IS SUPERELEVATED TO THE SOUTH

- STA: 45+43 TO 45+60 TRANSITION FROM CROWNED TO SUPERELEVATED ROAD.
- STA: 45+60 TO 45+92.5 SUPERELEVATE ROAD TO THE SOUTH.
- STA: 45+92.5 TO 46.13 TRANSITION FROM SUPER ELEVATED TO CROWNED ROAD.

STA: 45+60.00
36" CMP
INV. 6354.82

CINTO SUR

6361.2 6361.14 | 6360.9 6360.55 | 6361.2 6360.86 | 6361.0 6361.97 | 6361.8 6363.11 | 6364.1 6363.66 | 6364.3 6363.40 | 6362.6 6362.84 | 6362.0 6362.26 | 6361.3 6361.72 | 6362.7 6361.16 | 6364.0 6360.60 | 6362.8 6360.04 | 6358.2 6359.50 | 6358.0 6359.44 | 6360.3 6360.31 | 6361.4 6361.42 | 6361.9 6362.54 | 6361.8 6363.65 | 6361.7 6364.76 | 6365.8 6365.86 | 6367.1 6366.99 | 6363.2 6368.10 | 6368.8 6368.97 | 6369.0 6369.08 | 6369.0 6366.66 | 6368.3 6368.14 | 6367.0 6366.86 | 6364.8 6364.85

39+00 40+00 41+00 42+00 43+00 44+00 45+00 46+00 47+00 48+00 49+00 50+00 51+00 52+00 53+00

LEGEND:

- GP GRADE BREAK
- TC TOP OF CURB ELEVATION
- TA TOP OF ASPHALT ELEVATION
- FL ELEVATION AT FLOW LINE
- TS TOP OF SIDEWALK ELEVATION
- CURB CUT
- TACTILE STRIP
- SIDEWALK RAMP
- SIGHT TRIANGLE

NOTES:

1. GRATE ELEVATIONS PROVIDED AT FACE OF CURB.
2. DI OFFSET DISTANCE SET AT FACE OF CURB.
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4. TACTILE STRIPS REQUIRED AT ALL STREET CROSSINGS.
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7. SIDE SLOPE: CUT 2:1; FILL 3:1

ORALYNN GUERRERORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 06/09/2025

REVISIONS

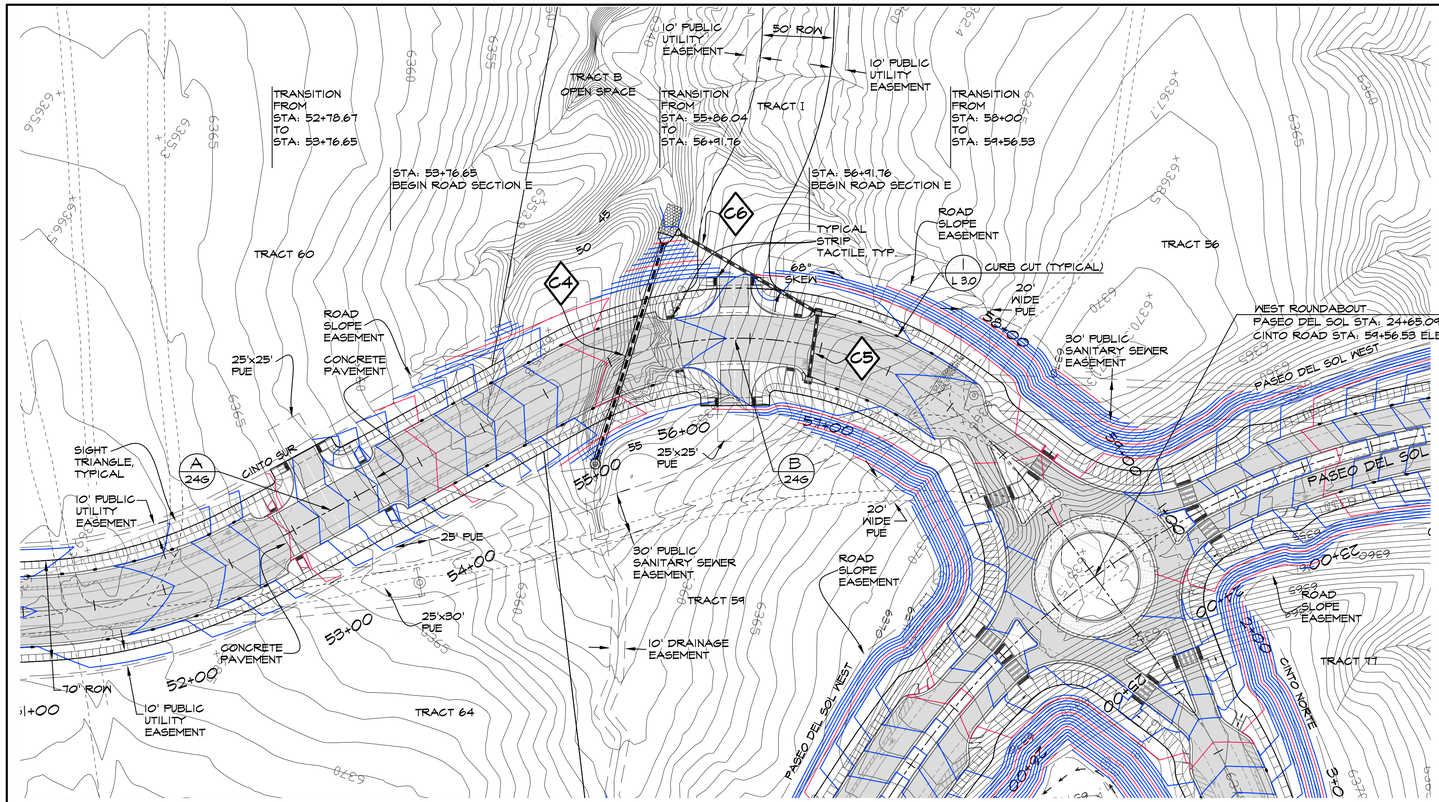
DATE	BY

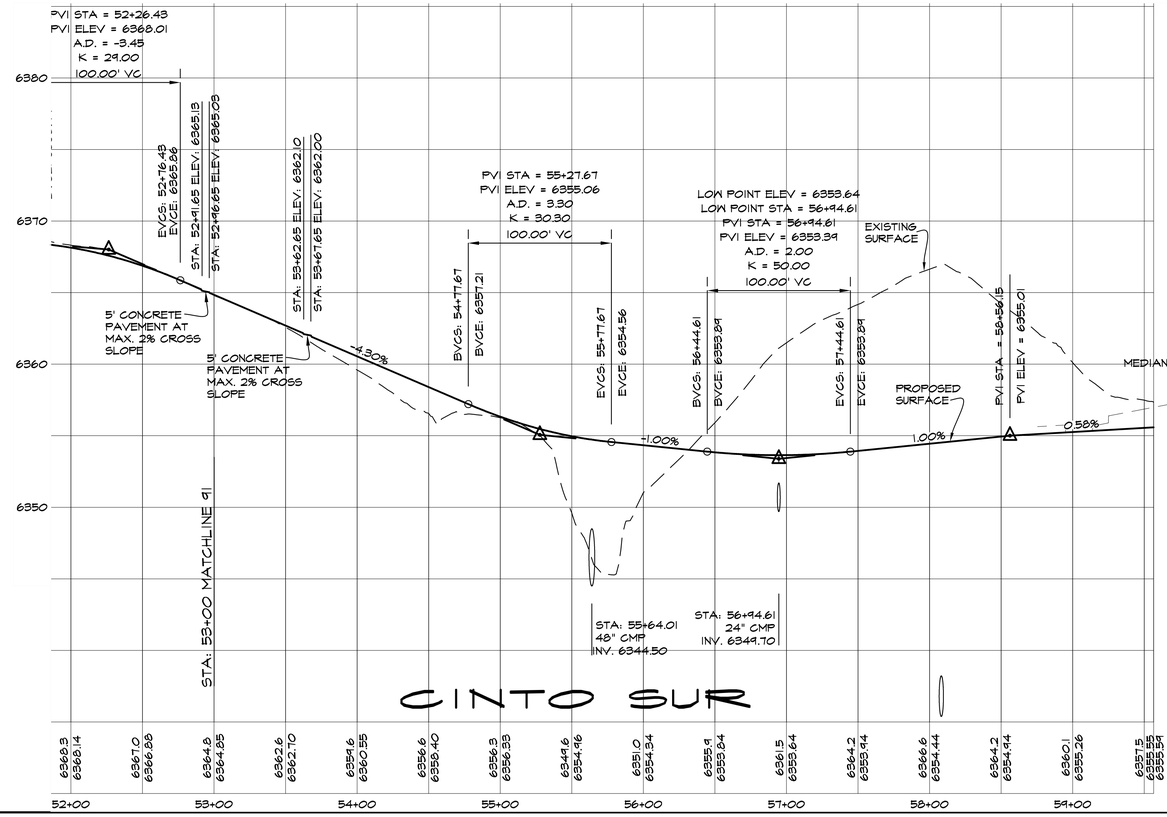
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CINTO SUR PLAN AND PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
	SHEET NO.	9I





C4 STA: 55+07.54, 59.66' RIGHT
INSTALL 6' I.D. STORM DRAIN MANHOLE TYPE C (SHEET 28H)
WITH A 32-INCH DIAMETER CAST IRON GRATED LID.
TOP OF GRATE ELEV.: 6352.0
160'-48" CMP
INV. IN: 6345.23
INV. OUT: 6343.63
OUTLET STANDARD END SECTION
10'X20'X1' RIP RAP PAD

C5 STA: 56+94.61, 24.5' LEFT AND RIGHT
INSTALL CITY TYPE 1A DROP INLETS (SHEET 28F)
TOP OF GRATE ELEV.: 6353.14
44.33'-24" CMP
INV. IN: 6346.3
INV. OUT: 6345.4

C6 STA: 56+92, 23.5' LEFT
108'-24" CMP, SKEW: 68°
INV. IN: 6345.30
INV. OUT: 6343.63
OUTLET WITH STD END SECTION

LEGEND:
- GP GRADE BREAK
- TC TOP OF CURB ELEVATION
- TA TOP OF ASPHALT ELEVATION
- FL ELEVATION AT FLOW LINE
- TS TOP OF SIDEWALK ELEVATION
- CURB CUT
- TACTILE STRIP
- SIDEWALK RAMP
- SIGHT TRIANGLE

NOTES:
1. GRATE ELEVATIONS PROVIDED AT FACE OF CURB.
2. DI OFFSET DISTANCE SET AT FACE OF CURB.
3. MDI OFFSET DISTANCE AT EDGE OF STRUCTURE CLOSEST TO CENTERLINE.
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5. ALL CROSS WALK'S CROSS SLOPES SHALL BE 2% MAXIMUM.
6. ALL SIDEWALKS SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE AND MAXIMUM 2% CROSS SLOPES.
7. SIDE SLOPE: CUT 2:1; FILL 3:1

GRAYLYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9597

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CINTO SUR PLAN AND PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
		SHEET NO. 9J

JAGUAR DRIVE

JAGUAR DRIVE

FIRE STATION

CUT AND REMOVE EXISTING CURB AND REPLACE WITH NEW SAWCUT

5' AT 2% MAX CROSS SLOPE

SAWCUT

REMOVE 23' OF SIDEWALK. INSTALL NEW 5' WIDE RAMP AND 3' PLANTER WITH 4" OF GRAVEL MULCH. REMOVE AND REPLACE CURBING AS NECESSARY.

REMOVE 16' OF CURBING AND ASPHALT TO CREATE CROSSWALK MEETING ADA REQUIREMENTS. REPLACE CURB AND ASPHALT WITH LIKE PAVEMENT SECTION. FLUSH WITH EXISTING ASPHALT.

SAWCUT LINE

EDGE OF EXISTING ASPHALT

PASEO DEL SOL WEST

5' SIDEWALK

START 5' WIDE SIDEWALK FLUSH WITH EXISTING

START WALL TW 52 BW 50

EXISTING TOPO DATA ENDS HERE

TW 52.0 BW 48.0

110'-8" RETAINING WALL EXPOSED WALL BOTTOM TO MATCH SIDEWALK GRADE. TOOL JOINT AT CONNECTION POINT. TOP OF WALL TO MATCH ADJACENT GRADES. SEE ALSO SHEET S102

NOTE: EXISTING CURBS AND DRIVEWAY MAY NEED TO BE REBUILT TO MEET ADA REQUIREMENTS

EXISTING SURVEY DATA, TYPICAL

10+00

11+00

11+50

12+00

0+50

3+00

1+00

1+50

6355

6354

6343+?

6351+?

6350

6349

6348

6347

6346

6345

6344

6343

6342

6341

6340

6339

6338

10655 6352.69 FL

10654 6353.05 TBC PDC

10656 6351.24 TBC

10657 6349.74 TBC

10652 6352.32 6350.32 CUTT EA

10651 6349.48 EA

10650 6350.04 EA

10649 6349.69 EA

10658 6347.48 FH

10653 6347.16 EA

10646 6351.42 TBC

10647 6350.25 TBC END

10648 6349.68 FL

50

44.62 12 RAMP 1:12

43.62

43.54

43.50

43.39

43.15

43.63

43.21

43.27

43.40

44.51 12 RAMP 1:12

43.39

43.27

43.40

15%

8" CONCRETE PAVEMENT

REMOVE AND REPLACE 110 OF EXISTING PATH

10

SIDEWALK

PLANTER

EXISTING ASPHALT PATH

MATCH TO EXISTING PATH GRADES

START RAILING

START WALL TW 43.45 BW 43.0

TOP OF RETAINING WALL TO MATCH SIDEWALK GRADE. BOTTOM OF EXPOSED RETAINING WALL TO MATCH EXISTING GRADES.

END WALL TW 45.0 BW 44.6

MATCH TO EXISTING PATH GRADES

EXISTING ASPHALT PATH

RETAINING WALL

GRALYNN GUERRERO ORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 06/09/2025

NORTH

DE

LEGEND

- TW TOP OF WALL
- BW BOTTOM OF EXPOSED WALL, NOT BOTTOM OF FOUNDATION
- gb GRADE BREAK
- TBC EXISTING TOP BACK OF CURB
- FL EXISTING FLOWLINE

SCALE 1"=10'

10' 0 10'

REVISIONS

DATE	BY

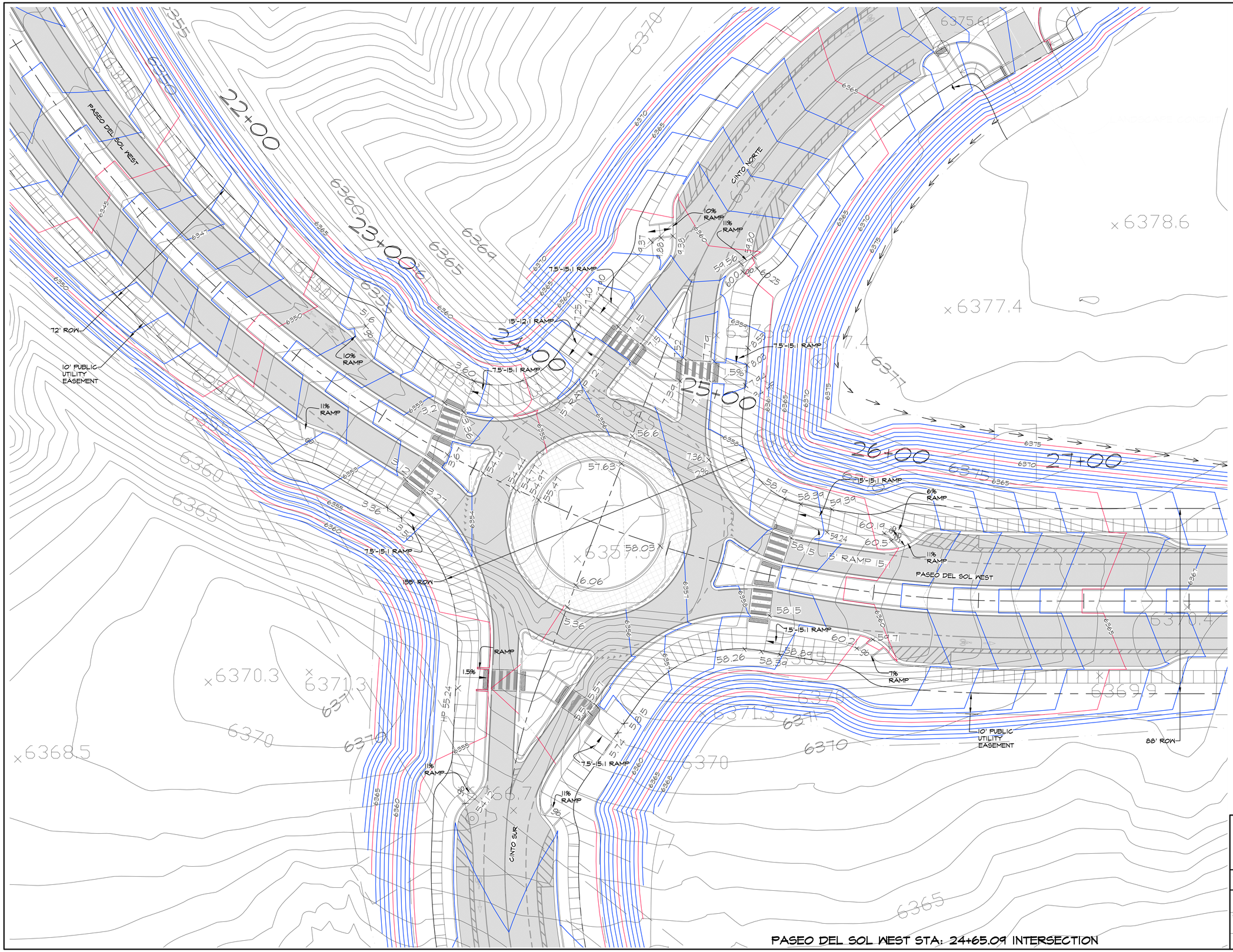
DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-9551

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

PASEO DEL SOL WEST CONNECTION DETAIL

SCALE	DWG NO.	DATE
1"=10'		06/09/2025
	SHEET NO.	9K



NORTH

SCALE 1"=20'

20' 0 20'

LEGEND:

GP	GRADE BREAK
TC	TOP OF CURB ELEVATION
TA	TOP OF ASPHALT ELEVATION
FL	ELEVATION AT FLOW LINE
TS	TOP OF SIDEWALK ELEVATION
	CURB CUT
	TACTILE STRIP
	SIDEWALK RAMP
	SIGHT TRIANGLE

NOTES:

1. GRATE ELEVATIONS PROVIDED AT FACE OF CURB.
2. DI OFFSET DISTANCE SET AT FACE OF CURB.
3. MDI OFFSET DISTANCE AT EDGE OF STRUCTURE CLOSEST TO CENTERLINE.
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7. SIDE SLOPE: CUT 2:1; FILL 3:1

GRALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

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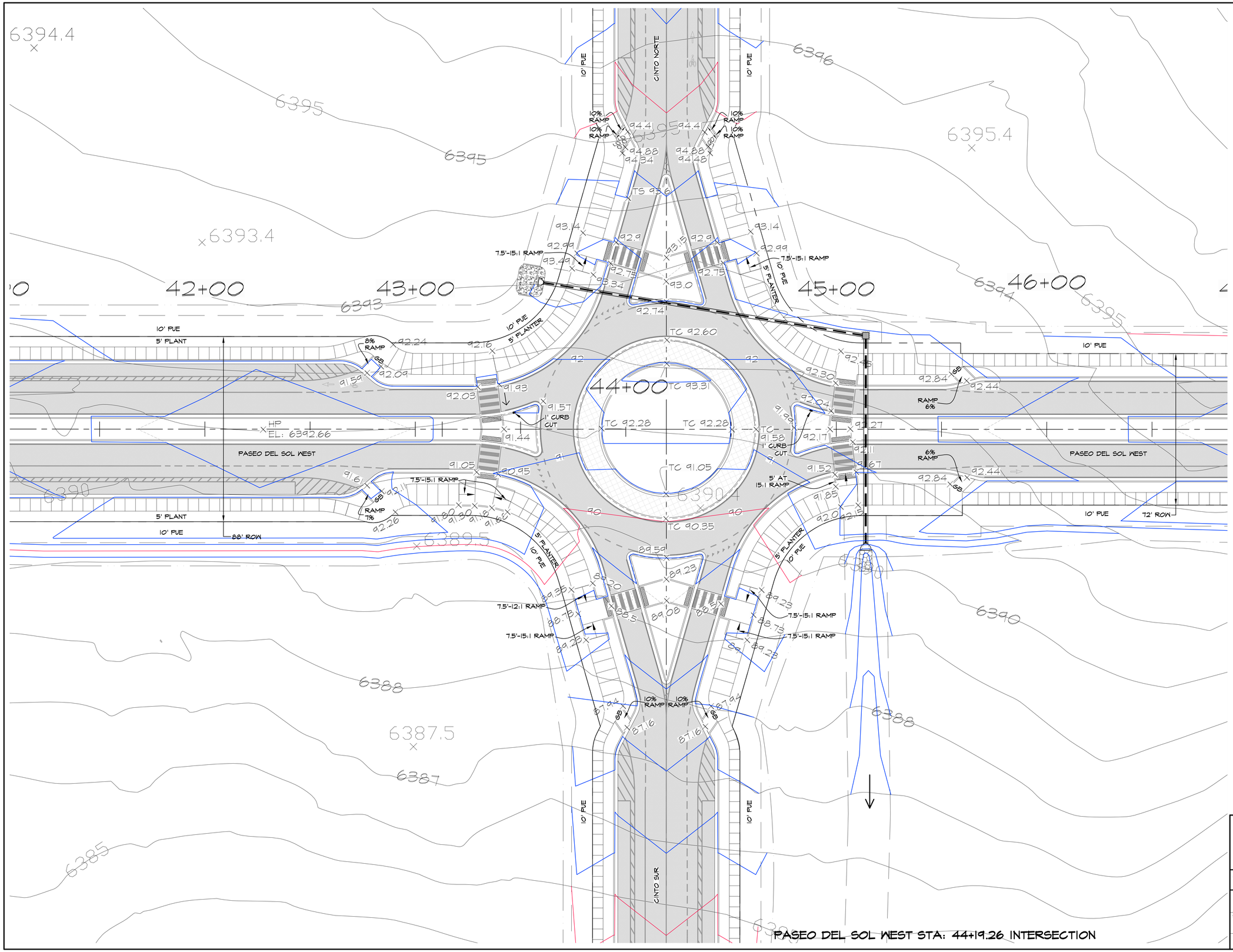
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WEST ROUNDABOUT GRADING DETAIL

SCALE	DWG NO.	DATE
1"=20'		06/09/2025
	SHEET NO.	10A

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-06-04 HW TC3.dwg, CIRCLE GRADING, 6/5/2025 7:08:43 AM



LEGEND:

- gb GRADE BREAK
- TC TOP OF CURB ELEVATION
- TA TOP OF ASPHALT ELEVATION
- FL ELEVATION AT FLOW LINE
- TS TOP OF SIDEWALK ELEVATION
- CURB CUT
- TACTILE STRIP
- SIDEWALK RAMP
- SIGHT TRIANGLE

NOTES:

1. GRATE ELEVATIONS PROVIDED AT FACE OF CURB.
2. DI OFFSET DISTANCE SET AT FACE OF CURB.
3. MDI OFFSET DISTANCE AT EDGE OF STRUCTURE CLOSEST TO CENTERLINE.
4. TACTILE STRIPS REQUIRED AT ALL STREET CROSSINGS.
5. ALL CROSS WALK'S CROSS SLOPES SHALL BE 2% MAXIMUM.
6. ALL SIDEWALKS SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE AND MAXIMUM 2% CROSS SLOPES.
7. SIDE SLOPE: CUT 2:1; FILL 3:1

GRALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/04/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 491-9591

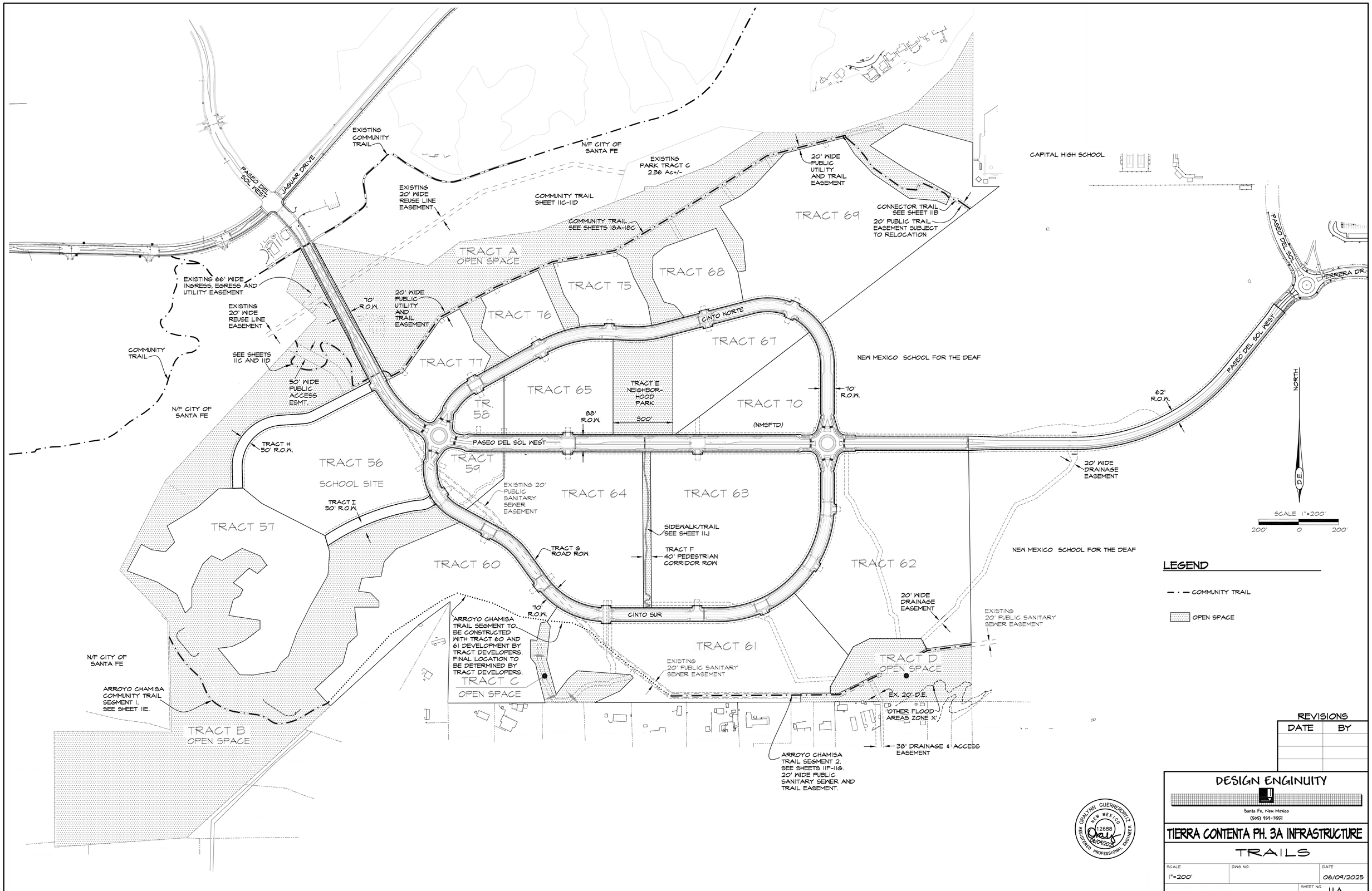
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

EAST. ROUNDABOUT GRADING DETAIL

SCALE	DWG NO.	DATE
1"=20'		06/04/2025
	SHEET NO.	10B

PASEO DEL SOL WEST STA: 44+19.26 INTERSECTION

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-06-04 HW TC3.dwg, CIRCLE GRADING, 6/5/2025 7:05:30 AM



REVISIONS

DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 989-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

TRAILS

SCALE	DWG NO.	DATE
1"=200'		06/09/2025
		SHEET NO. 11A

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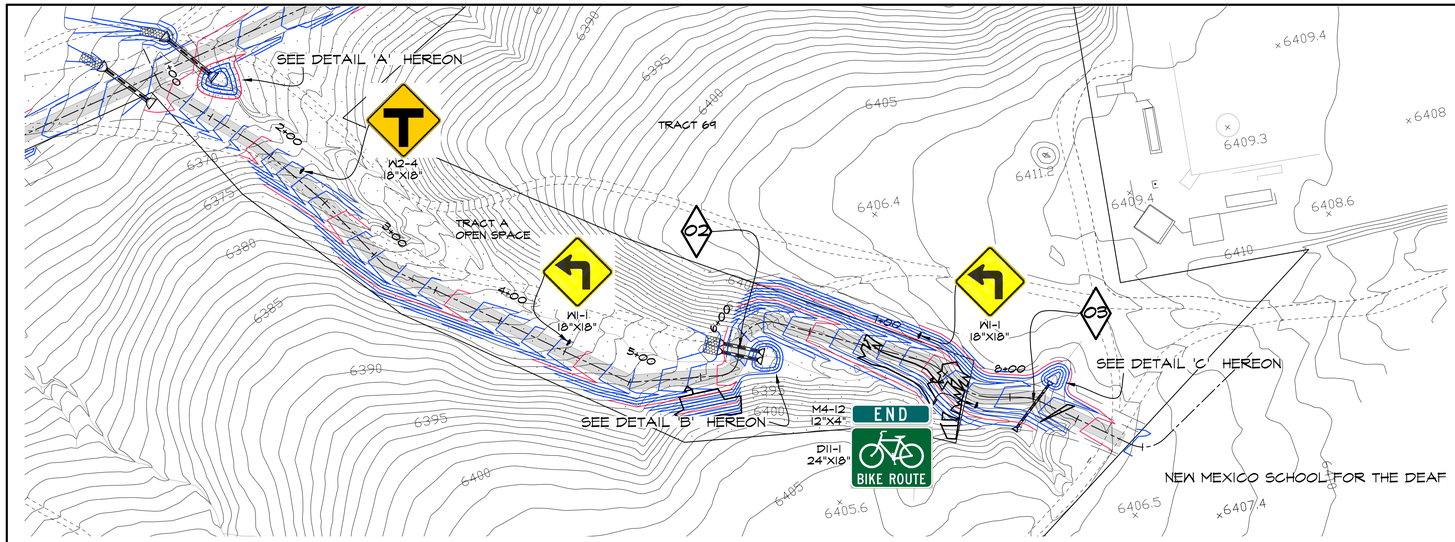
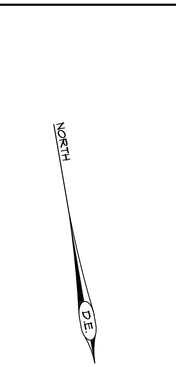
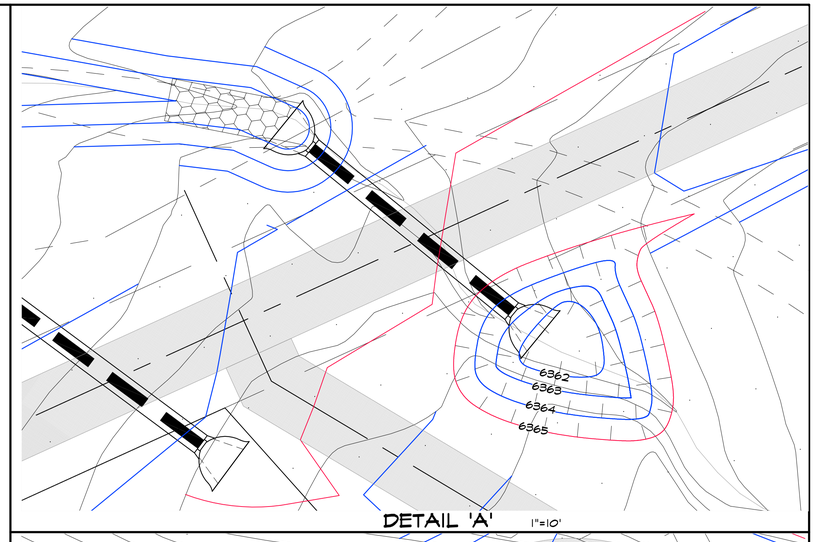


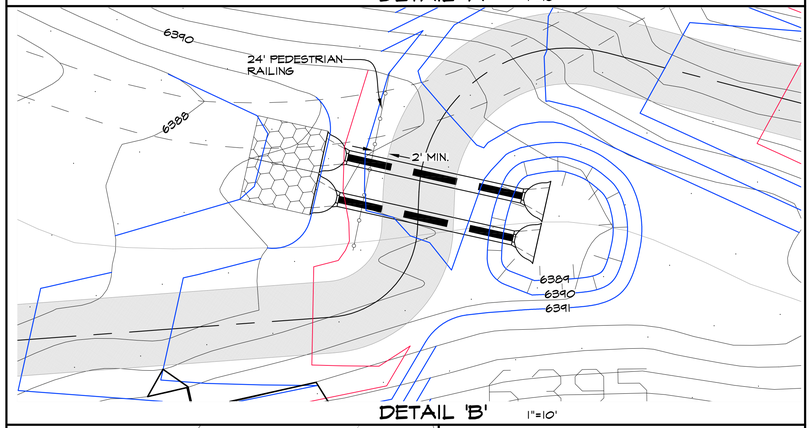


HORZ SCALE = 50'
VERT SCALE = 5'

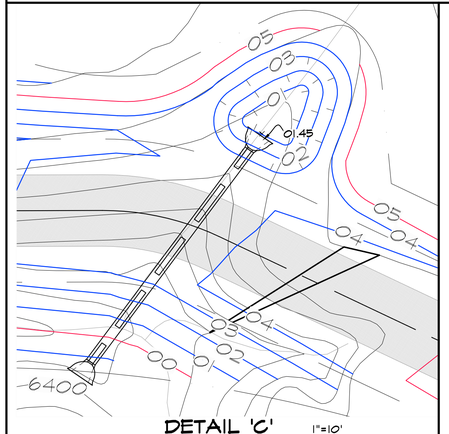
50' 0 50'



DETAIL 'A' 1"=10'



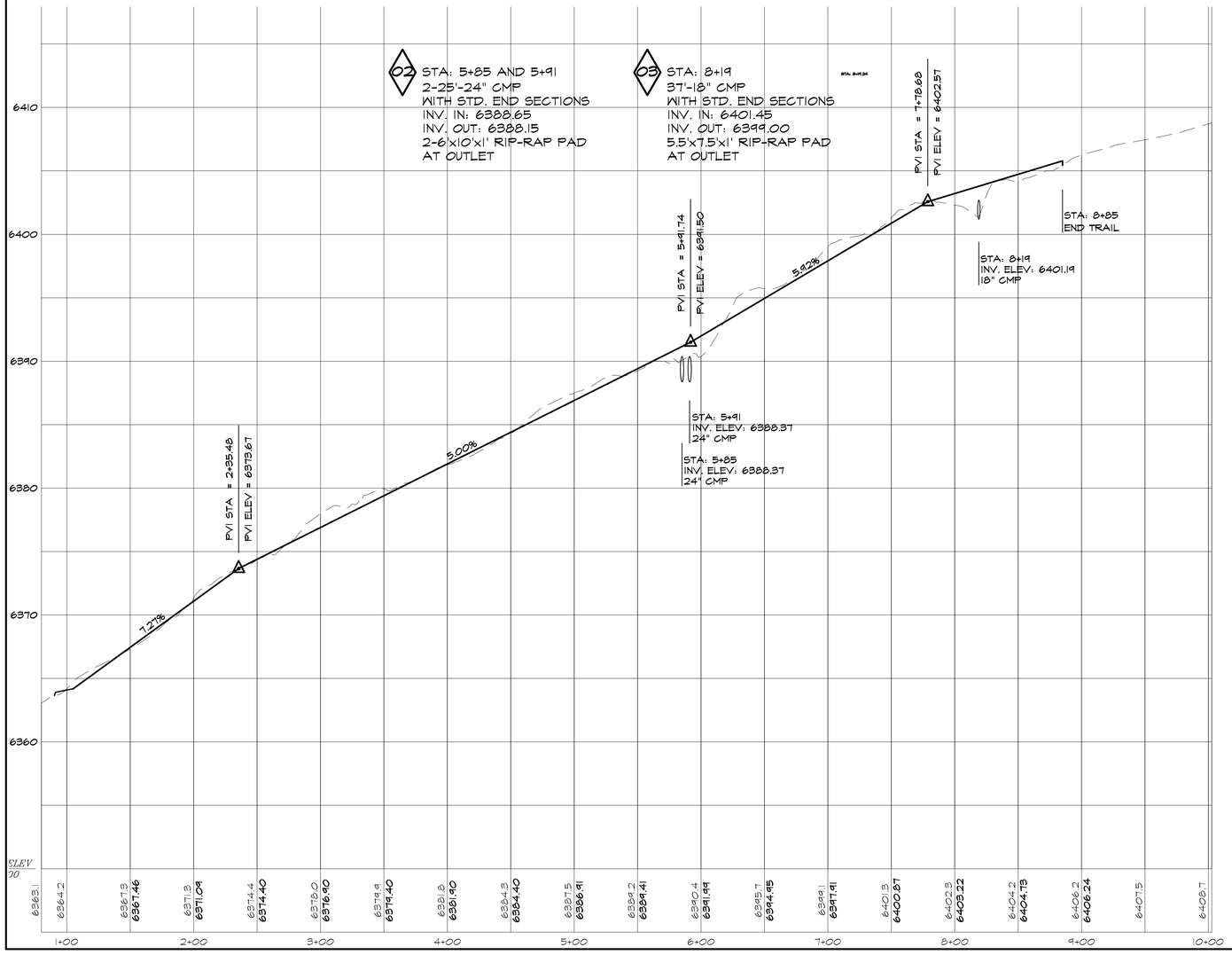
DETAIL 'B' 1"=10'



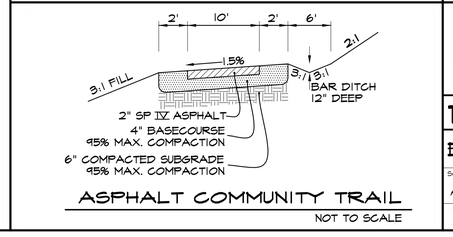
DETAIL 'C' 1"=10'

02 STA: 5+85 AND 5+91
2-25'-24" CMP
WITH STD. END SECTIONS
INV. IN: 6388.65
INV. OUT: 6388.15
2-6'X10'X1' RIP-RAP PAD
AT OUTLET

03 STA: 8+19
37'-18" CMP
WITH STD. END SECTIONS
INV. IN: 6401.45
INV. OUT: 6399.00
5.5'X7.5'X1' RIP-RAP PAD
AT OUTLET



NOTE:
ALL SIGN PLACEMENT PER MUTCD BICYCLE SIGN REQUIREMENTS AND MATERIALS SHALL MATCH CITY STANDARDS FOR TRAFFIC SIGNAGE. SEE SHEET 12A



ASPHALT COMMUNITY TRAIL
NOT TO SCALE

GRAILYNN GUERRERO-ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3551

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

EAST TRAILS PNP

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025

SHEET NO. 11B

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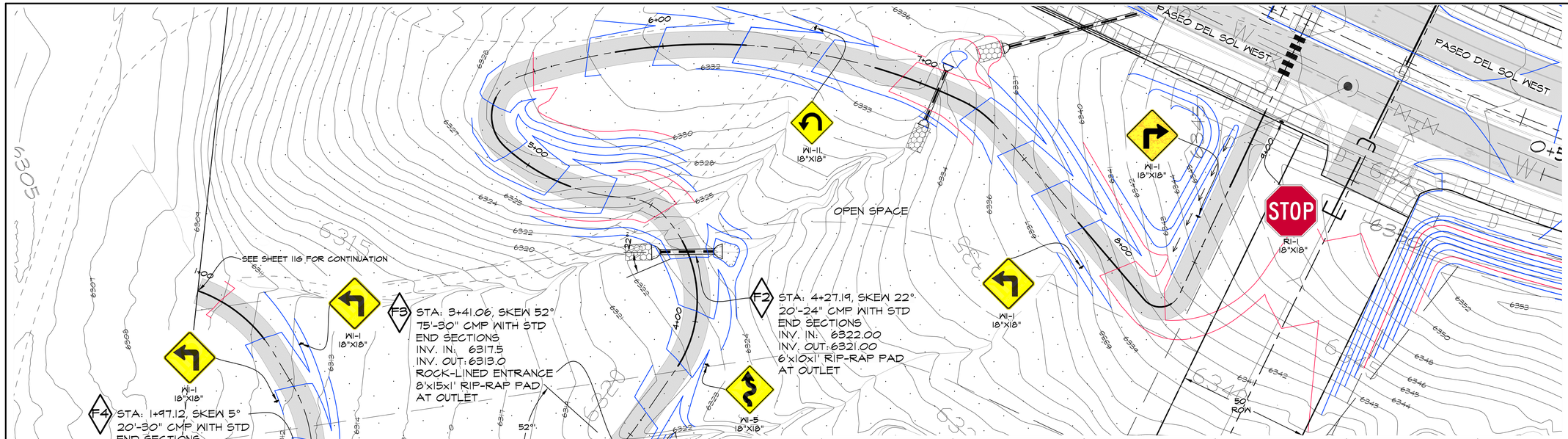

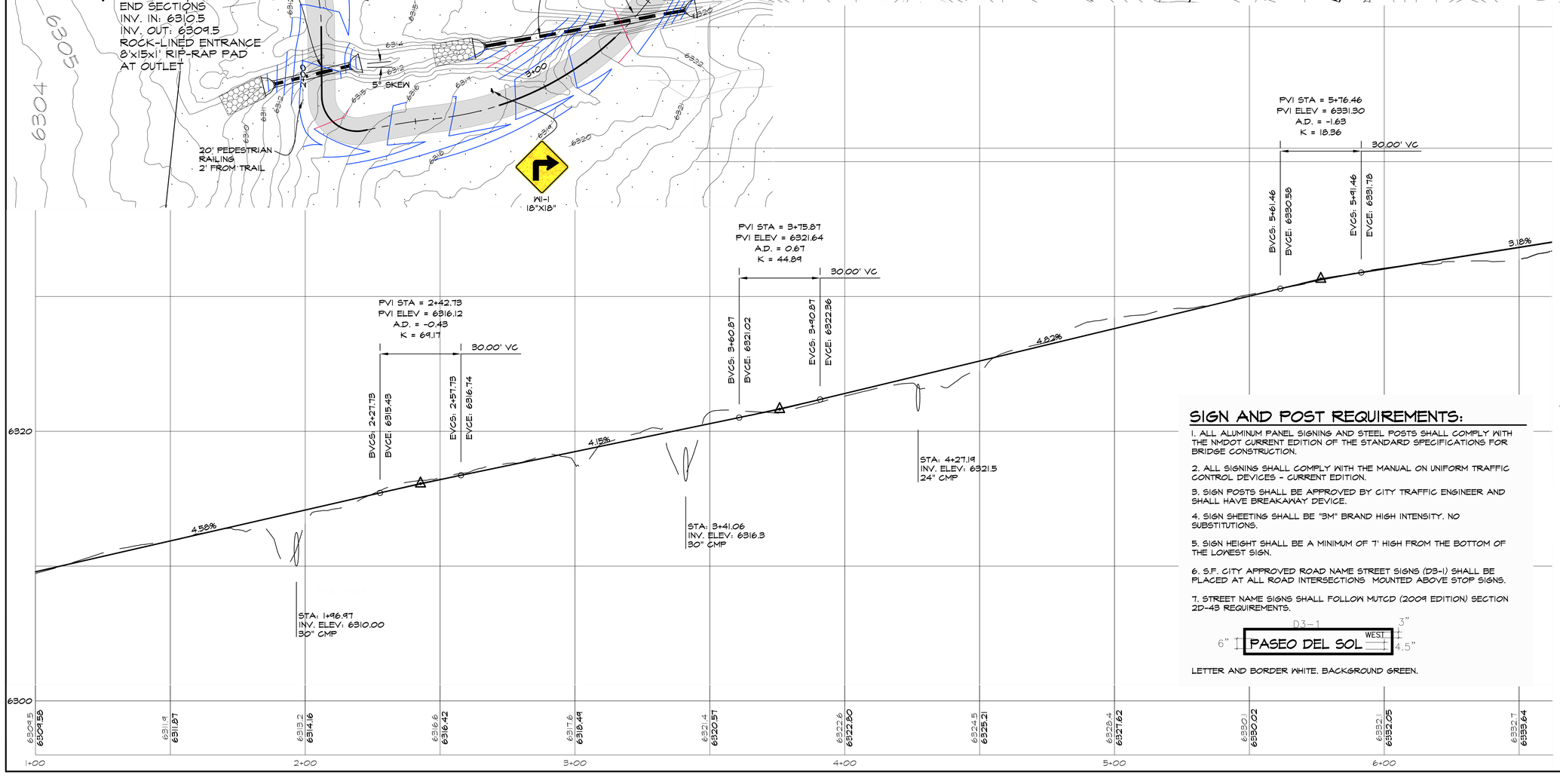

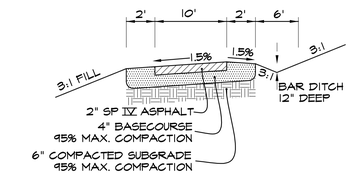

ASPHALT COMMUNITY TRAIL

NOT TO SCALE

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 SHALL BE APPROVED BY CITY TRAFFIC ENGINEER AND SHALL HAVE BREAKAWAY DEVICE.

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.

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/01/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WEST TRAIL PNP

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025
	SHEET NO.	11C

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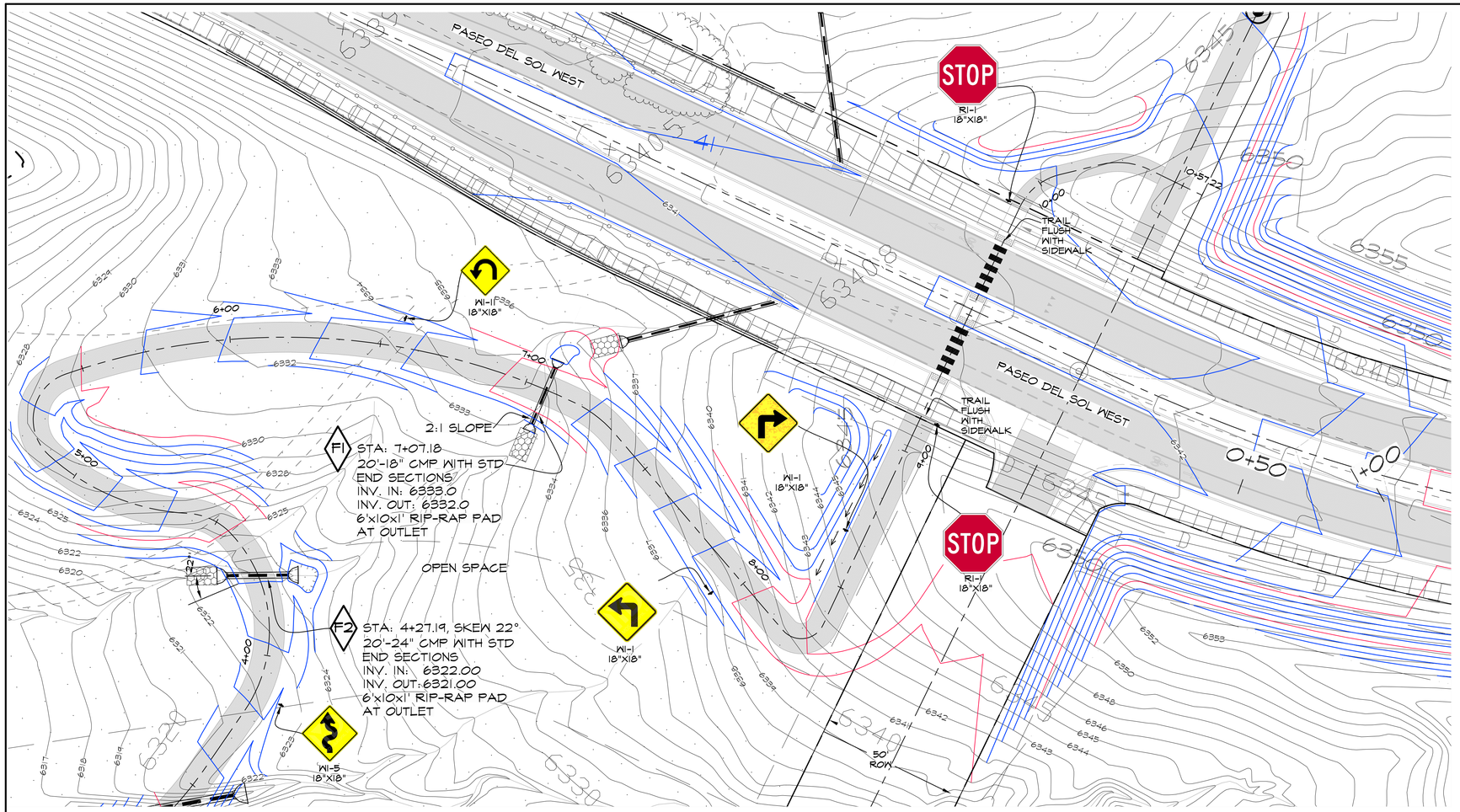
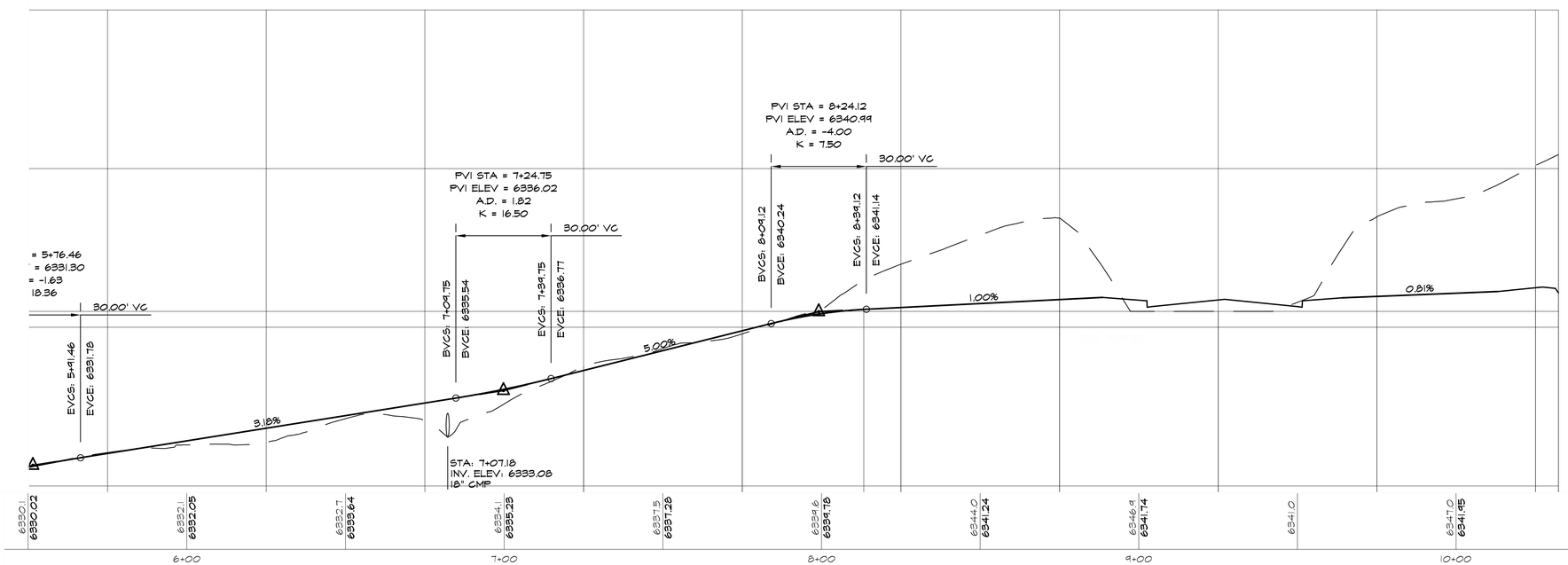
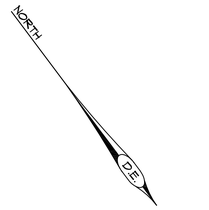
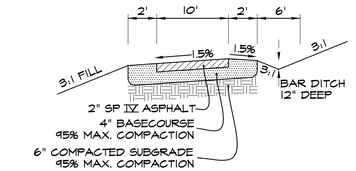






HORZ SCALE = 20'
VERT SCALE = 4'
20' 0 20'



ASPHALT COMMUNITY TRAIL

NOT TO SCALE

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 SHALL BE APPROVED BY CITY TRAFFIC ENGINEER AND SHALL HAVE BREAKAWAY DEVICE.

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.

GRALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
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TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WEST TRAIL PNP

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025
		SHEET NO. 11D

STA: 4+01.59
28'-42" CMP WITH STANDARD
END SECTIONS AND ROCK-LINED ENTRANCE
INLET INV: 6299.5
OUTLET INV: 6298.5
10'x25'x1' RIP-RAP PAD
AT OUTLET

STA: 7+45.33
20'-18" CMP WITH STANDARD
END SECTIONS AND ROCK-LINED ENTRANCE
INLET INV: 6292.61
OUTLET INV: 6292.21
6'x10'x1' RIP-RAP PAD
AT OUTLET

STA: 10+06.11
20'-24" CMP WITH STANDARD
END SECTIONS AND ROCK-LINED ENTRANCE
INLET INV: 62994.90
OUTLET INV: 6294.50
6'x10'x1' RIP-RAP PAD
AT OUTLET

END TRAIL
STATION 11+11.96

M4-12
12"X4"

D11-1
24"X18"

END
BIKE ROUTE

TRACT B
OPEN SPACE

TRACT 57

TRACT 60

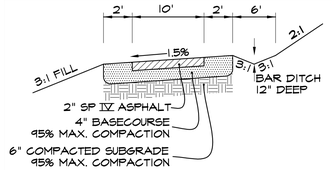
SWAN PARK

TCB PROPERTY LINE

TG PROPERTY LINE

NORTH

HORZ SCALE = 50'
VERT SCALE = 5'
50' 0 50'



ASPHALT COMMUNITY TRAIL
NOT TO SCALE

PVI STA = 3+80.34
PVI ELEV = 6303.84
A.D. = 7.83
K = 7.02
55.00' VC
BVCS: 3+52.84
BVCE: 6306.27
EVCS: 4+07.84
EVCE: 6303.57

PVI STA = 4+43.75
PVI ELEV = 6303.21
A.D. = -3.39
K = 10.03
34.00' VC
BVCS: 4+26.75
BVCE: 6303.36
EVCS: 4+60.75
EVCE: 6302.46

PVI STA = 5+51.61
PVI ELEV = 6298.47
A.D. = 1.92
K = 26.08
50.00' VC
BVCS: 5+26.61
BVCE: 6299.57
EVCS: 5+76.61
EVCE: 6297.85

LOW POINT ELEV = 6294.60
LOW POINT STA = 7+52.45
PVI STA = 7+41.41
PVI ELEV = 6293.78
A.D. = 4.33
K = 35.79
154.97' VC
BVCS: 6+63.93
BVCE: 6295.69
EVCS: 8+18.90
EVCE: 6295.22

HIGH POINT ELEV = 6297.91
HIGH POINT STA = 9+98.92
PVI STA = 10+06.11
PVI ELEV = 6298.69
A.D. = -4.09
K = 37.71
154.40' VC
BVCS: 9+28.91
BVCE: 6297.26
EVCS: 10+83.31
EVCE: 6296.96

PVI STA = 11+11.96
PVI ELEV = 6296.32

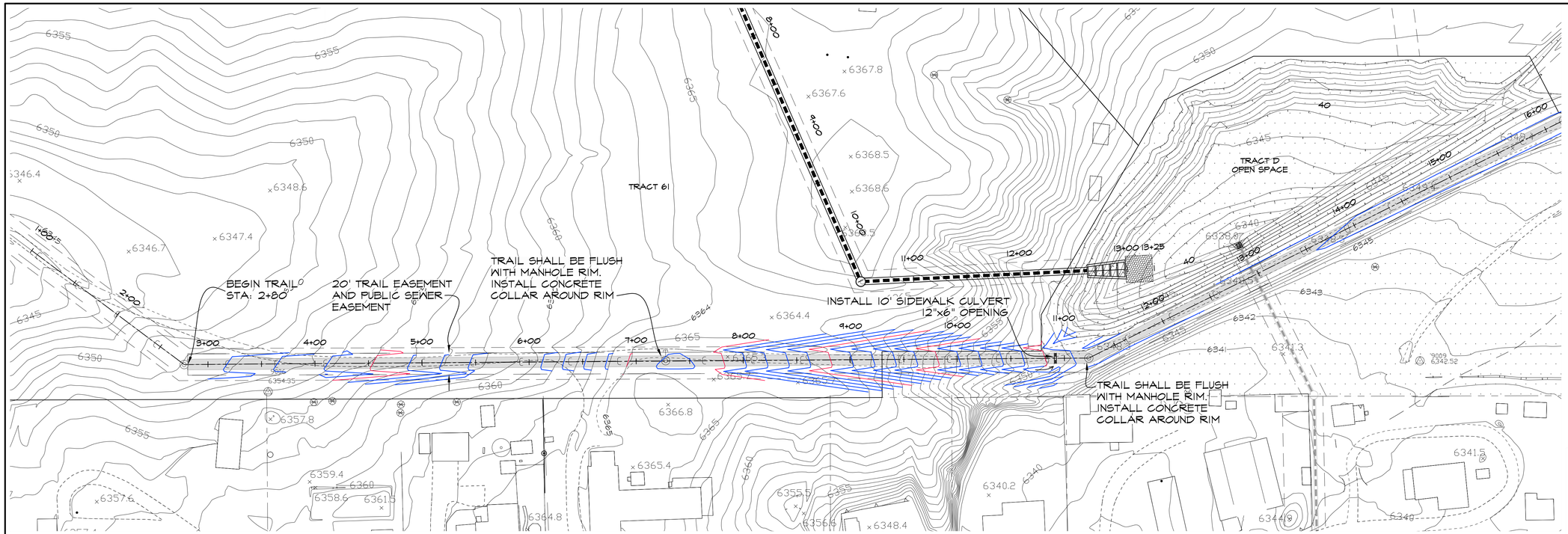
-8.83%
-1.00%
-4.39%
-2.47%
1.86%
-2.24%

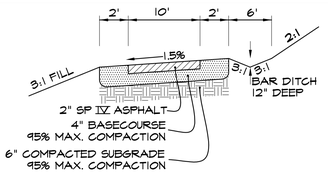
STA: 4+01.59
INV. ELEV: 6299.14
42" CMP

STA: 7+45.33
INV. ELEV: 6292.41
18" CMP

STA: 10+06.00
INV. ELEV: 6294.70
24" CMP

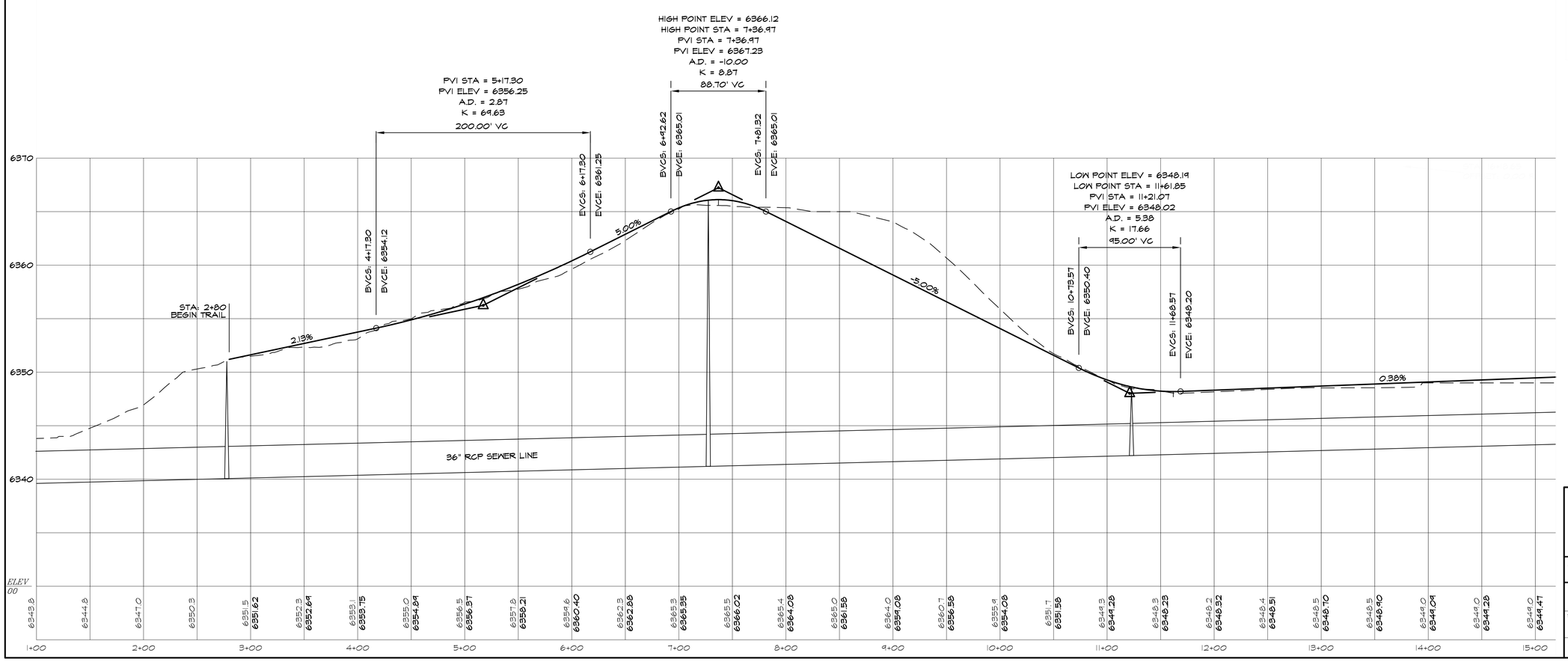
| | | |





ASPHALT COMMUNITY TRAIL

NOT TO SCALE



ORALYNN GUERRERORTIZ
NEW MEXICO
12688
06/09/2025
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

DATE	BY

DESIGN ENGINUITY

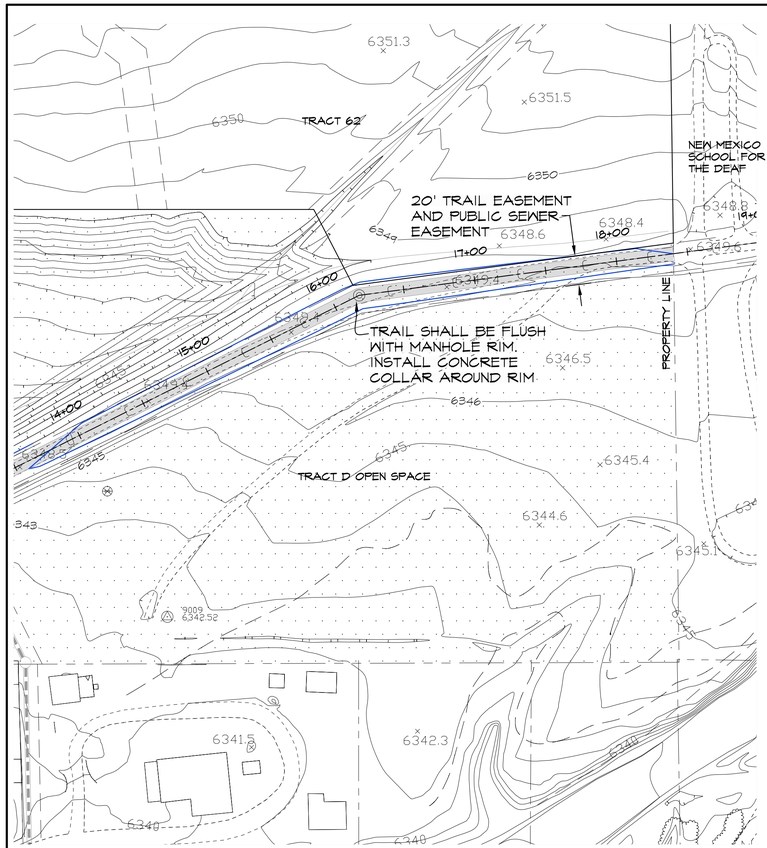
Santa Fe, New Mexico
(505) 989-3557

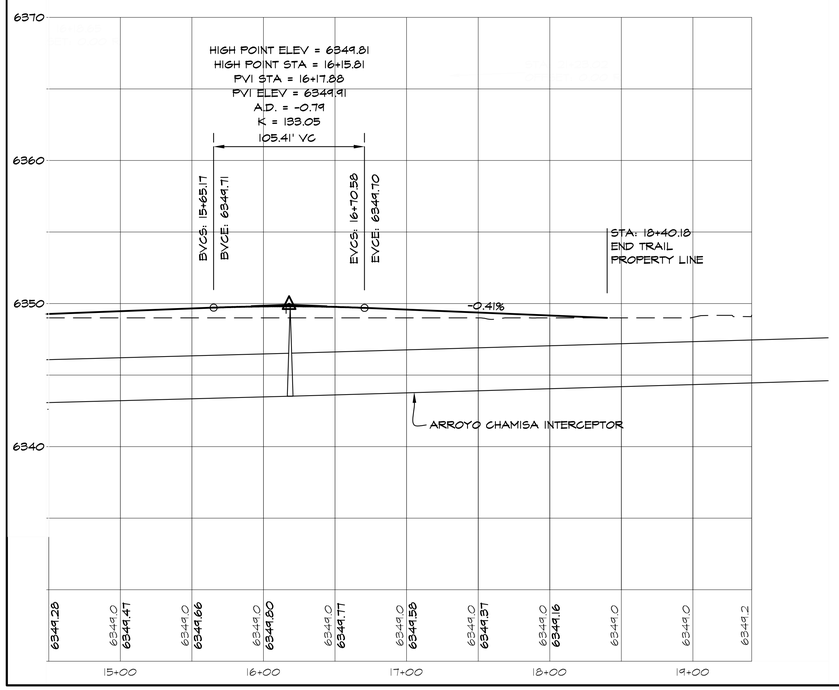
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

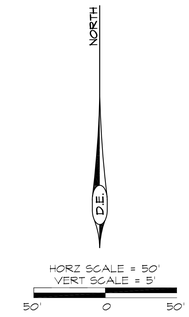
SOUTH TRAIL PNP

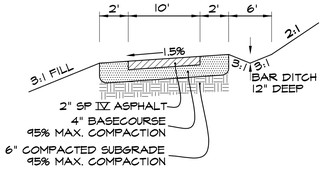
SCALE	DWG NO.	DATE
AS NOTED		06/09/2025

SHEET NO. 11F









ASPHALT COMMUNITY TRAIL

NOT TO SCALE

JOSALYNN GUERRERO ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-9551

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SOUTH TRAIL PNP

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025

SHEET NO. 116

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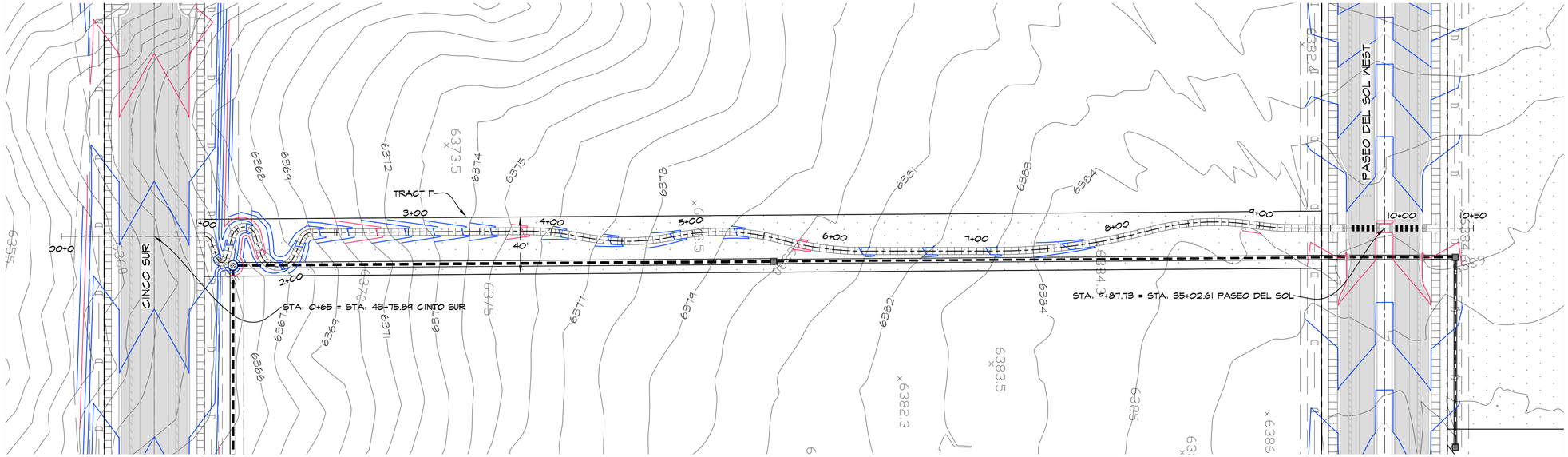
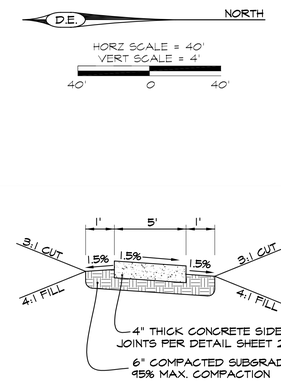
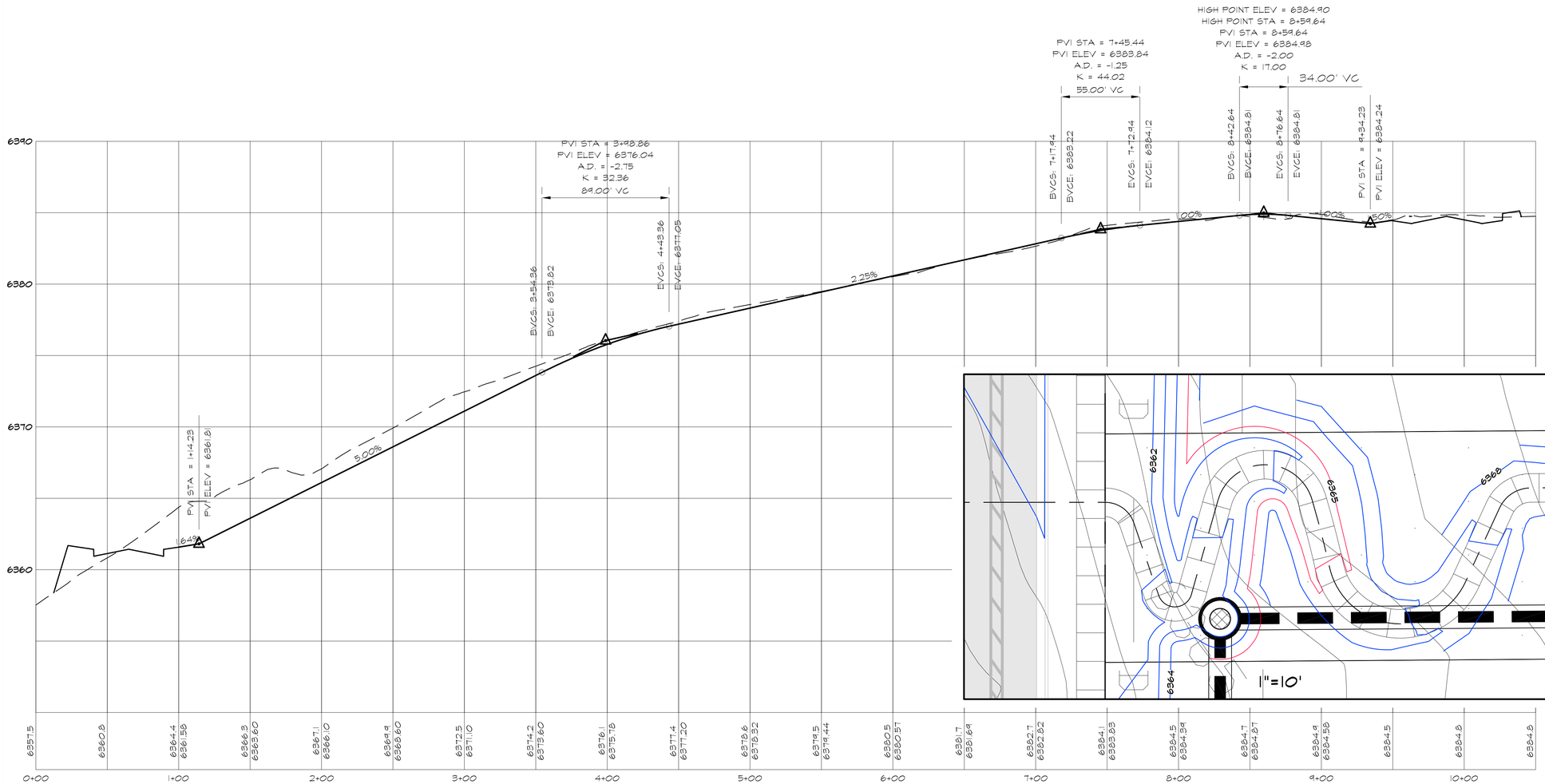




SIDEWALK PATH

NOT TO SCALE



REVISIONS

DATE	BY

DESIGN ENGINUITY

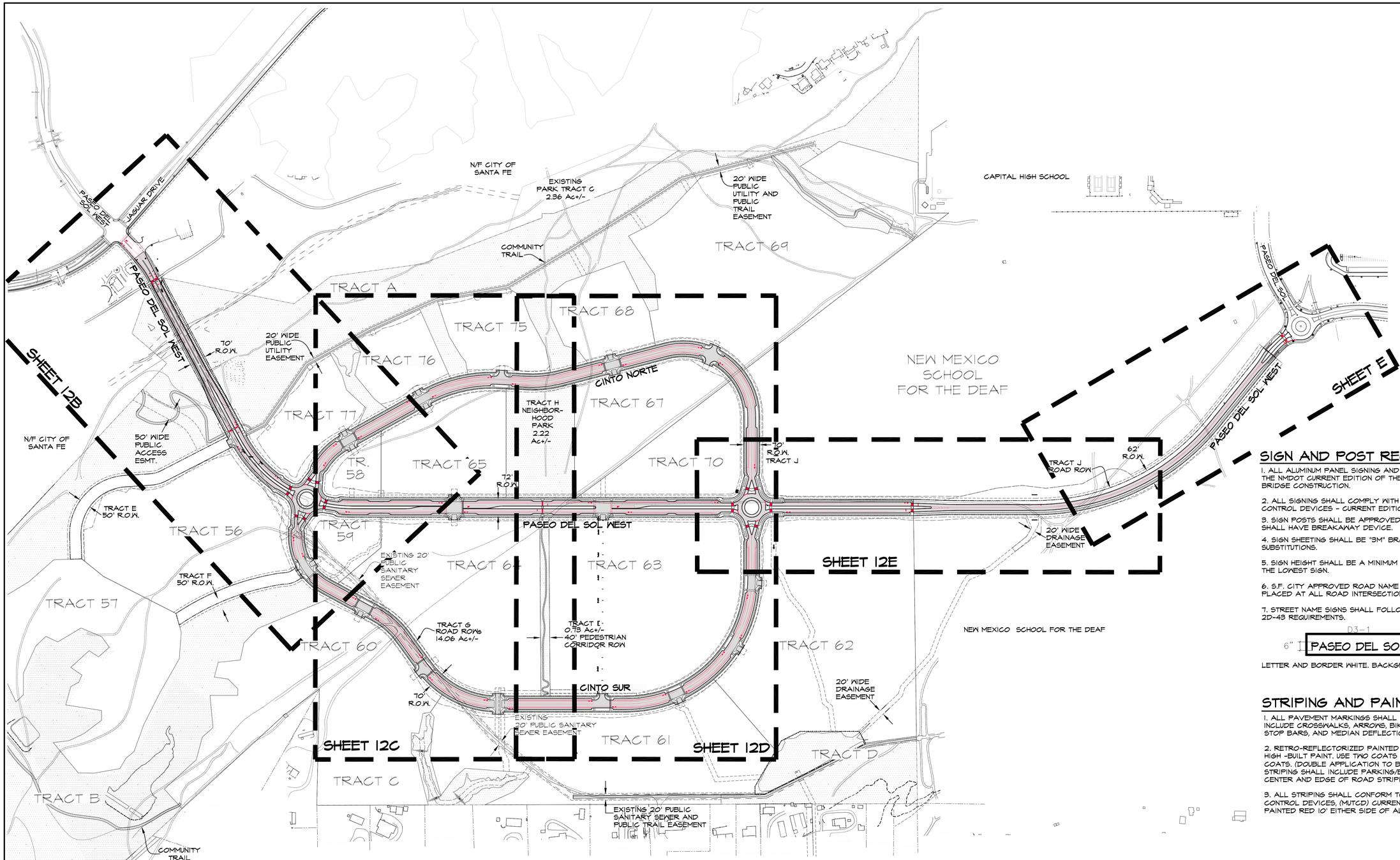
Santa Fe, New Mexico
(505) 989-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CENTER PARK SIDEWALK PLAN AND PROFILE

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025
	SHEET NO.	11H

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-10-28 HW TC3.dwg, TRAILS, 10/30/2025 2:57:54 PM



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 SIGNINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES - CURRENT EDITION.

3. SIGN POSTS SHALL BE APPROVED BY CITY TRAFFIC ENGINEER AND SHALL HAVE BREAKAWAY DEVICE.

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.

D3-1 3"
6" PASEO DEL SOL WEST 4.5"

LETTER AND BORDER WHITE. BACKGROUND GREEN.

STRIPING AND PAINT NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE HOT THERMOPLASTIC PAINT. SHALL INCLUDE CROSSWALKS, ARROWS, BIKE SYMBOLS, YIELD LINE MARKINGS, STOP BARS, AND MEDIAN DEFLECTION STRIPING.

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.) PAINTED STRIPING SHALL INCLUDE PARKING/BIKELANE DEFLECTION STRIPING, CENTER AND EDGE OF ROAD STRIPING.

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
11/10/2025	O.G.

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9597

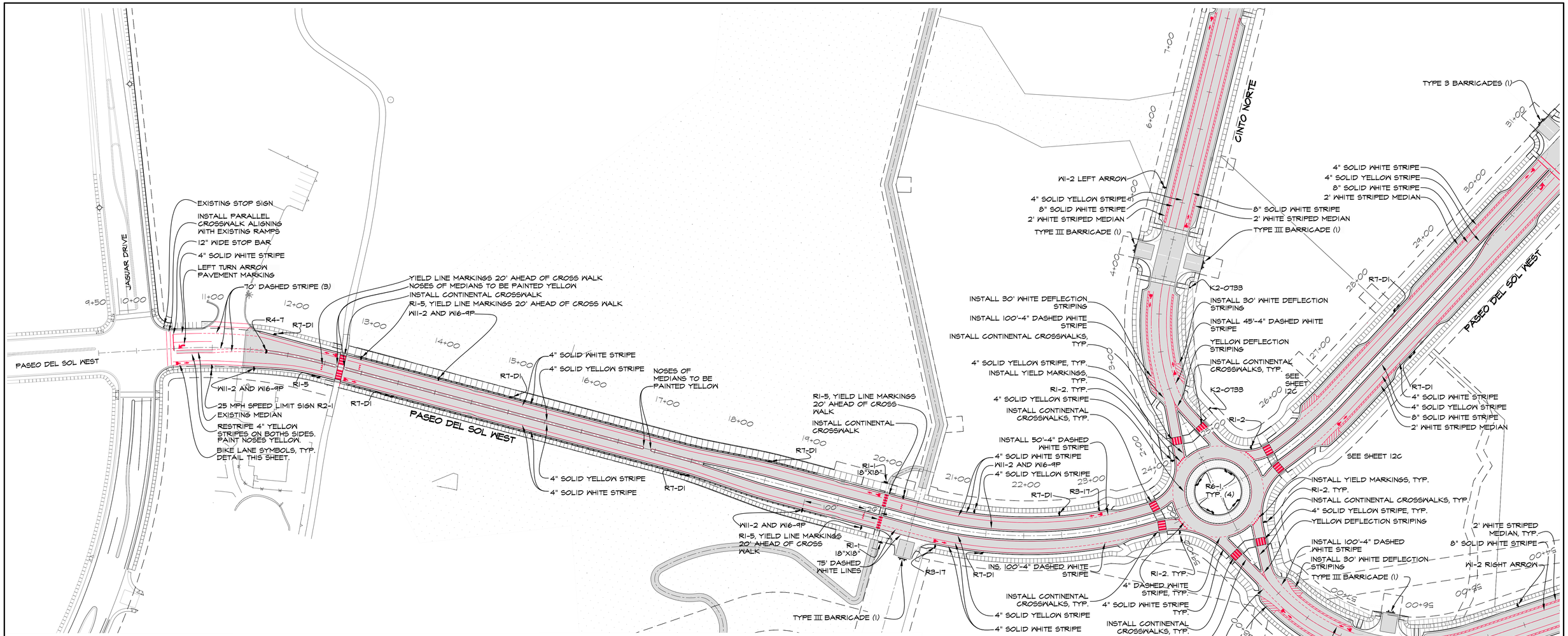
ORALYNN GUERRERORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 06/09/2025

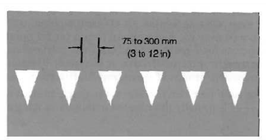
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SIGNAGE & STRIPING PLANS KEY

SCALE	DWG NO.	DATE
1"=200'		06/09/2025

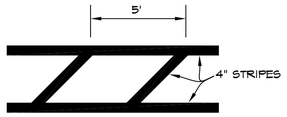
SHEET NO. 12A





YIELD LINE MARKINGS

NOT TO SCALE



DEFLECTION STRIPING AND STRIPED MEDIAN

NOT TO SCALE



W11-2
24"x24"

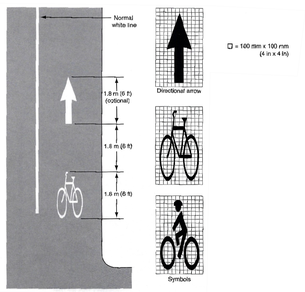
W16-9P
12"x24"



R4-7
24"x30"

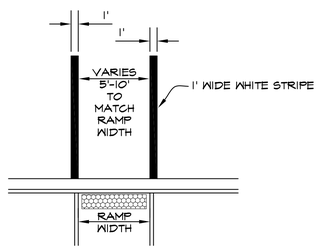


W1-2
(LEFT OR RIGHT ARROW AS NOTED)
24"



BIKE LANE SYMBOL

NOT TO SCALE



PARALLEL CROSSWALK DETAIL

NOT TO SCALE



R6-1
36"x12"



K2-0753
18"-24"



R7-D1
12"-18"
(SET AT ANGLE 30 deg - 45 deg WITH TRAFFIC FLOW)



R3-17
24"x18"



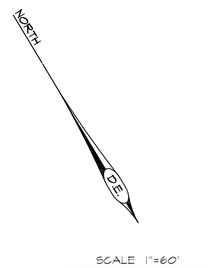
R1-2
36"



R2-1
24"x36"



R1-5
18"x18"



DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9591

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SIGNAGE & STRIPING PLANS

SCALE	DWG NO.	DATE
1"=60'		06/09/2025

SHEET NO. 12B

REVISIONS

DATE	BY
11/10/2025	O.G.

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
11/10/2025

SEE SHEET 12B

SEE SHEET 12B

CINTO SUR

CINTO NORTE

PASEO DEL SOL WEST

TYPE III BARRICADES (1)

W1-2 RIGHT ARROW

R7-D1

4" SOLID YELLOW STRIPE
8" SOLID WHITE STRIPE
2' WHITE STRIPED MEDIAN

8" SOLID WHITE STRIPE
2' WHITE STRIPED MEDIAN

INSTALL BIKE LANE SYMBOLS, TYP.
SEE DETAIL SHEET 12B

INSTALL CONTINENTAL CROSSWALKS, TYP.

INSTALL 45'-4" DASHED WHITE STRIPE

INSTALL 30' WHITE DEFLECTION STRIPING

R1-2, TYP.

INSTALL YIELD LINE MARKINGS, TYP.

INSTALL CONTINENTAL CROSSWALKS, TYP.

INSTALL 30' WHITE DEFLECTION STRIPING

INSTALL 100'-4" DASHED WHITE STRIPE

INSTALL PARALLEL CROSSWALK, TYP.

PAINT NOSE YELLOW

R3-17

INSTALL LEFT ARROW MARKINGS, TYP

W11-2 AND W16-9P

INSTALL CONTINENTAL CROSSWALK

R1-5, YIELD LINE MARKINGS 20' AHEAD OF CROSS WALK

R1-5

SEE SHEET 25D

W1-2 LEFT ARROW

R3-17

INSTALL PARALLEL CROSSWALK, TYP.

PAINT NOSE YELLOW

INSTALL LEFT ARROW MARKINGS, TYP

R1-5, YIELD LINE MARKINGS 20' AHEAD OF CROSS WALK

43+00
44+00
45+00
46+00
47+00
48+00
49+00
50+00
51+00
52+00
53+00
54+00
55+00
56+00
27+00
28+00
29+00
30+00
31+00
32+00
33+00
34+00
35+00
36+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
11+00
12+00
13+00
14+00
15+00

D.E. NORTH

SCALE 1"=60'

60' 0 60'

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS	
DATE	BY
11/10/2025	O.G.

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3597

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SIGNAGE & STRIPING PLANS

SCALE	DWG NO.	DATE
1"=60'		06/09/2025
	SHEET NO.	12C

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-11-03 HW TC3.dwg, SIGNAGE, 11/3/2025 5:29:54 PM

CINTO SUR

PASEO DEL SOL WEST

CINTO NORTE

4" SOLID YELLOW STRIPE
8" SOLID WHITE STRIPE
2' WHITE STRIPED MEDIAN

8" SOLID WHITE STRIPE
2' WHITE STRIPED MEDIAN

R7-D1

TYPE III BARRICADES (1)

INSTALL CONTINENTAL CROSSWALK

R1-5, YIELD LINE MARKINGS 20' AHEAD OF CROSS WALK

R1-5

W11-2 AND W16-9P

SEE SHEET 25D

INSTALL PARALLEL CROSSWALK, TYP.

R3-17

R4-7

PAINT NOSE YELLOW

INSTALL PARALLEL CROSSWALK, TYP.

INSTALL LEFT ARROW PAVEMENT MARKINGS, TYP

W11-2 RIGHT ARROW

W11-2 LEFT ARROW

INSTALL 100'-4" DASHED WHITE STRIPE

INSTALL 30' WHITE DEFLECTION STRIPING

INSTALL CONTINENTAL CROSSWALKS, TYP

INSTALL YIELD LINE PAVEMENT MARKINGS, TYP.

R1-2, TYP.

INSTALL 45'-4" DASHED WHITE STRIPE

INSTALL 30' WHITE DEFLECTION STRIPING

INSTALL CONTINENTAL CROSSWALKS, TYP.

INSTALL BIKE LANE SYMBOLS, TYP. SEE DETAIL SHEET 12B

SEE SHEET 12E FOR LABELS ON ROUNDABOUT

D.E.

NORTH

SCALE 1"=60'

60' 0 60'

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS	
DATE	BY
11/10/2025	O.G.

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SIGNAGE & STRIPING PLANS

SCALE	DWG NO.	DATE
1"=60'		06/09/2025
	SHEET NO.	12D

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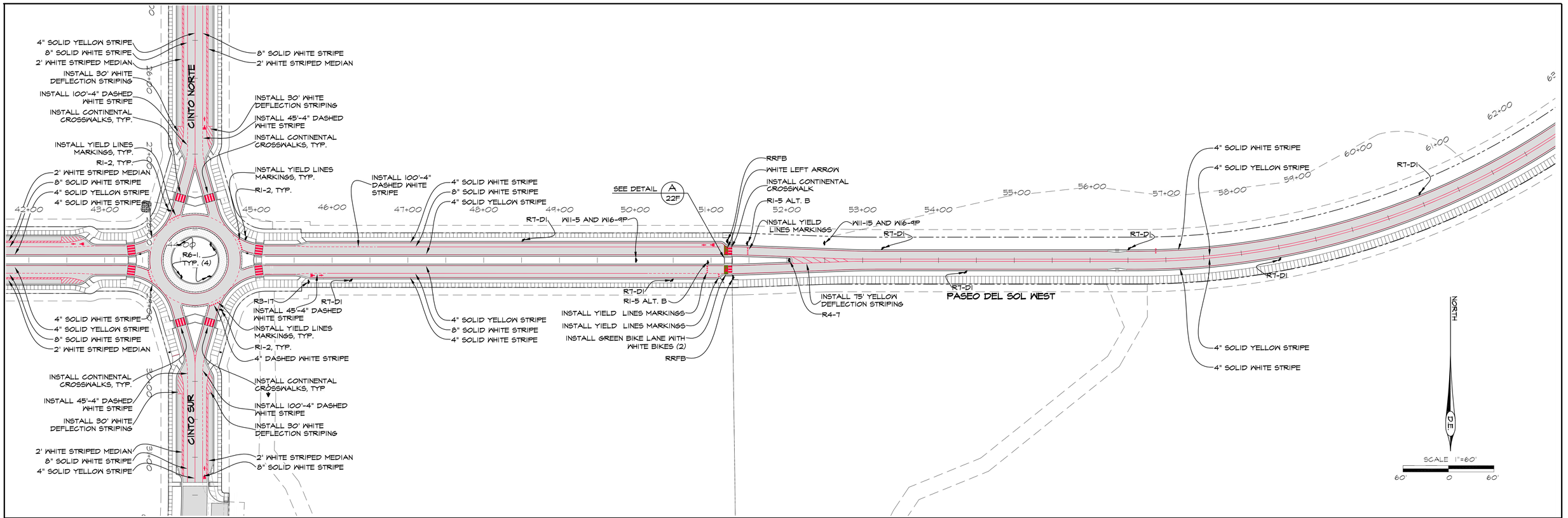

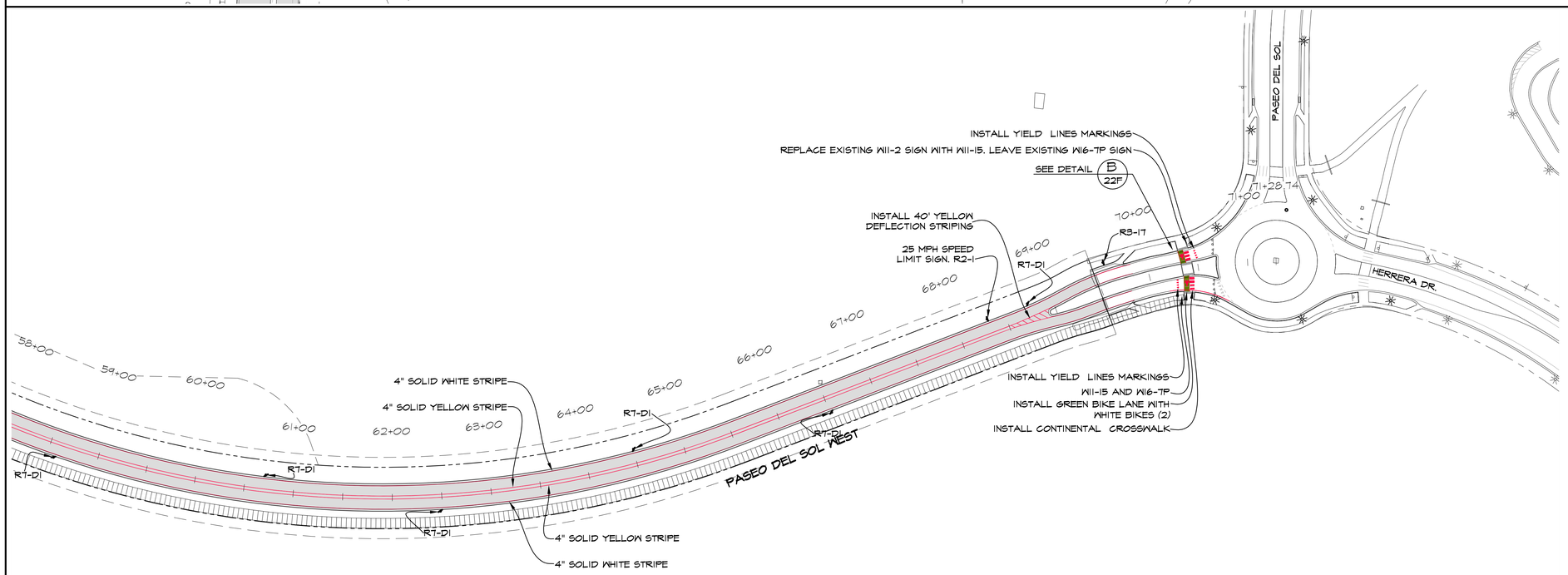

GRALYNN GUERRERORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 06/09/2025

REVISIONS	
DATE	BY
11/10/2025	O.G.

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SIGNAGE & STRIPING PLANS

SCALE	DWG NO.	DATE
1"=60'		06/09/2025
	SHEET NO.	12E

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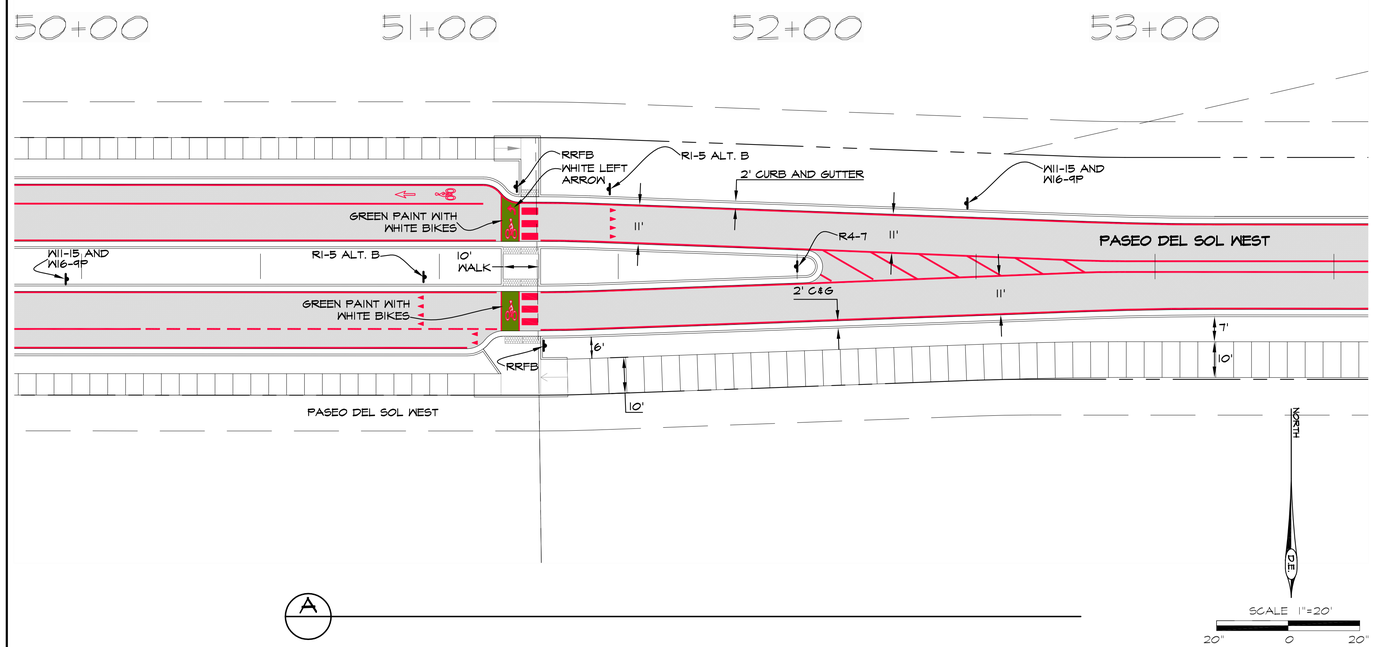

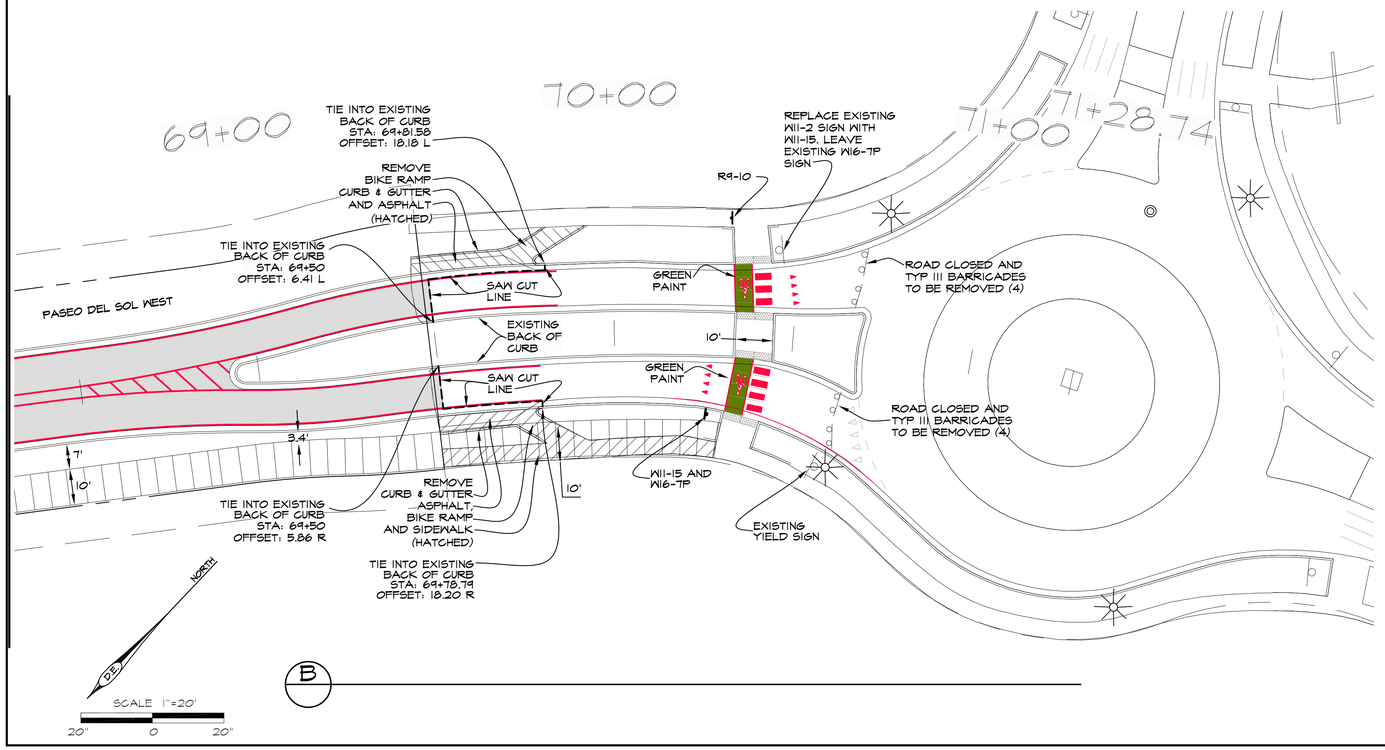



RRFB WITH W11-15 AND W16-7P
(RECTANGULAR RAPID FLASHING BEACON)



RI-5 ALT. B



W11-15



W16-7P



R9-10



W11-15



W16-9P

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SIGNAGE & STRIPING PLANS

REVISIONS	
DATE	BY
11/10/2025	O.G.

SCALE	DWG NO.	DATE
1"=20'		06/09/2025
	SHEET NO.	12F

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-10-28 HW TC3.dwg, SIGNAGE, 10/30/2025 4:25:42 PM

CULVERT ID	CONTRIBUTING WATERSHEDS	CONTRIBUTING WATERSHEDS ACREAGE	Q100, 24 HOUR STORM EVENT, CFS	Q1000, 10 MIN STORM EVENT, CFS	CULVERT INLET	CULVERT SIZE, INCHES	MIN HEAD AT CULVERT INVERT, FT
A1	A1	40.02	35	100	PROJECTING	2-36	4.5
A2	1/2 A2	1.52	9.35	12.5	DI	18	3.5
A3	A2	3.04	18.29	25	DI	24	4
A4	A3	0.79	3.3	7	PROJECTING	18	2.5
A5	A3+A4	7.54	8.71	22	MDI	24	3.2
B1	B1	9.19	32.3	54	MDI	36	4.5
B2	B1	9.19	32.3	54	MDI	36	4.5
B3	B1+1/2B2	9.79	35.96	59	DI	36	5
B4	B1+B2	10.88	39.62	64	DI	36	6
B5	B1+B2+1/4B4	12.68	48.45	80.25	MDI	48	4.32
B6	B1+B2+1/3B4	13.44	51.39	85.66	MDI	48	4.52
B7	1/2B5	1.86	10	15.5	DI	24	2.3
B8	B5	3.72	19.9	31	DI	24	5.1
B9,B10,B11,	B1+B2+B3+1/3B4+B5	28.90	115.79	198.65	MDI	72	1.02
B13	2/3B4	6.13	23.54	43.33	MDI	36	3.63
C1	C1	5.58	22.06	41	MDI	24	4.2
C2	C1+1/2C2	6.22	25.97	46	DI	36	3.84
C3	C1+C2	6.85	29.87	51	DI	36	4.14
C4	C1+C2+C3	14.06	57.58	101	MDI	48	6
C5	1/2C4	0.43	5.13	7	DI	24	1.4
C6	C4	1.71	10.25	14	DI	24	2.2
G1	G1+1/4G2	1.425	7.52	11.25	DI	18	2.5
G2	G1+1/2G2	2.32	13.02	18.5	DI	18	5.7
G3	1/4G2	0.895	5.13	7.25	DI	18	2.5
G4	1/4G2	0.895	5.51	7.25	DI	18	2.5
H1	H1	1.13	4.59	9	MDI	18	2.5
H2	H1+1/2H2	2.015	10.04	16.5	DI	24	2.7
H3	H1+H2	2.9	15.48	24	DI	24	3.7
H4	H1+H2+H3+H4+H5	6.14	25.23	50	PROJECTING	36	4.5
I1	I1	2.08	7.99	14	MDI	24	2.7
I2	I1+1/2I2	2.575	11.04	18	DI	24	2.7
I3	I1+I2	3.07	14.08	22	DI	24	3.7
I4	I1+I2+I3+I4+I5	6.43	26.35	50	MDI	36	4.5
J1	J1	1.25	5.41	10	PROJECTING	18	2.63
K1	K1+K2+K3	1.8	5.65	15	PROJECTING	24	2.7
L1	L1	1.52	6.68	12	PROJECTING	18	3.3
M1	M1	1.05	4.68	8	PROJECTING	18	2.5
N1	N1+N2+N3+N4	20.4	61.96	136	PROJECTING	2-48	5
O1	O1+O2+O3+O4	9.04	15.65	47	PROJECTING	36	4.5

PONDING FOR WATERSHED D1 TO BE INSTALLED BY TRACT 60 DEVELOPER

LEGEND

- CULVERT WITH STANDARD END SECTION
- CURB DROP INLET
- MEDIAN DROP INLET
- A2 — CULVERT ID
- A2 — WATERSHED ID
- 11.91 Ac.+/- — WATERSHED AREA

NORTH

SCALE 1"=200'

200' 0 200'

REVISIONS

DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-9591

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATERSHEDS & CULVERT PLAN

SCALE	DWG NO.	DATE
1"=200'		06/09/2025

SHEET NO. 13A

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-06-04 HW TC3.dwg, WATERSHEDS, 6/5/2025 7:23:07 AM

CULVERT ID	CONTRIBUTING WATERSHEDS	CONTRIBUTING WATERSHEDS ACREAGE	Q100, 24 HOUR STORM EVENT, CFS	Q1000, 10 MIN STORM EVENT, CFS	CULVERT INLET	CULVERT SIZE, INCHES	MIN HEAD AT CULVERT INVERT, FT
A1	A1	40.02	35	100	PROJECTING	2-36	4.5
A2	1/2 A2	1.52	9.16	12.5	DI	18	3.5
A3	A2	3.04	18.29	25	DI	24	4
A4	A3	0.79	3.3	7	PROJECTING	18	2.5
A5	A3+A4	7.54	8.71	22	MDI	24	3.2
B1	B1	9.19	32.3	54	MDI	36	4.5
B2	B1	9.19	32.3	54	MDI	36	4.5
B3	B1+1/2B2	9.79	35.96	59	DI	36	5
B4	B1+B2	10.33	39.62	64	DI	36	6
B5	B1+B2+1/4B4	12.68	48.45	80.25	MDI	48	4.32
B6	B1+B2+1/3B4	13.44	51.39	85.66	MDI	48	4.52
B7	1/2B5	1.86	10	15.5	DI	24	2.3
B8	B5	3.72	19.9	31	DI	24	5.1
B9,B10,B11,	B1+B2+B3+1/3B4+B5	28.90	115.79	198.65	MDI	72	1.02
B13	2/3B4	6.13	23.54	43.33	MDI	36	3.63
C1	C1	5.58	22.06	41	MDI	24	4.2
C2	C1+1/2C2	6.22	25.97	46	DI	36	3.84
C3	C1+C2	6.85	29.87	51	DI	36	4.14
C4	C1+C2+C3	14.06	57.58	101	MDI	48	6
C5	1/2C4	0.43	5.13	7	DI	24	1.4
C6	C4	1.71	10.25	14	DI	24	2.2
G1	G1+1/4G2	1.425	7.52	11.25	DI	18	2.5
G2	G1+1/2G2	2.32	13.02	18.5	DI	18	5.7
G3	1/4G2	0.895	5.51	7.25	DI	18	2.5
G4	1/4G2	0.895	5.51	7.25	DI	18	2.5
H1	H1	1.13	4.59	9	MDI	18	2.5
H2	H1+1/2H2	2.015	10.04	16.5	DI	24	2.7
H3	H1+H2	2.9	15.48	24	DI	24	3.7
H4	H1+H2+H3+H4+H5	6.14	25.23	50	PROJECTING	36	4.5
I1	I1	2.08	7.99	14	MDI	24	2.7
I2	I1+1/2I2	2.575	11.04	18	DI	24	2.7
I3	I1+I2	3.07	14.08	22	DI	24	3.7
I4	I1+I2+I3+I4+I5	6.43	26.35	50	MDI	36	4.5
J1	J1	1.25	5.41	10	PROJECTING	18	2.63
K1	K1+K2+K3	1.8	5.65	15	PROJECTING	24	2.7
L1	L1	1.52	6.68	12	PROJECTING	18	3.3
M1	M1	1.05	4.68	8	PROJECTING	18	2.5
N1	N1+N2+N3+N4	20.4	61.96	116	PROJECTING	2-48	5
O1	O1+O2+O3+O4	9.04	35.65	47	PROJECTING	36	4.5

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

CAPITAL HIGH SCHOOL

OPEN SPACE
OPEN SPACE
OPEN SPACE
N/F CITY OF SANTA FE
PARK TRACT C
EXISTING POND
ACCESS FOR POND INSTALLATION AND MAINTENANCE VIA CITY SEWERLINE EASEMENT.
POND I1
TRACT A
TRACT 75
TRACT 76
TRACT 68
TRACT 69
TRACT 65
TRACT 67
TRACT 70
(NMSFTD)
NEW MEXICO SCHOOL FOR THE DEAF
HERRERA DR.
TRACT 43
TRACT 56
TRACT 57
TRACT 59
TRACT 64
TRACT 63
TRACT 62
TRACT 60
TRACT C
TRACT 61
TRACT D
TRACT B
R. 58
INSTALL SWALE
N/F CITY OF SANTA FE
POND E1
POND C1
ACCESS FOR INSTALLATION AND MAINTENANCE THROUGH CITY OPEN SPACE
POND B3
POND B2
POND B1
POND A1
ACCESS FOR POND INSTALLATION AND MAINTENANCE VIA CITY SEWERLINE EASEMENT.
20' WIDE MAINTENANCE EASEMENT
EXISTING 38"Rx57S CMP OUTLETS TO ARROYO CHAMISO
NEW MEXICO SCHOOL FOR THE DEAF

PONDING FOR WATERSHED D1 TO BE INSTALLED BY TRACT 60 DEVELOPER

DEVELOPERS OF TRACTS 60-61 BOTH REQUIRED TO PROVIDE 14' ACCESS AND 20' EASEMENT TO DAMS B1, B2 & B3 AS DELINEATED WITH AN ARROW

NOTES

1. PONDS ARE TO BE CONSTRUCTED PRIOR TO INITIATING ON SITE EARTHWORK.
2. ACCESS PATH USED BY CONTRACTOR FOR INSTALLATION AND MAINTENANCE OF PONDS SHALL BE BUILT PER SECTION SHOWN ON THIS SHEET.
3. ACCESS PATHS ARE NOT INTENDED FOR FIRE MARSHAL OR PUBLIC ACCESS.
4. ALL CONTRACTOR DISTURBED SOILS OUTSIDE OF THE 14-FOOT WIDE ACCESS RAOD SHALL BE STABILIZED BY 3-INCHES OF GRAVEL MULCH.
5. PRIOR TO CITY ACCEPTANCE OF PONDS THE CONTRACTOR SHALL CLEAR PONDS OF EXCESS SEDIMENT DEPOSITED DURING PROJECT CONSTRUCTION PHASE.

DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE CITY OF SANTA FE.
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 THE CITY OF SANTA FE WHO 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.

LEGEND

- CULVERT WITH STANDARD END SECTION
- CURB DROP INLET
- MEDIAN DROP INLET
- A2 — CULVERT ID
- A2 — WATERSHED ID
- 11.91 Ac.+/- — WATERSHED AREA

NORTH
D.E.
SCALE 1"=200'
200' 0 200'

ORALYNN GUERRERORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 06/09/2025

REVISIONS	
DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9591

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

TERRAIN MANAGEMENT PLAN

SCALE	DWG NO.	DATE
1"=200'		06/09/2025
	SHEET NO.	13B

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TRACT 62

TRACT 61

TRACT D OPEN SPACE

5-FOOT TALL HORSE FENCE WITH 3"X3" CEDAR POSTS EVERY 6-FEET AND 1-6'-FOOT LOCKABLE ENTRY GATE.

6' ENTRY GATE

POND A1
VOLUME = 6.7 ACRE-FEET

REMOVE END SECTION
INSTALL OUTLET STRUCTURE
7'X7' CONCRETE BOX.
BASE OF INSIDE OF BOX =
EX. PIPE INVERT. ~6340
TOP OF BOX ELEV. = GRATE ELEV.
= 6346.15
23" OPENING AT ELEV. 6340
WITH SQUARE EDGE IN CONCRETE.
6" OPENING AT ELEV: 6343.0
USE RURAL GRATE
ON TOP OF BOX.
GRATE SIZE 5'x5' MIN.
GROUT EXISTING 38"R x 57"S
INTO PLACE WITH NON-SHRINK
GROUT.

6340	20,062 SF	23,862 SF
6341		3,486 SF
6342	27,508 SF	
6343		40,232 SF
6344	35,754 SF	
6345		50,163 SF
6346	44,942 SF	
6347		56,160 SF
6348	56,160 SF	

25'x25'x1' WIRE WRAPPED RIP-RAP PAD

METAL END SECTION WITH SAFETY GRATE

72" CMP (BII)

ACI 10
RIM. ELEV: 6348.55
INV. ELEV: 6342.25

ACI 9
RIM. ELEV: 6349.81
INV. ELEV: 6343.53

ARROYO CHAMISO INTERCEPTOR DESIGNED WITH 12-INCH CLEARANCE BETWEEN SEWER AND CMP. NOT CONFIRMED.

EXISTING 153'-38"R x 57"S CMP AT 0.66% WITH AN END SECTION + WIRE ENCLOSED RIP-RAP AT INLET

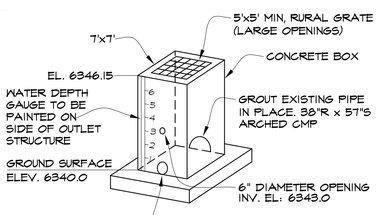
20' DRAINAGE EASEMENT

EX. STORM DRAIN MANHOLE

EXISTING 234'-38"R x 57"S CMP AT 1.02% DISCHARGED TO ARROYO DE LOS CHAMISO

38' ACCESS AND DRAINAGE EASEMENT

9009
6342.52



POND A1 OUTLET DETAIL
NOT TO SCALE

NORTH

SCALE 1"=20'
20' 0 20'

HORSE FENCE SPECIFICATION:
FARM GUARD 60" TALL, 12.5 GAUGE GALVANIZED STEEL CLASS 1 ZINC COATING HORSE. 2 INCH X 4 INCH NON-CLIMB MESH, OR ENGINEER APPROVED EQUAL.

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

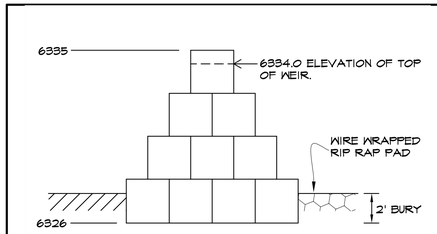
DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

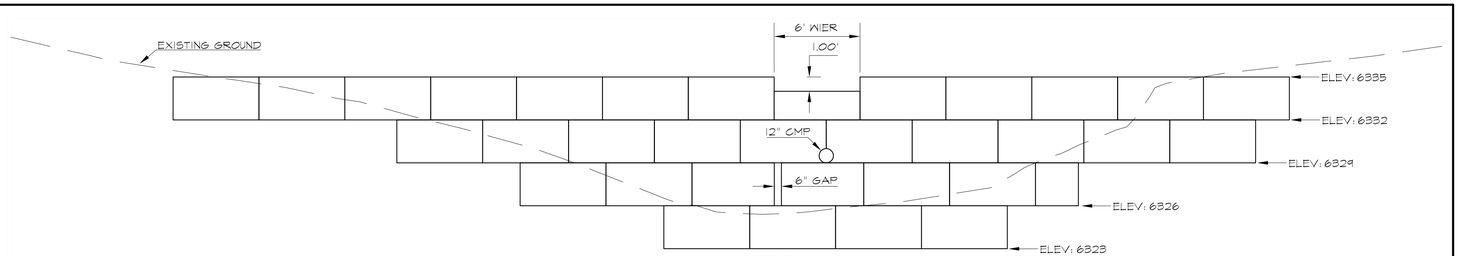
DETENTION PONDS A1

SCALE	DWG NO.	DATE
1"=20'		06/09/2025
		SHEET NO. 13C



SECTION A-A'

NOT TO SCALE



SECTION B-B

1"=5'

TRACT 61

6340

TRACT C OPEN SPACE

43.6

POND B1
VOLUME = 1.3 ACRE-FEET

5,816 SF.

6329—4562 SF.
8,044 SF.
9,327 SF.
6330 10,812 SF.
6331—6,920 SF. 12,245 SF.
6332
6333
6334
6335

B

B'

A

A'

INSTALL 6" OPENING BETWEEN GABIONS ON 2nd LEVEL.
INV. 6326.0
3' TALL x 0.5' WIDE OPENING

15'x10'x1' WIRE WRAPPED RIP-RAP PAD

6326—413 SF.
6327—1,852 SF.
6328—3,299 SF.

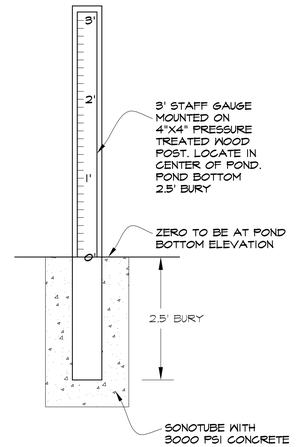
POST & STAFF GAUGE
INSTALL 6' OF 12" CMP
INV: 6329.0
AT BASE OF THIRD LEVEL

TOP WEIR
BASE 24'x12'
BOTTOM ELEV.: 6328.0
TOP ELEV.: 6326.0
16 GABIONS - 6'x3'x3'

2nd LEVEL 40'x9'
BOTTOM ELEV.: 6326.0
TOP ELEV.: 6329.0
18 GABIONS - 6'x3'x3'
3 GABIONS - 4'x3'x3'

3nd LEVEL 60'x6'
BOTTOM ELEV.: 6329.0
TOP ELEV.: 6332.0
20 GABIONS - 6'x3'x3'

4th LEVEL 78'x3'
BOTTOM ELEV.: 6332.0
TOP ELEV.: 6335.0
12 GABIONS - 6'x3'x3'
WEIR: 1 GABIONS - 6'x3'x2' TALL'
TOP ELEV: 6334



1 POST & STAFF GAUGE

NTS.

NORTH

D.E.

SCALE 1"=10'

10' 0 10'

GRALYNN GUERRERO ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS	
DATE	BY
11/10/2025	O.G.

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

DETENTION PONDS B1

SCALE	DWG NO.	DATE
1"=10'		06/09/2025
	SHEET NO.	13D

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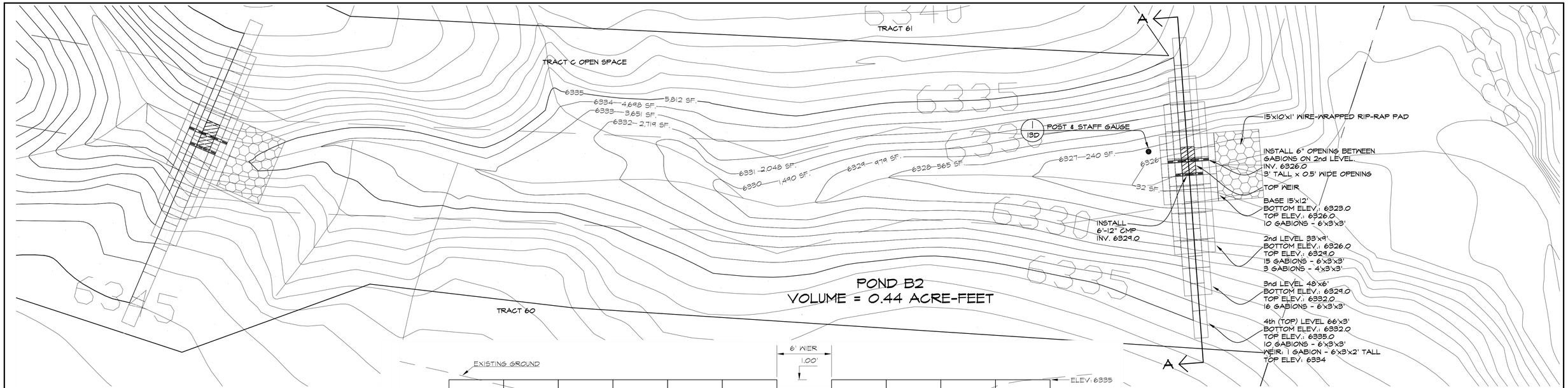
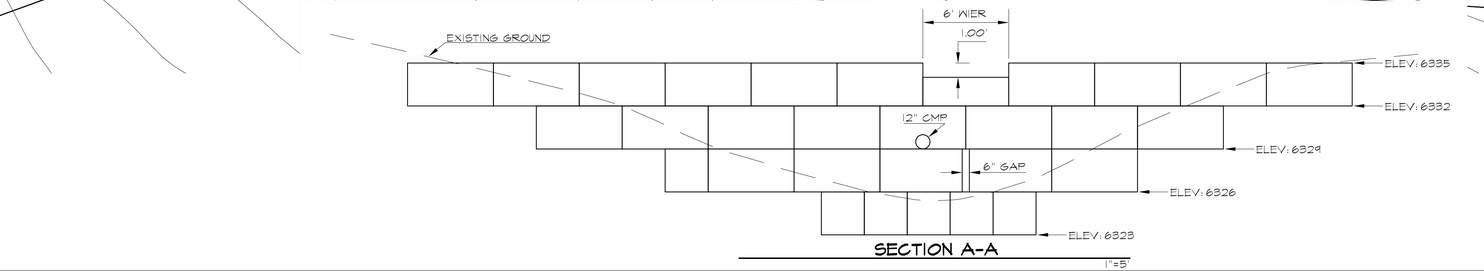
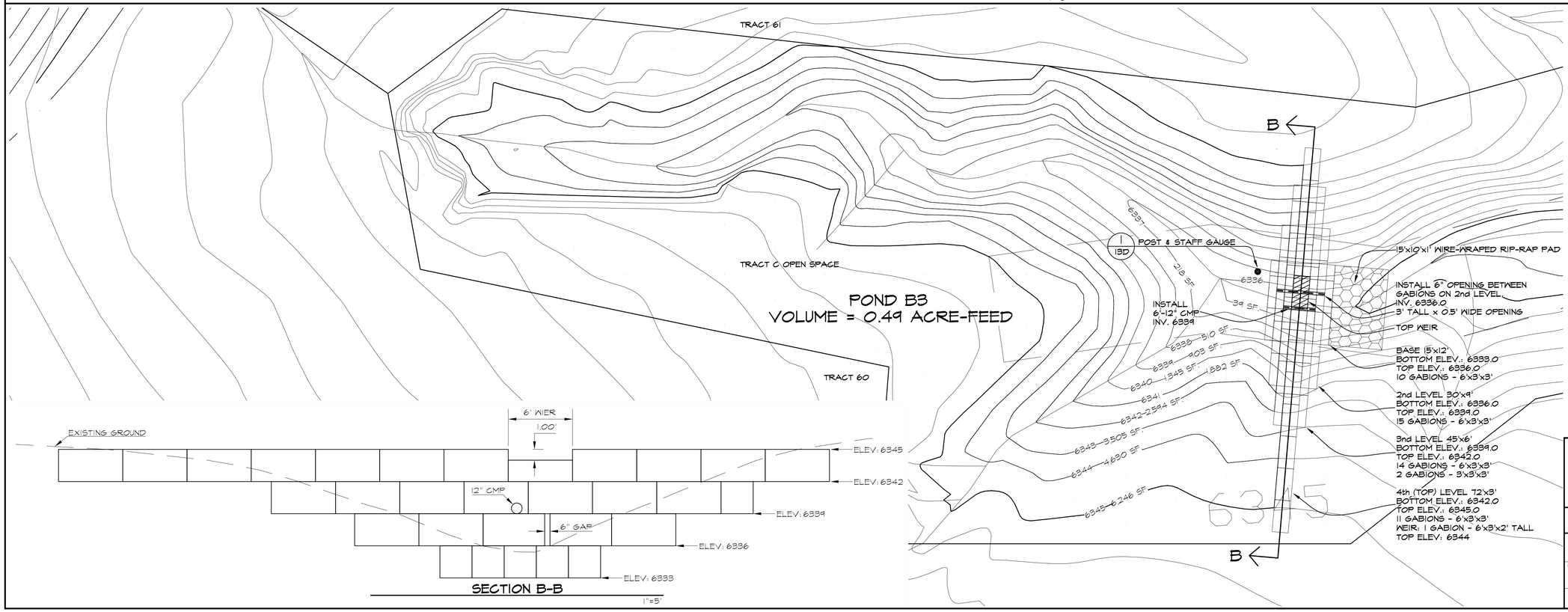




SECTION A-A

1"=5'



SECTION B-B

1"=5'

JORALYNN GUERRERO-DIAZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS	
DATE	BY
11/10/2025	O.G.

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

DETENTION PONDS B2 AND B3

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025
	SHEET NO.	13E

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TRACT 60

POND C1
VOLUME = 3.07 ACRE-FEET

TRACT OPEN SPACE

TRACT 57

7'x7' CONCRETE BOX OUTLET STRUCTURE
TOP OF BOX = GRATE ELEV: 6312.6
USE RURAL GRATE, WITH A 15-INCH
CIRCULAR OPENING AT ELEV: 6306.00
BOTTOM OF BOX ELEV: 6305.00
WATER DEPTH GAUGE TO BE
PAINTED ON SIDE OF OUTLET
STRUCTURE

58'-42" CMP
WITH STANDARD END SECTION
INLET INV: 6305.00
OUTLET INV: 6304.00

15' WIDE

OVERFLOW
WEIR: 10' WIDE
6' BASE,
2:1 SIDE SLOPES
ROCK-LINED
RUNDOWN UNDER
LAIN BY FILTER
FABRIC

9/14 10' WIDE ROCK-LINED SWALE

42" CMP

10'x25'x1'
RIP-RAP PAD

9/14 10' WIDE ROCK-LINED SWALE

EARTHEN DAM
WITH 3:1 SIDE SLOPES
COMPACTED TO 95%
MAX DENSITY

5-FOOT TALL HORSE FENCE
WITH 3"X3" CEDAR POSTS
EVERY 8-FEET AND
1-6'-FOOT LOCKABLE
ENTRY GATE.

6' GATE

6335 6330 6325 6320 6315 6310 6305 6300

35,628 SF. 6314
30,628 SF. 6313
25,942 SF. 6312
21,334 SF. 6311
16,120 SF. 6310
11,565 SF. 6309
7,066 SF. 6308
3,157 SF. 6307
40 SF. 6306

10'
2'
6'
2'
ELEV: 6314
1'
ELEV: 6313
ROCK AGGREGATE 8" MIN. DIMENSION UNDERLAIN BY FILTER FABRIC.

OVERFLOW WEIR DETAIL

NTS

HORSE FENCE SPECIFICATION:
FARM GARD 60" TALL, 12.5 GAUGE GALVANIZED STEEL CLASS 1 ZINC COATING HORSE. 2 INCH X 4 INCH NON-CLIMB MESH, OR ENGINEER APPROVED EQUAL.

NORTH

SCALE 1"=20'
20' 0 20'

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
11/10/2025

REVISIONS

DATE	BY
11/10/2025	O.G.

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TIERRA CONTENTA PH. 3A INFRASTRUCTURE

DETENTION POND C1

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025
	SHEET NO.	13F

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POND E1

VOLUME = 20,806 C.F.

TRACT B
OPEN SPACE

TRACT 57

3:1 SIDE SLOPES TYP.

TOP OF POND BERM

95'

65'

3'x3' CONCRETE BOX OUTLET STRUCTURE
TOP OF BOX = GRATE ELEV. = 6303.50
USE RURAL GRATE WITH 8-INCH CIRCULAR OPENING AT INVERT ELEV: 6301.0
BOTTOM OF BOX ELEV: 6299.0
WATER DEPTH GAUGE TO BE PAINTED ON SIDE OF OUTLET STRUCTURE

8" CIRCULAR OPENING IN STRUCTURE AT ELEV: 6301.0

OVERFLOW WEIR:
5' WIDE, 3' BASE,
2:1 SIDE SLOPES,
ROCK-LINED
RUNDOWN UNDER
LAIN BY FILTER
FABRIC.

5' WIDE ROCK-LINED SWALE (2/14)

25'-24"-CMP WITH STANDARD END SECTION
INLET INV: 6299.00
OUTLET INV: 6298.0

3:1 SIDE SLOPES TYP.
COMPACTED TO 95% MAX DENSITY

6' GATE

(2/14) 6' WIDE ROCK-LINED SWALE

5-FOOT TALL HORSE FENCE WITH 3"X3" CEDAR POSTS EVERY 6-FEET AND 1-6'-FOOT LOCKABLE ENTRY GATE.

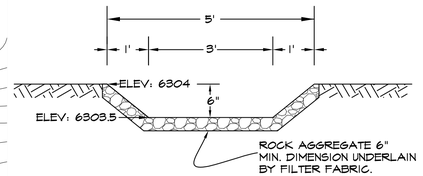
2:1 CUT SLOPE

NORTH

D.E.

SCALE 1"=10'

10' 0 10'



OVERFLOW WEIR DETAIL

NTS

HORSE FENCE SPECIFICATION:
FARM GARD 60" TALL, 12.5 GAUGE GALVANIZED STEEL CLASS 1 ZINC COATING HORSE .2 INCH X 4 INCH NON-CLIMB MESH, OR ENGINEER APPROVED EQUAL.

DEALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
11/07/2025

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

DETENTION POND E1

REVISIONS	
DATE	BY
11/10/2025	O.G.

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025
	SHEET NO.	136

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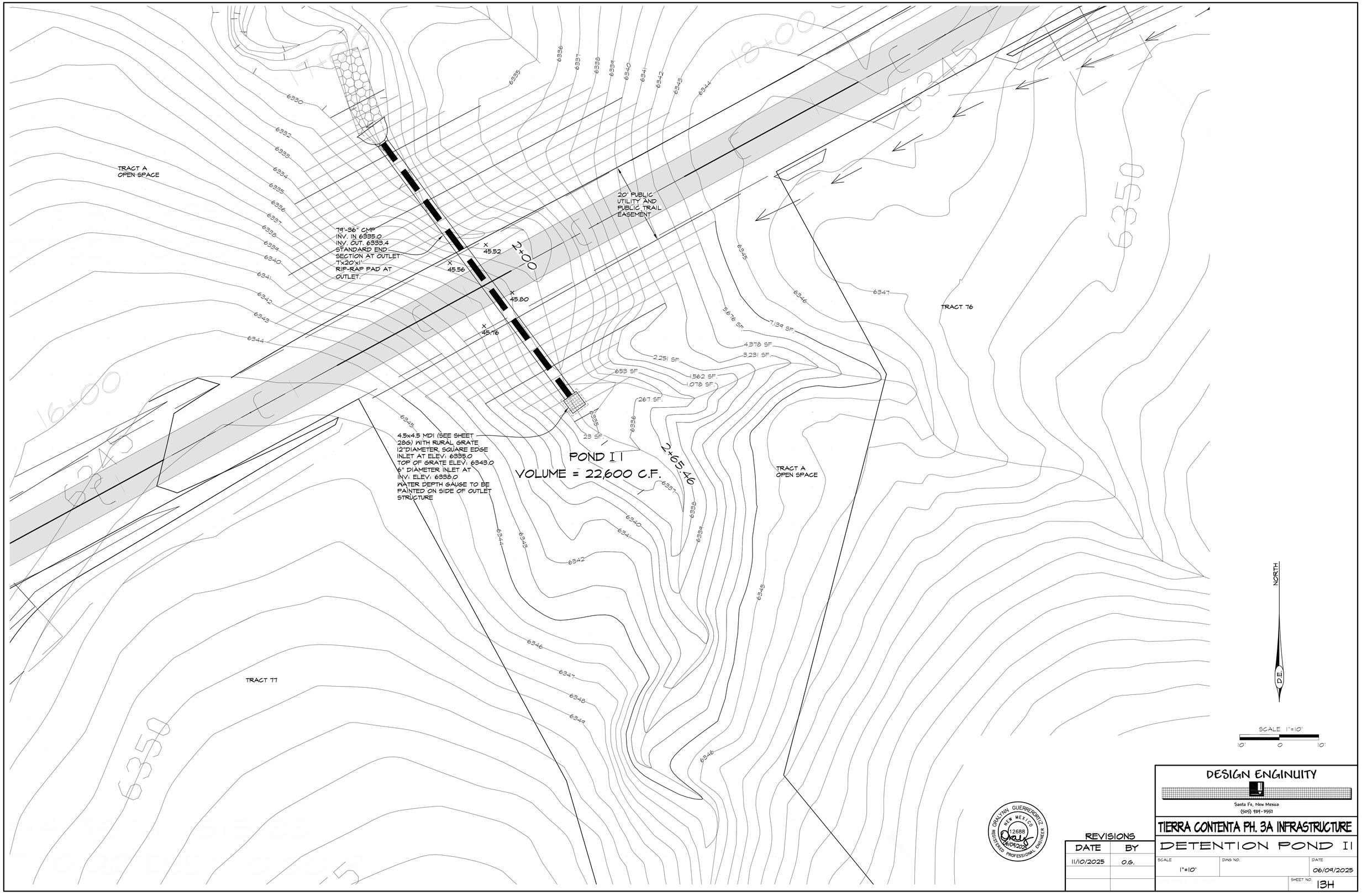

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 989-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

DETENTION POND I I

SCALE	DWG NO.	DATE
1"=10'		06/09/2025

SHEET NO. 13H

REVISIONS

DATE	BY
11/10/2025	O.G.

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
06/09/2025
REGISTERED PROFESSIONAL ENGINEER

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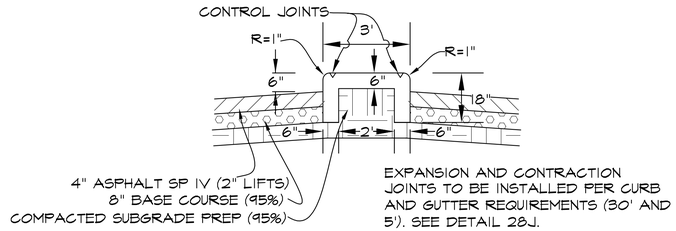
GRADING AND ACCESSIBILITY NOTES:

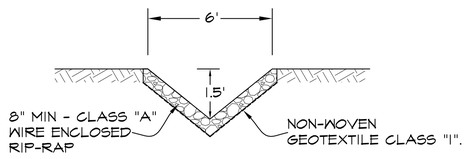
1 ALL RAMPS SHALL NOT EXCEED 12:1 AND SHALL NOT EXCEED A 2% CROSS SLOPE.
2 DETECTABLE WARNING SURFACE IS REQUIRED AT ALL CURB RAMPS WHERE PEDESTRIANS WILL CROSS VEHICULAR TRAFFIC.
3 ALL SIDEWALKS SHALL NOT EXCEED 5% AND SHALL NOT EXCEED A 2% CROSS SLOPE.
4 AN ADA INSPECTION SHALL BE CONDUCTED PRIOR TO CITY ACCEPTANCE. THE CONTRACTOR SHALL CONTACT THE CITY STAFF TO SCHEDULE AN INSPECTION.
5 ADA NOTES: ANSI A117.1-2003 SHALL BE MET FOR
  a. SIDEWALKS (SECTION 403)
  b. RAMPS (SECTION 405 & 406)
  c. TACTILE WARNING STRIPS (SECTION 406.13)
  d. MONOLITHIC HEADER CURBS ADJACENT TO RAMPS (SECTION 405.9)
6 ALL DISTURBED AREAS WILL BE REVEGETATED PER THE LANDSCAPING PLANS
7 ALL FILL MATERIAL SHALL MEET NM DOT SPECIFICATIONS OR GEOTECHNICAL REPORT SPECIFICATIONS, WHICH EVER IS STRICTER.
8 MAXIMUM 2:1 CUT SLOPES AND 3:1 FILL SLOPES UNLESS OTHERWISE NOTED.
9 COMPLIANCE WITH GUNNISON PRAIRIE DOG ORDINANCE (14-8.12) SHALL BE COMPLETED PRIOR TO BEGINNING GRADING OPERATIONS.
10 PRIOR TO BEGINNING GRADING OPERATIONS, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED.
11 THIS PROJECT IS SUBJECT TO STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
12 SEE GEOTECHNICAL REPORT FOR OTHER GRADING REQUIREMENTS.
13 ALL GRADES SHOWN ARE FINISHED GRADES. SEE CIVIL DETAILS FOR PAVEMENT SECTION. SEE LANDSCAPE PLANS FOR ALL OTHER SURFACE MATERIAL TYPE AND THICKNESS.
14 ALL SIDEWALKS IN THE PROJECT ARE CONCRETE AND 5 FEET OR MORE IN WIDTH.
15 ALL ACCESSIBLE PATHS CROSSING ROADWAYS HAVE A TYPICAL CROSS SLOPE OF 1.5% AND A MINIMUM WIDTH OF 5 FEET. IN NO CASE SHALL CROSS SLOPES EXCEED 2%.
16 ALL SIDEWALKS SHALL HAVE A VERTICAL CLEARANCE OF 80-INCHES FOR THE FULL WIDTH OF THE PATH.

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND BASED UPON INFORMATION PROVIDED BY OTHERS, I ACCEPT THE RECORD DATA AS BEING ACCURATE.

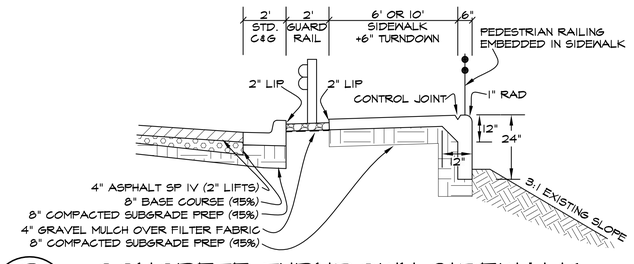
ORALYNN GUERRERORTIZ NMPE NO. 12688 — DATE
DESIGN ENGINUITY, LLC



1 PASEO DEL SOL WEST CONCRETE MEDIAN
NTS



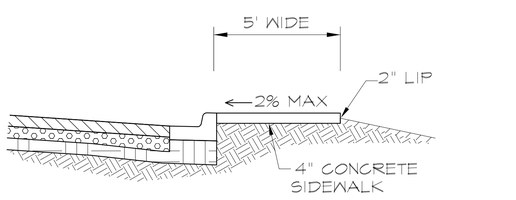
2 6' WIDE - V SHAPE ROCK RUNDOWN
NTS



3 CONCRETE TURNDOWN SIDEWALK
NTS

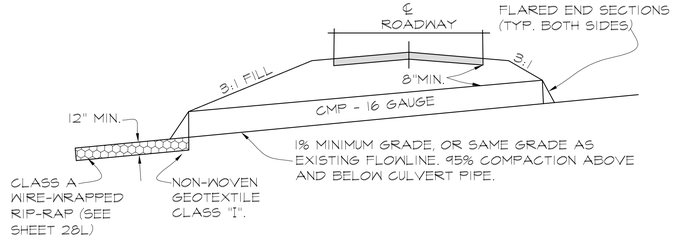


4 BIKE RAMP DETAIL
1"=5'



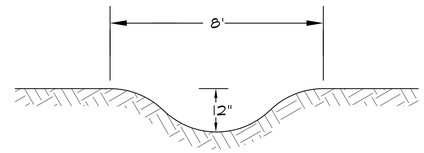
5 ROCK-LINED CMP
NTS

6 TYPICAL SIDEWALK DETAIL
NTS

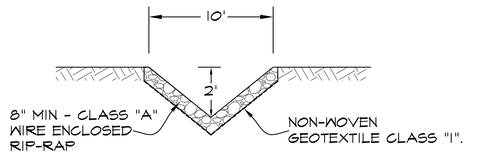


RIP-RAP PADS ARE TO BE CONSTRUCTED TO FIT FIELD CONDITIONS AND AS APPROVED BY THE ENGINEER. IF ROCK EXISTS AT OUTLET, THEN AT THE DISCRETION OF THE ENGINEER THE RIP-RAP PAD MAY BE ELIMINATED.

7 TYPICAL CULVERT SECTION
NTS



8 SWALE DETAIL
NTS



9 10' WIDE - V SHAPE ROCK RUNDOWN
NTS

ORALYNN GUERRERORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 06/09/2025

REVISIONS	
DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9591

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

GRADING DETAILS

SCALE	DWG NO.	DATE
N/A		06/09/2025
	SHEET NO.	14

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- EXISTING 12" PUBLIC WATER LINE
- NEW FIRE HYDRANT
- NEW 12" PUBLIC WATERLINE UNLESS OTHERWISE NOTED
- NEW WATER GATE VALVE, SIZE AS NOTED
- NEW SANITARY SEWER MANHOLE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- FUTURE LOW PRESSURE SAS
- AIR VACUUM RELIEF VALVE
- FUTURE 8" WATERLINE
- STREET LIGHT
- DRY UTILITIES
- ROAD, WATER, SEWER AND DRY UTILITY CONNECTIONS BETWEEN TRACTS REQUIRED WITH TRACT DEVELOPMENT. CONNECTION LOCATIONS CAN BE RELOCATED ALONG TRACT BOUNDARY WITH TCC APPROVAL.

NORTH

P.E.

SCALE 1"=100'

100' 0 100'

OPEN SPACE

N/F CITY OF SANTA FE

PARK TRACT C

TRACT 69

TC3-1

TC3-2

TC3-3

TC3-4

TC3-5

TC3-6

TC3-7

TC3-8

TC3-9

TC3-10

TC3-11

TC3-12

TC3-13

TC3-14

TC3-15

20' PUE

20'-8" STUB CAPPED AT END. TYPICAL (TC3-1 THROUGH TC3-10)

8" SEWER MAIN

SEWER SEGMENT 1

20'X20' PUE

TRACT 73

TRACT 70

TRACT 68

20' PUBLIC UTILITY AND PUBLIC TRAIL EASEMENT

8" WATER MAIN CENTERED IN NORTH DRIVE LANE

JAGUAR DRIVE

PASEO DEL SOL WEST

EXISTING 12" PVC WATER MAIN

EXISTING MH TC 24A
RIM: 6341.21 (NAVD88)
SOUTH INV. IN: 6332.65
WEST INV. OUT: 6332.44

12" WATER MAIN

SEWER SEGMENT 6

EXISTING MH ACI #1
6' DIA. TYPE C MANHOLE
RIM: 6340.11 (NAVD88)
INV. IN: 6333.68
INV. OUT: 6333.67

N/F CITY OF SANTA FE

TRACT 71

PUE, TYP.

FH #____

STREET LIGHT, TYP.

CINTO NORTE

NEW MEXICO SCHOOL FOR THE DEAF LOT 101

TRACT 72

2" SCH. 40 PVC CONDUIT FOR STREET LIGHTS

EXISTING MH ACI #2
6' DIA TYPE C MANHOLE
RIM: 6342.19 (NAVD88)
INV. IN: 6334.43
INV. OUT: 6334.41

SEWER SEGMENT 5

TRACT 66

TRACT 67

MATCH LINE SEE SHEET 15B

2" LP SAS (FUTURE)

8" WATER MAIN (FUTURE)

TRACT 56

TR. 64

TRACT 65

20'X93' PUE

8" WATER MAIN

TRACT 62

TRACT 61

SEWER SEGMENT 2

MATCH LINE SEE SHEET 15B

PASEO DEL SOL WEST

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
08/04/2025

REVISIONS	
DATE	BY
08/31/2025	O.G.

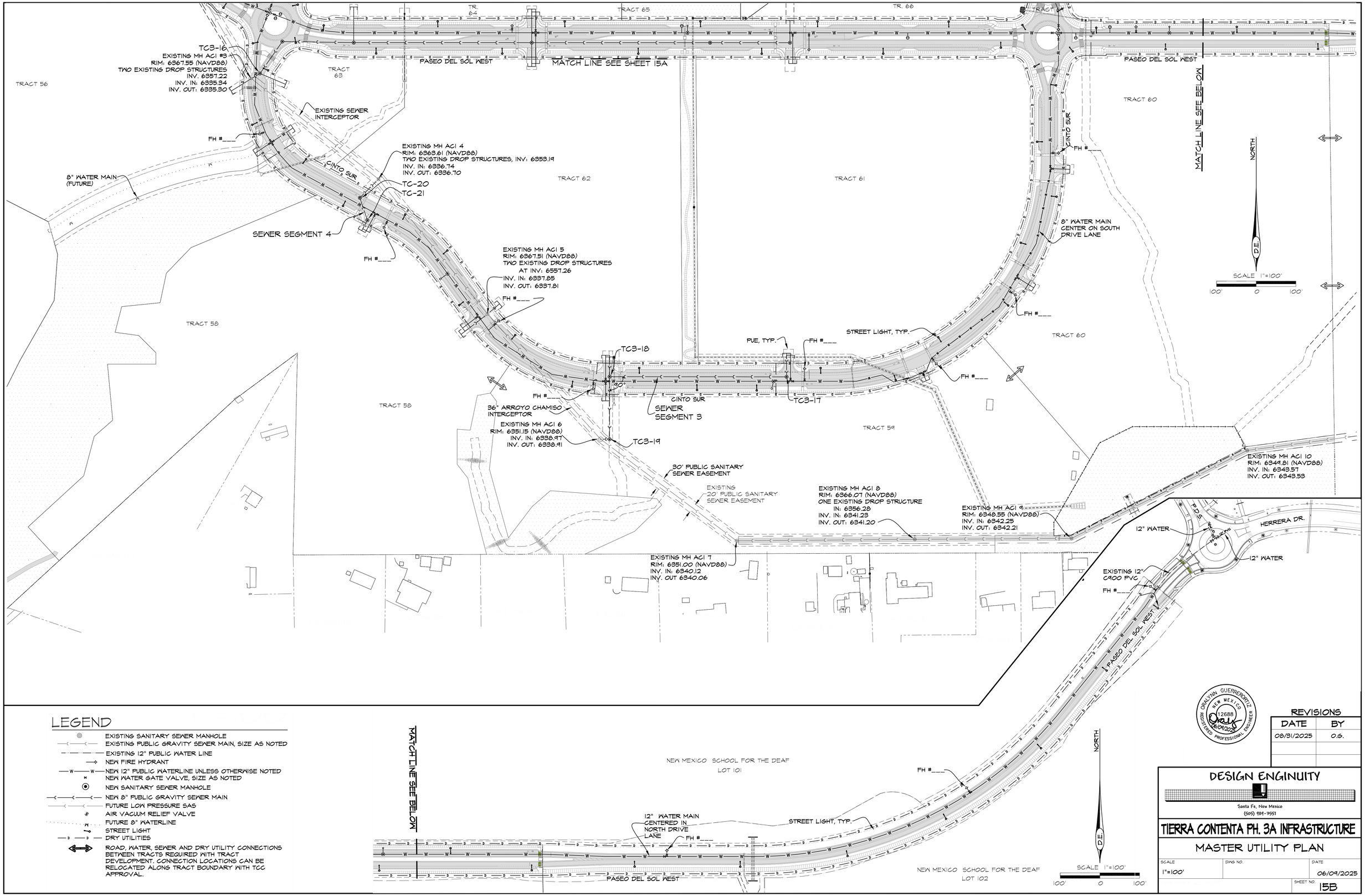
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

MASTER UTILITY PLAN

SCALE	DWG NO.	DATE
1"=100'		06/09/2025

SHEET NO. 15A



LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- EXISTING 12" PUBLIC WATER LINE
- NEW FIRE HYDRANT
- NEW 12" PUBLIC WATERLINE UNLESS OTHERWISE NOTED
- NEW WATER GATE VALVE, SIZE AS NOTED
- NEW SANITARY SEWER MANHOLE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- FUTURE LOW PRESSURE SAS
- AIR VACUUM RELIEF VALVE
- FUTURE 8" WATERLINE
- STREET LIGHT
- DRY UTILITIES
- ROAD, WATER, SEWER AND DRY UTILITY CONNECTIONS BETWEEN TRACTS REQUIRED WITH TRACT DEVELOPMENT. CONNECTION LOCATIONS CAN BE RELOCATED ALONG TRACT BOUNDARY WITH TCC APPROVAL.

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
06/09/2025
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

DATE	BY
08/31/2025	O.G.

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 989-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

MASTER UTILITY PLAN

SCALE	DWG NO.	DATE
1"=100'		06/09/2025
		SHEET NO. 15B

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PASEO DEL SOL WEST
JAGUAR DRIVE
EXISTING FIRE HYDRANT
N/F CITY OF SANTA FE
EXISTING PARK TRACT C 2.36 Ac+/-
COMMUNITY TRAIL
CAPITAL HIGH SCHOOL
TRACT A
TRACT 69
TRACT 68
TRACT 75
TRACT 76
TRACT 67
TRACT 70
TRACT 65
TRACT 64
TRACT 63
TRACT 62
TRACT 60
TRACT 61
TRACT 59
TRACT 58
TRACT 57
TRACT 56
TRACT B
TRACT D
TR. 77
60' R.O.W.
CINTO NORTE
CINTO SUR
28' RADIUS TYPICAL
88' R.O.W.
TRACT H NEIGHBOR-HOOD PARK
TRACT H 37' R.O.W.
TRACT I 50' R.O.W.
TRACT F 40' PEDESTRIAN CORRIDOR ROW
NEW MEXICO SCHOOL FOR THE DEAF
FH #___
COMMUNITY TRAIL
OTHER FLOOD AREAS ZONE X

NORTH
D.E.

SCALE 1"=200'
200' 0 200'

GATE VALVE WHOLLY IN ASPHALT
W W W W
FIRE HYDRANT
3.00'
D D
HYDRANT PLACEMENT DETAIL
N.T.S.

NOTES:
1. ALL ROAD GRADES ARE 10% OR LESS
2. ALL ROAD RADII ARE 28' OR GREATER.

ROSALYNN GUERRERO ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY
08/31/2025	O.G.

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9597

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

FIRE PROTECTION PLAN

SCALE	DWG NO.	DATE
1"=200'		06/09/2025

SHEET NO. 15C

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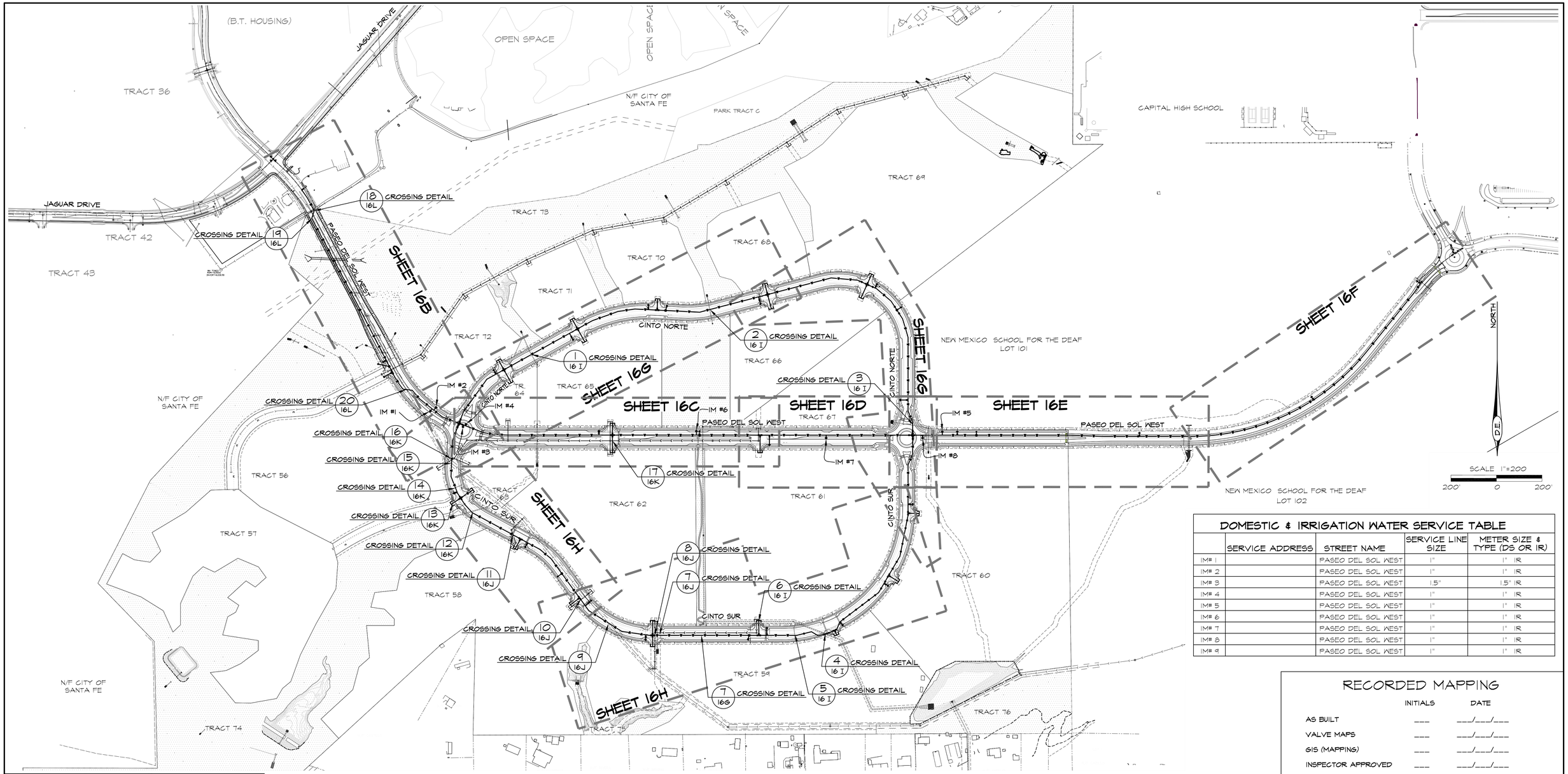

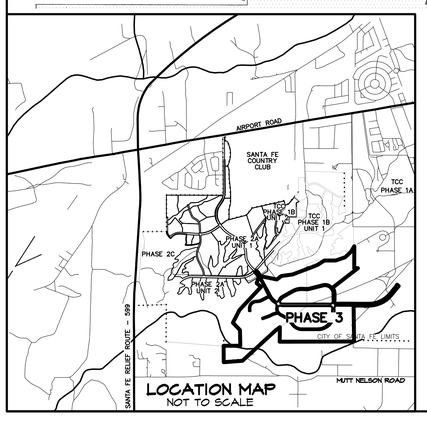

DOMESTIC & IRRIGATION WATER SERVICE TABLE

	SERVICE ADDRESS	STREET NAME	SERVICE LINE SIZE	METER SIZE & TYPE (DS OR IR)
IM# 1		PASEO DEL SOL WEST	1"	1" IR
IM# 2		PASEO DEL SOL WEST	1"	1" IR
IM# 3		PASEO DEL SOL WEST	1.5"	1.5" IR
IM# 4		PASEO DEL SOL WEST	1"	1" IR
IM# 5		PASEO DEL SOL WEST	1"	1" IR
IM# 6		PASEO DEL SOL WEST	1"	1" IR
IM# 7		PASEO DEL SOL WEST	1"	1" IR
IM# 8		PASEO DEL SOL WEST	1"	1" IR
IM# 9		PASEO DEL SOL WEST	1"	1" IR

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

GENERAL NOTES FOR WATER LINE EXTENSIONS

1. CONTRACTOR SHALL NOTIFY THE CITY OF SANTA FE WATER DIVISION (CoSFWD) FIVE (5) DAYS PRIOR TO COMMENCEMENT OF WORK.
2. CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CoSFWDWD CONSTRUCTION STANDARDS AND SPECIFICATIONS.
3. ALL EASEMENTS SHALL BE DEDICATED, CLEARED, GRADED AND STAKED PRIOR TO WATER LINE INSTALLATION.
4. ALL STREETS SHALL BE CUT TO WITHIN +/- 6" OF FINAL GRADE PRIOR TO WATER LINE INSTALLATION.
5. LOT CORNERS SHALL BE STAKED PRIOR TO SERVICE LINE INSTALLATION. CURB, GUTTER AND DRIVEWAY APRON SHALL BE INSTALLED PRIOR TO SERVICE LINE INSTALLATION UNLESS OTHERWISE APPROVED, IN WRITING, BY CoSFWDWD.
6. CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING UTILIZING THE APPROPRIATE RIGHT-OF-WAY MAPS, SIGNED PLATS AND CoSFWDWD DRAWINGS.
7. MATERIAL SUBMITTALS SHALL BE APPROVED BY CoSFWDWD PRIOR TO CONSTRUCTION.
8. CONTACT NEW MEXICO ONE CALL AT 811 TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION FOR UTILITY SPOTS.
9. PRESSURE REGULATORS SHALL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
10. 4 FEET COVER TO TOP OF PIPE SHALL BE MAINTAINED ON ALL WATER MAINS AND SERVICES.
11. CONTRACTOR SHALL SUBMIT AS-BUILT CONSTRUCTION PACKET WITHIN FIVE (5) DAYS OF COMPLETION OF CONSTRUCTION INCLUDING: VALVE TIES, AS-BUILT DRAWINGS (INCLUDING, BUT NOT LIMITED TO: FITTING-TO-FITTING MEASUREMENTS, SERVICE-TO-SERVICE MEASUREMENTS, CENTER OF MAIN TO CENTER OF SERVICE MEASUREMENTS, LENGTH OF MAIN INSTALLED, FITTINGS INSTALLED, ETC.) AND POTABILITY RESULTS.
12. ALL VALVE BOXES SHALL BE BROUGHT UP TO GRADE OF THE FINAL PAVING MATERIAL SO THAT THE CONCRETE IS EXPOSED.
13. FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE CoSFWDWD FIELD REPRESENTATIVE AT THE TIME THE NOTICE TO PROCEED (NTP) IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE ROAD. PRIOR TO INSTALLING NUMBERS, FIRE HYDRANTS SHALL BE PAINTED.
14. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING SHALL BE USED ONLY FOR SPECIAL CONDITIONS (E.G. CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) AS SPECIFICALLY APPROVED BY CoSFWDWD.
15. ANY FIELD CHANGES TO THESE PLANS REQUIRE APPROVAL OF BOTH THE DESIGN ENGINEER AND CoSFWDWD.
16. WORK ON CoSFWDWD FACILITIES SHALL NOT BEGIN UNTIL CoSFWDWD HAS ISSUED A NTP TO THE APPROVED UTILITY CONTRACTOR.
17. ANY AND ALL EASEMENTS FOR CITY-OWNED INFRASTRUCTURE SHALL BE OBTAINED/VERIFIED AND RECORDED BY DEVELOPER BEFORE PROJECT COMMENCEMENT. CONTRACTOR SHALL VERIFY THE EASEMENT IS IN PLACE BEFORE INSTALLING ANY INFRASTRUCTURE.
18. ANY GRADING IMPACTING EXISTING WATER MAINS MUST MAINTAIN 4 FOOT COVER, NOT TO EXCEED 5 FOOT COVER OVER MAINS. MAINS MUST BE ADJUSTED TO NEW GRADE AS NEEDED.
19. ALL METER CANS AND FIRE HYDRANTS SHALL HAVE 5-FEET OF UNOBSTRUCTED CLEARANCE ON ALL SIDES.
20. NO TREES SHALL BE PLANTED WITHIN 10' OF WATER MAIN.
21. CASING PIPE SHALL BE INSTALLED ON ALL IRRIGATION LINES FROM ROW TO ROW WHEN THEY CROSS WATER MAIN.

REVISIONS

DATE	BY
08/31/2025	O.G.

GERALYNN GUERRERO-ORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 08/09/2025

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER SHEET INDEX

SCALE	DWG NO.	DATE
1"=200'		06/09/2025
P&DR CASE #		SHEET NO. 16A

PLAT RECORDING INFORMATION
BOOK ___
PAGE ___
FILE ___
DATE ___

APPROVED
CITY OF SANTA FE WATER DIVISION DATE
SANTA FE FIRE DEPARTMENT DATE

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
N12 N13 O19	T16N, R8E, SEC 13 & 14	

INSPECTOR
DATE

2025
17
(1 OF 11)

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- SEWER LINE CAP
- EXISTING 12" PUBLIC WATER LINE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- NEW FIRE HYDRANT
- FUTURE LOW PRESSURE SAS
- W — NEW PUBLIC WATER LINE SIZE AS NOTED.
- WATERLINE CAP
- NEW WATER GATE VALVE, SIZE AS NOTED
- AIR VACUUM RELIEF VALVE

WATER SYSTEM KEY

1. INSTALL 11.25 DEGREE ELBOW RESTRAIN PER COSFND DET. 10A/B/C
2. INSTALL 22.5 DEGREE ELBOW RESTRAIN PER COSFND DET. 10A/B/C
3. INSTALL 45 DEGREE ELBOW RESTRAIN PER COSFND DET. 10A/B/C
4. INSTALL A FIRE HYDRANT: INSTALL 12"X12"X6" MJ/FLG TEE 6" MJ/FLG GATE VALVE AND VALVE BOX 6" DI PIPE AND 3-WAY FIRE HYDRANT ASSEMBLY WITH CITY OF SF THREADS PER COSFND DET. 07. RESTRAIN PER COSFND DET. 10A/B/C
5. INSTALL A FIRE HYDRANT: INSTALL 8"X8"X6" MJ/FLG TEE 6" MJ/FLG GATE VALVE AND VALVE BOX 8" DI PIPE AND 3-WAY FIRE HYDRANT ASSEMBLY WITH CITY OF SF THREADS PER COSFND DET. 07. RESTRAIN PER COSFND DET. 10A/B/C
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19. INSTALL 1" IRRIGATION METER. PER COSFND DET. 03 (TYP.)
20. INSTALL 1.5" IRRIGATION METER. PER COSFND DETAIL 04 (TYP.)

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

HORZ SCALE = 50'
VERT SCALE = 5'

NOTE: 8" SEWER MAIN CROSSING AT STA: 20+52.16, 16.70 R NO JOINTS PERMITTED 10-FEET EITHER SIDE OF CROSSING. USE A SINGLE 20-FOOT LONG DI PIPE CENTER AT STA: STA: 20+52.16, 16.70 R.

REVISIONS

DATE	BY
08/31/2025	O.S.
10/06/2025	O.S.

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16B

PLAT RECORDING INFORMATION	APPROVED	INSPECTOR
BOOK	CITY OF SANTA FE WATER DIVISION DATE	DATE
PAGE	SANTA FE FIRE DEPARTMENT DATE	2025
FILE DATE	AERIAL: N12 N13 O13 — TOWNSHIP, RANGE, SECTION: T16N, R8E, SEC 13 & 14 — WORK ORDER NO.	17 (2 OF 11)

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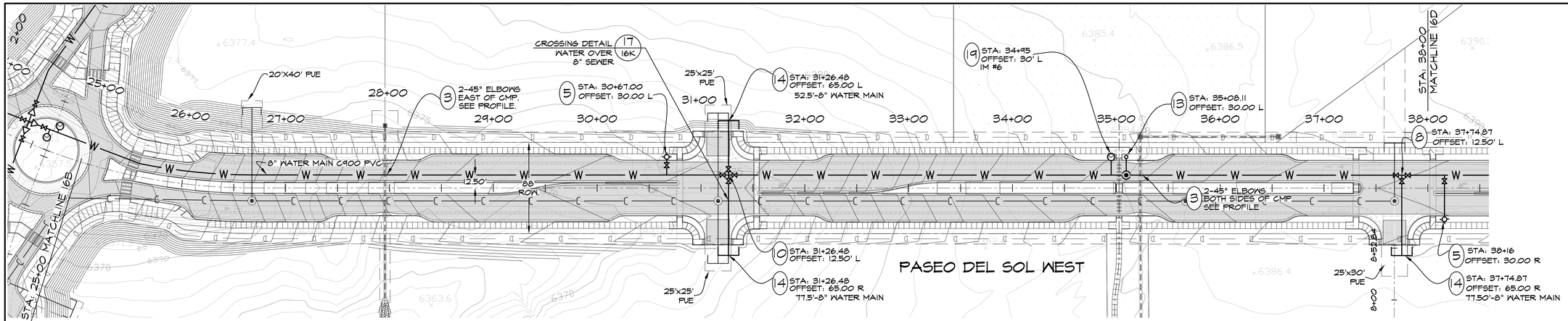

WATER SYSTEM KEY

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- NEW WATER GATE VALVE, SIZE AS NOTED
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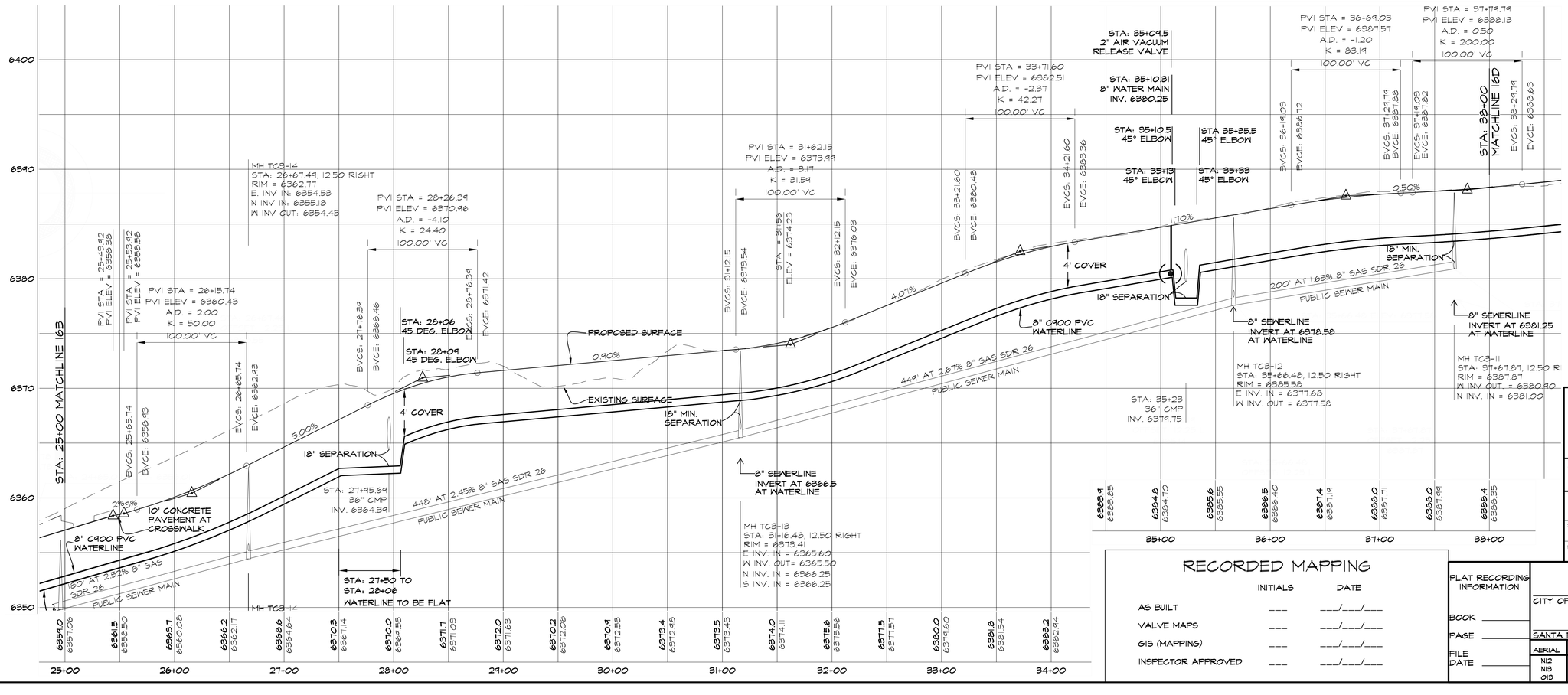
NORTH

HORZ SCALE = 50'
VERT SCALE = 5'
50' 0 50'



RECORDED MAPPING

	INITIALS	DATE
AS BUILT	____	___/___/___
VALVE MAPS	____	___/___/___
GIS (MAPPING)	____	___/___/___
INSPECTOR APPROVED	____	___/___/___

GRALYNN GUERRERORTZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
08/09/2025

REVISIONS

DATE	BY
08/31/2025	D.G.

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3551

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER PLAN

SCALE	DWG NO.	DATE
1"=50'		08/09/2025
P&DR CASE #		SHEET NO. 16C

PLAT RECORDING INFORMATION
BOOK
PAGE
FILE
DATE

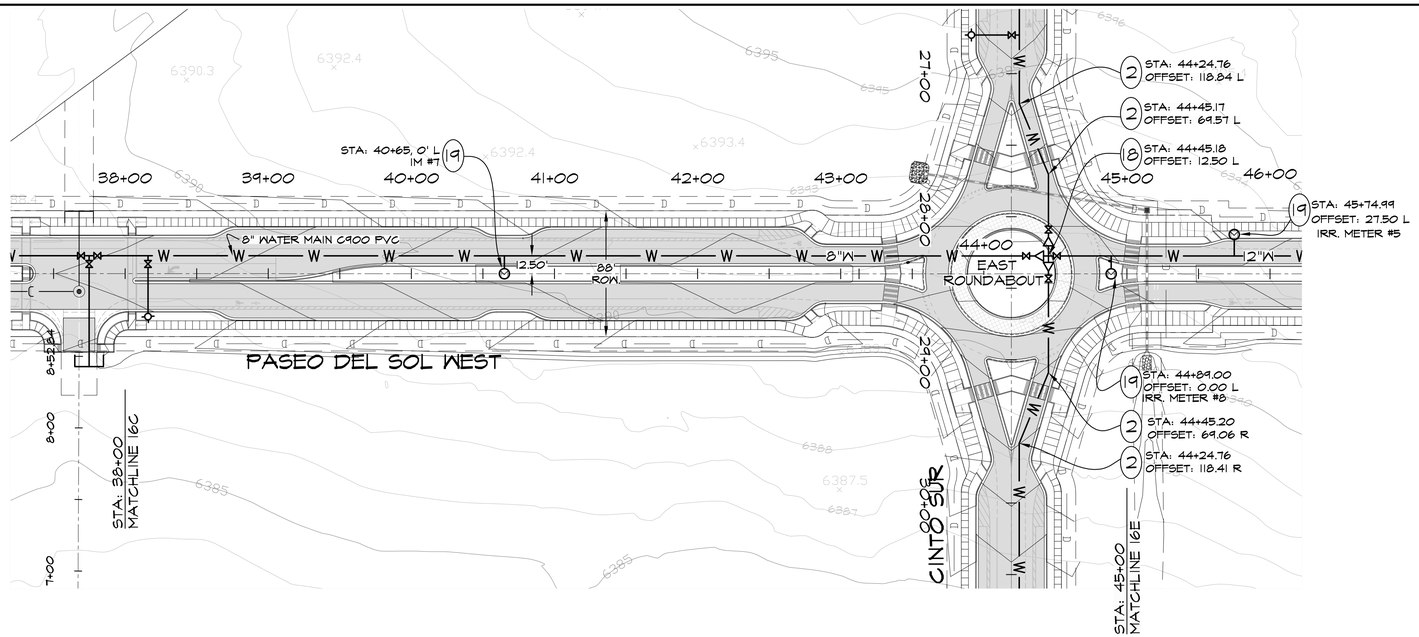
APPROVED

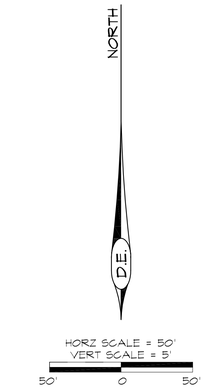
CITY OF SANTA FE WATER DIVISION DATE

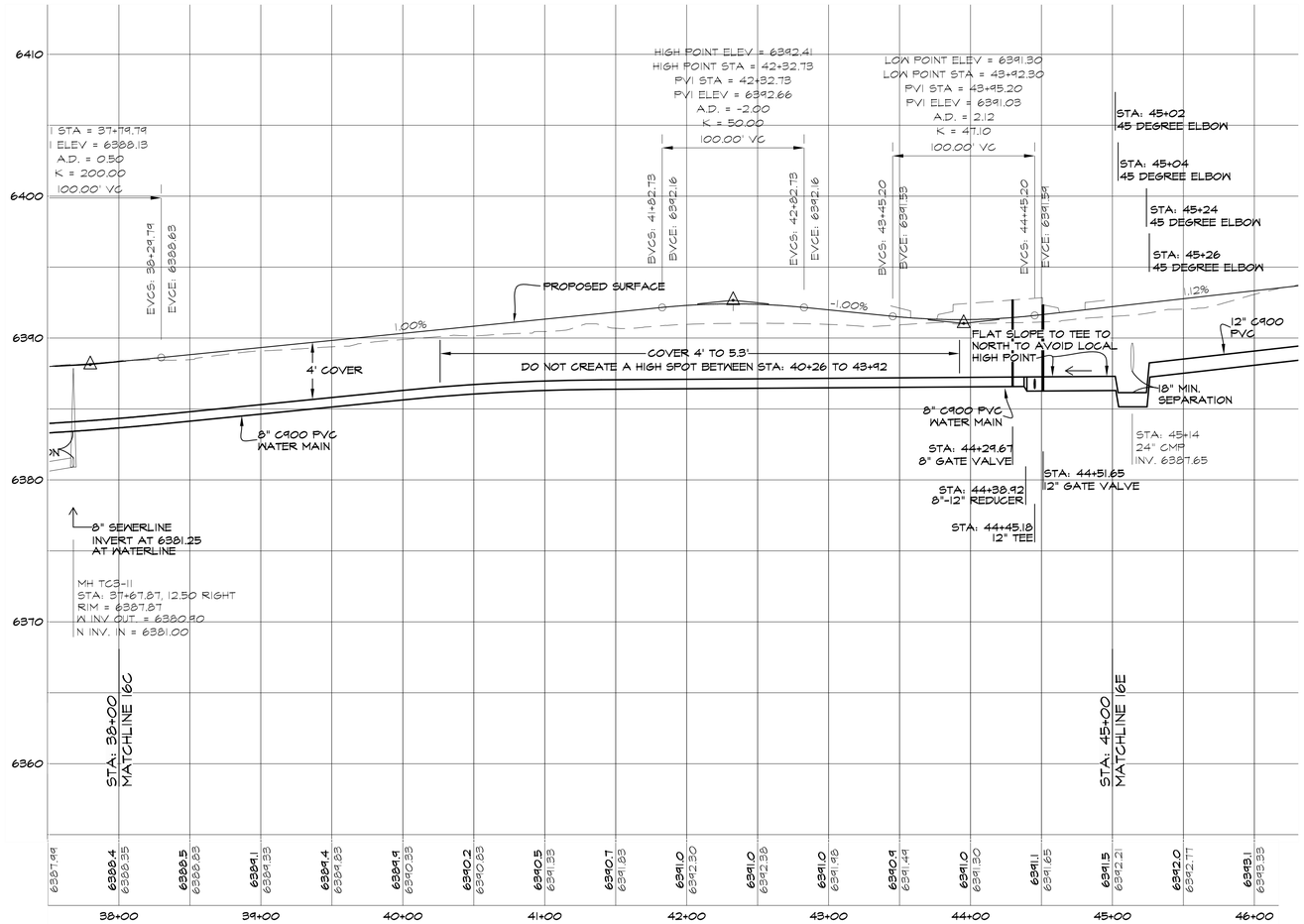
SANTA FE FIRE DEPARTMENT DATE

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
N12 N13 013	T16N, R8E, SEC 13 & 14	

INSPECTOR
DATE
2025
17
(3 OF 11)







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WATER SYSTEM KEY

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REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3551

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16D

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE ____
DATE ____

APPROVED

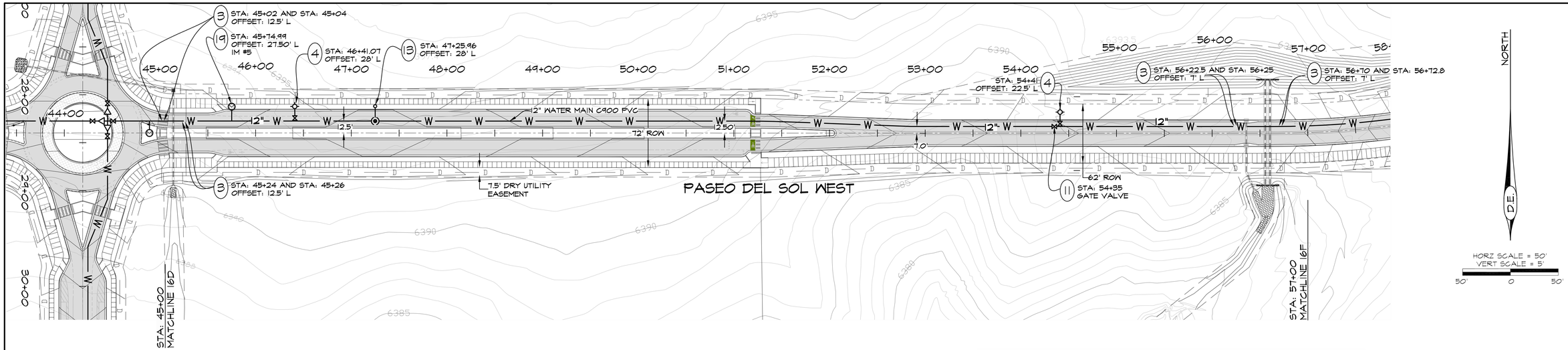
CITY OF SANTA FE WATER DIVISION DATE

SANTA FE FIRE DEPARTMENT DATE

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
N12 N13 013	T16N, R8E, SEC 13 & 14	

INSPECTOR
DATE
2025
17
(4 OF 11)

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-09-02 HW TC3.dwg, WATER, 9/2/2025 6:36:10 PM



WATER SYSTEM KEY

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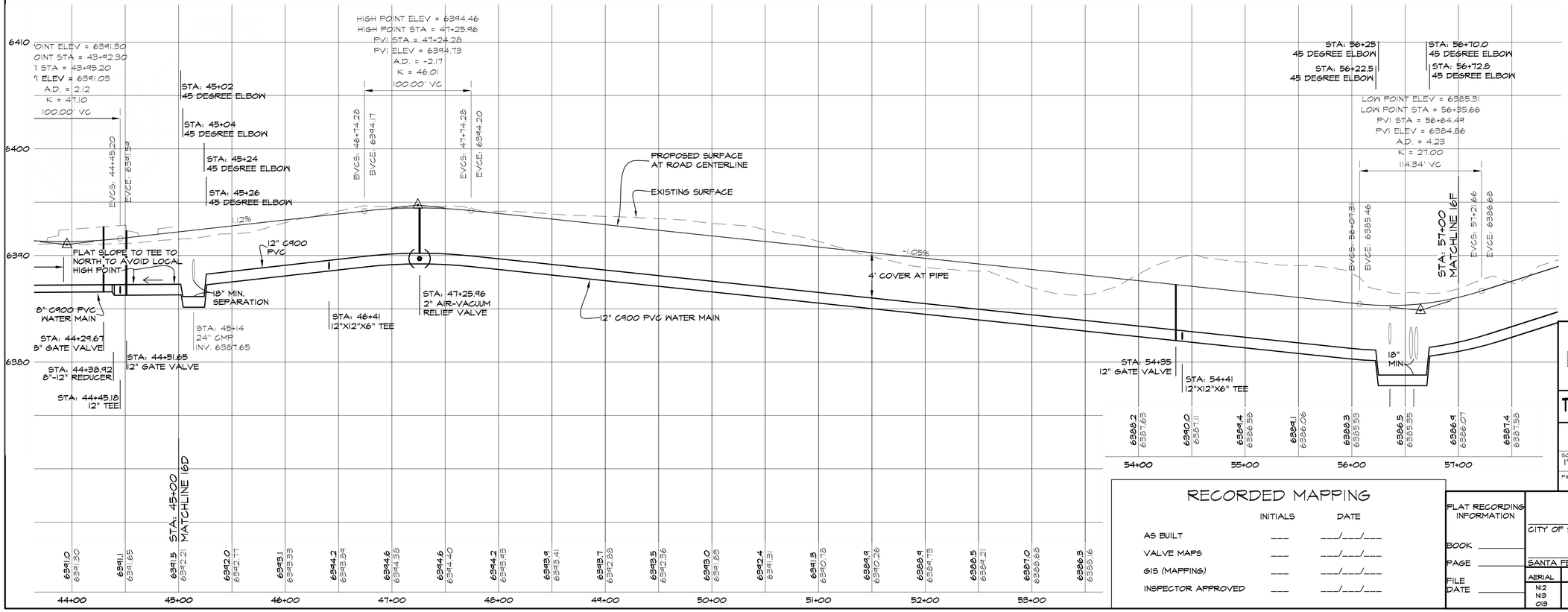
3. INSTALL 45 DEGREE ELBOW RESTRAIN PER COSFND DET. 10A/B/C
4. INSTALL A FIRE HYDRANT: INSTALL 12"X12"X6" MJ/FLG TEE 6" MJ/FLG GATE VALVE AND VALVE BOX 6" DI PIPE AND 3-WAY FIRE HYDRANT ASSEMBLY WITH CITY OF SF THREADS PER COSFND DET. 07. RESTRAIN PER COSFND DET. 10A/B/C
5. INSTALL A FIRE HYDRANT: INSTALL 8"X8"X6" MJ/FLG TEE 6" MJ/FLG GATE VALVE AND VALVE BOX 6" DI PIPE AND 3-WAY FIRE HYDRANT ASSEMBLY WITH CITY OF SF THREADS PER COSFND DET. 07. RESTRAIN PER COSFND DET. 10A/B/C
6. INSTALL A NON- PRESSURIZED CONNECTION TO EXISTING 12" PVC LINE. REMOVE EXISTING CAP, FLUSH HYDRANT AND VALVE. SALVAGE TO BE GIVEN TO CITY. BEGIN WATER LINE EXTENSION.
7. INSTALL 12"X12"X8" TEE INSTALL GATE VALVES AND VALVE BOXES ON 3 LEGS AS SHOWN RESTRAIN PER COSFND DET. 10A/B/C
8. INSTALL 8"X8"X8" TEE INSTALL GATE VALVES AND VALVE BOXES ON 3 LEGS AS SHOWN RESTRAIN PER COSFND DET. 10A/B/C
10. INSTALL 8" CROSS INSTALL GATE VALVES AND VALVE BOXES ON 4 LEGS AS SHOWN
11. INSTALL 12" GATE VALVE AND VALVE BOX RESTRAIN PER COSFND DET. 10A/B/C
13. INSTALL 1" OR 2" AS NOTED AIR-PRESSURE RELIEF VALVE PER COSFNDND DET. 10A/B/C 17 RESTRAIN PER COSFND DET. 10A/B/C
14. INSTALL 8" CAP RESTRAIN PER COSFND DET. 10A/B/C
15. INSTALL A NON- PRESSURIZED CONNECTION TO EXISTING 12" PVC LINE. REMOVE EXISTING CAP. BEGIN WATER LINE EXTENSION.
16. CHANGE PIPE MATERIAL FROM PVC TO DI.
17. CHANGE PIPE MATERIAL FROM DI TO PVC.
18. INSTALL 12" CROSS 3-12"X8" REDUCER 1-12" GATE VALVES AND BOXES 3-8" GATE VALVES AND BOXES RESTRAIN PER COSFND DET. 10A/B/C GATE VALVES SHALL BE INSTALLED ON CONCRETE APRON WHERE POSSIBLE.
19. INSTALL 1" IRRIGATION METER. PER COSFND DET. 03 (TYP.)
20. INSTALL 1.5" IRRIGATION METER. PER COSFND DETAIL 04 (TYP.)

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- SEWER LINE CAP
- EXISTING 12" PUBLIC WATER LINE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- NEW FIRE HYDRANT
- FUTURE LOW PRESSURE SAS
- W — NEW PUBLIC WATER LINE SIZE AS NOTED.
- WATERLINE CAP
- NEW WATER GATE VALVE, SIZE AS NOTED
- AIR VACUUM RELIEF VALVE



RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE ____
DATE ____

APPROVED
CITY OF SANTA FE WATER DIVISION DATE
SANTA FE FIRE DEPARTMENT DATE
INSPECTOR
DATE

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
N12 N13 013	T16N, R8E, SEC 13 & 14	

2025
17
(5 OF 11)

GRAILYNN GUERRERO-RUIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16E

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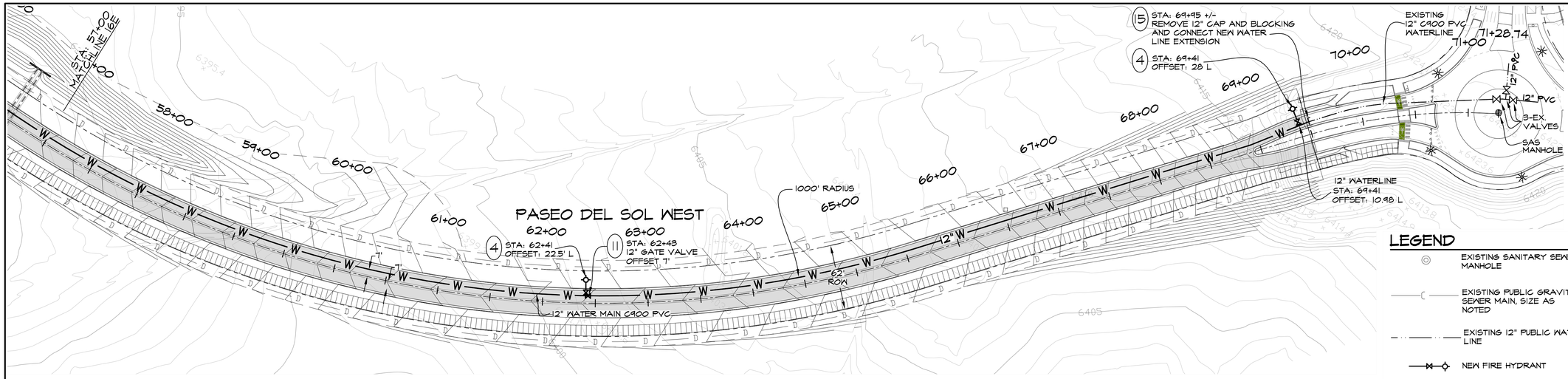
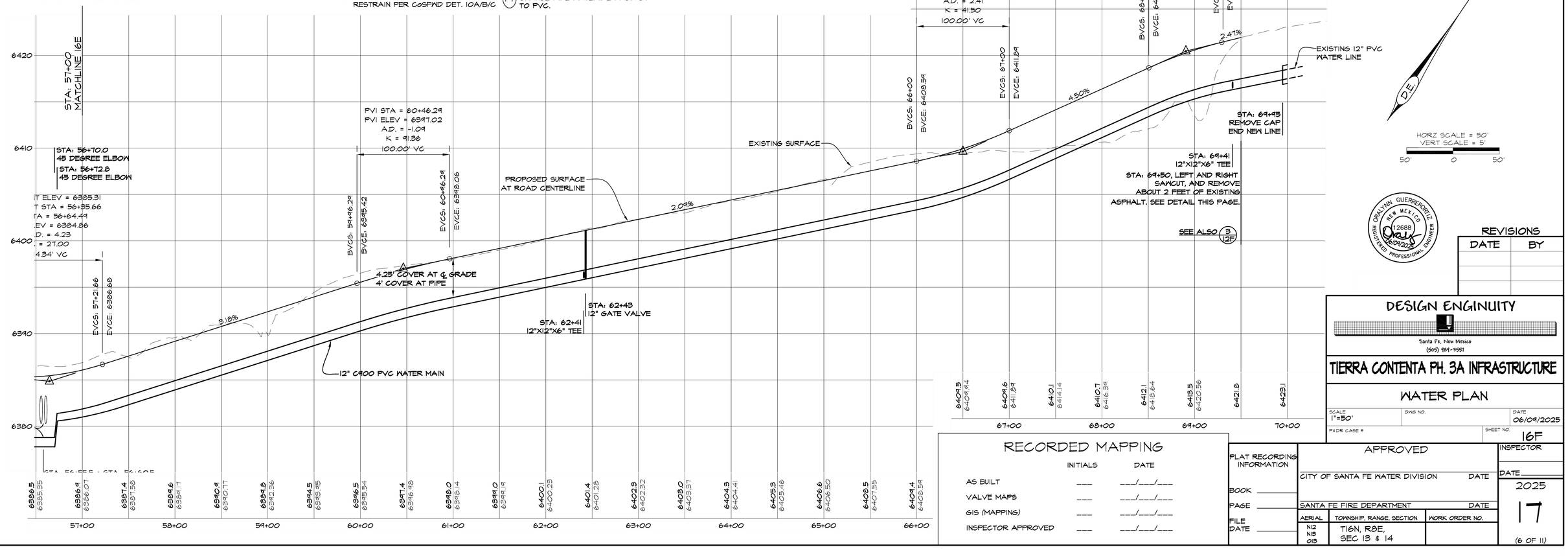


WATER SYSTEM KEY

1. INSTALL 11.25 DEGREE ELBOW
RESTRAIN PER COSFND DET. 10A/B/C
2. INSTALL 22.5 DEGREE ELBOW
RESTRAIN PER COSFND DET. 10A/B/C
3. INSTALL 45 DEGREE ELBOW
RESTRAIN PER COSFND DET. 10A/B/C
4. INSTALL A FIRE HYDRANT;
INSTALL 12"X12"X6" MJ/FLG TEE
6" MJ/FLG GATE VALVE AND
VALVE BOX
6" DI PIPE AND 3-WAY FIRE
HYDRANT ASSEMBLY WITH CITY
OF SF THREADS PER COSFND
DET. 07. RESTRAIN
PER COSFND DET. 10A/B/C
5. INSTALL A FIRE HYDRANT;
INSTALL 8"X8"X6" MJ/FLG TEE
6" MJ/FLG GATE VALVE AND
VALVE BOX
6" DI PIPE AND
3-WAY FIRE HYDRANT ASSEMBLY
WITH CITY OF SF THREADS PER
COSFND DET. 07. RESTRAIN PER
COSFND DET. 10A/B/C
6. INSTALL A NON- PRESSURIZED
CONNECTION TO EXISTING 12" PVC
LINE.
REMOVE EXISTING CAP, FLUSH
HYDRANT AND VALVE. SALVAGE
TO BE GIVEN TO CITY.
BEGIN WATER LINE EXTENSION.
7. INSTALL 12"X12"X8" TEE
INSTALL GATE VALVES AND
VALVE BOXES ON 3 LEGS AS
SHOWN RESTRAIN PER COSFND
DET. 10A/B/C
8. INSTALL 8"X8"X8" TEE
INSTALL GATE VALVES AND
VALVE BOXES ON 3 LEGS AS
SHOWN
RESTRAIN PER COSFND DET. 10A/B/C
10. INSTALL 8" CROSS INSTALL
GATE VALVES AND VALVE BOXES
ON 4 LEGS AS SHOWN
11. INSTALL 12" GATE VALVE AND
VALVE BOX
RESTRAIN PER COSFND DET. 10A/B/C
13. INSTALL 1" OR 2" AS NOTED
AIR-PRESSURE RELIEF VALVE PER
COSFNDND DET. 10A/B/C 17
RESTRAIN PER COSFND DET. 10A/B/C
14. INSTALL 8" CAP
RESTRAIN PER COSFND DET. 10A/B/C
15. INSTALL A NON- PRESSURIZED
CONNECTION TO EXISTING 12" PVC
LINE.
REMOVE EXISTING CAP.
BEGIN WATER LINE EXTENSION.
16. CHANGE PIPE MATERIAL FROM PVC
TO DI.
17. CHANGE PIPE MATERIAL FROM DI
TO PVC.
18. INSTALL 12" CROSS
3-12"X8" REDUCER
1-12" GATE VALVES AND BOXES
3-8" GATE VALVES AND BOXES
RESTRAIN PER COSFND DET. 10A/B/C
GATE VALVES SHALL BE INSTALLED
ON CONCRETE APRON WHERE POSSIBLE.
19. INSTALL 1" IRRIGATION METER.
PER COSFND DET. 03 (TYP.)
20. INSTALL 1.5" IRRIGATION METER.
PER COSFND DETAIL 04 (TYP.)

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- SEWER LINE CAP
- EXISTING 12" PUBLIC WATER LINE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- NEW FIRE HYDRANT
- FUTURE LOW PRESSURE SAS
- NEW PUBLIC WATER LINE SIZE AS NOTED.
- WATERLINE CAP
- NEW WATER GATE VALVE, SIZE AS NOTED
- AIR VACUUM RELIEF VALVE



RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE ____
DATE ____

APPROVED
CITY OF SANTA FE WATER DIVISION DATE
SANTA FE FIRE DEPARTMENT DATE

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
N12 N13 013	T16N, R8E, SEC 13 & 14	

INSPECTOR
DATE
2025

17
(6 OF 11)

GRALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/04/2025

REVISIONS

DATE	BY

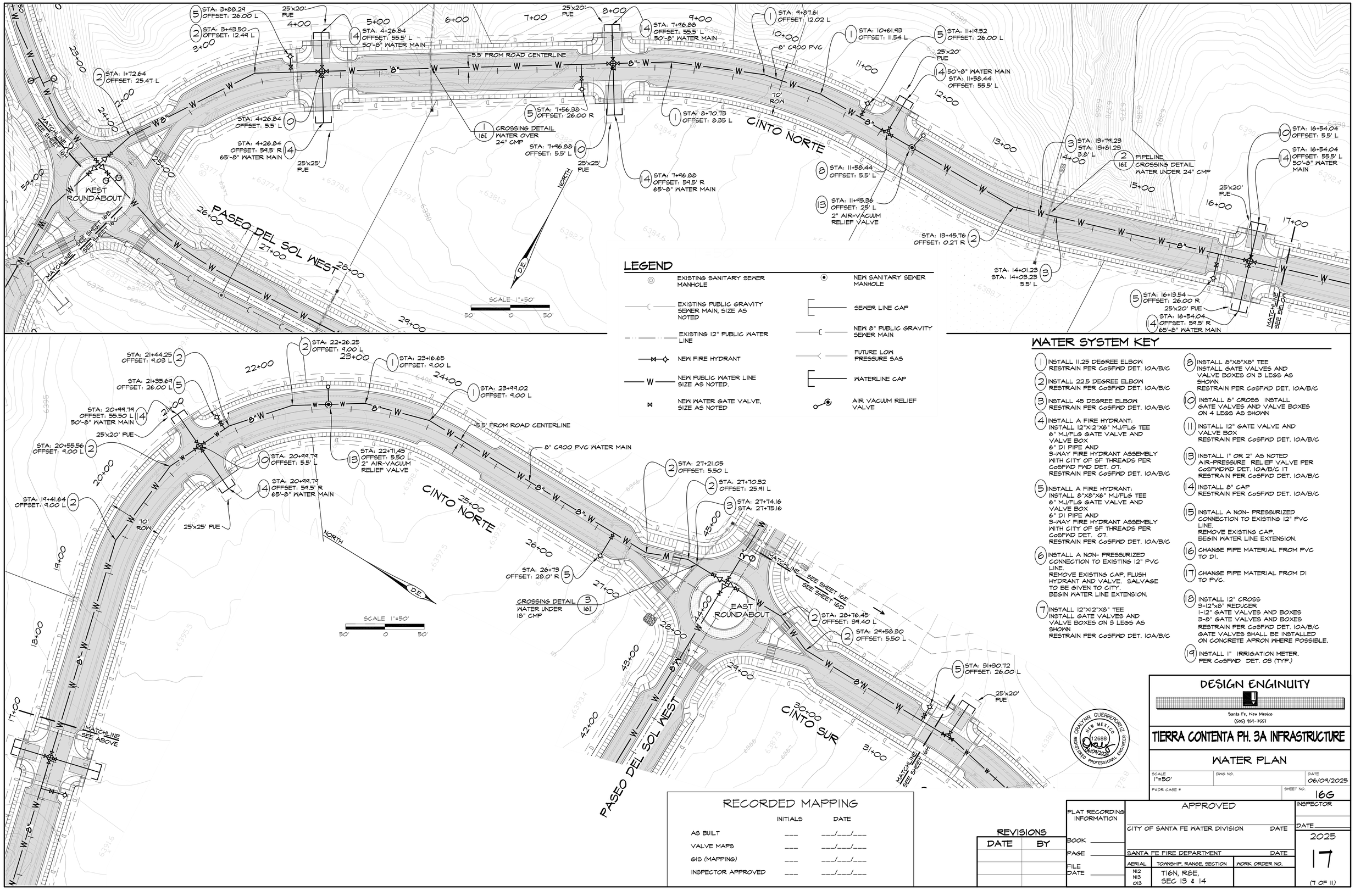
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16F

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-09-02 HW TC3.dwg, WATER, 9/2/2025 6:42:37 PM



LEGEND

- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- SEWER LINE CAP
- EXISTING 12" PUBLIC WATER LINE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- NEW FIRE HYDRANT
- FUTURE LOW PRESSURE SAS
- NEW PUBLIC WATER LINE SIZE AS NOTED.
- WATERLINE CAP
- NEW WATER GATE VALVE, SIZE AS NOTED
- AIR VACUUM RELIEF VALVE

WATER SYSTEM KEY

1. INSTALL 11.25 DEGREE ELBOW RESTRAIN PER COSFND DET. 10A/B/C
2. INSTALL 22.5 DEGREE ELBOW RESTRAIN PER COSFND DET. 10A/B/C
3. INSTALL 45 DEGREE ELBOW RESTRAIN PER COSFND DET. 10A/B/C
4. INSTALL A FIRE HYDRANT; INSTALL 12"X12"X6" MJ/FLG TEE 6" MJ/FLG GATE VALVE AND VALVE BOX 6" DI PIPE AND 3-WAY FIRE HYDRANT ASSEMBLY WITH CITY OF SF THREADS PER COSFND FND DET. 07. RESTRAIN PER COSFND DET. 10A/B/C
5. INSTALL A FIRE HYDRANT; INSTALL 8"X8"X6" MJ/FLG TEE 6" MJ/FLG GATE VALVE AND VALVE BOX 6" DI PIPE AND 3-WAY FIRE HYDRANT ASSEMBLY WITH CITY OF SF THREADS PER COSFND DET. 07. RESTRAIN PER COSFND DET. 10A/B/C
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10. INSTALL 8" CROSS INSTALL GATE VALVES AND VALVE BOXES ON 4 LEGS AS SHOWN
11. INSTALL 12" GATE VALVE AND VALVE BOX RESTRAIN PER COSFND DET. 10A/B/C
13. INSTALL 1" OR 2" AS NOTED AIR-PRESSURE RELIEF VALVE PER COSFNDWD DET. 10A/B/C 17 RESTRAIN PER COSFND DET. 10A/B/C
14. INSTALL 8" CAP RESTRAIN PER COSFND DET. 10A/B/C
15. INSTALL A NON- PRESSURIZED CONNECTION TO EXISTING 12" PVC LINE. REMOVE EXISTING CAP. BEGIN WATER LINE EXTENSION.
16. CHANGE PIPE MATERIAL FROM PVC TO DI.
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19. INSTALL 1" IRRIGATION METER. PER COSFND DET. 03 (TYP.)

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

REVISIONS

DATE	BY

PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE ____
DATE ____

APPROVED
CITY OF SANTA FE WATER DIVISION DATE
SANTA FE FIRE DEPARTMENT DATE

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
NI2 NI3 OI3	T16N, R8E, SEC 13 & 14	

INSPECTOR
DATE

2025
17
(7 OF 11)

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16G

OSCAR LYNN GUERRERO III NEW MEXICO 12686 REGISTERED PROFESSIONAL ENGINEER 08/04/2025

WATER SYSTEM KEY

1. INSTALL 11.25 DEGREE ELBOW RESTRAIN PER CoSFWD DET. 10A/B/C
2. INSTALL 22.5 DEGREE ELBOW RESTRAIN PER CoSFWD DET. 10A/B/C
3. INSTALL 45 DEGREE ELBOW RESTRAIN PER CoSFWD DET. 10A/B/C
4. INSTALL A FIRE HYDRANT: INSTALL 12"X12"X6" MJ/FLG TEE 6" MJ/FLG GATE VALVE AND VALVE BOX 6" DI PIPE AND 3-WAY FIRE HYDRANT ASSEMBLY WITH CITY OF SF THREADS PER CoSFWD DET. 07. RESTRAIN PER CoSFWD DET. 10A/B/C
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8. INSTALL 8"X8"X8" TEE INSTALL GATE VALVES AND VALVE BOXES ON 3 LEGS AS SHOWN RESTRAIN PER CoSFWD DET. 10A/B/C
10. INSTALL 8" CROSS INSTALL GATE VALVES AND VALVE BOXES ON 4 LEGS AS SHOWN
11. INSTALL 12" GATE VALVE AND VALVE BOX RESTRAIN PER CoSFWD DET. 10A/B/C
13. INSTALL 1" OR 2" AS NOTED AIR-PRESSURE RELIEF VALVE PER CoSFWDWD DET. 10A/B/C 17 RESTRAIN PER CoSFWD DET. 10A/B/C
14. INSTALL 8" CAP RESTRAIN PER CoSFWD DET. 10A/B/C
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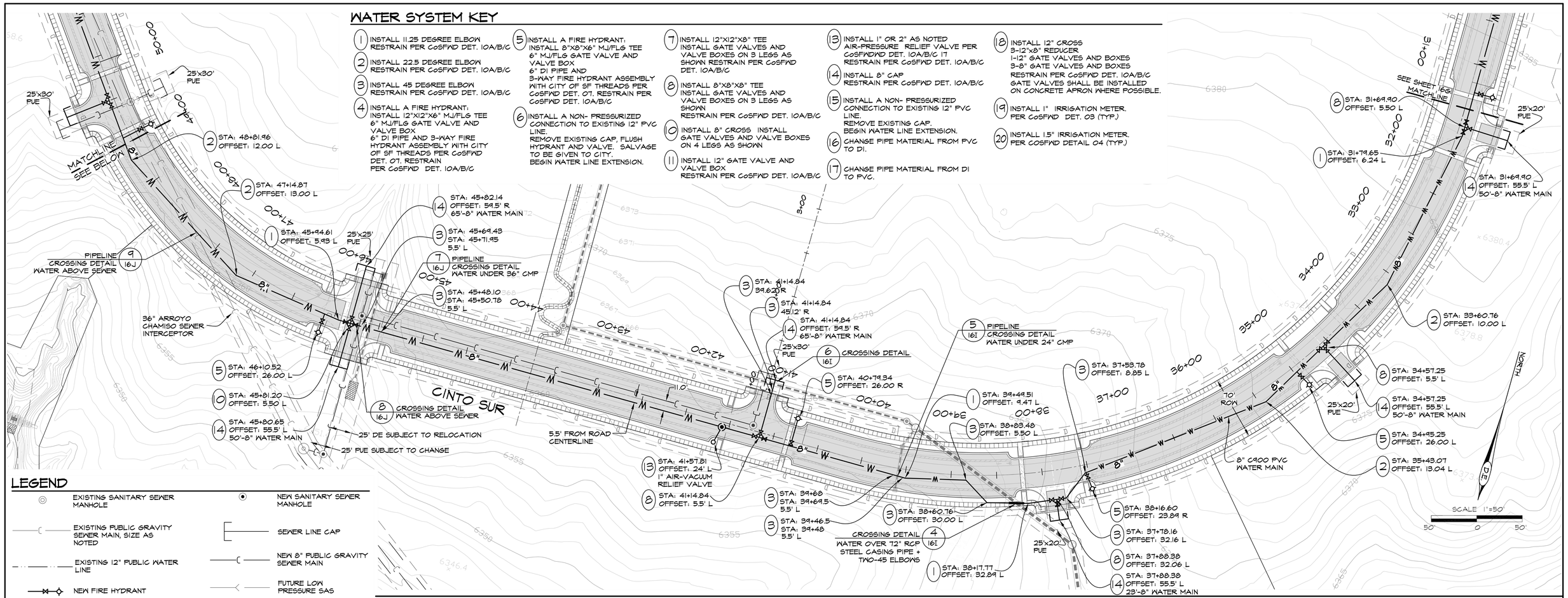
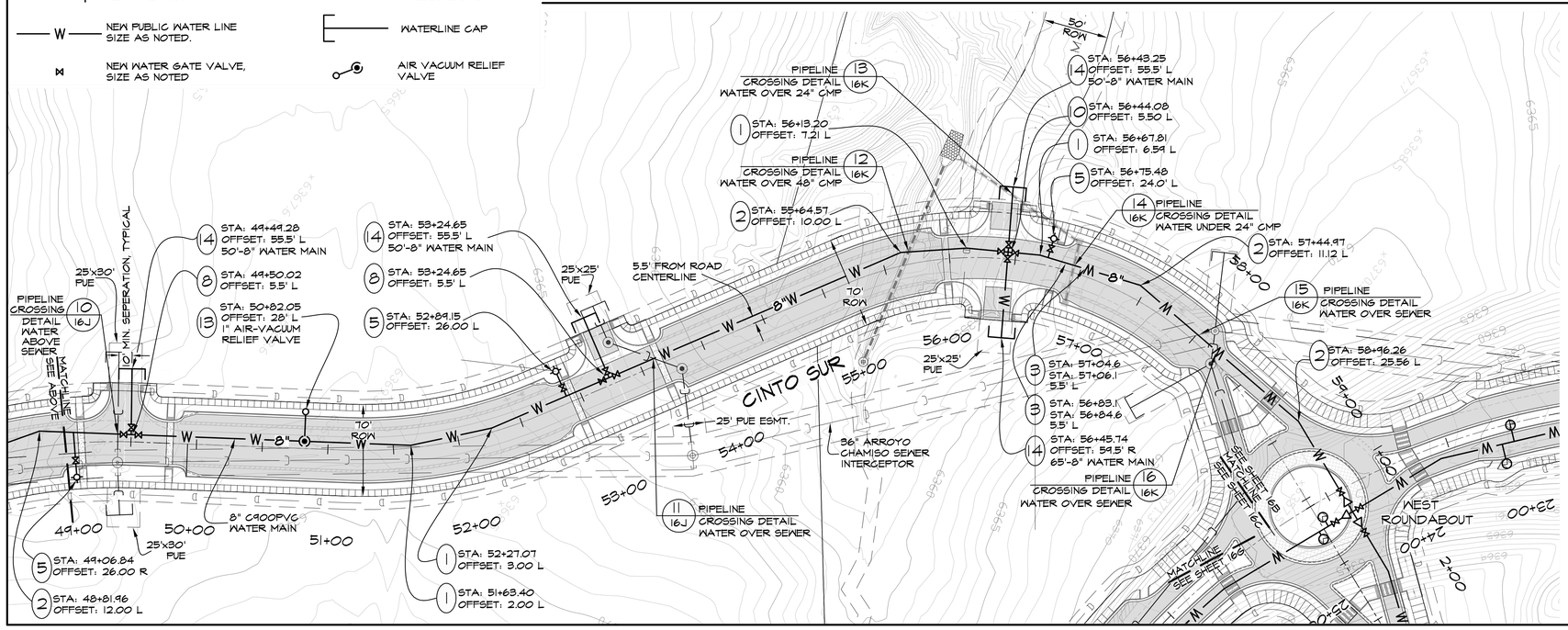
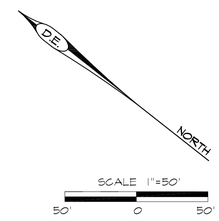
19. INSTALL 1" IRRIGATION METER. PER CoSFWD DET. 03 (TYP.)
20. INSTALL 1.5" IRRIGATION METER. PER CoSFWD DETAIL 04 (TYP.)



LEGEND

EXISTING SANITARY SEWER MANHOLE	NEW SANITARY SEWER MANHOLE
EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED	SEWER LINE CAP
EXISTING 12" PUBLIC WATER LINE	NEW 8" PUBLIC GRAVITY SEWER MAIN
NEW FIRE HYDRANT	FUTURE LOW PRESSURE SAS
NEW PUBLIC WATER LINE SIZE AS NOTED.	WATERLINE CAP
NEW WATER GATE VALVE, SIZE AS NOTED	AIR VACUUM RELIEF VALVE





RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

ORALYNN GUERRERORTIZ NEW MEXICO 12688 06/09/2025 REGISTERED PROFESSIONAL ENGINEER

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 989-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16H

REVISIONS

DATE	BY
08/31/2025	O.G.

PLAT RECORDING INFORMATION
BOOK
PAGE
FILE DATE

APPROVED
CITY OF SANTA FE WATER DIVISION DATE
SANTA FE FIRE DEPARTMENT DATE

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
N12 N13 O13	T16N, R8E, SEC 13 & 14	

INSPECTOR
DATE
2025
17
(8 OF 11)

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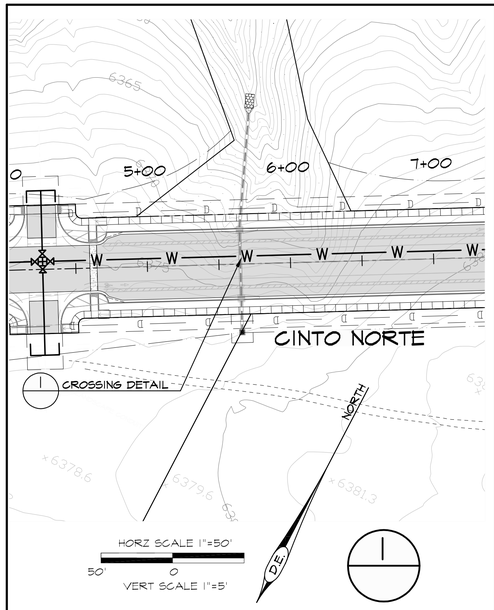
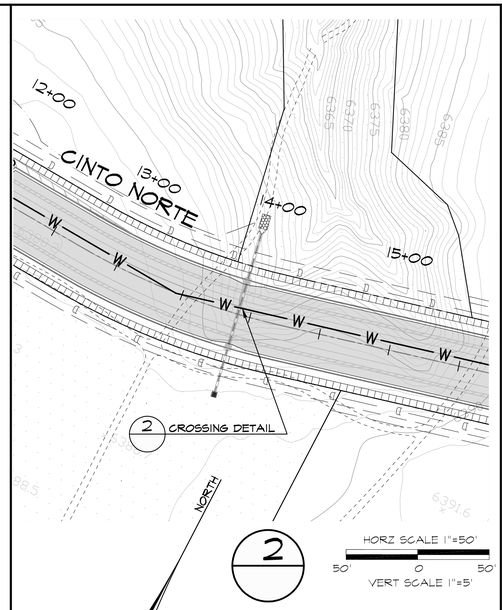
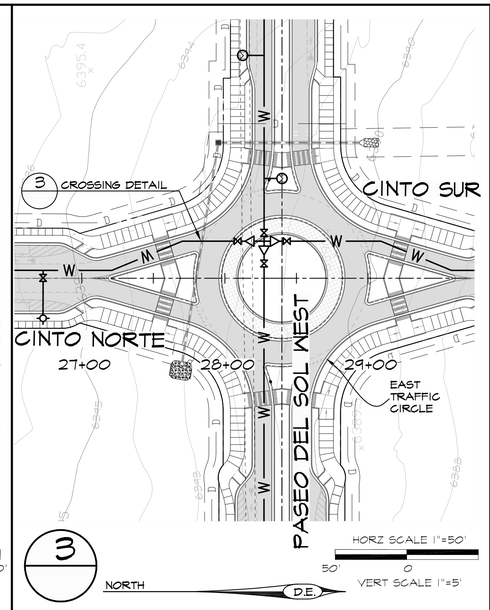
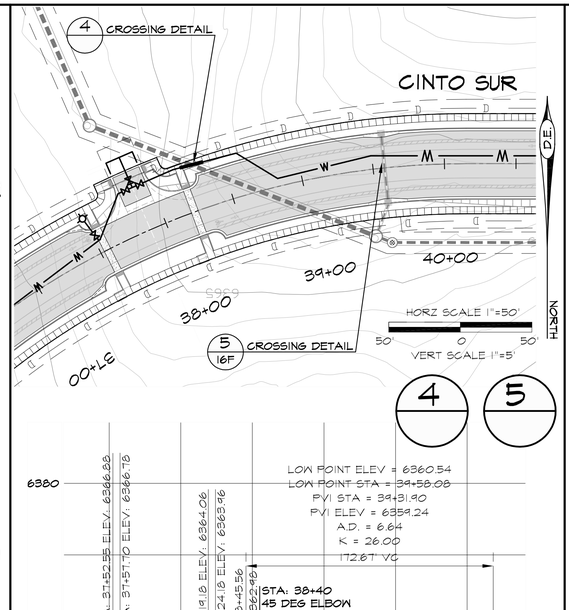
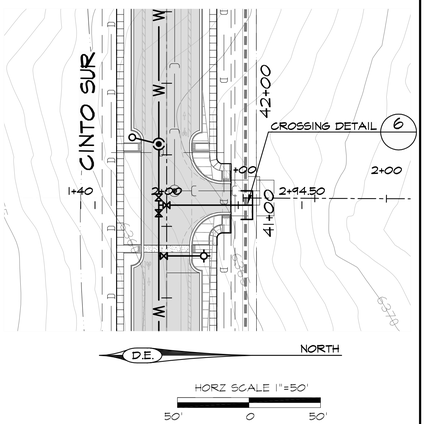
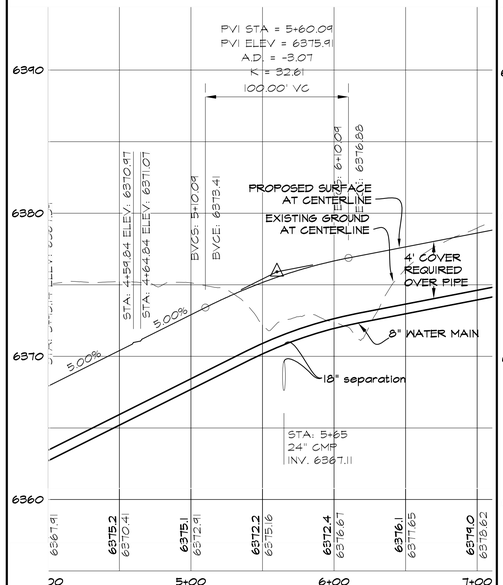


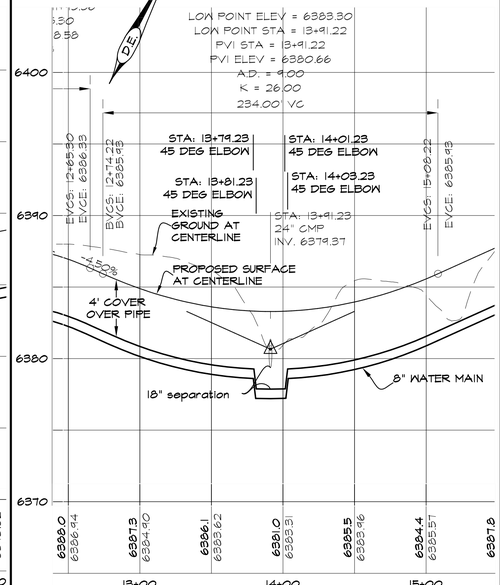


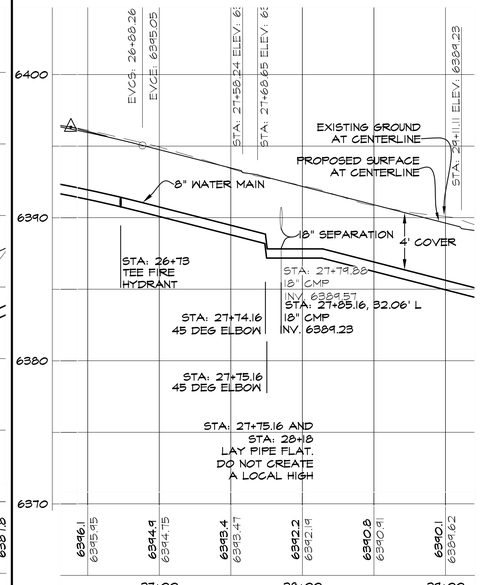


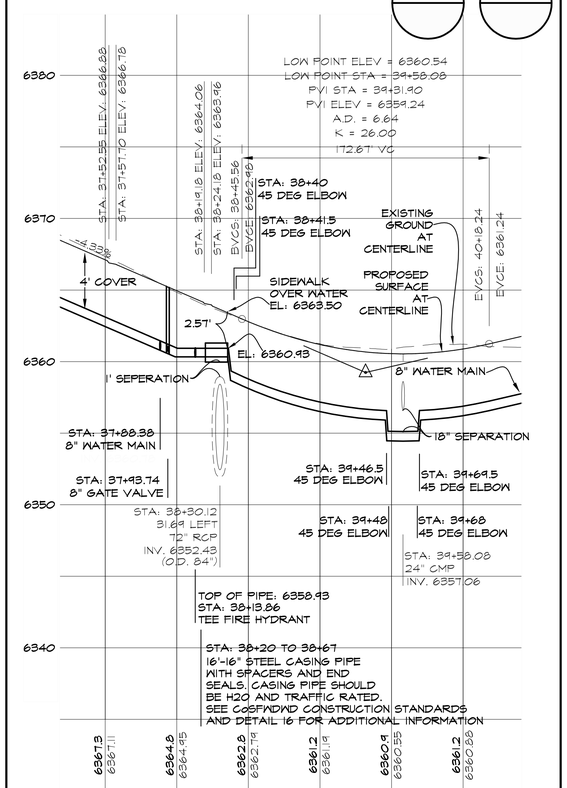


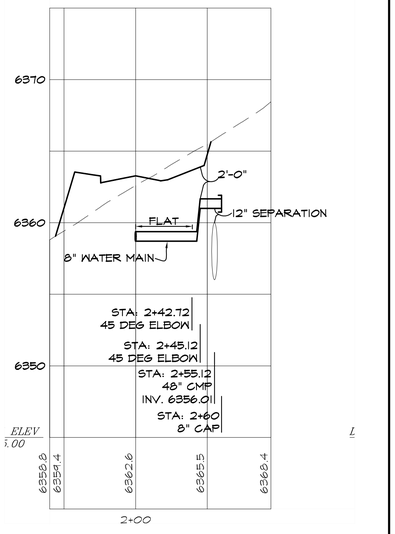


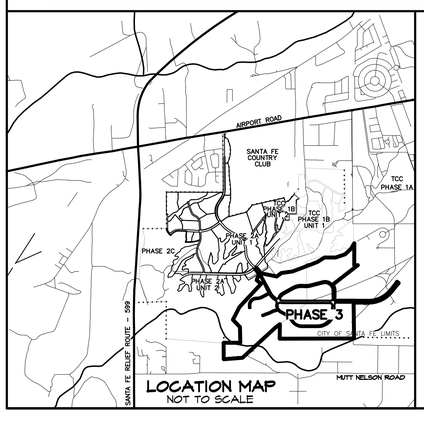












LEGEND

- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- SEWER LINE CAP
- EXISTING 12" PUBLIC WATER LINE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- NEW FIRE HYDRANT
- FUTURE LOW PRESSURE SAS
- W — NEW PUBLIC WATER LINE SIZE AS NOTED.
- WATERLINE CAP
- NEW WATER GATE VALVE, SIZE AS NOTED
- AIR VACUUM RELIEF VALVE

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

GRANT VAN GUERREROTZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 06/09/2025

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER LINE CROSSINGS

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16I

REVISIONS

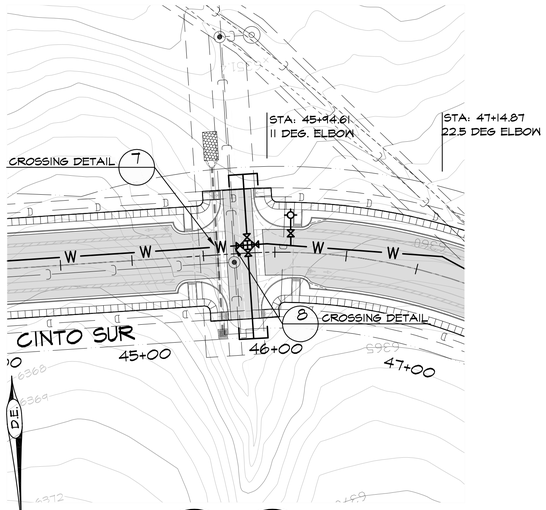
DATE	BY
08/31/2025	O.G.

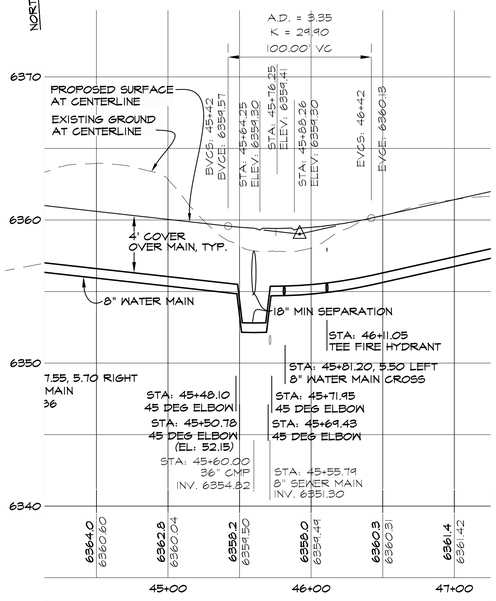
PLAT RECORDING INFORMATION
BOOK
PAGE
FILE
DATE

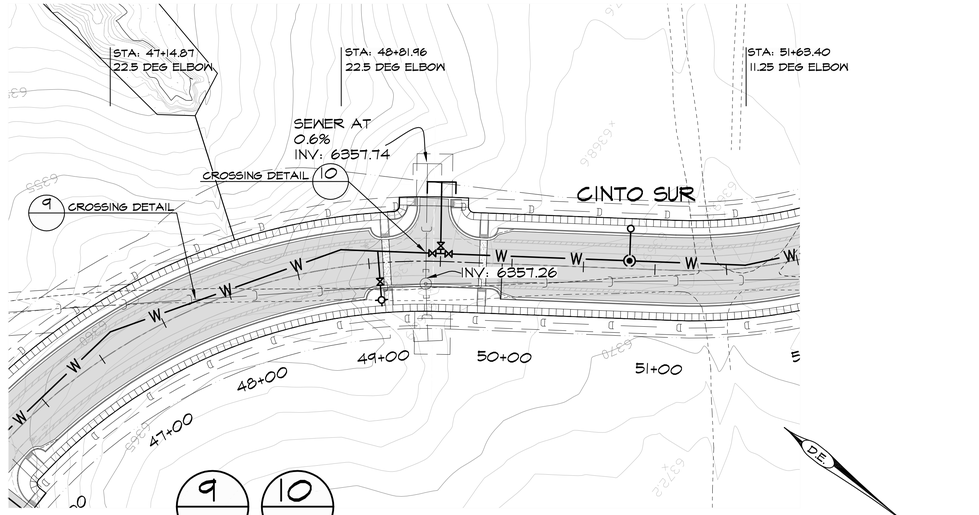
APPROVED
CITY OF SANTA FE WATER DIVISION DATE
SANTA FE FIRE DEPARTMENT DATE

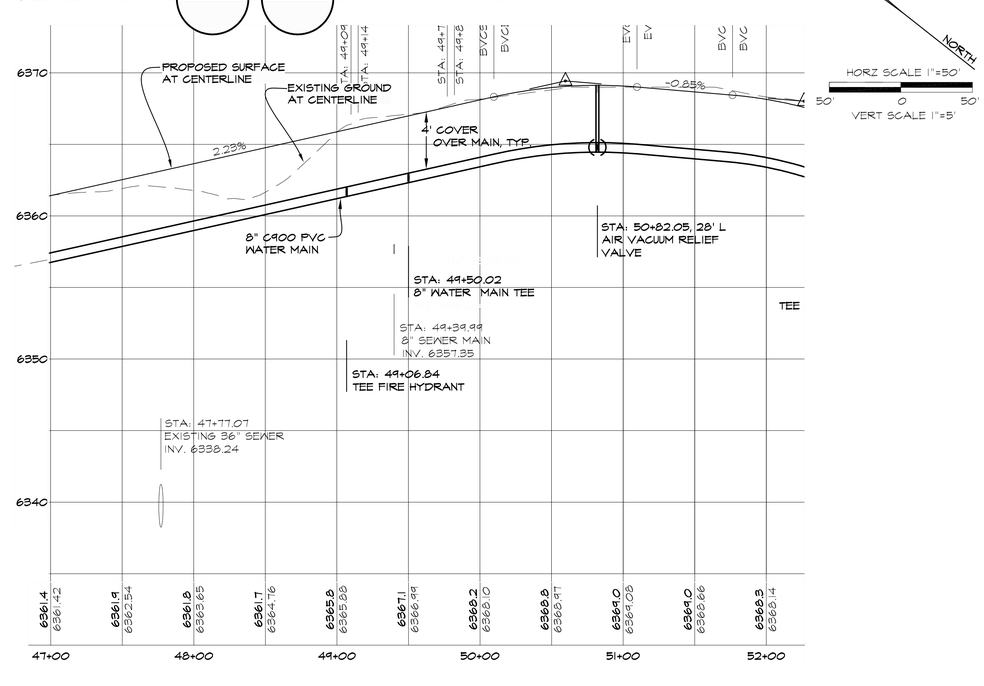
AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
N12 N13 O13	T16N, R8E, SEC 13 & 14	

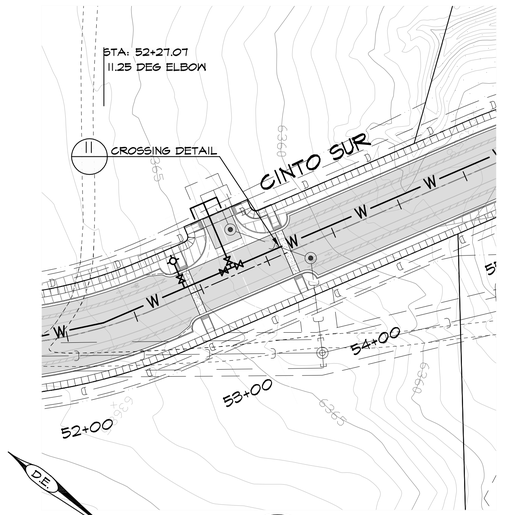
INSPECTOR
DATE
2025
17
(9 OF 11)

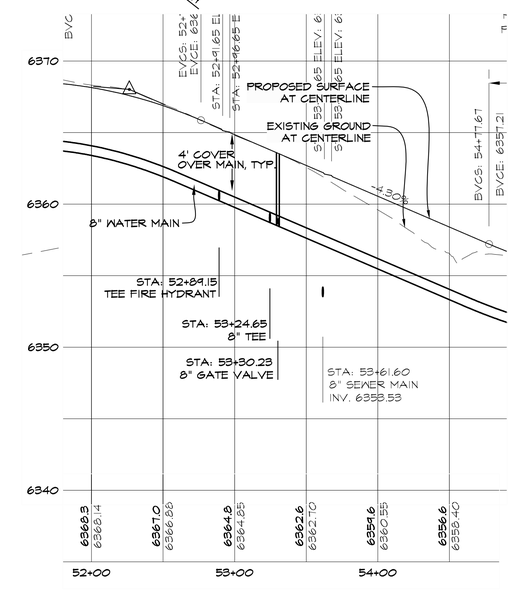


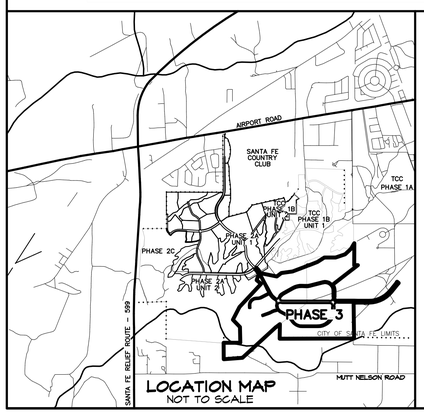












LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- EXISTING 12" PUBLIC WATER LINE
- NEW FIRE HYDRANT
- W — NEW PUBLIC WATER LINE SIZE AS NOTED.
- NEW WATER GATE VALVE, SIZE AS NOTED
- NEW SANITARY SEWER MANHOLE
- SEWER LINE CAP
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- FUTURE LOW PRESSURE SAS
- WATERLINE CAP
- AIR VACUUM RELIEF VALVE

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER LINE CROSSINGS

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16J

REVISIONS

DATE	BY

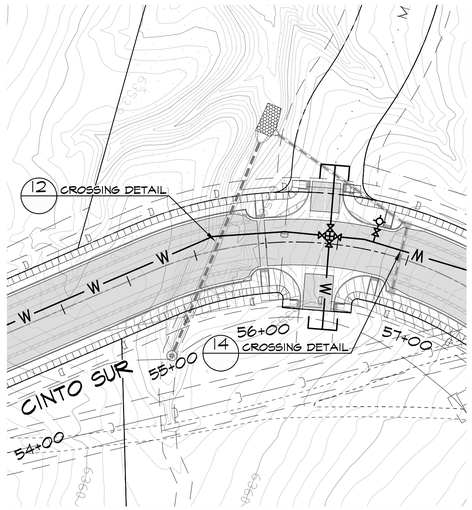
PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE ____
DATE ____

APPROVED
CITY OF SANTA FE WATER DIVISION DATE
SANTA FE FIRE DEPARTMENT DATE

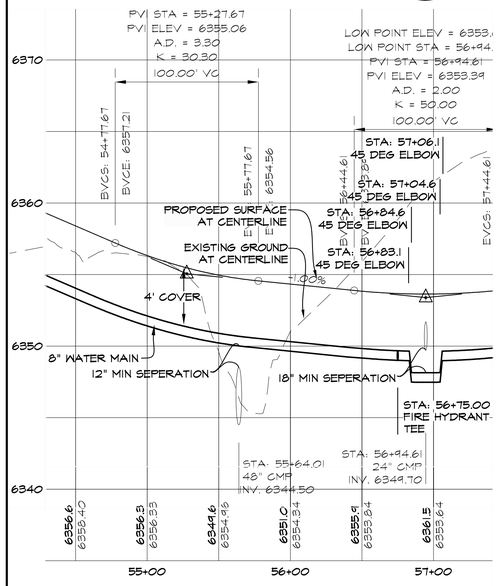
AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
NI2 NI3 OI3	TI6N, R8E, SEC 13 & 14	

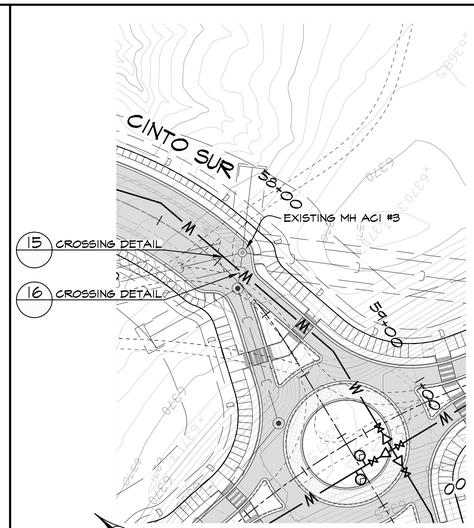
INSPECTOR
DATE
2025
17
(10 OF 11)

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-09-02 HW TC3.dwg, WATER CROSSINGS, 9/2/2025 6:09:43 PM

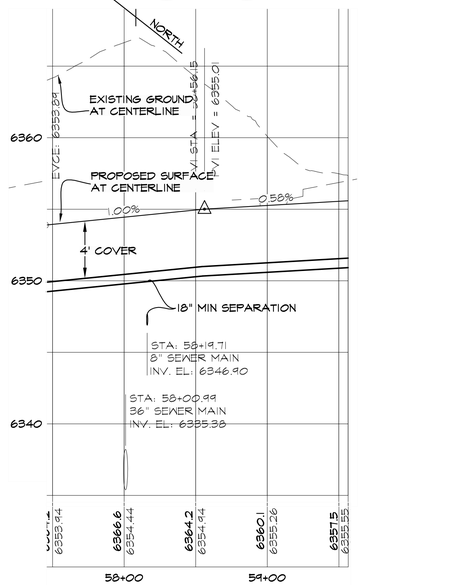


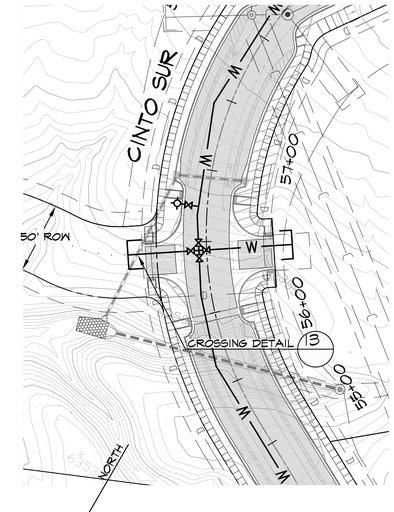
12 14 HORZ SCALE 1"=50' (50' 0 50') VERT SCALE 1"=5'



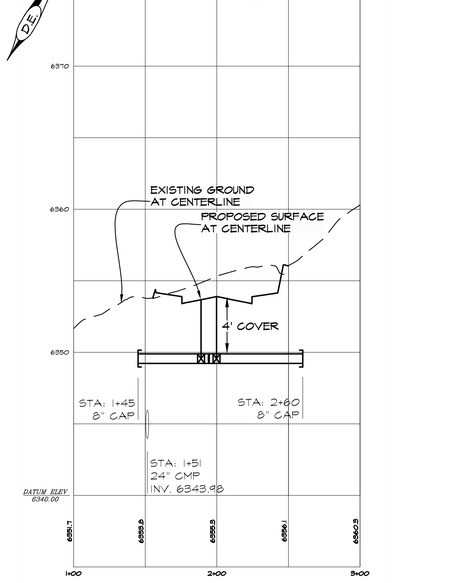


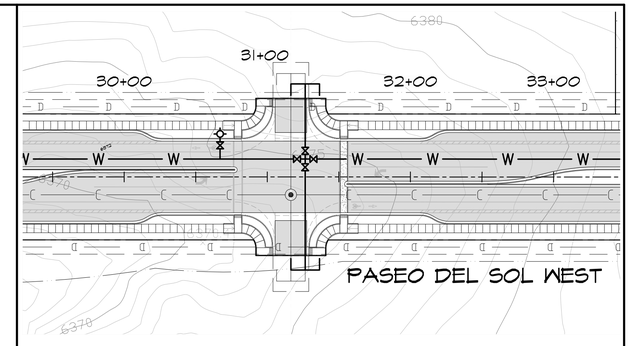
15 16 HORZ SCALE 1"=50' (50' 0 50') VERT SCALE 1"=5'



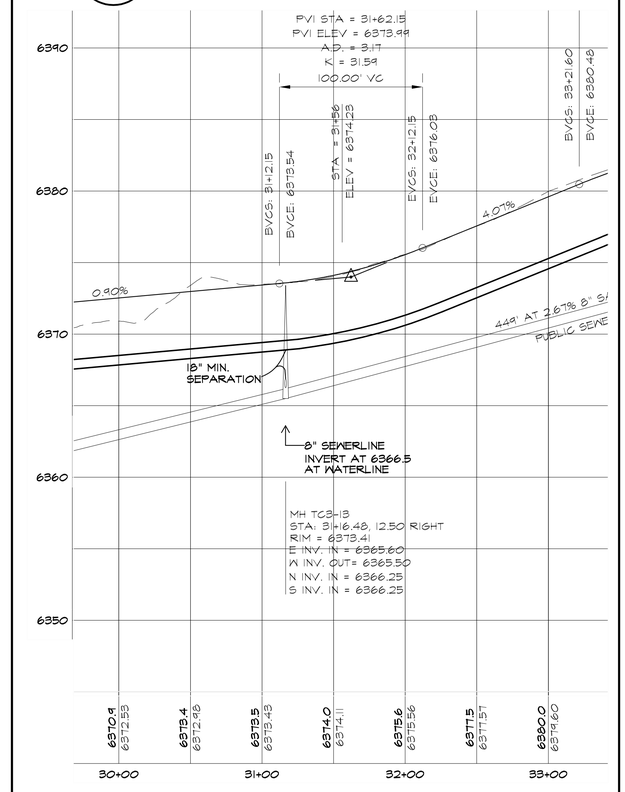


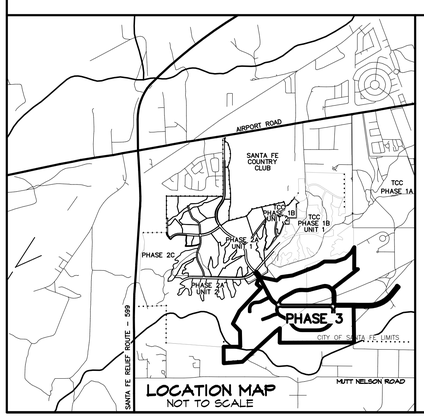
13 HORZ SCALE 1"=50' (50' 0 50') VERT SCALE 1"=5'





17 HORZ SCALE 1"=50' (50' 0 50') VERT SCALE 1"=5'





LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- EXISTING 12" PUBLIC WATER LINE
- NEW FIRE HYDRANT
- W — NEW PUBLIC WATER LINE SIZE AS NOTED.
- NEW WATER GATE VALVE, SIZE AS NOTED
- NEW SANITARY SEWER MANHOLE
- SEWER LINE CAP
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- FUTURE LOW PRESSURE SAS
- WATERLINE CAP
- AIR VACUUM RELIEF VALVE

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

GRAYNN GUERRERORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 06/09/2025

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER LINE CROSSINGS

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16K

REVISIONS

DATE	BY

PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE ____
DATE ____

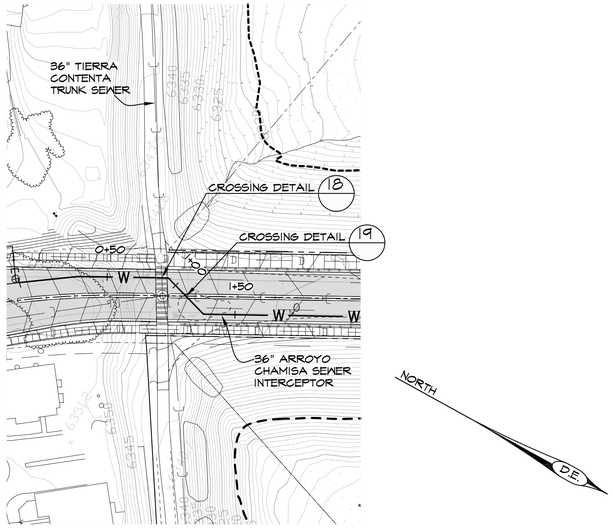
APPROVED

CITY OF SANTA FE WATER DIVISION DATE

SANTA FE FIRE DEPARTMENT DATE

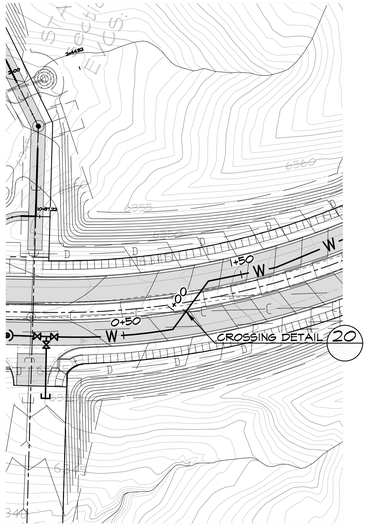
AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
N12 N13 013	T16N, R8E, SEC 13 & 14	

INSPECTOR
DATE
2025
17
(11 OF 11)



18 19

HORZ SCALE 1"=50'
50' 0 50'
VERT SCALE 1"=5'



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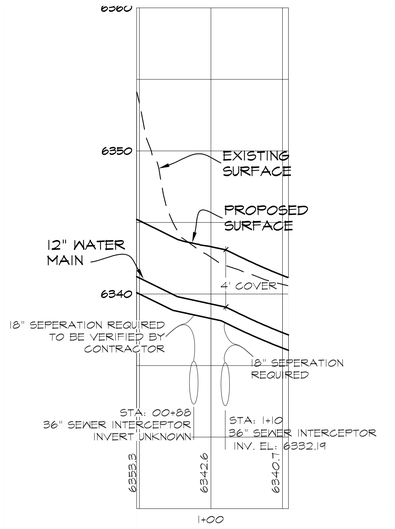
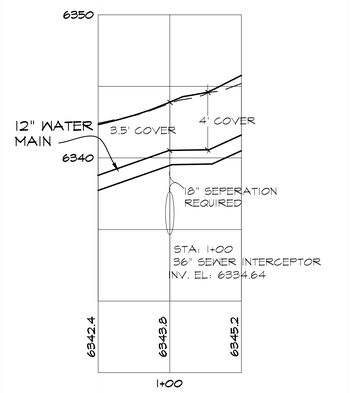
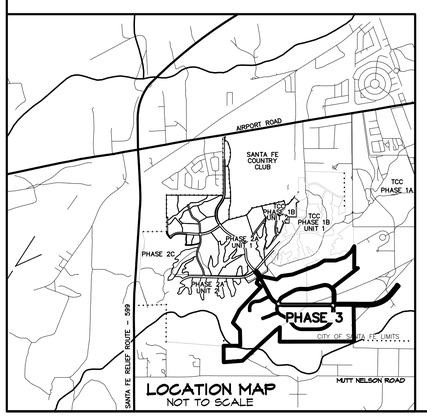
HORZ SCALE 1"=50'
50' 0 50'
VERT SCALE 1"=5'







LOCATION MAP
NOT TO SCALE

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- EXISTING 12" PUBLIC WATER LINE
- NEW FIRE HYDRANT
- W — NEW PUBLIC WATER LINE SIZE AS NOTED.
- NEW WATER GATE VALVE, SIZE AS NOTED
- NEW SANITARY SEWER MANHOLE
- SEWER LINE CAP
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- FUTURE LOW PRESSURE SAS
- WATERLINE CAP
- AIR VACUUM RELIEF VALVE

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

GRALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3597

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER LINE CROSSINGS

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16L

REVISIONS

DATE	BY
08/31/2025	O.G.

PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE ____
DATE ____

APPROVED
CITY OF SANTA FE WATER DIVISION DATE
SANTA FE FIRE DEPARTMENT DATE

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
N12 N13 013	T16N, R8E, SEC 13 & 14	

INSPECTOR
DATE ____
2025
17
(11 OF 11)

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-09-10 HW TC3.dwg, WATER CROSSINGS, 9/11/2025 10:43:06 AM

M1 STA: 12+58.51, INLET CMP 16' RIGHT
35'-18" CMP, SKEW 8 DEGREES
INV. IN: 6341.79
INV. OUT: 6341.09
STD END SECTIONS AT INLET AND OUTLET
5.5'x7.5'x1' RIP-RAP PAD
ROCK-LINED ENTRANCE

L1 STA: 14+41, INLET CMP 20' RIGHT
35'-18" CMP, SKEW 8 DEGRESS
INV. IN: 6342
INV. OUT: 6341.3
STD END SECTIONS AT INLET AND OUTLET
6'x30' V-SHAPED RUNDOWN

I4 STA: 17+05.65, INLET CMP 35' RIGHT
79'-36" CMP, SKEW 8 DEGRESS
INV. IN: 6335.0
INV. OUT: 6333.4
POND OUTLET STRUCTURE AT INLET.
STD END SECTION AT OUTLET
7'x20'x1' RIP-RAP PAD

K1 STA: 21+49.43, INLET CMP 25' RIGHT
60'-24" CMP, SKEW 15 DEGRESS
INV. IN: 6341.0
INV. OUT: 6338.0
STD END SECTIONS AT INLET AND OUTLET
6'x10'x1' RIP-RAP PAD

J1 STA: 23+56.53, INLET CMP 20' RIGHT
60'-18" CMP, SKEW 8 DEGRESS
INV. IN: 6342.4
INV. OUT: 6341.2
STD END SECTIONS AT INLET AND OUTLET
5.5'x7.5'x1' RIP-RAP PAD
ROCK-LINED ENTRANCE

SEGMENT 5
60'-8" STUB AT 0.6% GRADE.
CAPPED AT END
INV. AT END: 6337.74

20' WIDE PUBLIC UTILITY EASEMENT

20'X20' PUE

12'x19" CONCRETE PAVEMENT AND 12' ROLL CURB

SKEW=8°

20'-8" STUB AT 7% GRADE.
CAPPED AT END
INV. AT END 6342.30

20' WIDE PUE

POND 1 1

INSTALL SWALE

20'-8" STUB AT 8.2% GRADE.
CAPPED AT END
INV. AT END 6344.46

10' WIDE ASPHALT PATH (2" SP IV/6" BG/6" SUBGRADE PREP)

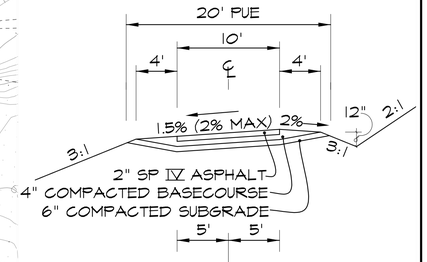
SKEW=15°

20'X20' PUE

20'-8" STUB AT 9.2% GRADE.
CAPPED AT END
INV. AT END: 6346.56

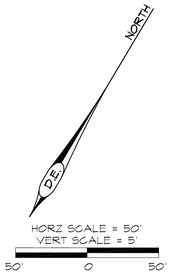
SKEW=21°

MATCHLINE SHEET 18B



ASPHALT PATH SECTION

* NO LANDSCAPING PERMITTED IN 20' PUE



HIGH POINT ELEV = 6345.82
HIGH POINT STA = 13+22.46
PVI STA = 13+19.11
PVI ELEV = 6346.42
A.D. = -4.86
K = 20.59
100.00' VC

LOW POINT ELEV = 6343.73
LOW POINT STA = 14+97.21
PVI STA = 14+98.50
PVI ELEV = 6342.36
A.D. = 4.58
K = 52.30
239.58' VC

HIGH POINT ELEV = 6345.83
HIGH POINT STA = 16+74.06
PVI STA = 16+53.18
PVI ELEV = 6345.94
A.D. = -2.73
K = 21.98
60.00' VC

LOW POINT ELEV = 6345.52
LOW POINT STA = 17+75.46
PVI STA = 17+84.71
PVI ELEV = 6345.39
A.D. = 1.02
K = 98.29
100.00' VC

EXISTING SURFACE OVER CENTERLINE

PROPOSED SURFACE OVER CENTERLINE

MH TC3-10
STA: 12+28.31
RIM = 6344.02
W INV. = 6338.96
N-S INV. = 6338.21

SEGMENT 5
60'-8" STUB AT -0.6% GRADE.
CAPPED AT END
INV. AT END: 6337.72
MECANICAL JOINTS REQUIRED FROM MANHOLE TO END.

BVCS: 12+69.11
BVCE: 6345.13
EVCS: 13+69.11
EVCE: 6345.29
BVCS: 13+78.71
BVCE: 6345.07
BVCS: 16+28.18
BVCE: 6345.24
EVCS: 16+78.29
EVCE: 6345.18
EVCS: 16+83.18
EVCE: 6345.8
BVCS: 17+34.71
BVCE: 6345.60
EVCS: 18+34.71
EVCE: 6345.64

1.50%
2.59%
-2.27%
2.32%
-0.41%

60' AT 0.60% 8" SAS SDR -26 | PUBLIC SEWER MAIN
33' AT 0.60% 8" SAS SDR-26 PUBLIC SEWER MAIN
322' AT 0.60% 8" SAS SDR-26 PUBLIC SEWER MAIN
318' AT 0.60% 8" SAS SDR-26 PUBLIC SEWER MAIN
316' AT 0.60% 8" SAS SDR-26 PUBLIC SEWER MAIN
316' AT 0.60% 8" SAS SDR-26 PUBLIC SEWER MAIN

24" SEPERATION
12" SEPARATION
18" SEPARATION
18" SEPARATION
12" SEPARATION

STA: 10+81.55
12" WATER MAIN

EXISTING 6' DIA. TYPE C MH ACI #2
STA. 10+94.8, 1.20 LEFT
EXISTING RIM = 6342.19 (NAVD88)
EXISTING INV. IN = 6334.43
EXISTING INV. OUT = 6334.41
EAST INV = 6337.43
WEST INV = 6337.43
RAISE RIM TO 6342.29 (FG AT MEDIAN)
INSTALL CONCRETE COLLAR
CORE DRILLING REQUIRED TO CONNECT TO EXISTING MANHOLE.
CONTACT WASTEWATER DIVISION AT 955-4613 FOR A MANHOLE INSPECTION.

STA: 12+58.51
INV. ELEV: 6341.47
18" CMP

STA: 14+41.74
INV. ELEV: 6341.62
18" CMP

MH TC3-9
STA: 15+51.83
RIM = 6344.01
W INV. = 6340.90
N-S INV. = 6340.15

STA: 17+05.65
INV. ELEV: 6334.29
36" CMP

MH TC3-8
STA: 18+70.62
RIM = 6345.91
W INV. OUT = 6342.82
N-S INV. OUT = 6342.07

STA: 21+49.43
INV. ELEV: 6339.77
24" CMP

MH TC3-7
STA: 21+87.59
RIM = 6347.82
W INV. = 6344.72
N-S INV. = 6343.95

STA: 23+56.53
INV. ELEV: 6342.07
18" CMP

MATCHLINE SHEET 18B

LEGEND

- NEW SANITARY SEWER MANHOLE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- END OF SEWER LINE CAP

NOTE:

1. NO LANDSCAPING PERMITTED IN 20' PUE OR SANITARY SEWER EASEMENTS.
2. MANHOLE RIMS AND COLLARS TO BE FLUSH WITH ASPHALT.
3. CONTRACTOR TO MARK END OF SEWER STUB WITH No. 4 REBAR AND 3' TALL-4" PVC PIPE PAINTED GREEN.

GERALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
08/31/2025

REVISIONS

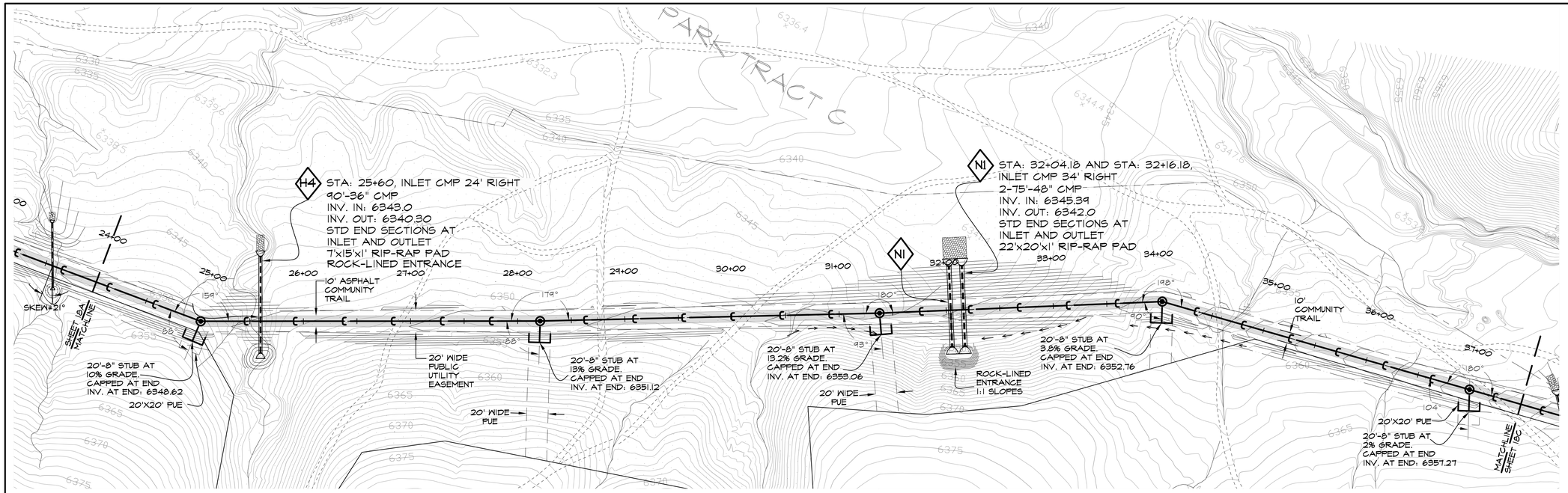
DATE	BY
08/31/2025	D.G.

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SEGMENTS 1 & 5 SAS AND ROAD PLAN & PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
	SHEET NO.	18A



NORTH

HORZ SCALE = 50'
VERT SCALE = 5'
50' 0 50'

LEGEND

- NEW SANITARY SEWER MANHOLE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- END OF SEWER LINE CAP

NOTE:

1. NO LANDSCAPING PERMITTED IN 20' PUE OR SANITARY SEWER EASEMENTS.
2. MANHOLE RIMS AND COLLARS TO BE FLUSH WITH ASPHALT.
3. CONTRACTOR TO MARK END OF SEWER STUB WITH No. 4 REBAR AND 3' TALL-4" PVC PIPE PAINTED GREEN.

JONATHAN GUERRERO-MARTINEZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

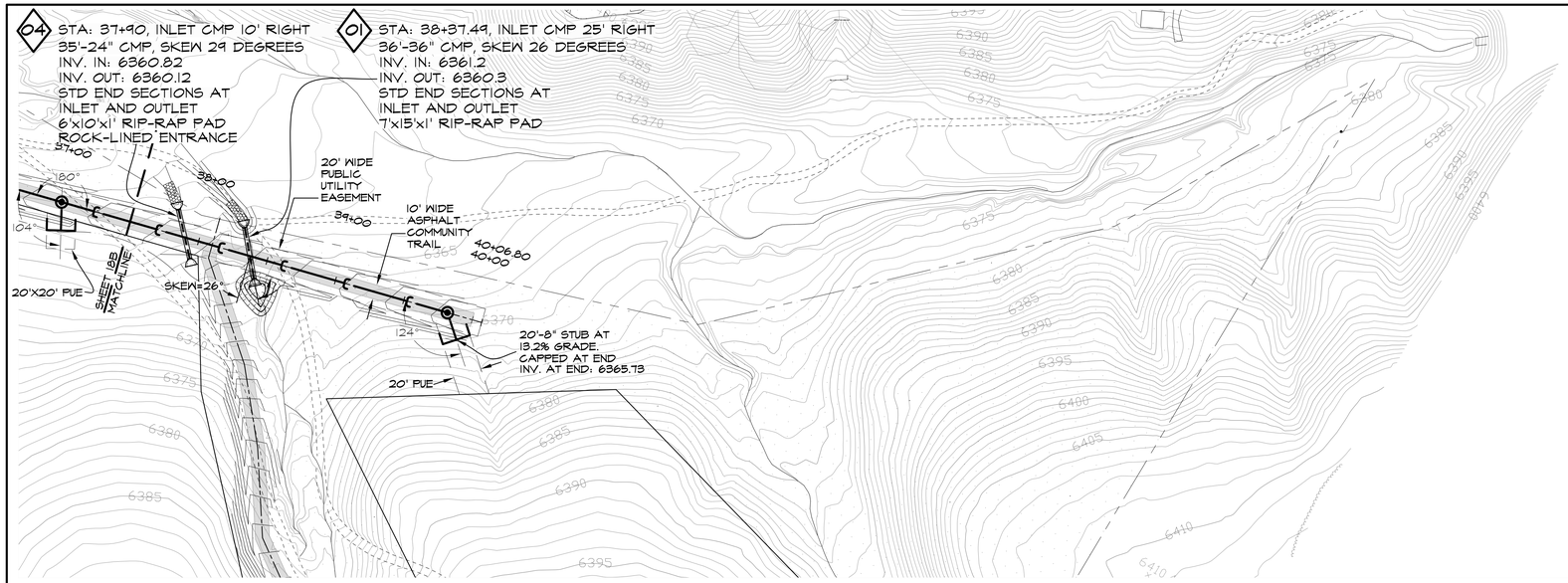
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

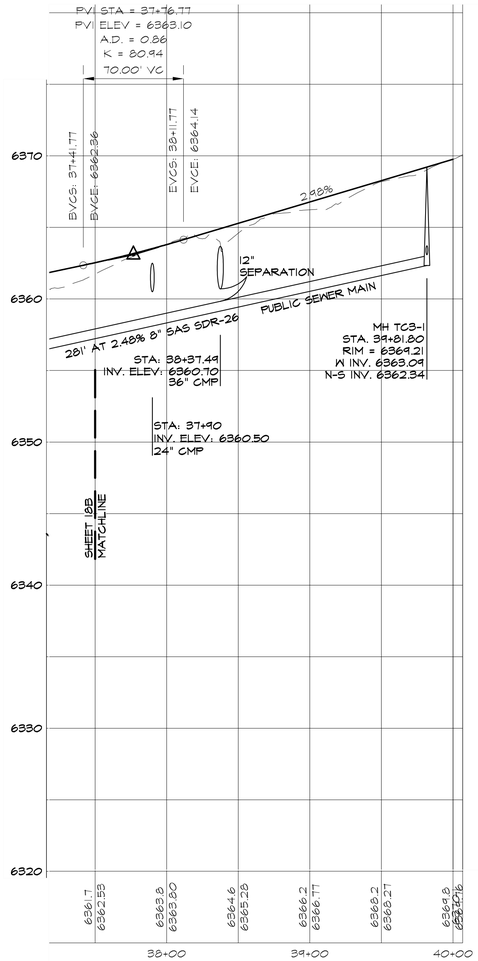
SEGMENT 1 SAS AND ROAD PLAN & PROFILE

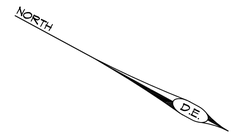
SCALE	DWG NO.	DATE
1"=50'		06/09/2025
	SHEET NO.	18B

04 STA: 37+90, INLET CMP 10' RIGHT
35'-24" CMP, SKEW 29 DEGREES
INV. IN: 6360.82
INV. OUT: 6360.12
STD END SECTIONS AT
INLET AND OUTLET
6'x10'x1' RIP-RAP PAD
ROCK-LINED ENTRANCE

01 STA: 38+37.49, INLET CMP 25' RIGHT
36'-36" CMP, SKEW 26 DEGREES
INV. IN: 6361.2
INV. OUT: 6360.3
STD END SECTIONS AT
INLET AND OUTLET
7'x15'x1' RIP-RAP PAD







HORZ SCALE = 50'
VERT SCALE = 5'
50' 0 50'

LEGEND

- NEW SANITARY SEWER MANHOLE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- END OF SEWER LINE CAP

NOTE:

1. NO LANDSCAPING PERMITTED IN 20' PUE OR SANITARY SEWER EASEMENTS.
2. MANHOLE RIMS AND COLLARS TO BE FLUSH WITH ASPHALT.
3. CONTRACTOR TO MARK END OF SEWER STUB WITH No. 4 REBAR AND 3' TALL-4" PVC PIPE PAINTED GREEN.



REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SEGMENT 1 SAS AND ROAD PLAN & PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/09/2025

SHEET NO. 18C

60'-8" STUB AT 2% GRADE CAPPED AT END INV: 6347.66

90° MIN.

90° MIN.

TC3-16

EXISTING AC1 #3

20'x50' PUBLIC UTILITY EASEMENT

20' WIDE PUBLIC UTILITY EASEMENT

70'-8" AT 5% GRADE CAPPED AT END INV. AT END 6351.55

CINTO SUR

PASEO DEL SOL WEST

TC3-15

TC3-16

TC3-14

TC3-13

TC3-12

TC3-11

40'-8" STUB AT 1% CAPPED AT END INV. AT END 6356.08

20'x40' PUBLIC UTILITY EASEMENT

85'-8" STUB AT 1% CAPPED AT END INV. AT END 6367.60

25'x25' PUBLIC UTILITY EASEMENT

25'X25' PUBLIC UTILITY EASEMENT

60'-8" STUB AT 1% CAPPED AT END INV. AT END 6367.35

56'-8" STUB AT 1% CAPPED AT END INV. AT END 6381.56

20' PUE

NORTH

HORZ SCALE = 50'
VERT SCALE = 5'

50' 0 50'

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- EXISTING 12" PUBLIC WATER LINE
- NEW FIRE HYDRANT
- W — NEW PUBLIC WATER LINE SIZE AS NOTED.
- NEW WATER GATE VALVE, SIZE AS NOTED
- NEW SANITARY SEWER MANHOLE
- SEWER LINE CAP
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- LOW PRESSURE SAS
- WATERLINE CAP
- AIR VACUUM RELIEF VALVE

STA: 58+08.18
OFFSET: 16.54 L
EXISTING MH AC1 #3
6' DIA TYPE C MANHOLE
RIM: 6367.55
NEW RIM: 6454.19
INSTALL CONCRETE COLLAR
TWO EXISTING DROP STRUCTURES
INV: 6351.22
INV. IN: 6335.34
INV. OUT: 6335.30
NEW NE DROP INV. IN: 6346.62
TIED INTO EXISTING DROP STRUCTURE.
NEW SW INV. IN 6346.82 TIED INTO DROP STRUCTURE

P.I. STA. = 58+56.15
P.I. ELEV = 6365.01

STA: 58+67.70
8" WATER MAIN
INV. 6349.97

12" MIN SEPARATION

26' AT 2.62% 8" SAS SDR 26 PUBLIC SEWER MAIN

48' AT 2.45% 8" SDR 26 PUBLIC SEWER MAIN

60' AT 2% 8" SDR 26 CAPPED STUB

MH TC3-16
STA: 58+23.13
OFFSET: 3.34 R
RIM = 6354.61
NE. INV. IN: 6347.40
E. INV. IN: 6348.05
INV. OUT: 6347.30

MH TC3-15
STA: 59+19.71
OFFSET: 33.09 R
RIM = 6356.14
INV. IN: 6344.90
INV. OUT: 6344.80

PVI STA = 25+43.92
PVI ELEV = 6358.36

PVI STA = 25+53.92
PVI ELEV = 6356.56

PVI STA = 26+15.74
PVI ELEV = 6360.43
A.D. = 2.00
K = 50.00
100.00' VC

PVI STA = 28+26.39
PVI ELEV = 6370.96
A.D. = -4.10
K = 24.40
100.00' VC

A.D. = 3.17
K = 31.59
100.00' VC

BVCS: 21+76.94
BVCE: 6368.46

BVCS: 25+65.74
BVCE: 6358.93

EVCS: 26+65.74
EVCE: 6362.93

EVCS: 26+76.94
EVCE: 6371.42

BVCS: 31+12.15
BVCE: 6373.54

EVCS: 32+12.15
EVCE: 6376.03

BVCS: 33+21.60
BVCE: 6380.48

EVCS: 34
EVCE: 6[illegible]

STA: 28+06
45 DEG. ELBOW

STA: 28+09
45 DEG. ELBOW

STA: 31+56
ELEV = 6374.23

STA: 35+13
45° ELBOW

STA: 35+33
45° ELBOW

PROPOSED SURFACE

EXISTING SURFACE

0.90%

5.00%

4.07%

0.50%

4' COVER

18" SEPARATION

18" MIN. SEPARATION

STA: 27+95.69
36" CMP
INV. 6364.39

STA: 27+50 TO STA: 28+06
WATERLINE TO BE FLAT

8" C900 PVC WATERLINE

180' AT 2.52% 8" SAS SDR 26 PUBLIC SEWER MAIN

448' AT 2.45% 8" SAS SDR 26 PUBLIC SEWER MAIN

449' AT 2.67% 8" SAS SDR 26 PUBLIC SEWER MAIN

200' AT 1.65% 8" SAS SDR 26 PUBLIC SEWER MAIN

8" SEWERLINE INVERT AT 6366.5 AT WATERLINE

8" SEWERLINE INVERT AT 6378.58 AT WATERLINE

8" SEWERLINE INVERT AT 6381.25 AT WATERLINE

MH TC3-15
STA: 24+96.10
OFFSET: 37.74 R
RIM = 6356.14
INV. IN: 6344.90
INV. OUT: 6344.80

MH TC3-14
STA: 26+67.49, 12.50 RIGHT
RIM = 6362.77
E. INV IN: 6354.53
N INV IN: 6355.18
W INV OUT: 6354.43

MH TC3-13
STA: 31+16.48, 12.50 RIGHT
RIM = 6373.41
E INV. IN = 6365.60
W INV. OUT= 6365.50
N INV. IN = 6366.25
S INV. IN = 6366.25

MH TC3-12
STA: 35+66.48, 12.50 RIGHT
RIM = 6385.58
E INV. IN = 6377.68
W INV. OUT = 6377.58

MH TC3-11
STA: 37+67.87, 12.50 RIGHT
RIM = 6387.87
W INV. OUT. = 6380.90
N INV. IN = 6381.00

STA: 35+23
36" CMP
INV. 6379.75

NOTES:

1. RECONSTRUCT EXISTING DROP INLET AT AC1-3, IN ACCORDANCE WITH CITY'S STANDARD DRAWING FOR OUTSIDE DROP MANHOLE AND THE INVERT ELEVATIONS SHOWN ON THIS SHEET. DROP INLET SHALL NEVER BE BELOW THE EXISTING AC1'S TOP OF PIPE.
3. CONTRACTOR TO MARK END OF ALL SEWER STUBS WITH No. 4 REBAR AND 3' TALL-4"PVC PIPE PAINTED GREEN.

REVISIONS

DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-9551

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SEGMENT 2 SAS PLAN AND PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/09/2025

SHEET NO. 18D

EXISTING MH ACI 6
RIM: 6351.15
INV. IN: 6338.97
INV. OUT: 6338.91
NEW SOUTH INV. IN: 6340.41

TC3-18

30' PUBLIC SANITARY SEWER EASEMENT

SEE SHEET 18F

25' PUBLIC UTILITY EASEMENT

25' DRAINAGE EASEMENT

EXISTING MH ACI 5
EXISTING RIM: 6367.51 (NAVD88)
TWO EXISTING DROP STRUCTURES 10'-8" STUBS AT INV: 6357.26 (SEE DETAIL SHEET 28O)
INV. IN: 6337.85
INV. OUT: 6337.81
INSTALL NEW CONCRETE COLLAR
NEW RIM EL: 6366.45

25'x30' PUE

CONNECT TO EXISTING STUB AT 6357.26
80'-8" STUB AT 0.6%
CAPPED AT END
INV. AT END 6357.74

25'x35' PUE

CINTO SUR

SEGMENT 3

TC3-19

50'-8" STUB AT 2.2% CAPPED AT END INV. AT END 6350.55

25'x25' PUE

25'x30' PUE

CONNECT TO EXISTING STUB AT 6357.26
40'-8" STUB AT 2% CAPPED AT END
INV. AT END 6358.06

25'x25' PUE

30'-8" STUB AT 0.6% CAPPED AT END
INV. AT END 6354.33

TC3-21

SEGMENT 4
SEE SHEET 18E

TC3-20

25' PUE

30' PUBLIC SANITARY SEWER EASEMENT

EXISTING MH ACI 4
53+59.74, 74.07 R
RIM: 6363.61 (NAVD88)
TWO EXISTING DROP STRUCTURES WITH 10'-8" STUBS
INV: 6353.19
INV. IN: 6336.74
INV. OUT: 6336.70

TC3-17

5.50'

11.0'

60'-8" STUB AT 2% CAPPED AT END
INV. AT END 6354.55

25'x30' PUE

FILSON

HORZ SCALE = 50'
VERT SCALE = 5'
50' 0 50'

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- SEWER LINE CAP
- EXISTING 12" PUBLIC WATER LINE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- NEW FIRE HYDRANT
- FUTURE LOW PRESSURE SAS
- NEW PUBLIC WATER LINE SIZE AS NOTED.
- WATERLINE CAP
- NEW WATER GATE VALVE, SIZE AS NOTED
- AIR VACUUM RELIEF VALVE

HIGH POINT ELEV = 6369.12
HIGH POINT STA = 50+82.05
PVI STA = 50+59.70
PVI ELEV = 6369.43
A.D. = -3.08
K = 32.48
100.00' VC

PVI STA = 52+26.43
PVI ELEV = 6368.01
A.D. = -3.45
K = 29.00
100.00' VC

N POINT ELEV = 6360.54
N POINT STA = 39+58.08
PVI STA = 39+31.90
PVI ELEV = 6359.24
A.D. = 6.64
K = 26.00
172.87' VC

HIGH POINT ELEV = 6363.69
HIGH POINT STA = 41+57.81
PVI STA = 41+40.38
PVI ELEV = 6364.06
A.D. = -3.43
K = 29.14
100.00' VC

LOW POINT ELEV = 6359.39
LOW POINT STA = 45+75.42
PVI STA = 45+92
PVI ELEV = 6359.02
A.D. = 3.35
K = 29.90
100.00' VC

STA: 40+18.84 ELEV: 6362.71
STA: 40+86.84 ELEV: 6362.81
BVCS: 40+40.38
BVCE: 6362.91
EVCS: 41+40.38
EVCE: 6363.51
EVCS: 40+18.24
EVCE: 6361.24
BVCS: 45+42
BVCE: 6359.57
STA: 45+67.25
ELEV: 6359.30
STA: 45+76.25
ELEV: 6359.41
STA: 45+86.26
ELEV: 6359.30
EVCS: 46+42
EVCE: 6360.18
STA: 49+09.86 ELEV: 6366.10
STA: 49+14.86 ELEV: 6366.20
STA: 49+77.16 ELEV: 6367.60
STA: 49+82.16 ELEV: 6367.70
BVCS: 50+09.70
BVCE: 6368.32
EVCS: 51+09.70
EVCE: 6369.01
BVCS: 51+76.45
BVCE: 6368.44
EVCS: 52+76.45
EVCE: 6365.26
STA: 52+91.65 ELEV: 6365.13
STA: 52+96.65 ELEV: 6365.09

2.28%
-1.12%
2.23%
-0.85%

STA: 41+57.81, 5.70 RIGHT
AIR VACUUM RELIEF VALVE

447' AT 0.85% 8" SAS SDR 26, PUBLIC SEWER MAIN

24"+ SEPARATION

PROJECTED 8" WATERLINE

STA: 50+82.05, 28' L
AIR VACUUM RELIEF VALVE

STA: 49+50.02
8" WATER MAIN TEE

STA: 49+39.99
8" SEWER MAIN
INV. 6357.35

STA: 52+89.15
TEE FIRE HYDRANT

STA: 53+24.
8" TE

STA: 53+30
8" GATE VAL

STA: 39+46.5
5 DEG ELBOW

STA: 39+69.5
45 DEG ELBOW

STA: 39+48
45 DEG ELBOW

STA: 39+68
45 DEG ELBOW

STA: 39+58.08
24" CMP
INV. 6357.06

STA: 41+14.84
5.70 RIGHT
8" WATER MAIN
INV. 6358.71

MH TC3-17
STA: 41+24.84, 5.50 RIGHT
RIM = 6363.24
NORTH INV. IN = 6353.35
WEST INV. OUT = 6353.25

STA: 43+67.55, 5.70 RIGHT
8" WATER MAIN
INV. 6356.86

STA: 45+48.10
45 DEG ELBOW
STA: 45+50.78
45 DEG ELBOW
(EL: 52.15)
STA: 45+60.00
36" CMP
INV. 6354.82

STA: 46+11.05
TEE FIRE HYDRANT

STA: 45+81.20, 5.50 LEFT
8" WATER MAIN CROSS

STA: 45+71.95
45 DEG ELBOW
STA: 45+69.43
45 DEG ELBOW

MH TC3-18
STA: 45+71.25, 5.87 RIGHT
RIM = 6359.49
E INV. IN = 6349.45
N INV. IN = 6349.45
S INV. OUT = 6349.35

STA: 47+77.07
EXISTING 36" SEWER
INV. 6338.24

STA: 49+06.84
TEE FIRE HYDRANT

STA: 52+46.85
45 DEG ELBOW

STA: 53+18.24
24" CMP
INV. 6357.06

STA: 38+67
SING PIPE
ND END
PIPE SHOULD
AFFIC RATED.
CONSTRUCTION STANDARDS
OR ADDITIONAL INFORMATION

NOTE:
CONTRACTOR TO MARK END OF ALL SEWER STUBS WITH No. 4 REBAR AND 4" TALL-4" PVC PIPE PAINTED GREEN.

6380
6370
6360
6350

6361.2 6361.14 | 6360.9 6360.55 | 6361.2 6360.86 | 6361.0 6361.47 | 6361.8 6363.11 | 6364.1 6363.66 | 6364.3 6363.40 | 6362.6 6362.84 | 6362.0 6362.28 | 6361.3 6361.12 | 6362.7 6361.16 | 6364.0 6360.60 | 6362.8 6360.04 | 6356.2 6354.50 | 6356.0 6354.48 | 6360.3 6360.31 | 6361.4 6361.42 | 6361.9 6362.54 | 6361.8 6363.85 | 6361.7 6364.76 | 6365.8 6365.86 | 6361.1 6366.99 | 6366.2 6366.10 | 6368.8 6368.97 | 6369.0 6369.08 | 6369.0 6368.66 | 6368.3 6366.14 | 6367.0 6366.88 | 6364.8 6364.85

39+00 40+00 41+00 42+00 43+00 44+00 45+00 46+00 47+00 48+00 49+00 50+00 51+00 52+00 53+00

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

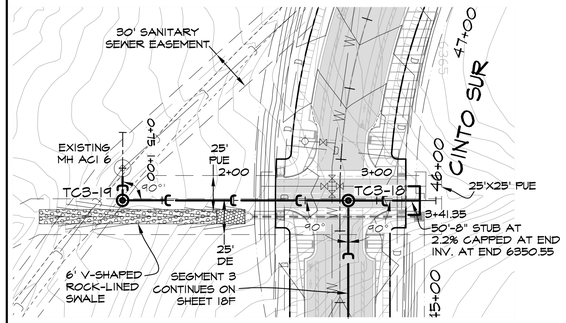
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3951

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SEGMENT 3 SAS PLAN AND PROFILE

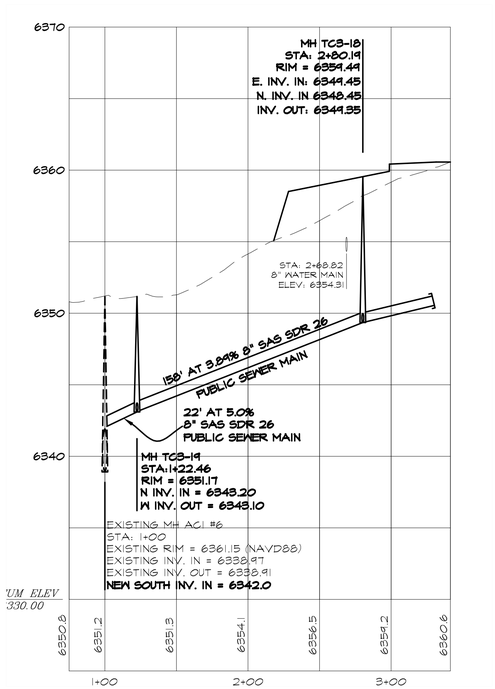
SCALE	DWG NO.	DATE
1"=50'		06/09/2025

SHEET NO. 18E

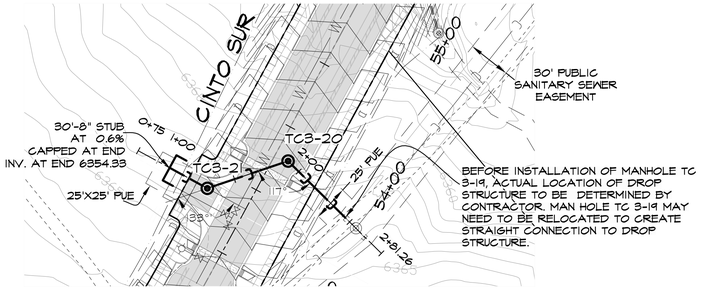


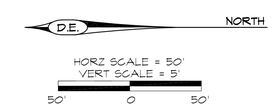


SEGMENT 3 SAS MAIN

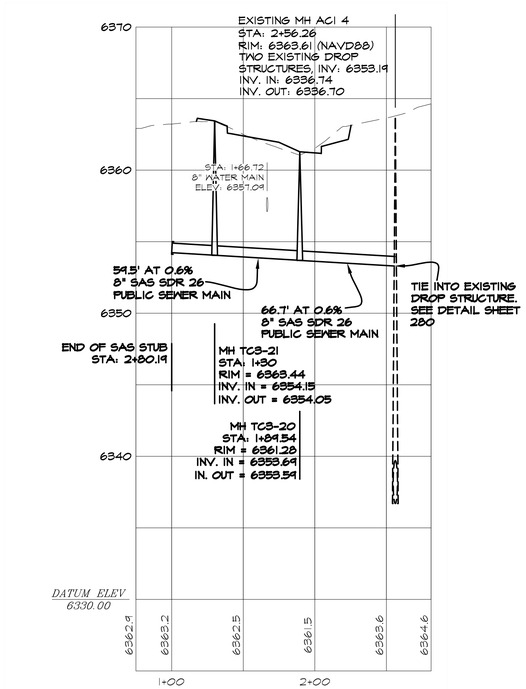


NOTES
1. NEW 8-INCH SAS PENETRATION INTO EXISTING ACI-6 MANHOLE SHALL BE CORED DRILLED SO THAT NEW PIPE'S INVERT IS JUST ABOVE THE TOP OF THE INTERCEPTOR PIPE AS INDICATED IN THE PROFILE.
2. RECOAT A 20-INCH BAND AROUND THE MANHOLE CYLINDER, CENTERED ON PIPE PENETRATION USING SHERWIN WILLIAMS EPOXY LINING SYSTEM OAE DURA PLATE 6100 HIGH PHYSICAL STRENGTH.
3. EPOXY LINING SHALL BE APPLIED IN STRICT ACCORDANCE WITH MANAFACTURE'S SPECIFICATIONS.





SEGMENT 4 SAS MAIN



LEGEND

- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- SEWER LINE CAP
- EXISTING 12" PUBLIC WATER LINE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- NEW FIRE HYDRANT
- FUTURE LOW PRESSURE SAS
- NEW PUBLIC WATER LINE SIZE AS NOTED.
- WATERLINE CAP
- NEW WATER GATE VALVE, SIZE AS NOTED
- AIR VACUUM RELIEF VALVE

NOTE:
CONTRACTOR TO MARK END OF ALL SEWER STUBS WITH No. 4 REBAR AND 4" TALL-4' PVC PIPE PAINTED GREEN.

GRALYNN GUERRERO ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

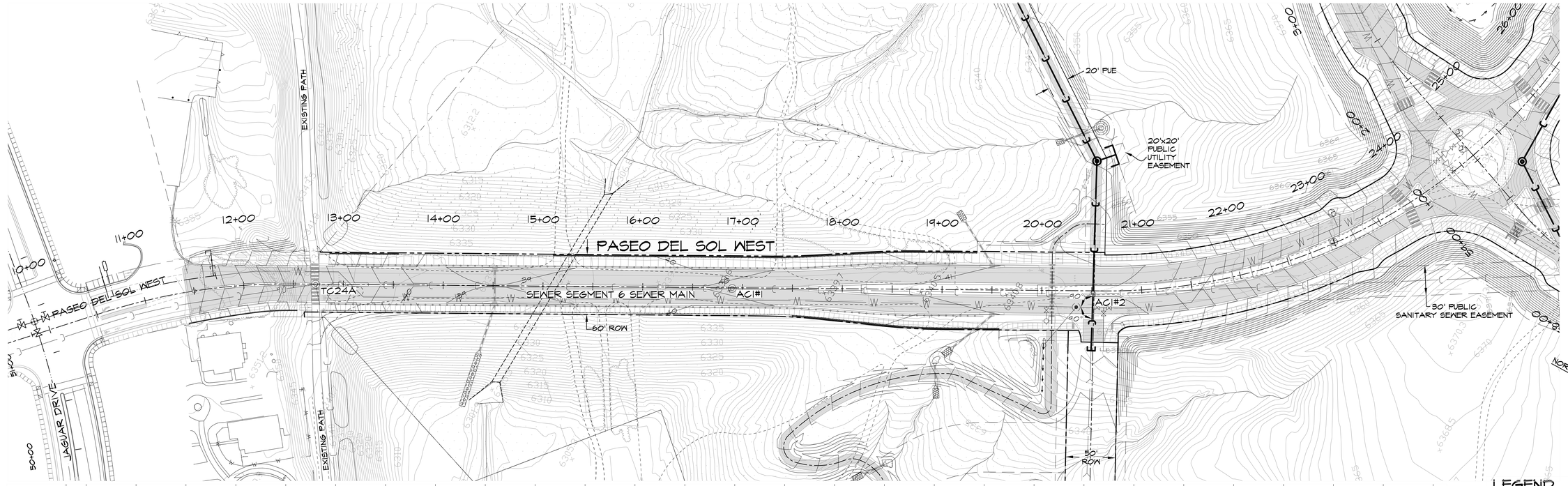
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 191-9951

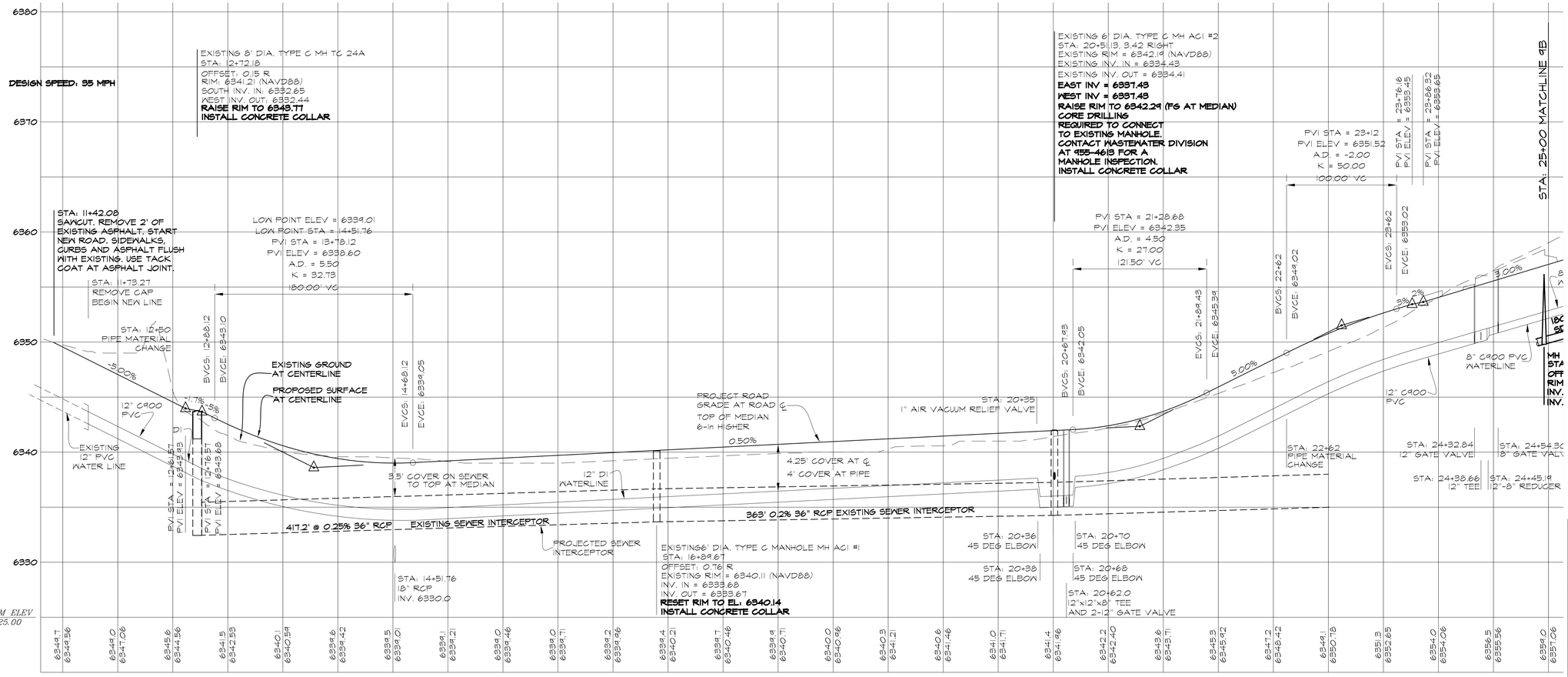
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SEGMENTS 3 & 4 SAS PLAN AND PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/09/2025

SHEET NO. 18F





LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- EXISTING 12" PUBLIC WATER LINE
- NEW FIRE HYDRANT
- NEW PUBLIC WATER LINE SIZE AS NOTED.
- NEW WATER GATE VALVE, SIZE AS NOTED
- NEW SANITARY SEWER MANHOLE
- SEWER LINE CAP
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- LOW PRESSURE SAS
- WATERLINE CAP
- AIR VACUUM RELIEF VALVE

GRALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
09/09/2025

REVISIONS

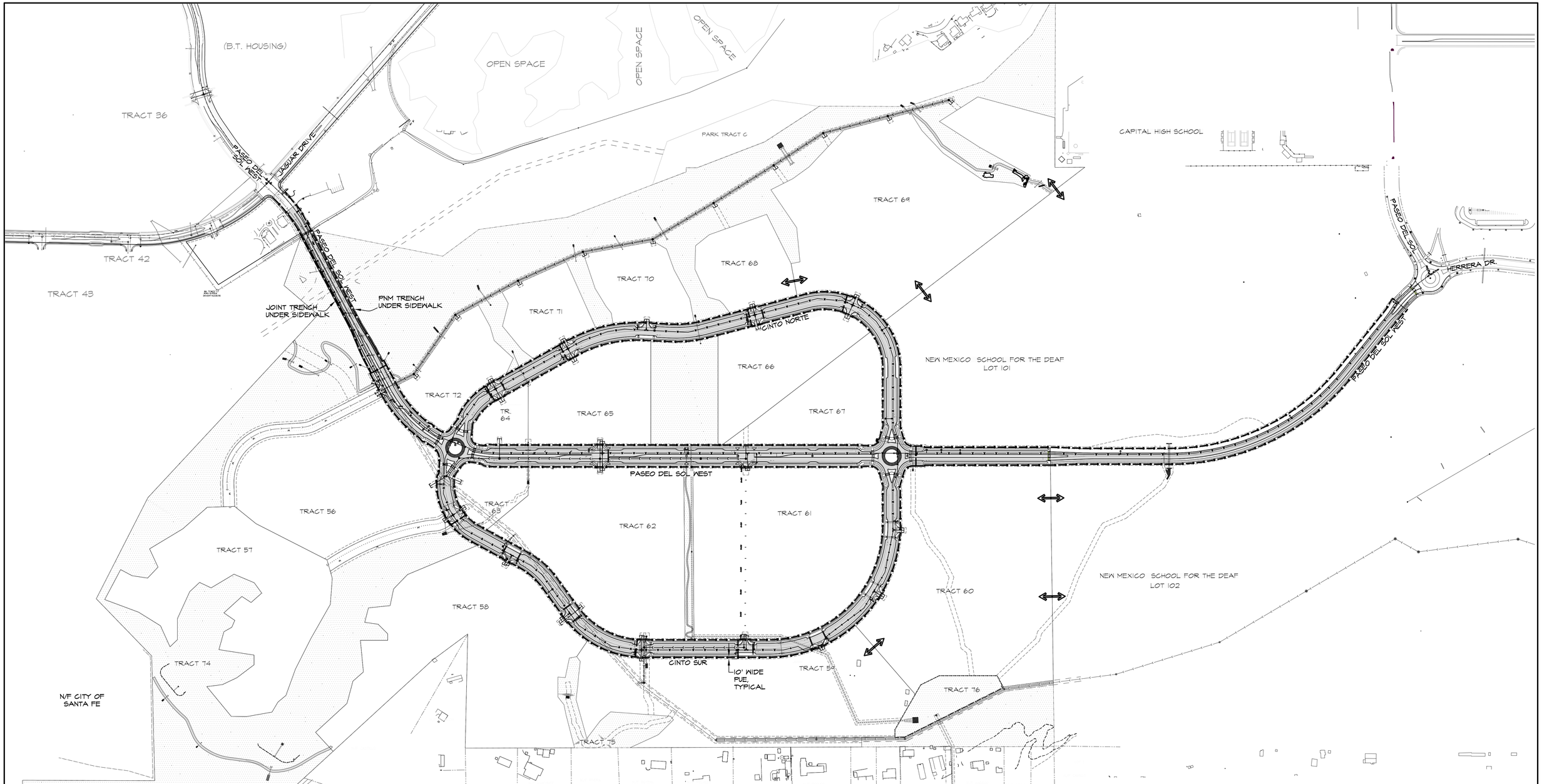
DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9597

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SEGMENT 6 SAS PLAN AND PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
	SHEET NO.	18G



LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- EXISTING 12" PUBLIC WATER LINE
- NEW FIRE HYDRANT
- DRY UTILITIES, JOINT UTILITY TRENCH
- NEW 12" PUBLIC WATERLINE UNLESS OTHERWISE NOTED
- NEW WATER GATE VALVE, SIZE AS NOTED
- NEW SANITARY SEWER MANHOLE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- FUTURE LOW PRESSURE SAS
- AIR VACUUM RELIEF VALVE
- FUTURE 8" WATERLINE
- STREET LIGHT
- ROADWAY/SIDEWALK, WATER, SEWER, AND DRY UTILITY CONNECTION BETWEEN TRACTS REQUIRED. FINAL CONNECTION LOCATIONS TO BE DETERMINED AT THE TIME OF TRACT DEVELOPMENT, SUBJECT TO APPROVAL BY TC PHASE 3A, LLC OR ITS AUTHORIZED AGENT AND THE CITY OF SANTA FE.

DRY UTILITY PLANS SUBJECT TO CHANGE BY PUBLIC UTILITY COMPANIES.

NOTE:
10' PUE EXISTS ON EITHER SIDE OF ALL ROAD RIGHT-OF-WAYS EXCEPT PASEO DEL SOL WEST, STA 11+42 TO STA 19+60 WHERE DRY UTILITIES IN ROAD RIGHT-OF-WAY UNDER THE SIDEWALKS.

NORTH

D.E.

SCALE 1"=200

200' 0 200'

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
06/09/2025
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 989-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

DRY UTILITY PLAN

SCALE	DWG NO.	DATE
1"=200'		06/09/2025

SHEET NO. 19

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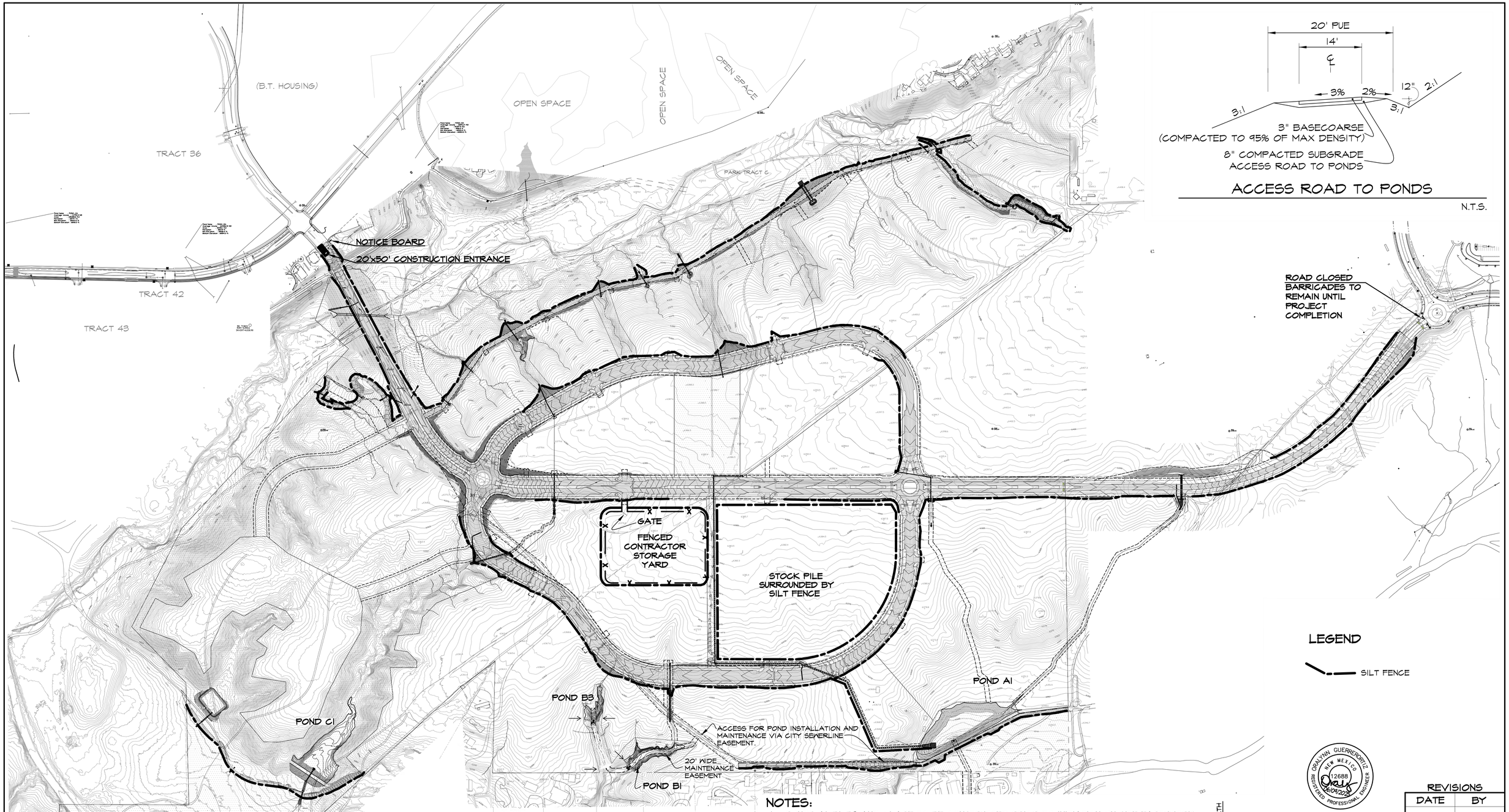

ACCESS ROAD TO PONDS

N.T.S.

LEGEND

SILT FENCE

NOTES:

1. PONDS A1, B1, B3 AND C1 ARE TO BE CONSTRUCTED PRIOR TO INITIATION ON SITE EARTHWORK.
2. INSTALL ALL TEMPORARY EROSION CONTROL FACILITIES, AS SHOWN ON THIS SHEET, BEFORE ANY SITE 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. GRAVEL BAGS AND FILTER FABRIC REQUIRED AROUND ALL DROP INLET STRUCTURES.
7. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE 14-8.2(D)(5)

NORTH

D.E.

SCALE 1"=200'

200' 0 200'

OSRALYNN GUERRERO-DIAZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-9591

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SEDIMENT CONTROL PLAN

SCALE	DWG NO.	DATE
1"=200'		06/09/2025

SHEET NO. 20

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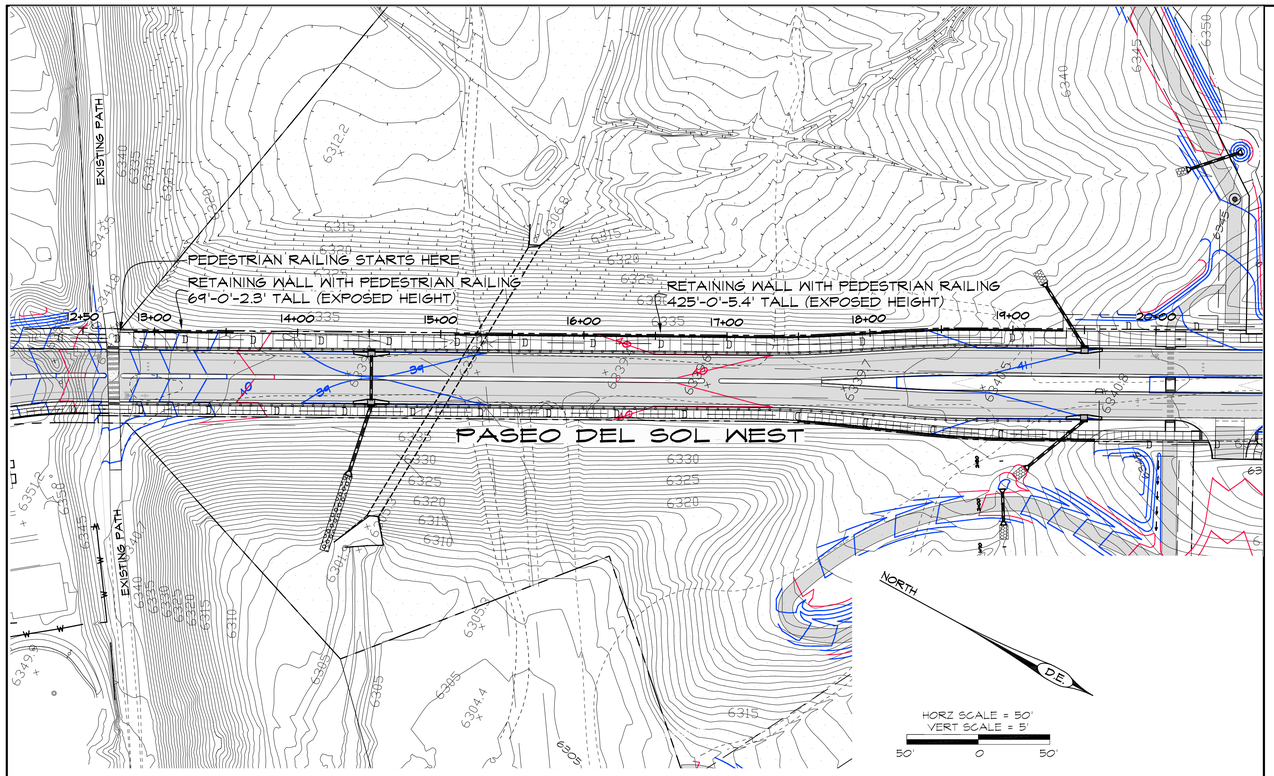
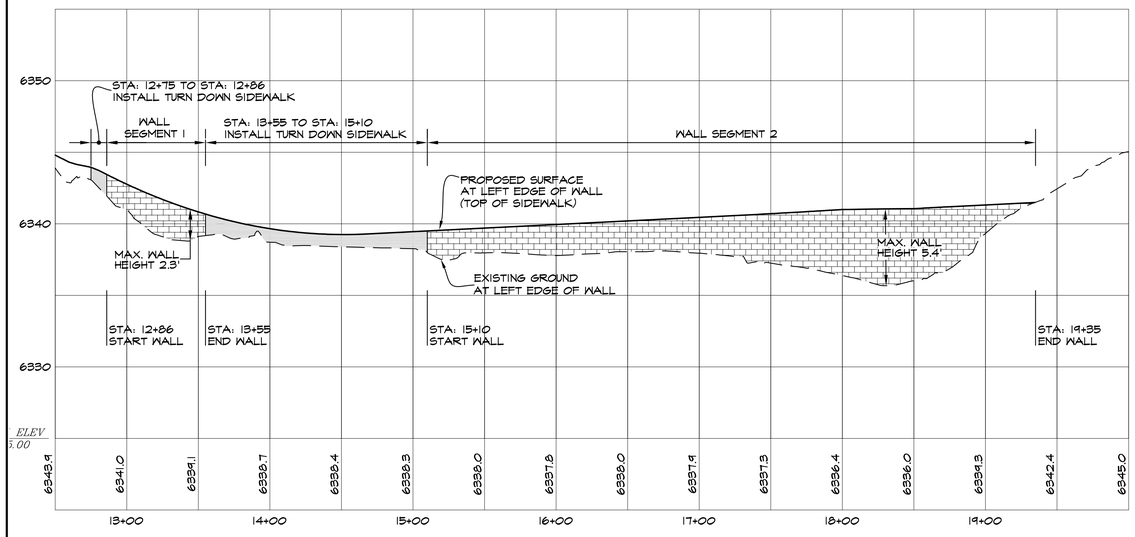
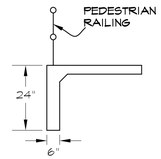


EAST WALLS

27.17' - 39.17' TO LEFT EDGE OF WALL

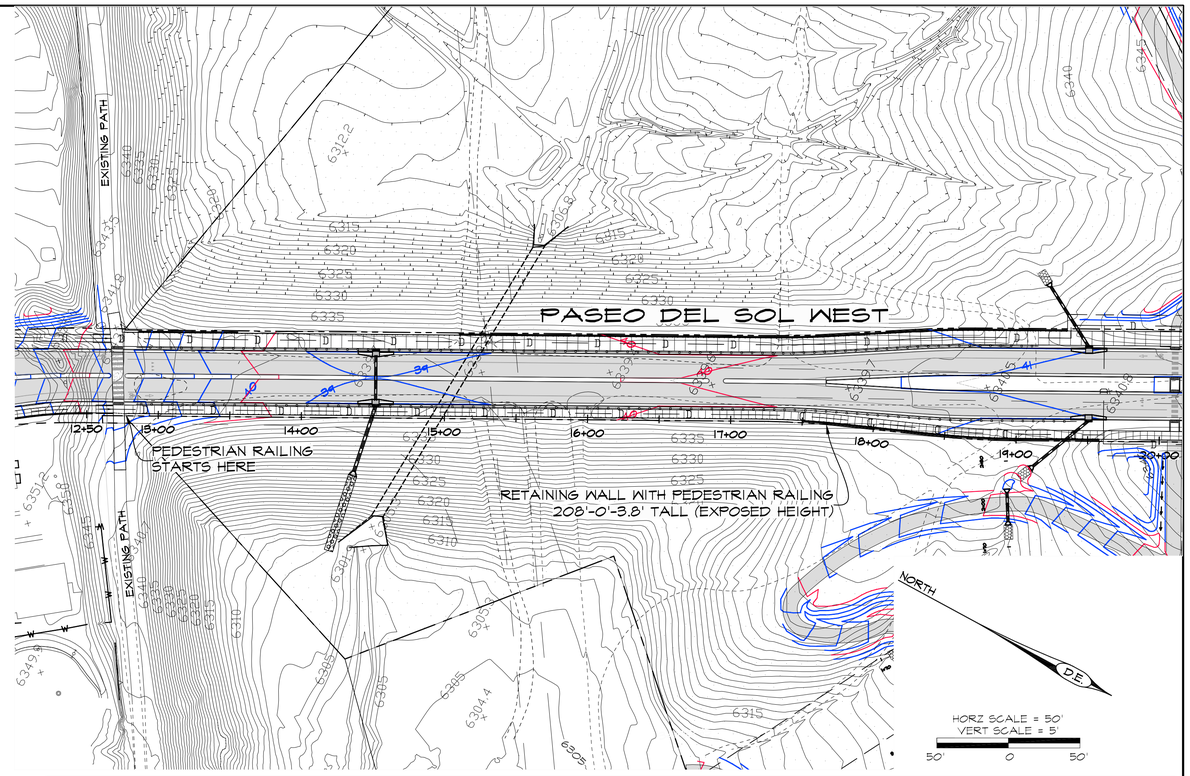




TURN DOWN SIDEWALK

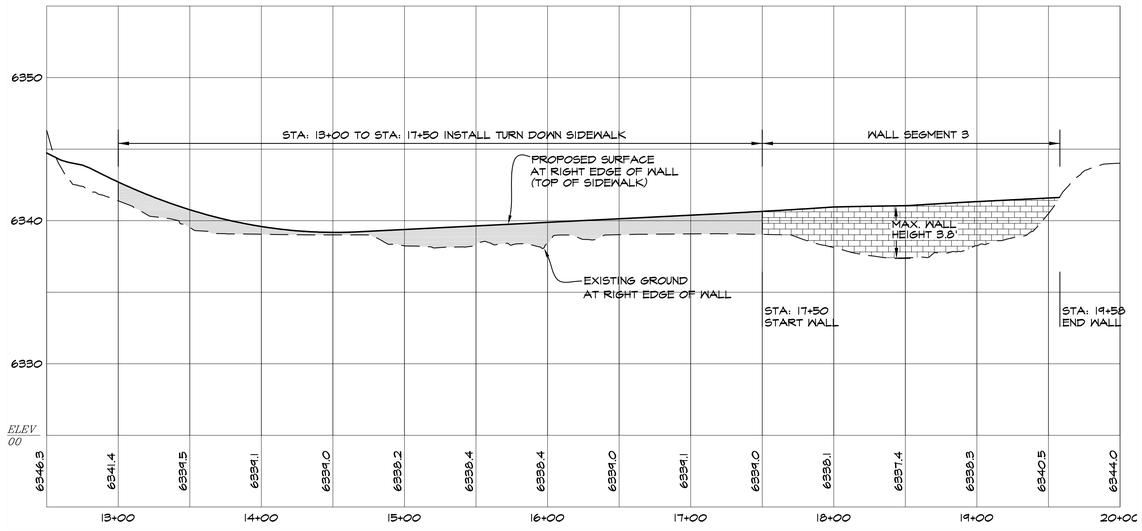
(SEE DETAIL SHEET 14) N.T.S

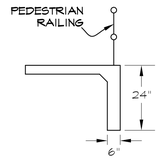
SEE STRUCTURAL PLANS SHEET C103



WEST WALL

31.17' - 37.67' TO RIGHT EDGE OF WALL





TURN DOWN SIDEWALK

(SEE DETAIL SHEET 14) N.T.S

GRALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY

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TIERRA CONTENTA PH. 3A INFRASTRUCTURE

PASEO DEL SOL WEST WALL PROFILES

SCALE	DWG NO.	DATE
1"=50'		06/09/2025

SHEET NO. 21

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PASEO DEL SOL WEST

JAGUAR DRIVE

EXISTING MH TC 24A
RIM: 6341.21 (NAVD88)
SOUTH INV. IN: 6332.65
WEST INV. OUT: 6332.44

VERTICAL CONTROL
PT# 6804 EL:6339.87 AT MH CTR
TO BE VERIFIED BY
CONTRACTOR

EXISTING MH ACI #1
6' DIA. TYPE C MANHOLE
RIM: 6340.11 (NAVD88)
INV. IN: 6333.66
INV. OUT: 6333.67

VERTICAL CONTROL
PT# 6803 EL:6340.97 AT MH CTR
TO BE VERIFIED BY
CONTRACTOR

EXISTING MH ACI #2
6' DIA TYPE C MANHOLE
RIM: 6342.19 (NAVD88)
INV. IN: 6334.43
INV. OUT: 6334.41

VERTICAL CONTROL
PT# 6805 EL:6367.35 AT MH CTR
TO BE VERIFIED BY
CONTRACTOR

EXISTING MH ACI #3
RIM: 6367.55 (NAVD88)
TWO EXISTING DROP STRUCTURES
INV. 6357.22
INV. IN: 6335.34
INV. OUT: 6335.30

ARROYO
CHAMISO
INTERCEPTOR
(ACI)

PASEO DEL SOL WEST

EXISTING MH ACI 4
RIM: 6363.61 (NAVD88)
TWO EXISTING DROP STRUCTURES, INV: 6353.19
INV. IN: 6336.74
INV. OUT: 6336.70

EXISTING MH ACI 5
RIM: 6367.51 (NAVD88)
TWO EXISTING DROP STRUCTURES
AT INV: 6557.26
INV. IN: 6337.85
INV. OUT: 6337.81

EXISTING MH ACI 6
RIM: 6351.15 (NAVD88)
INV. IN: 6338.97
INV. OUT: 6338.91

36" ARROYO CHAMISO
INTERCEPTOR

EXISTING MH ACI 7
RIM: 6351.00 (NAVD88)
INV. IN: 6340.12
INV. OUT 6340.06

EXISTING MH ACI 8
RIM: 6366.07 (NAVD88)
ONE EXISTING DROP STRUCTURE
IN: 6356.28
INV. IN: 6341.23
INV. OUT: 6341.20

EXISTING MH ACI 9
RIM: 6348.55 (NAVD88)
INV. IN: 6342.25
INV. OUT: 6342.21

EXISTING MH ACI 10
RIM: 6349.81 (NAVD88)
INV. IN: 6343.57
INV. OUT: 6343.53

EXISTING MH ACI 11
RIM: 6350.94 (NAVD88)
INV. IN: 6345.02
INV. OUT: 6344.98

EXISTING
EARTHEN DAM

38"Rx57"S
CMP

VERTICAL CONTROL
PT# 10616 EL:6424.38 AT MH CTR
TO BE VERIFIED BY
CONTRACTOR

PASEO DEL SOL

HERRERA DR.

PASEO DEL SOL WEST

N/F OROZCO
N/F CASTILLO
N/F MONTOYA
N/F MARTINEZ
N/F RIVERA
N/F TRUJILLO
N/F ALVAREZ
N/F ANDUJO
N/F SAULO
N/F LOYA
N/F CARILLO
N/F HERRERA
N/F MARTINEZ

NORTH

SCALE 1"=200'
200' 0 200'

REVISIONS	
DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
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GRALYNN GUERRERORTIZ
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12688
06/04/2025
REGISTERED PROFESSIONAL ENGINEER

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

VERTICAL CONTROL PLAN

SCALE	DWG NO.	DATE
1"=200'		06/09/2025
	SHEET NO.	22A

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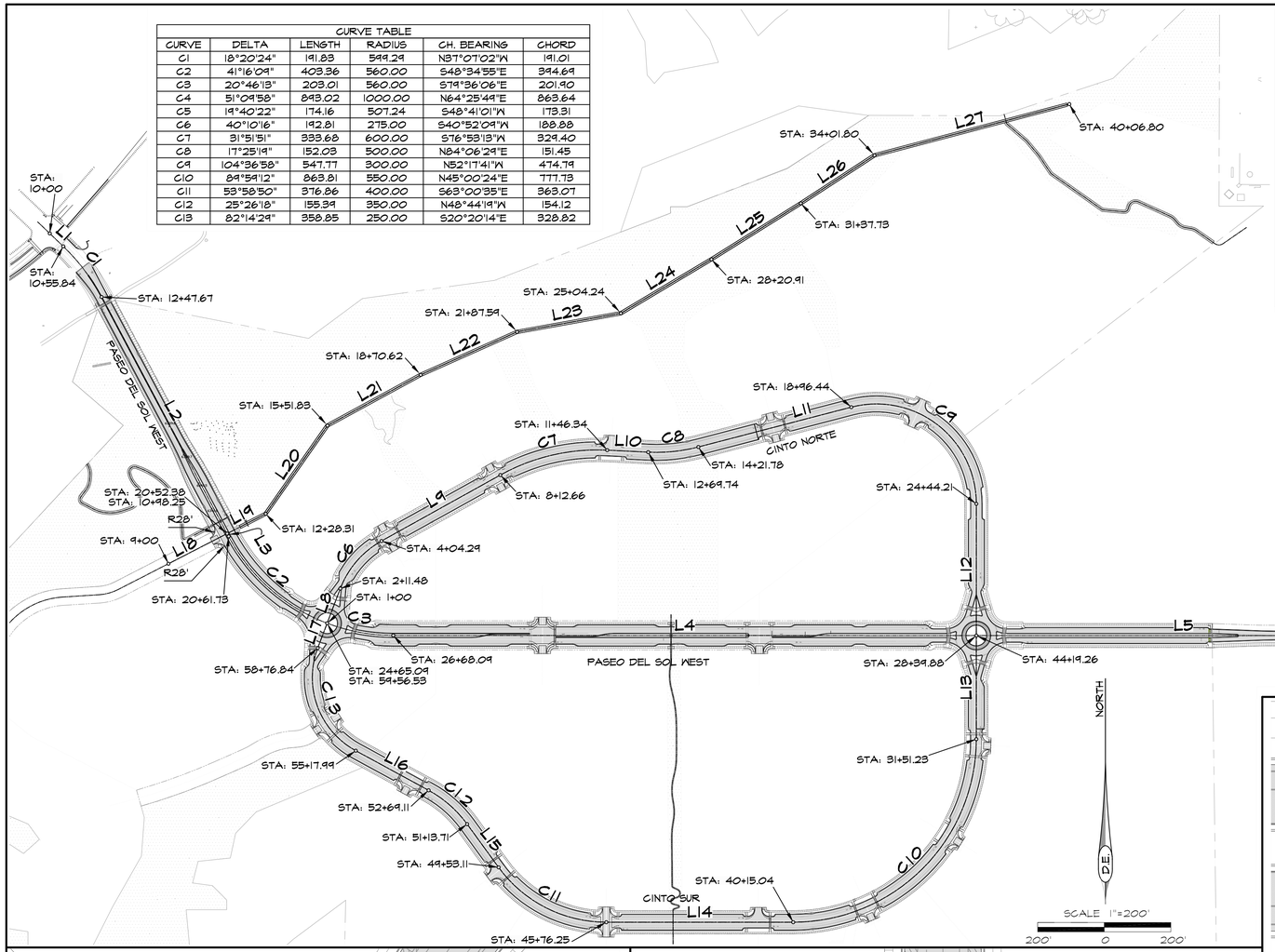
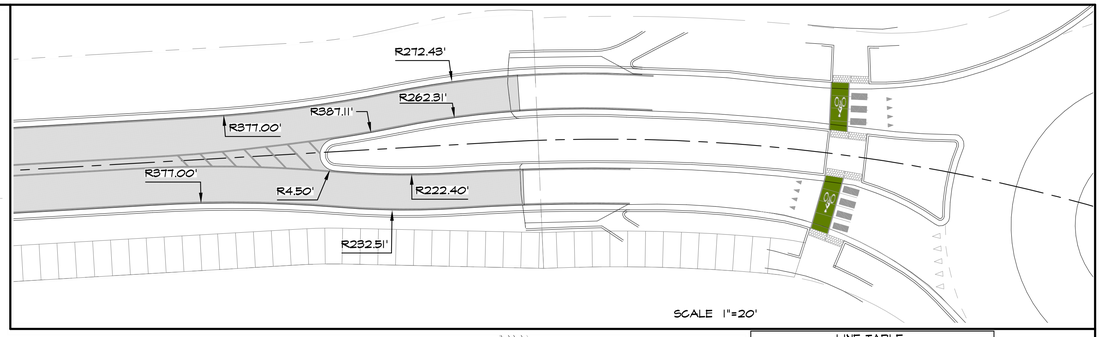
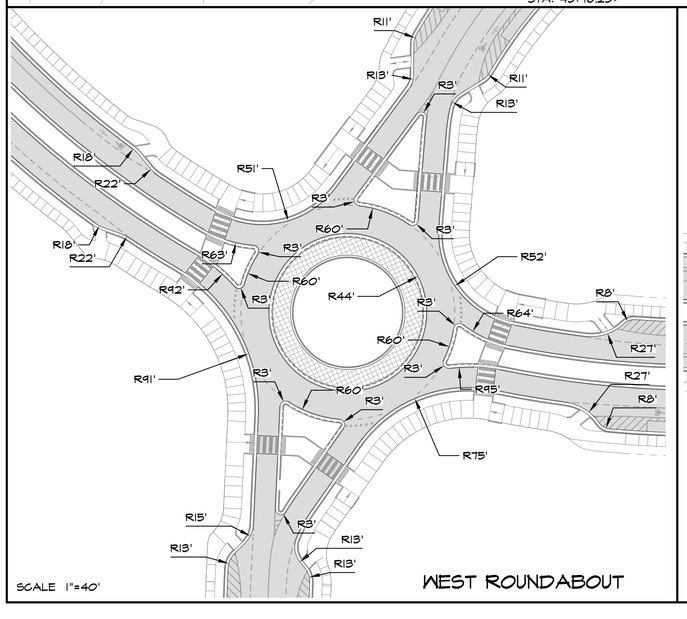
CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CH. BEARING	CHORD
C1	18°20'24"	191.83	599.29	N37°07'02"W	191.01
C2	41°16'09"	403.36	560.00	S48°34'55"E	394.69
C3	20°46'13"	203.01	560.00	S79°36'06"E	201.90
C4	51°09'58"	893.02	1000.00	N64°25'49"E	863.64
C5	19°40'22"	174.16	507.24	S48°41'01"W	173.31
C6	40°10'16"	192.81	275.00	S40°52'09"W	188.88
C7	31°51'51"	333.68	600.00	S76°53'13"W	329.40
C8	17°25'19"	152.03	500.00	N84°06'29"E	151.45
C9	104°36'58"	547.77	300.00	N52°17'41"W	474.79
C10	84°59'12"	863.81	550.00	N45°00'24"E	777.73
C11	53°58'50"	376.86	400.00	S63°00'35"E	363.07
C12	25°26'18"	155.39	350.00	N48°44'19"W	154.12
C13	82°14'29"	358.85	250.00	S20°20'14"E	328.82





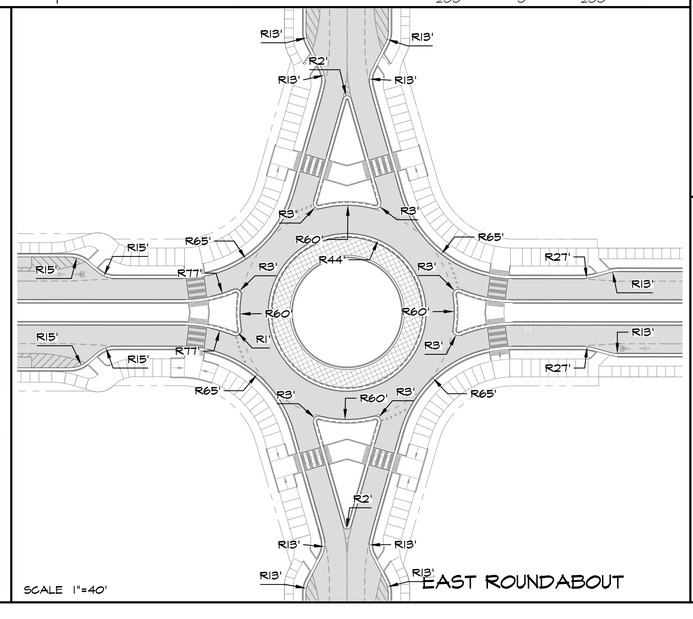
SCALE 1"=20'

LINE TABLE		
LINE	LENGTH	BEARING
L1	55.84	S46°17'14"E
L2	804.71	S27°56'50"E
L3	9.35	S27°56'50"E
L4	1751.17	S89°59'12"E
L5	1244.30	S89°59'12"E
L6	385.36	N38°50'50"E
L7	12.64	N58°31'12"E
L8	111.48	N20°47'01"E
L9	408.37	N60°57'17"E
L10	123.41	S87°10'52"E
L11	474.66	N75°23'44"E
L12	345.67	S00°00'48"W
L13	311.35	S00°00'48"W
L14	561.21	S90°00'00"W
L15	160.61	N36°01'10"W
L16	248.88	N61°27'28"W
L17	79.69	N20°47'01"E
L18	198.25	N62°47'57"E
L19	130.06	N62°47'57"E
L20	323.52	N34°59'47"E
L21	318.79	N61°27'10"E
L22	316.97	N65°58'05"E
L23	316.65	N79°44'27"E
L24	316.67	N54°13'05"E
L25	316.82	N57°55'31"E
L26	264.07	N56°54'49"E
L27	605.00	N75°15'24"E



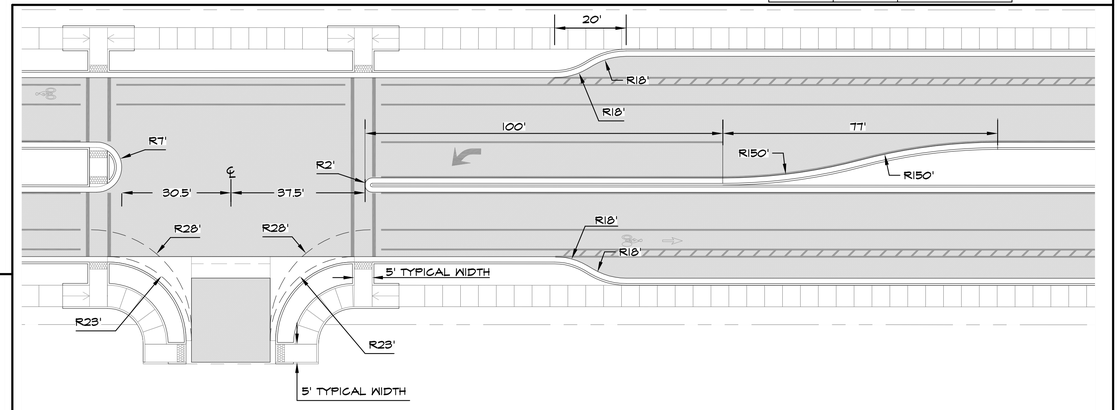
SCALE 1"=40'

WEST ROUNDABOUT



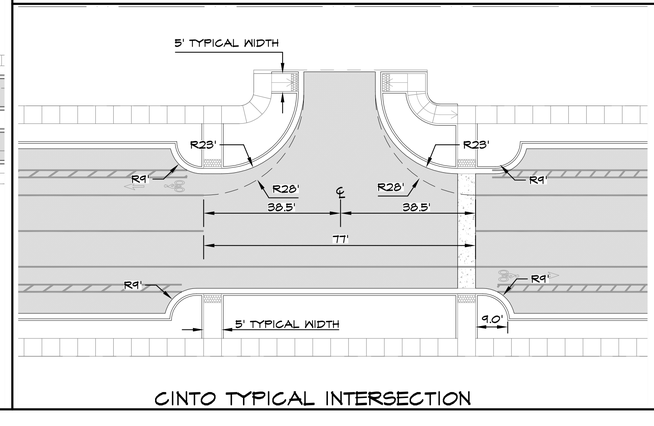
SCALE 1"=40'

EAST ROUNDABOUT



PASEO DEL SOL WEST TYPICAL INTERSECTION

SCALE 1"=20'



CINTO TYPICAL INTERSECTION

SCALE 1"=20'

GRALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS	
DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
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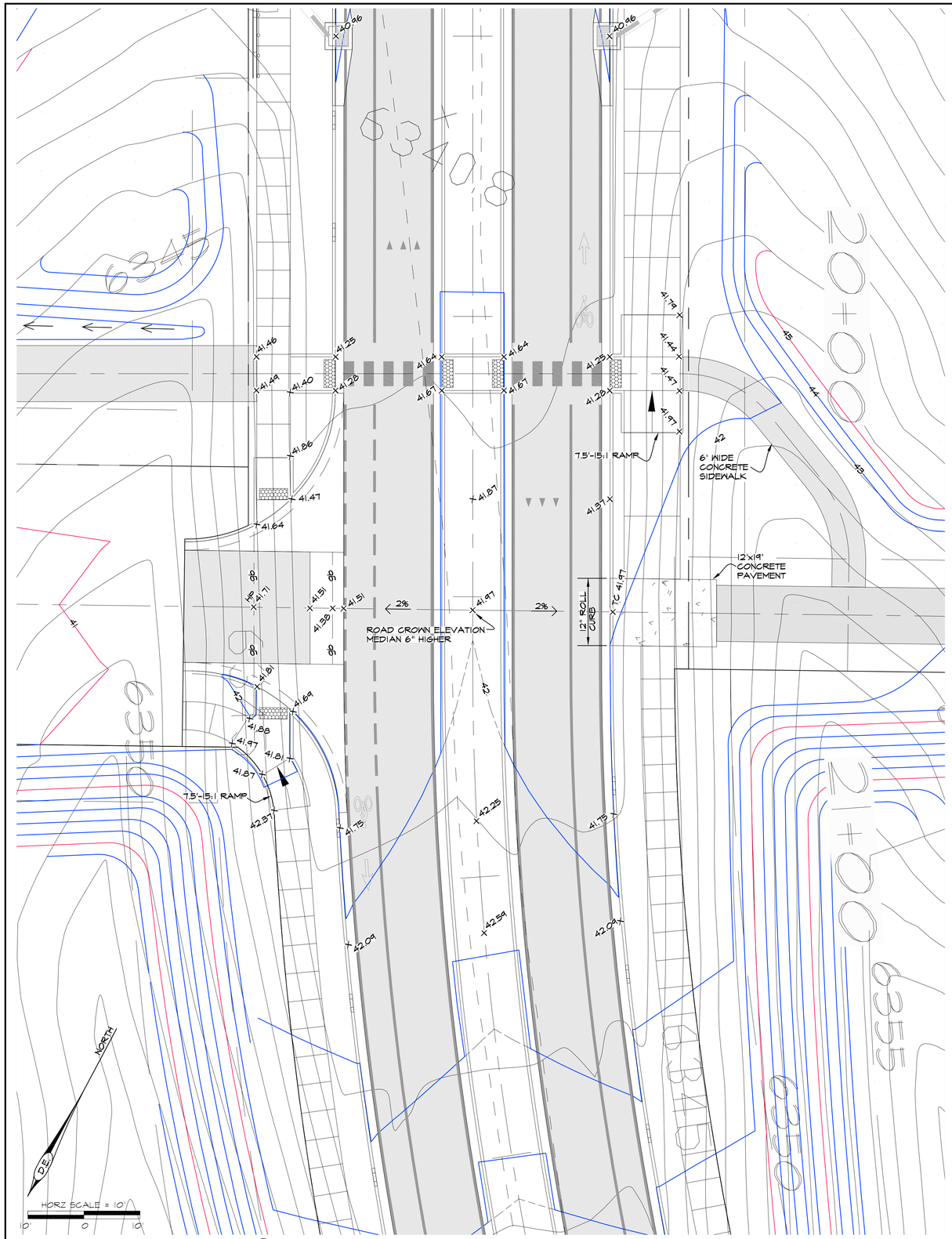
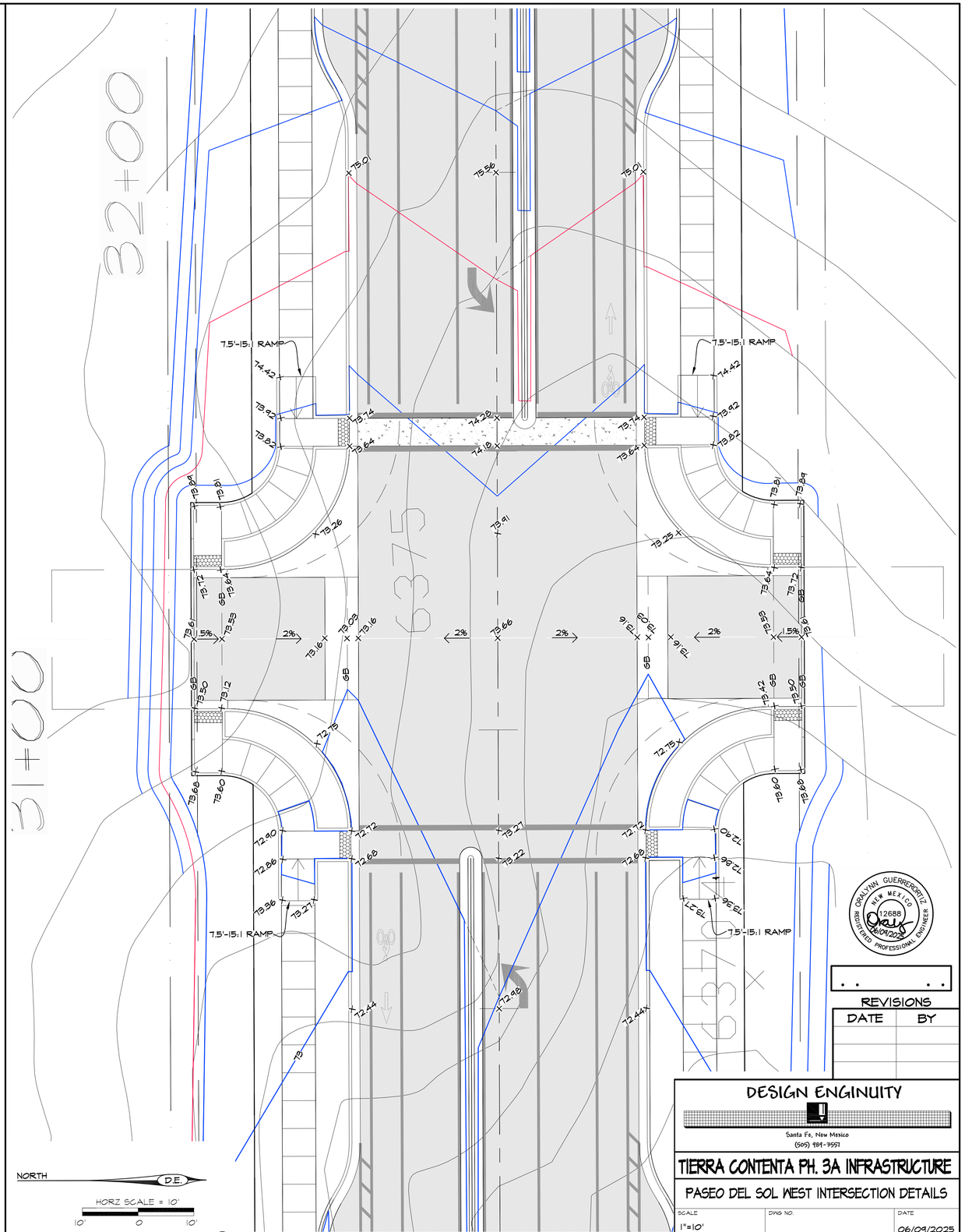
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

ROADWAY HORIZONTAL CONTROL

SCALE	DWG NO.	DATE
1"=200'		06/09/2025
	SHEET NO.	22B



Ⓐ PASEO DEL SOL WEST STA: 20+51.13 INTERSECTION



Ⓑ PASEO DEL SOL WEST STA: 31+16.48 INTERSECTION

ORALYNN GUERRERORTIZ
NEW MEX I CO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

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TIERRA CONTENTA PH. 3A INFRASTRUCTURE

PASEO DEL SOL WEST INTERSECTION DETAILS

SCALE	DWG NO.	DATE
1"=10'		06/09/2025
	SHEET NO.	23A

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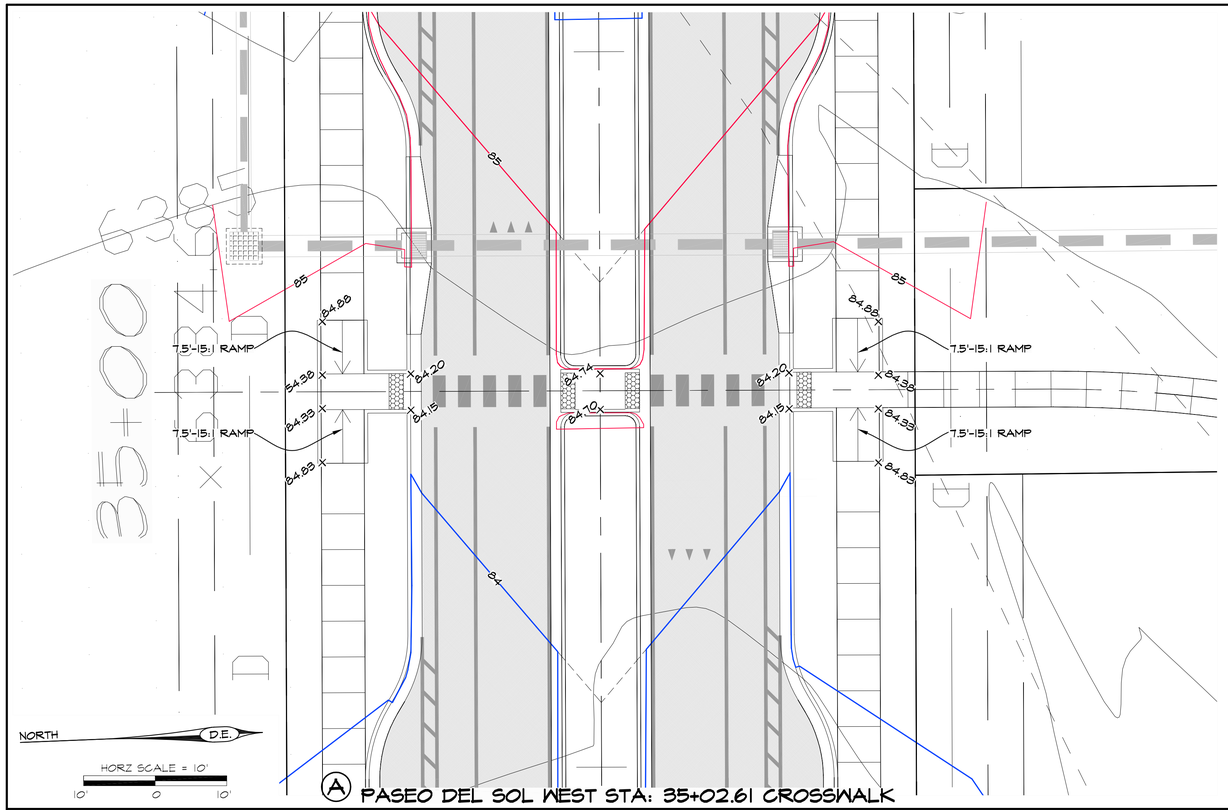
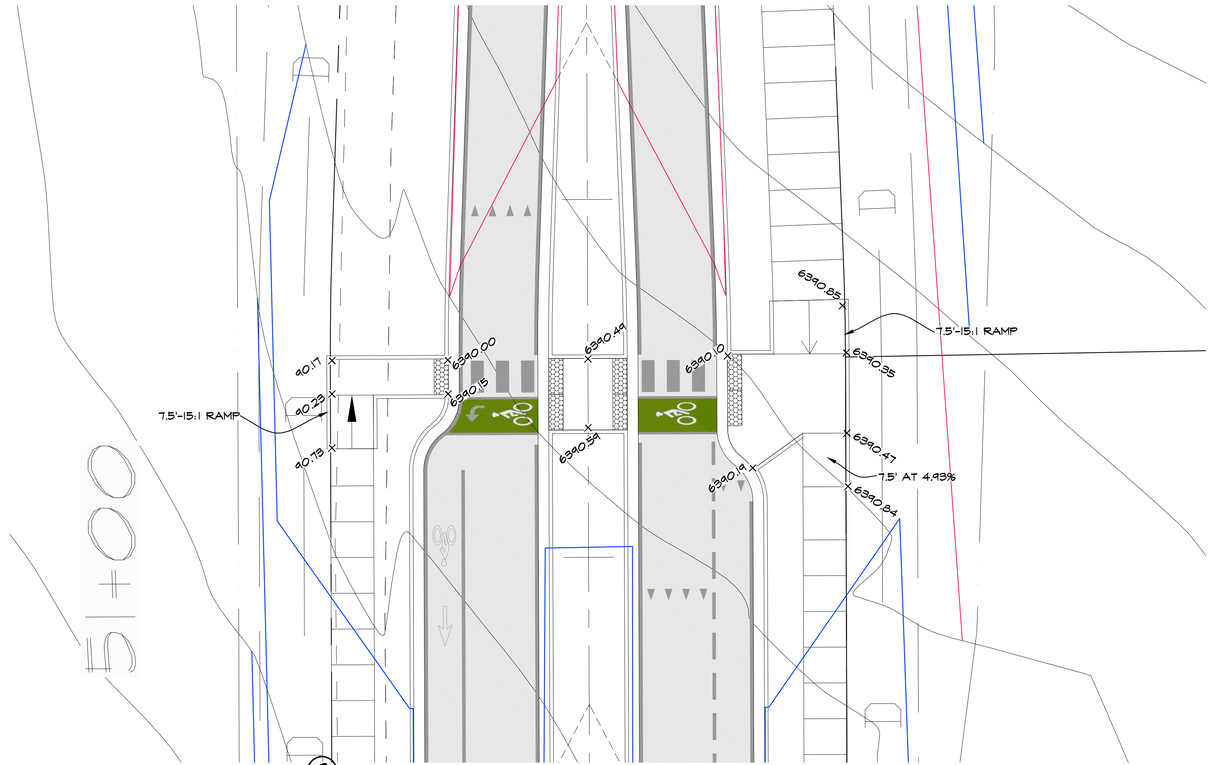
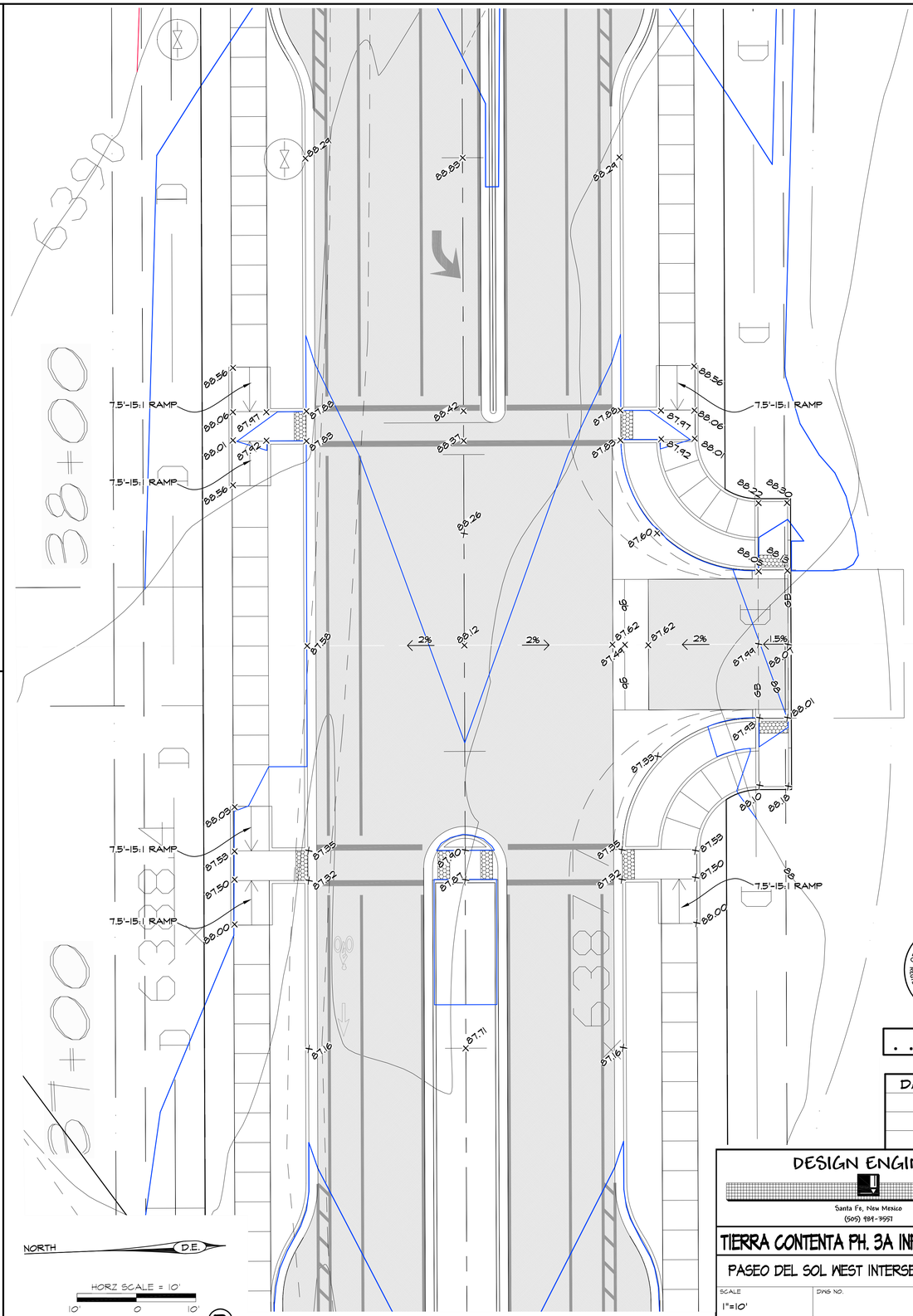


Ⓐ PASEO DEL SOL WEST STA: 35+02.61 CROSSWALK



Ⓒ PASEO DEL SOL WEST STA: 51+25.30 CROSSWALK



Ⓑ PASEO DEL SOL WEST STA: 37+67.87 INTERSECTION

DEAN/VINN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY

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TIERRA CONTENTA PH. 3A INFRASTRUCTURE

PASEO DEL SOL WEST INTERSECTION DETAILS

SCALE	DWG NO.	DATE
1"=10'		06/09/2025
	SHEET NO.	23B

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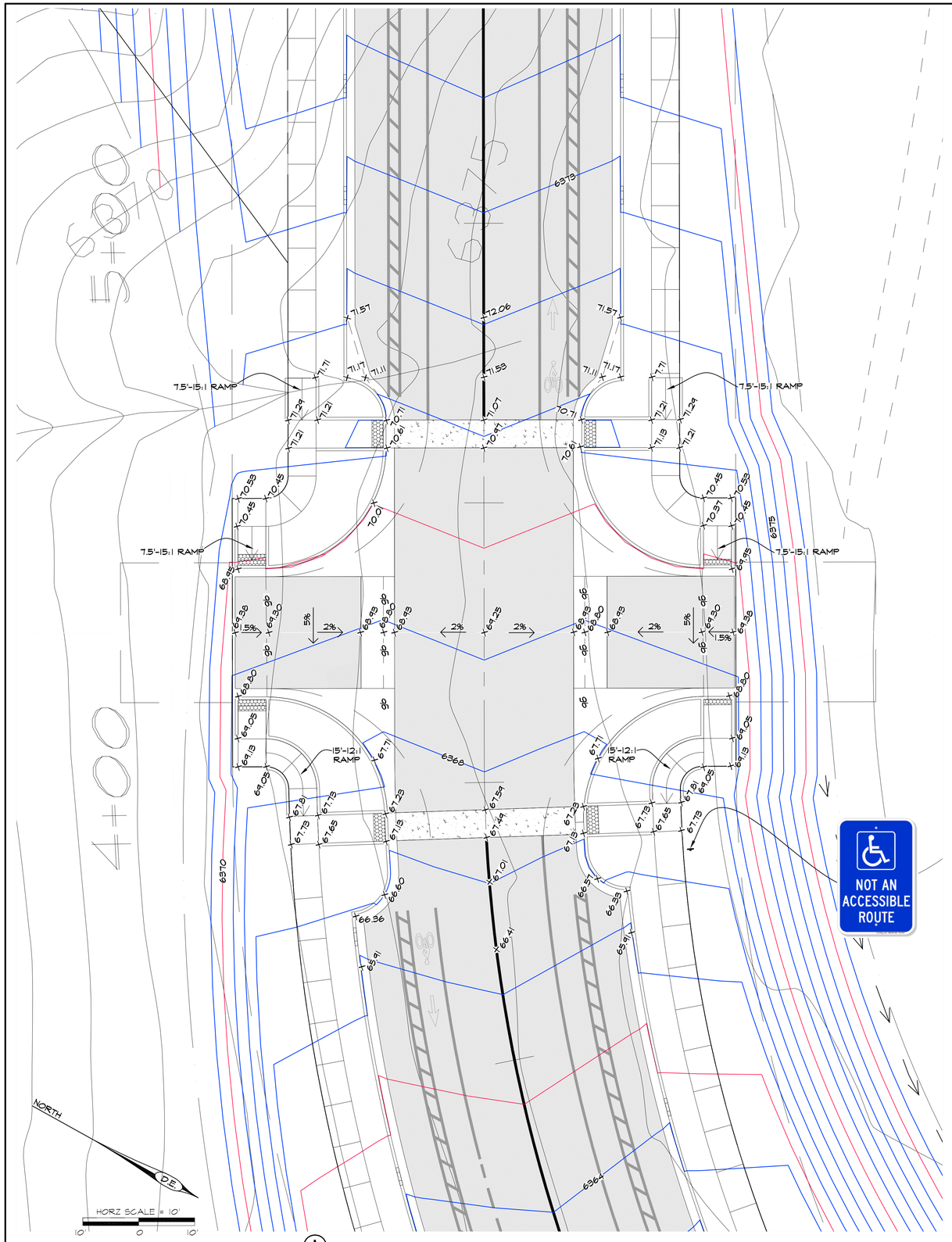
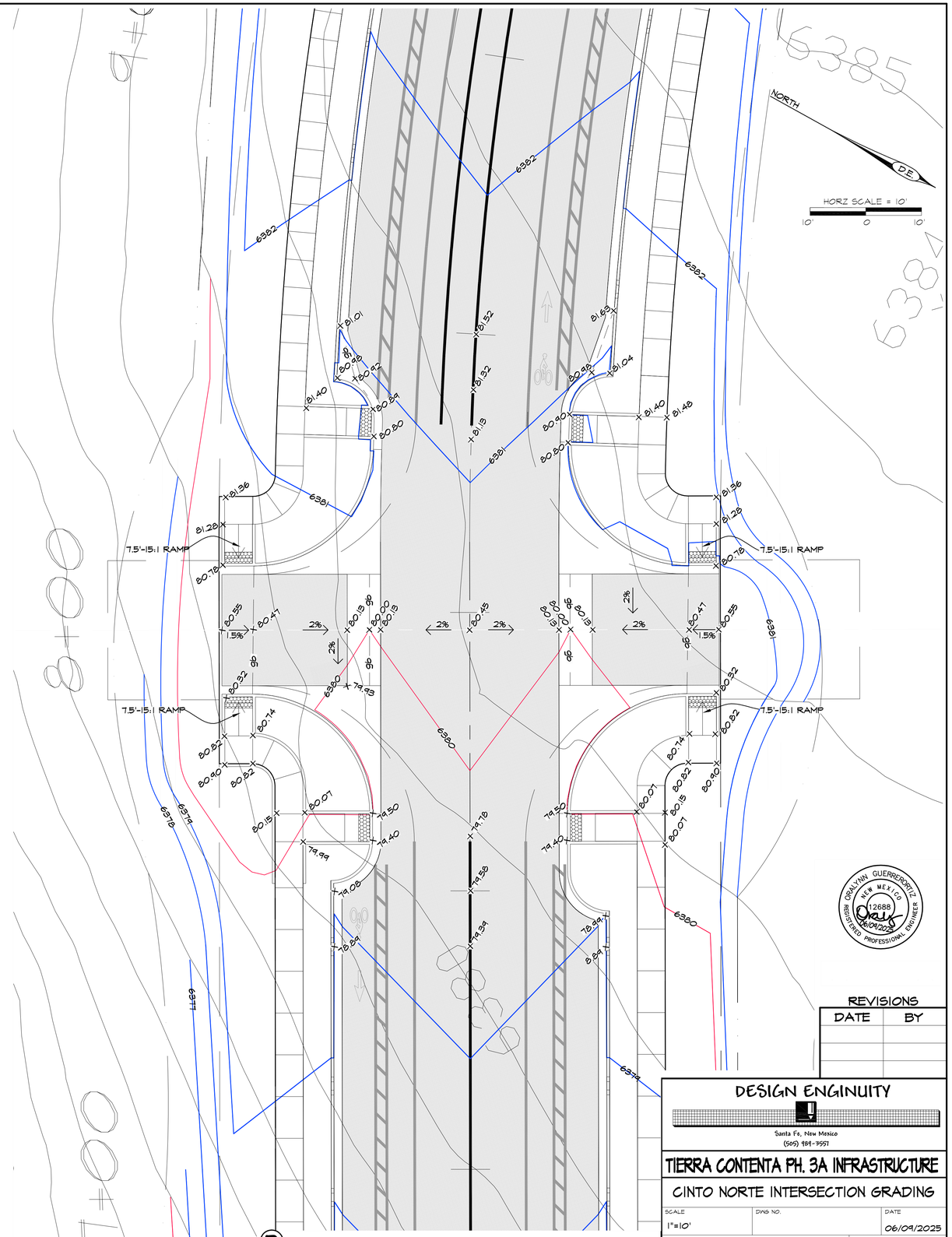


Ⓐ CINTO NORTE STA: 4+27 INTERSECTION



Ⓑ CINTO NORTE STA: 7+96.88 INTERSECTION

GRAYNN GUERRERO-RUIZ
NEW MEXICO
12688
06/09/2025
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

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TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CINTO NORTE INTERSECTION GRADING

SCALE	DWG NO.	DATE
1"=10'		06/09/2025
	SHEET NO.	24A

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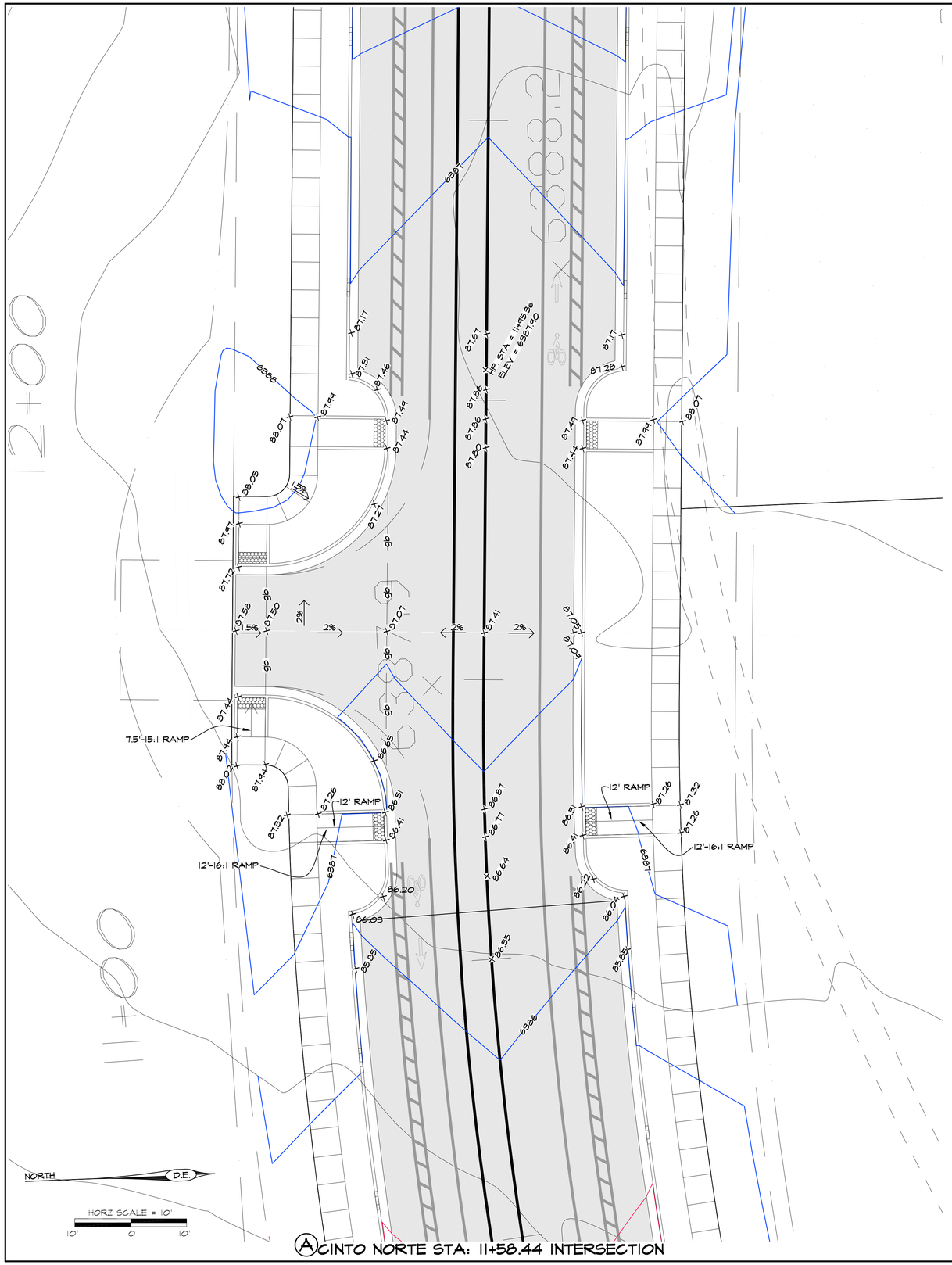
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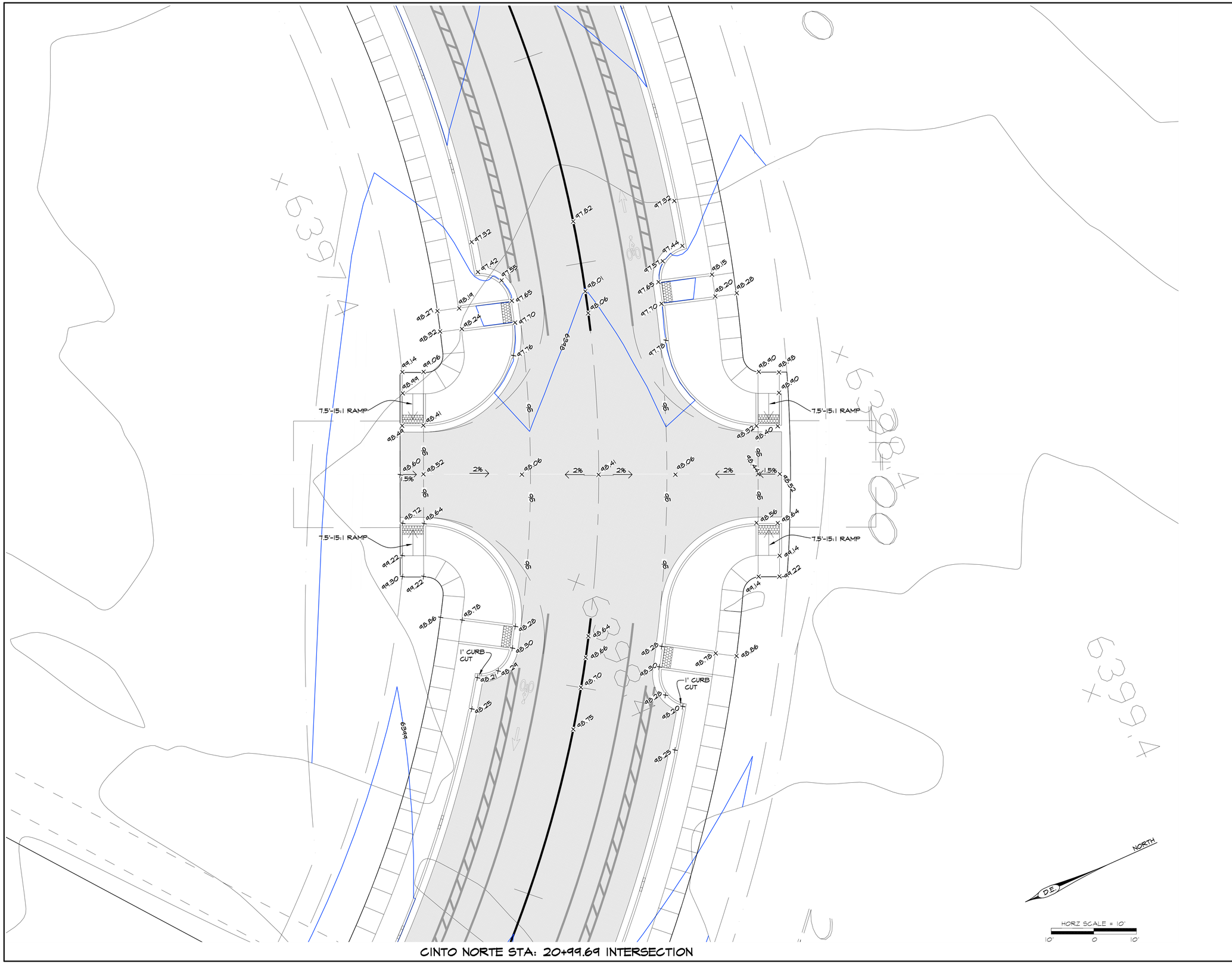

CINTO NORTE STA: 20+99.69 INTERSECTION

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
06/09/2025
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

DATE	BY

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TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CINTO NORTE INTERSECTION GRADING

SCALE	DWG NO.	DATE
1"=10'		06/09/2025

SHEET NO. 24C

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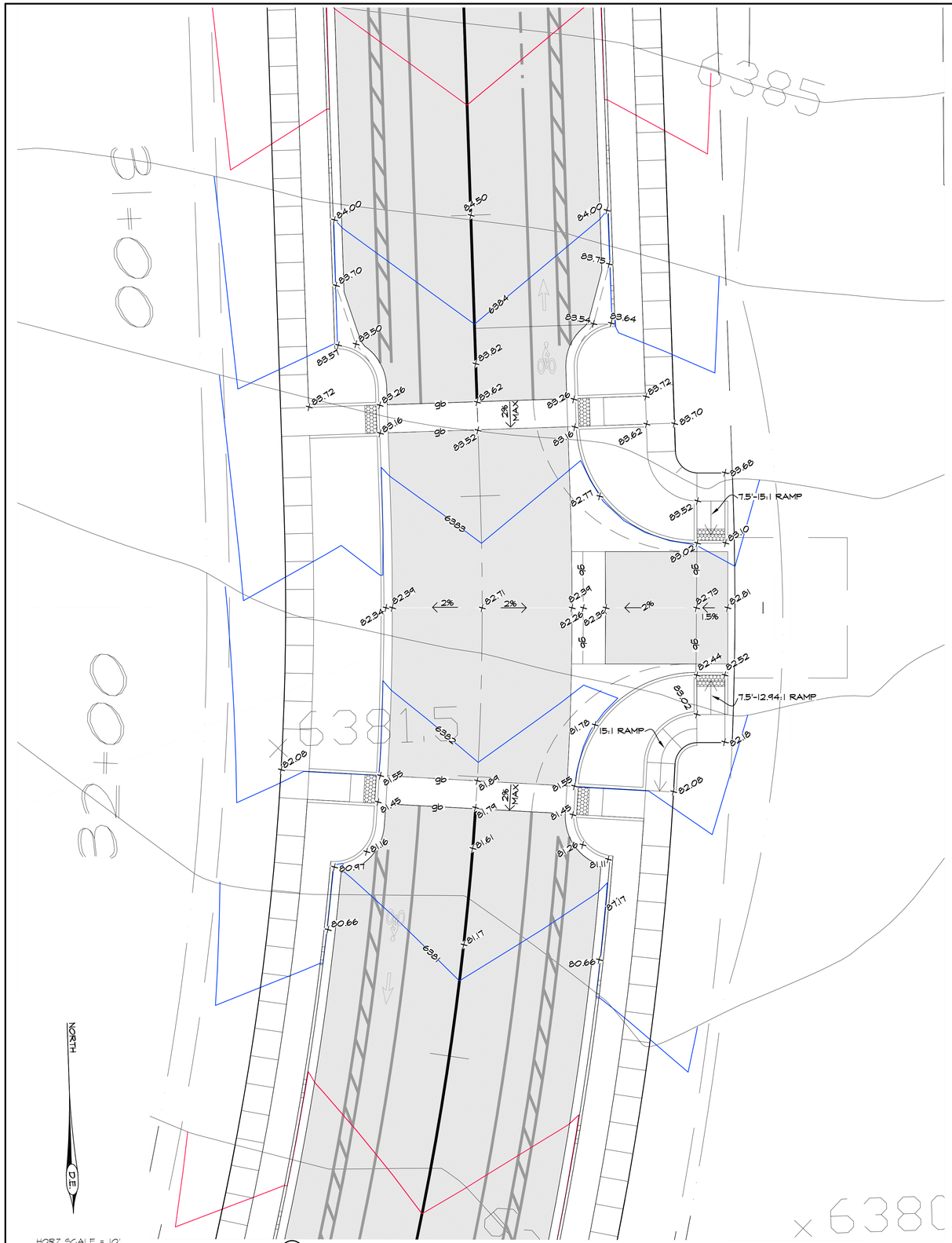

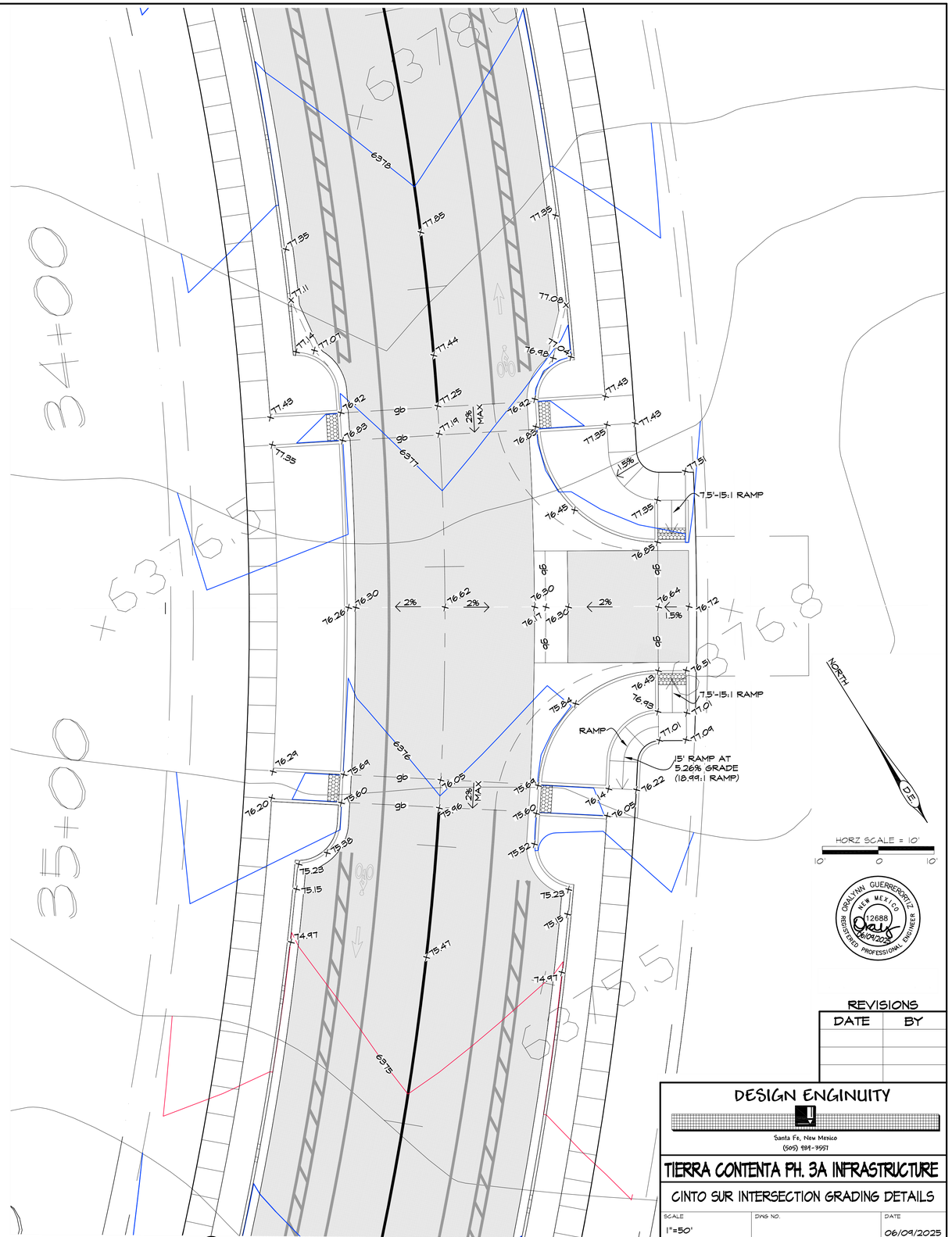

DRALYNN GUERRERO ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

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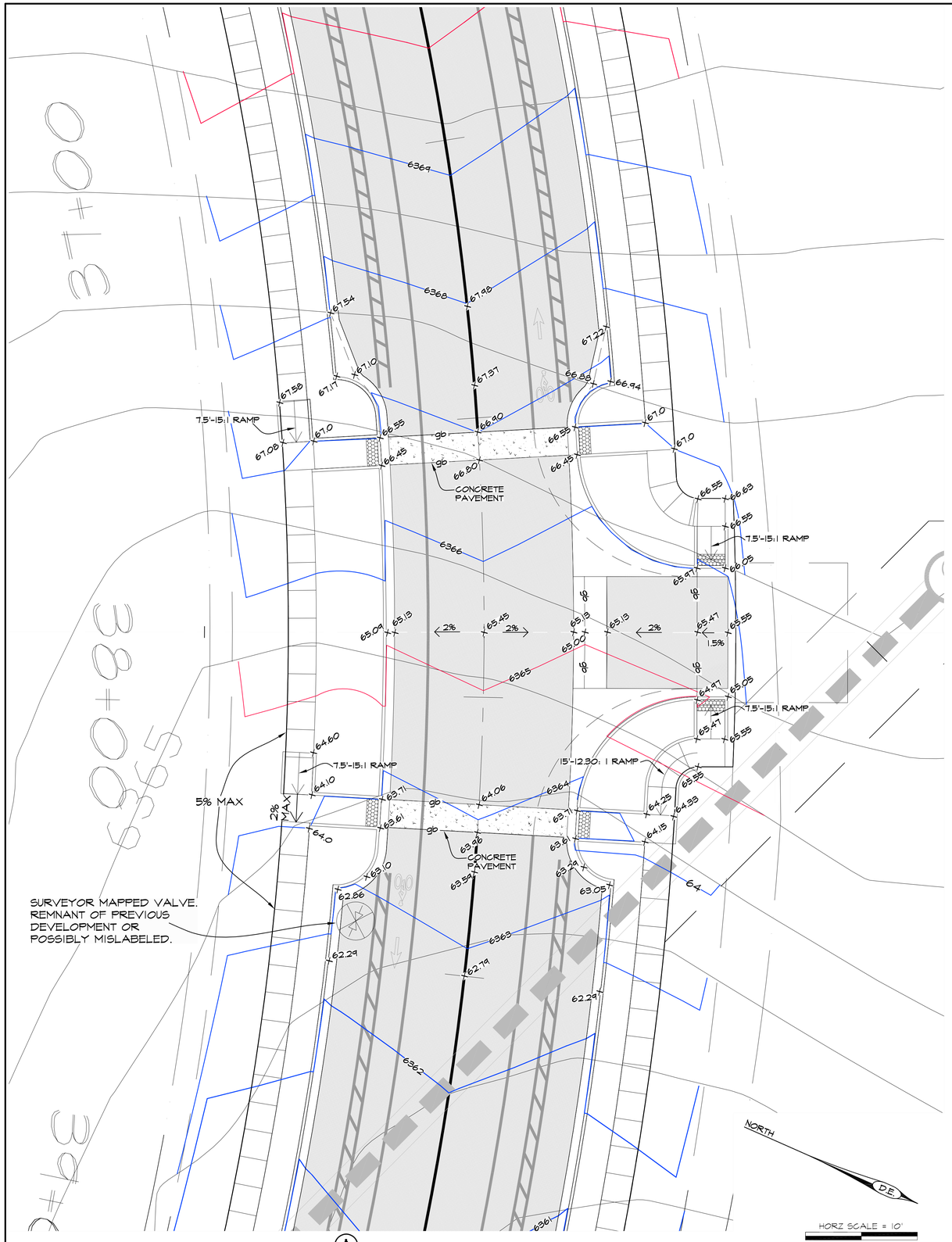
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

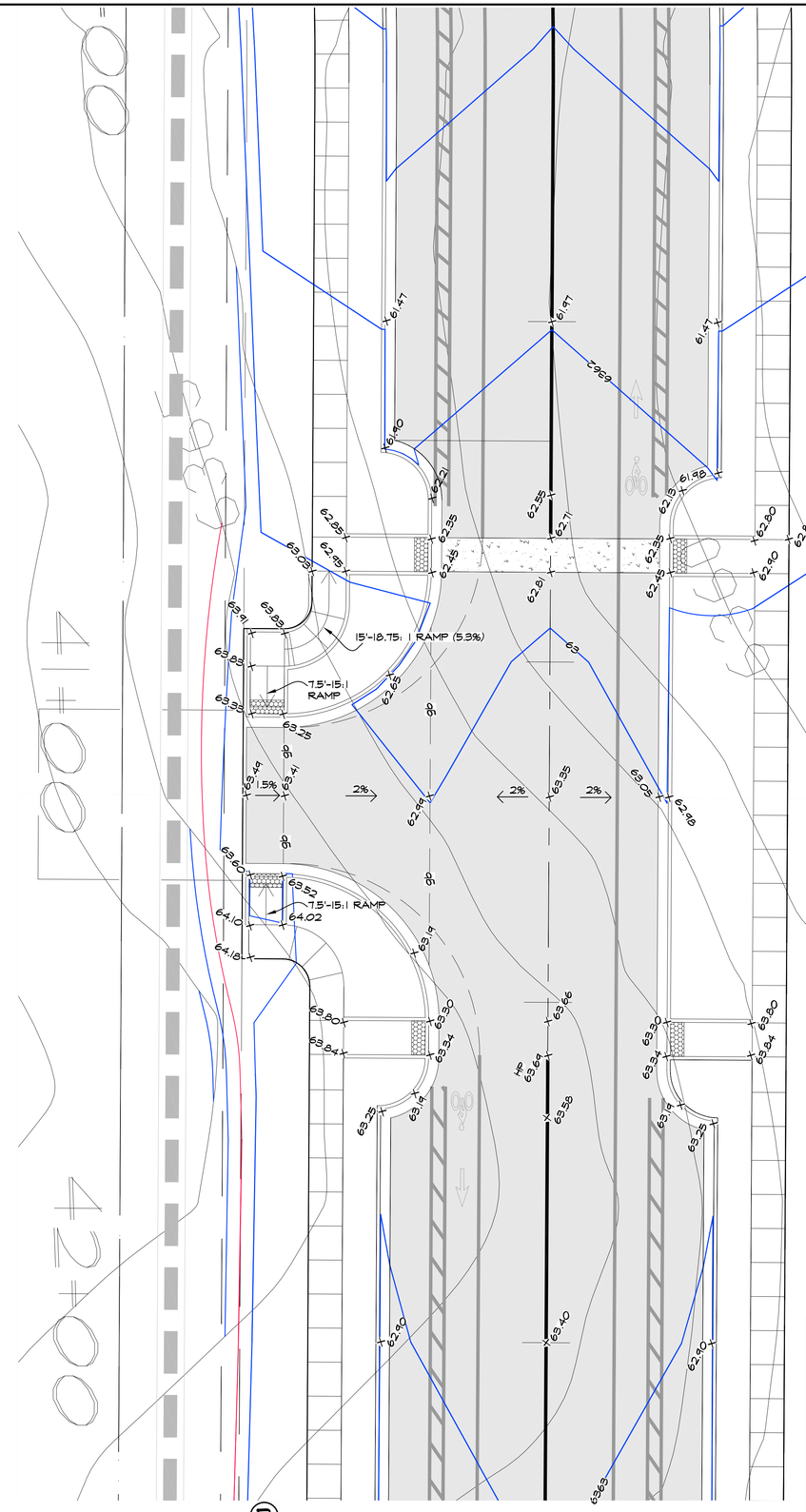
CINTO SUR INTERSECTION GRADING DETAILS

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
		SHEET NO. 24D

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-05-26 HW TC3.dwg, loop south INTSECTIONS, 5/26/2025 11:46:26 AM



Ⓐ CINTO SUR STA: 37+88.38 INTERSECTION



Ⓑ CINTO SUR STA: 41+19.84 INTERSECTION

REVISIONS

DATE	BY

DESIGN ENGINUITY

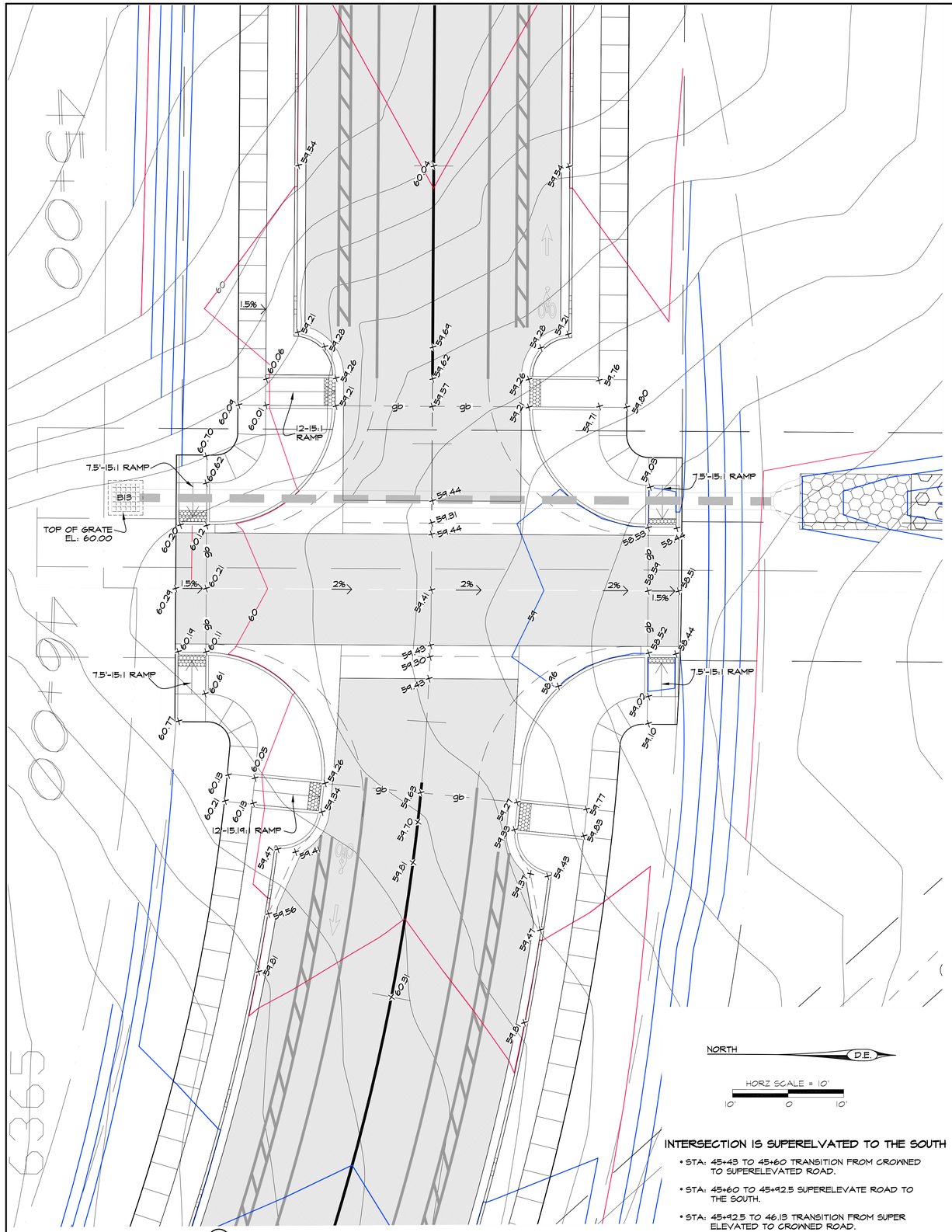
Santa Fe, New Mexico
(505) 984-9551

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CINTO SUR INTERSECTION GRADING DETAILS

SCALE	DWG NO.	DATE
1"=50'		06/09/2025

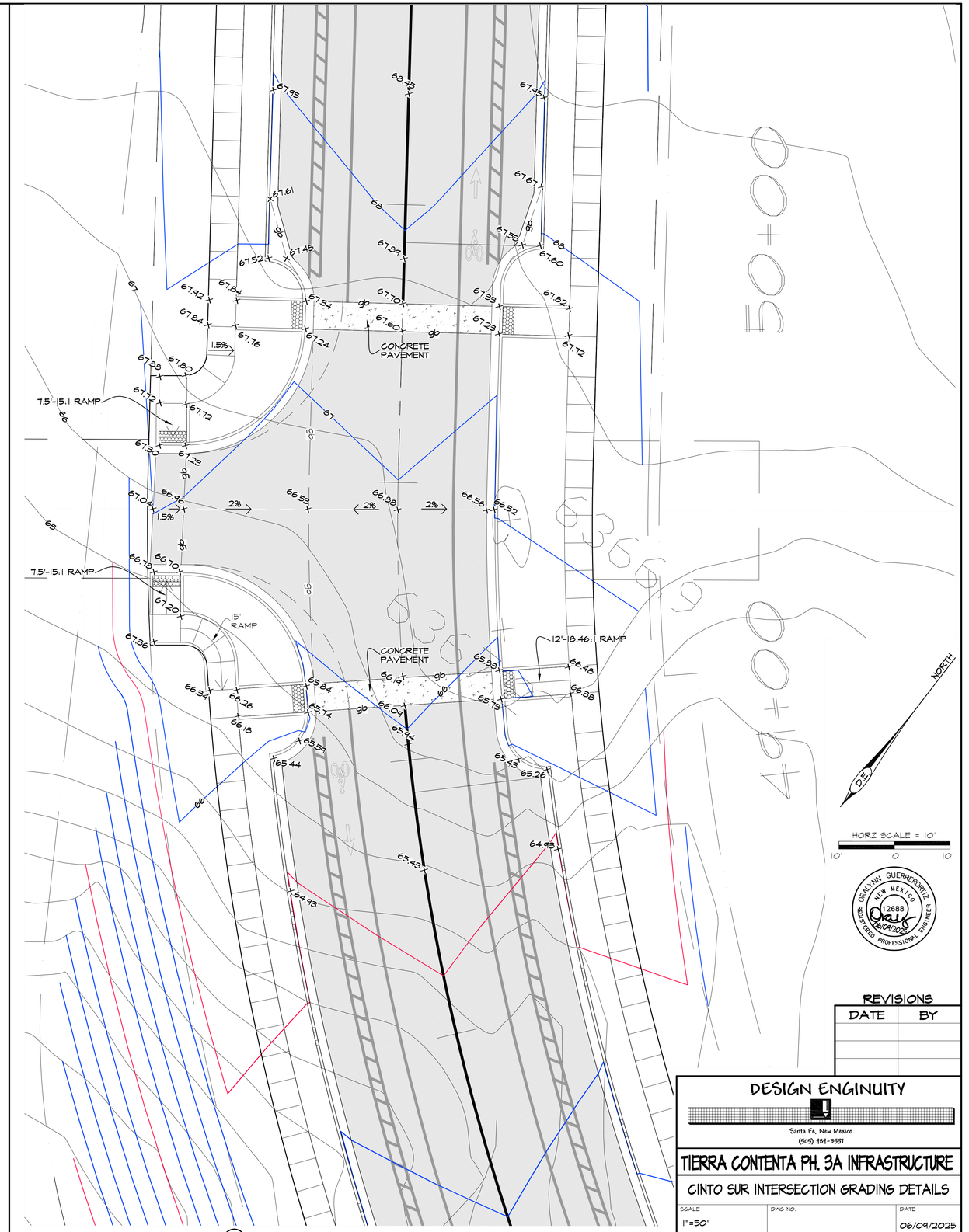
SHEET NO. 24E



Ⓐ CINTO SUR STA: 45+76.25 INTERSECTION

INTERSECTION IS SUPERELVATED TO THE SOUTH

- STA: 45+43 TO 45+60 TRANSITION FROM CROWNED TO SUPERELEVATED ROAD.
- STA: 45+60 TO 45+92.5 SUPERELEVATE ROAD TO THE SOUTH.
- STA: 45+92.5 TO 46.13 TRANSITION FROM SUPER ELEVATED TO CROWNED ROAD.



Ⓑ CINTO SUR STA: 49+45.11 INTERSECTION

GERALYNN GUERRERO-ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

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(505) 989-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CINTO SUR INTERSECTION GRADING DETAILS

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
	SHEET NO.	24F

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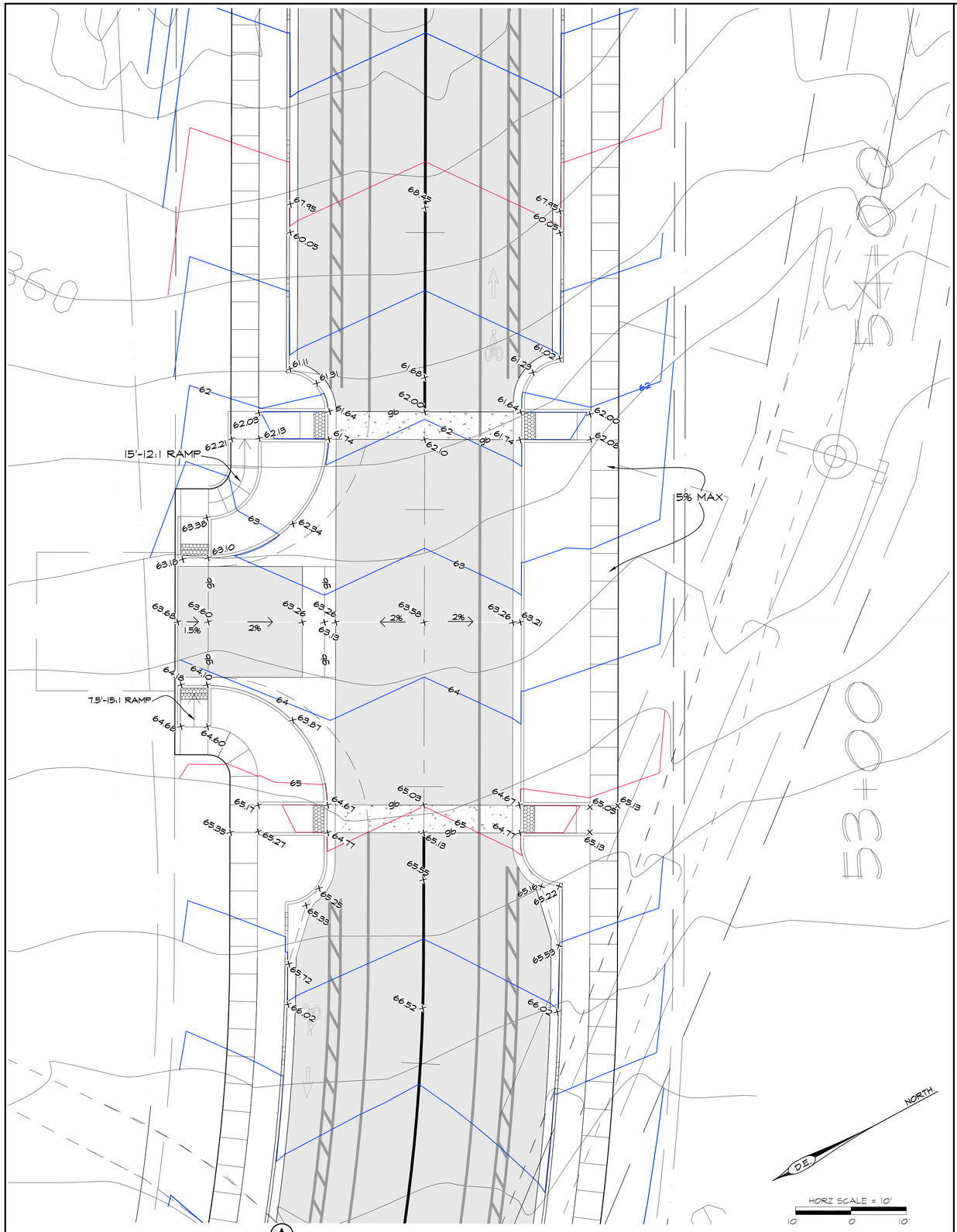
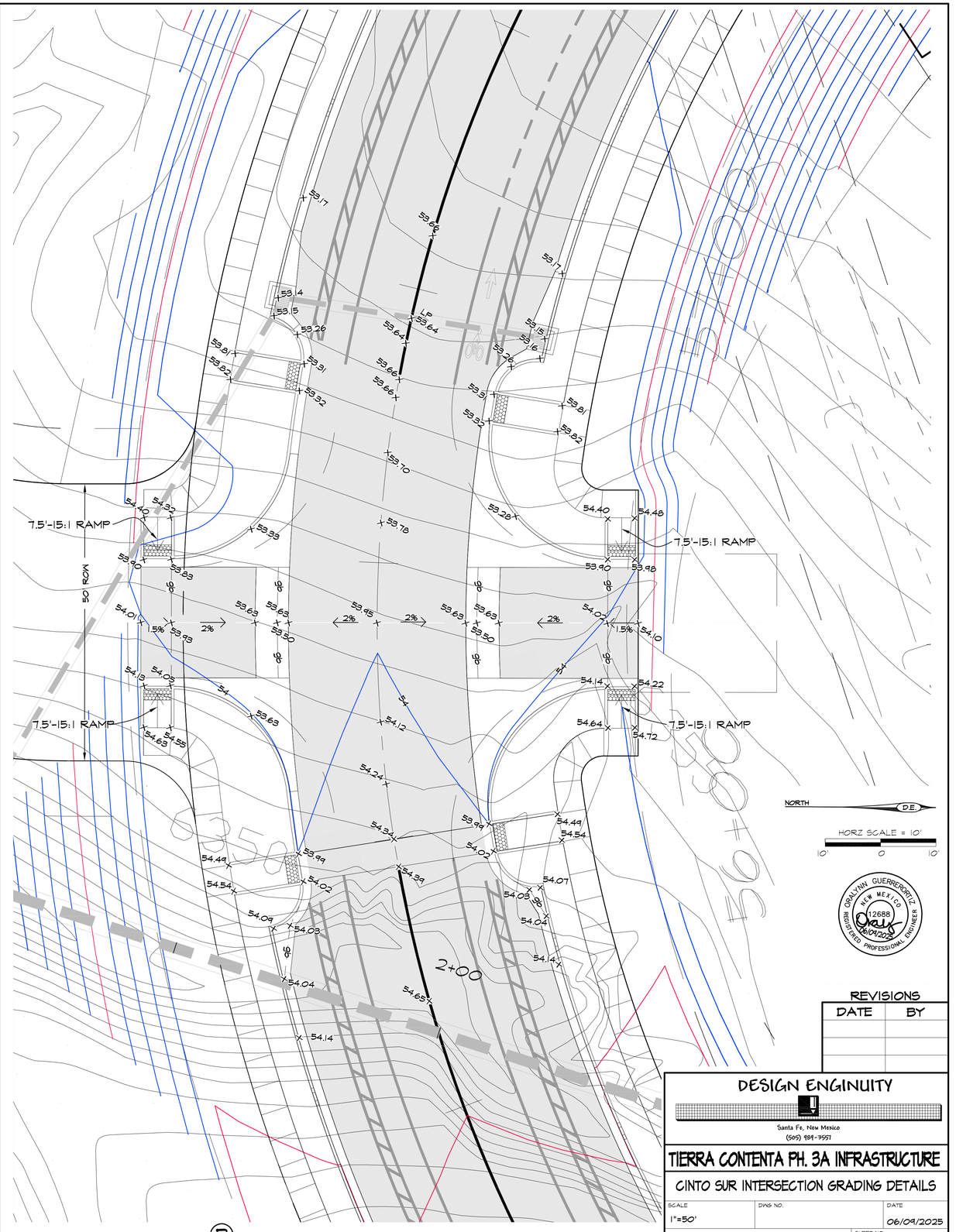


Ⓐ CINTO SUR STA: 53+29.65 INTERSECTION



Ⓑ CINTO SUR STA: 56+39.16 INTERSECTION

GRALYNN GUERREORTIZ
NEW MEXICO
12688
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06/09/2025

REVISIONS

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TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CINTO SUR INTERSECTION GRADING DETAILS

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
	SHEET NO.	246

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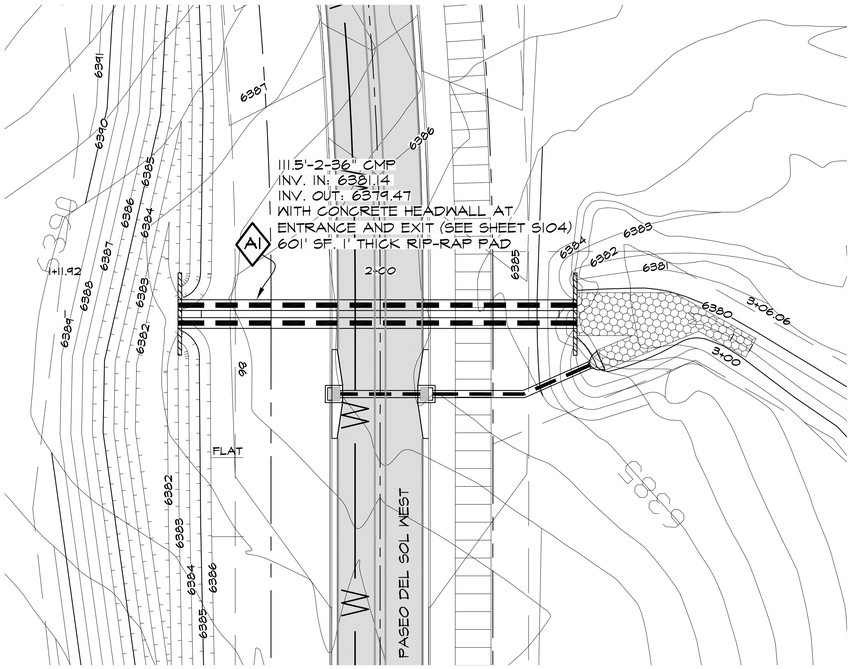
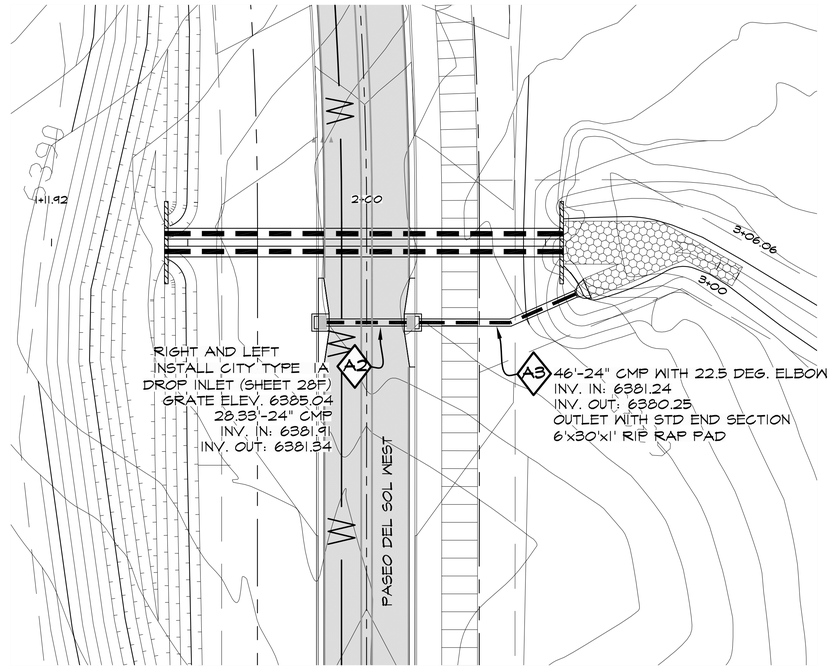
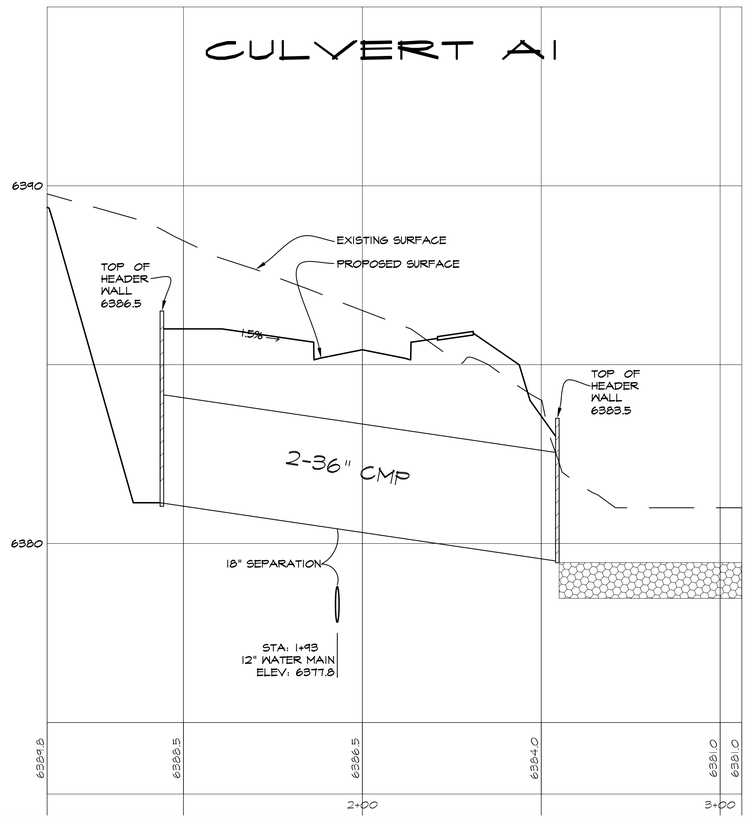
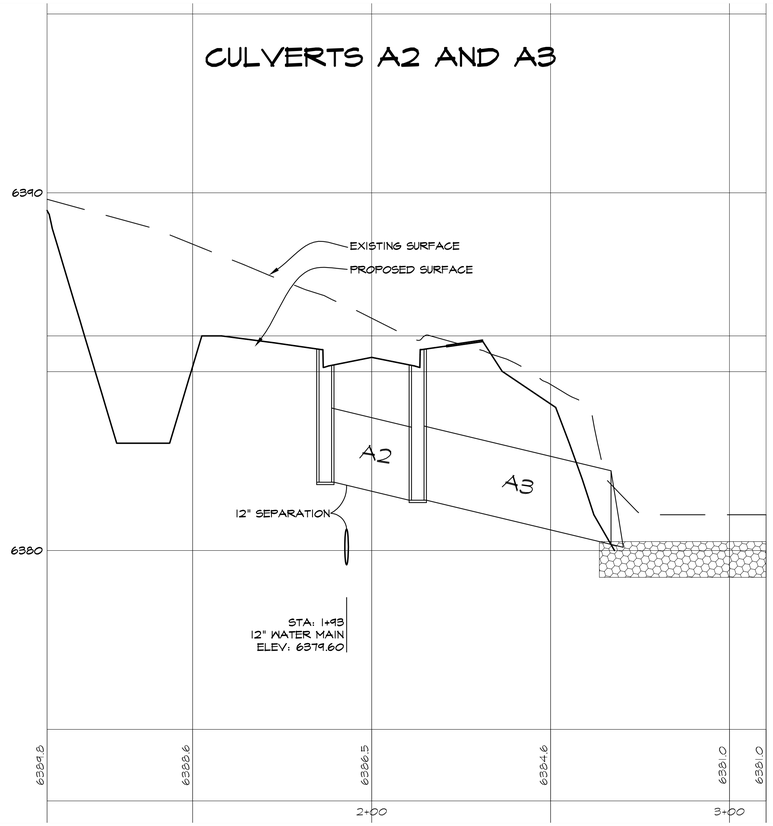








ORALYNN GUERRERORTIZ
NEW MEXICO
12688
06/09/2025
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 989-3557

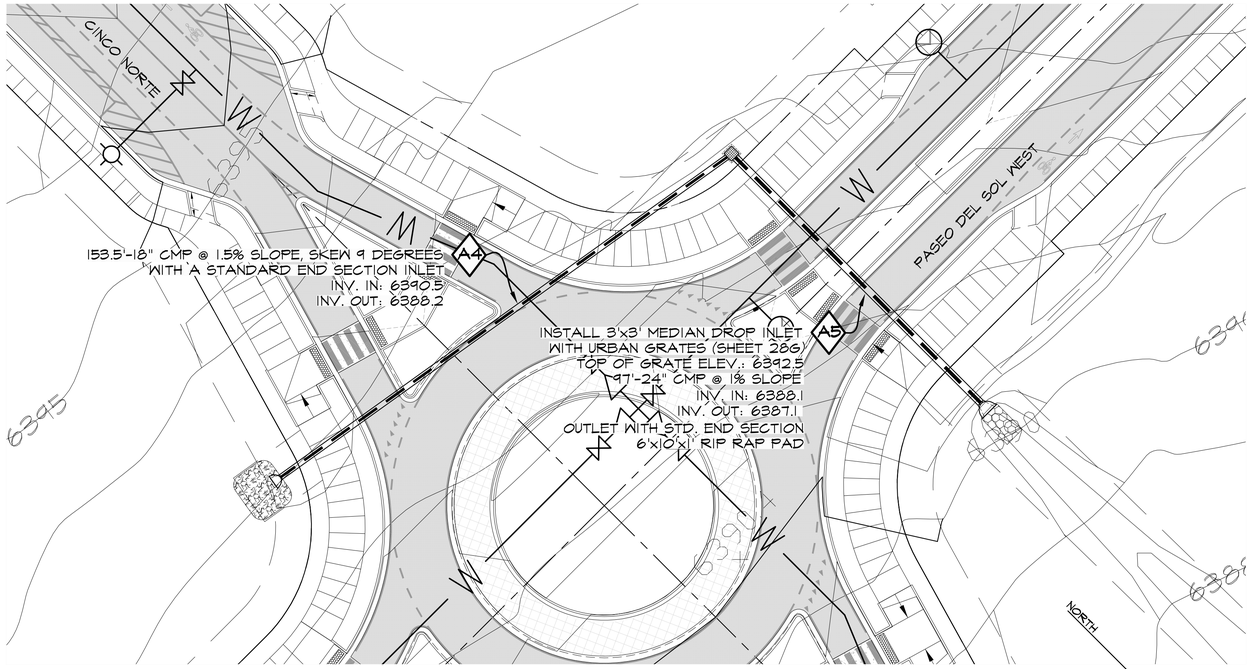
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CULVERTS A1-A3 PLAN AND PROFILES

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025

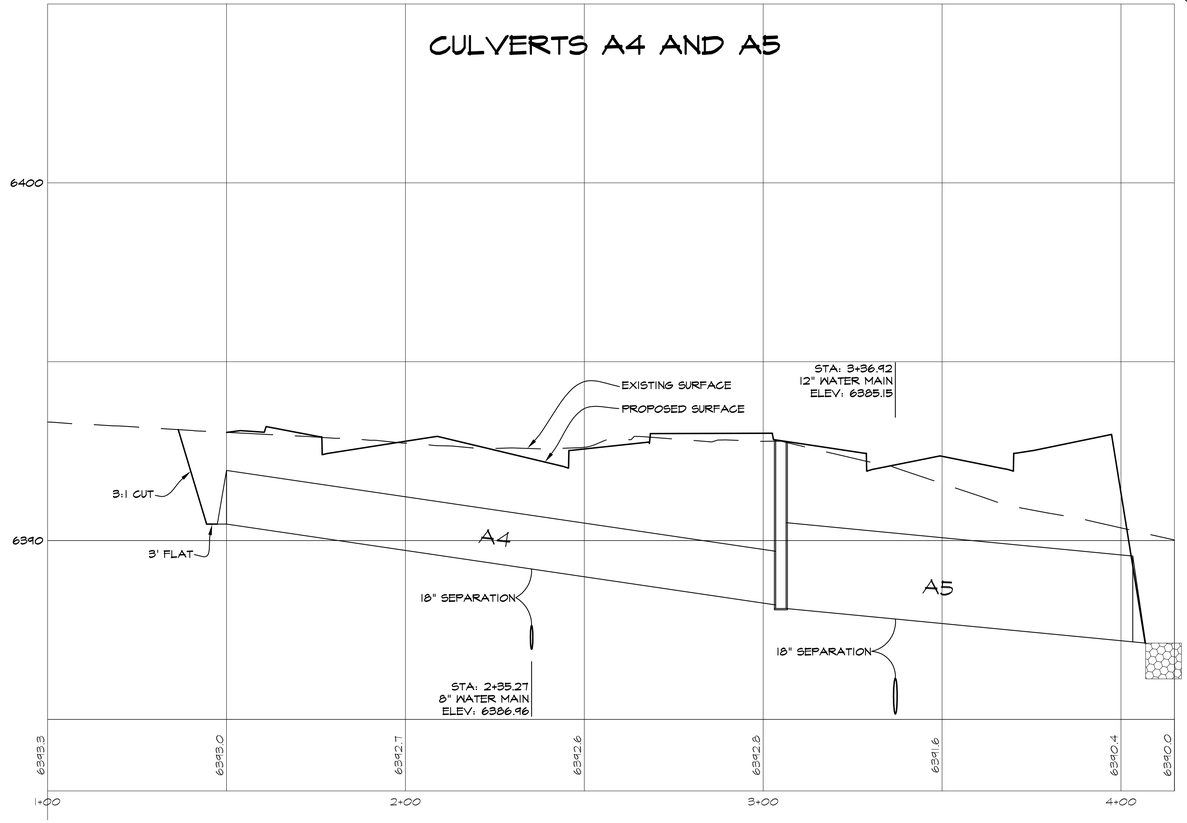
SHEET NO. 25A

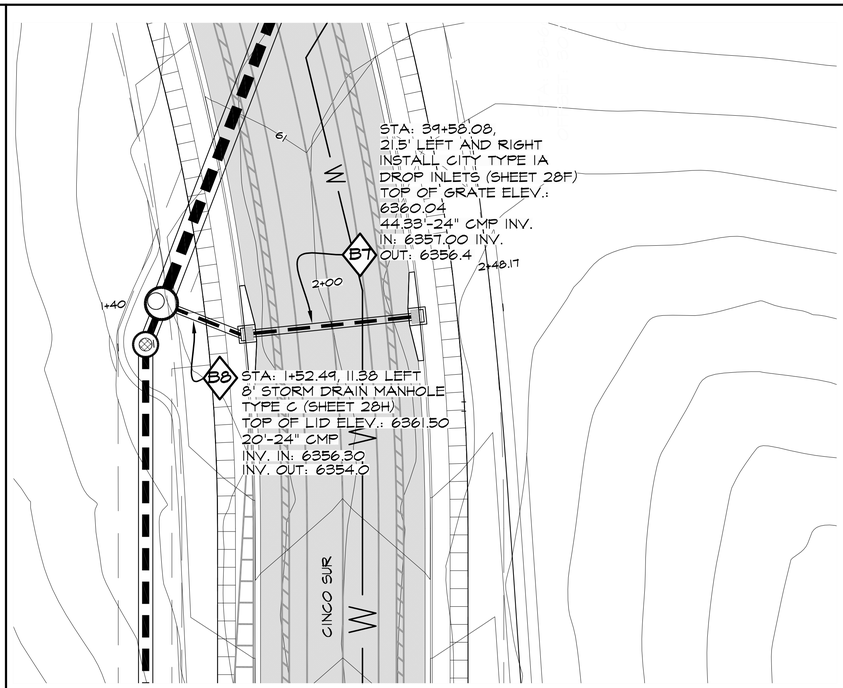
E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-10-28 HW TC3.dwg, CULVERT PNPS, 10/30/2025 5:57:45 PM



HORZ SCALE 1"=20'
20' 0 20'
VERT SCALE 1"=2'

CULVERTS A4 AND A5

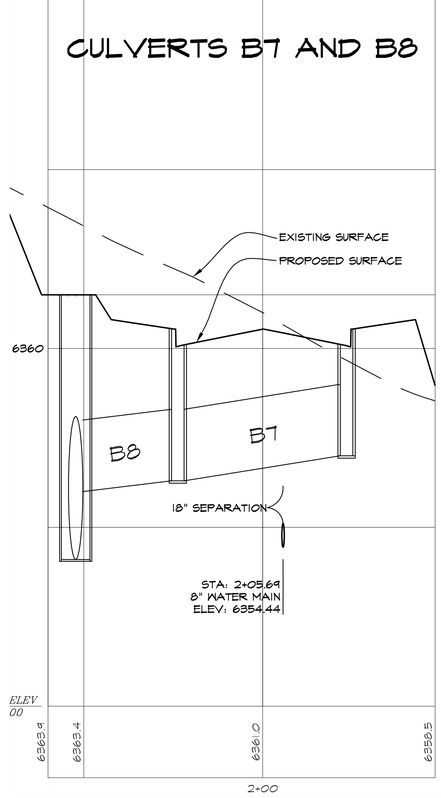




NORTH D.E.

HORZ SCALE 1"=20'
20' 0 20'
VERT SCALE 1"=2'

CULVERTS B7 AND B8



ORALTYNN GUERRERO ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
09/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
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TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CULVERTS A4, A5 AND B7, B8 PLAN AND PROFILES

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025

SHEET NO. 25B

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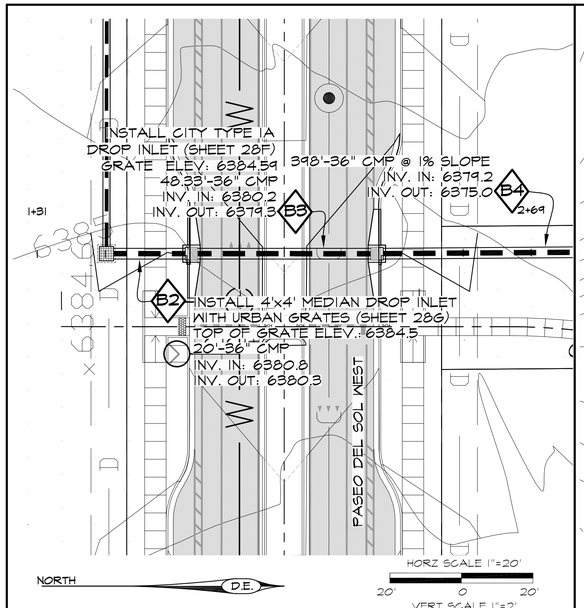
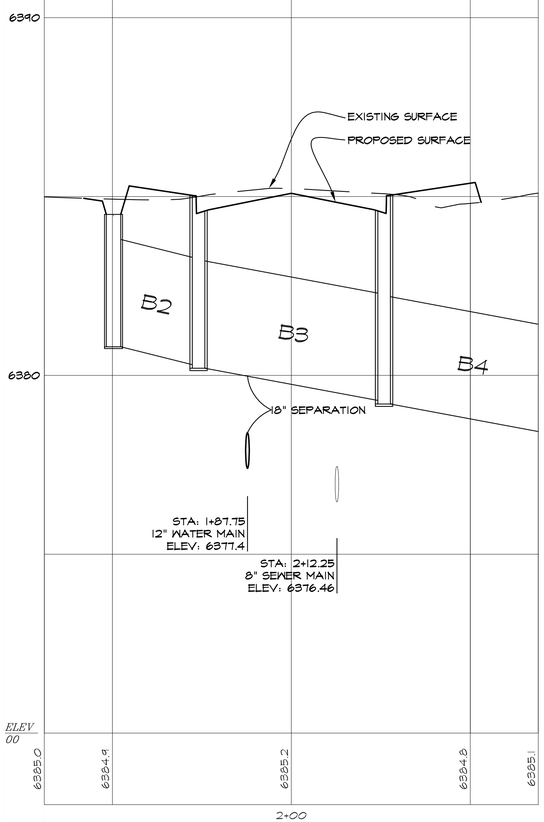
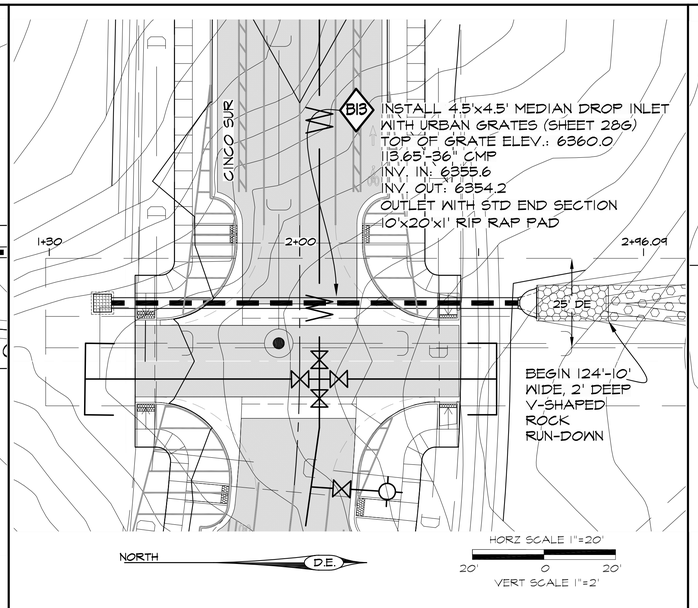
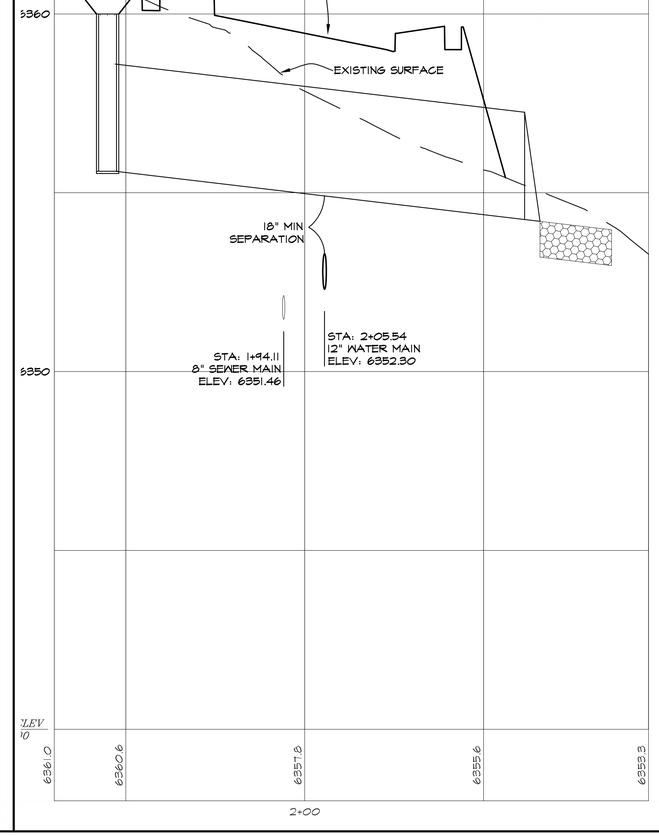


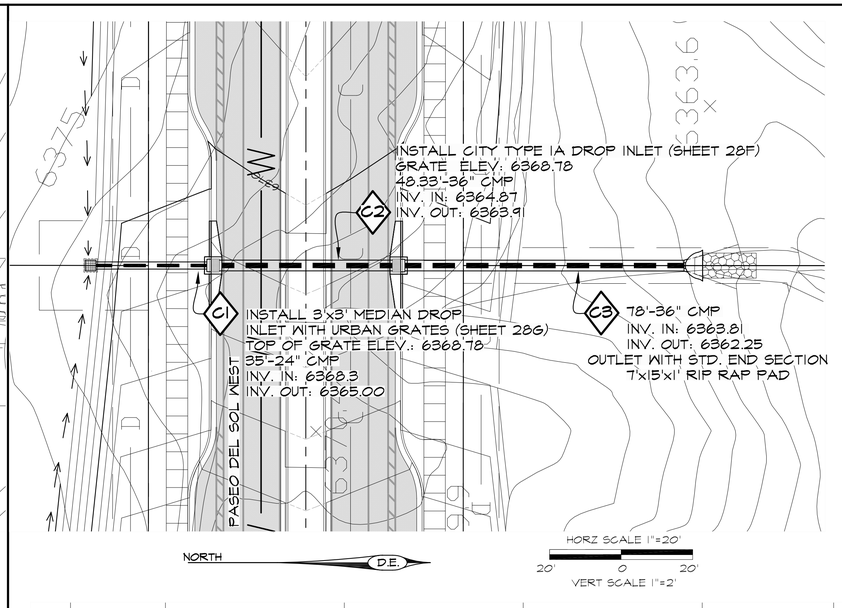
CULVERTS B2 AND B3



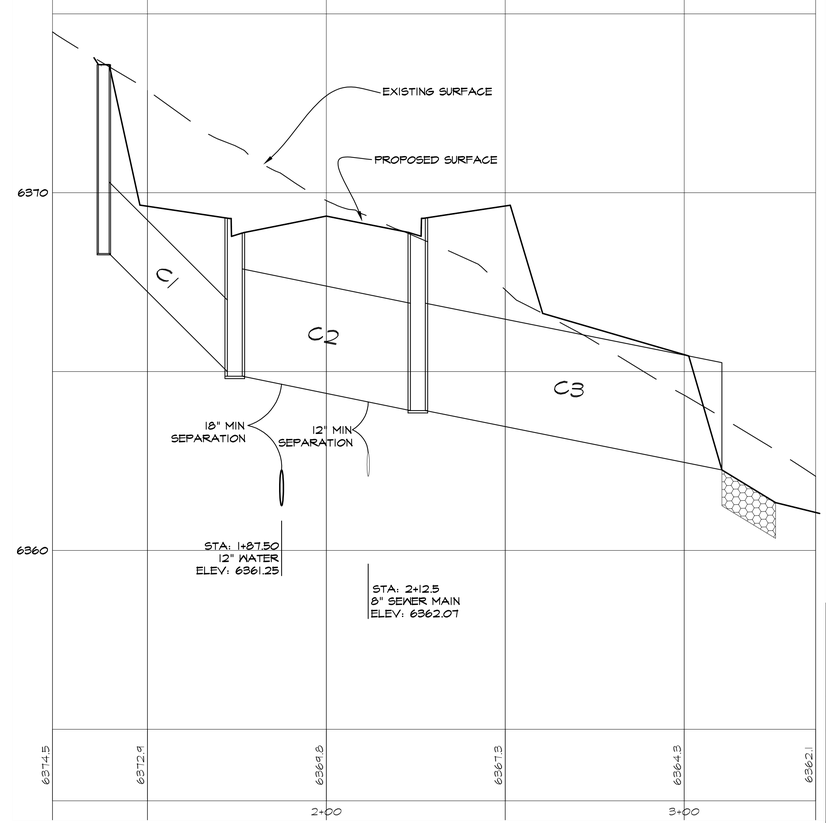


CULVERT B13





CULVERTS C1-C3



DOUGLYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/04/2025

REVISIONS

DATE	BY

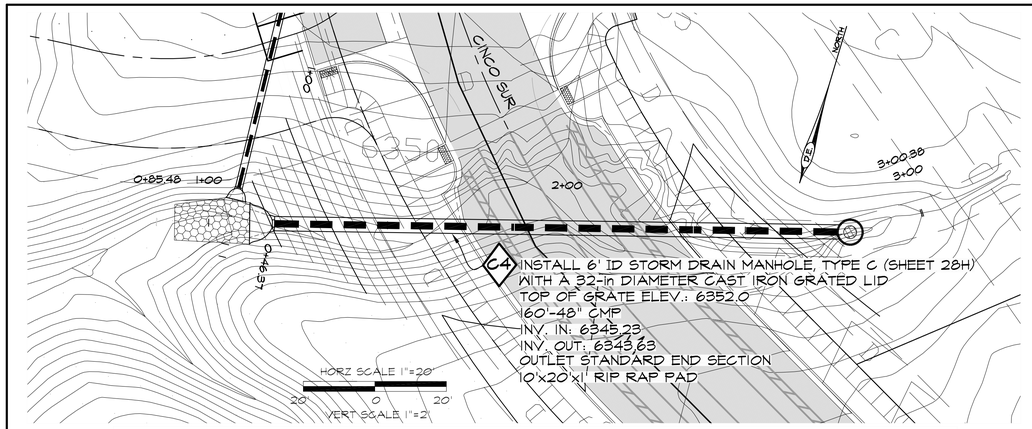
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

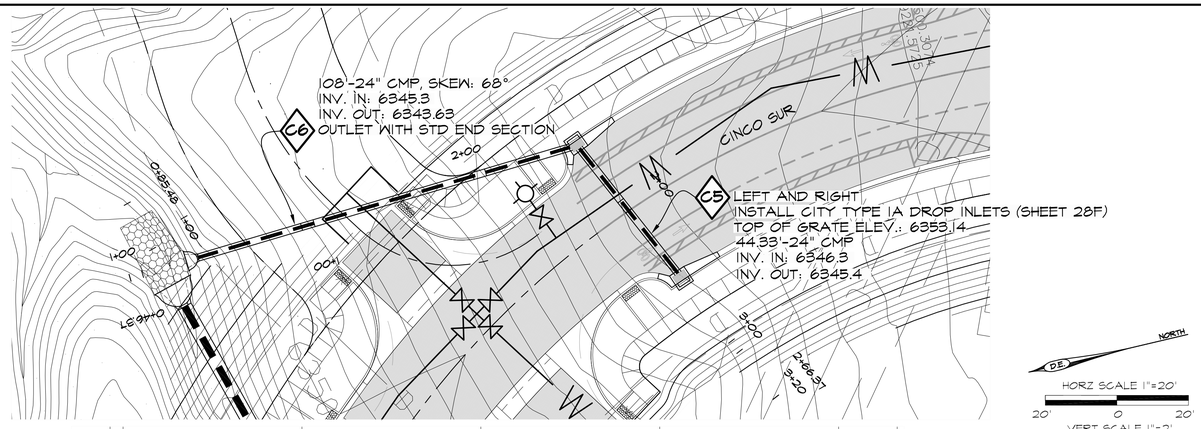
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CULVERTS B2, B3, B13 AND C1-C3 PLAN AND PROFILES

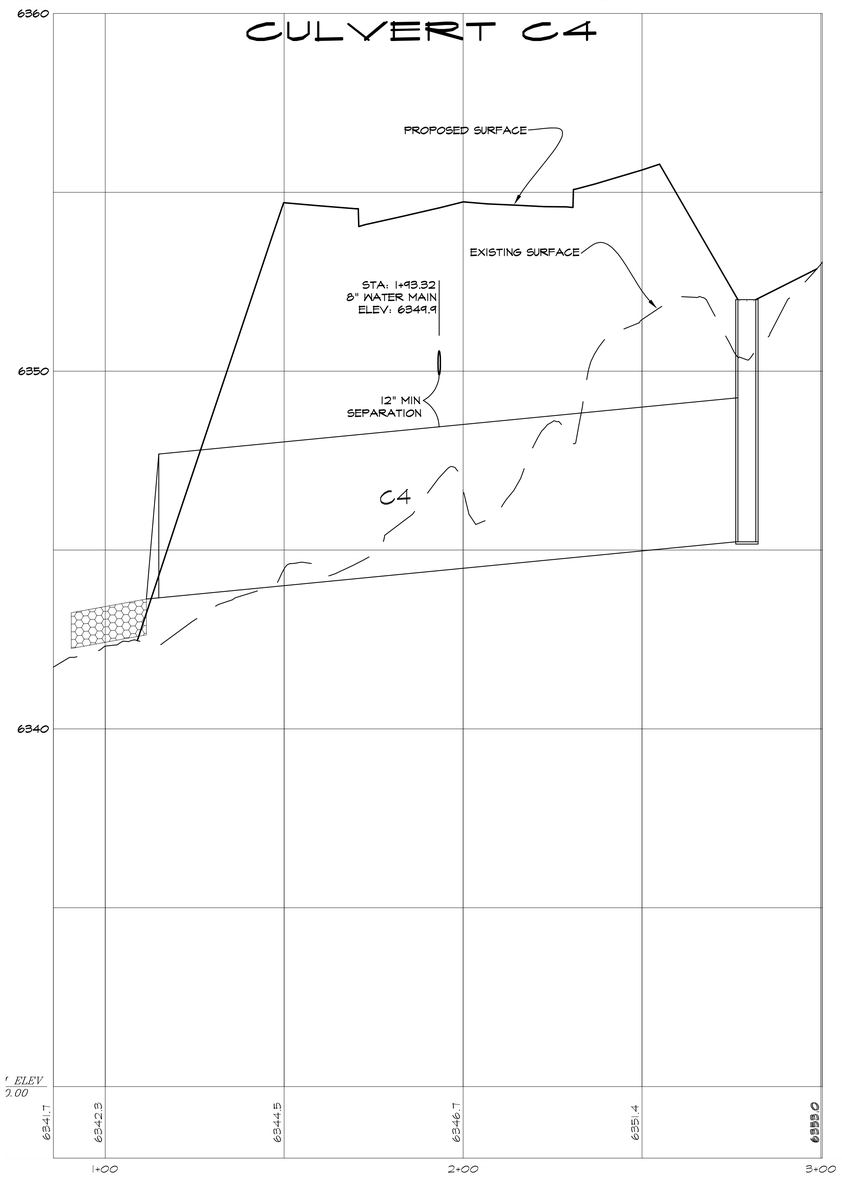
SCALE	DWG NO.	DATE
AS NOTED		06/09/2025

SHEET NO. 25C

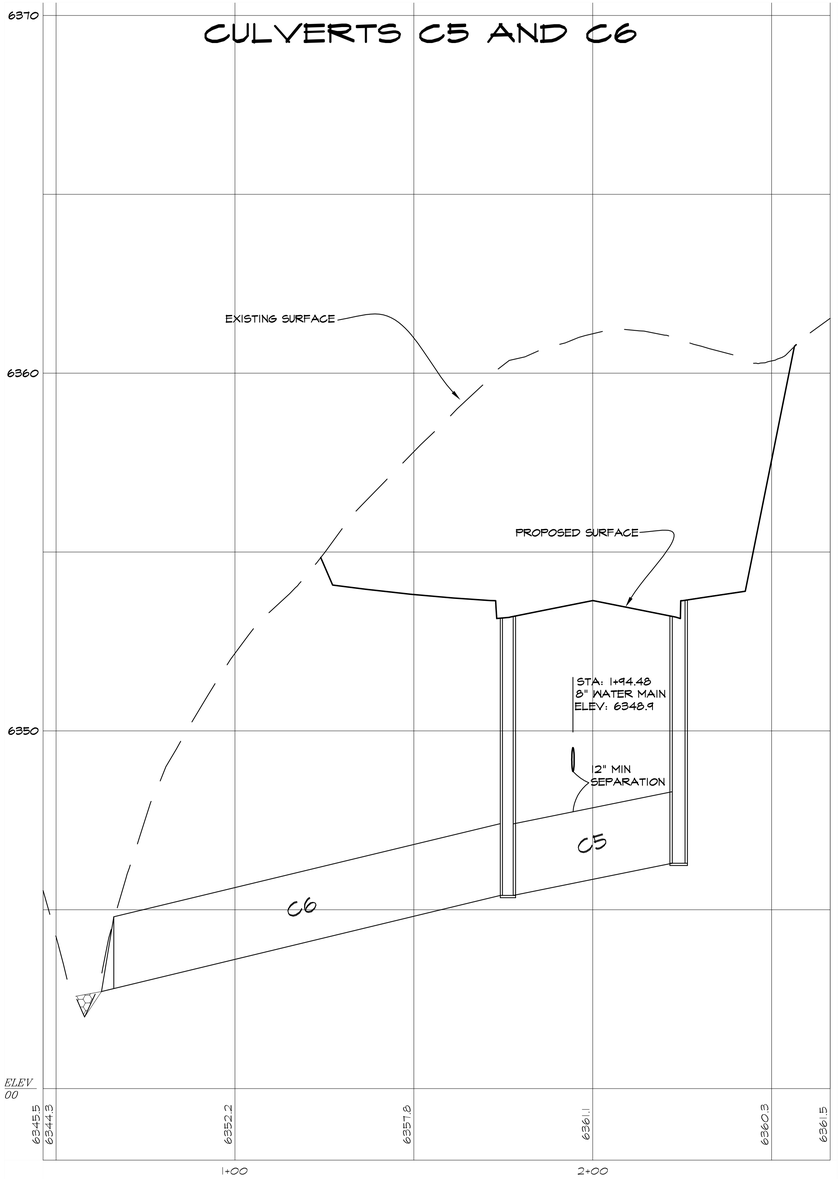




CULVERT C4



CULVERTS C5 AND C6



GRALYNN GUERRERO ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CULVERTS C4-C6 PLAN AND PROFILES

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025

SHEET NO. 25D

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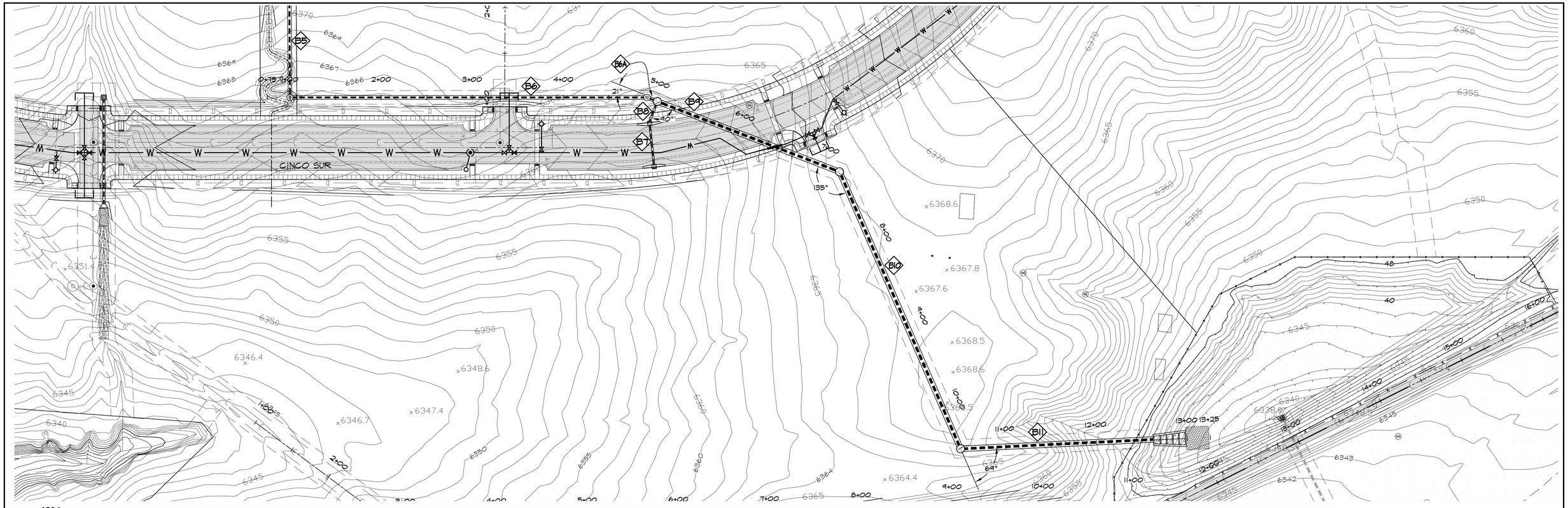

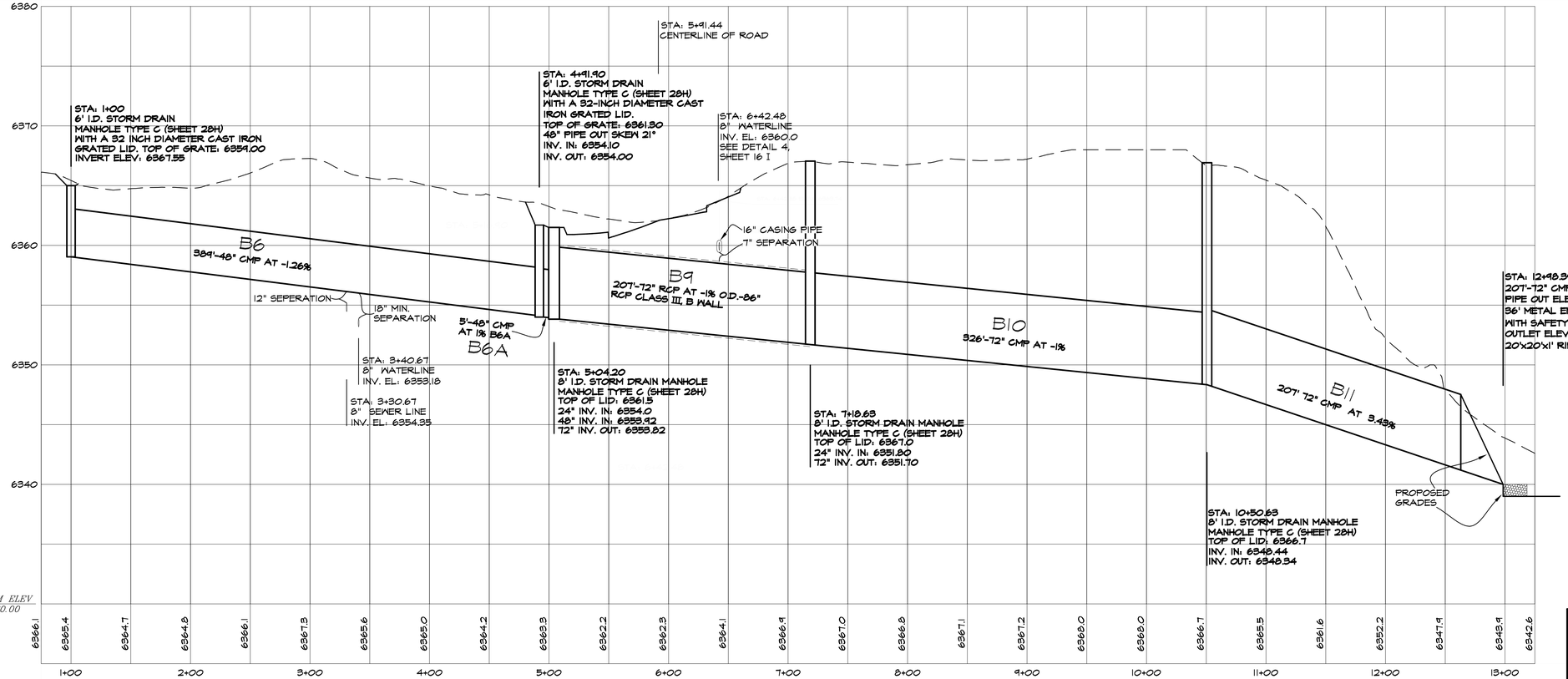

NORTH

SCALE 1"=50'

50' 0 50'

JONATHAN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS	
DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
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TIERRA CONTENTA PH. 3A INFRASTRUCTURE

B6, B9-B11 CULVERTS

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025
	SHEET NO.	25E

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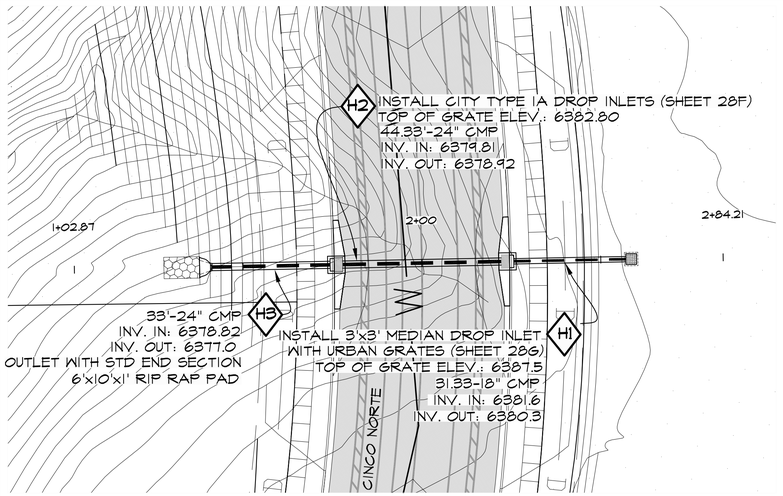

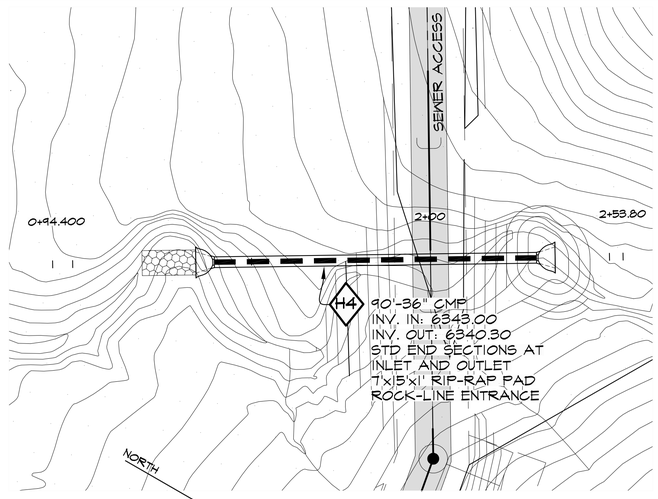

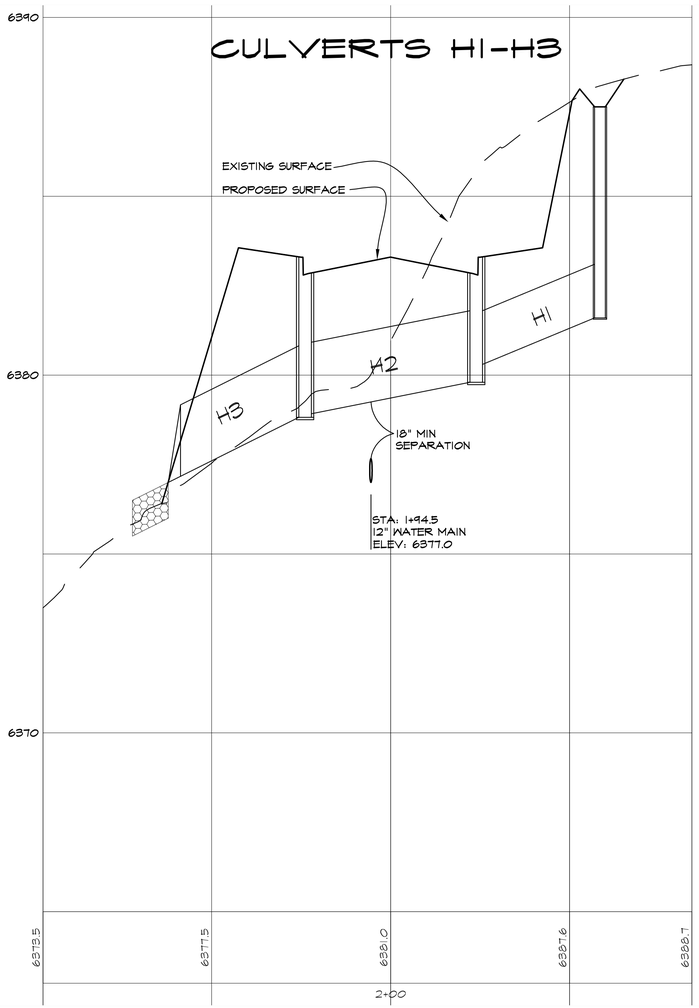

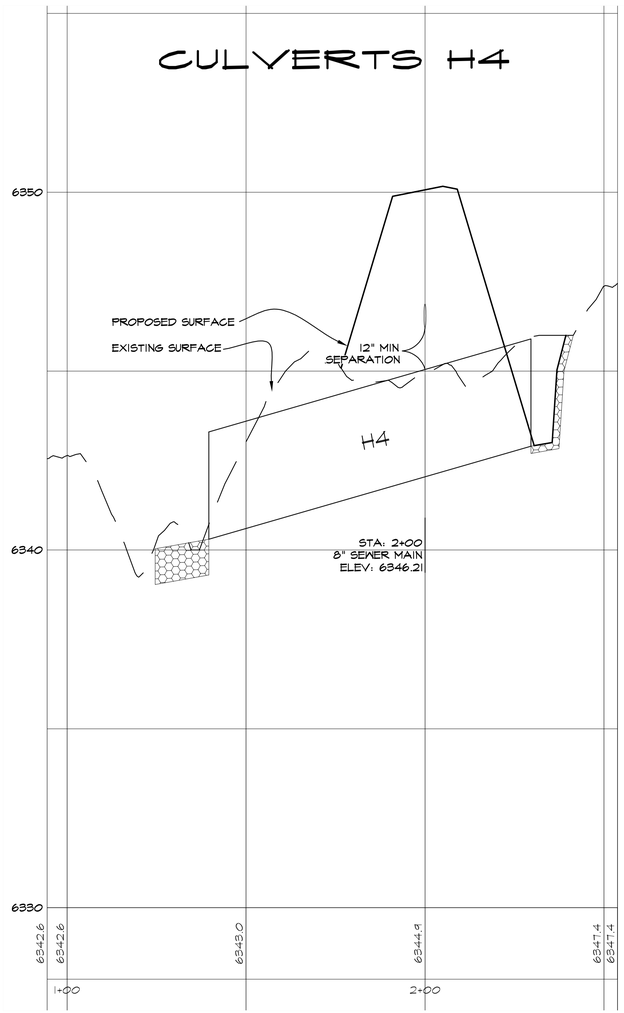

GERALYNN GUERRERO-ORTIZ
NEW MEXICO
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REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
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TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CULVERTS H1-H4 PLAN AND PROFILES

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025

SHEET NO. 25F

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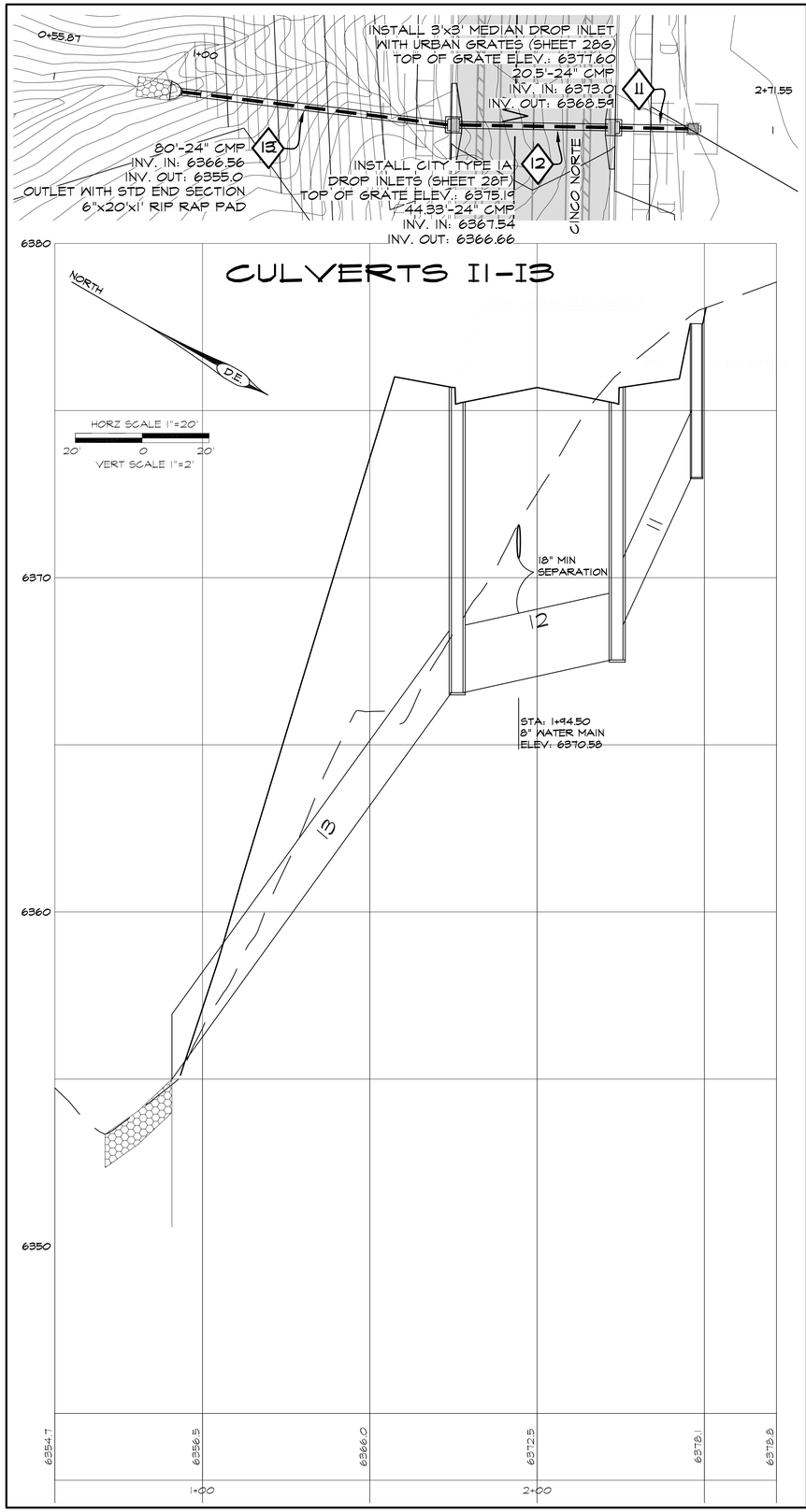

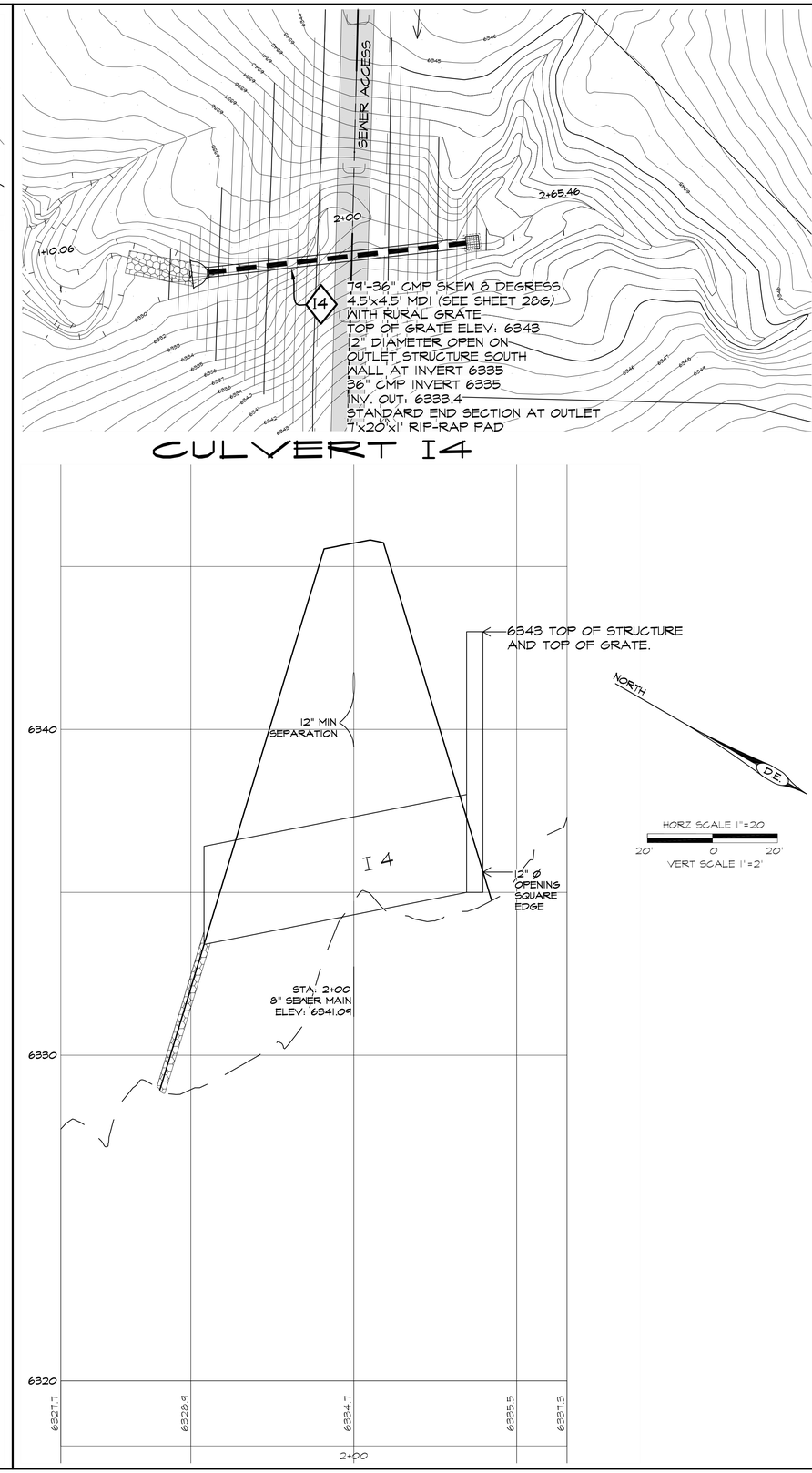

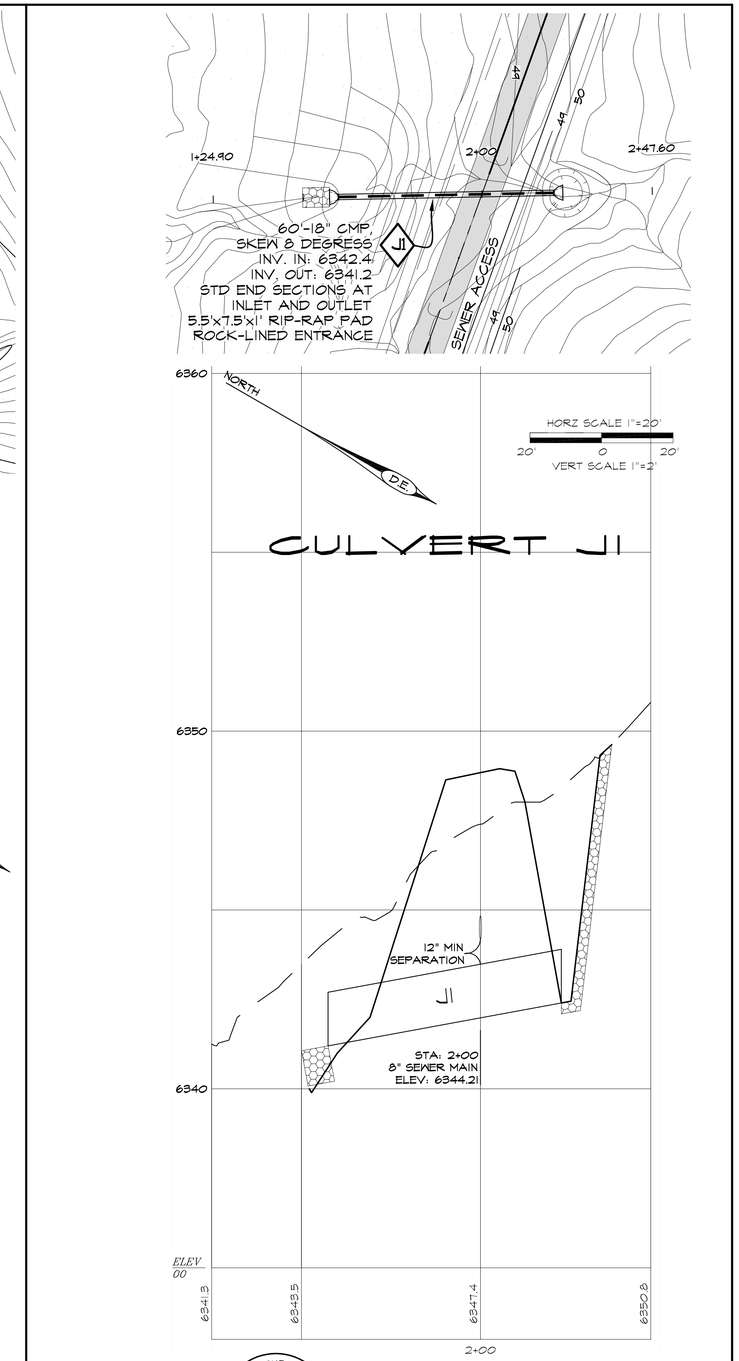

ORALYNN GUERRERORTIZ
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06/09/2025
REGISTERED PROFESSIONAL ENGINEER

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 989-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CULVERTS I1-I4 AND J1 PLAN AND PROFILES

REVISIONS	
DATE	BY

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025
		SHEET NO. 25G

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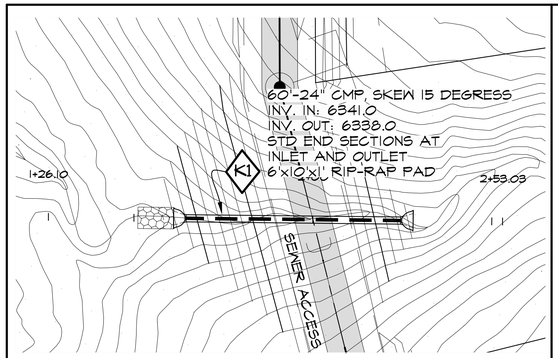
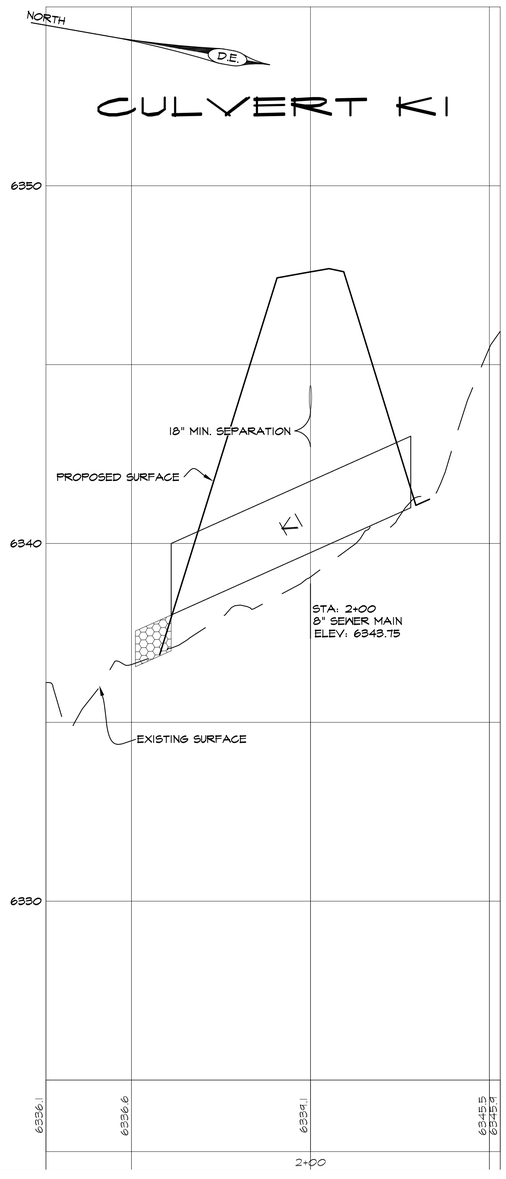
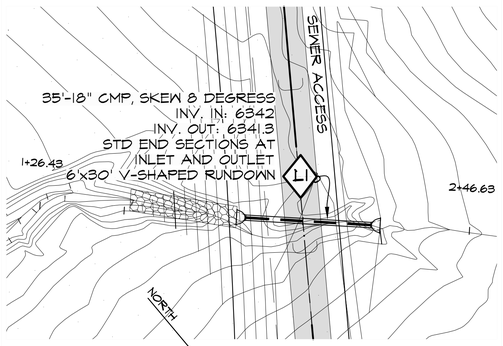
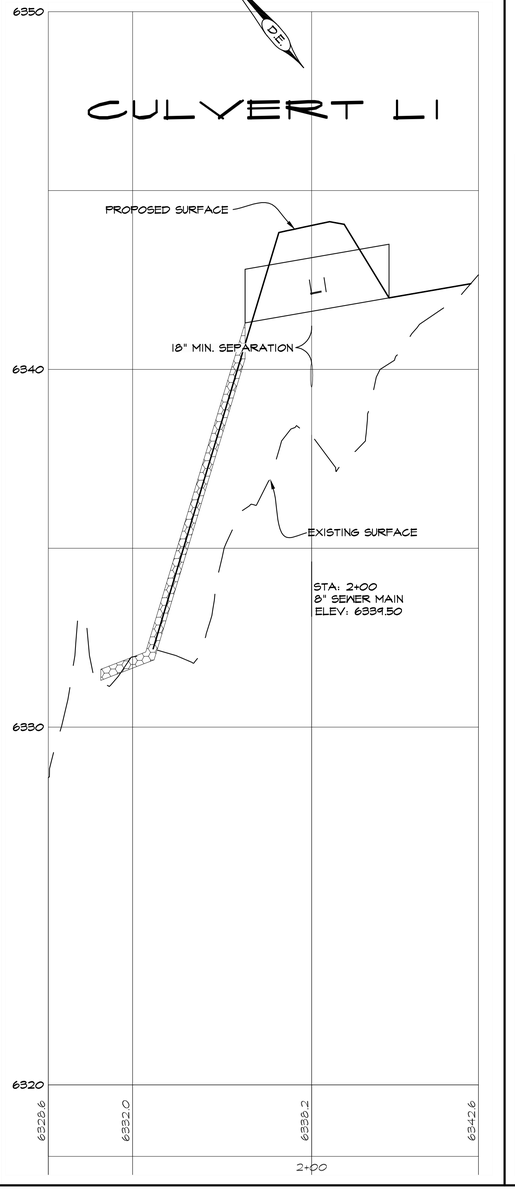


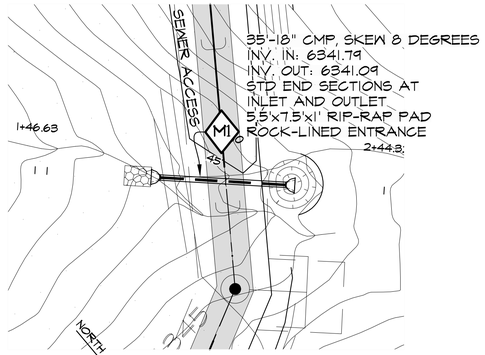
HORZ SCALE 1"=20'
20' 0 20'
VERT SCALE 1"=2'



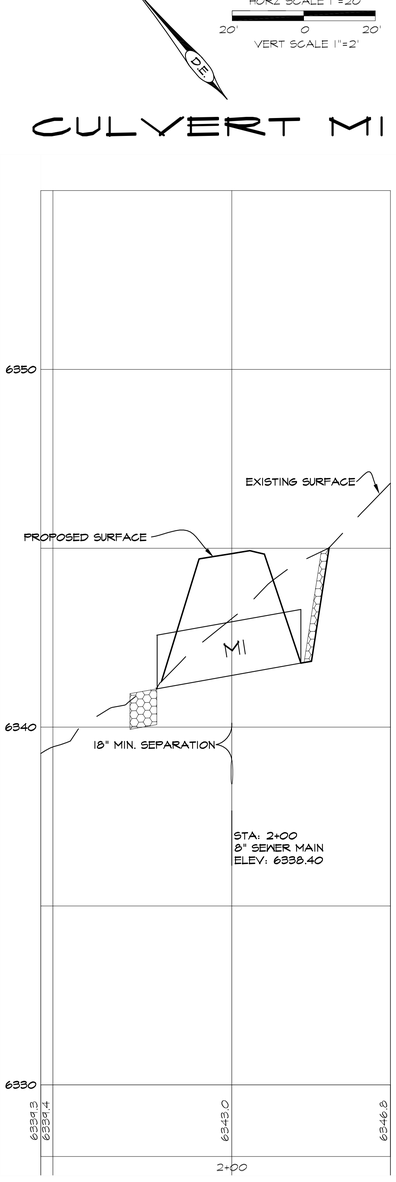


HORZ SCALE 1"=20'
20' 0 20'
VERT SCALE 1"=2'





HORZ SCALE 1"=20'
20' 0 20'
VERT SCALE 1"=2'



GERALYNN GUERRERO ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
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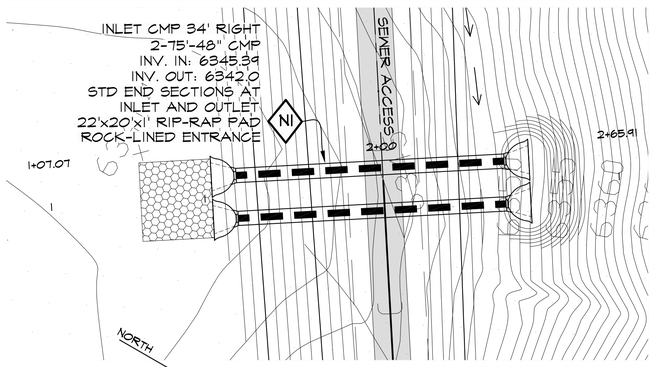
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CULVERTS K1, L1 AND M1 PLAN AND PROFILES

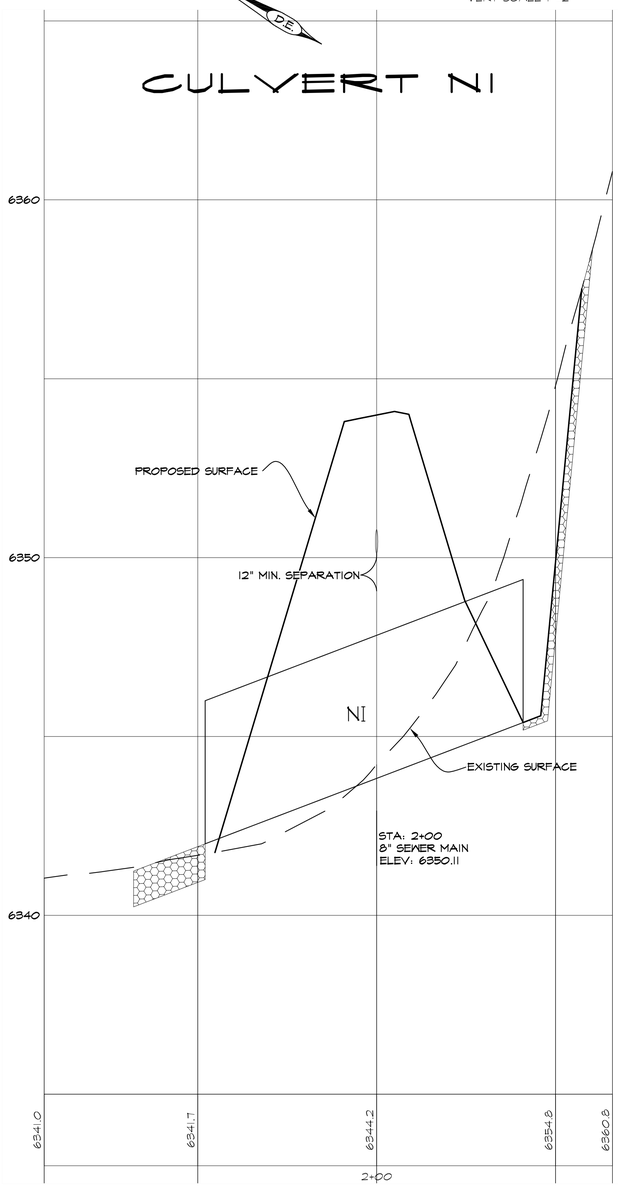
SCALE	DWG NO.	DATE
AS NOTED		06/09/2025

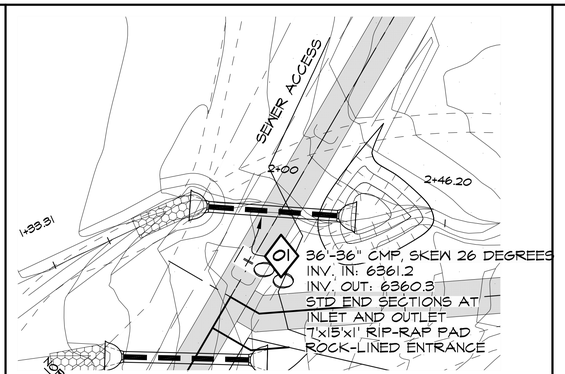
SHEET NO. 25H

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-10-28 HW TC3.dwg, CULVERT PNPS, 10/30/2025 6:14:19 PM

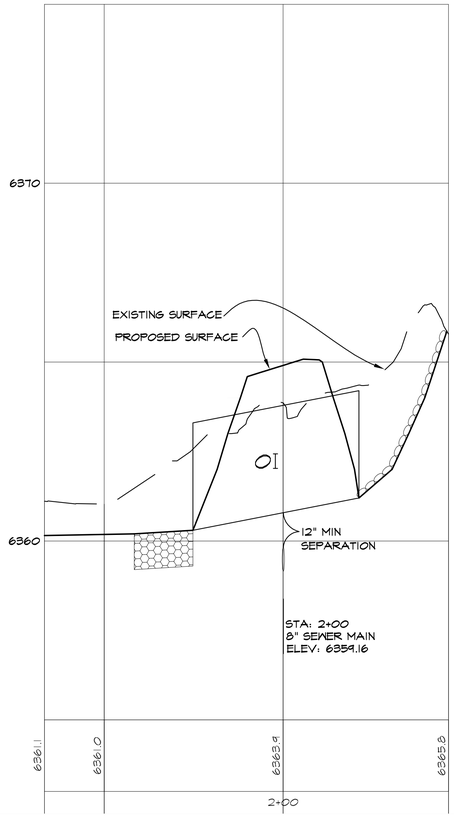


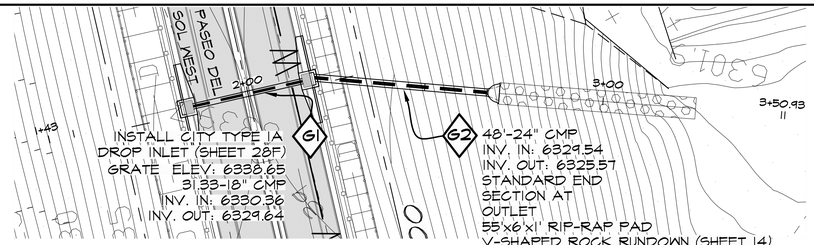
CULVERT N1



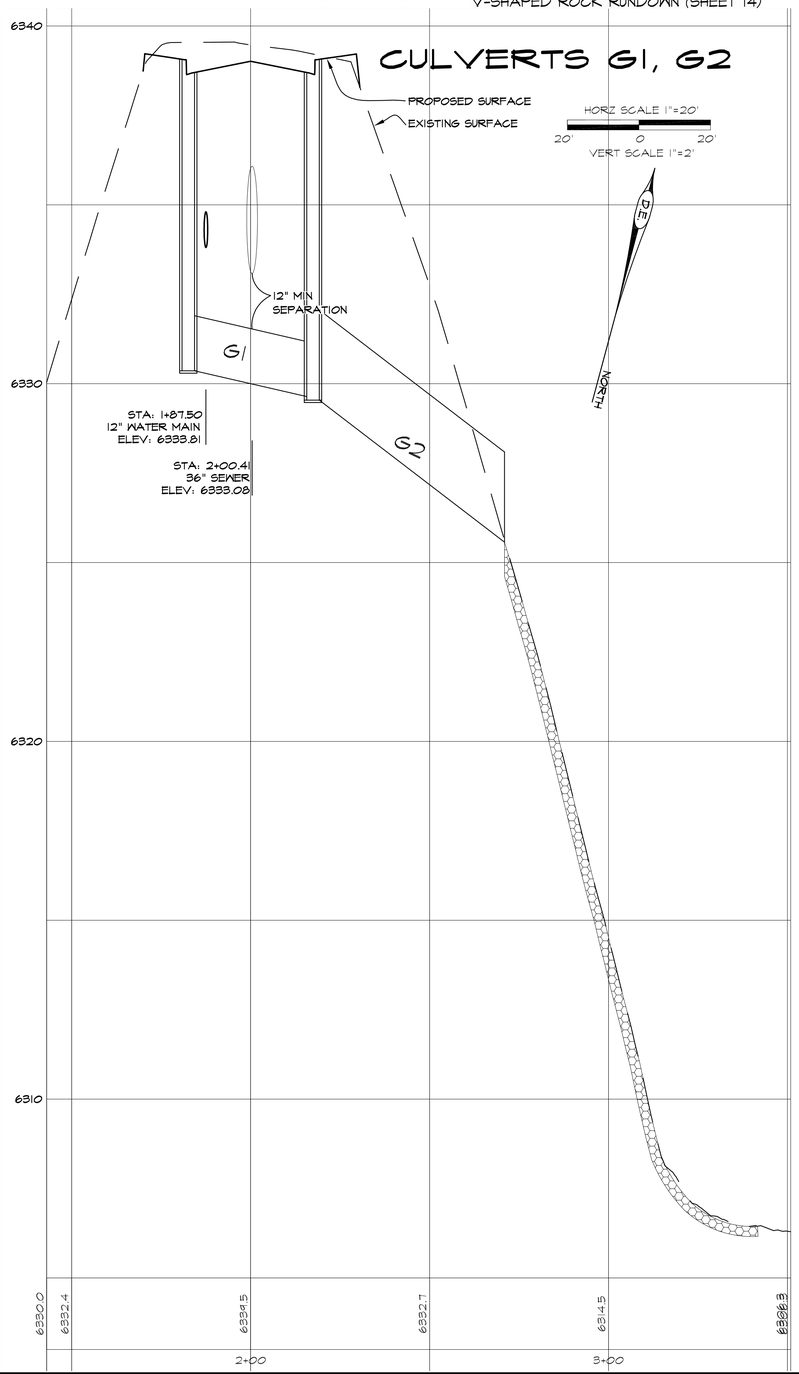


CULVERT 01





CULVERTS G1, G2



GRAYNN GUERRERORITZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CULVERTS N1, 01, G1, AND G2 PLAN AND PROFILES

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025

SHEET NO. 25I

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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. CURRENT EDITION.
2. ALL WATER/SEWER UTILITY INSTALLATIONS, RE-CONSTRUCTION OR REPAIR SHALL COMPLY WITH THESE ACD, SANTA FE COUNTY OR THE SANTA FE CITY (DEPENDING ON JURISDICTION) UTILITY DIVISION'S CONSTRUCTION STANDARDS AND SPECIFICATIONS (WATER STD), 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 FOLLONED.
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 LOCAL JURISDICTION (CITY OR COUNTY) PERMIT HAS BEEN PROVIDED TO THE CONTRACTOR AND POSTED ON SITE.
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 ENCROACH INTO 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. ALL GRADING WORK SHALL CEASE IF WIND SPEEDS EXCEED 30 MPH.
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. CONTRACTOR IS RESPONSIBLE FOR DRAINAGE MANAGEMENT AND EROSION CONTROL AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
32. THE COSTS FOR REQUIRED DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
33. BORROW MATERIAL, CONSTRUCTION WASTE, VEGETATIVE DEBRIS, ETC. SHALL NOT BE PLACED IN WETLAND AREAS, ARROYOS, FLOOD PLAINS, OR ANY AREAS WHERE THEY MAY AFFECT ENDANGERED SPECIES OR ARCHAEOLOGICAL RESOURCES IN ANY WAY.
34. 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.
35. 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.
36. 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.
37. 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.
38. 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. VOLUME OF DRAINAGE PONDS AND POND OUTLET INVERTS SHALL ALSO 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 (303) 768-8606. CONTRACTOR SHALL NOT CHARGE THE OWNERS ANY ADDITIONAL COST FOR SUCH REPAIRS.
4. ANY PROTECTED ARCHAEOLOGICAL OR OTHER CULTURAL RESOURCE SITES OR ANY SITE SPECIFICALLY NOTED ON THE ACD TO BE PROTECTED SHALL BE STAKED AND SURROUNDED WITH ORANGE CONSTRUCTION FENCING PRIOR TO ANY CONSTRUCTION ACTIVITIES OCCURRING ON SITE.

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/NMDOT 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 AND ASPHALT 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 500 FEET FOR EVERY LIFT OR EVERY 1.5 FEET WHICHEVER RESULTS IN THE GREATEST NUMBER OF TESTS OF MAINLINES, ALL LATERALS, CULVERTS AND CURBS; WITHIN TWO (2) HORIZONTAL FEET OF ANY PCC OR OTHER MATERIAL STRUCTURES (E.G., MANHOLES, FOUNDATIONS, TANKS); BENEATH ALL MANHOLE BASES OR CONCRETE FOUNDATIONS; AND 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 OF CONCRETE'S AGE, OR DATE OF ON-SITE PLACEMENT. THE LATTER TESTING 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 NOTIFY THE OPR AND THE GOVERNING UTILITY DIVISION INSPECTOR A MINIMUM OF 48 HOURS (EXCLUDING WEEKENDS) IN ADVANCE OF ANY PIPELINE PRESSURE TESTING. 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 6-7 PSI, AND THEN VERIFYING THAT NO PRESSURE LOSS OCCURS IN A PERIOD OF 10 MINUTES.
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 ABOVE 35 DEGREES FAHRENHEIT 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.
15. CONTRACTOR SHALL PROVIDE TO THE OPR VERIFICATION FROM THE TESTING LABORATORIES THAT THE FINAL HOT MIX ASPHALT PRODUCT USED IS IN COMPLIANCE WITH THE NMDOT SPECIFICATIONS FOR SPIV PRIOR TO RELEASE OF PROJECT FINAL PAYMENT.

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.
3. ASPHALT SHALL MEET GRADATION REQUIREMENTS AND STANDARDS FOR SP-IV OR SP-III, WHICH EVER IS INDICATED IN THE PLANS, NMDOT 2019 STANDARD SPECIFICATIONS.
4. BASECOURSE SHALL BE COMPACTED TO MINIMUM 96% OF THE MAXIMUM DENSITY PER AASHTO, T-180, METHOD D.
5. SUBGRADE BENEATH BASECOURSE SHALL BE COMPACTED TO 95% 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.
7. RECYCLED BASECOURSE IS NOT ALLOWED IN CITY ROADS OR CITY RIGHT OF WAY.

CONCRETE WORK
1. ALL PORTLAND CEMENT CONCRETE (PCC) SPECIFIED IN THESE ACD SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 7 DAYS, AND OF 4000 PSI AT 28 DAYS. IN ADDITION, PCC USED IN MANHOLES SHALL HAVE A MINIMUM SLUMP BETWEEN 2.5 INCHES AND 4.0 INCHES, AND SHALL BE PLACED USING A VIBRATOR. ALL PCC CONCRETE SHALL HAVE MINIMUM 7-BAGS OF PORTLAND CEMENT PER CUBIC YARD OF CONCRETE (7-BAG MIX), PLUS 3/4-INCH MAXIMUM AGGREGATE SIZE, WITH AIR ENTRAINMENT BETWEEN 5% AND 8% PER NMDOT/AASHTO TEST OR 4% AND 7% ASTM TEST AT DELIVERY TIME.
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 7-INCH IN 10 FEET FROM A STRAIGHT LINE.
3. EXPANSION JOINTS ARE REQUIRED EVERY 30 FEET ON CURB AND GUTTER.
4. OPR SHALL VERIFY THAT ALL CURB AND GUTTER SHOWS POSITIVE WATER FLOW, PRIOR TO FINAL ACCEPTANCE, OR DURING CITY/COUNTY INSPECTION, WHATEVER OCCURS FIRST. ANY AREAS THAT FAIL SUCH A TEST SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
5. NOTE THAT THE CITY OF SANTA FE REQUIRES AN APPROVED COLD WEATHER CONCRETE PLACEMENT PLAN PRIOR TO CONCRETE PLACEMENT DURING WINTER WEATHER CONDITIONS.

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.
4. CONTRACTOR SHALL NOTIFY THE CITY/COUNTY/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.
5. NO TRASH SHALL BE PERMITTED IN ANY TRENCHES.
6. CONCRETE COLLARS FOR VALVES OR MANHOLES (WATER, SEWER OR STORM) SHALL NOT BE LOCATED WITHIN CURB & GUTTERS, FILLETS OR VALLEY GUTTERS.

WATER SYSTEM MATERIALS AND WORK
1. 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 OR C-900 SDR-18 PVC AS NOTED IN THE PLANS, INSTALLED OVER CLASS-D BEDDING OR BETTER, WITH MECHANICAL OR MEGALUG® JOINTS, OR THERMALLY FUSED JOINTS AS APPLICABLE.
2. RESTRAINED JOINT LENGTHS SHALL BE BASED ON FITTING AND LINE DIAMETER PER MANUFACTURE'S REQUIREMENTS.
3. EXCAVATION SHALL ADEQUATELY ACCOMMODATE THE PIPE'S BELL ENDS.
4. 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 THE MANUFACTURER'S RECOMMENDATIONS AND THESE ACD.
5. 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.
6. 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.
7. NO WATER LINE SHALL BE INSTALLED BEFORE THE FINAL GRADE HAS BEEN ACHIEVED WITHIN THE DESIGNATED WATER UTILITY CORRIDOR (OR ROAD RIGHT OF WAY).
8. ALL FIRE HYDRANTS SHALL BE SUPPLIED WITH THE TYPE OF THREAD APPROVED BY THE WATER DEPARTMENT FOR THE PROJECT LOCATION AS CITY AND COUNTY OF SANTA FE USE DIFFERENT THREADS. EACH INSTALLED HYDRANT SHALL HAVE A PAINTED NUMBER SUPPLIED BY THE UTILITY DIVISION PAINTED PER THE FIRE MARSHAL REQUIREMENTS. HYDRANTS SHALL HAVE A MINIMUM HORIZONTAL CLEARANCE OF 7-FOOT RADIUS AROUND THEM.
9. PARALLEL WATER AND SANITARY SEWER MAINS SHALL HAVE A MINIMUM HORIZONTAL CLEARANCE (SEPARATION BETWEEN THEM) OF 10 FEET, PLUS A VERTICAL CLEARANCE OF 2 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.
10. WARNING TAPE SHALL BE PLACED A MINIMUM 12 INCHES ABOVE THE WATER MAIN AT THE CENTER OF THE TRENCH. IN ADDITION, CONTRACTOR SHALL ATTACH COLOR CODED BLUE LOCATE CABLE (TRACING WIRE) ON TOP OF THE PIPELINE BY PLACING DUCT TAPE EVERY TWO FEET. 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 ON ALL MAINS.
11. 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.
12. FINAL CONNECTION OF NEW AND EXISTING PIPELINES SHALL BE AUTHORIZED BY THE GOVERNING UTILITY DIVISION. CONTRACTOR SHALL SUBMIT A PENETRATION WORK PLAN AND CLOSELY COORDINATE WITH THE UTILITY, A MINIMUM OF FIVE (5) WORKING DAYS BEFORE THE CONNECTION OR PENETRATION WORK IS STARTED, AND ONLY AFTER DISINFECTION OF THE PIPES, AND THE OPR HAS RECEIVED CHLORINE RESIDUAL AND BACTERIOLOGICAL TEST RESULTS DIRECTLY FROM THE LABORATORY.
13. 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).
2. SANITARY SEWER MANHOLES AND FLUSHING STATIONS SHALL BE MADE OF FACTORY-PRE-CAST REINFORCED CONCRETE SEGMENTS, UNLESS OTHERWISE SPECIFIED IN THESE ACD. ON SITE CONCRETE INSTALLATIONS SHALL ONLY BE PERMITTED IN THE CASE OF NEW MANHOLE INSTALLATIONS ON EXISTING SAS PIPELINES.
3. TYPICAL MANHOLE SECTIONS ARE 4 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.
4. SANITARY SEWER CONNECTIONS SHALL BE

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), WATER OR SEWER MAINS AND SERVICES, OR DRAINAGE CULVERTS 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.
7. CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY IN WRITING THAT ALL DRY UTILITY LINES AND EQUIPMENT ARE LOCATED WITHIN EASEMENT.

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. SLOPES SPECIFIED IN THESE ACD ARE EXPRESSED IN TERMS OF THE HORIZONTAL RUN VERSUS THE VERTICAL RISE OF THE GROUND'S SURFACE (H:V).
3. RECOMMENDATIONS OF ANY GEOTECHNICAL REPORT FOR THE PROJECT SHALL BE FOLLOWED AND SHALL SUPERCEDE RQUIREMENTS LISTED BELOW.
4. AFTER CLEARING, THE SOIL SHALL BE MOISTURE CONDITIONED AND DENSIFIED AS NOTED BELOW PRIOR TO PLACEMENT OF BACKFILL OR CONSTRUCTION.
5. 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.
6. ALL STRUCTURAL FILL OR BACKFILL SHALL BE FREE OF VEGETATION AND DEBRIS AND CONTAIN NO ROCKS LARGER THAN 3-INCHES.
7. 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. 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.
8. SUBGRADE BENEATH ASPHALT, CURBS AND GUTTERS, SIDEWALKS, PATHS AND DRAINAGE FACILITIES SHALL BE COMPACTED TO 95% PER AASHTO, T-180, METHOD D.
9. BASECOURSE IS NOT REQUIRED UNDER CURB AND GUTTER UNLESS THE ACD SHOWS DIFFERENTLY.

GUARDRAIL
a.1.1. W-BEAM GUARDRAIL: SINGLE FACE W-BEAM GUARDRAIL MADE OF GALVANIZED STEEL PER NMDOT SECTION 606 SPECIFICATIONS WITH WHITE REFLECTORS. MATERIAL TO BE INSTALLED IN ACCORDANCE WITH AASHTO TASK FORCE 13 GUIDE FOR STANDARDIZED HIGHWAY BARRIER HARDWARE.
a.1.2. END TERMINALS; MSKT-SP-MGS TL-2 (MASH COMPLIANT). TERMINALS MANUFACTURED BY ROAD SYSTEM INC. AND INSTALLED PER MANUFACTURE'S INSTRUCTIONS.

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. PLASTIC OR RUBBER PARKING BUMPERS ARE NOT ALLOWED UNLESS APPROVED BY THE OPR IN WRITING.
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 I BREAKAWAY BASE SYSTEM WITH A SLIP-TYPE CONNECTION PER NMDOT SECTION 701 STANDARDS. POSTS SHALL BE APPROVED BY CITY/COUNTY PUBLIC WORKS DEPARTMENT.
4. ALL PRE-FORMED PAVEMENT MARKINGS SHALL BE 380 IES BY "3M". SHALL INCLUDE CROSSWALKS, ARROWS, BIKE LANE SYMBOLS AND YIELD LINE MARKINGS.
5. PAVEMENT STRIPING SHALL BE WITH NMDOT APPROVED TRAFFIC STANDARD ACRYLIC PAINT OR HI-BUILD ACRYLIC PAINT WITH REFLECTORIZED GLASS BEADS PER NMDOT SECTION 704 STANDARDS.

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.

GERALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

PROJECT CONSTRUCTION NOTES

SCALE	DWG NO.	DATE
		06/09/2025
P&DR CASE # ----		SHEET NO. 26B

GENERAL

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 (APWASS).
3. Infrastructure construction shall conform to applicable sections of the New Mexico Department of Transportation's "Standard Specifications for Highway and Bridge Construction, 2019 Edition (SSHBC).
4. The order of precedence shall be, listed in order of highest precedence, the project specifications, plans, City of Santa Fe Standard Drawings, SSHBC, and 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 the following: City Public Works for facilities within street right of ways including the following: roads, sidewalks, signage, pavement markings, trails, street lighting, ADA; City Public Utilities for public net utilities; Planning and Land Use Department's Engineer (LUE) for street landscaping, irrigation, SWPPP best management practices, grading, site stabilization, retaining walls and detention ponds.
6. The project plans shall be approved for construction by the LUE 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.
8. Attendance at the pre-construction meeting is mandatory for the Project Engineer (who shall conduct the meeting), Contractor, Planning and Land Use Technical Review staff, and applicable staff from street, water, and wastewater management Divisions. The Owner and subcontractors are encouraged to attend. At this meeting, a Land Use Inspector (LUI) will be assigned as the City of Santa Fe 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.
11. If an EPA Notice of Intent (NOI) is applicable, a copy of the NOI shall be presented at the pre-construction meeting.
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 LUE 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 LUE for permanent filing in the City Flat Room. 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 505-955-6619 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 LUE 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 505-955-6945 for permit information and 505-955-6646 for inspection of each visible, connected 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 LUE.
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 505-955-6945 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 emailed to the LUI within seven (7) calendar days after laboratory material testing is complete unless otherwise directed during the pre-construction meeting. 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 day?s 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 LUE 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 prior approval by LUE. Each mix shall have the following minimum properties:
a. Compressive strength of 4,000 psi in 28 calendar days
b. Seven (7.0) bags of cementitious material per cubic yard of concrete
c. Twenty (20.0) percent or less of fly ash 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. The City of Santa Fe requires a Land Use Engineer approved cold weather concrete placement plan prior to concrete placement during winter weather conditions.
28. Traffic control devices, as per the 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.
29. Traffic signage shall meet NMDOT Section 701 Standards and be made of retroreflective aluminum alloy sheeting and be on the NMDOT Approved Product List.
30. Sign Posts shall have a Type I breakaway base system with a slip-type connection per NMDOT Section 713 Standards. Posts shall be approved by the City Public Works Department.
31. Pre-formed pavement marking shall be 380 IES by 6SMA, and shall include all crosswalks, arrows, bike lane symbols, yield line markings and other pavement markings required by the City Traffic Engineer.
32. Pavement striping shall be with NMDOT approved traffic standard acrylic paint or hi-build acrylic paint with reflectorized glass beads per NMDOT Section 704 standards.
33. Site erosion and/or sediment control, as per the approved plan, shall be installed, maintained, and removed by the Contractor. Inspection by the LUI of applicable Best Management Practices (BMP) is required prior to any grading activity. The Contractor's attention is directed to the SSHBC's Section 603 for other requirements relating to dust abatement and similar issues.
34. 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 LUE, 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:
a. 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.
b. 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.
c. High winds restriction: temporarily halt work activities during high wind events greater than 30 mph if operations would result in off-property transport.
d. 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):
d.a. 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.
d.b. Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
d.c. Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
d.d. Surface roughening: stabilize an active construction area during periods of inactivity or when vegetation cannot be immediately established.
d.e. 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.
d.f. Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 30 days or while vegetation is being established.
35. 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.
36. 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 LUI and received written staff acceptance prior to scheduling either TV inspection of SAS and Storm Sewer lines or placement of roadway pavement material.
37. ASTM, AASHTO, or independent laboratory certificates of material compliance are to be provided to LUI staff prior to bringing applicable material on site.
38. Aggregate base course material shall conform to the SSHBC's Section 304 using Gradation 1. Recycled basecourse is not allowed in City roads or City rights-of-way.
39. 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 LUI 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 LUI.
40. 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.
41. PMBP material quality test samples (net) shall be obtained and tested for every 500 tons or fraction.
42. 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 misplaced utility structures prior to requesting a pre-final inspection. Water meter boxes and fire hydrants may be placed between the sidewalk and curb.
43. Construction debris and/or excess material shall be stored in an on-site area and appropriately contained. Said debris shall not be a nuisance to the surrounding neighborhood. Disposal of debris shall be either within the city limits under separate grading permit or at a designated NMED approved disposal site. The Contractor shall provide written notice as to proposed debris disposal site location(s). All debris and/or excess material shall be removed from the site prior to scheduling a pre-final inspection with
44. 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 LUE for each of the above inspections has been obtained. Inspections shall be scheduled by calling 505.955.6646.
45. The Contractor shall make a written request for a pre-final inspection of terrain management and infrastructure works a minimum of 14 calendar days in advance with the LUI. At this inspection, applicable city division staff will review the final work product. Any deficiencies will be noted in a "punch list" 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 the LUE. 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.
46. The project shall comply with provisions of the Gunnison?s Prairie Dog Ordinance (Article 14-8.12)
47. All storm water detention/retention areas shall drain within 24 hours of a storm event as per Article 14-8.2 (D)(4)(c)(ii).
48. Concrete collars for valves or manholes (water, sewer or storm) shall not be located within curb and gutters, fillets or valley gutters.

WASTEWATER SPECIFICATIONS

1. Prior to the Wastewater Management Division approval of the plan set, a letter will be required from the project engineer indicating they are providing the inspection and record drawing services for the project.
2. The Contractor must obtain all sewer hookup permits from the City's Building Permits Section (sewer service laterals) 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 video 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 the 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 (Luke Gray 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 gravity sewer systems shall be pressure tested by pressurizing the lines to 6-7 psi, and verifying no pressure loss occurs for a period of 10 minutes. The test is to be witnessed and certified by the project engineer.
27. 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.
28. No public pressure sewer system piping may be installed in a common trench with other utilities.
29. 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.
30. Sewer backwater check valves shall be required on private sewer service laterals per the City of Santa Fe Plumbing Code. Final inspection shall be made by the City of Santa Fe Plumbing Inspection Division.
31. 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.
32. 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.
33. 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.
34. All sewer line crossings of rivers, streams, arroyos, drainage channels, etc. shall require a basis of design analysis prepared by a licensed engineer.
35. 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.
36. 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.
37. 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.
38. Unless otherwise indicated in the approved plans, sanitary sewer (SAS) lines shall be SDR 26 PVC, or an approved equivalent by the City of Santa Fe Wastewater Division Engineer, installed on class D bedding or better, and with a minimum of 3-feet of compacted backfill cover.

Water Line Extensions General Notes

1. Contractor shall notify City of Santa Fe Water Divisions (CoSFWD) five (5) days prior to commencement of work.
2. Construction shall be done in accordance with the CoSFWD Construction Standards and Specifications.
3. All easements shall be dedicated, cleared, graded and staked prior to water line installation.
4. All streets shall be cut to within +6-inches of final grade prior to water line installation.
5. Lot corners shall be staked prior to service line installation. Curb, gutter and driveway apron shall be installed prior to service line installation unless otherwise approved, in writing, by CoSFWD.
6. Contractor (Developer) shall provide construction staking utilizing the appropriate right-of-way maps, signed plats and CoSFWD drawings.
7. Material submittals shall be approved by CoSFWD prior to construction.
8. Contact New Mexico One Call at 811 two (2) working days in advance of construction for utility spots.
9. Pressure regulators shall be installed on all services downstream from the meter.
10. Four-feet cover to top of pipe shall be maintained on all water mains and services.
11. Contractor shall submit as-built construction packet within five (5) days of completion of construction including: valve ties, as-built drawings (including, but not limited to: fitting-to-fitting measurements, service-to-service measurements, center of main to center of service measurements, length of main installed, fittings installed, etc.) and potability results.
12. All valve boxes shall be brought up to grade of the final paving material so that the concrete is exposed.
13. Fire Hydrants shall be numbered using reflective numerals. The reflective numerals shall be obtained by the contractor for the CoSFWD field representative at the time the Notice to Proceed (NTP) is issued. Numbers shall be legible from the road. Prior to installing numbers, fire hydrants shall be painted.
14. A mechanical restraint system shall be utilized on fittings and piping for thrust restraint. Concrete thrust blocking shall be used only for special conditions (e.g. caps where main will be extended in the future) as specifically approved by CoSFWD.
15. Any field changes to these plans require approval of both the design engineer and CoSFWD.
16. Work on CoSFWD facilities shall not begin until CoSFWD has issued a NTP to the approved utility contractor.
17. Any and all easements for city-owned infrastructure shall be obtained/verified and recorded by the Developer before project commencement. Contractor shall verify the easement is in place before installing any infrastructure.
18. Any grading impacting existing water mains must maintain 4-foot cover, not to exceed 5-cover over mains. Mains must be adjusted to new grade as needed.

REVISIONS

DATE	BY

DESIGN ENGINUITY

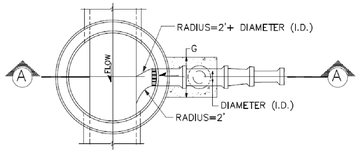
Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

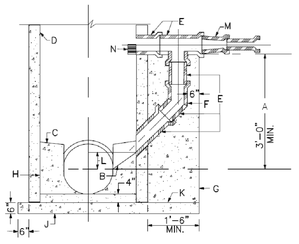
CITY CONSTRUCTION NOTES

SCALE	DWG NO.	DATE
		06/09/2025
P&DR CASE # ----		SHEET NO. 26C

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-06-04 HW TC3.dwg, PROJECT CONS. NOTES, 6/5/2025 7:31:45 AM



PLAN VIEW



CROSS SECTION A–A

CONSTRUCTION NOTES

A. 3' MINIMUM DISTANCE OF VERTICAL DROP. LESS THAN 3' REQUIRES DROP MANHOLE.

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

C. SHELF SLOPE, 1" PER FT.

D. MANHOLE TYPE FOR UPPER PORTION IS SPECIFIED IN MANHOLE TYPE "E" DETAIL DWG NO. 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 INCOMING LINE. (INCOMING=8" DROP=10")

F. USE BELL AND SPIGOT 45° LONG RADIUS BEND.

G. CONCRETE SUPPORT WIDTH EQUALS PIPE O.D. PLUS 6" 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 16'(FT) OR GREATER. NO4 BARS AT 12"(IN) O.C. EACH WAY OR PRECAST FOR MANHOLE DEPTH LESS THAN 16' 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

O. EXTEND PIPE 3"(IN) MINIMUM 6"(IN) MAXIMUM INTO MANHOLE W/TOP 1/2 PIPE REMOVED.

NOT TO SCALE

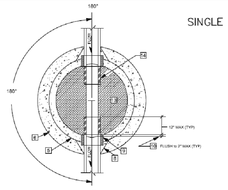
City of Santa Fe New Mexico

CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION

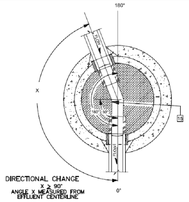
SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992 REV: FEBRUARY 2022	REVISIONS		DETAIL SHEET 1
DRAWN BY: MM	A 6-6-02		OUTSIDE DROP MANHOLE DETAIL
CADD REVISION BY: MM			
APPROVED BY:			

SINGLE INFLUENT

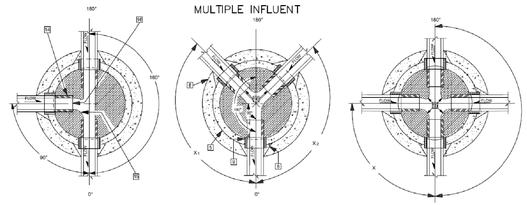


180° or STRAIGHT THROUGH



DIRECTIONAL CHANGE
ANGLE X MEASURED FROM EFFLUENT CENTERLINE

MULTIPLE INFLUENT



TEE, 90° & 180°
ANGLE X MEASURED FROM EFFLUENT CENTERLINE

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°

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 sub-soils of manhole a maximum of 12"(in) to bot of test joint and shall cradle pipe half pipe
12	CONCRETE FILL, 3000 p.s.i., refer to general note CM-6
13	SHELF, to be 8"(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 TOOLED 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

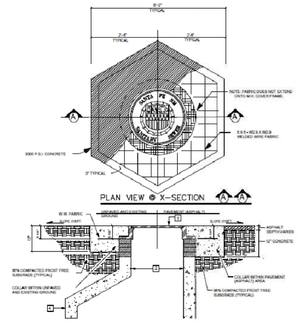
NOT TO SCALE

City of Santa Fe New Mexico

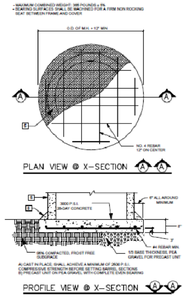
CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION

SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992 REV: FEBRUARY 2022	REVISIONS		DETAIL SHEET 3
DRAWN BY: MM	A 6-6-02		MANHOLE BASE CONNECTIONS
CADD REVISION BY: MM			
APPROVED BY:			



CONCRETE COLLAR DETAIL



CONCRETE BASE DETAIL

LEGEND

ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg.
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg.
3	CONCRETE COLLAR, refer to concrete collar detail Dwg.
4	PRECAST REINFORCED CONCRETE RISER, CONE or FLAT TOP, with 5"(in) wall thickness, refer to general notes.
5	PRECAST REINFORCED CONCRETE BASE RISER, with suitable sized openings, refer to general notes.
6	CONCRETE BASE, refer to concrete base detail Dwg.
7	SEWER PIPE, refer to general notes.
8	6"(in) GROUT FILLET, on upper half of pipe and around base
9	ADAPTER, MANHOLE, refer to manhole adapter detail Dwg.
10	PIPE PENETRATION INTO MANHOLE, refer to manhole adapter detail Dwg.

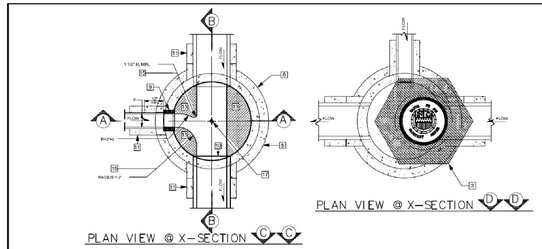
NOT TO SCALE

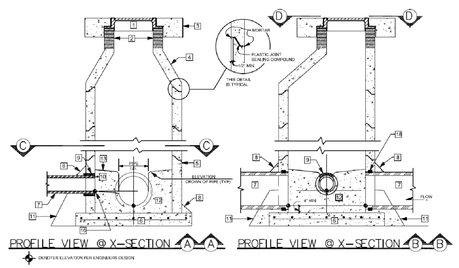
City of Santa Fe New Mexico

CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION

SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992 REV: FEBRUARY 2022	REVISIONS		DETAIL SHEET 5
DRAWN BY: MM			MISC. MANHOLE DETAILS
CADD REVISION BY: MM			
APPROVED BY:			





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" 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 sub-soils of manhole a maximum of 12"(in) to bot of test joint and shall cradle pipe half pipe
12	CONCRETE FILL, 3000 p.s.i., refer to general note CM-6
13	SHELF, to be 8"(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 TOOLED 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

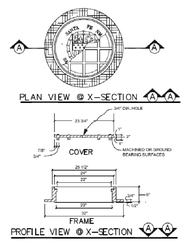
NOT TO SCALE

City of Santa Fe New Mexico

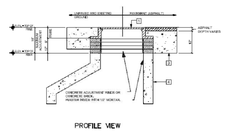
CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION

SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

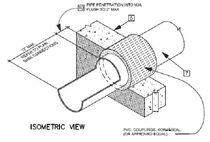
DATE: JULY 1992 REV: FEBRUARY 2022	REVISIONS		DETAIL SHEET 2
DRAWN BY: MM			MANHOLE DETAIL
CADD REVISION BY: MM			
APPROVED BY:			



MANHOLE FRAME & COVER DETAIL



MANHOLE ADJUSTMENT DETAIL



MANHOLE ADAPTER DETAIL

LEGEND

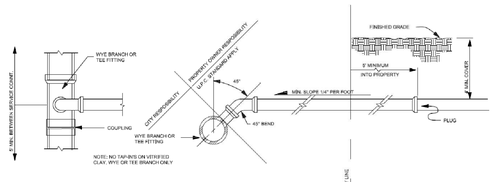
ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg. No. SAS-4
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg. No. SAS-5
3	CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS-6
4	PRECAST REINFORCED CONCRETE RISER, CONE 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

City of Santa Fe New Mexico

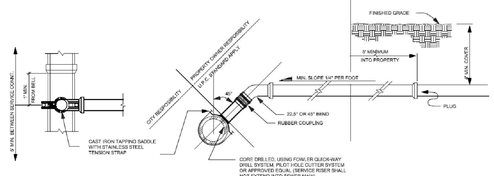
CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION

SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992 REV: FEBRUARY 2022	REVISIONS		DETAIL SHEET 4
DRAWN BY: MM			MISC. MANHOLE DETAILS
CADD REVISION BY: MM			
APPROVED BY:			



TO EXISTING VITRIFIED CLAY (V.C.) SEWER LINE



TO EXISTING PVC SEWER LINE

SERVICE CONNECTION DETAILS

NOT TO SCALE

City of Santa Fe New Mexico

CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION

SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992 REV: FEBRUARY 2022	REVISIONS		DETAIL SHEET 6
DRAWN BY: MM			SERVICE CONNECTION DETAILS
CADD REVISION BY: MM			
APPROVED BY:			

REVISIONS	
DATE	BY

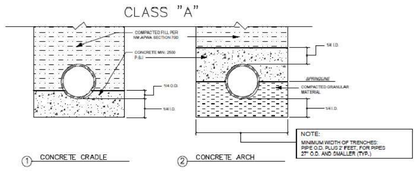
DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-9591

CITY OF SANTA FE

SEWER DETAILS

SCALE	DWG NO.	DATE
N/A		06/28/2024
	SHEET NO.	28 A



NOT TO SCALE

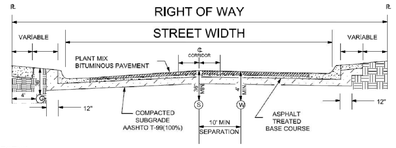
NOTE: NO ROCK WITH ANY DIMENSION GREATER THAN 6" ALLOWED TO BE PLACED IN THE TRENCH.

City of Santa Fe New Mexico

CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION

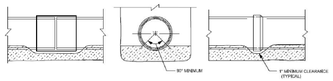
SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992 REV: FEBRUARY 2022	REVISIONS		DETAIL SHEET 7
DRAWN BY: PEN	1	1	BEDDING DETAILS
CADD REVISION BY: PEN	2	2	
APPROVED BY:	3	3	



NOT TO SCALE

TYPICAL UTILITIES SEPARATION DETAIL



BELL OR COUPLING INSTALLATION DETAIL



NOTE: USE AT RIVER AND ARROYO CROSSINGS

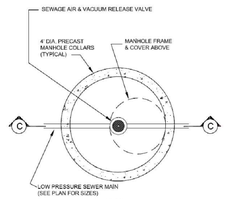
RESTRAINED JOINT DETAIL

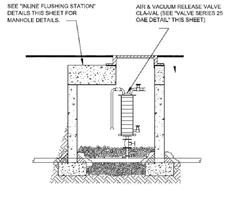
City of Santa Fe New Mexico

CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION

SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992 REV: FEBRUARY 2022	REVISIONS		DETAIL SHEET 9
DRAWN BY: PEN	1	1	MISCELLANEOUS DETAILS
CADD REVISION BY: PEN	2	2	
APPROVED BY:	3	3	





GENERAL NOTES

FOR DETAILS OF MANHOLE FRAMES, COVERS AND GENERAL CONSTRUCTION NOTES, SEE SHEET 12. MANHOLES SHALL HAVE NO STEPS.

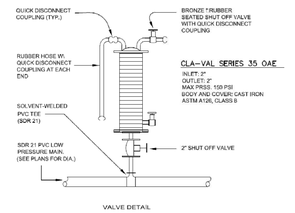
AIR VACUUM RELEASE VALVE SHALL BE INSTALLED AT ALL HIGHPOINTS WITHIN A PRESSURE SEWER LINE AND WHEREVER THERE ARE SIGNIFICANT CHANGES IN THE SLOPE OF THE PRESSURE LINE, AS DETERMINED BY THE WASTEWATER MANAGEMENT DIVISION.

CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OR CATALOG CUTS OF VALVES TO ENGINEER PRIOR TO INSTALLATION.

PROVIDE METALLIC LOCATE-TAPE 12" ABOVE LOW PRESSURE SEWER MAIN LINE.

HOMEOWNER SHALL CONTACT THE LOCAL REPRESENTATIVE FOR ENVIRONMENT ONE D-SERIES GRINDER PUMP, ACCESSORIES, INSTALLATION INSTRUCTIONS, OPERATING INSTRUCTIONS , INSPECTION AND WARRANTY START-UP. OTHER PUMP MANUFACTURERS SHALL NOT BE ACCEPTABLE.

ALL FITTINGS & PIPE SHALL BE SCH 80 PVC OR SCH 40 SS WITHIN MANHOLE, TRANSITION TO MATERIAL FOR LPSS OUTSIDE MANHOLE.



AIR + VACUUM RELEASE VALVE STATION

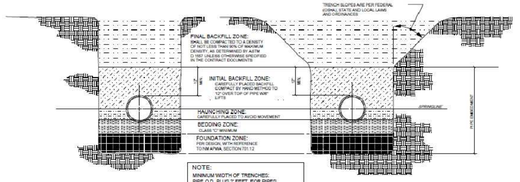
NOT TO SCALE

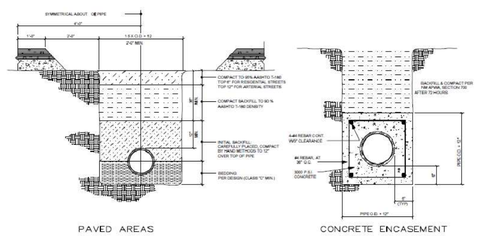
City of Santa Fe New Mexico

CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION

SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992 REV: FEBRUARY 2022	REVISIONS		DETAIL SHEET 15
DRAWN BY: PEN	1	1	VACUUM RELEASE VALVE DETAIL
CADD REVISION BY: PEN	2	2	
APPROVED BY:	3	3	





NOTE: NO ROCK WITH ANY DIMENSION GREATER THAN 6" ALLOWED TO BE PLACED IN THE TRENCH.

NOT TO SCALE

City of Santa Fe New Mexico

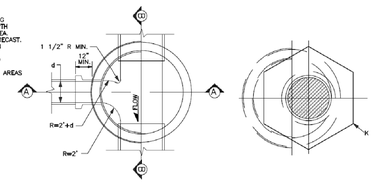
CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION

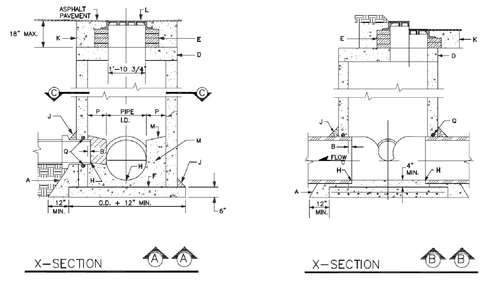
SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992 REV: FEBRUARY 2022	REVISIONS		DETAIL SHEET 8
DRAWN BY: PEN	1	1	TRENCH DETAILS
CADD REVISION BY: PEN	2	2	
APPROVED BY:	3	3	

CONSTRUCTION NOTES

A. CONCRETE PIPE SUPPORT SHALL EXTEND OUTSIDE OF M.H. TO SELL 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 CONCRETE ADJ. RINGS 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 15' OR GREATER. NO 4 BARS AT 12" O.C. EA. WAY FOR M.H. LESS THAN 16' IN DEPTH OR PRECAST.
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' DIA. HEXAGON 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. KOR-N-SEAL GASKET OR APPROVED EQUAL





GENERAL NOTES

1. USE APPROVED MASTIC JOINT MATERIAL FOR ALL JOINTS.
2. CONTRACTOR HAS OPTION TO CONSTRUCT TYPE "C" M.H. N LIEU OF TYPE "E" M.H. FOR DEPTHS OF 8' OR MORE.
3. DESIGN APPLIES TO 4', 5' & 8' MANHOLES.
4. M.H. GREATER THAN 16' 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.

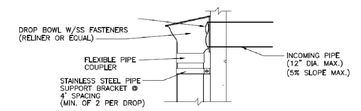
NOT TO SCALE

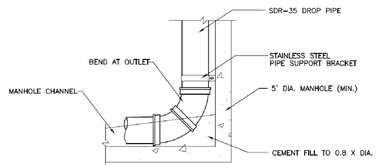
City of Santa Fe New Mexico

CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION

SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992 REV: FEBRUARY 2022	REVISIONS		DETAIL SHEET 10
DRAWN BY: PEN	1	1	MANHOLE TYPE "C" DETAIL
CADD REVISION BY: PEN	2	2	
APPROVED BY:	3	3	





TYPICAL INSTALLATION

NOT TO SCALE

City of Santa Fe New Mexico

CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION

SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DATE: FEBRUARY 2022	REVISIONS		DETAIL SHEET 17
DRAWN BY: PEN	1	1	INSIDE DROP MANHOLE DETAIL
CADD REVISION BY: PEN	2	2	
APPROVED BY:	3	3	

REVISIONS

DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-9551

CITY OF SANTA FE

SEWER DETAILS

SCALE	DWG NO.	DATE
N/A		06/28/2024
		SHEET NO. 28 B

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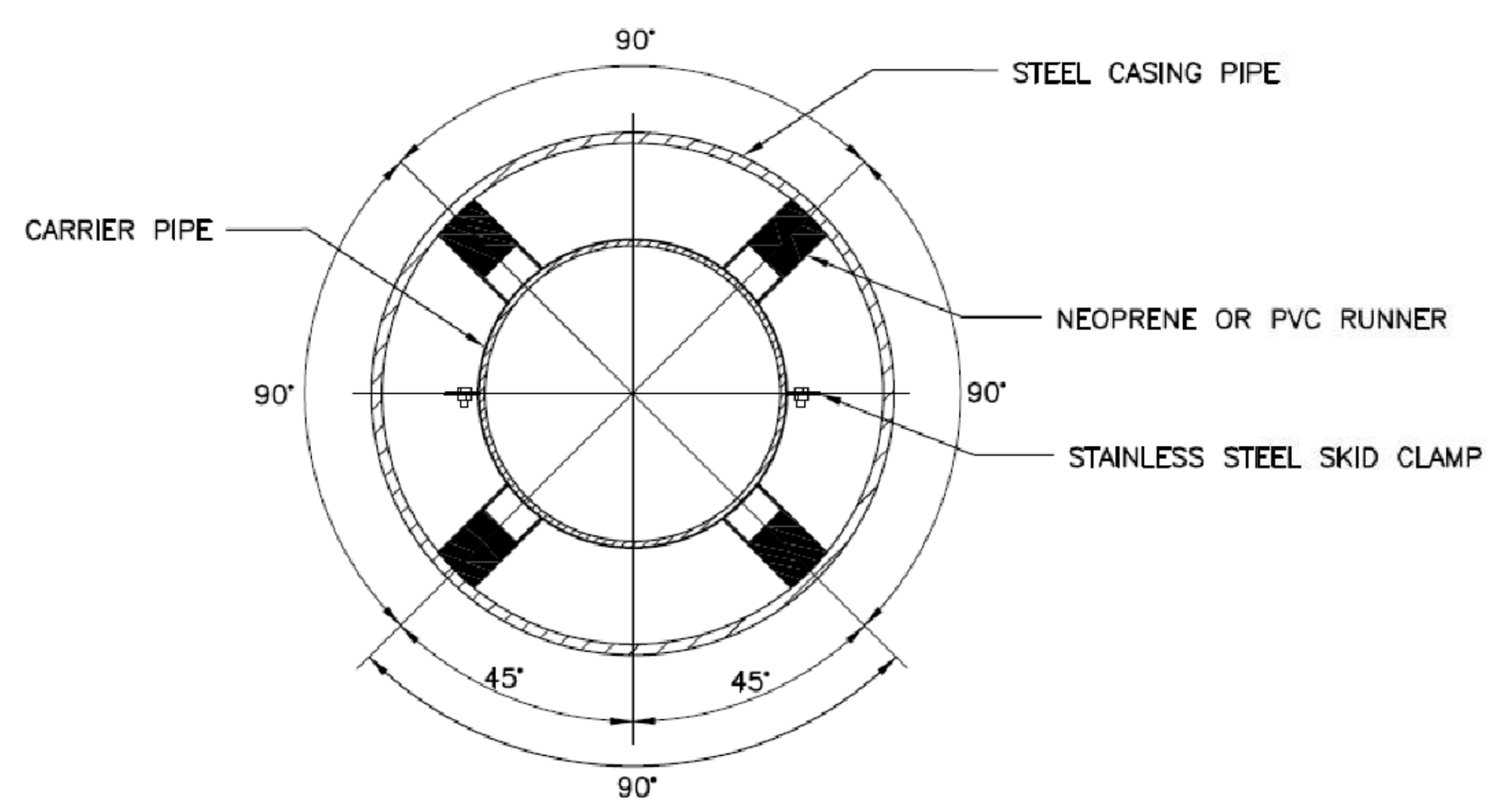


SECTION VIEW

NOTES:
1. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.
2. CARRIER PIPE SHALL BE RESTRAINED AT ALL JOINTS WITHIN THE CASING PIPE
3. A SKID SHALL BE INSTALLED EVERY THREE (3) FEET ALONG CARRIER PIPE AND SHALL HAVE A SKID WITHIN TWO (2) FEET OF EACH END OF THE CASING PIPE.
4. AN APPROVED END CASING SEAL SHALL BE INSTALLED ON BOTH ENDS OF THE CASING PIPE.
5. CASING PIPE TO BE INSTALLED BY JACK AND BORE METHODS.

CARRIER PIPE NOMINAL DIA.	CASING PIPE	
	MIN. OD	MIN. WALL THICKNESS
4"	12"	0.188
6"	16"	0.250"
8"	18"	0.282"
12"	22"	0.344"
16"	28"	0.406"
20"	32"	0.469"

NOT TO SCALE

City of Santa Fe New Mexico
CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION
SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DATE: FEBRUARY 2022 | DRAWN BY: PFH | CADD RENDITION BY: PFH | APPROVED BY: | REVISIONS
DETAIL SHEET 20
CASING DETAIL

SANITARY SEWER GENERAL NOTES

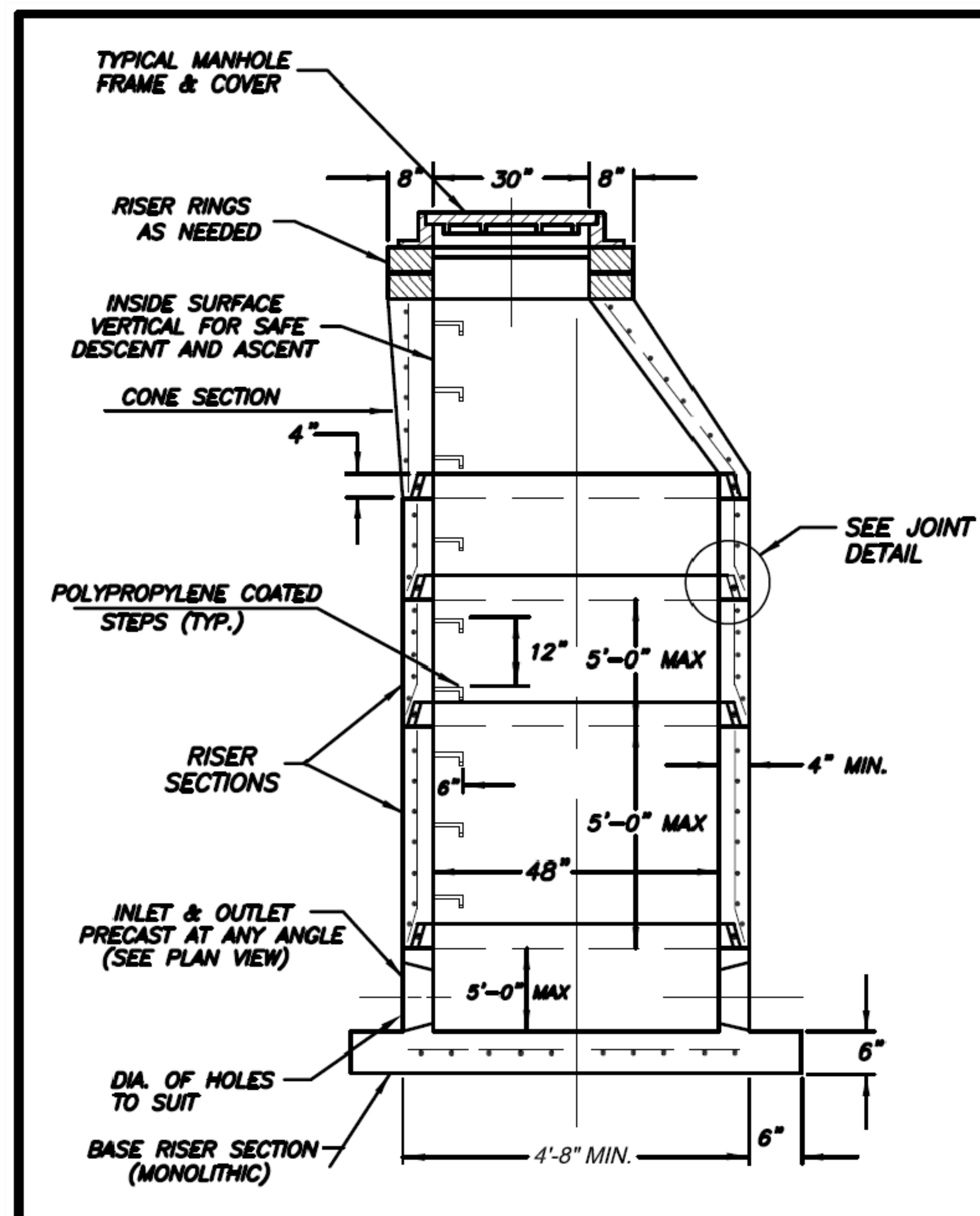
1. PRIOR TO THE WASTEWATER MANAGEMENT DIVISION APPROVAL OF THE PLAN SET, A LETTER WILL BE REQUIRED FROM THE PROJECT ENGINEER INDICATING THEY ARE PROVIDING THE INSPECTION AND RECORD DRAWING SERVICES FOR THE PROJECT.
2. THE CONTRACTOR MUST OBTAIN ALL SEWER HOOKUP PERMITS FROM THE CITY'S BUILDING PERMITS SECTION PRIOR TO COMMENCING ANY BUILDING 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" AND THE CITY OF SANTA FE STANDARD SPECIFICATIONS FOR SEWER EXTENSIONS.
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 PLAN MUST BE REVIEWED AND APPROVED IN WRITING 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. CORE DRILLING IS REQUIRED FOR ALL NEW CONNECTIONS TO AN EXISTING MANHOLE.
8. PRIOR TO PAVING OVER ANY SANITARY SEWER LINES, SUBMIT VIDEO INSPECTIONS AND LOGS, PRESSURE TESTS, COMPACTION TESTS, CONCRETE CYLINDER TESTS, LOCATE WIRE CONTINUITY, 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 AUTHORIZING PAVING WILL BE ISSUED IN RELATION TO THE SANITARY SEWER. A FINAL MANHOLE INSPECTION WILL BE CONDUCTED AFTER THE FINAL PAVING IS COMPLETED.
9. ALL SEWER MANHOLES WITH SEWER LINES 12 INCHES IN DIAMETER AND LARGER ARE REQUIRED TO HAVE APPROVED VENTED AND LOCKING MANHOLE COVERS.
10. 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 GAGE, SOLID STRAND INSULATED COPPER WIRE.
11. OFF ROAD SANITARY SEWER – CALL THE WASTEWATER MANAGEMENT DIVISION AT 505–955–4650 FOR A FIELD REVIEW OF THE GRADE OF ALL OFF ROAD SANITARY SEWER ROADS TO ENSURE THAT THE CITY'S MAINTENANCE VEHICLES CAN ACCESS ALL MANHOLES. THE GRADES MAY BE REQUIRED BASED UPON A FINAL INSPECTION. ADDITIONAL BANK AND EROSION PROTECTION MAY BE REQUIRED BASED UPON A FINAL INSPECTION BY THE WASTEWATER MANAGEMENT DIVISION AND THE PROJECT ENGINEER.
12. FOR RECORD FINAL DRAWINGS: SHOW CORRECTED DISTANCES, SLOPES, RIM AND INVERT ELEVATIONS, AND SEWER SERVICES ALONG THE HORIZONTAL ALIGNMENT OF THE SANITARY SEWER. FOR RECORD DRAWINGS, A SEPARATE SUMMARY TABLE ADDED TO THE EXISTING PLAN SHEETS OR AS AN ADDITIONAL SHEET SHALL BE REQUIRED.THE SUMMARY SHEET SHALL LIST DATA FOR THE SEWER LINE SEGMENTS BETWEEN MANHOLES SHOWING THE UPSTREAM AND DOWNSTREAM MANHOLE WITH THE DESIGN SEGMENT LENGTHS, SLOPES, AND DEPTHS AND THE AS–BUILT SEGMENT LENGTHS, SLOPES, AND DEPTHS. THE SUMMARY SHEET SHALL INDICATE THE TOTAL NUMBER OF NEW PUBLIC MANHOLES CONSTRUCTED, THE TOTAL NUMBER OF CONNECTIONS TO EXISTING PUBLIC SEWER, THE TIE TO A CITY CONTROL MONUMENT AND THE TOTAL LENGTH OF AS–BUILT PUBLIC SEWER LINE CONSTRUCTED BY SIZE.
13. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND LOCATING THE SEWER SYSTEM UNTIL CITY ACCEPTANCE FOR MAINTENANCE. DAMAGE RESULTING FROM A STOPPAGE IN ANY GRAVITY AND/OR PRESSURE SEWER SYSTEM SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER UNTIL A FINAL ACCEPTANCE LETTER FOR PERMANENT MAINTENANCE HAS BEEN ISSUED BY THE WASTEWATER MANAGEMENT DIVISION.
14. WATER METERS WILL NOT BE PLACED UNTIL A FINAL ACCEPTANCE LETTER HAS BEEN ISSUED BY THE WASTEWATER MANAGEMENT DIVISION FOR ALL BUILDING SANITARY SEWER LINES NEEDED IN ORDER FOR THE PROJECT TO CONNECT TO THE SANITARY SEWER SYSTEM.
15. 20 FOOT WIDE ACCESS GATES SHALL BE PROVIDED AT ALL FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT CROSS THE PUBLIC SEWER LINE. ACCESS GATES TO BE LOCATED WITHIN THE SANITARY SEWER EASEMENT.
16. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR LOCATING EACH SEWER LATERAL AT THE TIME EACH LOT IS READY TO CONNECT TO THE SEWER. IT IS SUGGESTED THAT THE OWNER/DEVELOPER RETAIN A COPY OF THE VIDEO INSPECTION FILES AS WELL AS THE VIDEO LOGS. EACH SEWER LATERAL SHALL BE CLEARLY MARKED FOR EACH LOT AT THE POINT OF CONNECTION. ALL CALLS RECEIVED BY THE WASTEWATER MANAGEMENT DIVISION REGARDING THE LOCATION OF SERVICE WILL BE FORWARDED TO THE OWNER/DEVELOPER.
17. THE CONTRACTOR SHALL CALL THE WASTEWATER MANAGEMENT DIVISION (AT 505–955–46130) FOR A FINAL MANHOLE INSPECTION AND FINAL FLUSHING OF THE SEWER LINES. THE CITY'S PLUMBING AND MECHANICAL INSPECTOR WILL CONDUCT ALL OTHER NECESSARY PLUMBING INSPECTIONS.
18. WHEN REQUIRED BY THE WASTEWATER MANAGEMENT DIVISION, THE EXISTING SANITARY SEWER LINE MUST BE VIDEO INSPECTED PRIOR TO A NEW SERVICE CONNECTION BEING PLACED AS WELL AS INSPECTED AFTER THE SERVICE CONNECTION HAS BEEN COMPLETED. THIS IS TO ENSURE THAT THE EXISTING SANITARY SEWER LINE IS NOT DAMAGED AND THE NEW SERVICE IS PROPERLY INSTALLED.
19. A MINIMUM 12 INCHES OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN A SEWER LINE AND ANY STORM DRAIN PIPING.
20. ALL SEWER SERVICE LATERAL CONNECTIONS TO SEWER MAINS 12" OR GREATER IN DIAMETER MUST BE MADE TO AT AN EXISTING OR NEW MANHOLE. SEWER SERVICE CONNECTIONS TO SEWER MAINS WITH A PIPE DIAMETER OF 12" OR GREATER WILL NOT BE MADE WITHOUT APPROVAL FROM THE WASTEWATER MANAGEMENT DIVISION.
21. SEWER BACKWATER CHECK VALVES SHALL BE REQUIRED ON ALL SEWER LATERALS, PER THE CITY OF SANTA FE PLUMBING CODE.
22. ALL PVC SEWER PIPE 8" AND GREATER SHALL BE SDR–26PVC PIPE. ALL 4' AND 6" SEWER PIPE SHALL BE SCH 40 PVC PIPE.
23. ALL AS–BUILT SEWER LINE AND MANHOLE DATA SHALL BE OBTAINED AND CERTIFIED BY THE LICENSED DESIGN ENGINEER. AS–BUILT DATA SUPPLIED BY OTHER THAN THE LICENSED DESIGN ENGINEER SHALL NOT BE VALID FOR AS–BUILT SUBMISSION.
24. 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 MANAGEMENT DIVISION PRIOR TO FINAL PROJECT CLOSE OUT WITH THE CITY OF SANTA FE.
25. ALL SEWER LINE CROSSINGS OF RIVERS , STREAMS, ARROYOS, DRAINAGE CHANNELS, ETC. SHALL REQUIRE A BASIS OF DESIGN ANALYSIS PREPARED BY A LICENSED ENGINEER.
26. PVC SEWER PIPE SHALL RUN CONTINUOUS THROUGH MANHOLES WHEN PIPE OF APPROXIMATE EQUAL SIZE AND SLOPE ARE ENTERING AND LEAVING THE MANHOLE.
27. ALL NEW CONNECTIONS TO AN EXISTING SANITARY SEWER MANHOLE SHALL INCLUDE THE REHABILITATION REQUIRED SO THAT THE SEWER MANHOLE MEETS THE REQUIREMENTS OF THE CITY OF SANTA FE, WASTEWATER MANAGEMENT DIVISION STANDARD CONSTRUCTION DETAILS.

LOW PRESSURE SEWER NOTES

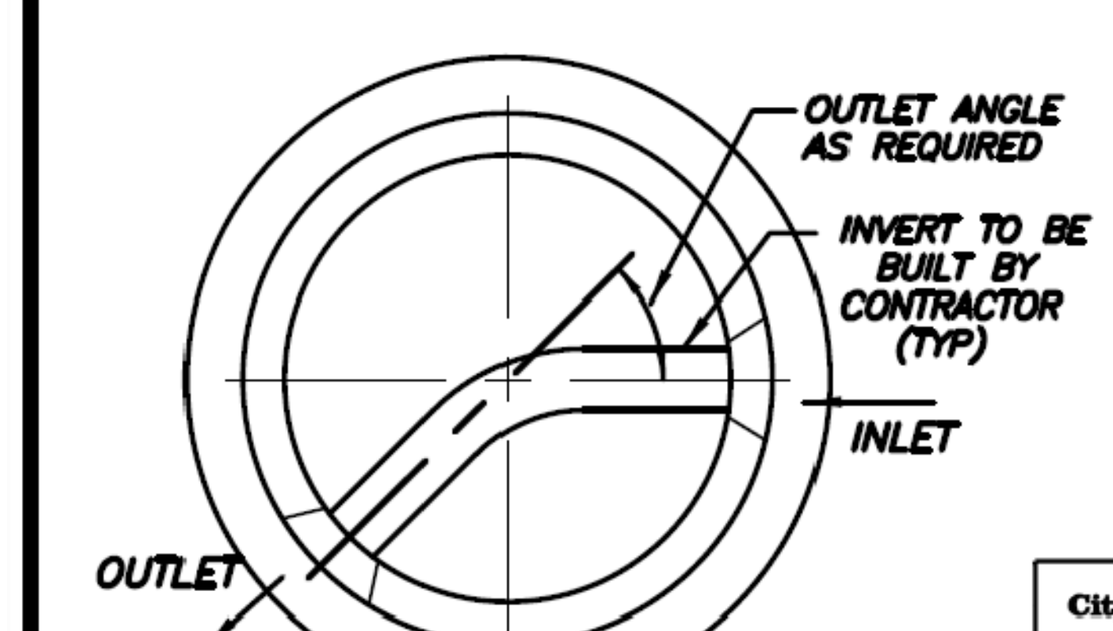
1. ALL COSTS ASSOCIATED WITH THE OPERATION, MAINTENANCE, AND REPLACEMENT OF GRINDER PUMPS FOR INDIVIDUAL LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER AND/OR THE OWNER'S ASSOCIATION. FOR GRINDER PUMPS THAT CONNECT TO A PRESSURE SEWER MAIN, THE GRINDER PUMP SHALL BE MODEL MANUFACTURED BY ENVIRONMENT ONE CORPORATION OR A TYPE APPROVED BY THE CITY OF SANTA FE, WASTEWATER MANAGEMENT DIVISION. FOR PUMPS THAT CONNECT TO A GRAVITY MAIN, THE PUMP SHALL BE OF A TYPE APPROVED BY THE CITY OF SANTA FE PLUMBING CODE.
2. ALL PRESSURE SEWER SYSTEMS SHALL BE HYDROSTATICALLY PRESSURE TESTED @ 120 PSI FOR 2 HOURS MINIMUM. THE TEST IS TO BE WITNESSED AND CERTIFIED BY THE PROJECT ENGINEER OR AUTHORIZED REPRESENTATIVE. NO HYDROSTATIC TESTING SHALL OCCUR WHEN AIR TEMPERATURES ARE BELOW 35° F. PRIOR TO ACCEPTANCE BY THE CITY OF SANTA FE, ALL PRESSURE SEWER SYSTEM MAIN LINES WILL BE FILLED WITH WATER.
3. NO PUBLIC PRESSURE SEWER SYSTEM PIPING MAY BE INSTALLED IN A COMMON TRENCH WITH OTHER UTILITIES.
4. AN APPROVED CHECK VALVE AND ISOLATION VALVE ARE REQUIRED ON ALL LOW PRESSURE SEWER SERVICE LINES, AS PER THE CITY OF SANTA FE STANDARD SPECIFICATIONS FOR SANITARY SEWER EXTENSIONS.

City of Santa Fe New Mexico
CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION
SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

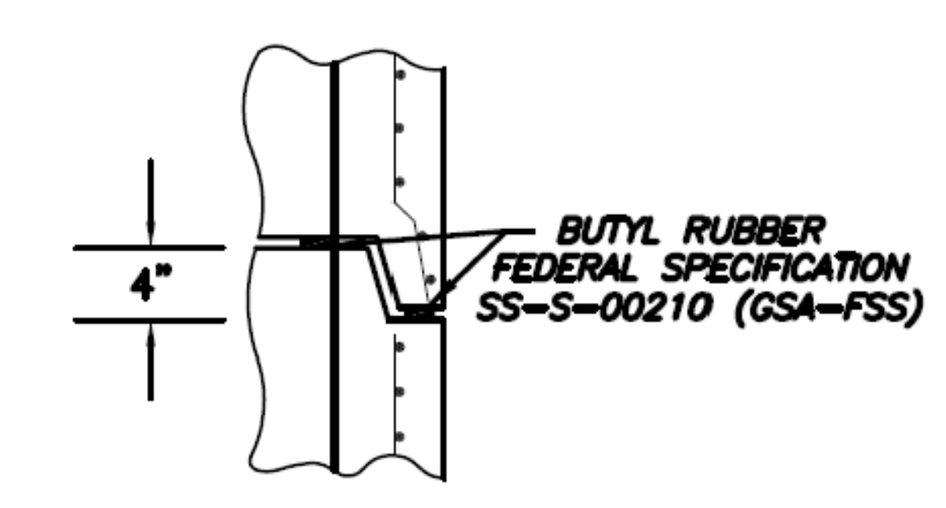
DATE: JULY 1992 REV.: FEBRUARY 2022 | DRAWN BY: PFH | CADD RENDITION BY: PFH | APPROVED BY: | REVISIONS
DETAIL SHEET 23
GENERAL NOTES



MANHOLE ASSEMBLY



PLAN VIEW OF PRECAST MANHOLE BASE

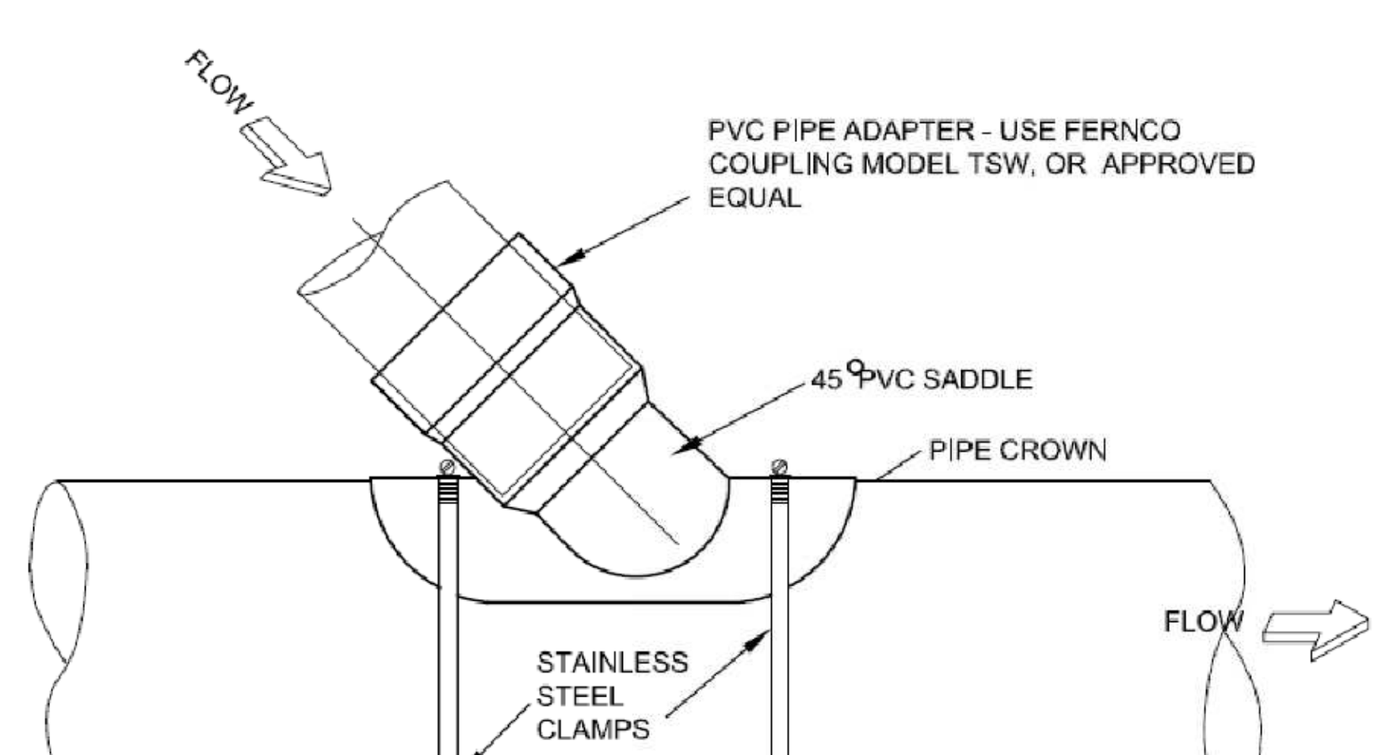


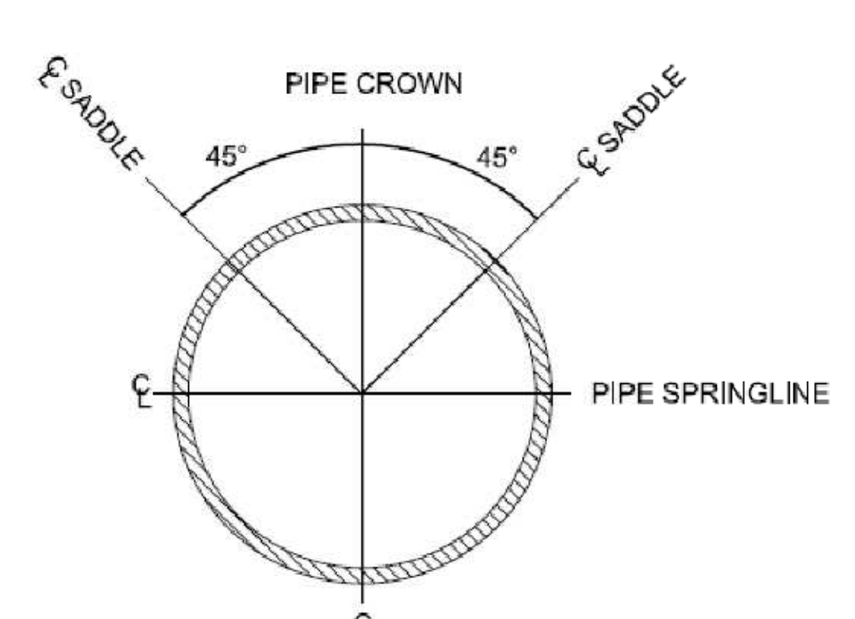
JOINT DETAIL

NOT TO SCALE

City of Santa Fe New Mexico
CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION
SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992 REV.: FEBRUARY 2022 | DRAWN BY: PFH | CADD RENDITION BY: PFH | APPROVED BY: | REVISIONS
DETAIL SHEET 25
4' DIA. PRE-CAST MANHOLE



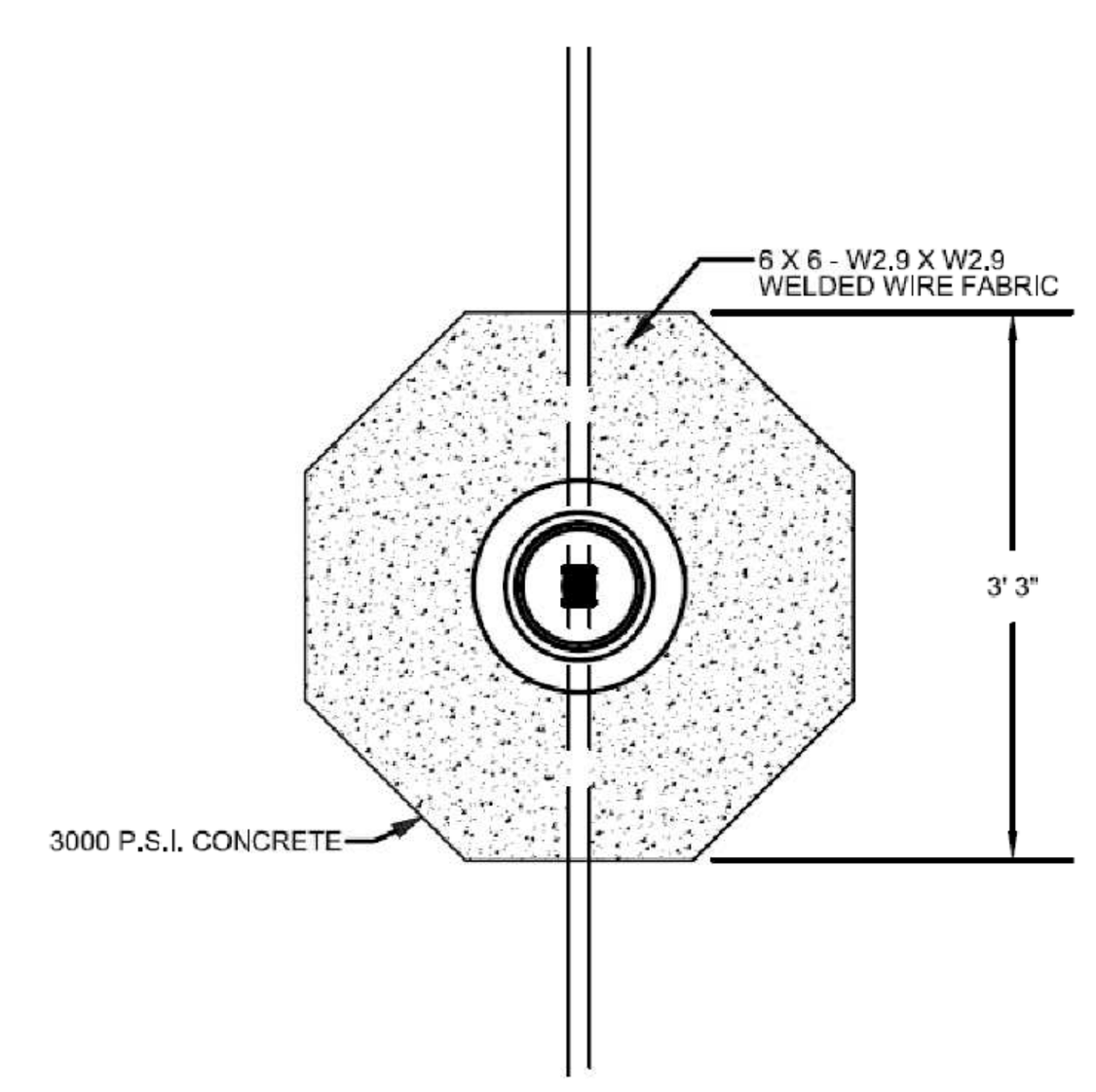


SADDLE INSTALLATION LIMITS

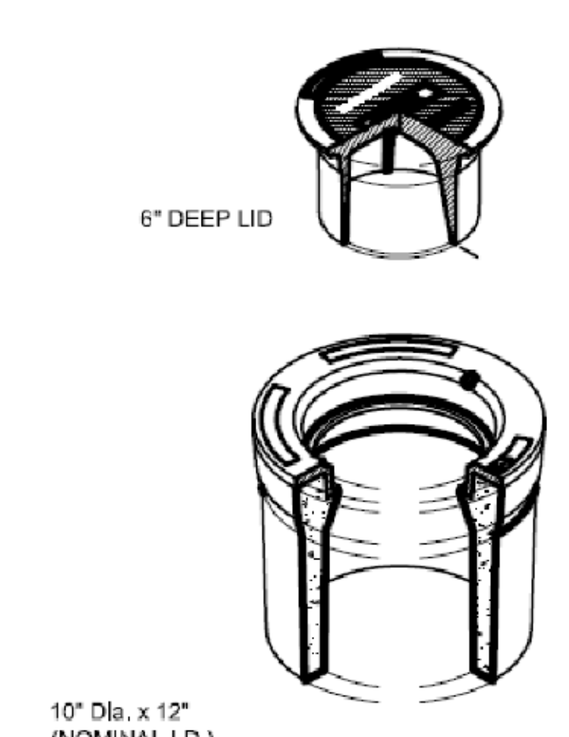
NOT TO SCALE

City of Santa Fe New Mexico
CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION
SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

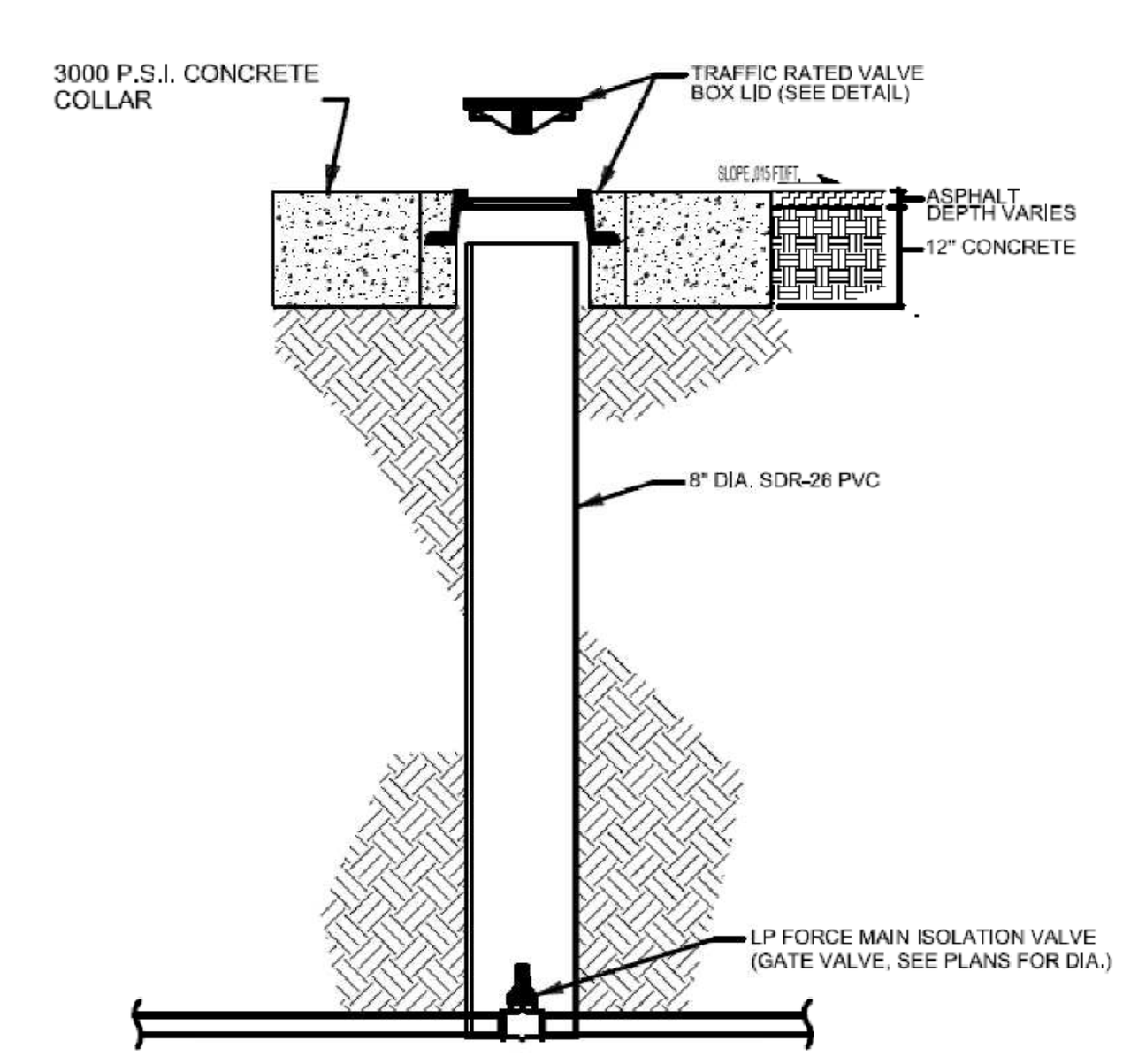
DATE: JULY 1992 REV.: FEBRUARY 2022 | DRAWN BY: PFH | CADD RENDITION BY: PFH | APPROVED BY: | REVISIONS
DETAIL SHEET 21
PVC SERVICE TAP SADDLE



TRAFFIC RATED VALVE BOX DETAIL
PLAN VIEW



TRAFFIC RATED VALVE COVER
JENSEN PRECAST MODEL HTV10-3 OR EQUAL

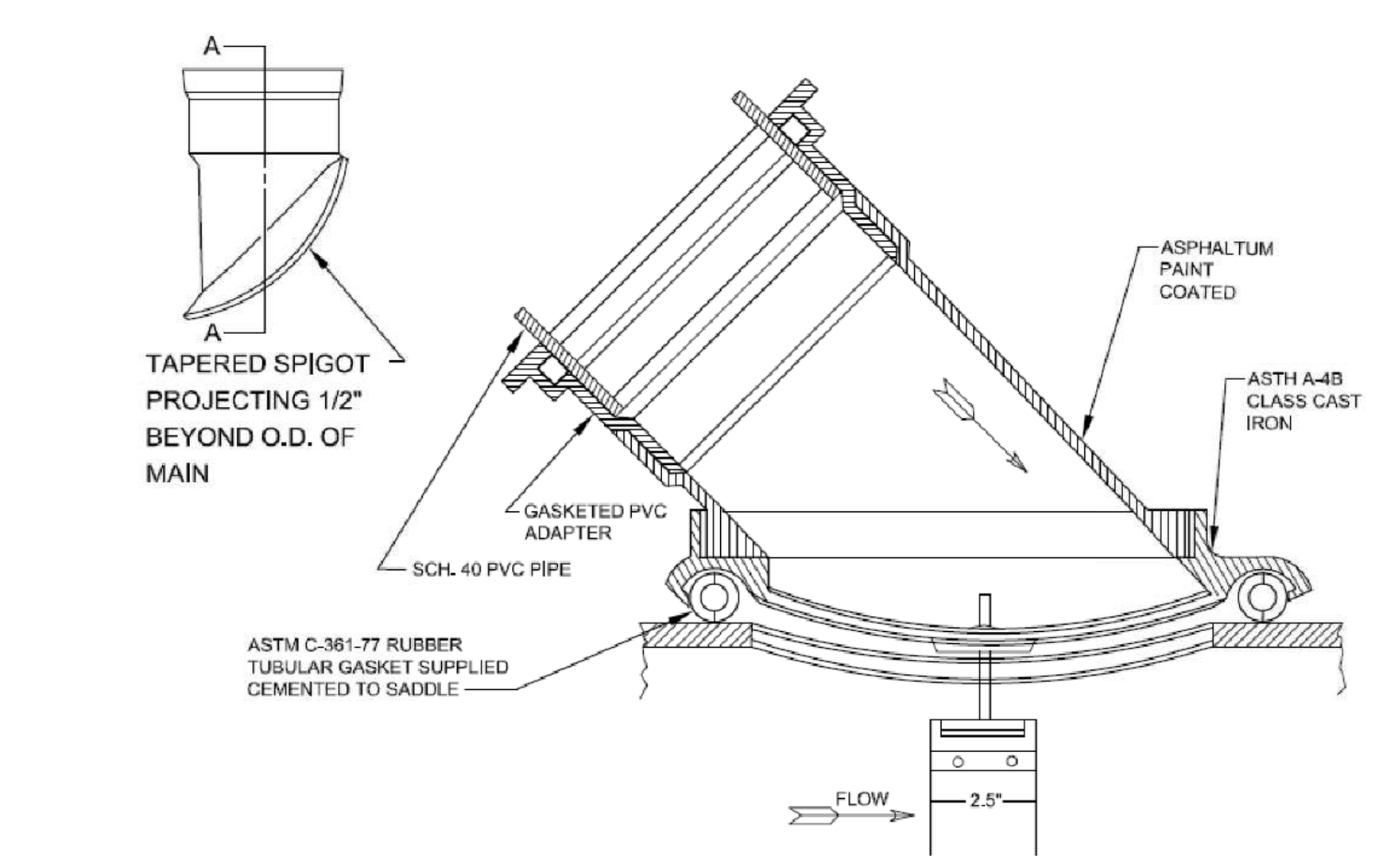


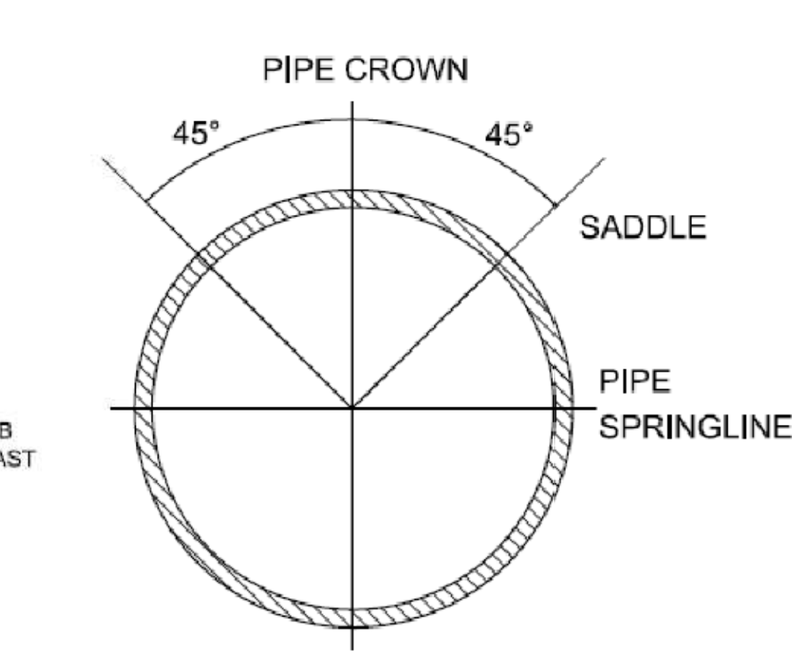
TRAFFIC RATED VALVE BOX DETAIL
CROSS SECTION

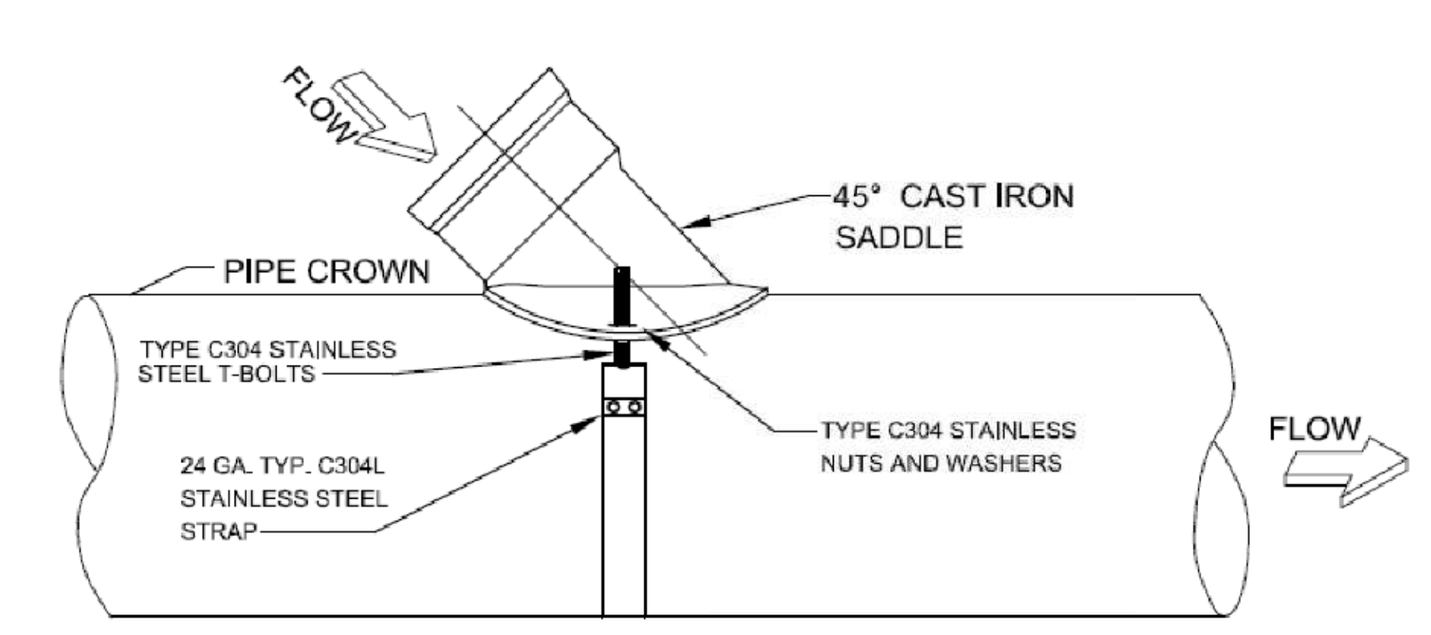
NOT TO SCALE

City of Santa Fe New Mexico
CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION
SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DATE: JULY 2022 | DRAWN BY: PFH | CADD RENDITION BY: PFH | APPROVED BY: | REVISIONS
DETAIL SHEET 24
TRAFFIC RATED VALVE BOX LID







NOTE: SADDLE TO BE GENECO E40 OR EQUAL

NOT TO SCALE

City of Santa Fe New Mexico
CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION
SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DATE: FEBRUARY 2022 | DRAWN BY: PFH | CADD RENDITION BY: PFH | APPROVED BY: | REVISIONS
DETAIL SHEET 22
VCP/DI LATERAL SADDLE

REVISIONS	
DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 989-3557

CITY OF SANTA FE

SEWER DETAILS

SCALE	DWG NO.	DATE
N/A		06/28/2024

SHEET NO. 28 C

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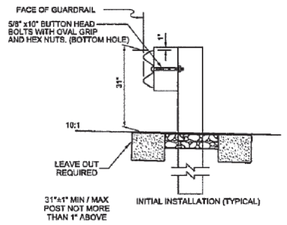
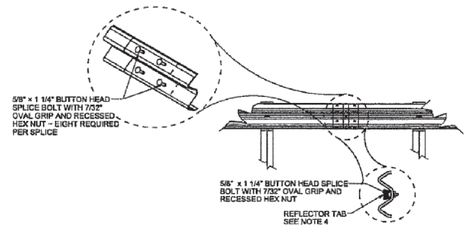
NOTES

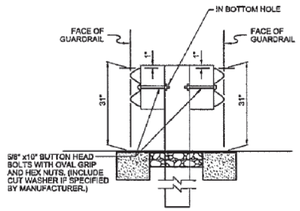
1. SINGLE AND DOUBLE FACE W-BEAM GUARDRAIL POST SPACING SHALL BE 6'-3" ON CENTER.
2. SINGLE AND DOUBLE FACE W-BEAM GUARDRAIL SHALL USE W6 x 8.5 STEEL POSTS FOR SPACER BLOCK DETAILS.
3. EXISTING POSTS SHALL NOT BE RAISED. REPLACE POSTS AS NECESSARY TO ACHIEVE REQUIRED GUARDRAIL HEIGHT.
4. REFLECTOR TABS SHALL BE PLACED AT 25' INTERVALS (EVERY 25' AT SPLICE) ON ALL GUARDRAIL INSTALLATIONS (12'-6" ON 2 LANE HIGHWAY). THE COLOR OF THE REFLECTIVE SHEETING ON THE REFLECTOR TABS SHALL BE THE SAME AS THE COLOR OF THE SHOULDER LINE PAVEMENT MARKING IN FRONT OF THE BARRIER. TABS SHALL HAVE A MINIMUM OF 8.75 SQ. IN. OF TYPE VIII OR BETTER REFLECTIVE SHEETING ON BOTH SIDES AND SHALL ATTACH SECURELY UNDER HEAD OF 5/8" BUTTON HEAD BOLT.
5. SPLICES SHALL BE LAPPED SO THE FREE END DOES NOT FACE TRAFFIC FLOW.
6. CONSTRUCTION TOLERANCE SHALL BE ± 1" FOR GUARDRAIL HEIGHT FOR SINGLE OR DOUBLE FACE.
7. GUARDRAIL FACE MAY BE PLACED AT EDGE OF SHOULDER ONLY WHEN SLOPES BEHIND GUARDRAIL WILL NOT ALLOW FOR 2' TYPICAL SETBACK.
8. CONSTRUCT POST LEAVE OUT FOR EVERY W-BEAMS INSTALLATION.
9. LEAVE OUT SHALL BE USED IN CONCRETE AT ALL TIMES REGARDLESS OF POST FOR W-BEAM OR THRIE BEAM. LEAVE CUT SHALL BE REQUIRED ON ALL GUARDRAIL POSTS IN CONCRETE.



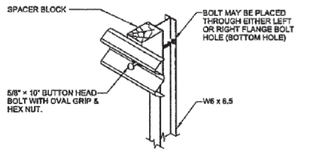
SINGLE FACE W-BEAM GUARDRAIL



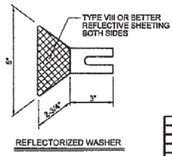
REFLECTOR TABS AT SPLICE



DOUBLE FACE W-BEAM GUARDRAIL



ASSEMBLY DETAIL W-BEAM



REFLECTORIZED WASHER

NO.	DATE	REV. BY	DESCRIPTION
		REVISIONS (OR CHANGE NOTICES)	

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

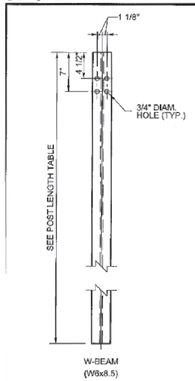
W-BEAM GUARDRAIL

APPROVED _____ DESIGN ENGINEER _____ DATE

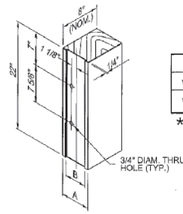
605-GR31-1/20

AFSHIN JAM — NEW MEXICO — 16226 — 7-13-16 — LICENSED PROFESSIONAL ENGINEER

DRAWING SCALE = NOT TO SCALE



STEEL POST

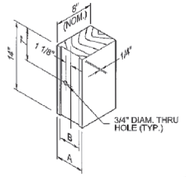


THRIE BEAM SPACER BLOCK FOR STEEL POST

SEE NOTE

POST	A	B
W6 × 8.5	6"★	4 1/4"
W6 × 15	8"★	6 1/4"

★ NOMINAL (NOM.)



W-BEAM SPACER BLOCK FOR STEEL POST

SEE NOTE

POST LENGTH TABLE	
DESCRIPTION	STEEL
SINGLE FACE W-BEAM	6' - 0"
DOUBLE FACE W-BEAM	8' - 0"
SINGLE FACE THRIE-BEAM	6' - 6"
DOUBLE FACE THRIE-BEAM	7' - 0"

NOTE:

SPACER BLOCKS MAY CONSIST OF WOOD, PLASTIC, OR COMPOSITE MATERIAL ON THE APPROVED PRODUCTS LIST.

AFSHIN JAM — NEW MEXICO — 16226 — 5-6-14 — LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REV. BY	DESCRIPTION
		REVISIONS (OR CHANGE NOTICES)	

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

BEAM GUARDRAIL
POSTS AND BLOCKS

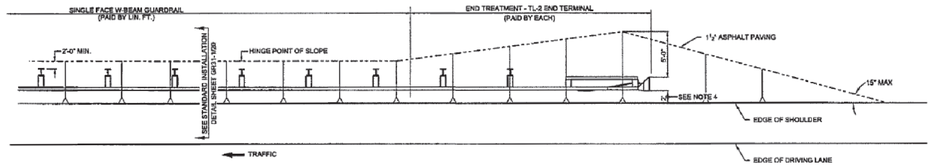
APPROVED _____ DESIGN ENGINEER _____ DATE

606-GR31-4/20

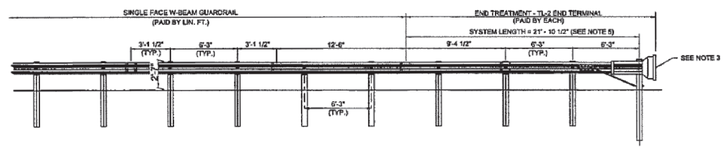
DRAWING SCALE = NOT TO SCALE

NOTES:

1. END TREATMENT SHOWN IS A GENERAL DEPICTION OF A NOMINAL 37'-6" NMDOT ACCEPTED END TERMINAL THAT IS FHWA ACCEPTED AS CRASHWORTHY AT TEST LEVEL 2 (TL-2) AND MAY BE USED IN APPLICATIONS WITH SPEEDS OF 40 MPH OR LESS.
2. ACCEPTED END TERMINALS, ON THE DEPARTMENT'S APPROVED PRODUCT LIST SHALL BE INSTALLED ACCORDING TO MANUFACTURERS' INSTALLATION INSTRUCTIONS.
3. A REFLECTORIZED OBJECT MARKER SHALL BE INSTALLED. ADHESIVE BACKED REFLECTIVE SHEETING MAY BE APPLIED DIRECTLY TO GUARDRAIL END TREATMENT IMPACT HEAD AS PER THE MANUFACTURERS RECOMMENDATION. DIRECT APPLIED SHEETING SHALL PROVIDE A SMOOTH SURFACE AND HAVE NO WRINKLES, AIR BUBBLES, CUTS OR TEARS. REFLECTIVE MATERIAL SHALL BE TYPE VIII OR BETTER WITH YELLOW BACK GROUND AND BLACK CHEVRON STRIPES. STRIPES SHALL BE ORIENTED WITH THEIR TOPS AWAY FROM TRAFFIC AND ANGLED DOWN AT 45° TOWARDS TRAFFIC.
4. THESE END TREATMENTS DO NOT REQUIRE AN OFFSET AT THE END. END TREATMENTS SHALL BE INSTALLED ENSURING THE END PIECE IS 2' OFF THE SHOULDER. A MAXIMUM FLARE OF 25:1 OR FLATTER OVER THE LENGTH OF THE TREATMENT IS ALLOWED.
5. END TREATMENTS SHALL BE OF THE LENGTH AND TEST LEVEL SPECIFIED IN THESE DRAWINGS AND AS SPECIFIED BY THE MANUFACTURER FOR THE INTENDED END TREATMENT TYPE TEST LEVEL. ONLY END TREATMENTS CURRENTLY ON THE NMDOT APPROVED PRODUCTS LIST WILL BE ACCEPTED FOR INSTALLATION. FOR SPECIFIC END TREATMENT DETAILS, SEE MANUFACTURERS' DRAWINGS.
6. SHOP DRAWINGS AND MANUFACTURERS' INSTALLATION INSTRUCTIONS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE PROJECT MANAGER A MINIMUM OF FIVE DAYS PRIOR TO INSTALLATION TO ENSURE THAT THE COMPONENTS DELIVERED AND INSTALLED BY THE CONTRACTOR ARE IN ACCORDANCE WITH THE MANUFACTURER'S DRAWINGS, SPECIFICATIONS, AND INSTALLATION INSTRUCTIONS.
7. WARP ALL GRADE TRANSITIONS TO CREATE SMOOTH SURFACE CONTOURS.
8. CONSTRUCT POST LAVE OUTS FOR W-BEAMS WHEN THEY ARE RESTRAINED BY ROCK, ASPHALT, OR CONCRETE SHALL USE LEAVE-OUT. REFER TO MANUFACTURE'S MANUAL FOR MORE DETAIL ON LEAVE-OUT REQUIREMENTS.



PLAN VIEW



ELEVATION VIEW

AFSHIN JAM — NEW MEXICO — 16226 — 7-13-16 — LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REV. BY	DESCRIPTION
		REVISIONS (OR CHANGE NOTICES)	

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

END TREATMENT
TL-2 END TERMINAL

APPROVED _____ DESIGN ENGINEER _____ DATE

605-GR31-8/20

DRAWING SCALE = NOT TO SCALE

REVISIONS

DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-9551

NMDOT STANDARDS

W-BEAM GUARDRAIL

SCALE	DWG NO.	DATE
N/A		06/28/2024
	SHEET NO.	28 D

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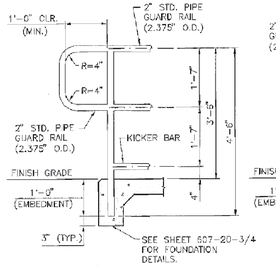
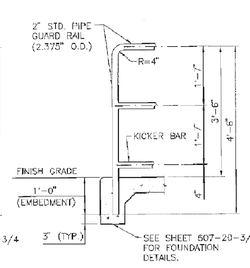


DETAIL @ RAIL END TYPE A



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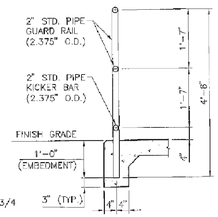
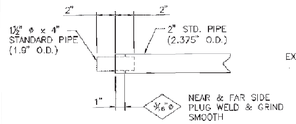
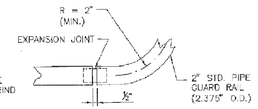


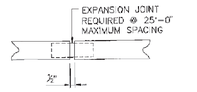
TYPICAL SECTION THRU RAIL



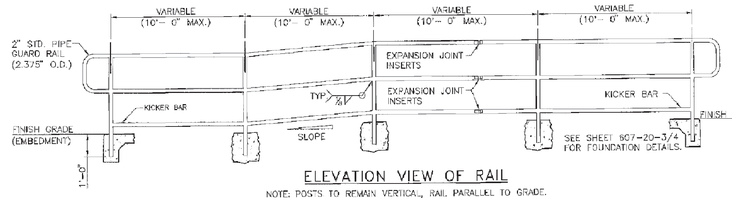
DETAIL @ EXPANSION JOINT INSERTS



DETAIL OF RAIL TRANSITION AT HORIZONTAL CURVE (PLAN VIEW SHOWN)



DETAIL @ EXP. JOINT



ELEVATION VIEW OF RAIL

NOTE: POSTS TO REMAIN VERTICAL, RAIL PARALLEL TO GRADE.

GENERAL NOTES:

1. DESIGN AND CONSTRUCTION SHALL CONFORM TO THE NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS.
2. STEEL STRUCTURES SHALL CONFORM TO SECTION 541 – STEEL STRUCTURES OF THE STANDARD SPECIFICATIONS AND AASHTO M 270, GRADE 50. TUBING SHALL CONFORM TO ASTM A 500, GRADE B.
3. BOLTS, NUTS, AND WASHERS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF AASHTO M 111 OR AASHTO M 298.
4. WELDING SHALL MEET THE REQUIREMENTS OF ANSI/AWS D 1.1 STRUCTURAL WELDING CODE, AND SECTION 541 OF THE STANDARD SPECIFICATIONS. ALL WELDS SHALL BE GROUND SO AS TO REMOVE ALL BURS OR PROTUBERANCES WHICH COULD TRAP FOREIGN MATERIALS OR CAUSE HARM TO A PEDESTRIAN.
5. THE FABRICATOR SHALL FURNISH TO THE BRIDGE ENGINEER SIX COPIES OF MILL TEST REPORTS OF ALL STRUCTURAL STEEL ITEMS, WELDING ELECTRODES, AND FLUX COMBINATIONS IN CONFORMANCE WITH SUBSECTION 541.3.2.1 OF THE STANDARD SPECIFICATIONS.
6. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE PROJECT MANAGER SHALL SELECT EITHER TYPE A OR TYPE B RAILING ENDS, AND SCHEME 1 OR SCHEME 2 FOR FOUNDATIONS.
7. 1" STANDARD PIPE HANDRAIL SHALL BE USED FOR GRADES EQUAL TO OR EXCEEDING 5%. 1" STANDARD PIPE HANDRAIL SHALL BE USED FOR GRADES LESS THAN 5%, WHEN SPECIFIED IN THE PLANS.
8. POSTS SHALL BE VERTICAL. ALL RAILS SHALL BE PARALLEL TO EACH OHTER AND TO GRADE.
9. BREAKS IN VERTICAL ALIGNMENTS SHALL BE AT THE CENTER LINES OF THE VERTICAL POSTS.
10. CONCRETE SHALL BE CLASS "AA" AND SHALL BE INCLUDED IN THE BID PRICE FOR SIDEWALKS. IN INSTANCES WHERE THERE ARE NO SIDEWALKS, THE BID PRICE OF THE PEDESTRIAN RAILING INCLUDES THE COST OF CONCRETE TO SUPPORT THE POSTS.
11. RAIL POSTS SHALL BE CAST-IN-PLACE, OR SET IN OVERSIZED HOLES (3" IN DIAMETER) AND GROUTED AS OUTLINED IN SECTION 522 OR 923 OF THE STANDARDS SPECIFICATIONS.
12. AFTER GROUTING, THE CONTRACTOR SHALL SEAL THE JOINTS BETWEEN THE RAIL POSTS AND THE CONCRETE WITH SILICONE SEALANT APPROVED BY THE PROJECT MANAGER.
13. PAINTING AND/OR POWDER COATING OF STRUCTURAL STEEL SHALL CONFORM TO SECTION 545 OR SPECIAL PROVISIONS OF THE STANDARD SPECIFICATIONS. COLOR SHALL BE VERIFIED BY PROJECT MANAGER. REINFORCING BARS SHALL BE EPOXY COATED CONFORMING TO SECTION 540.

TIMOTHY A. MEEKS NEW MEXICO 14072 REGISTERED PROFESSIONAL ENGINEER
1-10-13

DATE	BY	DESCRIPTION

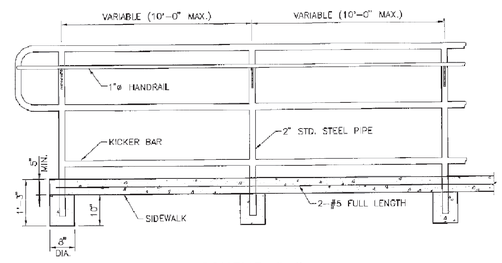
REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

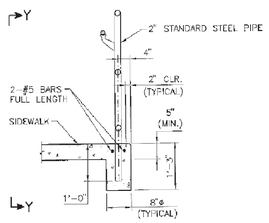
PEDESTRIAN RAILING
WITHOUT HANDRAIL

DESIGNED BY: TM DRAWN BY: SGL CHECKED BY: YW/JTM

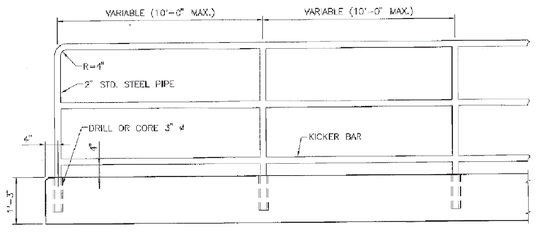
607-20-1/4 1 of 4



SCHEME # 2
(VIEW Y-Y)

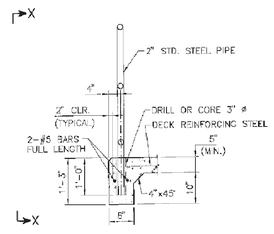


FOUNDATION SCHEME # 2
(FOR EDGE OF SIDEWALK INSTALLATION)



SCHEME # 1
(VIEW X-X)

NOTE: HANDRAILING OMITTED FROM VIEW. REFER TO GENERAL NOTE 7 ON DRAWING 607-20-1/4 WHEN HANDRAILING IS REQUIRED.



FOUNDATION SCHEME # 1
(FOR BRIDGE DECK OR EDGE OF SIDEWALK INSTALLATION)

TIMOTHY A. MEEKS NEW MEXICO 14072 REGISTERED PROFESSIONAL ENGINEER
1-10-13

DATE	BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN RAILING
FOUNDATION DETAILS

DESIGNED BY: TM DRAWN BY: SGL CHECKED BY: YW/JTM

607-20-3/4 3 of 4

REVISIONS

DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-9551

NMDOT STANDARDS

NMDOT PEDESTRIAN RAILING

SCALE	DWG NO.	DATE
N/A		06/28/2024
		SHEET NO. 28 E

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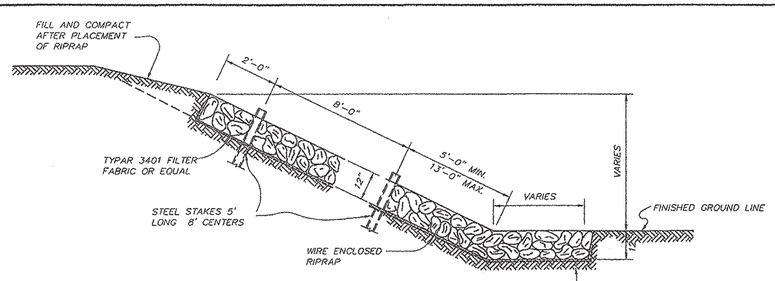
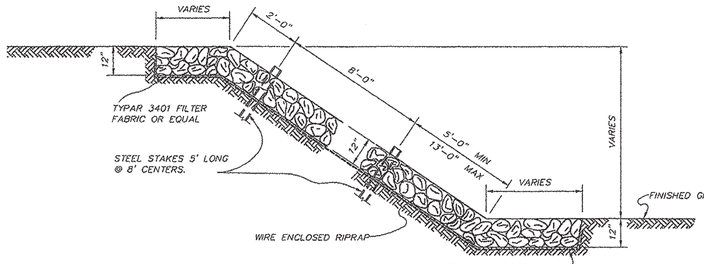
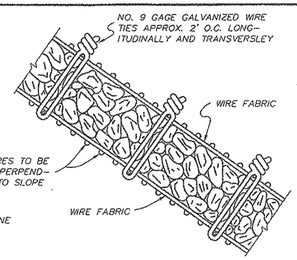


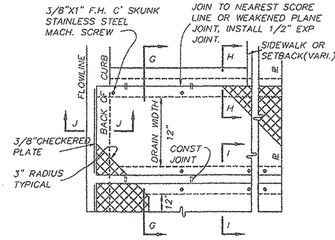
RIPRAP SECTION TYPE A



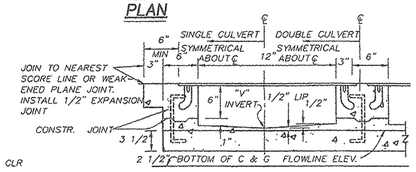
RIPRAP SECTION TYPE B



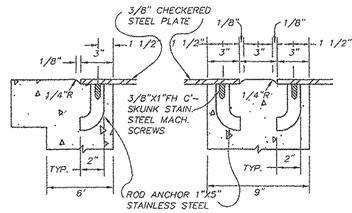
TYPICAL SECTION



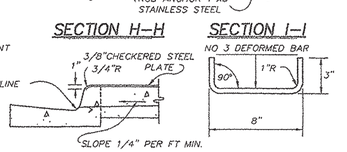
SINGLE AND OR MULTIPLE CULVERT PLAN



SECTION G–G



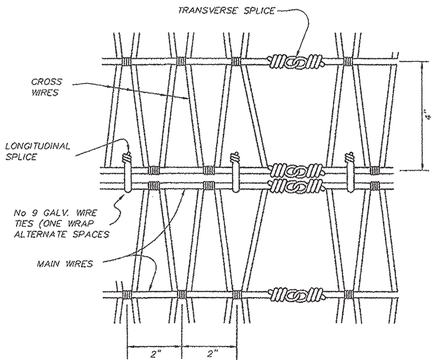
SECTION H–H



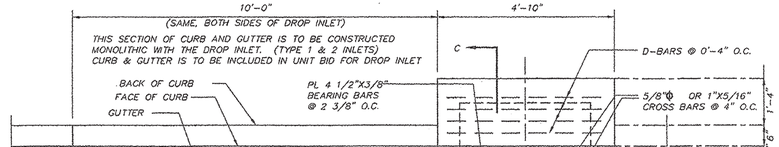
SECTION I–I

SECTION J–J

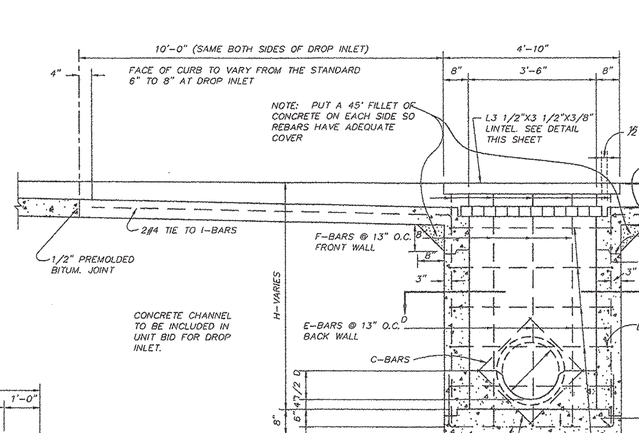
DOWEL DETAIL



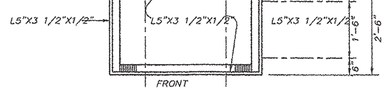
DETAIL OF WIRE FABRIC AND NORMAL SPLICE



TYPE – 1 INLET PLAN



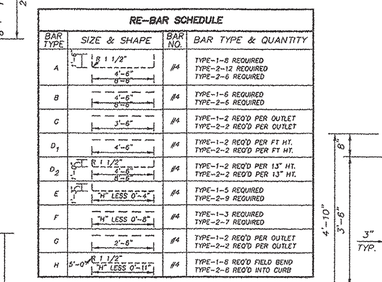
SECTION E–E



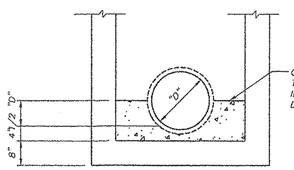
GRATING FRAME DETAIL

RE–BAR SCHEDULE

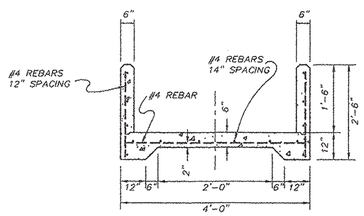
BAR TYPE	SIZE & SHAPE	BAR NO.	BAR TYPE & QUANTITY
A	8 1 1/2" 4'-6" 0'-8"	#4	TYPE-1-8 REQUIRED TYPE-2-12 REQUIRED TYPE-2-6 REQUIRED
B	4'-6" 0'-8"	#4	TYPE-1-6 REQUIRED TYPE-2-6 REQUIRED
C	3'-6"	#4	TYPE-1-2 REQ'D PER OUTLET TYPE-2-2 REQ'D PER OUTLET
D_1	4'-6"	#4	TYPE-1-2 REQ'D PER FT HT. TYPE-2-2 REQ'D PER FT HT.
D_2	5 1 1/2" 4'-6" 0'-8"	#4	TYPE-1-2 REQ'D PER 1" HT. TYPE-2-2 REQ'D PER 1" HT.
E	"H" LESS 0'-4"	#4	TYPE-1-5 REQUIRED TYPE-2-9 REQUIRED
F	"H" LESS 0'-6"	#4	TYPE-1-3 REQUIRED TYPE-2-7 REQUIRED
G	2'-6"	#4	TYPE-1-2 REQ'D PER OUTLET TYPE-2-2 REQ'D PER OUTLET
H	5'-0" 8 1 1/2" "H" LESS 0'-11"	#4	TYPE-1-8 REQ'D FIELD BEND TYPE-2-8 REQ'D INTO CURB



SECTION D–D

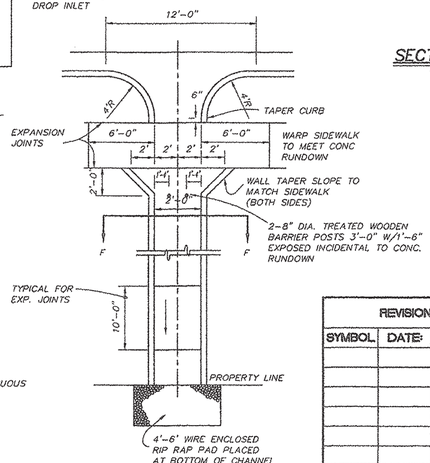


SPECIAL FLOOR DETAIL

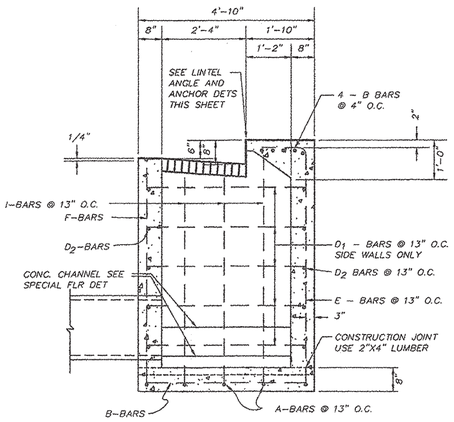


NOTE: REINFORCING IS TO BE CONTINUOUS THRU EXPANSION JOINT

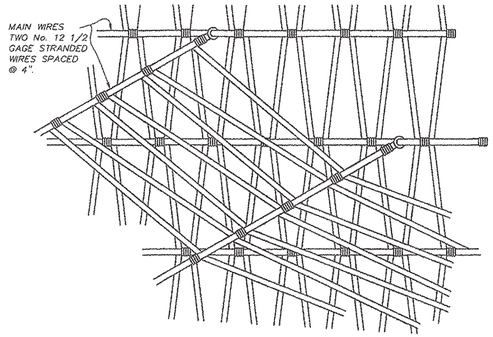
TYPICAL RUNDOWN DETAIL SECTION F–F



CONCRETE DRAINAGE RUNDOWN



SECTION C–C



DETAIL OF SPLICE @ SKEWED INTERSECTION

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 S. 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

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.

REVISION		
SYMBOL	DATE:	BY:

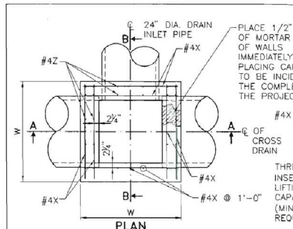
CITY OF SANTA FE

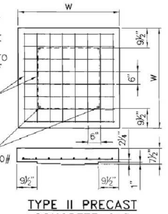
DRAINAGE DETAILS

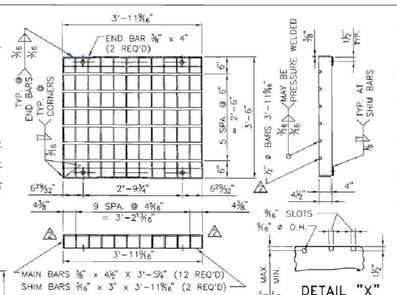
DRAWN BY: CHARLIE GONZ CHECKED BY: DATE:

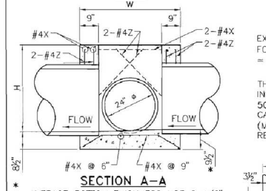
APPROVED BY: SFCC 8/26/87 SERIAL#:

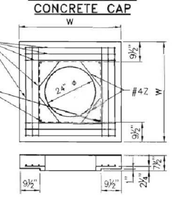
SHT. F



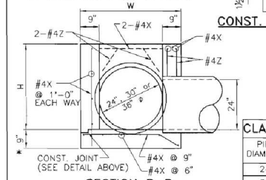






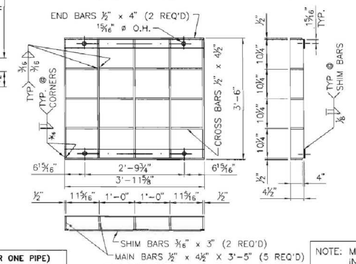






STRUCTURAL STEEL FOR URBAN USE (GRATE AND SEAT ANGLES W/ BOLTS)	STRUCTURAL STEEL FOR RURAL USE (GRATE AND SEAT ANGLES W/ BOLTS)
384 LBS.	359 LBS.

FOR CONTRACTOR'S INFORMATION ONLY.



NOTE: MEDIAN DROP INLETS, COMPLETE IN PLACE, WILL BE PAID FOR AT THE UNIT PRICE BID PER EACH.

CLASS "A" CONCRETE DEDUCTIONS (FOR ONE PIPE)

PIPE DIAMETER	9" WALL		7 1/2" PRECAST CONC. CAP	
	R.C. PIPE	C.M. PIPE	R.C. PIPE	C.M. PIPE
24"	.136 Cu.Yd.	.087 Cu.Yd.	.113 Cu.Yd.	.073 Cu.Yd.
30"	.207 Cu.Yd.	.136 Cu.Yd.	--------	--------
36"	.293 Cu.Yd.	.196 Cu.Yd.	--------	--------

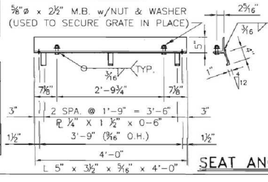
FOR PIPES SKEWED INTO WALL, MULTIPLY DEDUCTION BY THE SECANT OF THE SKEW ANGLE.

DATA FOR JUNCTION BOX (FOR CONTRACTOR'S INFORMATION ONLY, NOT A BID ITEM)

REINFORCING STEEL QUANTITY AND LENGTH							ESTIMATED QUANTITIES			TYPE II PRECAST CONC.CAP EST.WT.	TYPE III PRECAST CONC.CAP EST.WT.
CROSS DRAIN PIPE DIAMETER	W	H	#4X NO.	#4X LENGTH	#4Z NO.	#4Z LENGTH	CLASS "A" CONCRETE R.C. PIPE	CLASS "A" CONCRETE C.M. PIPE	REINF. STEEL		
24"	4'-0"	2'-11"	43	3'-9"	12	2'-3"	1.43 Cu.Yd.	1.58 Cu.Yd.	126 LBS.	1373 LBS.	914 LBS.
30"	4'-0"	3'-5"	43	3'-9"	12	2'-3"	1.47 Cu.Yd.	1.65 Cu.Yd.	126 LBS.	1373 LBS.	914 LBS.
36"	4'-0"	3'-11"	46	4'-3"	12	2'-6"	1.90 Cu.Yd.	2.15 Cu.Yd.	151 LBS.	1752 LBS.	1294 LBS.

NOTE: CONCRETE AND REINFORCING STEEL QUANTITIES INCLUDE TYPE II CAP AND DEDUCTIONS FOR CONCRETE INLET PIPE AND CROSSDRAIN PIPE.

JUNCTION BOX DETAILS



GENERAL NOTES

1. WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION, CURRENT EDITION.
2. ALL CONCRETE SHALL BE CLASS "A". CHAMFER EXPOSED EDGES OF CONCRETE 3/4" UNLESS OTHERWISE NOTED ON THE DETAILS.
3. REINFORCING BARS SHALL CONFORM TO A.A.S.H.T.O. SPECIFICATION M 31, GRADE 60. DIMENSIONS REFER TO THE CENTERLINE OF BAR UNLESS OTHERWISE NOTED ON THE DETAILS.
4. STRUCTURAL STEEL SHALL CONFORM TO A.A.S.H.T.O. SPECIFICATION M 183 AND SHALL BE GIVEN A PROTECTIVE COATING IN CONFORMANCE WITH THE SPECIFICATIONS.
5. DROP INLETS MAY BE USED WITH EITHER R.C.P. OR C.M.P. R.C.P. IS SHOWN IN THE DETAILS.
6. QUANTITIES SHOWN ARE FOR INFORMATION ONLY.
7. INSTALLATIONS SHOWN ARE FOR DROP INLETS LOCATED WHERE THE MEDIAN DITCH LINE IS ON A CONTINUOUS SLOPE. IF THE DROP INLET IS LOCATED AT A LOW POINT IN THE MEDIAN DITCH LINE, NO DIKE WILL BE REQUIRED AND DETAILS FOR SLOPES SHOULD BE SHOWN ON THE UPGRADE SIDE. THE TOP OF THE INLET GRATE FOR ALL MEDIAN DROP INLETS SHALL BE SET AT AN ELEVATION THAT WILL PERMIT THE USE OF 6:1 OR FLATTER ROADWAY SLOPES OUTSIDE THE INLET GRATE. THE MEDIAN DITCH SHALL BE GRADED TO DRAIN TO THE DROP INLET.
8. THE URBAN GRATING DETAIL SHALL BE USED IN ALL CASES UNLESS NOTED ON THE PLANS AS ALTERNATE.

DRAWINGS REQUIRED

1. SERIAL 623-01-1/1: JUNCTION BOX, GRATES, NOTES, AND QUANTITIES.
2. SERIAL 623-02-1/1: DROP INLETS TYPE I AND II.
3. SERIAL 623-03-1/1: DROP INLET TYPE III.
4. ROADWAY DESIGN DRAWINGS: FOR TYPE, LOCATION, HEIGHT, AND NUMBER REQUIRED.

DESIGN DATA

DESIGN ACCORDING TO AASHTO SPECIFICATIONS CURRENT EDITION.
DESIGN STRESSES:
REINFORCED CONCRETE; f'c= 3,000 psi, fy= 60,000 psi, n= 10
STRUCTURAL STEEL; fs= 20,000 psi, fy= 36,000 psi
EARTH PRESSURE: 36 lb./cu.ft. EQUIV. FLUID PRESSURE, 2'-0" SURCHARGE.
LIVE LOAD ON URBAN GRATING: ONE 16,000 lbs. WHEEL PLUS 30% IMPACT.
LIVE LOAD ON RURAL GRATING: ONE 16,000 lbs. WHEEL PLUS 30% IMPACT, 35% OVERSTRESS.

NO.	DATE	REV.BY	DESCRIPTION
2	2/10/09	YML	MADE 1'-0" DIA. BAR FROM 3'-11 3/16" TO 3'-11 9/16" & REMOVED 3/16" DIM.
1	2/11/05	YML	MADE GENERAL REVISIONS

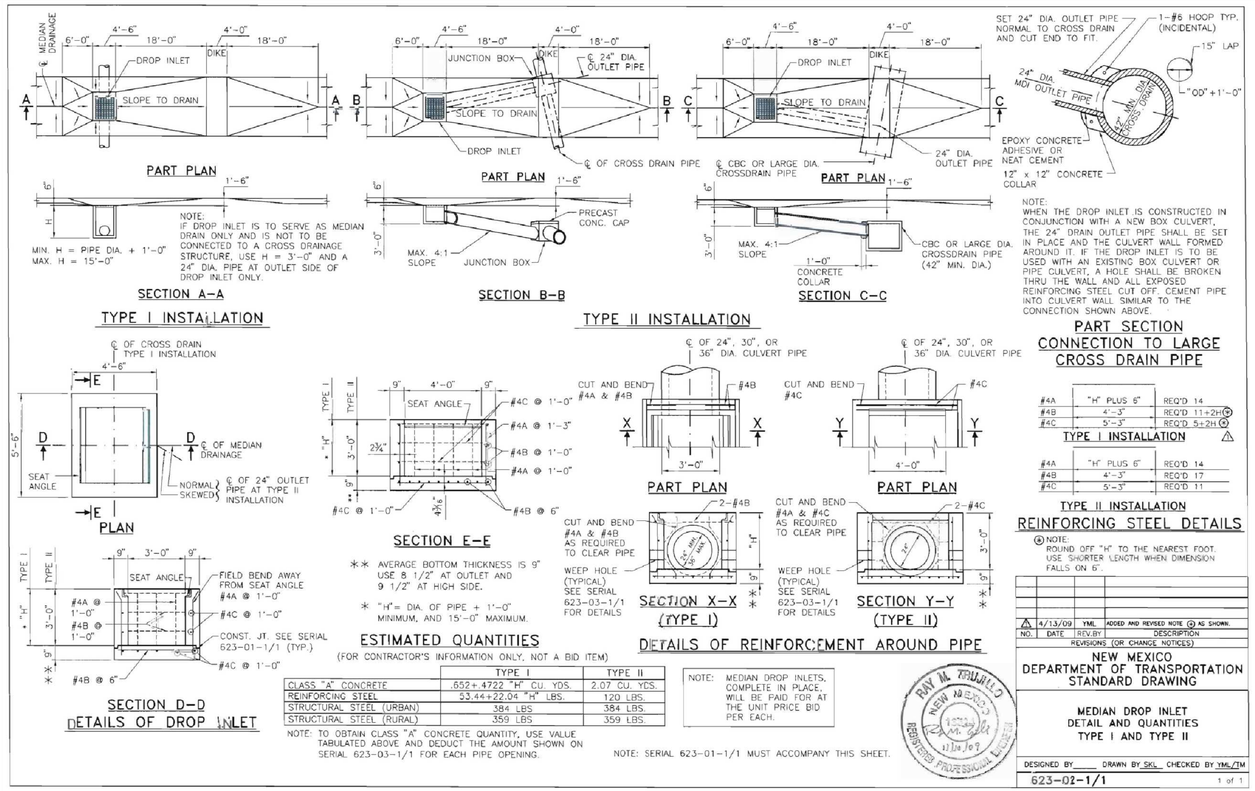
REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

MEDIAN DROP INLET
JUNCTION BOX, GRATES,
NOTES, AND QUANTITIES

DESIGNED BY____ DRAWN BY SKL CHECKED BY YML/TM

623-01-1/1 1 of 1



#4A	"H" PLUS 6"	REQ'D 14
#4B	4'-3"	REQ'D 11+2H⊕
#4C	5'-3"	REQ'D 5+2H⊕

TYPE I INSTALLATION ⚠

#4A	"H" PLUS 6"	REQ'D 14
#4B	4'-3"	REQ'D 17
#4C	5'-3"	REQ'D 11

TYPE II INSTALLATION

REINFORCING STEEL DETAILS

⊕ NOTE:
ROUND OFF "H" TO THE NEAREST FOOT. USE SHORTER LENGTH WHEN DIMENSION FALLS ON 6".

ESTIMATED QUANTITIES
(FOR CONTRACTOR'S INFORMATION ONLY, NOT A BID ITEM)

	TYPE I	TYPE II
CLASS "A" CONCRETE	.652+.4722 "H" CU. YDS.	2.07 CU. YDS.
REINFORCING STEEL	53.44+22.04 "H" LBS.	120 LBS.
STRUCTURAL STEEL (URBAN)	384 LBS.	384 LBS.
STRUCTURAL STEEL (RURAL)	359 LBS.	359 LBS.

NOTE: TO OBTAIN CLASS "A" CONCRETE QUANTITY, USE VALUE TABULATED ABOVE AND DEDUCT THE AMOUNT SHOWN ON SERIAL 623-03-1/1 FOR EACH PIPE OPENING.

NOTE: MEDIAN DROP INLETS, COMPLETE IN PLACE, WILL BE PAID FOR AT THE UNIT PRICE BID PER EACH.

NOTE: SERIAL 623-01-1/1 MUST ACCOMPANY THIS SHEET.

NO.	DATE	REV.BY	DESCRIPTION
1	4/13/09	YML	ADDED AND REVISED NOTE ⊕ AS SHOWN.

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

MEDIAN DROP INLET
DETAIL AND QUANTITIES
TYPE I AND TYPE II

DESIGNED BY____ DRAWN BY SKL CHECKED BY YML/TM

623-02-1/1 1 of 1

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

NMDOT STANDARDS

MEDIAN DROP INLET

SCALE	DWG NO.	DATE
N/A		06/28/2024
		SHEET NO. 28 G

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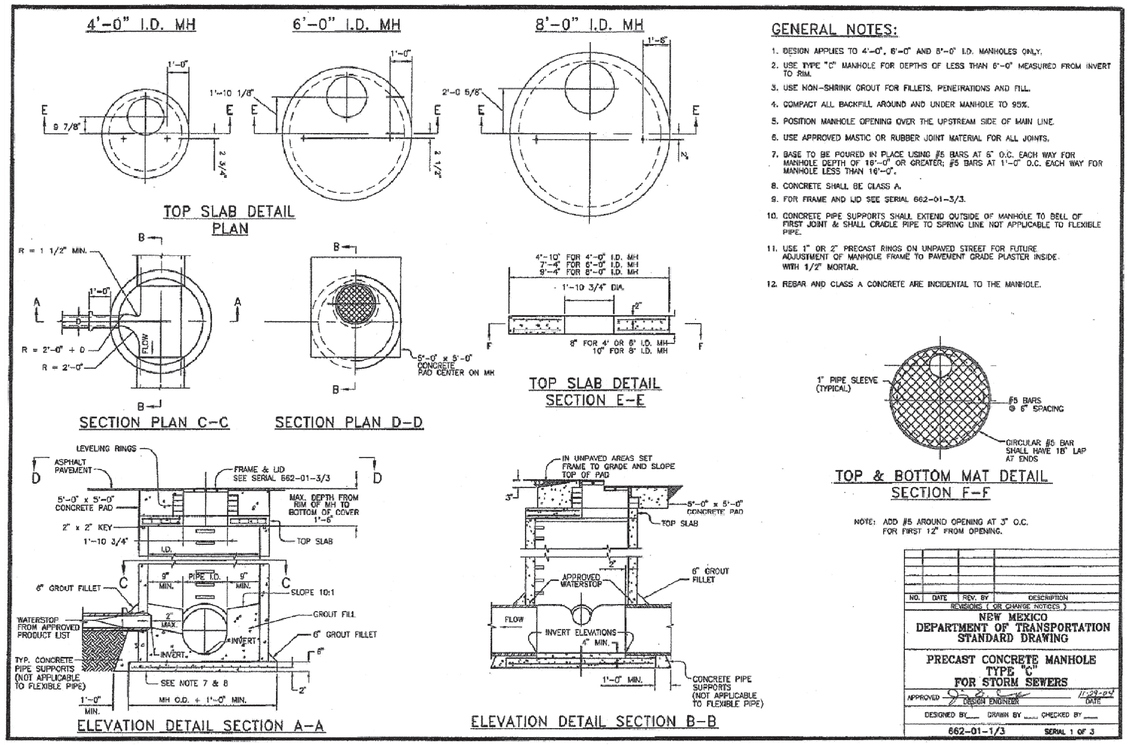

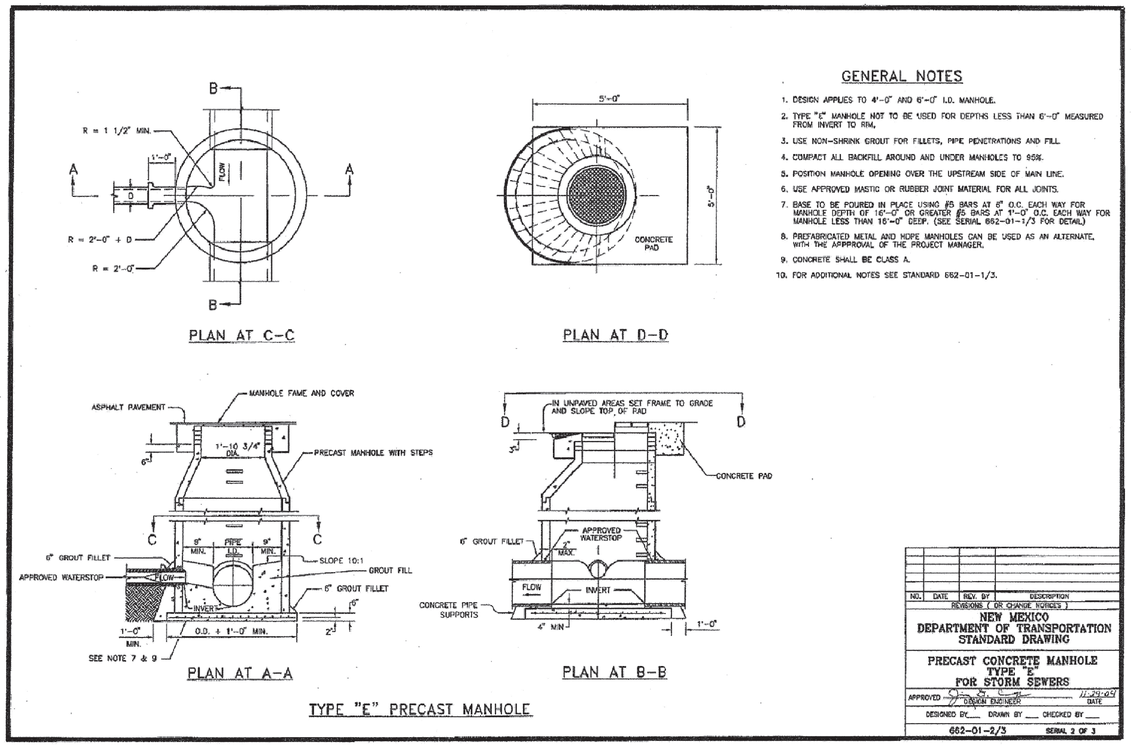

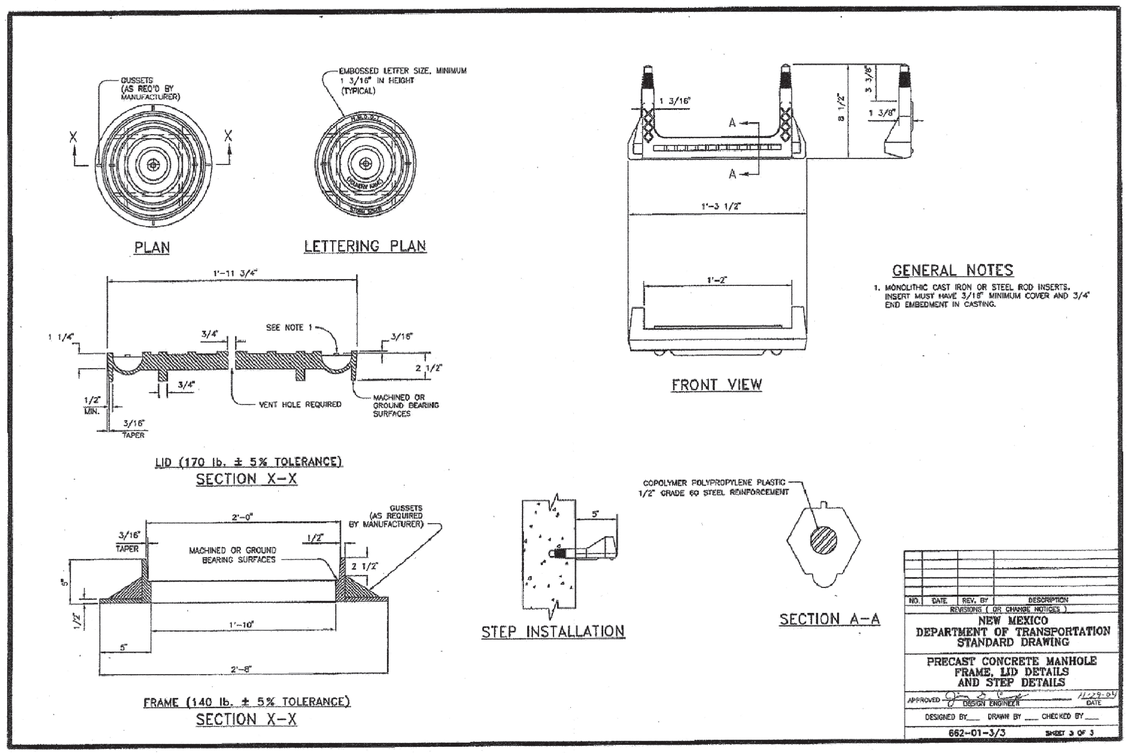

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

NMDOT STANDARDS

STORM DRAIN MANHOLE DETAILS

SCALE	DWG NO.	DATE
N/A		06/28/2024
		SHEET NO. 28 H

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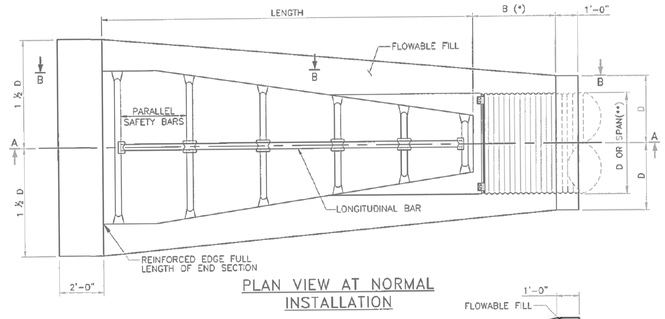
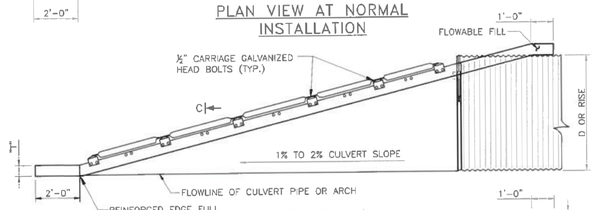
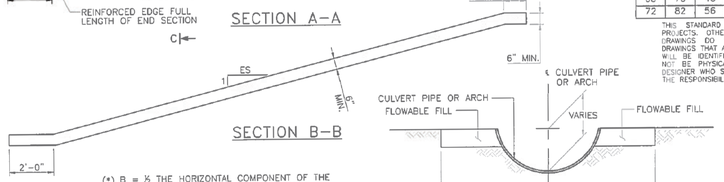


PLAN VIEW AT NORMAL INSTALLATION



SECTION A–A



SECTION B–B

SECTION C–C

(*) B = ½ THE HORIZONTAL COMPONENT OF THE SLOPE RATIO (ES) IN FEET, SO AS TO PRODUCE A 6" MIN. COVER OVER THE CULVERT.

(**) SPAN FOR ARCHED PIPES.

(***) SEE PLAN VIEW FOR NORMAL INSTALLATIONS.

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.
2. FLOWABLE FILL SHALL CONFORM TO SECTION 516 FLOWABLE FILL. FLOWABLE FILL SHALL BE PAID UNDER ITEM NO. 516000–FLOWABLE FILL.
3. ES = EMBANKMENT SLOPE. SEE ROADWAY PLANS FOR "ES." WHEN EMBANKMENT SLOPE AT A STRUCTURE DIFFERS FROM THE ORDINARY ROADWAY EMBANKMENT SLOPE, THE CONTRACTOR WILL BE REQUIRED TO TRANSITION SLOPE AS SHOWN ON STANDARD DRAWING 511-13-3/3, "TYPICAL CONCRETE BLANKET DETAILS."
4. THESE DRAWINGS SHOULD ONLY BE USED FOR A 50 MPH DESIGN SPEED OR LESS WITH NO SKEW.
5. THE DRAWINGS FOLLOW THE TRANSPORTATION RESEARCH RECORD 868.

METAL END SECTIONS FOR ROUND PIPE CULVERT

PIPE SIZE (DIA.) (IN.)	METAL THICK (MIN.) (IN./GAGE)	DIMENSIONS (IN.) A	H	W	OVERALL WIDTH	L ES=6:1	L ES=10:1	VOLUME OF FLOWABLE FILL (CU.YDS) ES=6:1	ES=10:1
24	0.064/16	8	6	30	46	83	160	1.16	1.82
30	0.109/12	12	9	36	60	118	220	1.69	2.68
36	0.109/12	12	9	42	66	154	280	2.33	3.70
42	0.109/12	16	12	48	80	189		3.05	
48	0.109/12	16	12	54	86	224		3.90	
54	0.109/12	16	12	60	92	260		4.86	
60	0.109/12	16	12	66	98	295		5.91	

METAL END SECTIONS FOR PIPE ARCH CULVERT

PIPE SIZE (IN.) EQUIV. (DIA.)	SPAN	RISE	METAL THICK (MIN.) (IN./GAGE)	DIMENSIONS (IN.) A	H	W	OVERALL WIDTH	L ES=6:1	L ES=10:1	VOLUME OF FLOWABLE FILL (CU.YDS) ES=6:1	ES=10:1
24	28	20	0.064/16	8	6	33	49	60	120	1.23	1.92
30	35	24	0.109/12	12	9	40	64	83	160	1.73	2.72
36	41	29	0.109/12	12	9	47	71	112	210	2.29	3.63
42	48	32	0.109/12	16	12	54	86	136		2.95	
48	56	37	0.109/12	16	12	62	94	165		3.84	
54	63	42	0.109/12	16	12	69	101	195		4.77	
60	70	46	0.109/12	16	12	76	107	218		6.20	
72	82	56	0.109/12	16	12	88	120	278		7.85	

THIS STANDARD DRAWING IS FOR USE ON NMDOT PROJECTS. OTHERS WHO USE THE NMDOT STANDARD DRAWINGS DO SO AT THEIR OWN RISK. STANDARD DRAWINGS THAT ARE APPLICABLE TO A SPECIFIC PROJECT WILL BE IDENTIFIED ON THE PROJECT PLANS BUT WILL NOT BE PHYSICALLY INCLUDED IN THOSE PLANS. THE DESIGNER WHO SPECIFIES A STANDARD DRAWING ACCEPTS THE RESPONSIBILITY OF DETERMINING THEIR APPLICABILITY.

NO.	DATE	BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

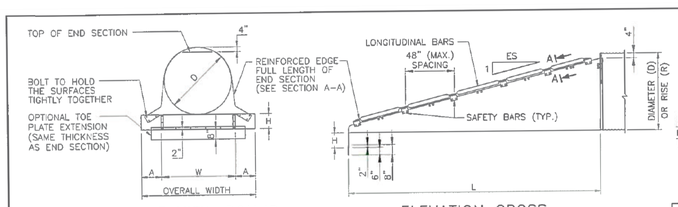
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

METAL END SECTION WITH SAFETY GRATES FOR METAL PIPES (CIRCULAR AND ARCHES)

511-51-1/2 1 of 2

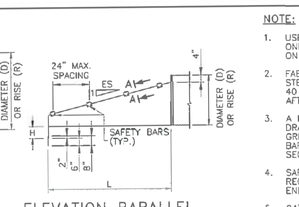
KATHY CROWELL NEW MEXICO 22934 PROFESSIONAL ENGINEER

DESIGNED BY: TAM DRAWN BY: JHP/BEE CHECKED BY: KHC



FRONT VIEW ROUND PIPE CULVERT

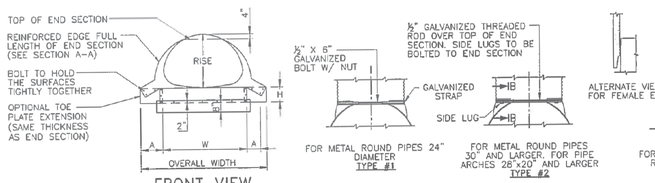
ELEVATION CROSS DRAINAGE END SECTION



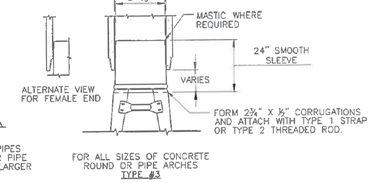
ELEVATION PARALLEL DRAINAGE END SECTION

NOTE:

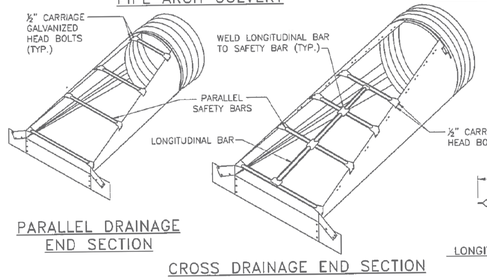
1. USE END SECTIONS ON 1V:6H TO 1V:10H SLOPES ONLY. USE TOE PLATE EXTENSION WHERE SHOWN ON THE PLANS.
2. FABRICATE SAFETY AND LONGITUDINAL BARS FROM STEEL PIPE CONFORMING TO ASTM A53 SCHEDULE 40 SPECIFICATIONS. GALVANIZE BARS HOT DIPPED AFTER FABRICATION.
3. A LONGITUDINAL BAR IS REQUIRED FOR CROSS DRAINAGE END SECTIONS WHEN THE SPAN IS GREATER THAN 30". USE ADDITIONAL LONGITUDINAL BARS IF SPACING EXCEEDS 30" ON LARGER END SECTIONS.
4. SAFETY AND LONGITUDINAL BARS ARE NOT REQUIRED ON 30" AND SMALLER CROSS DRAINAGE ENDS SECTIONS.
5. 24" DIAMETER SLEEVES HAVE A THICKNESS OF 0.064", ALL OTHER ARE 0.109".



FRONT VIEW PIPE ARCH CULVERT

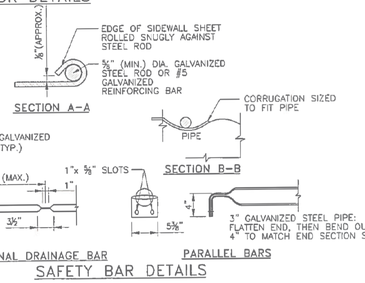


CONNECTOR DETAILS



PARALLEL DRAINAGE END SECTION

CROSS DRAINAGE END SECTION



LONGITUDINAL DRAINAGE BAR

SAFETY BAR DETAILS

PARALLEL BARS

THIS STANDARD DRAWING IS FOR USE ON NMDOT PROJECTS. OTHERS WHO USE THE NMDOT STANDARD DRAWINGS DO SO AT THEIR OWN RISK. STANDARD DRAWINGS THAT ARE APPLICABLE TO A SPECIFIC PROJECT WILL BE IDENTIFIED ON THE PROJECT PLANS BUT WILL NOT BE PHYSICALLY INCLUDED IN THOSE PLANS. THE DESIGNER WHO SPECIFIES A STANDARD DRAWING ACCEPTS THE RESPONSIBILITY OF DETERMINING THEIR APPLICABILITY.

NO.	DATE	BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

METAL END SECTION WITH SAFETY GRATES FOR METAL PIPES (CIRCULAR AND ARCHES)

511-51-2/2 2 of 2

KATHY CROWELL NEW MEXICO 22934 PROFESSIONAL ENGINEER

DESIGNED BY: TAM DRAWN BY: JHP/BEE CHECKED BY: KHC

REVISIONS

DATE	BY

DESIGN ENGINUITY

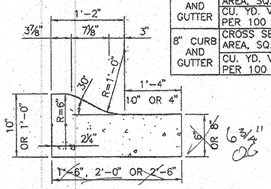
Santa Fe, New Mexico
(505) 984-9551

NMDOT STANDARDS

METAL END SECTION WITH SAFETY GRATES

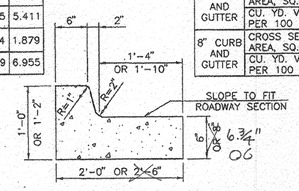
SCALE	DWG NO.	DATE
N/A		06/28/2024
		SHEET NO. 28 I

		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



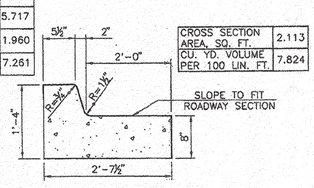
CONCRETE MOUNTABLE CURB AND GUTTER TYPE "A"

		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



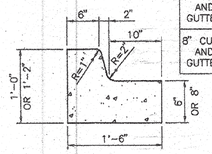
CONCRETE BARRIER CURB AND GUTTER TYPE "B"

8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	2.113
	CU. YD. VOLUME PER 100 LIN. FT.	7.824



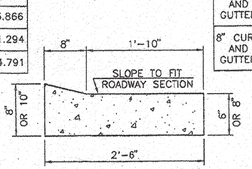
CONCRETE BARRIER CURB AND GUTTER TYPE "C"

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



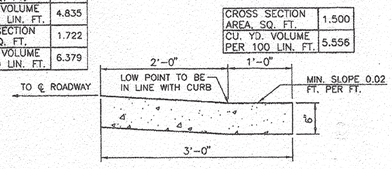
CONCRETE BARRIER CURB AND GUTTER TYPE "D"

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

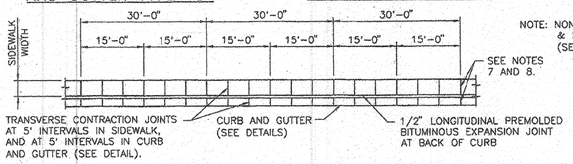


CONCRETE LAYDOWN CURB TYPE "E"

CROSS SECTION AREA, SQ. FT.	1.500
CU. YD. VOLUME PER 100 LIN. FT.	5.556

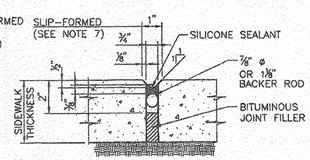


CONCRETE VALLEY GUTTER

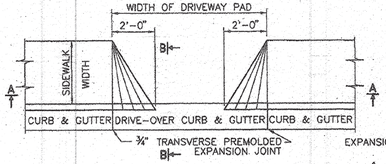


PLAN CURB AND GUTTER AND SIDEWALK

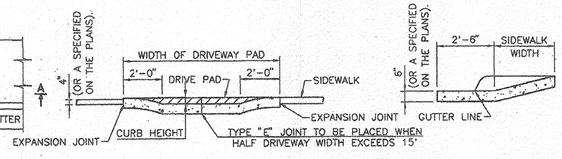
NOTE: NON-SLIP FORMED & SIDEWALKS (SEE NOTE 8)



SEALED EXPANSION JOINT



PLAN DRIVE PAD

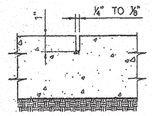


SECTION A–A

SECTION B–B

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 30' 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

NO.	DATE	REV.BY	DESCRIPTION
⚠	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, 12059, REGISTERED PROFESSIONAL ENGINEER, 11/16/09

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9597

NMDOT STANDARDS

SIDEWALK AND CURB DETAILS

SCALE	DWG NO.	DATE
N/A		06/28/2024
	SHEET NO.	28 J

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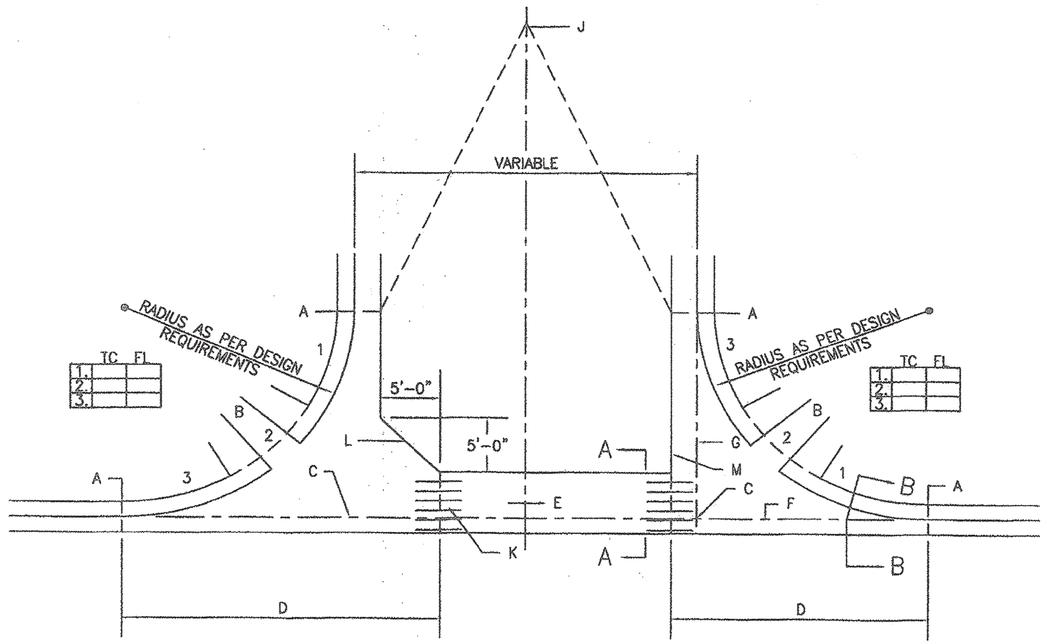
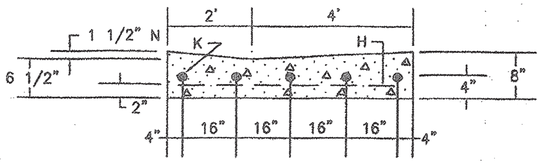
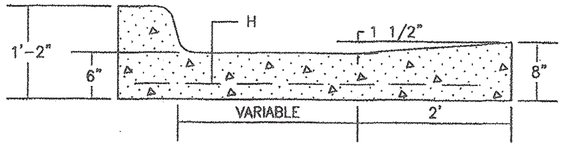


PLAN



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.

REVISIONS	NM APWA
	PAVING CONCRETE VALLEY GUTTER DWG. 2420 AUG. 1986

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9591

NMDOT STANDARDS

NM APWA VALLEY GUTTER AND FILLET DETAIL

SCALE	DWG NO.	DATE
N/A		06/28/2024
	SHEET NO.	28 K

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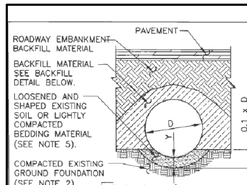
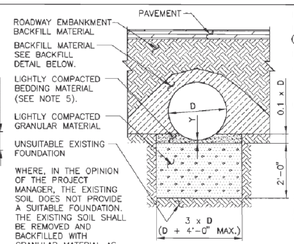
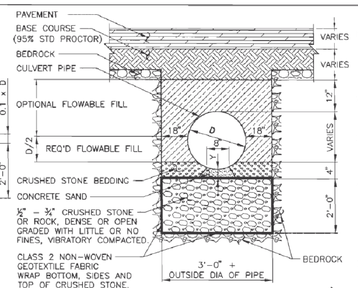


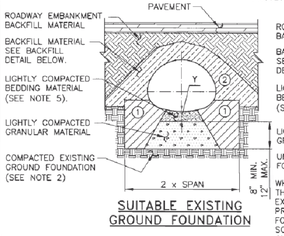
SUITABLE EXISTING GROUND FOUNDATION



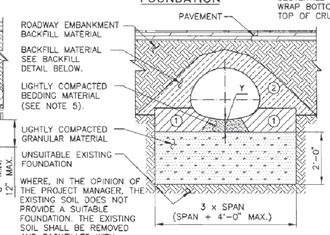
UNSUITABLE EXISTING FOUNDATION



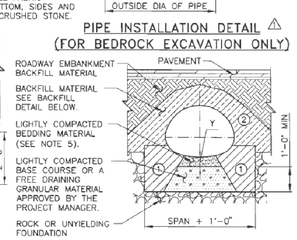
PIPE INSTALLATION DETAIL ⚠ (FOR BEDROCK EXCAVATION ONLY)



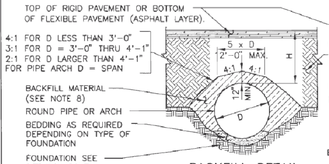
SUITABLE EXISTING GROUND FOUNDATION



UNSUITABLE EXISTING FOUNDATION

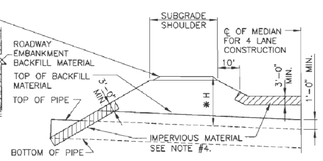


ROCK OR UNYIELDING FOUNDATION



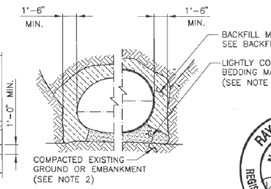
BACKFILL DETAIL

BACKFILL DETAIL SHOWN ABOVE SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF HIS OBLIGATIONS REGARDING DAMAGE TO THE CULVERT PIPE. H = MINIMUM OR MAXIMUM COVER.



CROSS SECTION OF ROADWAY EMBANKMENT

* LOCATION OF MAXIMUM OR MINIMUM COVER DEPENDS ON PIPE SLOPE AND ROADWAY X-SECTION.



PIPE ARCHES ROUND PIPE

TRENCH CONDITION

GENERAL NOTES:

1. RIVETED OR WELDED METAL PIPE AND ARCHES SHALL BE PLACED WITH THE INSIDE CIRCUMFERENTIAL LAPS POINTING DOWNSTREAM AND WITH LONGITUDINAL LAPS AT THE SIDE ON QUARTER POINTS, NOT TOP OR BOTTOM. STRUCTURAL PLATE AND PIPE ARCH CULVERTS SHALL BE ERECTED AS SHOWN ON THE ERECTION DIAGRAMS FURNISHED BY THE SUPPLIER.
2. THE EXISTING GROUND FOUNDATION MATERIAL UNDER PIPES SHALL BE BROKEN UP AND COMPACTED TO A MINIMUM DEPTH OF 6". COMPACTION SHALL BE 95% OF MAXIMUM DENSITY BY AASHTO SPECIFICATION T-99.
3. WHERE AN UNSUITABLE MATERIAL (PEAT, MUCK, ETC.) IS ENCOUNTERED AT OR BELOW THE INVERT ELEVATION, THE NECESSARY SUBSURFACE EXPLORATION AND ANALYSIS SHALL BE MADE AND CORRECTIVE TREATMENT SHALL BE AS DIRECTED BY THE PROJECT MANAGER.
4. IMPERVIOUS MATERIAL SHALL BE PLACED LONGITUDINALLY ALONG THE PIPE TO THE ELEVATIONS AND LIMITS SHOWN ON THE "CROSS SECTION OF ROADWAY EMBANKMENT," AND TRANSVERSELY AROUND THE PIPE TO THE DENSITY AND SLOPES SHOWN FOR BACKFILL MATERIAL ON THE "BACKFILL DETAIL." UNLESS OTHERWISE DESIGNATED ON THE PLANS OR DIRECTED BY THE PROJECT MANAGER IMPERVIOUS MATERIAL SHALL CONFORM TO AASHTO SPECIFICATION A-6 OR A-7 SOILS.
5. BEDDING MATERIAL SHALL BE ROUGHLY SHAPED TO FIT BOTTOM OF PIPES AND THEN LIGHTLY COMPACTED. MATERIAL SHALL CONFORM TO SECTION 206 OF THE NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. FOR PIPE ARCH, THE WIDTH OF THE BEDDING SHALL NOT EXCEED THE WIDTH OF THE BOTTOM ARC.
6. WHERE MULTIPLE LINES OF PIPE OR PIPE ARCHES GREATER THAN 4'-0" IN DIAMETER OR SPAN ARE USED, THEY SHALL BE SPACED SO THAT ADJACENT SIDES OF THE PIPE SHALL BE AT LEAST ONE-HALF DIAMETER OR 3'-0" APART, WHICHEVER IS LESS, TO PERMIT ADEQUATE COMPACTION OF BACKFILL MATERIAL. FOR DIAMETERS 4'-0" AND LESS, THE MINIMUM SPACING SHALL BE NOT LESS THAN 2'-0". SEE 570-02-1/2 OR 570-02-2/2 FOR FLARED END SECTIONS.
7. A CONTINUOUS CONCRETE CRADLE SHALL BE USED ONLY WHEN CALLED FOR ON THE PLANS.
8. BACKFILL MATERIAL SHALL CONFORM TO SECTION 206 OF THE NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. SPECIAL CARE SHALL BE TAKEN WHEN COMPACTING BACKFILL AT THE HUNCHES AND SIDES OF PIPES.
9. REFER TO 206-03-1/1 THRU 206-06-1/1 FOR TABLE OF MINIMUM AND MAXIMUM COVER AND CORRESPONDING GAUGE.

KEY	SYMBOL	DESCRIPTION
①		100% COMPACTION
②		90% COMPACTION

NO.	DATE	REV.BY	DESCRIPTION
⚠	2/14/07	YML	REVISIONS TO BEDROCK DETAIL
REVISIONS (OR CHANGE NOTICES)			

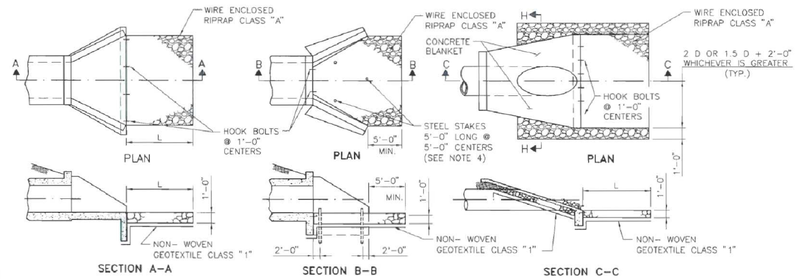
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

CORRUGATED METAL CULVERT AND PIPE ARCHES BEDDING AND BACKFILL DETAILS

DESIGNED BY ____ DRAWN BY SKL CHECKED BY TM/YML

206-07-1/1 1 OF 1

RAY M. TRUJILLO NEW MEXICO 13514 REGISTERED PROFESSIONAL ENGINEER 8/29/08



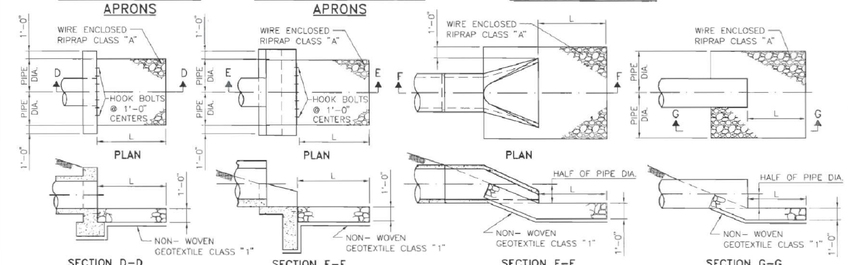
GENERAL NOTES

1. ALL RIPRAP SHALL BE CLASS "A" UNLESS SPECIFIED OTHERWISE IN THE PLANS. DIMENSIONS OF RIPRAP CLASS "A" SHALL BE VERIFIED IN FIELD.
2. RIPRAP ON THIS STANDARD IS SHOWN FOR SINGLE PIPES AND CULVERTS ONLY. FOR MULTIPLE PIPE AND CULVERT INSTALLATIONS, EXTEND RIPRAP BEYOND OUTLET OPENING AS SHOWN IN PLAN DETAILS AND PLACE RIPRAP BETWEEN OUTLET OPENINGS AS SHOWN IN ELEVATION DETAILS.
3. SERIAL 602-02-1/1 MAY BE REFERENCED FOR DESCRIPTIONS OF WIRE MESH AND ALTERNATE PATTERNS.
4. STEEL STAKES MAY BE RAILROAD RAILS WEIGHING NOT LESS THAN 30 LBS. PER YARD, 4" NOMINAL DIAMETER STANDARD STRENGTH GALVANIZED STEEL PIPE, OR L 4" X 4"X 3/8" 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 THEREFORE.
5. CONTRACTOR MAY SUBSTITUTE CONCRETE CHEMICAL ANCHORS WITH HOOK GEOMETRY SHOWN, WHICH MEET REQUIREMENTS OF SECTION 522.
6. TOE-IN OR PLACE EROSION CONTROL GEOTEXTILE UNDER FOOTINGS OR CUT-OFF WALL.
7. L (MIN.) = 10'-0" OR 1.5 x DIAMETER OR RISE, WHICHEVER IS GREATER.

BOX CULVERTS WITH APRONS

BOX CULVERTS WITHOUT APRONS

CONCRETE BLANKETS

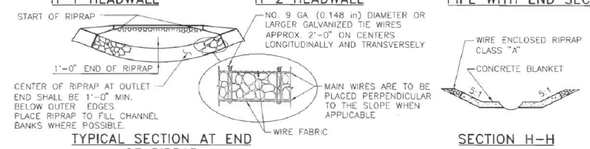


H-1 HEADWALL

H-2 HEADWALL

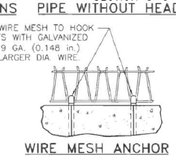
PIPE WITH END SECTIONS

PIPE WITHOUT HEADWALLS



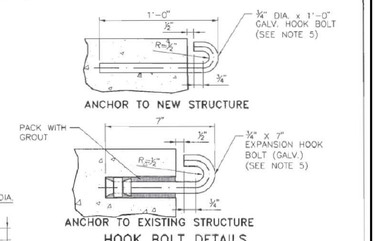
TYPICAL SECTION AT END OF RIPRAP

SECTION H-H



WIRE MESH ANCHOR

NOTE: SEE SHEET 602-01-1/1 FOR WIRE MESH SPLICE DETAILS.



HOOK BOLT DETAILS

COST OF HOOK BOLT IN PLACE TO BE INCLUDED IN UNIT BID PRICE FOR RIPRAP.

RAY M. TRUJILLO NEW MEXICO 13514 REGISTERED PROFESSIONAL ENGINEER 11/5/09

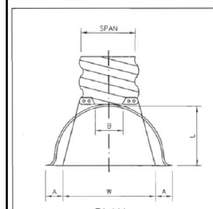
NO.	DATE	REV.BY	DESCRIPTION
⚠	8/09/09	YML	GENERAL REVISIONS
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

EROSION CONTROL AT CULVERT OUTLETS

DESIGNED BY TM DRAWN BY SKL CHECKED BY YML

602-02-1/1 1 of 1



NOTE: SIZES EQUIVALENT TO THE ABOVE, USING 3" x 1" CORRUGATIONS, MAY BE USED PROVIDING THAT THEY MEET THE SIZES SHOWN UNDER TABLE 6 OF SERIAL 208-04-1/3 THRU 208-04-3/3.



TYPE 2

FOR 17" x 13" THRU 57" x 38"

PIPE ARCH DIMENSIONS		GALVANIZED THICKNESS GA.	DIMENSIONS					APPROX. SLOPE	BODY
SPAN (IN.)	RISE (IN.)		A (IN.) (±1")	B (IN.) (MAX.)	H (IN.) (±1")	L (IN.) (±½")	W (IN.) (±2")		
17	13	16	7	9	6	19	30	2 1/2:1	1 PC.
21	15	16	7	10	6	23	36	2 1/2:1	1 PC.
24	18	16	8	12	6	28	42	2 1/2:1	1 PC.
28	20	16	9	14	6	32	48	2 1/2:1	1 PC.
35	24	14	10	16	6	39	60	2 1/2:1	1 PC.
42	29	14	12	18	6	46	75	2 1/2:1	1 PC.
49	33	12	13	21	9	53	85	2 1/2:1	2 PC.
57	38	12	18	26	12	63	90	2 1/2:1	2 PC.
64	43	12	18	30	12	70	102	2 1/4:1	2 PC.
71	47	12	18	33	12	77	114	2 1/4:1	3 PC.
77	52	12	18	36	12	77	126	2:1	3 PC.
83	57	12	18	39	12	77	138	2:1	3 PC.

* THE CONTRACTOR SHALL VERIFY WITH PROVIDERS FOR CURRENT INDUSTRY SIZES.

NOTE:

1. ALL 3 PIECE BODIES TO HAVE 12 GAUGE THICK SIDES AND 10 GAUGE THICK CENTER PANELS. WIDTH OF CENTER PANELS TO BE GREATER THAN 20% OF THE PIPE PERIPHERY. MULTIPLE PANEL BODIES TO HAVE LAP SEAMS WHICH ARE TO BE TIGHTLY JOINED BY 3/8" GALVANIZED RIVETS OR BOLTS.

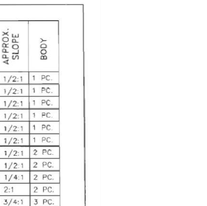
⚠ 2. FOR 77" X 52" AND 83" X 57" SIZES, REINFORCED EDGED TO BE SUPPLEMENTED BY L 3" X 2" X 1/4" GALVANIZED ANGLES. THE ANGLES TO BE ATTACHED BY 3/8" GALVANIZED NUTS AND BOLTS.

3. ANGLE REINFORCEMENT WILL BE PLACED UNDER THE CENTER PANEL SEAMS ON THE 77" X 52" AND 83" X 57" SIZES.

* 4. TOE PLATE TO BE CONSTRUCTED WHERE SHOWN ON PLANS.

STANDARD CONNECTION

STANDARD END SECTIONS FOR PIPE-ARCH STEEL PIPE



ROUND PIPE DIMENSIONS		GALVANIZED THICKNESS GAUGE	DIMENSIONS					APPROX. SLOPE	BODY
	PIPE DIA. (IN.)		A (IN.) (±1")	B (IN.) (MAX.)	H (IN.) (±1")	L (IN.) (±1/8")	W (IN.) (±2")		
	12	16	6	6	6	21	24	2 1/2:1	1 PC.
	15	16	7	8	6	26	30	2 1/2:1	1 PC.
	18	16	8	10	6	31	36	2 1/2:1	1 PC.
	21	16	9	12	6	36	42	2 1/2:1	1 PC.
	24	16	10	13	6	41	48	2 1/2:1	1 PC.
	30	14	12	16	8	51	60	2 1/2:1	1 PC.
	36	14	14	19	9	60	72	2 1/2:1	2 PC.
	42	12	16	22	11	69	84	2 1/2:1	2 PC.
	48	12	18	27	12	78	90	2 1/4:1	2 PC.
	54	12	18	30	12	84	102	2:1	2 PC.
	60	12	18	33	12	87	114	1 3/4:1	3 PC.
	66	12	18	36	12	87	120	1 1/2:1	3 PC.
	72	12	18	39	12	87	126	1 1/3:1	3 PC.
	78	12	18	42	12	87	132	1 1/4:1	3 PC.
	84	12	18	45	12	87	138	1 1/16:1	3 PC.

* THE CONTRACTOR SHALL VERIFY WITH PROVIDERS FOR CURRENT INDUSTRY SIZES.

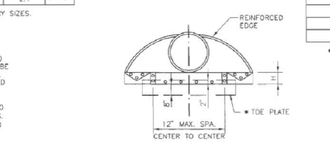
NOTE:

1. ALL 3 PIECE BODIES TO HAVE 12 GAUGE THICK SIDES AND 10 GAUGE CENTER PANELS. WIDTH OF CENTER PANELS TO BE GREATER THAN 20% OF THE PIPE PERIPHERY. MULTIPLE PANEL BODIES TO HAVE LAP SEAMS WHICH ARE TO BE TIGHTLY JOINED BY 3/8" Ø GALVANIZED RIVETS OR BOLTS. ⚠
2. FOR 60" THRU 84" SIZES, REINFORCED EDGES TO BE SUPPLEMENTED WITH GALVANIZED STIFFENER ANGLES. THE ANGLES WILL BE L 2" X 2" X 1/4" FOR 60" THRU 78" DIAMETER AND L 2 1/2" X 2 1/2" X 1/4" FOR 78" AND 84" DIAMETER. TWO ANGLES TO BE ATTACHED BY 3/8" GALVANIZED NUTS AND BOLTS.

* 3. TOE PLATE TO BE CONSTRUCTED WHERE SHOWN ON PLANS.

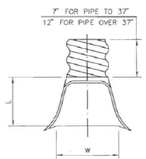
STANDARD CONNECTIONS

STANDARD END SECTIONS FOR ROUND STEEL PIPE



GENERAL NOTES

1. FOR MULTIPLE INSTALLATION OF ALL TYPES, A MIN. OF A 2'-0" SPACING MEASURED ALONG THE HORIZONTAL BETWEEN FLARED END SECTIONS AT THEIR WIDEST CROSS SECTION SHALL BE USED.
2. WELDING WILL NOT BE PERMITTED IN CONNECTING END SECTIONS TO CONNECTOR SECTIONS OR CONNECTOR SECTIONS TO PIPE.
3. TYPE 1 AND TYPE 2 MAY BE USED WITH WELDED SEAM OR LOCKSEAM CONNECTIONS HELICALLY CORRUGATED PIPE WITH REROLLED ENDS. REROLLED ENDS SHALL INCLUDE A MINIMUM OF TWO ANNULAR CORRUGATIONS OF THE SAME SIZE AS THE PIPE CORRUGATIONS.



CORRUGATED ALUMINUM PIPE END SECTION

PIPE DIAM. (IN.)	APRONS	
	L (IN.)	W (IN.)
18	19	30
21	23	36
24	28	42
30	31.5	48
36	38.5	60
42	47	75
48	54	85
60	63	96
66	70	112
72	77	128

RAY M. TRUJILLO NEW MEXICO 13514 REGISTERED PROFESSIONAL ENGINEER 11/5/09

NO.	DATE	REV.BY	DESCRIPTION
⚠	2/10/09	YML	CORRECTED 0.6 GA. TO 3/8" ø
⚠	2/10/09	YML	MADE GENERAL REVISIONS
⚠	2/10/09	YML	CORRECTED 83" x 57" TO 83" x 57"
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

CULVERT PIPE END SECTIONS (METAL)

DESIGNED BY ____ DRAWN BY SKL CHECKED BY TM/YML

570-02-1/2 1 of 2

REVISIONS

DATE	BY

DESIGN ENGINUITY

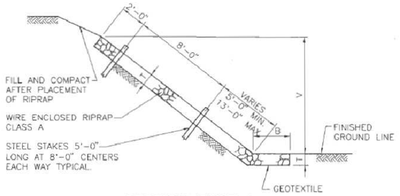
Santa Fe, New Mexico
(505) 491-9551

NMDOT STANDARDS

CMP DETAILS

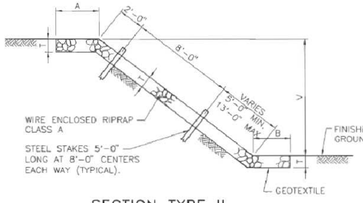
SCALE	DWG NO.	DATE
N/A		02/28/2025
	SHEET NO.	28 L

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-02-28 TC3.dwg, MISC. DETAILS, 3/1/2025 2:21:39 PM



SECTION TYPE I

QUANTITIES PER LINEAR FOOT	
SLOPE	RIPRAP (CU. YDS.)
1.5 : 1	$\frac{T}{27}(B + 1.803\ V + 0.303\ T)$
1.75 : 1	$\frac{T}{27}(B + 2.016\ V + 0.266\ T)$
2 : 1	$\frac{T}{27}(B + 2.236\ V + 0.236\ T)$
3 : 1	$\frac{T}{27}(B + 3.162\ V + 0.162\ T)$
4 : 1	$\frac{T}{27}(B + 4.123\ V + 0.123\ T)$

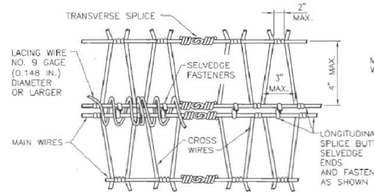


SECTION TYPE II

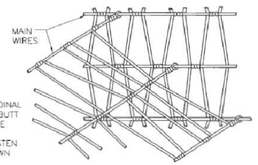
QUANTITIES PER LINEAR FOOT	
SLOPE	RIPRAP (CU. YDS.)
1 : 1	$\frac{T}{27}(A + B + 1.414V)$
1.5 : 1	$\frac{T}{27}(A + B + 1.803V)$
1.75 : 1	$\frac{T}{27}(A + B + 2.016V)$
2 : 1	$\frac{T}{27}(A + B + 2.236V)$
3 : 1	$\frac{T}{27}(A + B + 3.162V)$
4 : 1	$\frac{T}{27}(A + B + 4.123V)$

GENERAL NOTES

1. WIRE FABRIC FOR RIP RAP SHALL BE "W" OR HEXAGONAL MESH AND MEET THE REQUIREMENTS LISTED IN SECTION 602 OF THE NMDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, CURRENT EDITION.
2. STEEL STAKES MAY BE RAILROAD RAILS WEIGHING NOT LESS THAN 30 LBS. PER YARD, 4" NOMINAL DIAMETER STANDARD STRENGTH GALVANIZED STEEL PIPE, OR L 4" x 4" x 3/8" 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 THEREFORE.
3. IF LENGTH OF SLOPE IS 15 FEET OR LESS, ONLY ONE ROW OF STEEL STAKES 2 FEET FROM THE TOP EDGE OF RIPRAP WILL BE REQUIRED UNLESS OTHERWISE NOTED ON PLANS.
4. FOR DIMENSIONS A, B, V, & T, SEE BRIDGE OR ROADWAY PLANS.
5. T=12" UNLESS OTHERWISE SHOWN ON PLANS; T=18" AT BRIDGES.
6. FASTENERS FOR SPLICES AND/OR SELVEDGE END CONNECTORS MAY BE WIRE TIES, INTERLOCKING WIRE CLIPS, HOG RINGS, OR LACING WIRE. ONLY FASTENERS WHICH APPEAR ON THE DEPARTMENT'S "APPROVED PRODUCTS LIST" MAY BE USED.
7. LACING SHALL BE CONTINUOUS AS FAR AS IS PRACTICAL AND SHALL PASS THROUGH EACH MESH OPENING.
8. WHERE SPLICING IS NECESSARY, AN OVERLAP OF LACING OF AT LEAST 1 FOOT SHALL BE PROVIDED.

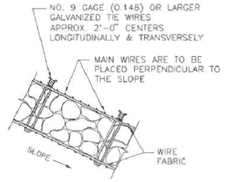


NORMAL INTERSECTION SPLICES

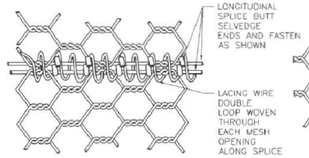


SKEWED INTERSECTION SPLICE

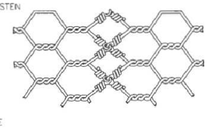
"W" MESH



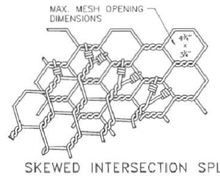
TYPICAL SECTION



NORMAL INTERSECTION SPLICE



TRANSVERSE SPLICE



SKEWED INTERSECTION SPLICE

HEXAGONAL MESH



NO.	DATE	REV. BY	DESCRIPTION

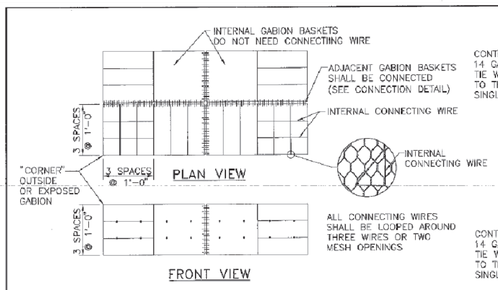
REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

WIRE ENCLOSE RIPRAP
CLASS "A"

DESIGNED BY ____ DRAWN BY SKL CHECKED BY YML

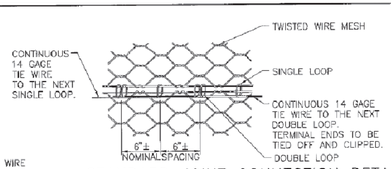
602-01-1/1 1 of 1



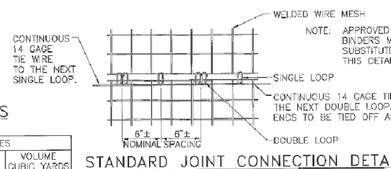
PLAN VIEW

FRONT VIEW

DETAILS OF 9 GAGE INTERNAL CONNECTING WIRES



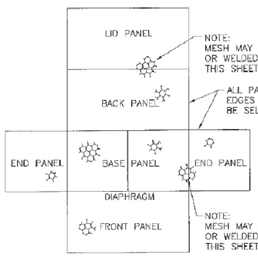
STANDARD JOINT CONNECTION DETAIL
FOR USE WITH TWISTED MESH.



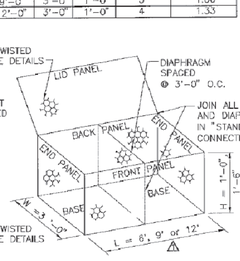
STANDARD JOINT CONNECTION DETAIL
FOR USE WITH WELDED WIRE MESH.

STANDARD REVETMENT MATTRESS SIZES				
LENGTH	WIDTH	HEIGHT	NUMBER OF CELLS	VOLUME CUBIC YARDS
FEET				
9'-0"	6'-0"	0'-6"	3	1.00
12'-0"	6'-0"	0'-6"	4	1.33
9'-0"	6'-0"	0'-9"	3	1.50
12'-0"	6'-0"	0'-9"	4	2.00

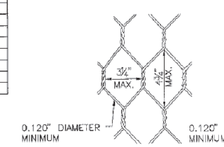
STANDARD GABION SIZES				
LENGTH	WIDTH	HEIGHT	NUMBER OF CELLS	VOLUME CUBIC YARDS
FEET				
6'-0"	3'-0"	3'-0"	2	2.00
9'-0"	3'-0"	3'-0"	3	3.00
12'-0"	3'-0"	3'-0"	4	4.00
6'-0"	3'-0"	1'-6"	2	1.00
9'-0"	3'-0"	1'-6"	3	1.50
12'-0"	3'-0"	1'-6"	4	2.00
6'-0"	3'-0"	1'-0"	2	0.66
9'-0"	3'-0"	1'-0"	3	1.00
12'-0"	3'-0"	1'-0"	4	1.33



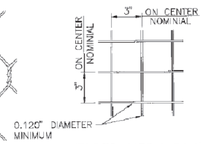
TYPICAL FLAT LAYOUT OF GABION BASKET



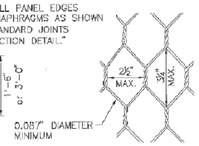
TYPICAL ASSEMBLED GABION BASKET



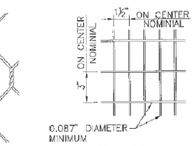
TWISTED MESH GABION



WELDED MESH GABION



TWISTED MESH MATTRESS



WELDED MESH MATTRESS

TYPICAL ACCEPTABLE MESH STYLES

SERIAL 602-05-2/2 SHEET 2 OF 2 MUST ACCOMPANY THIS SHEET.

GENERAL NOTES

1. INTERNAL CONNECTING WIRES ARE TO BE INSTALLED ACROSS WIDTH OF INTERIOR GABIONS AND ACROSS WIDTH AND LENGTH OF END GABIONS.
2. INTERNAL CONNECTING WIRE, CONTINUOUS TIE WIRE AND GABION MESH SHALL BE GALVANIZED.
3. INTERNAL CONNECTING WIRES ARE REQUIRED ON ALL GABIONS 3'-0" HIGH AND ON ALL GABIONS 1'-6" HIGH WHEN USED TO BUILD VERTICAL STRUCTURES.
4. PREFORMED STIFFENERS (11 GAGE OR 9 GAGE) ARE AN ACCEPTABLE ALTERNATIVE TO INTERNAL CONNECTING WIRES. INSTALL THEM AS RECOMMENDED BY THE MANUFACTURER OR AS DIRECTED BY THE PROJECT MANAGER AT ONE THIRD POINTS.
5. PLACE ROCK IN THE END GABION CELL FIRST, AND CONTINUE BY FILLING INTERIOR GABION CELLS.
6. FOR GABION DIMENSIONS, REFER TO THE TABLE "STANDARD GABION SIZES."
7. A JOINT CONNECTION MUST BE MADE WHERE ANY PANEL EDGE MEETS ANOTHER PANEL. THIS INCLUDES ADJACENT GABION BASKETS, INDIVIDUAL PANELS WITHIN A BASKET, DIAPHRAGM EDGES ETC. ALL JOINT CONNECTIONS SHALL BE MADE USING 14 GAGE CONTINUOUS TIE WIRE.
8. ALTERNATE JOINT CONNECTION PROCEDURES MAY BE USED PROVIDED THAT THE COMPLETED JOINT WILL DEVELOP A TENSILE STRENGTH OF NOT LESS THAN 1400 POUNDS PER FOOT. IF ALTERNATE JOINT CONNECTION PROCEDURES ARE USED, THE CONTRACTOR SHALL SUBMIT TO THE PROJECT MANAGER CERTIFIED TEST REPORTS DEMONSTRATING THE ALTERNATE JOINT CONNECTIONS WILL MEET THE MINIMUM TENSILE STRENGTH REQUIREMENTS.



DATE	BY	DESCRIPTION
1/10/08	TML	CORRECTED L = 6', 9' OR 12'

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

GABION
BASKET DETAILS

DESIGNED BY TM DRAWN BY SKL CHECKED BY YML/TM

602-05-1/2 1 of 2

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

NMDOT STANDARDS

WIRED RIP RAP AND GABION DETAILS

SCALE	DWG NO.	DATE
N/A		06/28/2024
		SHEET NO. 28 M

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MAXIMUM HEIGHT OF FILL IN FEET

PIPE DIAMETER INCHES	CLASS 2 PIPE			CLASS 3 PIPE			CLASS 4 PIPE			CLASS 5 PIPE		
	TYPE 1 INSTALL	TYPE 2 INSTALL	TYPE 3 INSTALL	TYPE 1 INSTALL	TYPE 2 INSTALL	TYPE 3 INSTALL	TYPE 1 INSTALL	TYPE 2 INSTALL	TYPE 3 INSTALL	TYPE 1 INSTALL	TYPE 2 INSTALL	TYPE 3 INSTALL
12	15	11	8	21	16	12	32	25	19	50	38	30
18	16	11	8	22	16	12	34	25	20	52	39	31
24	16	11	8	22	16	12	34	25	20	52	39	31
30	15	11	8	22	16	12	34	25	20	52	39	31
36	15	11	8	22	16	12	33	25	20	51	39	31
42	15	11	8	22	16	12	33	25	20	51	39	31
48	15	11	8	22	16	12	33	25	19	51	39	31
54	15	11	8	21	16	12	33	25	19	51	39	30
60	14	11	8	21	15	12	32	25	19	51	39	30
66	14	10	7	21	16	12	32	25	19	50	39	30
72	14	10	7	20	15	11	32	24	19	50	38	29
78	14	10	7	20	15	11	31	24	18	49	38	29
84	13	10	7	20	15	11	31	24	18	49	38	29
90	13	10	7	20	15	11	31	24	18	49	38	29
96	13	10	7	19	15	11	31	24	18	49	38	29
102	13	9	6	19	15	11	30	24	18	48	38	29
108	12	9	6	19	14	10	30	24	18	48	38	29

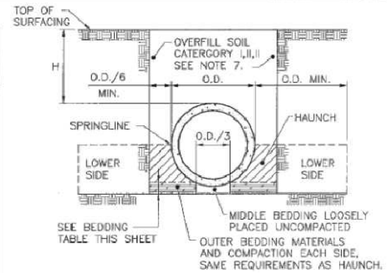
NOTE:
FOR PIPE DIAMETERS GREATER THAN 108 INCHES, ASTM AND AASHTO ALLOW FOR SPECIAL DESIGN, CONSULT PIPE MANUFACTURER FOR DESIGN. IF DEEPER FILL HEIGHTS ARE NEEDED, CONSULT PIPE MANUFACTURER. SPECIAL PIPE DESIGN AND MODIFIED INSTALLATION CAN YIELD DEEPER FILL HEIGHTS.

SOIL AND MINIMUM COMPACTION REQUIREMENTS

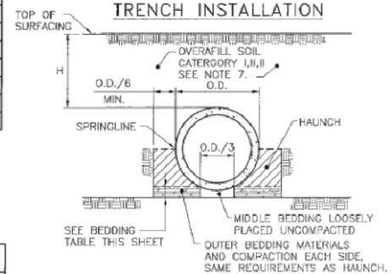
INSTALLATION TYPE	BEDDING THICKNESS	HAUNCH AND OUTER BEDDING	LOWER SIDE
TYPE 1	Do/24 MINIMUM, NOT LESS THAN 3". IF ROCK FOUNDATION, USE Do/12 MINIMUM, NOT LESS THAN 6".	95% CATEGORY I	90% CATEGORY I, 95% CATEGORY II, OR 100% CATEGORY III
TYPE 2	Do/24 MINIMUM, NOT LESS THAN 3". IF ROCK FOUNDATION, USE Do/12 MINIMUM, NOT LESS THAN 6".	90% CATEGORY I OR 95% CATEGORY II	85% CATEGORY I, 90% CATEGORY II, OR 95% CATEGORY III
TYPE 3	Do/24 MINIMUM, NOT LESS THAN 3". IF ROCK FOUNDATION, USE Do/12 MINIMUM, NOT LESS THAN 6".	85% CATEGORY I, 90% CATEGORY II, OR 95% CATEGORY III	85% CATEGORY I, 90% CATEGORY II, OR 95% CATEGORY III

NOTE: THESE COMPACTION VALUES ARE FOR THE STANDARD PROCTOR TEST.

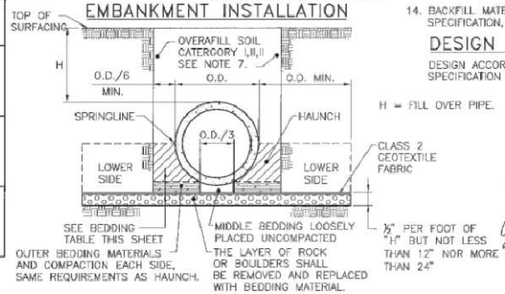
Do = OUTSIDE DIAMETER OF PIPE. (O.D.)



TRENCH INSTALLATION



EMBANKMENT INSTALLATION



ROCK FOUNDATION–TRENCH INSTALLATION

GENERAL NOTES:

1. CONCRETE PIPE SHALL CONFORM TO ALL REQUIREMENTS OF AASHTO OF AASHTO SPECIFICATION M 170.
2. PIPES THAT SHOW DAMAGE OR CRACKS WIDER THAN 0.01 INCH PRIOR TO INSTALLATION NOT TO BE USED.
3. EXCAVATE A TRENCH OF EQUAL OR GREATER WIDTH REQUIRED BY 570. INCREASE THE TRENCH WIDTH TO 2 FT. MINIMUM EACH SIDE OF THE PIPE WHEN THE UNDISTURBED NATIVE MATERIAL IN THE LOWER SIDE ZONE IS UNSUITABLE MATERIAL.
4. OVER-EXCAVATE UNSUITABLE PIPE FOUNDATION MATERIAL AS DIRECTED BY THE ENGINEER. REPLACE WITH SUITABLE MATERIAL.
5. RECESS THE BEDDING TO RECEIVE PIPE JOINTS WHERE APPLICABLE.
6. DO NOT DISTURB THE INSTALLED PIPE OR EMBEDMENT OR LEAVE VOIDS WHEN USING TRENCH BOXES AND SHIELDS.
7. REFER TO THE PROJECT PLANS FOR MATERIAL OUTSIDE OF THE PIPE BACKFILL AREA.
8. MEASURE MAXIMUM FILL HEIGHT FROM TOP OF THE PIPE TO TOP OF THE PAVEMENT SURFACE AT HIGHEST FILL SECTION.
9. FILL HEIGHTS OVER 40 FEET SHALL BE USED ONLY AFTER A THROUGH INVESTIGATION OF THE FOUNDATION MATERIALS.
10. THE MINIMUM HEIGHT OF FILL BETWEEN THE TOP OF THE PIPE AND THE FINISHED ROADWAY GRADE SHALL BE 1'-9" FOR UNPAVED ROADS AND BITUMINOUS PAVED ROADS AND 1'-3" FOR CONCRETE PAVED ROADS WITH COMPACTED FILL.
11. SUITABLE MATERIAL FOR STABILIZING THE CULVERT FOUNDATION SHALL CONSIST OF MATERIAL APPROVED BY THE PROJECT MANAGER. THE MATERIAL MAY BE OBTAINED FROM ROADWAY, STRUCTURE EXCAVATION, OR FROM BORROW AS DIRECTED BY THE PROJECT MANGER. THE DEPTH OF SUCH MATERIAL SHALL BE DETERMINED BY THE PROJECT MANAGER IN THE FIELD AFTER EXAMINATION OF THE NATURAL FOUNDATION MATERIAL, CONSIDERING THE DIAMETER OF THE PIPE AND HEIGHT OF COVER.
12. FOR MULTIPLE INSTALLATIONS, PIPES SHALL BE SPACED TO PROVIDE 2 FEET CLEAR DISTANCE BETWEEN END SECTIONS. SEE 570-02-1/2 AND 2/2. THE CENTER TO CENTER SPACING OF PIPES SHALL BE THE OUTSIDE DIAMETER PLUS 3 FEET.
13. EXISTING GROUND UNDER PIPE BEDDING SHALL BE BROKEN UP AND COMPACTED TO A MINIMUM DEPTH OF 6 INCHES REGARDLESS OF FILL HEIGHT. COMPACTION SHALL BE 95% OF MAXIMUM DENSITY PER AASHTO T-99.
14. BACKFILL MATERIAL SHALL CONFORM TO SECTION 206 OF THE NMDOT STANDARD SPECIFICATION, CURRENT EDITION.

DESIGN DATA:

DESIGN ACCORDING TO AASHTO LRFD BRIDGE DESIGN SPECIFICATION, DATED 2011 SPECIFICATION M 170.

H = FILL OVER PIPE.

TIMOTHY A. MARRS NEW MEXICO 14072 REGISTERED PROFESSIONAL ENGINEER
4-10-12

DATE	BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

FILL HEIGHT AND BEDDING DETAILS FOR CIRCULAR CONCRETE PIPE CULVERTS

DESIGNED BY: ___ DRAWN BY: SKL CHECKED BY: YML/TM

206-01-1/1 1 of 1

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

NMDOT STANDARDS

CONCRETE PIPE BEDDING DETAIL

SCALE	DWG NO.	DATE
N/A		06/28/2024

SHEET NO. 28 N

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 609-01-11.
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 15.6 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 9.0 FT FOR AN 8.3% SLOPE)

CROSSWALKS

25. PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED CROSSWALK. CURB RAMP LOCATIONS SHALL BE PLACED WITHIN THE WIDTH OF THE MARKED OR UNMARKED CROSSWALK AS SHOWN IN THE CONSTRUCTION PLANS.

DETECTABLE WARNING

26. DETECTABLE WARNING SURFACES (DWS) CONSISTING OF TRUNCATED DOMES SHALL BE UTILIZED WHERE CURB RAMPS, BLENDED TRANSITIONS, OR TURNING SPACE PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE STREET OR WHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CROSSES A STREET, ALLEY, TRAFFIC ISLAND, MEDIAN, OR RAILROAD. DETECTABLE WARNING SURFACES (DWS) WILL NOT BE INSTALLED AT RESIDENTIAL DRIVEWAYS. DETECTABLE WARNING SURFACE MUST BE PROVIDED AT THE JUNCTION BETWEEN THE PAR AND COMMERCIAL DRIVEWAYS THAT ARE STOP OR YIELD CONTROLLED OR ARE CONTROLLED BY A SIGNAL.
27. DETAILS OF DETECTABLE WARNING SURFACE ARE SHOWN IN CONTRACT PLANS AND SHEET 608-001-9/13 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 9" TO 10" AND SHALL BE WITHIN 36" TO 46" ABOVE THE SIDEWALK SURFACE.
30. PEDESTRIAN SIGNAL SHALL HAVE 4FT/SHFT MIN TURNING SPACE TO PROVIDE ACCESS TO PUSH BUTTONS.

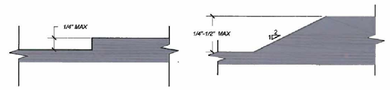
ALTERATIONS TO EXISTING FACILITIES - GENERAL NOTES:

ADDITIONS OR ALTERATIONS TO ANY FACILITY SHALL CONFORM TO THE REQUIREMENTS 'IF' 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.

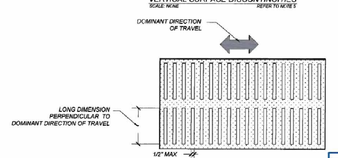
31. EXCEPTION: IN ALTERATION WORK, IF COMPLIANCE IS TECHNICALLY INFEASIBLE, THE ALTERATIONS SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OR FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL BE MADE ACCESSIBLE WITHIN THE SCOPE OF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

32. TECHNICAL INFEASIBILITY: MEANS, WITH RESPECT TO AN ALTERATION OF A BUILDING OR A FACILITY, THAT IT HAS LITTLE LIKELIHOOD OF BEING ACCOMPLISHED BECAUSE EXISTING STRUCTURAL CONDITIONS WOULD REQUIRE REMOVING OR ALTERING A LOAD-BEARING MEMBER WHICH IS AN ESSENTIAL PART OF THE STRUCTURAL FRAME; OR BECAUSE OTHER EXISTING PHYSICAL OR SITE CONSTRAINTS PROHIBIT.

33. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.



VERTICAL SURFACE DISCONTINUITIES
SCALE: NONE — REFER TO NOTE 5



HORIZONTAL OPENINGS
SCALE: NONE — REFER TO NOTE 6

MICHAEL J. SMELKER NEW MEXICO 15350 REGISTERED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS / OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN ACCESS ROUTE
GENERAL NOTES

APPROVED: Michael Smelker — SECRETARY — 1-13-15 DATE

608-001-1 — 608-1 of 12

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DRAWING SCALE = NOT TO SCALE

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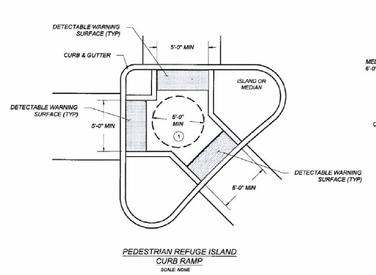
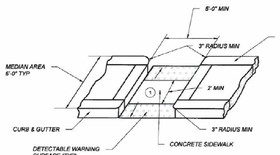


PEDESTRIAN REFUGE ISLAND
CURB RAMP
SCALE: NONE



TYPICAL CUT-THROUGH
PEDESTRIAN REFUGE ISLAND
OPENING WITH CURB SIDES
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 6% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-9/12 OF THE STANDARD DRAWINGS.
C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

MICHAEL J. SMELKER NEW MEXICO 15350 REGISTERED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS / OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN REFUGE ISLAND

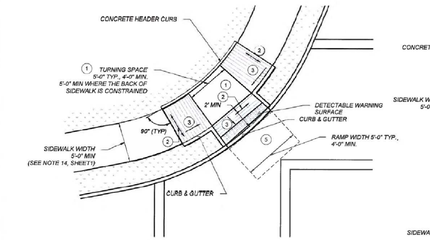
APPROVED: Michael Smelker — SECRETARY — 1-13-15 DATE

608-001-6 — 608-6 of 12

file path

DRAWING SCALE = NOT TO SCALE

SUMMARY_
FILENAME_



COMBINATION CURB RAMP (A)
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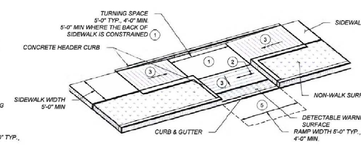
SCALE: NONE



COMBINATION CURB RAMP (B)
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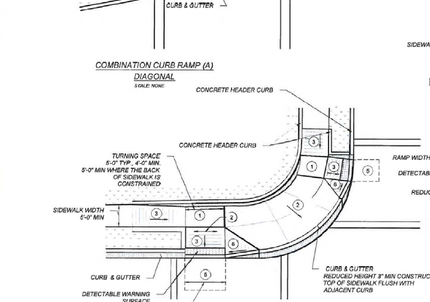
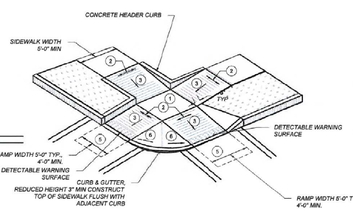


COMBINATION CURB RAMP (C)
SCALE: NONE



COMBINATION CURB RAMP (D)
WITH SHARED TURNING SPACE
SCALE: NONE

MICHAEL J. SMELKER NEW MEXICO 15350 REGISTERED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS / OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

COMBINATION
CURB RAMPS

APPROVED: Michael Smelker — SECRETARY — 1-13-15 DATE

608-001-5 — 608-5 of 12

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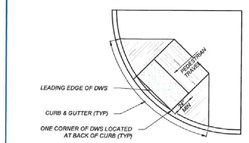
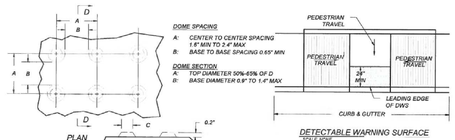


PLAN

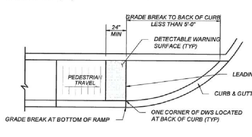


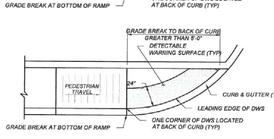
SECTION D-D

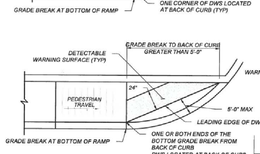
DETECTABLE WARNING SURFACE
SCALE: NONE

DETECTABLE WARNING SURFACE

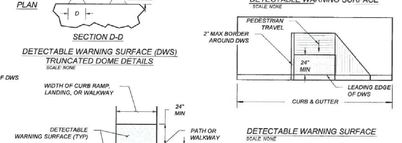
DETECTABLE WARNING SURFACE (DWS)
TRUNCATED DOME DETAILS





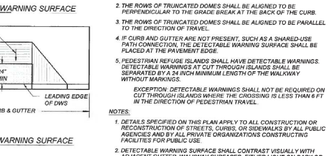


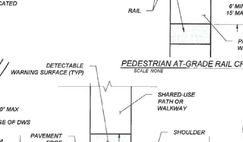
DETECTABLE WARNING SURFACE (DWS)ON CURVED SURFACES
SCALE: NONE



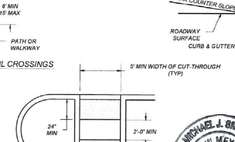
PEDESTRIAN AT-GRADE RAIL CROSSINGS
SCALE: NONE

DETECTABLE WARNING SURFACE
SCALE: NONE





SHARED-USE PATH CONNECTION
SCALE: NONE



MEDIAN CUT-THROUGH
SCALE: NONE
EXCEPTION: IF THE LENGTH BETWEEN TWO DWS SURFACE IS LESS THAN 2' THEN DETECTABLE WARNING SURFACE WILL NOT BE INSTALLED

DETECTABLE WARNING SURFACE (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 WARNING'S 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 DEPARTMENTS APPROVED PRODUCT LIST.

MICHAEL J. SMELKER NEW MEXICO 15350 REGISTERED 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: Michael Smelker — SECRETARY — 1-13-15 DATE

608-001-8 — 608-8 of 12

file path

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REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 491-9551

NMDOT STANDARDS

PEDESTRIAN ACCESS DETAILS

SCALE	DWG NO.	DATE
N/A		02/28/2025
	SHEET NO.	28 0

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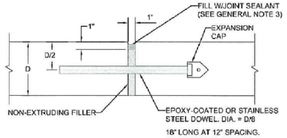
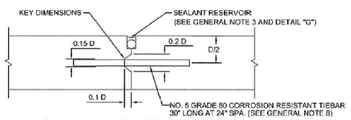


JOINT TYPE "A"

ISOLATION JOINT (DOWELLED/NON-DOWELLED)

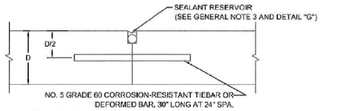
USE DOWELS ONLY WHEN BUTTING AGAINST EXISTING CONCRETE STRUCTURES SUCH AS BRIDGES. DOWELS FOR ISOLATION JOINTS ARE NOT REQUIRED WHEN BUTTING AGAINST DRAINAGE INLETS, MANHOLE COVERS, LIGHTING STRUCTURES.



JOINT TYPE "B" TIEBARS

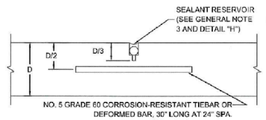
KEYED LONGITUDINAL CONSTRUCTION JOINT WITH TIEBARS

(SEE DETAILS "I" & "J")



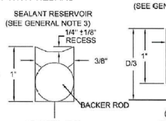
JOINT TYPE "B-I" TIEBARS

LONGITUDINAL CONSTRUCTION JOINT WITH TIEBARS

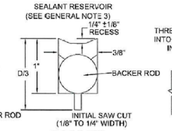


JOINT TYPE "C" TIEBARS

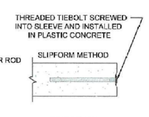
SAWED LONGITUDINAL JOINT WITH TIEBARS



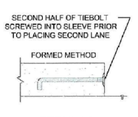
DETAIL "G"



DETAIL "H"

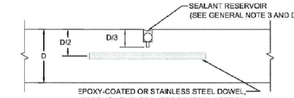


DETAIL "I"



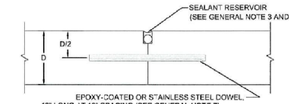
DETAIL "J"

KEYED JOINTS WITH TWO PART THREADED TIEBAR SPLICED COUPLER SYSTEM



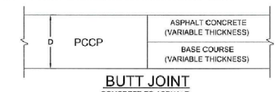
JOINT TYPE "D" DOWELS

TRANSVERSE DOWELED SAWED CONTRACTION JOINT



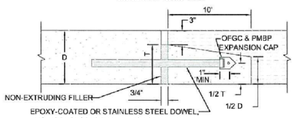
JOINT TYPE "E&F" DOWELS

TRANSVERSE DOWELLED CONSTRUCTION AND/OR EMERGENCY JOINT
JOINT E - TRANSVERSE DOWELED PLANNED CONSTRUCTION JOINT
JOINT F - TRANSVERSE DOWELED EMERGENCY JOINT



BUTT JOINT

CONCRETE TO ASPHALT



TRANSITION JOINT

JOINT TYPE "C" TIEBARS

SAWED LONGITUDINAL JOINT WITH TIEBARS

GENERAL NOTES:

1. ALL PORTLAND CEMENT CONCRETE PAVEMENT SHALL CONFORM TO SECTION 450 OF THE NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
2. DOWELLED ISOLATION JOINTS SHALL ONLY BE USED WHEN BUTTING AGAINST A CONCRETE STRUCTURE. UNDOWELLED ISOLATION JOINTS SHALL BE USED WHEN BUTTING AGAINST DRAINAGE INLETS, MANHOLES, AND LIGHTING STRUCTURES UNLESS OTHERWISE NOTED IN THE CONTRACT.
3. SEALANT RESERVOIR, JOINT SHAPE FACTOR, BACKER ROD, AND NON-EXTRUDING FILLER SHALL BE PLACED IN ACCORDANCE WITH SECTION 462 - SEALING AND RESEALING CONCRETE PAVEMENT JOINTS. WHEN USING SILICONE SEALANT, A MINIMUM SHAPE FACTOR (RATIO OF SEALANT DEPTH TO WIDTH) OF 1:2 IS RECOMMENDED. THE MAXIMUM SHAPE FACTOR SHALL NOT EXCEED 1:1. THE MINIMUM WIDTH OF SEALANT SHALL BE 3/8". THE SURFACE OF SEALANT SHALL BE RECESSED 1/4" ± 1/8" BELOW THE PAVEMENT SURFACE. BACKER ROD SHALL BE A CLOSED-CELL POLYURETHANE FOAM ROD HAVING A DIAMETER APPROXIMATELY 25% GREATER THAN THE WIDTH OF THE JOINT.
4. NON EXTRUDING FILLER MATERIAL SHALL CONSIST OF A NON-ABSORBENT, NON-REACTIVE, NON-EXTRUDING MATERIAL TYPICALLY MADE FROM EITHER A CLOSED CELL FOAM OR A BITUMEN-TREATED FIBER BOARD.
5. NO ADJUSTMENTS OF THE APPROVED JOINT LAYOUT PLAN SHALL BE DONE WITHOUT APPROVAL BY THE PROJECT ENGINEER.
6. ALL APPLICABLE BRIDGE JOINT DETAILS SHALL APPLY WHEN THE PCCP ABUTS AGAINST A BRIDGE DECK OR BRIDGE APPROACH AND DEPARTURE SLAB.
7. SEE TABLE BELOW FOR DOWEL DIAMETER BASED ON CONCRETE PAVEMENT THICKNESS.
8. KEYED LONGITUDINAL CONSTRUCTION JOINTS SHALL NOT BE USED WHEN THE PAVEMENT THICKNESS IS LESS THAN 10".
9. JOINT SPACING AND CONFIGURATIONS SHALL BE PER CURRENT NMDOT SPECIFICATIONS.
10. THESE JOINT DETAILS AND GENERAL NOTES DO NOT APPLY TO THIN CONCRETE BONDED OVERLAYS.

DOWEL DIAMETER TABLE

CONCRETE PAVEMENT THICKNESS, INCHES	DOWEL DIAMETER, INCHES
< 8 inches	1 inch
8 ≥ T < 10 inches	1.25 inches
≥ 10 inches	1.5 inches

NO	DESCRIPTION	DATE	BY
4			
3			
2			
1	ORIGINAL DRAWING	5/4/14	JSM

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION

PCCP JOINT DETAILS

JEFFREY S. MANN, NEW MEXICO, 17827, REGISTERED PROFESSIONAL ENGINEER

1/26/15

KEITH POLING 12-Dec-14 | Drawing File: C:\USERS\KPOLING\DOCUMENTS\MANN\450-01-1OF2 REVISED JULY 11 2014.DWG 8:31 AM

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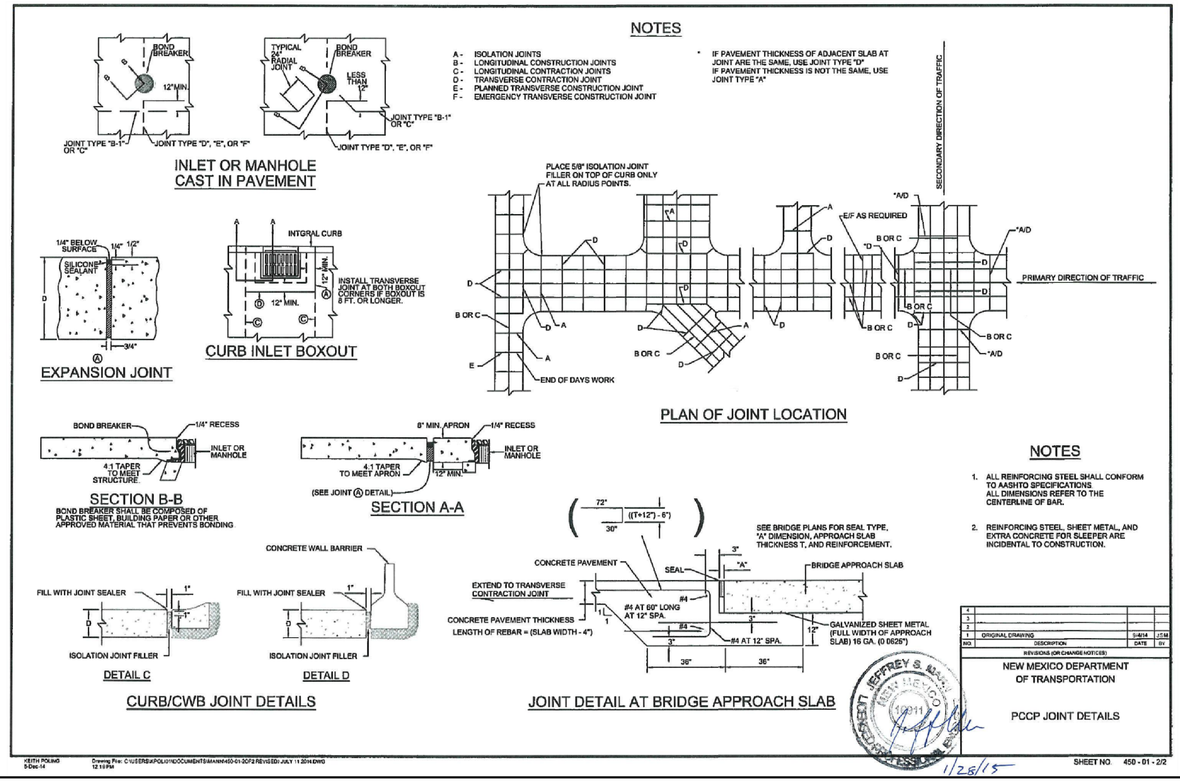

NOTES

1. ALL REINFORCING STEEL SHALL CONFORM TO AASHTO SPECIFICATIONS. ALL DIMENSIONS REFER TO THE CENTERLINE OF BAR.
2. REINFORCING STEEL, SHEET METAL, AND EXTRA CONCRETE FOR SLEEPER ARE INCIDENTAL TO CONSTRUCTION.

NO	DESCRIPTION	DATE	BY
4			
3			
2			
1	ORIGINAL DRAWING	5/4/14	JSM

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION

PCCP JOINT DETAILS

JEFFREY S. MANN, NEW MEXICO, 17827, REGISTERED PROFESSIONAL ENGINEER

1/26/15

KEITH POLING 9-Dec-14 | Drawing File: C:\USERS\KPOLING\DOCUMENTS\MANN\450-01-2OF2 REVISED JULY 11 2014.DWG 12:19 PM

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REVISIONS

DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-9551

NMDOT STANDARDS

CONCRETE PAVEMENT DETAILS

SCALE	DWG NO.	DATE
N/A		02/28/2025

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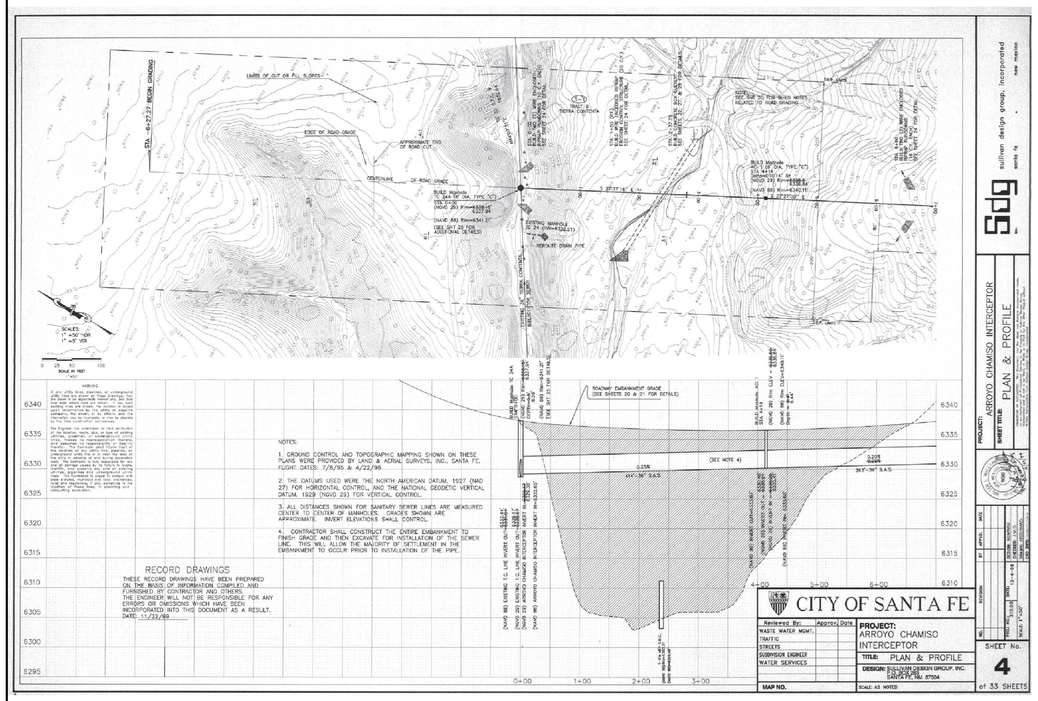

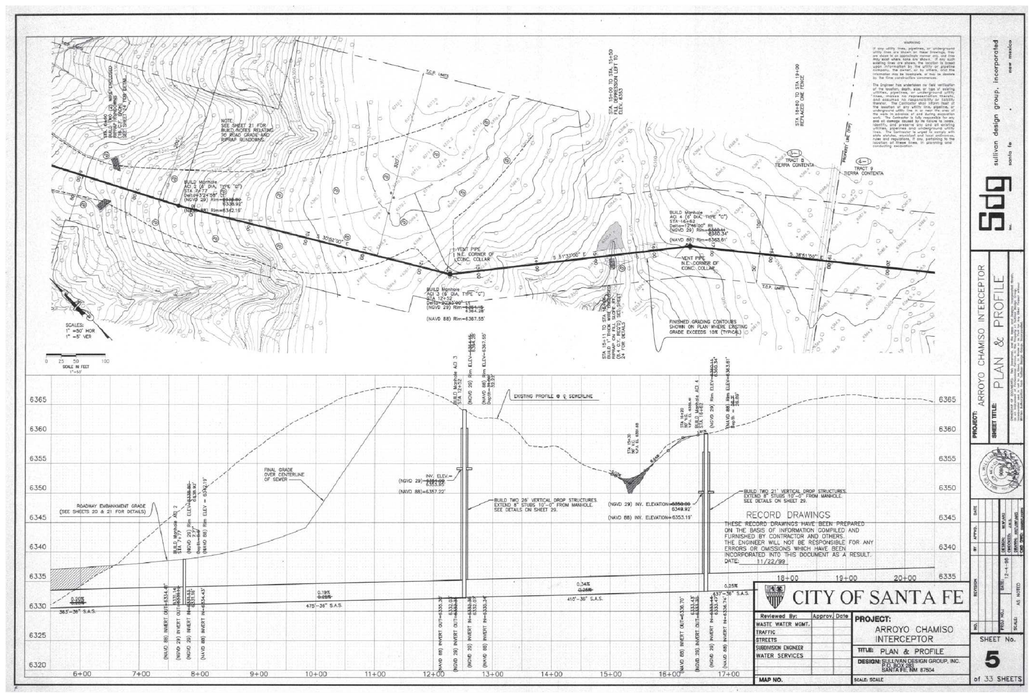

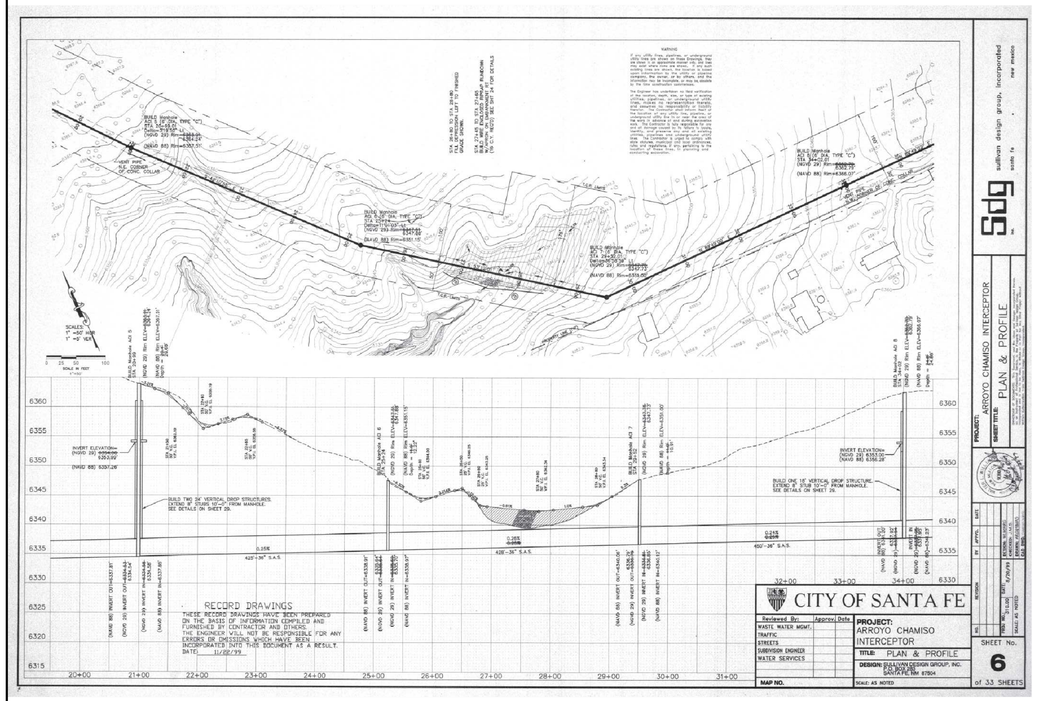

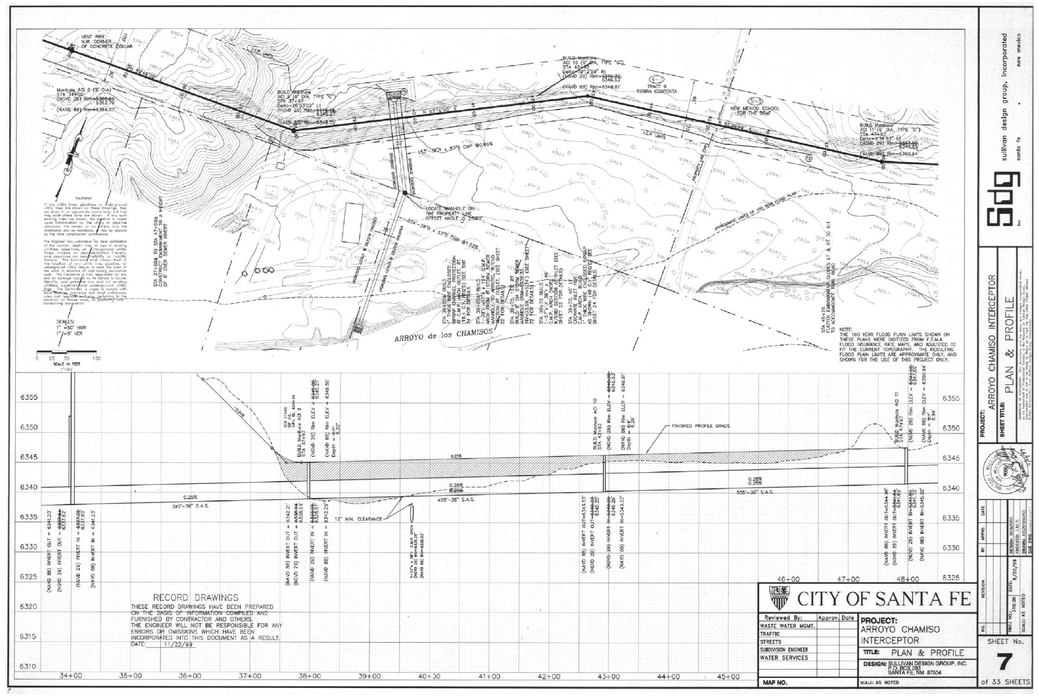

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DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

NMDOT STANDARDS
ACI - RELEVENT AS BUILT DRAWINGS

SCALE	DWG NO.	DATE
N/A		02/28/2025
	SHEET NO.	28 Q

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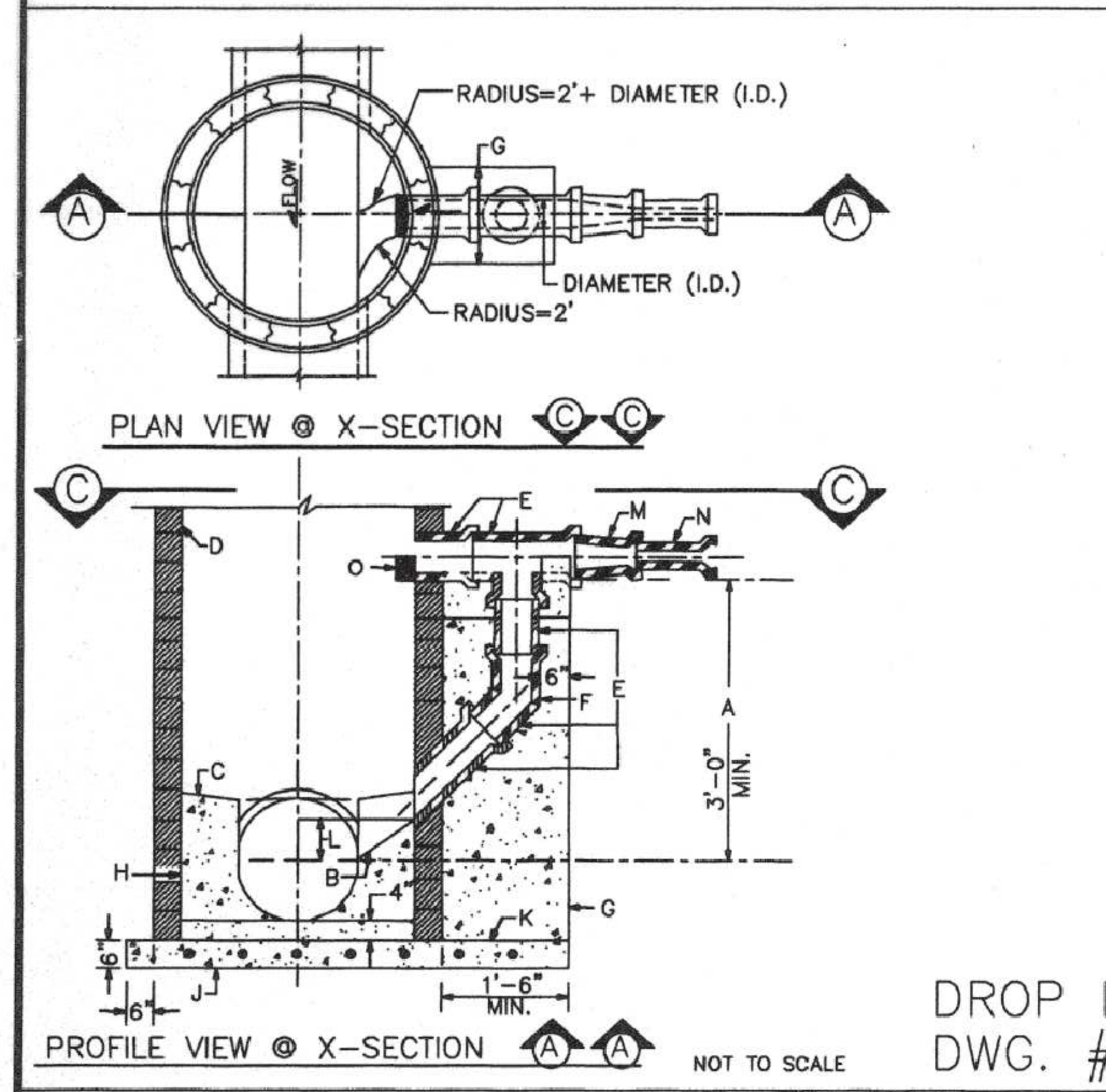
LEGEND

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



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 8"(IN) O.C. EACH WAY FOR MANHOLE DEPTH OF 18'(FT) OR GREATER. NO4 BARS AT 12"(IN) O.C. EACH WAY FOR MANHOLE DEPTH LESS THAN 18'(FT) IN DEPTH.

K. FOR NEW DROP ON EXISTING MANHOLE CONSTRUCT 3X3 REINFORCED CONCRETE BASE BEFORE CONSTRUCTING DROP SUPPORT.

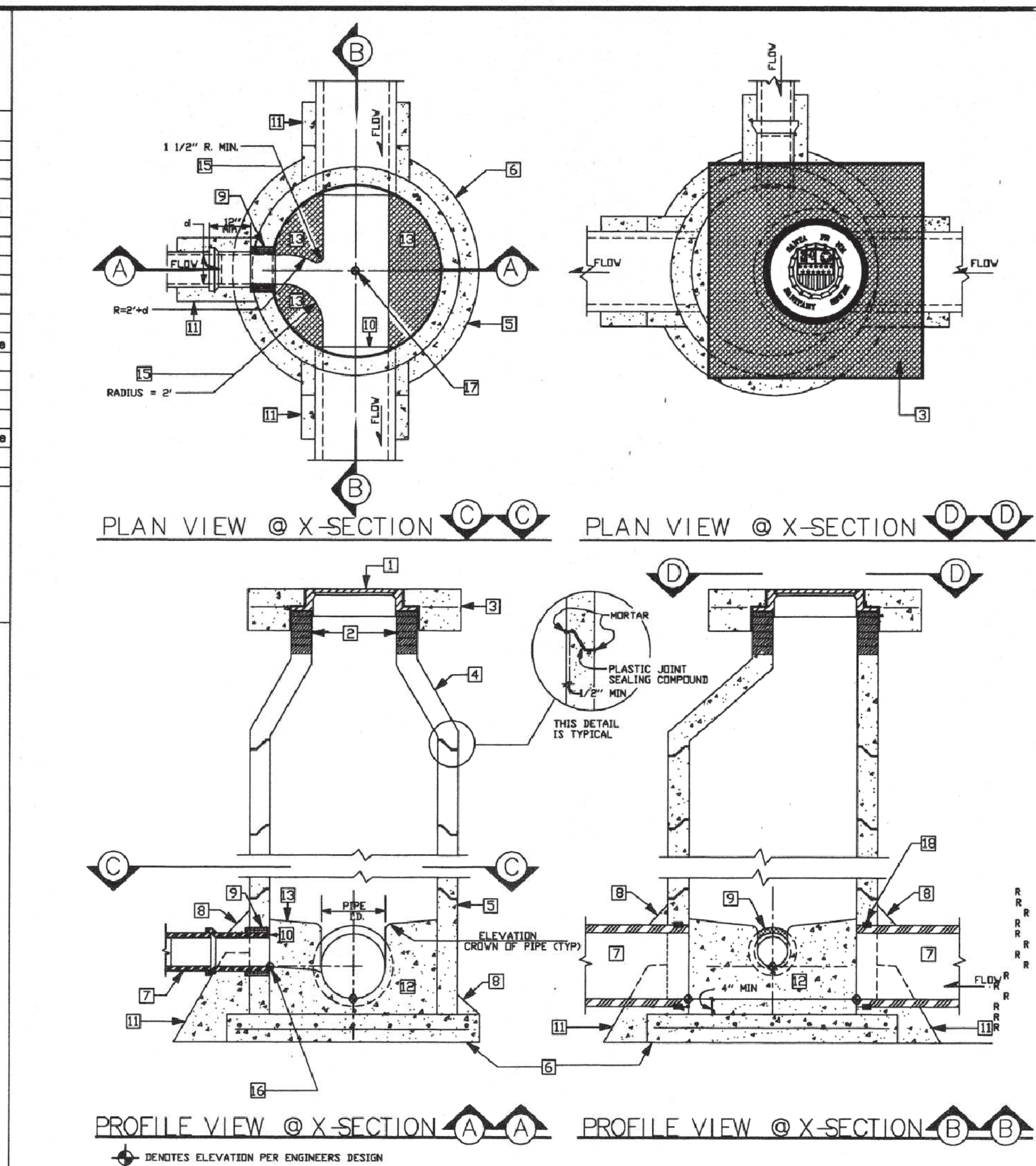
L. MINIMUM 2"(IN) ABOVE SPRINGLINE OR AS SHOWN ON PLAN.

M. REDUCER

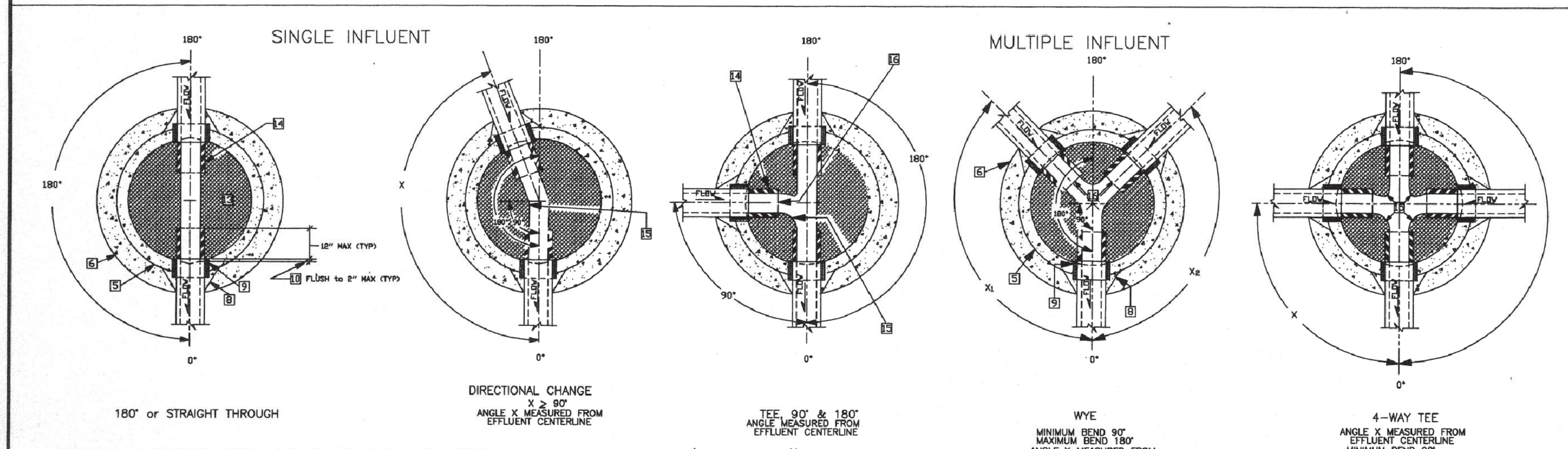
N. SERVICE LINE

O. EXTEND PIPE 3"(IN) MINIMUM 6"(IN) MAXIMUM INTO MANHOLE TOP. 1/2 PIPE REMOVED.

DROP MANHOLE DETAIL DWG. #: SAS-1



MANHOLE TYPE "E" DETAIL/DWG # SAS-2(See Dwg. # SAS-14 for Type "C" Flat Top)



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

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.

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. UP THRU 10" (IN.) DIAMETER: ASTM D 3034 PIPE.
2. 12 INCH THRU 15" (IN.) DIAMETER: ASTM D 3034 SDR 35 PIPE.
3. LARGER THAN 15" (IN.) DIAMETER: ASTM F 679 VOL. 08.04.
C. 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

"PIONEER", OR APPROVED EQUAL.
G. 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: 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.

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 900, NM APWA; PIPE SHALL BE PLACED AND BEDDED IN A FROST FREE TRENCH; GASKET SHALL BE FULLY SEATED AND NOT SLIPPED; PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. IF PIPE TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF NM APWA STANDARDS, SECTION 700, OR AS DEFINED ON THE CONSTRUCTION PLANS, THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT.) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 9'(FT.) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE: ON UNDISTURBED FROST FREE SUBGRADE
2. PRECAST UNIT: ON PEA GRAVEL WITH COMPLETE EVEN BEARING
B. PRECAST BARREL:
1. JOINTS: FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL
2. MANHOLE ADAPTOR: INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE BASES: SHALL ACHIEVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

I-3 EXCAVATION AND BACKFILL:
AS PER SECTION 700, NM APWA; SATURATION BY FLOODING OR JETTING METHODS IS NOT PERMITTED WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS. MECHANICAL OR VIBRATORY COMPACTORS SHALL NOT BE USED ON THE BEDDING AND 12"(IN.) OF INITIAL BACKFILL. COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

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.

RECORD DRAWINGS

THESE RECORD DRAWINGS HAVE BEEN PREPARED ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY CONTRACTOR AND OTHERS.
THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.
DATE: 11/22/99

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

CITY OF SANTA FE

Reviewed By:	Approval	Date
Streets Maint. Div.		
Traffic Engr. Div.		
Waste Water Mgn't		
Permit & Dev. Review		
Project Engineering		

MAP NO.

PROJECT: ARROYO CHAMISO INTERCEPTOR

TITLE: CITY OF SANTA FE SEWER DETAILS

DESIGN: SULLIVAN DESIGN GROUP, INC. P.O. BOX 283 SANTA FE, NM 87504

SCALE: AS NOTED

SHEET No. 29 of 33 SHEETS

NO.	REVISION	BY	APPVD.	DATE

PROJ NO.: 310.00 DATE: 9/25/96 SCALE: AS NOTED

DESIGN: WLW/ARG CHECKED: J.M.S. DRAWN: ARG\MAS CAD DWG:

PROJECT: CITY OF SANTA FE ARROYO CHAMISO INTERCEPTOR

SHEET TITLE: CITY OF SANTA FE SEWER DETAILS

OWNERSHIP OF DOCUMENTS: This Document, and the ideas and Designs Incorporated Herein, as an Instrument of Professional Service, is the Property of Sullivan Design Group, Incorporated and is not to be Used, in Whole or in Part for Any Other Project without Written Authorization from Sullivan Design Group, Incorporated.

sdg sullivan design group, incorporated
santa fe . new mexico
inc.

REVISIONS

DATE	BY

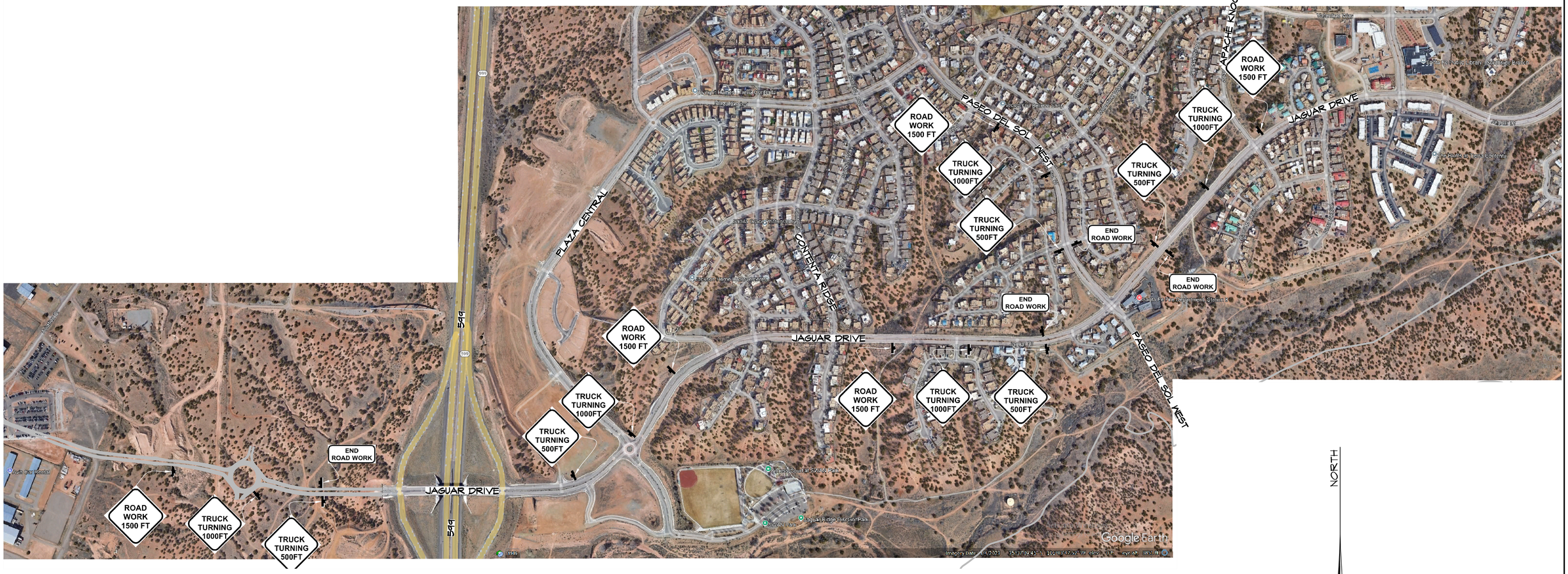
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 989-3557

NMDOT STANDARDS

ACI - RELEVENT AS BUILT DRAWINGS

SCALE	DWG NO.	DATE
N/A		02/28/2025

SHEET NO. 28 R



NORTH

D.E.

SCALE 1"=300'

300' 0 300'

REVISIONS

DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-9591

DEALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
6/6/2025

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

TRAFFIC CONTROL PLAN

SCALE	DWG NO.	DATE
1"=200'		02/28/2025
	SHEET NO.	29

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TABLE OF ABBREVIATIONS

APPROX	APPROXIMATE	MH	MANHOLE
ARCH	ARCHITECT	MIN	MINIMUM
AVG	AVERAGE	MISC	MISCELLANEOUS
B+B	BALLED AND BURLAPPED	N	NORTH
BF	BOTTOM OF FOOTING	NIC	NOT IN CONTRACT
BLDG	BUILDING	NO	NUMBER
BM	BENCHMARK	NOM	NOMINAL
BOC	BACK OF CURB	NTS	NOT TO SCALE
BR	BOTTOM OF RAMP	OC	ON CENTER
BS	BOTTOM OF STEP	OD	OUTSIDE DIAMETER
BW	BOTTOM OF WALL	OPP	OPPOSITE
CAL	CALIPER	PAR	PARALLEL
CAP	CAPACITY	PC	POINT OF CURVATURE
CF	CUBIC FEET	PE	POLYURETHANE
CHAM	CHAMFER	PERF	PERFORATED
CIP	CAST IN PLACE	PED	PEDESTRIAN
CJ	CONTROL JOINT	PI	POINT OF INTERSECTION
CL	CENTER LINE	PL	PROPERTY LINE
CLR	CLEARANCE	PT	POINT, POINT OF TANGENCY
CM	CENTIMETER	PVC	POLYVINYL CHLORIDE
CO	CLEAN OUT	PVMT	PAVEMENT
COMP	COMPACTED	PVR	PAVER
CONC	CONCRETE	QTY	QUANTITY
CONST	CONSTRUCTION	R	RADIUS
CONT	CONTINUOUS	REF	REFERENCE
CONTR	CONTRACTOR	REINF	REINFORCE(D)
CU	CUBIC	REQ	REQUIRED
CY	CUBIC YARD	REV	REVISION, REVISED
DEMO	DEMOLISH, DEMOLITION	ROW	RIGHT OF WAY
DIA	DIAMETER	RT	RIGHT
DIM	DIMENSION	S	SOUTH
DTL	DETAIL	SS	SANITARY SEWER
DWG	DRAWING	SCH	SCHEDULE
E	EAST	SD	STORM DRAIN
EA	EACH	SEC	SECTION
EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)
EL	ELEVATION	SHT	SHEET
ELEC	ELECTRICAL	SIM	SIMILAR
ENG	ENGINEER	SNT	SEALANT
EQ	EQUAL	SPECS	SPECIFICATIONS
EQUIP	EQUIPMENT	SQ	SQUARE
EST	ESTIMATE	ST	STORM SEWER
E.W.	EACH WAY	SY	SQUARE YARD
EXIST	EXISTING	STA	STATION

GENERAL CONDITIONS NOTES

1. Work performed shall comply with the following:
   A. These General Notes, Construction Documents and Specifications.
   B. All applicable local, state,and federal codes, ordinances and regulations. All codes listed in Specifications and Drawings shall be inclusive of all codes, regulations and requirements adopted by the State of New Mexico, including all Amendments.
   C. Tierra Contenta and City of Santa Fe design standards.
2. Source of base information is Design Enginuity, LLC and is assumed to be correct. Report any discrepancies immediately to the Owner's representative.
3. Verify locations of pertinent site improvements installed under other contracts. If any part of this plan cannot be followed due to site conditions, contact owner's representative for instructions prior to commencing work.
4. Contact local underground utility services for utility location and identification, prior to commencing work.
5. Perform excavation in the vicinity of underground utilities with care and by hand, if necessary. The contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately and at no expense to the owner. No additional compensation or time extension for delays, inconveniences, or damages sustained will be made to contractor due to interferences from utility appurtenances or the operation of moving them resulting from contractor's negligence.
6. Field verify all elevations, dimensions, and right-of-way prior to the beginning of construction. The contractor shall limit all work on this project within the existing right-of-way or public easement.
7. The Contractor shall be responsible for any damage to existing facilities or adjacent properties during construction. Any removal or damage to existing facilities shall be replaced or repaired to equal or better condition by the Contractor.
8. Provide construction fencing throughout the construction period.
9. Upon approval of work at substantial completion and acceptance of the development by the land use department, the City of Santa Fe will maintain landscaped road medians and the planting strip along sidewalks adjacent to City-owned open space. Planting strips adjacent to sidewalks abutting private land shall be maintained by the private landowner.

SOIL PREPARATION

1. Remove existing topsoil with seed bank within area of construction and stockpile on site. Topsoil to be spread on site in areas to be reseeded. Apply stockpiled topsoil to disturbed areas at a depth of 2".
2. Contractor to conduct a soil evaluation to determine the soil's composition, compaction rate, nutrient qualities, organic content, PH levels, and water holding capabilities. Submit soil test results and amendment recommendations to Landscape Architect. Soil amendments to be implemented per recommendations of the soil test for native vegetation establishment. The ideal particle soil mix is approximately 45% sand, 40% silt, 10% clay and 5% organic material with a PH level near seven.
3. Prior to the installation of the landscape and irrigation system, contractor to prepare soil and add amendments as per soil test recommendations and as approved by Landscape Architect to ensure a proper environment for plant root development.
4. Contractor to de-compact soils in planting areas by roto-tilling, disking or ripping to a depth of 6"-12". De-compaction of small planter areas, such as those in parking lot areas, may require the removal of the compacted soil to a depth of 18" or more and then re-installed loosely with required amendments. Always remove debris over 2" in size.
5. When performing soil de-compaction, multiple passes across the area will be required and should be at varying angles to ensure adequate coverage. When using disc or ripping equipment, it is required that the final passes over the area be made with a roto-tiller to break up any large clumps to make final grading easier.
6. After initial soil de-compaction procedures are performed, soil amendments should be added and be mixed thoroughly with existing soil. The addition of soil amendments is determined from soil tests conducted prior to work commencing.
7. During the remainder of the landscape installation, various areas of the site may be re-compacted due to the use of equipment and vehicles. This compaction is typically limited to the upper 4-6" of the soil. Prior to the installation of plant material in these areas, the compaction shall be reduced to 80% or less using previously described methods.

LANDSCAPE PLANTING NOTES

1. Verify locations of pertinent site improvements installed under other sections. If any part of this plan cannot be followed due to site conditions, contact Landscape Architect for instructions prior to commencing work.
2. Exact locations of plant materials to be approved by the Landscape Architect in the field prior to installation. Landscape Architect reserves the right to adjust plants to exact location in field.
3. Verify plant counts and square footages: Quantities are provided as Owner information only. If quantities on plant list differ from graphic indications, then graphics shall prevail.
4. Contact the local underground utility services for utility location and identification.
5. Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
6. New plantings within Public Utility Easement (PUE) to be limited to shrubs, grasses, perennials, and cacti. Trees are only allowed outside the PUE or if the center of the tree trunk is planted on the outside edge of the designated PUE.
7. Trees shall bear same relation to finished grade as it bore to existing.
8. Trees to be planted a minimum of 4 feet from face of building, or pavement, except as approved by Landscape Architect or as indicated on plans.
9. Provide matching forms and sizes for plant materials within each species and size designated on the drawings.
10. Prune newly planted trees only as directed by Landscape Architect.
11. Align and equally space in all directions trees and shrubs so designated per these notes and drawings.
12. Cut and remove burlap from top 1/3 of ball.
13. Landscape Architect to review plant materials at source or by photographs prior to digging or shipping of plant materials.
14. Revegetate all areas disturbed due to construction activities as outlined in the contract documents. Review extent of areas to be revegetated with Landscape Architect prior to commencing work.
15. No object or vegetation shall block site distance within a sight triangle at roadway intersections between the height of 3' and 6'.

LAYOUT NOTES

1. On-site verification of all dimensions and conditions shall be the responsibility of the General Contractor. Noted dimensions take precedence over scale, larger scale over smaller scale, addenda and clarifications over previous documents.
2. Contractor to lay out site elements and verify layout with Landscape Architect prior to construction.
3. Where dimensions are called as "equal," space referenced items equally, measured to their center lines.
4. Measurements are to face of building, wall or fixed site improvement. Dimensions to centerlines is as indicated.
5. Install intersecting elements at 90 degree angles to each other unless otherwise noted.
6. Contractor to prepare subgrade according to water harvesting details and finish surface depths prior to placing materials.
7. Top of cobble to be flush w/ top of adjacent gravel unless otherwise noted.
8. Gravel mulch finish surface to be 2" below top of adjacent curbs and 1" below adjacent walks, or as otherwise indicated on plans.

IRRIGATION NOTES

1. See irrigation general conditions notes.
2. Point of connection for irrigation mainline is as noted on plans.
3. Install system and components per City of Santa Fe irrigation requirements.
4. Contractor to verify that water source is capable of providing pressure and gpm for systems as designed prior to beginning any irrigation work.
5. Locations of irrigation lines, valves, heads, and all other related irrigation appurtenances shown on these drawings are diagrammatic only. The exact location of the above need to be approved by the Landscape Architect.
6. Stake all utilities, including sewer and drainage prior to any excavation for irrigation.

REVEGETATION SEEDING NOTES

1. Erodible Surface Area: All requirements outlined in the Federal Environmental Protection Agency (EPA) National Pollutant Discharge Elimination System (NPDES) and the New Mexico Clean Water Act shall be strictly adhered to during the course of constructing this project. Exposed areas of disturbance shall be kept to a minimum to perform project construction and shall be protected by the application of tackifier as stated below and any other sediment control devices required until permanent measures are applied.
2. Prior to commencing the seeding operation, the Project Manager, Landscape Architect, and Seeding Contractor's Representative shall review areas to be treated to determine the appropriate class of seeding and to insure that slopes have been constructed properly. Seeding equipment shall also be inspected during this period to insure proper operation. Any work done prior to this inspection shall be rejected. All areas to be seeded shall be as directed by the Project Manager and / or the Landscape Architect and shall be installed as dictated by NMDOT Section 632 Revegetation specification requirements. Areas 4:1 or flatter shall be treated with NMDOT Class "A" seeding techniques. Areas with slopes greater than 4:1 shall be treated with NMDOT Class "C" seeding techniques.
3. Seeding Dates
   A. Period A to B = May 1 through May 31
   B. Period B to E = June 1 through August 15
   C. Period C to D = None
   D. Period E to A = August 16 through April 30

   During period E to A, disturbed areas shall be disced and mulch applied as in Class "A" Seeding and no seed shall be applied. This work shall be paid at 65% of the Seeding bid price. The following seeding season, Class "E" Seeding (weed removal, if needed, over the seeding application) shall be performed and the remaining 35% of the seeding bid price shall be paid. If the project is closed out, it shall be the responsibility of the Project Manager to advise the construction bureau of the need to initiate a project to perform permanent seeding the next seeding season.
4. Any proposed changes or modifications to this Plan shall be discussed with the Landscape Architect and/or Project Managers prior to making such changes or modifications.
5. Seed mix shall be native grass seed mix with additional seed as per plan. Native grass seed mix shall be as indicated on L2.0 Reseeding Plan.
6. On-site seed sampling and testing may be done at the discretion of the Project Manager and Landscape Architect. All seed certificates from seed supplier must be provided to Project Manager before seeding commences.
7. Begin establishment and maintenance immediately after seeding. For areas receiving irrigation, contractor to irrigate and maintain seeded grass as required to establish a grass stand acceptable to the Owner. Bare patches greater than 1' x 1' square to be reseeded prior to acceptance by the Owner. Remove noxious weeds to promote native seed establishment.
8. Warranty seeded areas through specified maintenance period. Where native grass is installed in areas without an irrigation system, no warranty shall be required after the date of final acceptance of all the contract work.
9. Preservation of Existing Vegetation: Contractor shall preserve and protect all existing vegetation adjacent to areas being seeded and which do not unreasonably interfere with construction procedures. The contractor shall replace or restore, at his own expense, all vegetation that may be destroyed or damaged which has not been protected or preserved as specified herein.

PLANTING CODE SUMMARY

STREETSCAPE

SEE SHEETS L2.1-L2.6 FOR STREETSCAPE PLANTING PLANS

PASEO DEL SOL WEST (1/L2.1, L2.3, L2.5)

STREET LENGTH (4,079 LF)	REQUIRED	PROPOSED
TREE REQ (1 / 30-40 LF)*EACH SIDE	204-272 TREES	250 TREES

TIERRA CONTENTA CINTO NORTE (L2.2, L2.3)

STREET LENGTH (2,736 LF)	REQUIRED	PROPOSED
TREE REQ (1 / 25-35 LF)*EACH SIDE	156-219 TREES	157 TREES

TIERRA CONTENTA CINTO SUR (2/L2.1, L2.4)

STREET LENGTH (3,121 LF)	REQUIRED	PROPOSED
TREE REQ (1 / 25-35 LF)*EACH SIDE	178-250 TREES	178 TREES

PASEO DEL SOL WEST - SCHOOL FOR THE DEAF PROPERTY (L2.6)

STREET LENGTH (1880 LF)	REQUIRED	PROPOSED
TREE REQ (1 / 30-40 LF)*ONE SIDE	47-62 TREES	47 TREES
TOTAL	585-803 TREES	632 TREES

REPLACEMENT TREES FOR DEVELOPMENT INFRASTRUCTURE WILL BE STREET TREES (632 TOTAL). SEE LANDSCAPE PLANS. A 1.5 FACTOR PER TREE HAS BEEN GRANTED FOR THIS PROJECT, RESULTING IN 948 (632x1.5) TREES. REPLACEMENT TREES WILL BE A COMBINATION OF DECIDUOUS TREES (> 2" CAL.) AND EVERGREEN TREES (> 6' HEIGHT), SEE LANDSCAPE PLANS.

LANDSCAPE WATER BUDGET

TIERRA CONTENTA PHASE 3A STREETSCAPE | Landscape Water Budget Calculations

YEAR 1 (establishment period)

Landscape Water Demand Calculations	Units	Quantity	Weekly Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Native Grass reseeding (non-irrigated)	SF	1,045,800	-	100%	0
Native Grass seeding (for establishment only)	SF	27,100	16,379	130%	21,292
Trees (evergreen + small trees)	EA	182	2,912	100%	2,912
Trees (shade)	EA	474	11,376	100%	11,376
Shrubs	EA	552	2,208	100%	2,208
Yucca / Cacti	EA	351	176	100%	176
Perennials / Ornamental Grasses	EA	575	1,150	100%	1,150

YEAR 2 + 3

Landscape Water Demand Calculations	Units	Quantity	Weekly Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Native Grass reseeding (non-irrigated)	SF	1,045,800	-	70%	0
Native Grass seeding (for establishment only)	SF	27,100	16,379	25%	4,095
Trees (evergreen + small trees)	EA	182	2,912	90%	2,621
Trees (shade)	EA	474	11,376	90%	10,238
Shrubs	EA	552	2,208	80%	1,766
Yucca / Cacti	EA	351	176	25%	44
Perennials / Ornamental Grasses	EA	575	1,150	80%	920

YEAR 4 and beyond

Landscape Water Demand Calculations	Units	Quantity	Weekly Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Native Grass reseeding (non-irrigated)	SF	1,045,800	-	0%	0
Native Grass seeding (for establishment only)	SF	27,100	16,379	0%	0
Trees (evergreen + small trees)	EA	182	2,912	90%	2,621
Trees (shade)	EA	474	11,376	90%	10,238
Shrubs	EA	552	2,208	75%	1,656
Yucca / Cacti	EA	351	692	0%	0
Perennials / Ornamental Grasses	EA	575	1,150	50%	575
				weekly	15,090

Notes:
* Recommend providing a minimum of one watering for each plant type for these winter months when irrigation system is winterized if there is low / no precipitation
1. Native grass reseeding of areas disturbed by construction is dryland reseeding and will not receive temporary or permanent irrigation.
2. Native grass reseeding with irrigation (for establishment) is solely within the 40' wide trail easement.

Planting Water Demand Assumptions

Yuccas / Cacti	0.50	1 - 1 gal / hr emitters per plant run 30 min. 1 times / week = .5 gallons per week per plant
Perennials / ornamental grasses	2.00	1 - 1 gal / hr emitters per perm. run 30 min. 4 times / week = 2 gallons per week per plant
Native shrub	4.00	2 -1 gal / hr emitters per shrub run 1 hour twice a week = 4 gallons per week per plant
Trees (evergreen + small native trees)	16.00	gallons per week: 8 -1gal / hr emitters per tree run 1 hour twice a week per plant
Trees (shade trees)	24.00	gallons per week: 12 -1gal / hr emitters per tree run 1 hour twice a week per plant
Native Seeded Area	0.60	gallons per week per square foot: 20"/ 32 week growing season / sf = .625" / week (1.25"-1.50"/ sf / week to establish)

Reduction Factor — Reduction factor assumes a reduction in water use for drought tolerant plants once they have been established.

Monthly Water Alotment — Percent water allocated to plants based on climate and average needs.

YEAR 1 - water budget

January*	February	March	April	May	June	July	August	September	October	November	December	Total
0%	0%	15%	38%	65%	100%	90%	85%	62%	35%	20%	0%	
0.0	0.0	0	0	0	0	0	0	0	0	0	0.0	0
0.0	0.0	13,733	34,791	59,512	91,556	82,401	77,823	56,765	32,045	18,311	0.0	466,936
0.0	0.0	1,878	4,758	8,139	12,522	11,269	10,643	7,763	4,383	2,504	0.0	63,860
0.0	0.0	7,338	18,588	31,796	48,917	44,025	41,579	30,328	17,121	9,783	0.0	249,476
0.0	0.0	1,424	3,608	6,171	9,494	8,545	8,070	5,887	3,323	1,899	0.0	48,421
0.0	0.0	133	287	491	755	679	641	468	264	151	0.0	3,849
0.0	0.0	742	1,879	3,214	4,945	4,451	4,203	3,066	1,731	989	0.0	25,220
Monthly demand	**0**	**0**	**25,228**	**63,912**	**109,323**	**168,189**	**151,370**	**142,960**	**104,277**	**58,866**	**33,638**	**0**
Year 1 - Demand												**857,782** gal./yr
												2.63 ac/ft/yr

YEAR 2 and 3 - water budget

January	February	March	April	May	June	July	August	September	October	November	December	Total
0%	0%	15%	38%	65%	100%	90%	85%	62%	35%	20%	0%	
0.0	0.0	0	0	0	0	0	0	0	0	0	0.0	0
0.0	0.0	2,641	6,691	11,445	17,607	15,846	14,966	10,918	6,162	3,521	0.0	89,796
0.0	0.0	1690.4	4,282	7,325	11,269	10,142	9,579	6,987	3,944	2,254	0.0	57,474
0.0	0.0	6603.8	16,730	28,616	44,025	39,623	37,421	27,296	15,409	8,805	0.0	224,529
0.0	0.0	1,139	2,885	4,937	7,598	6,836	6,456	4,709	2,659	1,519	0.0	38,737
0.0	0.0	28	72	123	189	170	160	117	66	38	0.0	962
0.0	0.0	593	1,503	2,571	3,956	3,560	3,363	2,453	1,385	791	0.0	20,176
Monthly demand	**0**	**0**	**12,696**	**32,184**	**55,017**	**84,642**	**76,178**	**71,945**	**52,478**	**29,625**	**16,928**	**0**
Year 2 / 3 - Demand												**431,673** gal./yr
												1.32 ac/ft/yr

YEAR 4 and beyond - water budget

January	February	March	April	May	June	July	August	September	October	November	December	Total
0%	0%	15%	38%	65%	100%	90%	85%	62%	35%	20%	0%	
0.0	0.0	0	0	0	0	0	0	0	0	0	0.0	0
0.0	0.0	1,660	4,282	7,325	11,269	10,142	9,579	6,987	3,944	2,254	0.0	57,474
0.0	0.0	6603.8	16,730	28,616	44,025	39,623	37,421	27,296	15,409	8,805	0.0	224,529
0.0	0.0	1068.1	2,708	4,629	7,121	6,409	6,053	4,415	2,492	1,424	0.0	36,316
0.0	0.0	0.0	0	0	0	0	0	0	0	0	0.0	0
0.0	0.0	371	940	1,607	2,473	2,225	2,102	1,533	865	495	0.0	12,610
Monthly demand	**0**	**0**	**8,733**	**24,657**	**42,177**	**64,888**	**58,399**	**55,155**	**40,230**	**22,711**	**12,978**	**0**
Year 3 - Demand												**330,923** gal./yr
												1.02 ac/ft/yr

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STATE OF NEW MEXICO
11-10-2025
CLAUDIA MEYER HORN
371
REGISTERED LANDSCAPE ARCHITECT

REVISIONS

DATE	BY
11/10/2025	CITY REVIEW

DESIGN ENGINUITY
Santa Fe, New Mexico
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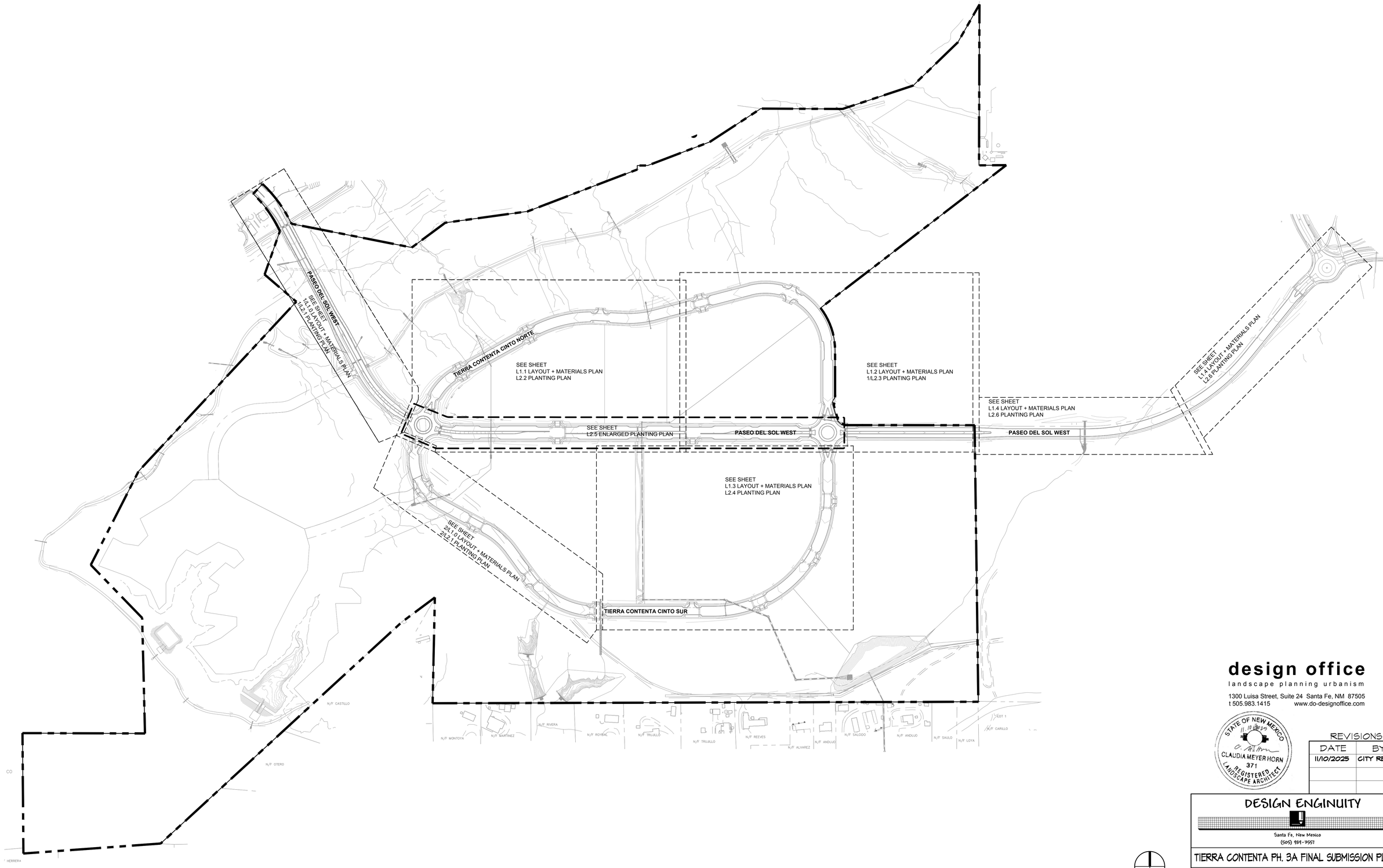
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

LANDSCAPE GENERAL NOTES

SCALE	DWG NO.	DATE
		06/09/2025
P&DR CASE #		SHEET NO. L0.0



SCALE: 1" = 200-0"

0' 100' 200' 400' 600'

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11/10/2025	CITY REVIEW

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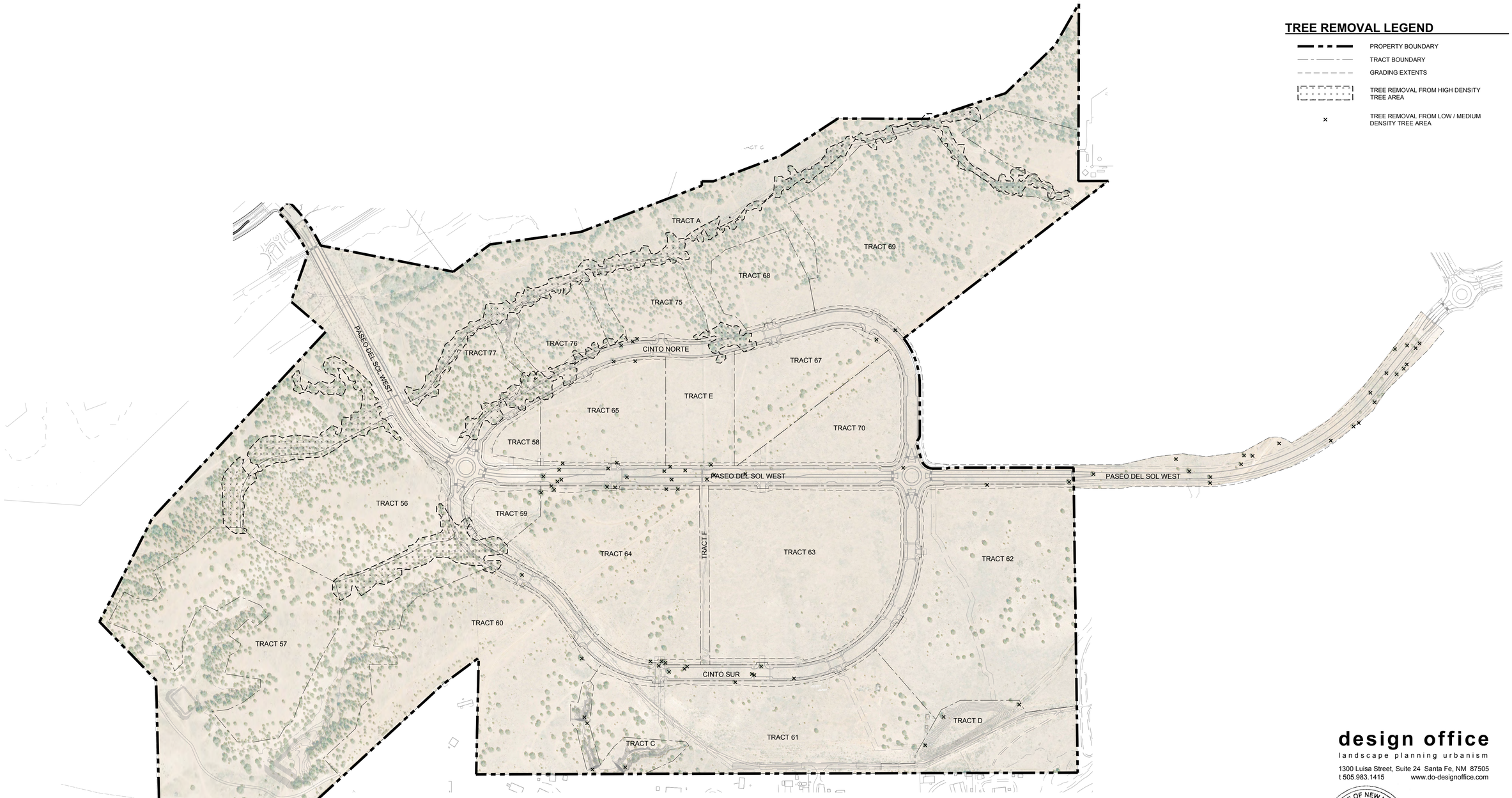
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

KEY MAP

SCALE	DWG NO.	DATE
1"=200'		06/09/2025
P&DR CASE #		SHEET NO. L0.1



TREE REMOVAL LEGEND

- PROPERTY BOUNDARY
- TRACT BOUNDARY
- GRADING EXTENTS
- TREE REMOVAL FROM HIGH DENSITY TREE AREA
- × TREE REMOVAL FROM LOW / MEDIUM DENSITY TREE AREA

SIGNIFICANT TREE REMOVAL / REPLACEMENT

WITHIN THE AREA OF DISTURBANCE FOR DEVELOPMENT INFRASTRUCTURE CONSTRUCTION (ROADS, UTILITIES, STORMWATER PONDS) SIGNIFICANT TREES COUNTED WITHIN LOW / MEDIUM AND HIGH DENSITY TREE COVER AREAS ARE AS INDICATED BELOW. HIGH DENSITY TREE COVER IS ESTIMATED TO BE 457,050 SF. IN THIS AREA, SIGNIFICANT TREES* IMPACTED BY INFRASTRUCTURE CONSTRUCTION ARE AS FOLLOWS:

* AVERAGE 7.75 / 2,500 SF, WITH AN AVERAGE DISTRIBUTION OF 2.25 / 2,500 SF PINON EDULIS AND 5.5 / 2,500 SF JUNIPERUS MONOSPERMA BASED ON 4 TEST PLOTS SURVEYED IN HIGH DENSITY TREE COVER AREAS.

SIGNIFICANT TREE INVENTORY

TREE COVER	TREES		TOTAL
	JUNIPERUS MONOSPERMA	PINUS EDULIS	ALL TREES
LOW / MEDIUM DENSITY TREES	76		76
HIGH DENSITY TREES	1,326	548	1,874
	1,402	548	1,950

THIS QUANTITY IS SUBJECT TO CHANGE AS REVISIONS ARE MADE TO THE CIVIL GRADING PLAN. SEE CIVIL PLANS FOR FINAL GRADING EXTENTS. TOTAL ESTIMATED EXISTING SIGNIFICANT TREES AND PROPOSED / REPLACED QUANTITIES WILL BE UPDATED IN ACCORDANCE WITH APPLICABLE CODES.

INFRASTRUCTURE CONSTRUCTION AREA

EXISTING CONDITIONS SIGNIFICANT TREES	TOTAL	PROPOSED REMOVE	REPLACEMENT TOTAL
DECIDUOUS (> 6" DIA.)	0	0	0
JUNIPERUS MONOSPERMA OR MISC EVERGREEN (> 8' HEIGHT)	1,006	1,006	1,006
PINUS EDULIS (> 8' HEIGHT)	411	411	165*
NOXIOUS SPECIES (> 12" DIA.)	0	0	0
TOTAL	1,246	1,246	1,171

* PER SECTION 14-8.4 (F)(5)(b), A MINIMUM OF 40% OF PINON SIGNIFICANT TREES SHALL BE PRESERVED, RELOCATED ON SITE, OR REPLACED.

SCALE: 1" = 200'-0"
0' 100' 200' 400' 600'

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REVISIONS

DATE	BY
11/10/2025	CITY REVIEW

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Santa Fe, New Mexico
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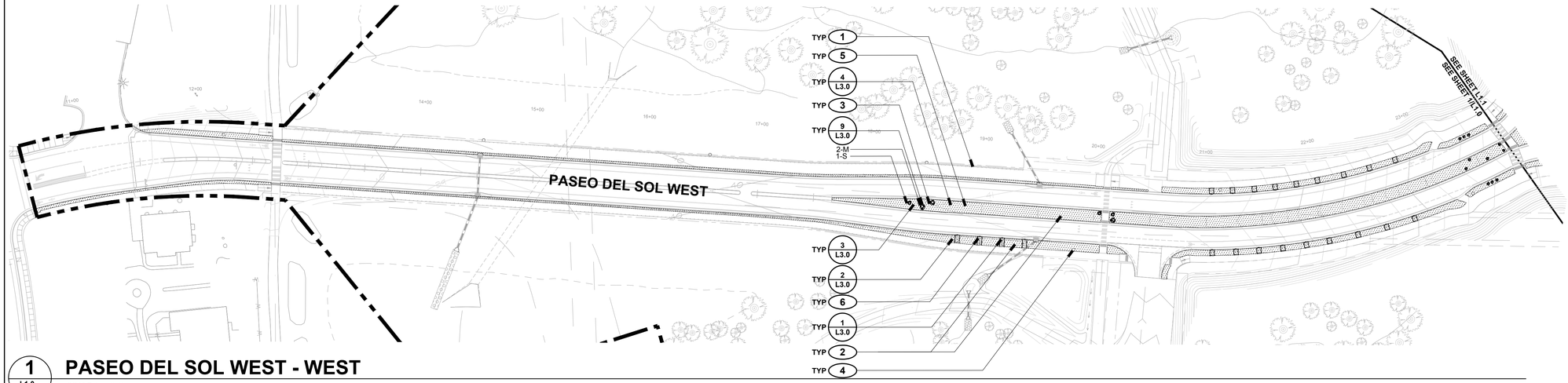
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

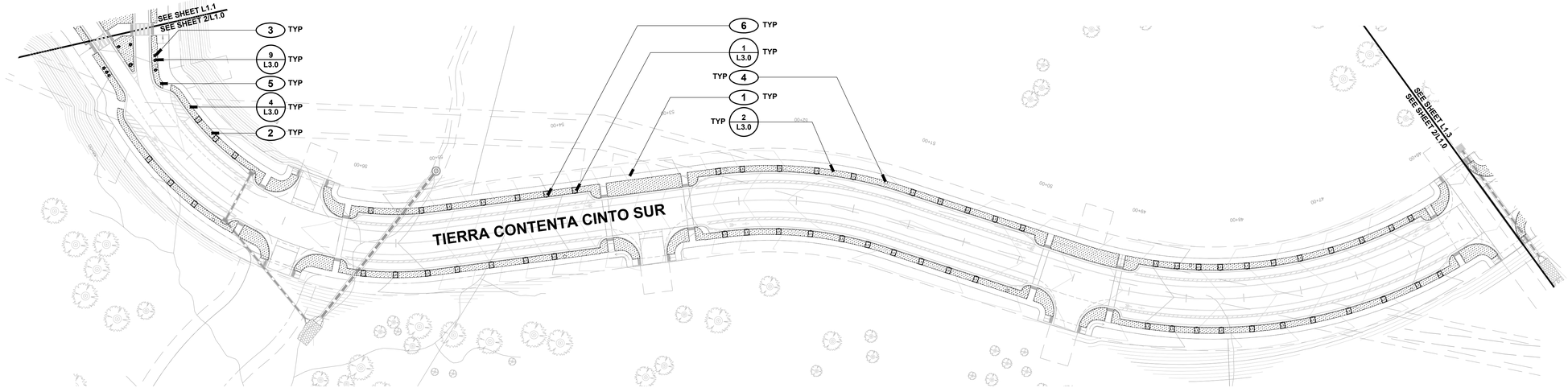
SIGNIFICANT TREE INVENTORY

SCALE	DNG NO.	DATE
1"=200'		06/09/2025
P&DR CASE #		SHEET NO. L0.2



1 L1.0 PASEO DEL SOL WEST - WEST

SCALE:1"=50'-0"



2 L1.0 TIERRA CONTENTA CINTO SUR - WEST

SCALE:1"=50'-0"

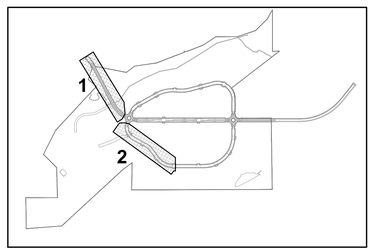
LAYOUT + MATERIALS LEGEND

- PROPERTY BOUNDARY
- MATCHLINE
- GRAVEL EXTENT
- COBBLE PAD / CURB CUT
- GRAVEL
- COBBLE PAD
- BOULDER
- LIGHT POLE

LAYOUT + MATERIALS KEYED NOTES

1. SITE IMPROVEMENT, SEE CIVIL PLANS FOR LAYOUT, MATERIALS, AND EXTENTS; PRESERVE AND PROTECT DURING LANDSCAPE INSTALLATION
2. FINE GRADE PLANTER STRIP SUBGRADE TO HARVEST SURFACE RUNOFF, SEE DETAIL; TAPER AT ENDS AND WHERE STRIP NARROWS
3. BOULDER; CONFIRM FINAL LOCATION, SIZE, AND ORIENTATION IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO SETTING BOULDERS; BOULDER COUNT: L-1, M-12, S-13
4. STREET LIGHT BASE; SEE LIGHTING PLANS FOR LOCATIONS; PRESERVE AND PROTECT
5. GRAVEL MULCH, SEE DETAIL
6. CURB CUT W/ COBBLE SPLASH PAD, SEE CIVIL PLANS FOR CURB CUT LOCATIONS; ADJUST FINISH GRADE OF COBBLE AS DIRECTED TO HARVEST STORMWATER RUNOFF, SEE DETAIL

KEY MAP



SCALE: 1" = 50'-0"

0' 25' 50' 100' 150'

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STATE OF NEW MEXICO 11/10/2025 CLAUDIA MEYER HORN 371 REGISTERED LANDSCAPE ARCHITECT

REVISIONS

DATE	BY
11/10/2025	CITY REVIEW

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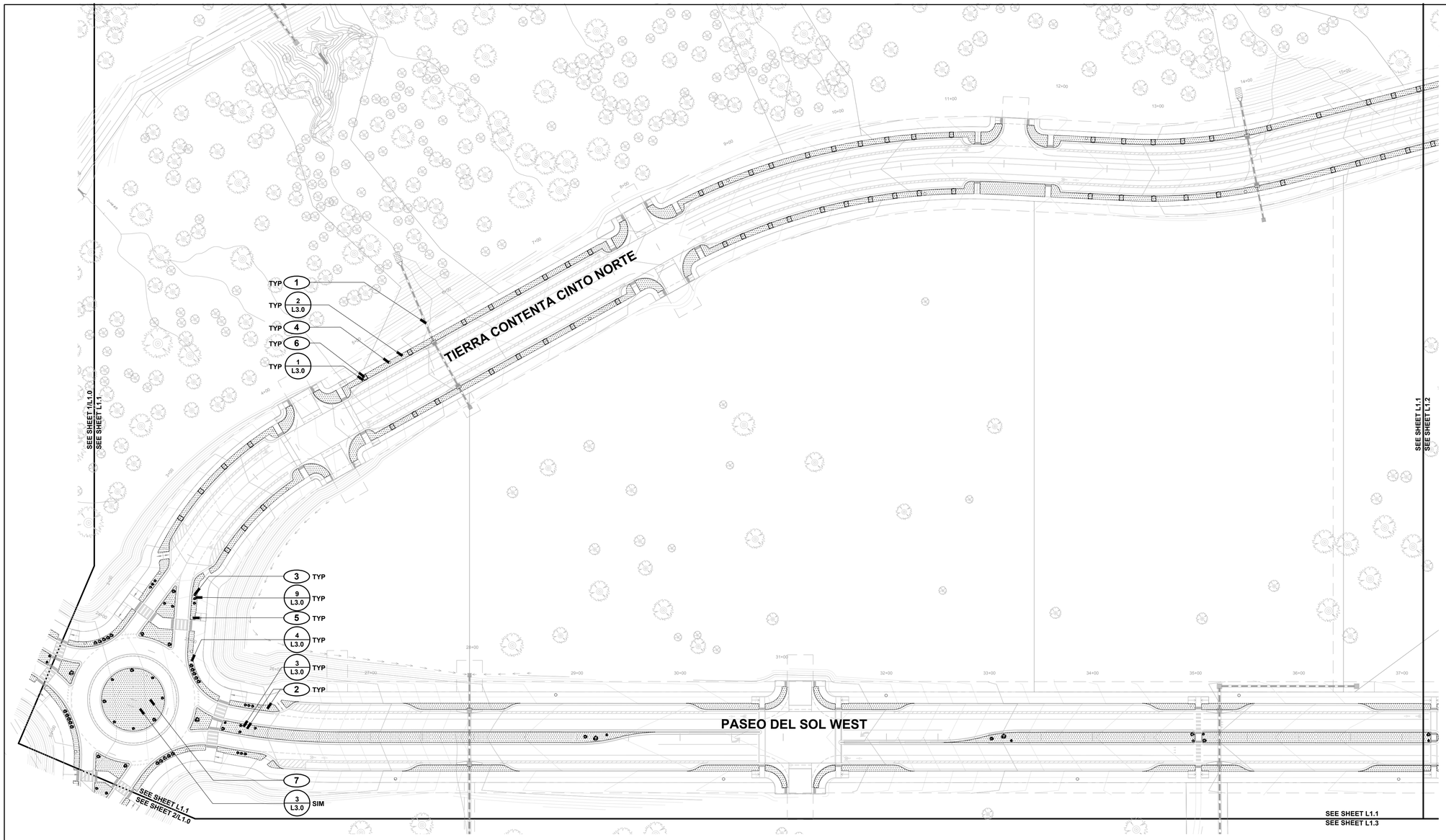
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

LAYOUT + MATERIALS PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. L1.0



LAYOUT + MATERIALS LEGEND

- PROPERTY BOUNDARY
- MATCHLINE
- GRAVEL EXTENT
- COBBLE PAD / CURB CUT
- GRAVEL
- COBBLE PAD
- BOULDER
- LIGHT POLE

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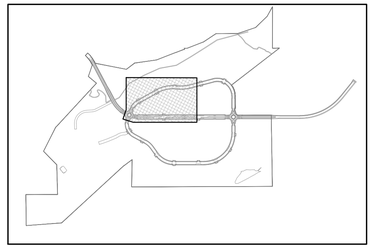
1. SITE IMPROVEMENT, SEE CIVIL PLANS FOR LAYOUT, MATERIALS, AND EXTENTS; PRESERVE AND PROTECT DURING LANDSCAPE INSTALLATION
2. FINE GRADE PLANTER STRIP SUBGRADE TO HARVEST SURFACE RUNOFF, SEE DETAIL; TAPER AT ENDS WHERE STRIP NARROWS
3. BOULDER; CONFIRM FINAL LOCATION, SIZE, AND ORIENTATION IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO SETTING BOULDERS; BOULDER COUNT: L-4, M-39, S-21
4. STREET LIGHT BASE; SEE LIGHTING PLANS FOR LOCATIONS; PRESERVE AND PROTECT
5. GRAVEL MULCH, SEE DETAIL
6. CURB CUT W/ COBBLE SPLASH PAD, SEE CIVIL PLANS FOR CURB CUT LOCATIONS; ADJUST FINISH GRADE OF COBBLE AS DIRECTED TO HARVEST STORMWATER RUNOFF, SEE DETAIL
7. FINE GRADE ROUNDABOUT INTERIOR PLANTER FOR SURFACE WATER HARVESTING; SLOPE TO CENTER AT 12:1

KEY MAP



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SCALE: 1" = 50'-0"
0' 25' 50' 100' 150'

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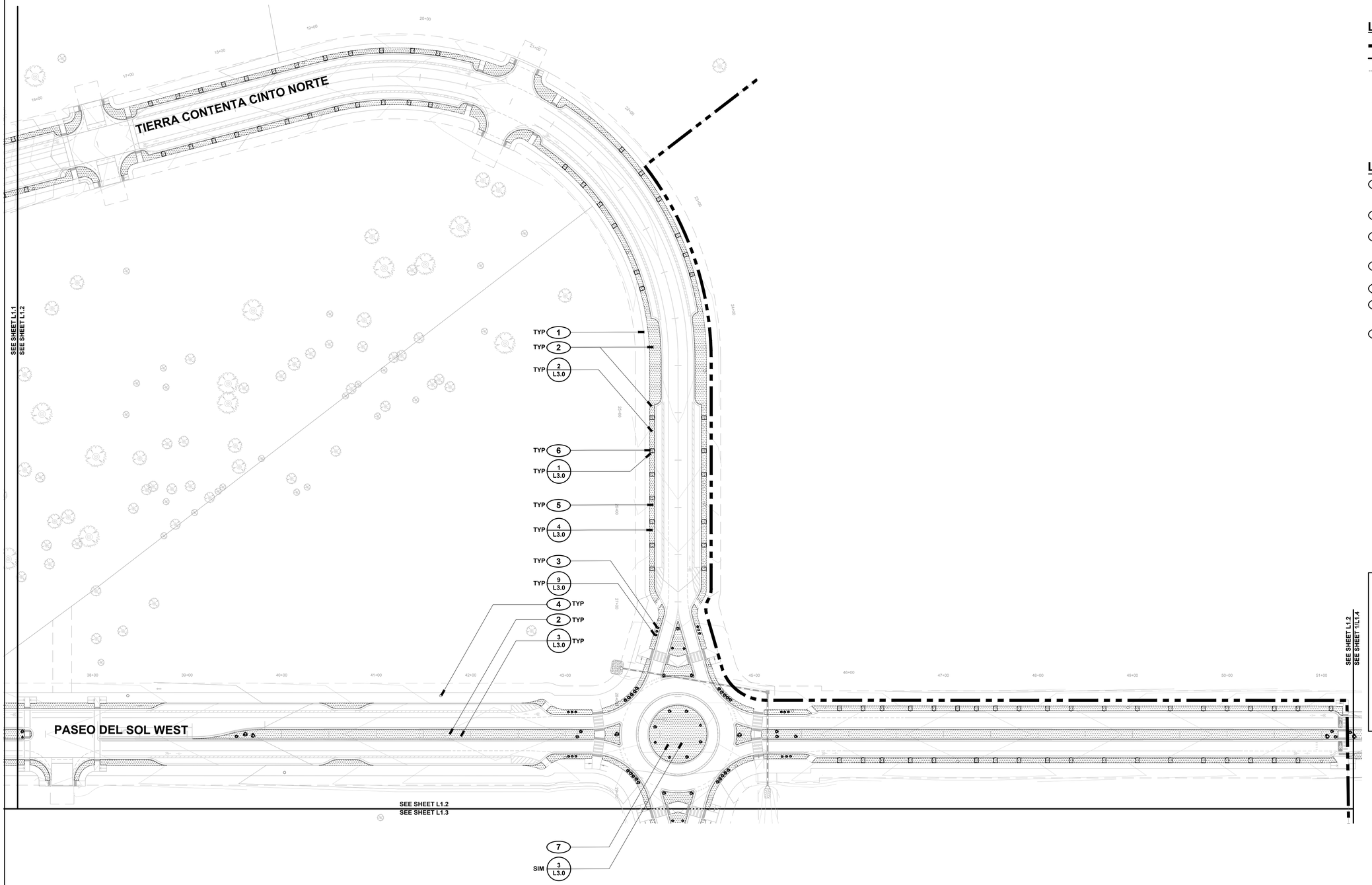
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

LAYOUT + MATERIALS PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. L1.1



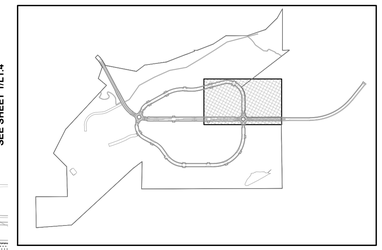
LAYOUT + MATERIALS LEGEND

- PROPERTY BOUNDARY
- MATCHLINE
- GRAVEL EXTENT
- COBBLE PAD / CURB CUT
- GRAVEL
- COBBLE PAD
- BOULDER
- LIGHT POLE

LAYOUT + MATERIALS KEYED NOTES

1. SITE IMPROVEMENT, SEE CIVIL PLANS FOR LAYOUT, MATERIALS, AND EXTENTS; PRESERVE AND PROTECT DURING LANDSCAPE INSTALLATION
2. FINE GRADE PLANTER STRIP SUBGRADE TO HARVEST SURFACE RUNOFF, SEE DETAIL; TAPER AT ENDS WHERE STRIP NARROWS
3. BOULDER; CONFIRM FINAL LOCATION, SIZE, AND ORIENTATION IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO SETTING BOULDERS; BOULDER COUNT: L-6, M-36, S-26
4. STREET LIGHT BASE; SEE LIGHTING PLANS FOR LOCATIONS; PRESERVE AND PROTECT
5. GRAVEL MULCH, SEE DETAIL
6. CURB CUT W/ COBBLE SPLASH PAD, SEE CIVIL PLANS FOR CURB CUT LOCATIONS; ADJUST FINISH GRADE OF COBBLE AS DIRECTED TO HARVEST STORMWATER RUNOFF, SEE DETAIL
7. FINE GRADE ROUNDABOUT INTERIOR PLANTER FOR SURFACE WATER HARVESTING; SLOPE TO CENTER AT 12:1

KEY MAP



SCALE: 1" = 50'-0"
0' 25' 50' 100' 150'

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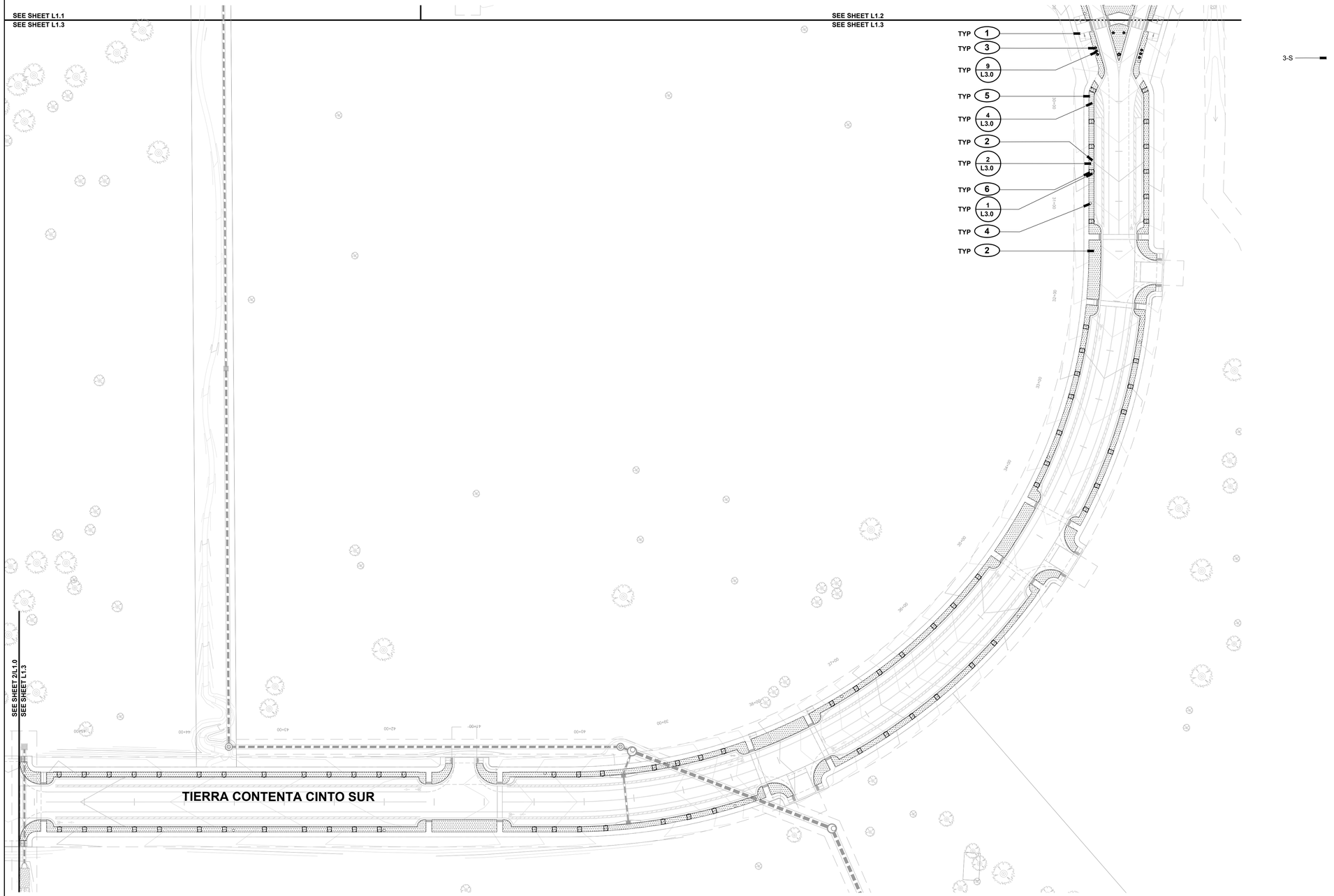
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

LAYOUT + MATERIALS PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. L1.2

SEE SHEET L1.1
SEE SHEET L1.3

SEE SHEET L1.2
SEE SHEET L1.3



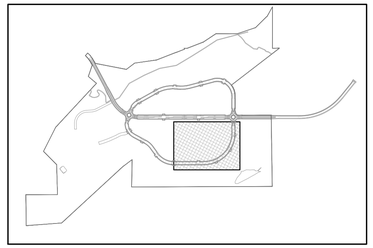
LAYOUT + MATERIALS LEGEND

- PROPERTY BOUNDARY
- MATCHLINE
- GRAVEL EXTENT
- COBBLE PAD / CURB CUT
- GRAVEL
- COBBLE PAD
- BOULDER
- LIGHT POLE

LAYOUT + MATERIALS KEYED NOTES

1. SITE IMPROVEMENT, SEE CIVIL PLANS FOR LAYOUT, MATERIALS, AND EXTENTS; PRESERVE AND PROTECT DURING LANDSCAPE INSTALLATION
2. FINE GRADE PLANTER STRIP SUBGRADE TO HARVEST SURFACE RUNOFF, SEE DETAIL; TAPER AT ENDS AND WHERE STRIP NARROWS
3. BOULDER; CONFIRM FINAL LOCATION, SIZE, AND ORIENTATION IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO SETTING BOULDERS; BOULDER COUNT: M-1, S-8
4. STREET LIGHT BASE; SEE LIGHTING PLANS FOR LOCATIONS; PRESERVE AND PROTECT
5. GRAVEL MULCH, SEE DETAIL
6. CURB CUT W/ COBBLE SPLASH PAD, SEE CIVIL PLANS FOR CURB CUT LOCATIONS; ADJUST FINISH GRADE OF COBBLE AS DIRECTED TO HARVEST STORMWATER RUNOFF, SEE DETAIL

KEY MAP



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SCALE: 1" = 50'-0"
0' 25' 50' 100' 150'

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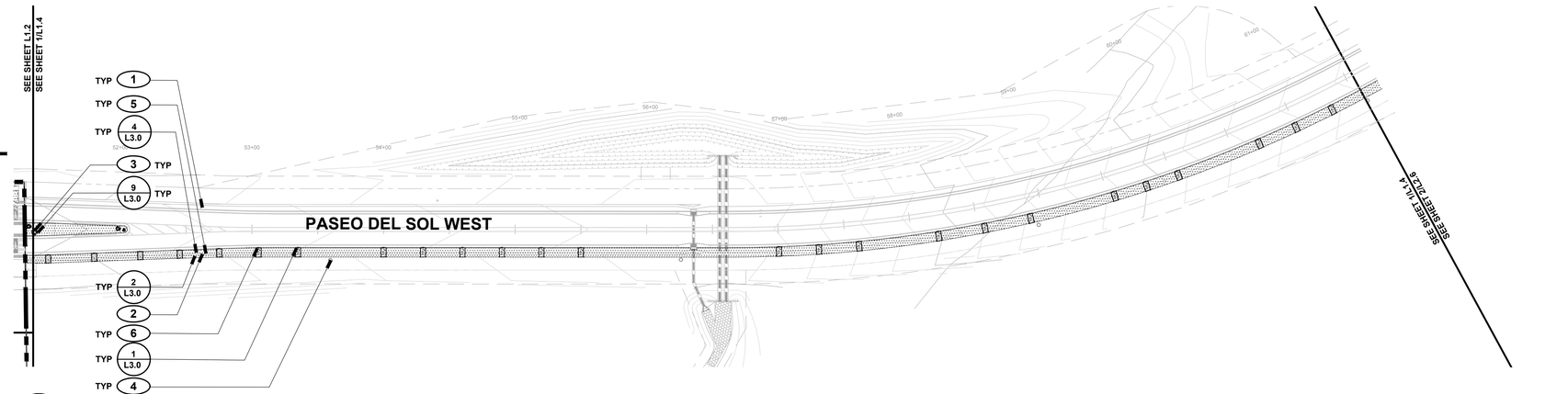
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

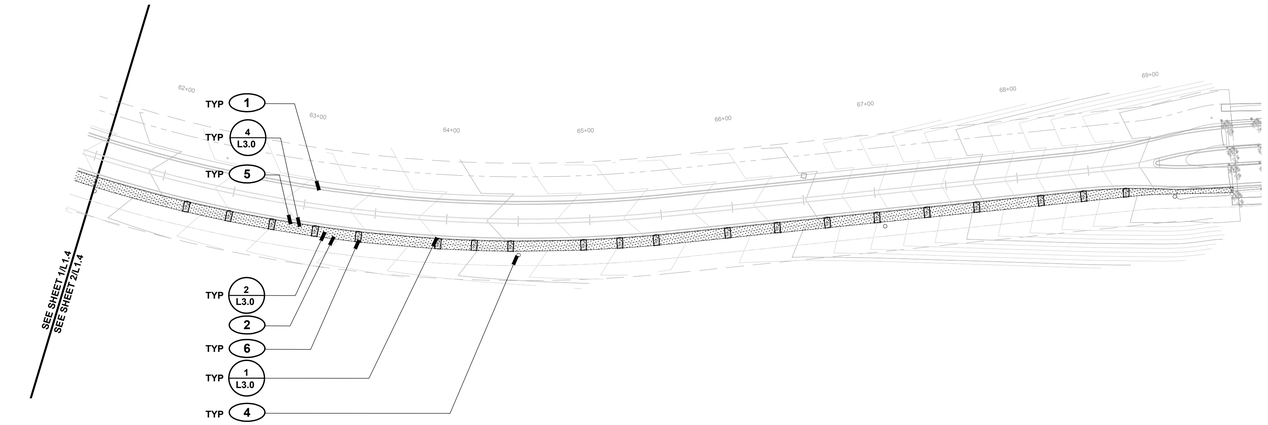
LAYOUT + MATERIALS PLAN

SCALE	DNS NO.	DATE
1"=50'		06/09/2025
PRDR CASE #		SHEET NO. L1.3



1 L1.4 PASEO DEL SOL EAST - A

SCALE:1"=50'-0"



2 L1.4 PASEO DEL SOL EAST - B

SCALE:1"=50-0"

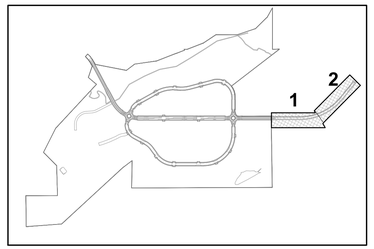
LAYOUT + MATERIALS LEGEND

- PROPERTY BOUNDARY
- MATCHLINE
- GRAVEL EXTENT
- COBBLE PAD / CURB CUT
- GRAVEL
- COBBLE PAD
- BOULDER
- LIGHT POLE

LAYOUT + MATERIALS KEYED NOTES

1. SITE IMPROVEMENT, SEE CIVIL PLANS FOR LAYOUT, MATERIALS, AND EXTENTS; PRESERVE AND PROTECT DURING LANDSCAPE INSTALLATION
2. FINE GRADE PLANTER STRIP SUBGRADE TO HARVEST SURFACE RUNOFF, SEE DETAIL; TAPER AT ENDS AND WHERE STRIP NARROWS
3. BOULDER; CONFIRM FINAL LOCATION, SIZE, AND ORIENTATION IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO SETTING BOULDERS; BOULDER COUNT: L-1, M-1, S-1
4. STREET LIGHT BASE; SEE LIGHTING PLANS FOR LOCATIONS; PRESERVE AND PROTECT
5. GRAVEL MULCH, SEE DETAIL
6. CURB CUT W/ COBBLE SPLASH PAD, SEE CIVIL PLANS FOR CURB CUT LOCATIONS; ADJUST FINISH GRADE OF COBBLE AS DIRECTED TO HARVEST STORMWATER RUNOFF, SEE DETAIL

KEY MAP



SCALE: 1" = 50'-0"

0' 25' 50' 100' 150'

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STATE OF NEW MEXICO
11/10/2025
CLAUDIA MEYER HORN
371
REGISTERED LANDSCAPE ARCHITECT

REVISIONS

DATE	BY
11/10/2025	CITY REVIEW

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

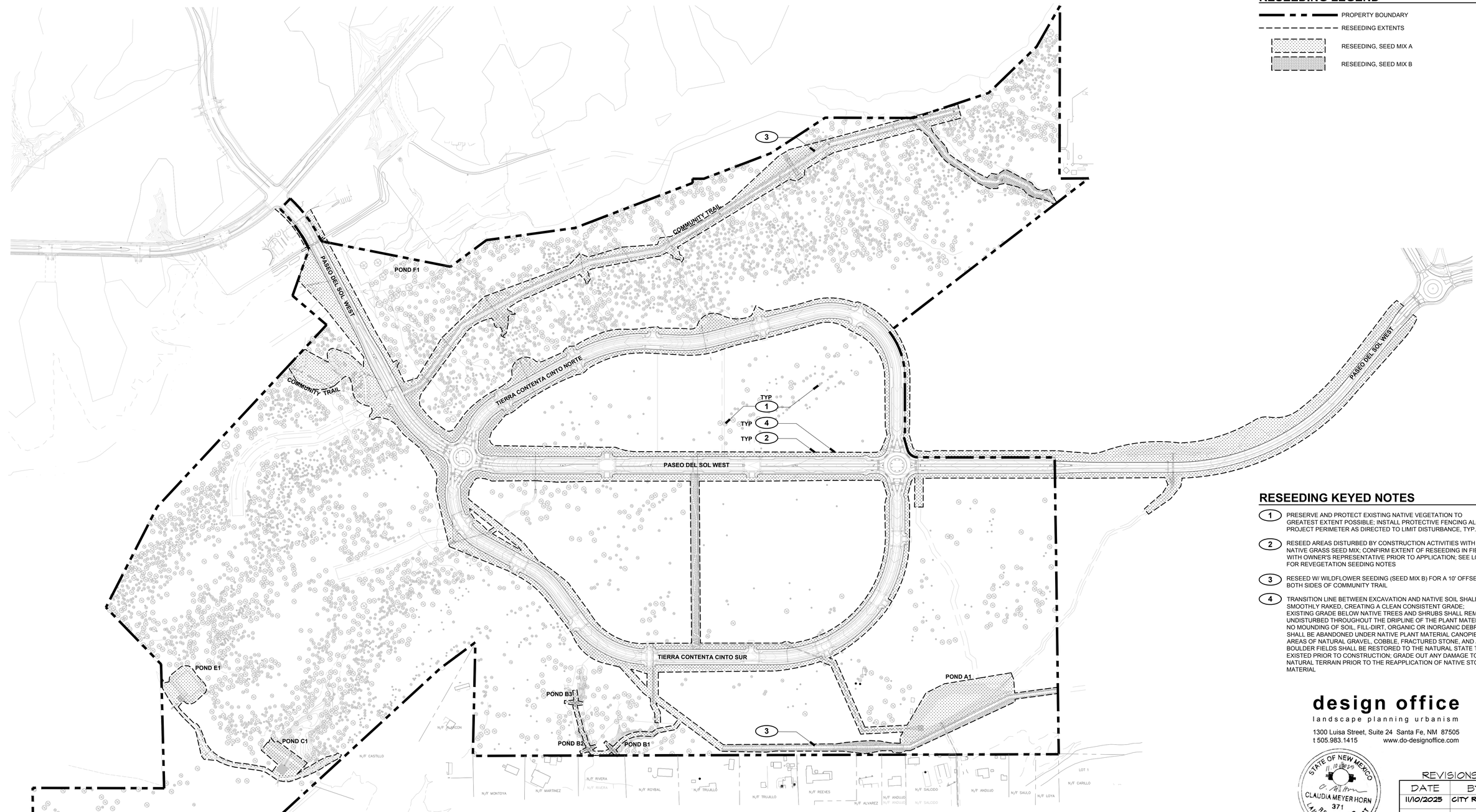
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

LAYOUT + MATERIALS PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. L1.4

RESEEDING LEGEND

- PROPERTY BOUNDARY
- RESEEDING EXTENTS
- RESEEDING, SEED MIX A
- RESEEDING, SEED MIX B



RESEEDING KEYED NOTES

1. PRESERVE AND PROTECT EXISTING NATIVE VEGETATION TO GREATEST EXTENT POSSIBLE; INSTALL PROTECTIVE FENCING ALONG PROJECT PERIMETER AS DIRECTED TO LIMIT DISTURBANCE, TYP.
2. RESEED AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WITH NATIVE GRASS SEED MIX; CONFIRM EXTENT OF RESEEDING IN FIELD WITH OWNER'S REPRESENTATIVE PRIOR TO APPLICATION; SEE L0.0 FOR REVEGETATION SEEDING NOTES
3. RESEED W/ WILDFLOWER SEEDING (SEED MIX B) FOR A 10' OFFSET ON BOTH SIDES OF COMMUNITY TRAIL
4. TRANSITION LINE BETWEEN EXCAVATION AND NATIVE SOIL SHALL BE SMOOTHLY RAKED, CREATING A CLEAN CONSISTENT GRADE; EXISTING GRADE BELOW NATIVE TREES AND SHRUBS SHALL REMAIN UNDISTURBED THROUGHOUT THE DRIPLINE OF THE PLANT MATERIAL; NO MOUNDING OF SOIL, FILL-DIRT, ORGANIC OR INORGANIC DEBRIS SHALL BE ABANDONED UNDER NATIVE PLANT MATERIAL CANOPIES; AREAS OF NATURAL GRAVEL, COBBLE, FRACTURED STONE, AND / OR BOULDER FIELDS SHALL BE RESTORED TO THE NATURAL STATE THAT EXISTED PRIOR TO CONSTRUCTION; GRADE OUT ANY DAMAGE TO NATURAL TERRAIN PRIOR TO THE REAPPLICATION OF NATIVE STONE MATERIAL

SEED MIX: Native Grass seed mix shall be as follows:

Botanical Name	Common Name	Rate
Bouteloua gracilis "Hatchita"	Blue Grama	7.0 lb. live seed/Acre
Oryzopsis hymenoides	Indian Ricegrass	2.0 lb. live seed/Acre
Bouteloua curtipendula "Niner"	Sideoats Grama	4.0 lb. live seed/Acre
Hilaria jamesii	Galleta	2.0 lb. live seed/Acre
Buchloe dactyloides	Buffalograss	2.0 lb. live seed/Acre
Sporobolus airoides	Alkali Sacaton	2.0 lb. live seed/Acre
Schizachyrium scoparium	Little Bluestem	2.0 lb. live seed/Acre

SEED MIX A: Shrub seed mix w/ **Native Grass** seed mix (above) as follows:

Botanical Name	Common Name	Rate
Krascheninnikovia lanata	Winterfat	0.25 lb. live seed/Acre
Fallugia paradoxa	Apache Plume	0.125 lb. live seed/Acre
Yucca glauca	Narrowleaf Yucca	0.25 lb. live seed/Acre

SEED MIX B: Wildflower seed w/ **Native Grass** seed mix (to left) as follows:
Wildflower seed 'High Plains Seed Mix' by Plants of the Southwest 3095 Agua Fria St. Santa Fe, NM 87507. Phone: (505)438-888, or approved equal. Seed mix rate: 2.0 lb/1,000 SF. Distribute in designated areas prior to installing mulch. Confirm wildflower seeding areas prior to ordering seed.

Botanical Name	Common Name
Antirrhinum majus	Pink Wild Snapdragon
Berlandiera lyrata	Chocolate Flower
Cleome serrulata	Rocky Mountain Beeplant
Coreopsis lanceolata	Lanceleaf Coreopsis
Eschsholzia californica	California Poppy
Gaillardia pulchella	Firewheel
Ipomopsis aggregata	Skyrocket
Iris missouriensis	Western Blue Flag
Liatris punctata	Spotted Gayfeather
Linum lewisii	Blue Flax
Mirabilis multiflora	Desert 4 O'Clock
Penstemon strictus	Rocky Mt. Penstemon
Ratibida columnifera	Mexican Hat
Ratibida pinnata	Yellow Prairie Coneflower

SCALE: 1" = 200'-0"
0' 100' 200' 400' 600'

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11/10/2025	CITY REVIEW

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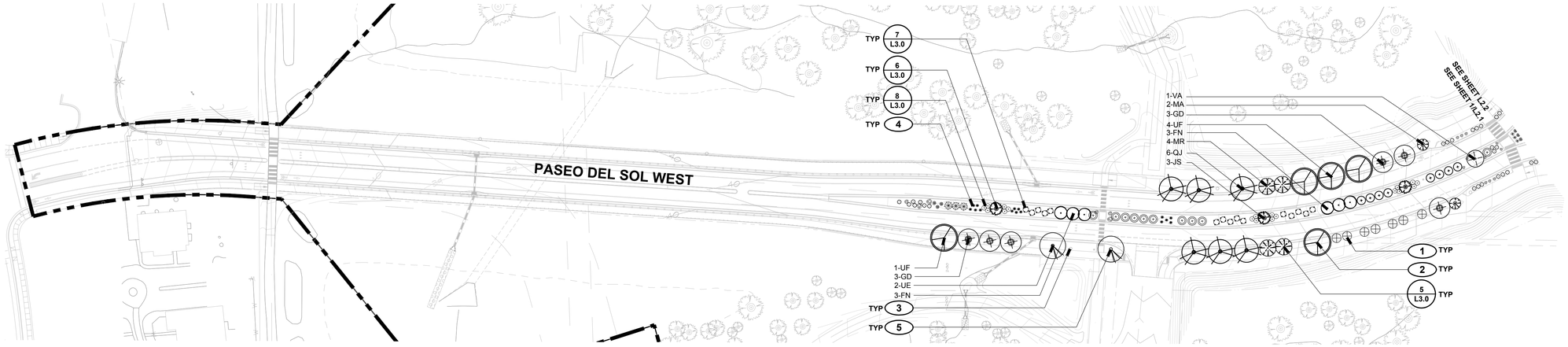
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

RESEEDING PLAN

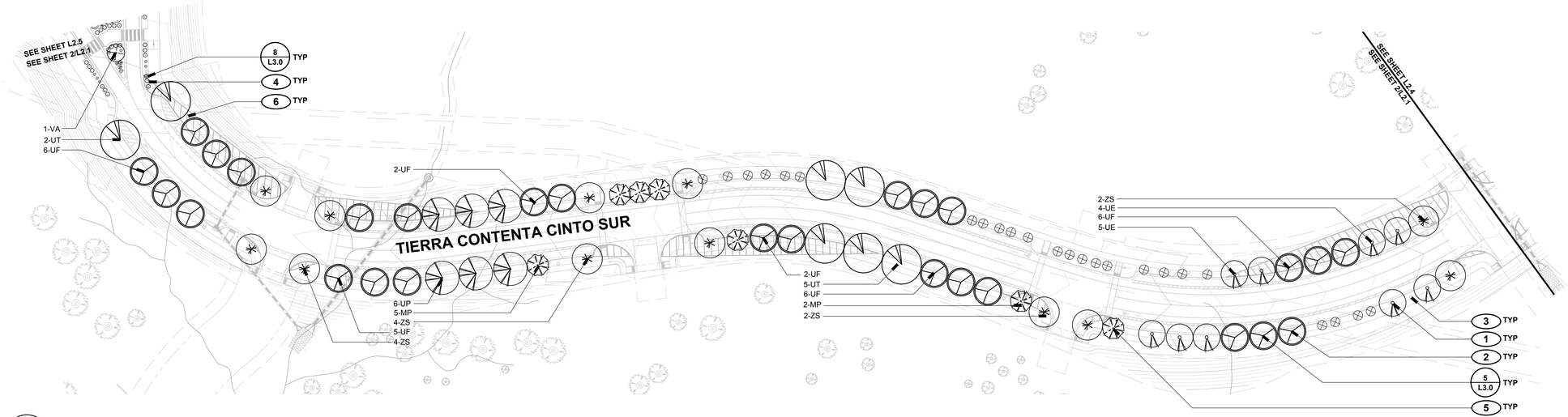
SCALE	DWG NO.	DATE
1"=200'		06/09/2025
P&DR CASE #		SHEET NO L2.0



1 L2.1

PASEO DEL SOL WEST - WEST

SCALE:1"=50'-0"



2 L2.1

TIERRA CONTENTA CINTO SUR - WEST

SCALE:1"=50'-0"

PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WATER USE	COMMENTS
TREES						
FN	Forestiera neomexicana	New Mexican Privet	6	2" cal. min	M	15'Wx15'H, multi-stem
GD	Gymnocladus dioicus 'Morton'	Skinny Latte Kentucky Coffee Tree	6	2" cal. min	M	18'Wx50'H, narrow vase shape
JS	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	3	6'-8' height	M	15'Wx25'H, plant during dormancy
MA	Malus 'Adironcack'	Adirondack Crabapple	2	2" cal. min	M	10'Wx18'H, multi-stem, white-pink flowers
MP	Malus 'Prairiefire'	Prairiefire Crabapple	7	2" cal. min	M	20'Wx20'H, maroon to green
MR	Malus 'Royal Raindrops'	Royal Raindrops Crabapple	4	2" cal. min	M	15'Wx20'H, purple foliage
QJ	Quercus macrocarpa 'JFS-KW3'	Urban Pinnacle Oak	6	2" cal. min	M	25'Wx55'H
UP	Ulmus parvifolia 'Allee'	Allee Elm	6	2" cal. min	M	45'Wx65'H
UE	Ulmus propinqua 'Emerald Sunshine'	Elm 'Emerald Sunshine'	11	2" cal. min	M	25'Wx30'H, yellow fall
UF	Ulmus 'Frontier'	Frontier Elm	32	2" cal. min	M	25'Wx35'H, burgundy fall color
UT	Ulmus Triumph	Triumph Elm	7	2" cal. min	M	25'Wx35'H, burgundy fall color
VA	Vitex agnus-castus	Chaste Tree	2	2" cal. min	M	15'Wx15'H, purple flowers
ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	12	2" cal. min	M	25'Wx45'H, yellow fall
SHRUBS						
⊙	Chamaebatiaria millefolium	Fernbush	8	5 gal	L	6'Wx7'H
⊗	Cercocarpus ledifolius	Curl Leaf Mountain Mahogany	31	5 gal	RW	8'Wx12'H dense branching, evergreen, curl flowers
○	Cercocarpus intricatus	Littleleaf Mountain Mahogany	15	5 gal	L	5'Wx5'W
◎	Rhus aromatica 'Gro-Low'	Gro Low Sumac	10	5 gal	RW	6'Wx3'H
GRASSES / CACTI						
*	Hesperaloe parviflora	Red Yucca	15	5 gal	L	6'Wx4'H
○	Muhlenbergia rigens	Deergrass	38	1 gal	L	4'Wx4'H
❀	Nolina microcarpa	Bear Grass	3	5 gal	RW	8'Wx5'H
●	Yucca baccata	Broadleaf (Banana) Yucca	3	5 gal	RW	3'Wx18"H
PERENNIALS						
⊙	Mirablis multiflora	Desert Four O'Clock	18	1 gal	L	4'Wx18"H, deep pink flower

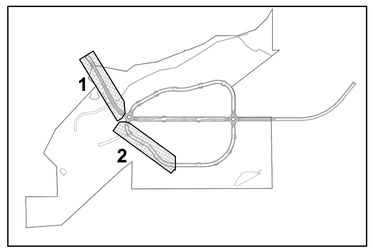
PLANTING LEGEND

- PROPERTY BOUNDARY
- MATCHLINE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED SHRUB / GRASS / PERENNIAL

PLANTING KEYED NOTES

1. NEW PLANTING, TYP; CONFIRM FINAL PLACEMENT IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
2. STREET TREE, TYP; CONFIRM FINAL SPECIES DISTRIBUTION AND PLACEMENT. STREET TREES SHALL BE 15' MIN AWAY FROM STREET LIGHTS [§14-8.4 (G)(3)(D)] AND 15' MIN AWAY FROM FIRE HYDRANTS [§14-8.4 (G)(3)(E)]; TREES SHALL BE LIMBED UP TO PROVIDE 80" VERTICAL CLEARANCE ACROSS WIDTH OF ADJACENT SIDEWALK; TREE TRUNKS SHALL NOT ENCROACH INTO THE PUE (SEE CIVIL PLANS FOR EXTENTS)
3. STREET LIGHT, TYP, SEE LIGHTING PLANS
4. MEDIAN / PLANTER STRIP PLANTING; SET PLANTS SO AT MATURITY PLANTS ARE AT LEAST 1' FROM BACK OF CURB
5. ADJUST PLANTINGS AS DIRECTED IN THE FIELD BY THE LANDSCAPE ARCHITECT TO MAINTAIN SITE VISIBILITY AT INTERSECTIONS AND PEDESTRIAN CROSSINGS, TYP.
6. SIGHT TRIANGLE; SEE CIVIL PLANS FOR EXTENTS

KEY MAP



SCALE: 1" = 50'-0"

0' 25' 50' 100' 150'

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CLAUDIA MEYER HORN
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REGISTERED LANDSCAPE ARCHITECT

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11/10/2025	CITY REVIEW

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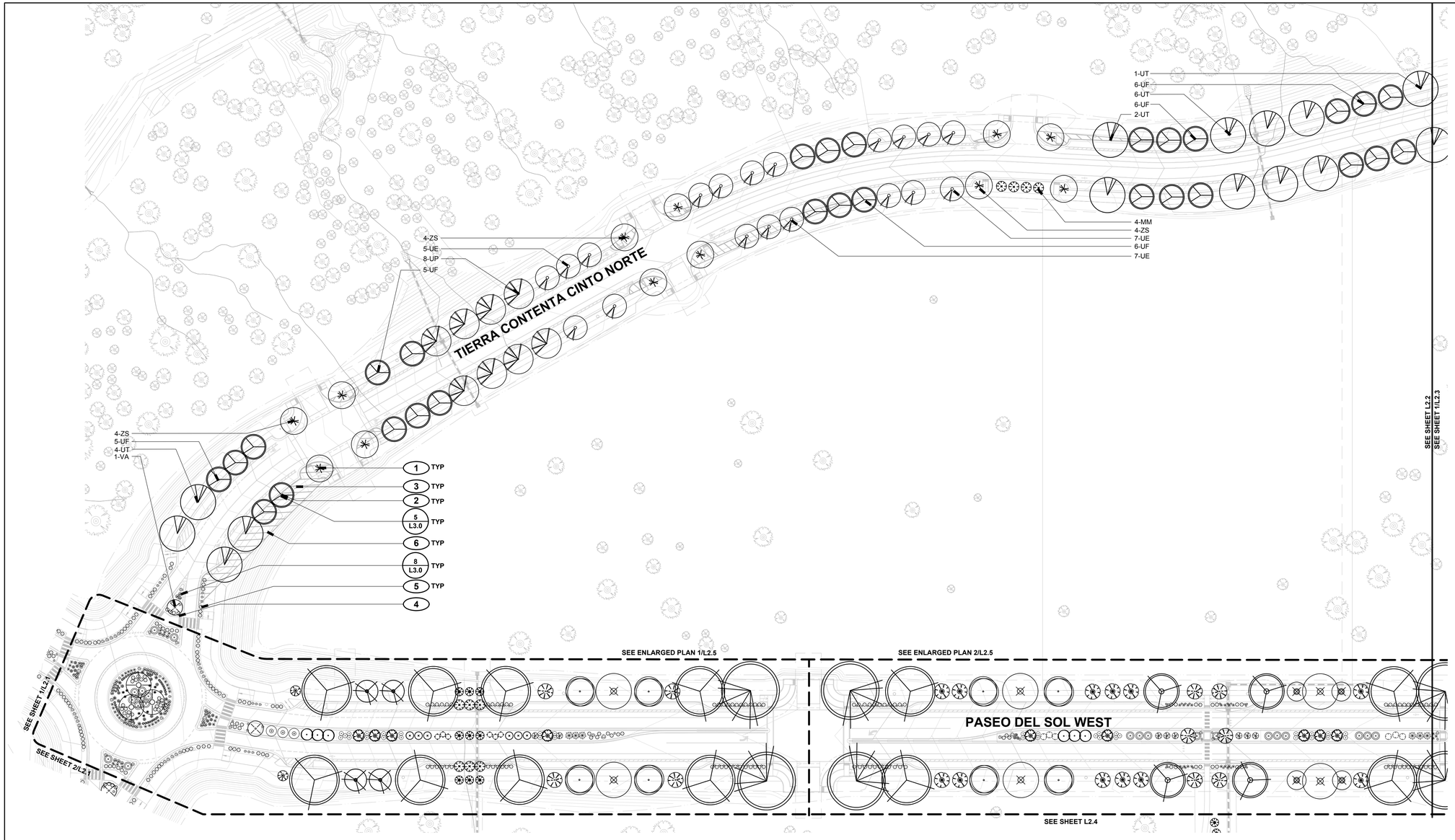
Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

PLANTING PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. L2.1



PLANTING LEGEND

- PROPERTY BOUNDARY
- MATCHLINE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED SHRUB / GRASS / PERENNIAL

PLANTING KEYED NOTES

1. NEW PLANTING, TYP; CONFIRM FINAL PLACEMENT IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
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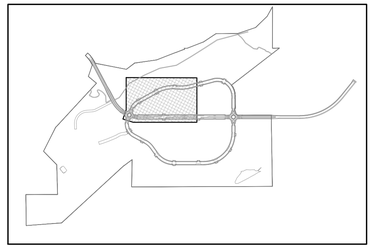
6. SIGHT TRIANGLE; SEE CIVIL PLANS FOR EXTENTS

KEY MAP



PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WATER USE	COMMENTS
TREES						
MM	Malus 'Marilee'	Marilee Crabapple	4	2" cal. min	M	10'Wx24'H, white flowers
UP	Ulmus parvifolia 'Allee'	Allee Elm	8	2" cal. min	M	45'Wx65'H
UE	Ulmus propinqua 'Emerald Sunshine'	Elm 'Emerald Sunshine'	19	2" cal. min	M	25'Wx30'H, yellow fall
UF	Ulmus 'Frontier'	Frontier Elm	28	2" cal. min	M	25'Wx35'H, burgundy fall color
UT	Ulmus 'Triumph'	Triumph Elm	13	2" cal. min	M	25'Wx35'H, yellow fall color
VA	Vitex agnus-castus	Chaste Tree	1	2" cal. min	M	15'Wx15'H, purple flowers
ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	12	2" cal. min	M	25'Wx45'H, orange fall

PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WATER USE	COMMENTS
SHRUBS						
⊛	Krascheninnikovia lanata	Winterfat	3	1 gal	L	3'Wx3'H
GRASSES / CACTI						
○	Muhlenbergia rigens	Deergrass	16	1 gal	L	4'Wx4'H

SCALE: 1" = 50'-0"

0' 25' 50' 100' 150'

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11-10-2025
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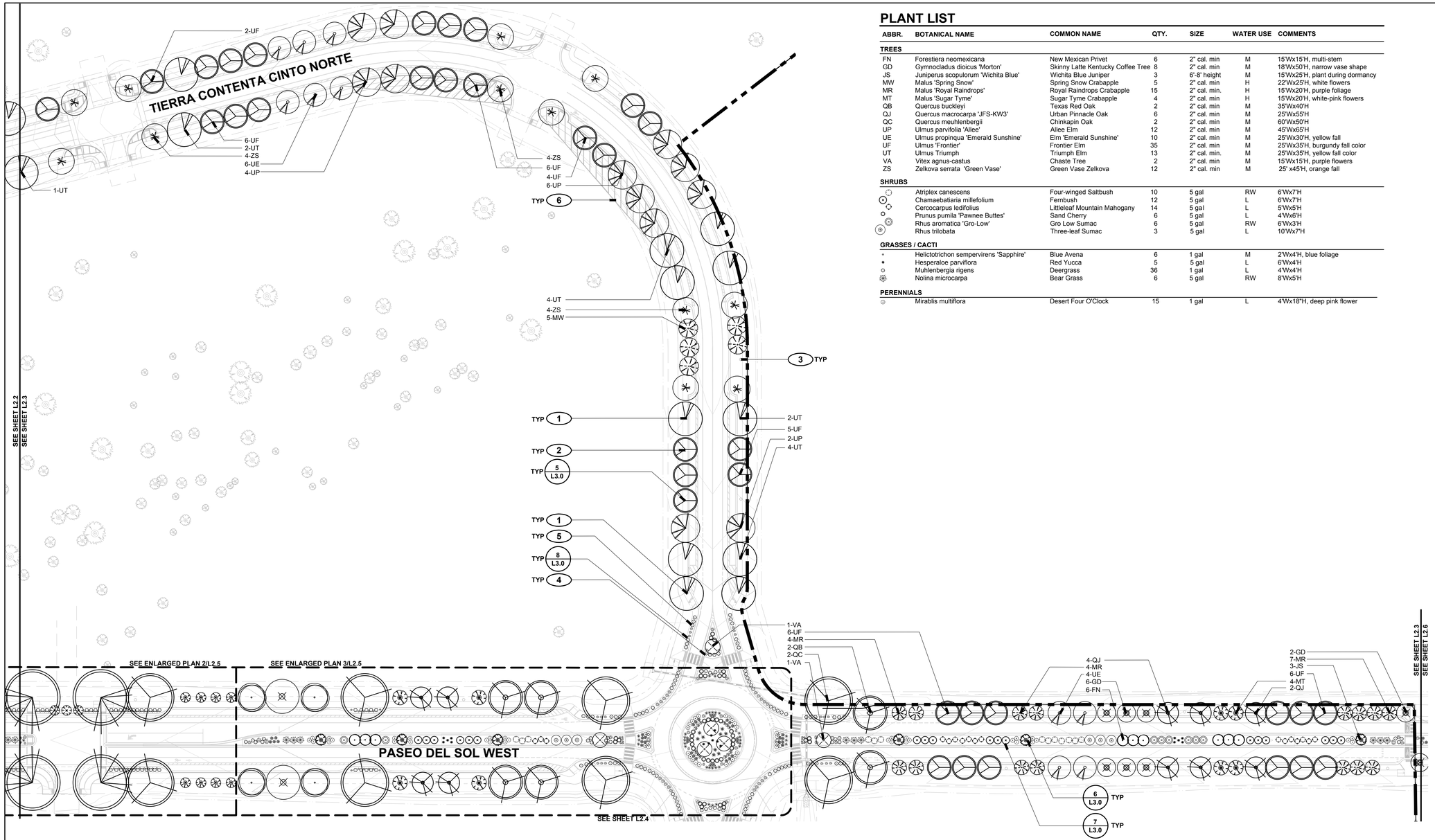
Santa Fe, New Mexico
(505) 988-9951

TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

PLANTING PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. L2.2



PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WATER USE	COMMENTS
TREES						
FN	Forestiera neomexicana	New Mexican Privet	6	2" cal. min	M	15'Wx15'H, multi-stem
GD	Gymnocladus dioicus 'Morton'	Skinny Latte Kentucky Coffee Tree	8	2" cal. min	M	18'Wx50'H, narrow vase shape
JS	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	3	6'-8' height	M	15'Wx25'H, plant during dormancy
MW	Malus 'Spring Snow'	Spring Snow Crabapple	5	2" cal. min	H	22'Wx25'H, white flowers
MR	Malus 'Royal Raindrops'	Royal Raindrops Crabapple	15	2" cal. min.	H	15'Wx20'H, purple foliage
MT	Malus 'Sugar Tyme'	Sugar Tyme Crabapple	4	2" cal. min	H	15'Wx20'H, white-pink flowers
QB	Quercus buckleyi	Texas Red Oak	2	2" cal. min	M	35'Wx40'H
QJ	Quercus macrocarpa 'JFS-KW3'	Urban Pinnacle Oak	6	2" cal. min	M	25'Wx55'H
QC	Quercus meuhlenbergii	Chinkapin Oak	2	2" cal. min	M	60'Wx50'H
UP	Ulmus parvifolia 'Allee'	Allee Elm	12	2" cal. min	M	45'Wx65'H
UE	Ulmus propinqua 'Emerald Sunshine'	Elm 'Emerald Sunshine'	10	2" cal. min	M	25'Wx30'H, yellow fall
UF	Ulmus 'Frontier'	Frontier Elm	35	2" cal. min	M	25'Wx35'H, burgundy fall color
UT	Ulmus Triumph	Triumph Elm	13	2" cal. min.	M	25'Wx35'H, yellow fall color
VA	Vitex agnus-castus	Chaste Tree	2	2" cal. min	M	15'Wx15'H, purple flowers
ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	12	2" cal. min	M	25' x45'H, orange fall
SHRUBS						
	Atriplex canescens	Four-winged Saltbush	10	5 gal	RW	6'Wx7'H
	Chamaebatiaria millefolium	Fernbush	12	5 gal	L	6'Wx7'H
	Cercocarpus ledifolius	Littleleaf Mountain Mahogany	14	5 gal	L	5'Wx5'H
	Prunus pumila 'Pawnee Buttes'	Sand Cherry	6	5 gal	L	4'Wx6'H
	Rhus aromatica 'Gro-Low'	Gro Low Sumac	6	5 gal	RW	6'Wx3'H
	Rhus trilobata	Three-leaf Sumac	3	5 gal	L	10'Wx7'H
GRASSES / CACTI						
	Helictotrichon sempervirens 'Sapphire'	Blue Avena	6	1 gal	M	2'Wx4'H, blue foliage
	Hesperaloe parviflora	Red Yucca	5	5 gal	L	6'Wx4'H
	Muhlenbergia rigens	Deergrass	36	1 gal	L	4'Wx4'H
	Nolina microcarpa	Bear Grass	6	5 gal	RW	8'Wx5'H
PERENNIALS						
	Mirablis multiflora	Desert Four O'Clock	15	1 gal	L	4'Wx18"H, deep pink flower

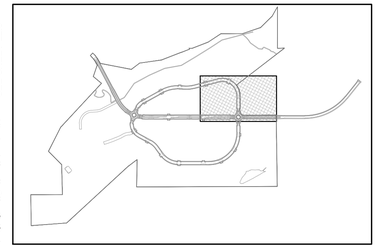
PLANTING LEGEND

- PROPERTY BOUNDARY
- MATCHLINE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED SHRUB / GRASS / PERENNIAL

PLANTING KEYED NOTES

1. NEW PLANTING, TYP; CONFIRM FINAL PLACEMENT IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
2. STREET TREE, TYP; CONFIRM FINAL SPECIES DISTRIBUTION AND PLACEMENT. STREET TREES SHALL BE 15' MIN AWAY FROM STREET LIGHTS [§14-8.4 (G)(3)(D)] AND 15' MIN AWAY FROM FIRE HYDRANTS [§14-8.4 (G)(3)(E)]; TREES SHALL BE LIMBED UP TO PROVIDE 80" VERTICAL CLEARANCE ACROSS WIDTH OF ADJACENT SIDEWALK; TREE TRUNKS SHALL NOT ENCROACH INTO THE PUE (SEE CIVIL PLANS FOR EXTENTS)
3. STREET LIGHT, TYP, SEE LIGHTING PLANS
4. MEDIAN / PLANTER STRIP PLANTING; SET PLANTS SO AT MATURITY PLANTS ARE AT LEAST 1' FROM BACK OF CURB
5. ADJUST PLANTINGS AS DIRECTED IN THE FIELD BY THE LANDSCAPE ARCHITECT TO MAINTAIN SITE VISIBILITY AT INTERSECTIONS AND PEDESTRIAN CROSSINGS, TYP.
6. SIGHT TRIANGLE; SEE CIVIL PLANS FOR EXTENTS

KEY MAP



SCALE: 1" = 50'-0"

0' 25' 50' 100' 150'

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STATE OF NEW MEXICO 11/10/2025 CLAUDIA MEYER HORN 371 REGISTERED LANDSCAPE ARCHITECT

REVISIONS

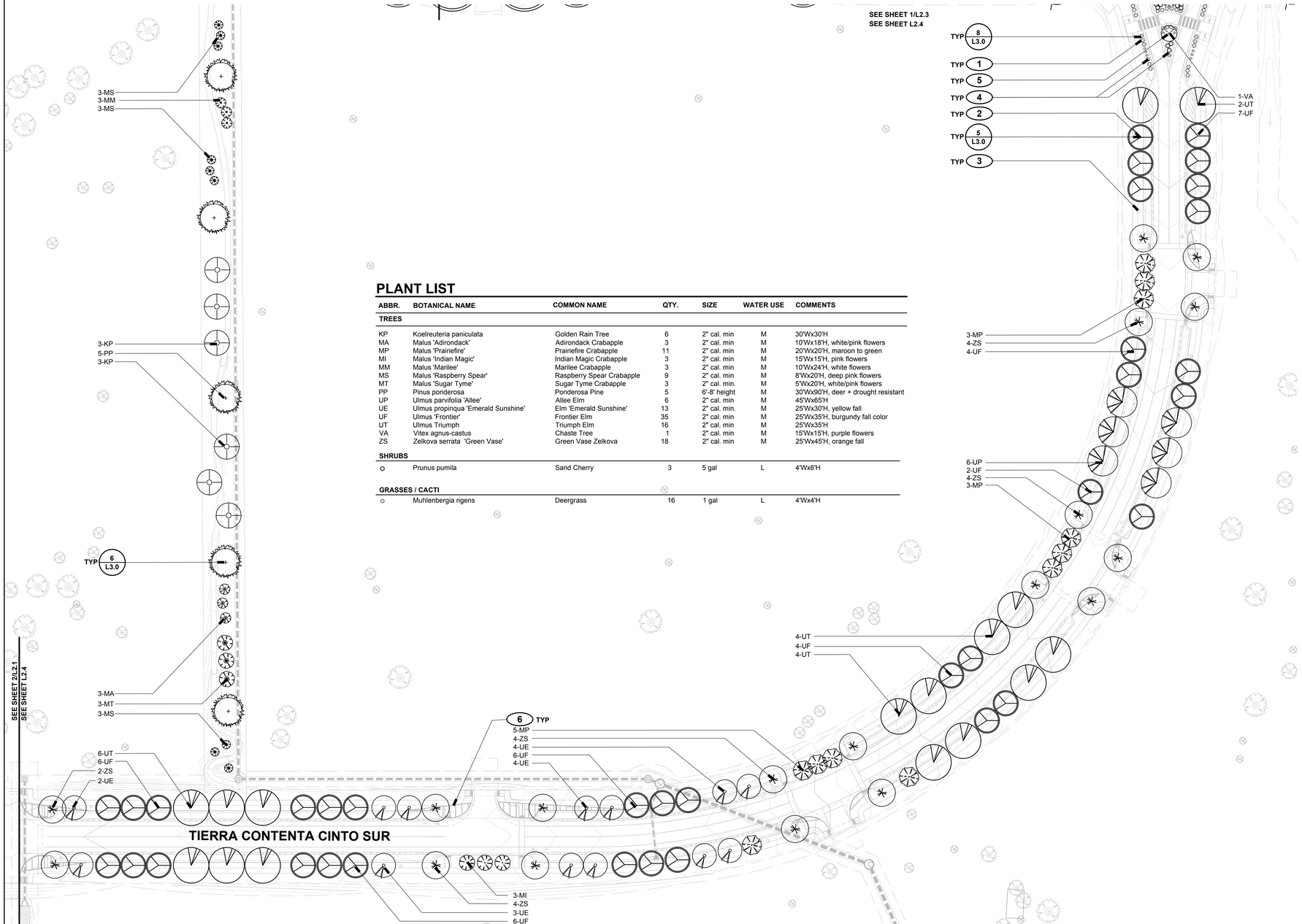
DATE	BY
11/10/2025	CITY REVIEW

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3551

TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

PLANTING PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #	SHEET NO.	L2.3



PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WATER USE	COMMENTS
TREES						
KP	Koelreuteria paniculata	Golden Rain Tree	6	2" cal. min	M	30'Wx30'H
MA	Malus 'Adirondack'	Adirondack Crabapple	3	2" cal. min	M	10'Wx18'H, white/pink flowers
MP	Malus 'Prairiefire'	Prairiefire Crabapple	11	2" cal. min	M	20'Wx20'H, maroon to green
MI	Malus 'Indian Magic'	Indian Magic Crabapple	3	2" cal. min	M	15'Wx15'H, pink flowers
MM	Malus 'Marilee'	Marilee Crabapple	3	2" cal. min	M	10'Wx24'H, white flowers
MS	Malus 'Raspberry Spear'	Raspberry Spear Crabapple	9	2" cal. min	M	8'Wx20'H, deep pink flowers
MT	Malus 'Sugar Tyme'	Sugar Tyme Crabapple	3	2" cal. min.	M	5'Wx20'H, white/pink flowers
PP	Pinus ponderosa	Ponderosa Pine	5	6'-8' height	M	30'Wx90'H, deer + drought resistant
UP	Ulmus parvifolia 'Allee'	Allee Elm	6	2" cal. min	M	45'Wx65'H
UE	Ulmus propinqua 'Emerald Sunshine'	Elm 'Emerald Sunshine'	13	2" cal. min.	M	25'Wx30'H, yellow fall
UF	Ulmus 'Frontier'	Frontier Elm	35	2" cal. min	M	25'Wx35'H, burgundy fall color
UT	Ulmus Triumph	Triumph Elm	16	2" cal. min	M	25'Wx35'H
VA	Vitex agnus-castus	Chaste Tree	1	2" cal. min	M	15'Wx15'H, purple flowers
ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	18	2" cal. min	M	25'Wx45'H, orange fall
SHRUBS						
○	Prunus pumila	Sand Cherry	3	5 gal	L	4'Wx6'H
GRASSES / CACTI						
☼	Muhlenbergia rigens	Deergrass	16	1 gal	L	4'Wx4'H

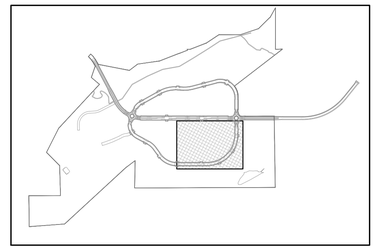
PLANTING LEGEND

- PROPERTY BOUNDARY
- MATCHLINE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED SHRUB / GRASS / PERENNIAL

PLANTING KEYED NOTES

1. NEW PLANTING, TYP; CONFIRM FINAL PLACEMENT IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
2. STREET TREE, TYP; CONFIRM FINAL SPECIES DISTRIBUTION AND PLACEMENT. STREET TREES SHALL BE 15' MIN AWAY FROM STREET LIGHTS [§14-8.4 (G)(3)(D)] AND 15' MIN AWAY FROM FIRE HYDRANTS [§14-8.4 (G)(3)(E)]; TREES SHALL BE LIMBED UP TO PROVIDE 80" VERTICAL CLEARANCE ACROSS WIDTH OF ADJACENT SIDEWALK; TREE TRUNKS SHALL NOT ENCROACH INTO THE PUE (SEE CIVIL PLANS FOR EXTENTS)
3. STREET LIGHT, TYP, SEE LIGHTING PLANS
4. MEDIAN / PLANTER STRIP PLANTING; SET PLANTS SO AT MATURITY PLANTS ARE AT LEAST 1' FROM BACK OF CURB
5. ADJUST PLANTINGS AS DIRECTED IN THE FIELD BY LANDSCAPE ARCHITECT TO MAINTAIN SITE VISIBILITY AT INTERSECTIONS AND PEDESTRIAN CROSSINGS, TYP.
6. SIGHT TRIANGLE; SEE CIVIL PLANS FOR EXTENTS

KEY MAP



SCALE: 1" = 50'-0"

0' 25' 50' 100' 150'

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STATE OF NEW MEXICO 11-18-2025 CLAUDIA MEYER HORN 371 REGISTERED LANDSCAPE ARCHITECT

REVISIONS

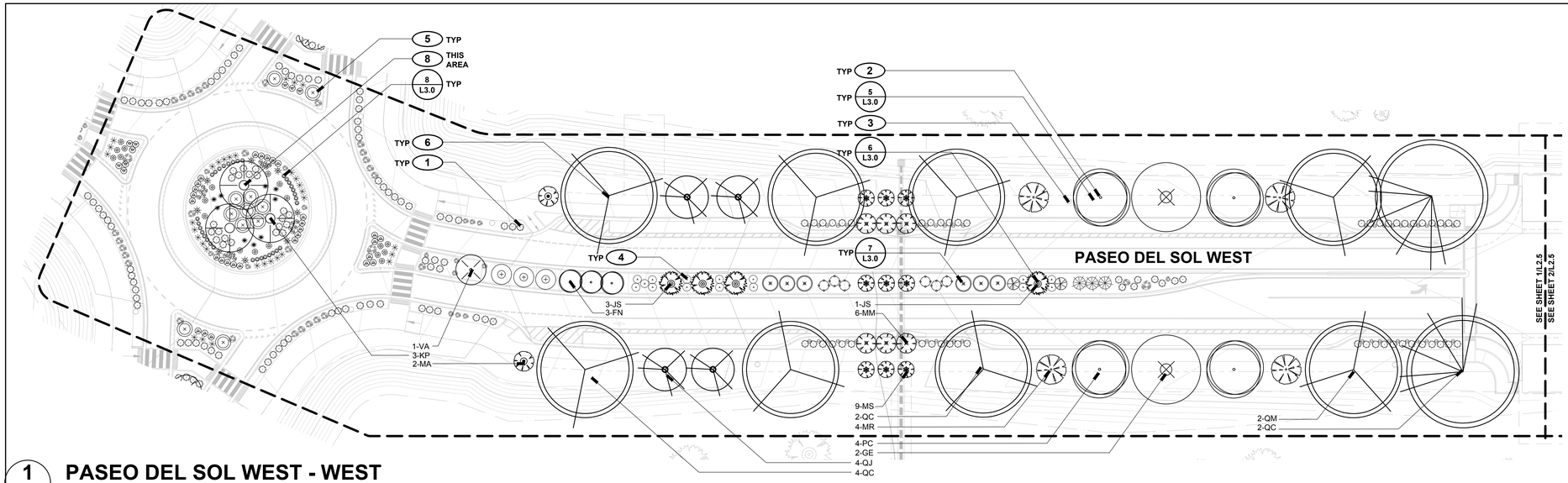
DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

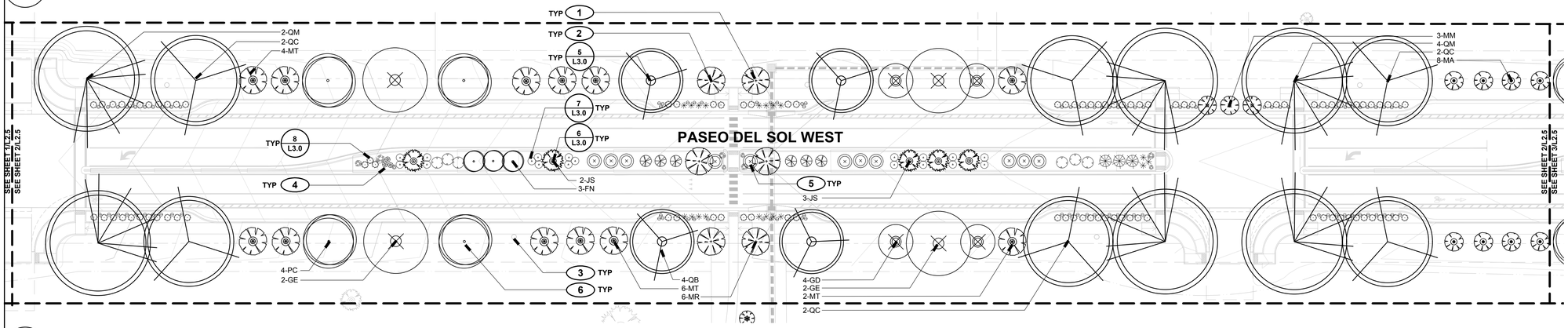
PLANTING PLAN

SCALE	DNG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. L2.4



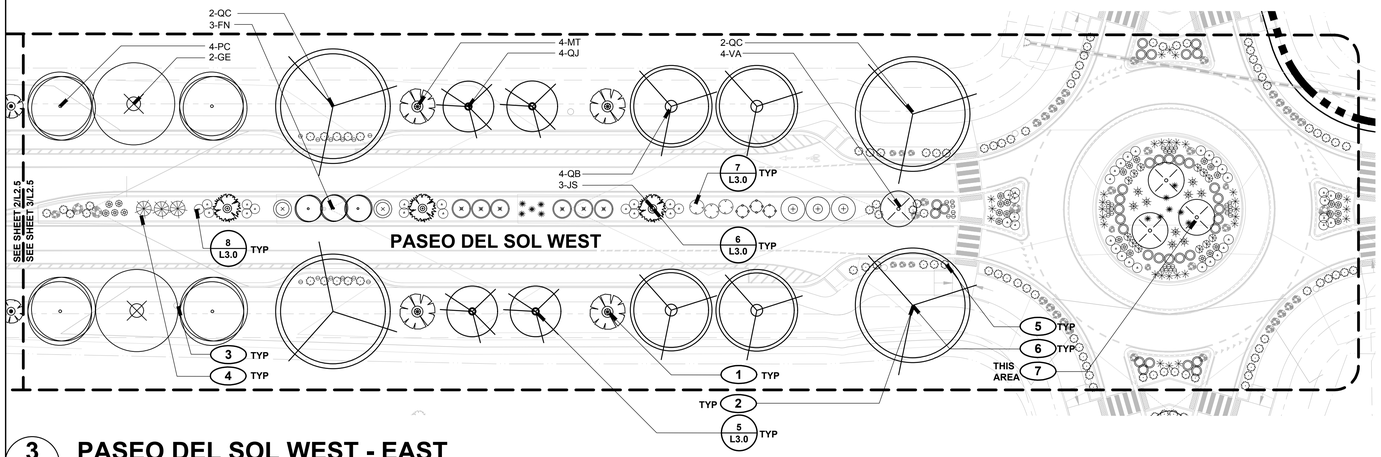
1 L2.5 **PASEO DEL SOL WEST - WEST**

SCALE:1"=30'-0"



2 L2.5 **PASEO DEL SOL WEST**

SCALE:1"=30'-0"



3 L2.5 **PASEO DEL SOL WEST - EAST**

SCALE:1"=30'-0"

PLANTING LEGEND

- PROPERTY BOUNDARY
- MATCHLINE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED SHRUB / GRASS / PERENNIAL

PLANTING KEYED NOTES

1. NEW PLANTING, TYP; CONFIRM FINAL PLACEMENT IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
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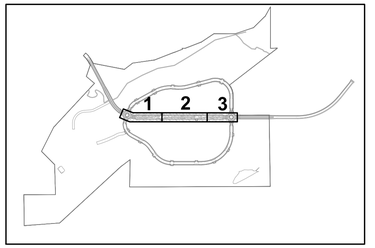
5. ADJUST PLANTINGS AS DIRECTED IN THE FIELD BY THE LANDSCAPE ARCHITECT TO MAINTAIN SITE VISIBILITY AT INTERSECTIONS AND PEDESTRIAN CROSSINGS, TYP.
6. ON PASEO DEL SOL WEST BETWEEN TWO ROUNDABOUTS: CENTER OF TREE TO BE PLANTED 4' FROM EDGE OF PAVEMENT
7. HEIGHT OF TREES IN ROUNDABOUT AT MATURITY CA. 15'
8. HEIGHT OF TREES IN ROUNDABOUT AT MATURITY CA. 30'

SCALE: 1" = 30'-0"

0' 15' 30' 60' 90'

KEY MAP



PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WATER USE	COMMENTS
TREES						
FN	Forestiera neomexicana	New Mexican Privet	9	2" cal. min.	M	15'Wx15'H, ms
GE	Gymnocladus dioicus 'Espresso-JFS'	Espresso Kentucky Coffeetree	8	2" cal. min	M	35'Wx50'H
GD	Gymnocladus dioicus 'Morton'	Skinny Latte Kentucky Coffeetree	4	2" cal. min	M	18'Wx50'H
JS	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	12	6'-8' height	M	15'Wx25'H
KP	Koelreuteria paniculata	Golden Rain Tree	3	2" cal. min	M	30'Wx30'H
MA	Malus 'Adirondack'	Adirondack Crabapple	10	2" cal. min	M	10'Wx18'H
MM	Malus 'Marilee'	Marilee Crabapple	9	2" cal. min	M	10'Wx24'H
MS	Malus 'Raspberry Spear'	Raspberry Spear Crabapple	9	2" cal. min	M	8'Wx20'H
MR	Malus 'Royal Raindrops'	Royal Raindrops Crabapple	10	2" cal. min	M	15'Wx20'H
MT	Malus 'Sugar Tyme'	Sugar Tyme Crabapple	16	2" cal. min.	M	5'Wx20'H
PC	Pistacia chinensis	Chinese Pistache	12	2" cal. min	M	30'Wx40'H
QB	Quercus buckleyi	Texas Red Oak	8	2" cal. min	M	35'Wx40'H
QM	Quercus macrocarpa	Bur Oak	8	2" cal. min	M	70'Wx70'H
QJ	Quercus macrocarpa 'JFS-KW3'	Urban Pinnacle Oak	8	2" cal. min	M	25'Wx55'H
QC	Quercus meuhlenbergii	Chinkapin Oak	18	2" cal. min	M	60'Wx50'H
VA	Vitex agnus-castus	Chaste Tree	5	2" cal. min	M	15'Wx15'H
SHRUBS						
	Atriplex canescens	Four-winged Saltbush	9	5 gal	RW	6'Wx7'H
	Chamaebatiaria millefolium	Fernbush	12	5 gal	L	6'Wx7'H
	Cercocarpus ledifolius	Littleleaf Mountain Mahogany	9	5 gal	L	5'Wx5'H
	Juniper scopulorum 'Wichita Blue'	Wichita Blue Juniper	8	15 gal	L	6'Wx15'H
	Kraschenninikovia lanata	Winterfat	38	5 gal	L	3'Wx3'H
	Rhus aromatica 'Gro-Low'	Gro Low Sumac	24	5 gal	RW	6'Wx3'H
	Rhus trilobata	Three-leaf Sumac	6	5 gal	L	10'Wx7'H
	Prunus pumila	Sand Cherry	35	5 gal	L	4'Wx6'H
GRASSES / CACTI						
	Dasylirion wheeleri	Sotol	17	5 gal	RW	4'Wx6'H
	Helictotrichon sempervirens 'Sapphire'	Blue Avena	188	1 gal	M	2'Wx4'H
	Hesperaloe parviflora	Red Yucca	21	5 gal	L	6'Wx4'H
	Muhlenbergia rigens	Deergrass	338	1 gal	L	4'Wx4'H
	Nolina microcarpa	Bear Grass	9	5 gal	RW	8'Wx5'H
	Yucca baccata	Broadleaf (Banana) Yucca	51	5 gal	RW	3'Wx18"H
	Yucca glauca	Narrow Leaf Yucca	83	5 gal	RW	4'Wx18"H
PERENNIALS						
	Achillea x 'Moonshine'	Moonshine Yarrow	32	1 gal	L	2'Wx1.5'H
	Mirabilis multiflora	Desert Four O'Clock	81	1 gal	L	4'Wx18"H
	Penstemon palmeri	Pink Wild Snapdragon	20	1 gal	L	24"Wx4'H
	Penstemon strictus	Rocky Mountain Penstemon	12	1 gal	L	36"Wx30"H

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STATE OF NEW MEXICO 11/10/2025 CLAUDIA MEYER HORN 371 REGISTERED LANDSCAPE ARCHITECT

REVISIONS

DATE	BY
11/10/2025	CITY REVIEW

DESIGN ENGINUITY

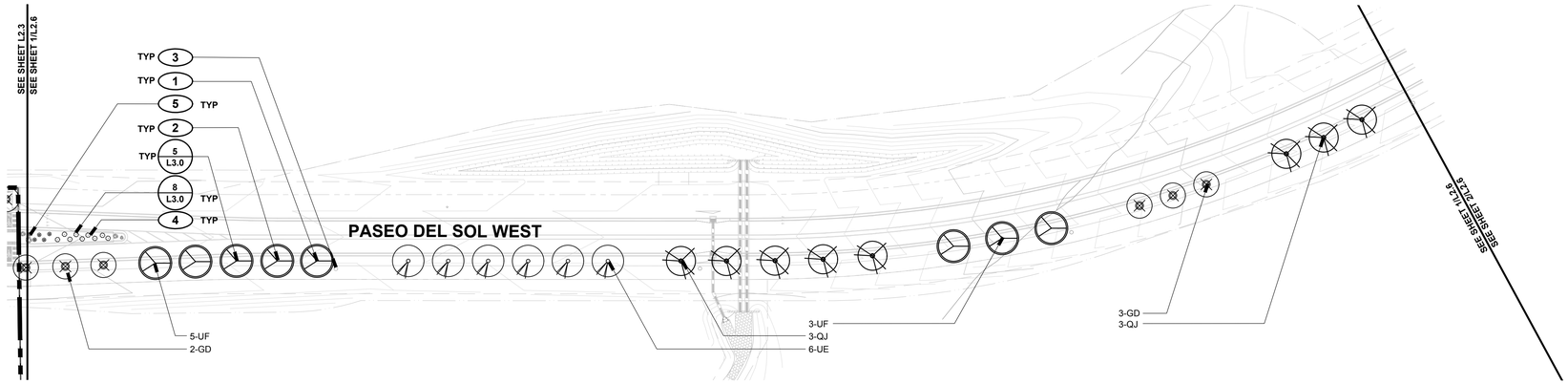
Santa Fe, New Mexico

(505) 984-9557

TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

PLANTING PLAN - ENLARGED AREAS

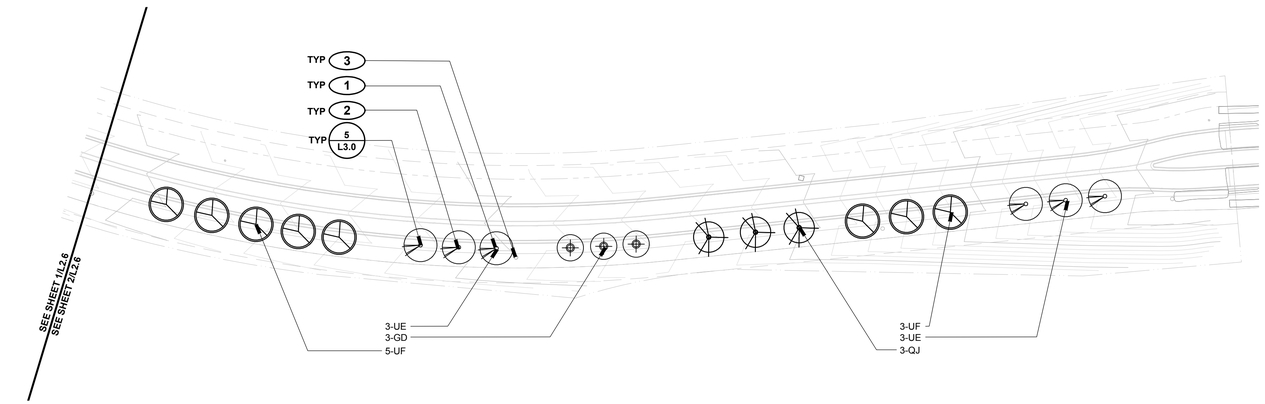
SCALE	DWG NO.	DATE
1"=30'		06/09/2025
P&DR CASE #		SHEET NO. L2.5



1 PASEO DEL SOL EAST - A

L2.6

SCALE:1"=50'-0"



2 PASEO DEL SOL EAST - B

L2.6

SCALE:1"=50'-0"

PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WATER USE	COMMENTS
TREES						
GD	Gymnocladus dioicus 'Morton'	Skinny Latte Kentucky Coffee Tree	8	2" cal. min	M	18'Wx50'H, narrow vase shape
QJ	Quercus macrocarpa 'JFS-KW3'	Urban Pinnacle Oak	11	2" cal. min	M	25'Wx55'H
UE	Ulmus propinqua 'Emerald Sunshine'	Elm 'Emerald Sunshine'	12	2.5"-3" cal.	M	25Wx30H, yellow fall
UF	Ulmus 'Frontier'	Frontier Elm	16	2.5"-3" cal.	M	25'Wx35'H, burgundy fall color
GRASSES / CACTI						
○	Muhlenbergia rigens	Deergrass	9	1 gal	L	
●	Yucca baccata	Broadleaf (Banana) Yucca	5	5 gal	RW	

PLANTING LEGEND

- PROPERTY BOUNDARY
- MATCHLINE
- EXISTING TREE
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- PROPOSED SHRUB / GRASS / PERENNIAL

PLANTING KEYED NOTES

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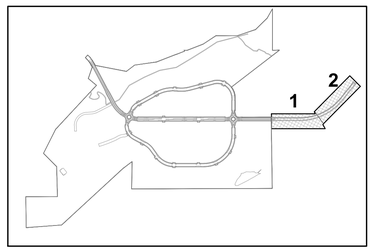
KEY MAP



SCALE: 1" = 50'-0"

0' 25' 50' 100' 150'

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STATE OF NEW MEXICO 11-10-2025 CLAUDIA MEYER HORN 371 REGISTERED LANDSCAPE ARCHITECT

REVISIONS

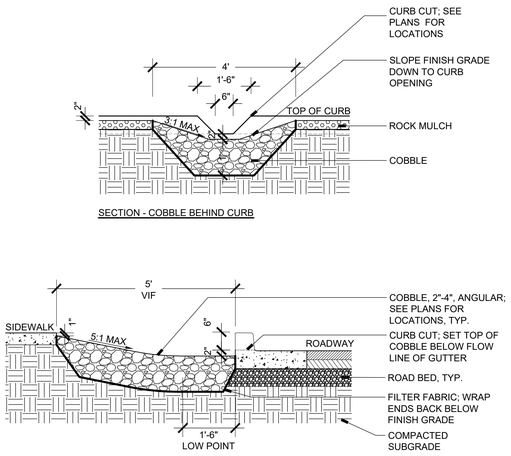
DATE	BY
11/10/2025	CITY REVIEW

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

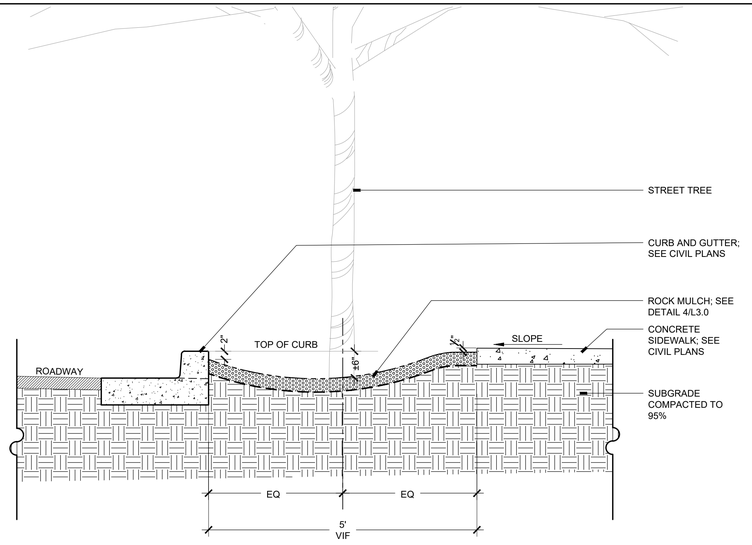
LANDSCAPE PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. L2.6



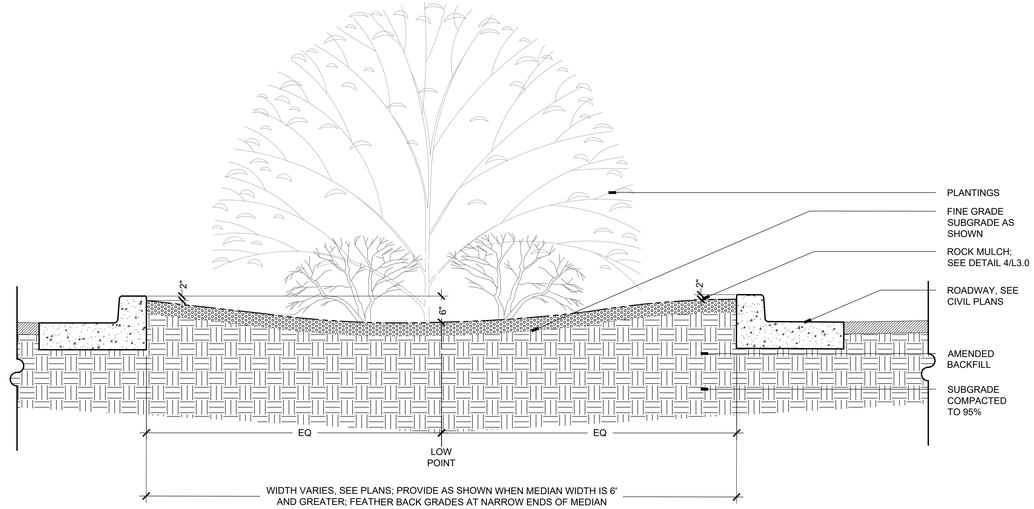
1 CURB CUT

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



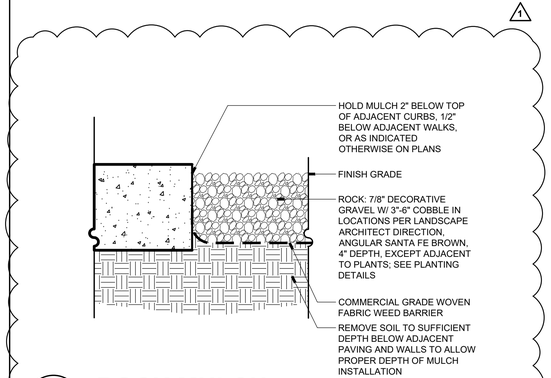
2 WATER HARVESTING PLANTING STRIP

SCALE: 3/4"=1'-0"



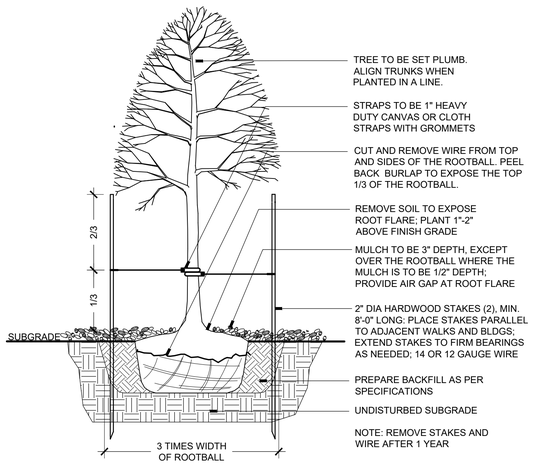
3 MEDIAN

SCALE: 3/4"=1'-0"



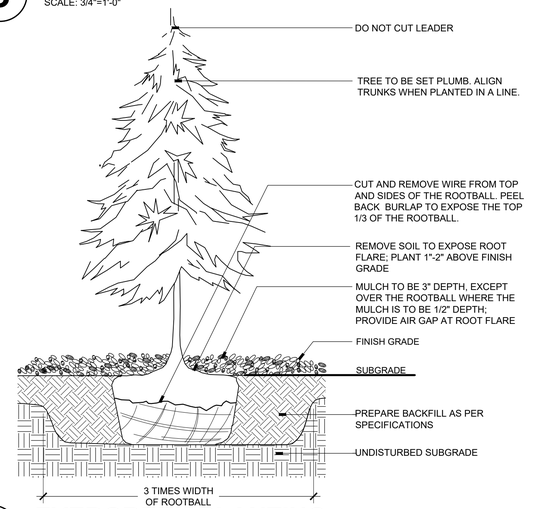
4 ROCK MULCH

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



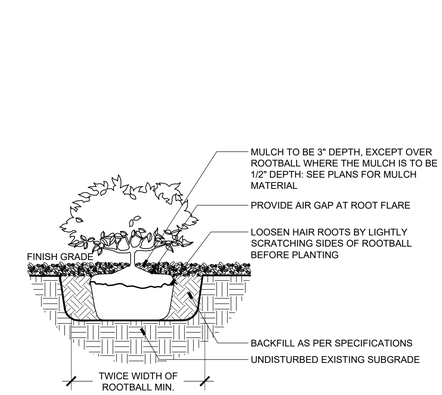
5 TREE PLANTING

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



6 EVERGREEN PLANTING

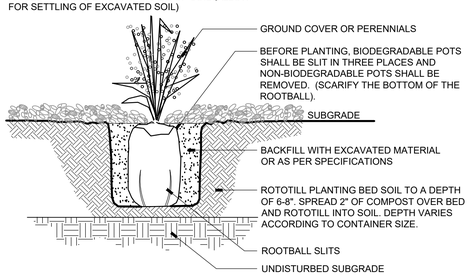
SCALE: 1/2"=1'-0"



7 SHRUB PLANTING

SCALE: 1"=1'-0"

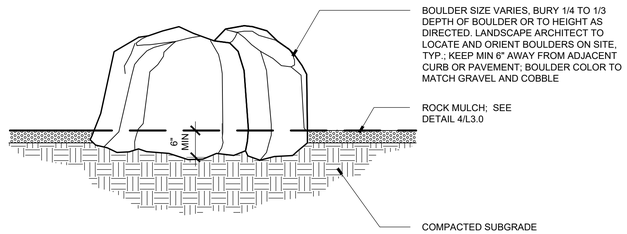
NOTES:
1. SET PLANTS SO THAT TOP OF ROOT SYSTEM IS RAISED 1" ABOVE EXISTING GRADE OF SOIL (ALLOW FOR SETTLING OF EXCAVATED SOIL)



8 PERENNIAL PLANTING

SCALE: "=1'-0"

BOULDER APPROX SIZE:
L 3' X 5' X 2.5'H
M 2' X 3.5' X 2.5'H
S 1.5' X 2.5' X 1.5'H



9 BOULDER

SCALE: "=1'-0"

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STATE OF NEW MEXICO
CLAUDIA MEYER HORN
371
REGISTERED LANDSCAPE ARCHITECT

REVISIONS	
DATE	BY
11/10/2025	CITY REVIEW
11/19/2025	CITY REVIEW

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9591

TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

DETAILS

SCALE	DWG NO.	DATE
		06/09/2025
P&DR CASE #		SHEET NO. L3.0

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HUNTER	I-20-12 WITH MPR25(25) (RED), MPR30 (30) (GREEN), MPR35 (30) MATCHED PRECIPITATION NOZZLES	HIGH-POP GEAR DRIVEN ROTOR	20
	HUNTER	HQ-44	QUICK COUPLING VALVE	3
A	MOTOROLA-IRRINET	IRRINET-M-AC- PED-RADIO	ELECTRIC CONTROLLER	1 & 15
W	HUNTER	RAIN CLIK	WEATHER SENSOR DEVICE	2
	FEBCO	825YA	RP BACKFLOW PREVENTER	10
	WATTS	223HP	PRESSURE REDUCING VALVE	17
N/S	HOT BOX	REFER TO DETAIL FOR REQUIREMENTS	BACKFLOW PREVENTER ENCLOSURE	11
N/S	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	VARIOUS
N/S	SPEARS	SCH 80 TRUE UNION BALL VAVLE	MANUAL DRAIN VALVE	5
		LINE SIZE - 2½" AND SMALLER	GATE VALVE	4
	HUNTER	IBV-101G-FS-AB W/DECODER	ELECTRIC CONTROL VALVE	16 & 22
	HUNTER	IBV-101G-FS W/DECODER	MASTER CONTROL VALVE	14 & 22
FS	MASTER METER	BRASS USG 1-GGP WATER W/ HEAD CONTACT AND REED SWITCH	MASTER METER	13& 22
		SCH 40 - 2½" & SMALLER	PVC MAINLINE	6
		TYPE K COPPER	HARD COPPER PIPE	10
		SCHEDULE 40	PVC SLEEVING	7
		SCHEDULE 40	PVC SLEEVING - ROADWAY CROSSINGS	7
		CL200	PVC PIPE	6
	TORO	3/4" BLUE STRIPE	DRIP SUPPLY PIPE.	12
	RAIN BIRD	XCZ-100-PRBR-COM W/DECODER	DRIP VALVE ASSEMBLY	8
	TORO	3/4" BLUE STRIPE	POLY DRIP TUBING -¾" MIN. WIDTH	12
			DRIP LINE BLOW-OUT STUB	9
N/S	RAIN BIRD	XBCV - XERI-BUG WITH CHECK VALVE	DRIP EMITTERS	12
N/S		EMT CONDUIT - SIZE PER WIRE COUNT	WIRE CONDUIT	1 & 10
(CT)	MOTOROLLA	SC DEC 1	2- WIRE SURGE PROTECTION	22
N/S	PAIGE	7072D - 14 AWG	2-WIRE DECODER CABLE	VARIOUS
N/S	MOTTECH	MDS-1001 SINGLE OUTPUT	2- WIRE STATION DECODER	8, 14, 16, 22
N/S	MOTTECH	MDS SENSOR SINGLEINPUT	2-WIRE SENSOR DECODER	13
	RAIN BIRD	RWS-BCG	TREE BUBBLERS - CANISTER TWO PER TREE	18 & 19
			CONTROLLER GROUNDING	15
M	BY OTHERS		WATER METER	N/A

CONTROLLER & STATION NO.
CONTROL VALVE SIZE

IRRIGATION CONSTRUCTION NOTES

1. DRAWINGS AND BASE INFORMATION – ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY DESIGN OFFICE. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.

2. SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE **88** PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. REFER TO POINT OF CONNECTION NOTES FOR REQUIRED PRESSURES FOR VERIFICATION.

3. IRRIGATION SYSTEM OPERATION INTENT – THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A THREE NIGHT PER WEEK, EIGHT HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.
   - TREES 24 GALLON PER WEEK PEAK SEASON
   - SHRUBS 4 GALLON PER WEEK PEAK SEASON
   - PERENNIALS 2 GALLON PER WEEK PEAK SEASON

4. EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL BE TAN. REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER. MAINLINE SUPPLY AND DRIP SUPPLY PIPING SHALL BE INSTALLED 5 FEET FROM BUILDING FOUNDATIONS. IRRIGATION PIPING IS DIAGRAMATIC.

5. SLEEVING – MOST SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS ARE EXISTING UNLESS LABELED "BORE", THESE SLEEVES ARE TO BE INSTALLED BY CONTRACTOR. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING.

SLEEVED PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE & (QUANTITY)
3/4" - 1-1/4" PIPING	2" PVC (1)
1-1/2" - 2-1/2" PIPING	4" PVC (1)
1-25 CONTROL WIRES	2" PVC (1)

6. DRIP IRRIGATION – REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.

7. UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.

8. PRODUCT SELECTION – CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE CONSULTANT AND/OR OWNER. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UNAPPROVED SUBSTITUTED EQUIPMENT AT HIS OWN COST IF SO DIRECTED BY THE CONSULTANT.

9. WATER BUDGETS AND PROJECTIONS - HYDROSYSTEMS-KDI HAS BASED THE IRRIGATION DESIGN AND THE ASSOCIATED PROJECTED WATER USE UPON SUCH FACTORS AS CITY OR WATER DISTRICT IMPOSED REQUIREMENTS, PUBLISHED PLANT SPECIES WATER NEEDS, SELECTED IRRIGATION METHOD EFFICIENCIES AS REPORTED BY INDEPENDENT TESTING FACILITIES, HISTORICAL WEATHER DATA FOR THE PROJECT LOCATION, AND PROPER MAINTENANCE PROCEDURES. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE ACTUAL WATER USAGE VARIATION THAT IS A RESULT OF FIELD MODIFICATIONS TO THE SYSTEM NOT MATCHING CONSTRUCTION DOCUMENTS, IMPROPER MAINTENANCE, WASTE DUE TO SYSTEM DAMAGE OR VANDALISM, OR WEATHER CONDITIONS THAT DEVIATE FROM PUBLISHED 30 YEAR HISTORICAL AVERAGES.

10. PRESSURE TESTING - CONDUCT MAINLINE TEST IN PRESENCE OF CONSULTANT. ARRANGE FOR PRESENCE OF CONSULTANT 48 HOURS IN ADVANCE OF TESTING. SUPPLY FORCE PUMP AND ALL OTHER TEST EQUIPMENT. COMPRESSED AIR SHALL NOT BE USED FOR PRESSURE TESTING SYSTEM.
    - 10.1 AFTER BACKFILLING, AND INSTALLATION OF ALL CONTROL VALVES, FILL PRESSURE SUPPLY LINE WITH WATER, AND PRESSURIZE TO 40 PSI OVER THE DESIGNATED STATIC PRESSURE OR 120 PSI, WHICHEVER IS GREATER, FOR A PERIOD OF 2 HOURS.
    - 10.2 LEAKAGE, PRESSURE LOSS - TEST IS ACCEPTABLE IF NO LOSS OF PRESSURE IS EVIDENT DURING THE TEST PERIOD.
    - 10.3 LEAKS - DETECT AND REPAIR LEAKS.
    - 10.4 RETEST SYSTEM UNTIL TEST PRESSURE CAN BE MAINTAINED FOR DURATION OF TEST.
    - 10.5 BEFORE FINAL ACCEPTANCE, PRESSURE SUPPLY LINE SHALL REMAIN UNDER PRESSURE FOR A PERIOD OF 48 HOURS.

11. CONTRACTOR SHALL COORDINATE WITH THE CITY OF SANTA FE FOR ANY ADDITIONAL REQUIREMENTS REQUIRED FOR THE NEW IRRINET CONTROLLERS TO OPERATE WITH THE CITY IRRIGATION CENTRAL CONTROL NETWORK.

12. 2-WIRE SYSTEM NOTES - CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS AND STANDARDS.
    - 12.1 CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE DECODER CABLE (SEE SCHEDULE FOR SPECIFIC 2-WIRE CABLE).
    - 12.2 ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).
    - 12.3 ONLY USE SENSOR DECODER FOR FLOW SENSOR (SEE SCHEDULE FOR SPECIFIC MODEL) IF INDICATED ON PLANS.
    - 12.4 LOOP 5' OF 2-WIRE DECODER CABLE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE. LOOP 2' OF 2-WIRE DECODER CABLE AS AN EXPANSION LOOP AT ALL CHANGES OF DIRECTION.
    - 12.5 USE ONLY 3M DBR-6 WATERPROOF CONNECTORS ON ALL WIRE SPLICES AND ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10" ROUND VALVE BOX FOR WIRE SPLICES.
    - 12.6 INSTALL SURGE PROTECTOR RODS OR PLATES 8 LF. PERPENDICULARLY FROM VALVES, DECODERS, AND COMMUNICATION WIRE. WHERE 8 LF IS NOT AVAILABLE, REFER TO ASIC GUIDELINES FOR PLATE LAYOUT.
    - 12.7 GROUND ALL DECODERS AND DECODER WIRE A MINIMUM OF EVERY 500' OF WIRE OR EVERY 10TH.
    - 12.8 LOOP EXTRA 10' OF 2-WIRE DECODER CABLE INTO A VALVE BOX AT PHASING LINES FOR FUTURE CONNECTION (IF INDICATED ON PLANS).

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DIRECTORY

IRRIGATION SCHEDULE	IR0.1
IRRIGATION NOTES	IR0.1
IRRIGATION PLANS	IR1.1-IR1.11
IRRIGATION DETAILS	IR2.1-IR2.3

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1	11/19/2025	DRT

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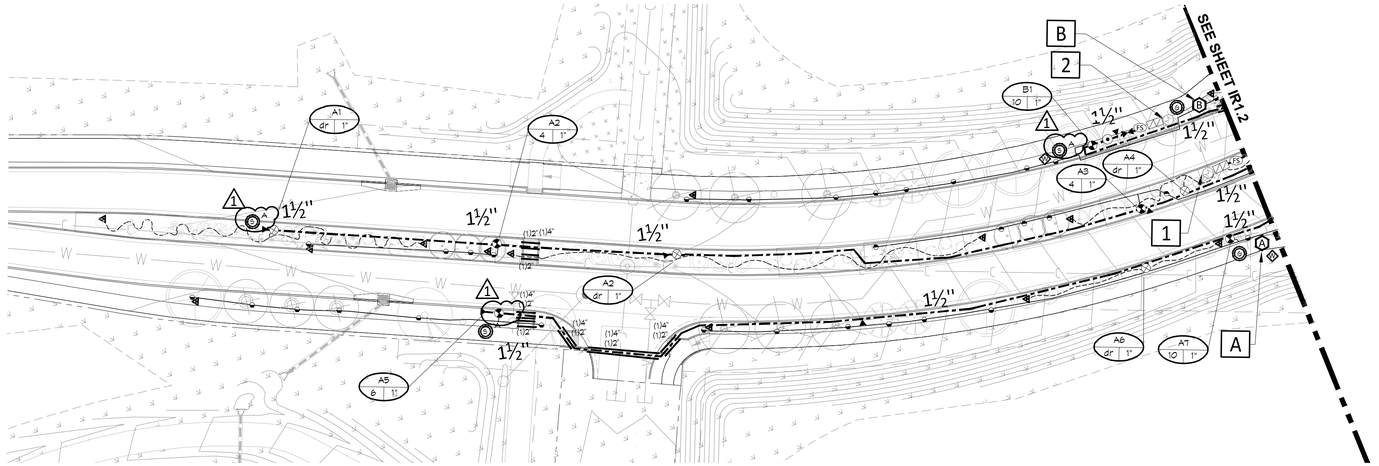
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

IRRIGATION SCHEDULE

SCALE	DWG NO.	DATE
NTS		06/09/2025
P&DR CASE # ----		SHEET NO. IR0.1



1 IR1.1 PASEO DEL SOL WEST

SCALE:

0 15' 30' 60'

NORTH SCALE: 1"=30'

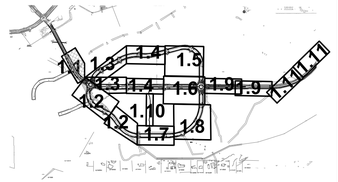
1 2 POINT OF CONNECTIONS - 1"

PEAK FLOW REQUIREMENT: 18 GPM. REQUIRED STATIC PRESSURE: 75 PSI MIN (#1)85 PSI MIN (#2) CONTRACTOR SHALL TIE ONTO 1" COPPER STUB-OUT DOWNSTREAM OF METER PIT AT 48" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS RE=CIVIL. CONNECT TO STUB AND EXTEND 1" TYPE K SOFT COPPER AT 48" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE LINE SIZE GATE VALVE, CITY APPROVED AUTOMATIC DRAIN VALVE (PER CODE 14.161), ONE 1" REDUCED PRESSURE BACKFLOW PREVENTER AND PROTECTIVE HOT BOX ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 1" FLOW SENSOR, ONE GATE VALVE, ONE QUICK COUPLING VALVE, ONE 1" MASTER VALVE, AND EXTEND PVC MAINLINE AS SHOWN. CONNECT FLOW SENSOR AND MASTER VALVE TO ASSOCIATED CONTROLLER VIA TWO-WIRE COMMUNICATION CABLE PER MANUFACTURER'S REQUIREMENTS AND DECODERS. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATE 120 VOLT AC POWER TO HOT BOX. INSTALL WIRE IN ELECTRICAL CONDUIT AND INSTALL ONE WEATHER NEMA 4 RATED GFCI PROTECTED DUPLEX OUTLET FOR HEAT TAPE. 1

A B CONTROLLER LOCATIONS

PEDESTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL, STATION COUNT PER CONTROLLER DATA SCHEDULE). REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS TO BE COORDINATED BY CONTRACTOR WITHIN THE AREA SERVED. COORDINATE THE ELECTRICAL CONNECTION TO CONTROLLER WITH ELECTRICAL WORK. ELECTRICAL WIRE/CONDUIT AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. MASTER VALVE AND FLOW SENSING IS BY 2-WIRE CONNECTION. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE WEATHER SENSOR ON POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER SENSOR RECEIVER ON EXTERNAL WALL. CONNECT SENSOR RECEIVER WIRES TO IRRIGATION CONTROLLER SENSOR PORT THROUGH CONDUIT. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. 1

KEY MAP



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TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

IRRIGATION PLAN

SCALE	DWG NO.	DATE
AS SHOWN		06/09/2025
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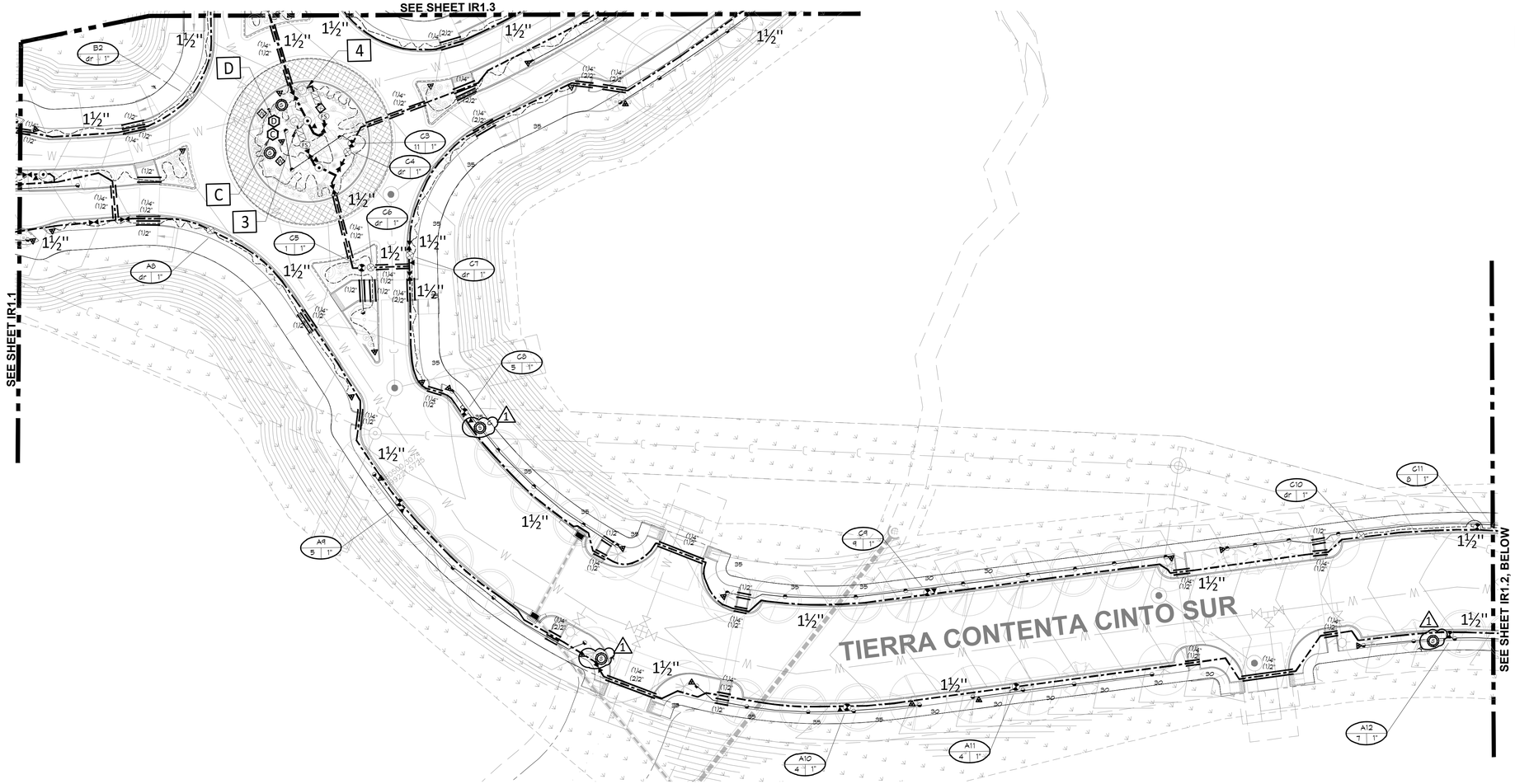
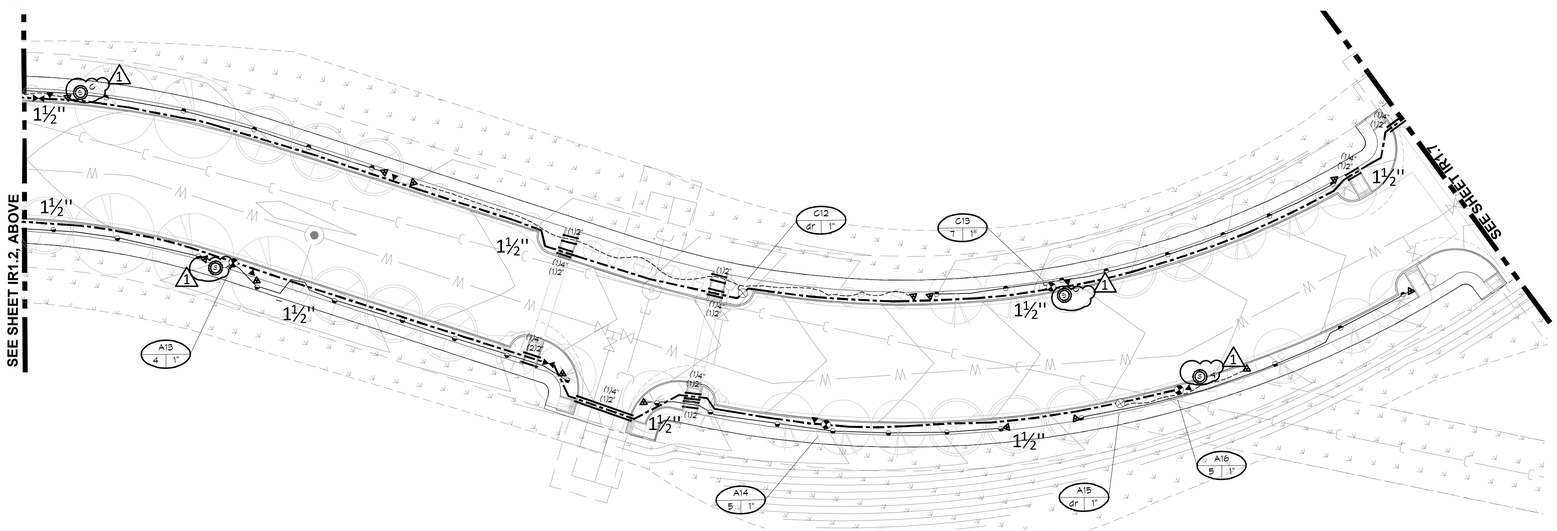


1 VICTORIA LOOP - SOUTHWEST & WEST CUL-DE-SAC

IR1.2

SCALE:1"=50'-0"



2 VICTORIA LOOP - SOUTHWEST

IR1.2

SCALE:

3 POINT OF CONNECTION - 1-1/2"

PEAK FLOW REQUIREMENT: 38 GPM, REQUIRED STATIC PRESSURE: 78 PSI MIN.

1 CONTRACTOR SHALL TIE ONTO 1-1/2" COPPER STUB-OUT DOWNSTREAM OF METER PIT AT 48" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS RE=CIVIL. CONNECT TO STUB AND EXTEND 1-1/2" TYPE K SOFT COPPER AT 48" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE LINE SIZE GATE VALVE, CITY APPROVED AUTOMATIC DRAIN VALVE (PER CODE 14.161), ONE 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER WITH PRESSURE REDUCING VALVE AND PROTECTIVE HOT BOX ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 1-1/2" FLOW SENSOR, ONE 1-1/2" MASTER VALVE, ONE QUICK COUPLING VALVE, ONE GATE VALVE AND EXTEND PVC MAINLINE AS SHOWN. SET PRESSURE REDUCING VALVE TO 65 PSI. CONNECT FLOW SENSOR AND MASTER VALVE TO ASSOCIATED CONTROLLER VIA TWO-WIRE COMMUNICATION CABLE, MASTER VALVE DECODER AND FLOW SENSOR DECODER PER MANUFACTURER'S REQUIREMENTS. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATE 120 VOLT AC POWER TO HOT BOX. INSTALL WIRE IN ELECTRICAL CONDUIT AND INSTALL ONE WEATHER NEMA 4 RATED GFCI PROTECTED DUPLEX OUTLET FOR HEAT TAPE.

4 POINT OF CONNECTION - 1"

PEAK FLOW REQUIREMENT: 17 GPM, REQUIRED STATIC PRESSURE: 71 PSI MIN.

1 CONTRACTOR SHALL TIE ONTO 1" COPPER STUB-OUT DOWNSTREAM OF METER PIT AT 48" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS RE=CIVIL. CONNECT TO STUB AND EXTEND 1" TYPE K SOFT COPPER AT 48" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE LINE SIZE GATE VALVE, CITY APPROVED AUTOMATIC DRAIN VALVE (PER CODE 14.161), ONE 1" REDUCED PRESSURE BACKFLOW PREVENTER AND PROTECTIVE HOT BOX ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 1" FLOW SENSOR, ONE GATE VALVE, ONE QUICK COUPLING VALVE, ONE 1" MASTER VALVE, AND EXTEND PVC MAINLINE AS SHOWN. CONNECT FLOW SENSOR AND MASTER VALVE TO ASSOCIATED CONTROLLER VIA TWO-WIRE COMMUNICATION CABLE PER MANUFACTURER'S REQUIREMENTS AND DECODERS. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATE 120 VOLT AC POWER TO HOT BOX. INSTALL WIRE IN ELECTRICAL CONDUIT AND INSTALL ONE WEATHER NEMA 4 RATED GFCI PROTECTED DUPLEX OUTLET FOR HEAT TAPE.

C CONTROLLER LOCATIONS

D

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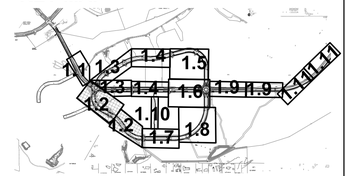
NORTH

0 15' 30' 60'

SCALE: 1"=30'

KEY MAP



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TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

IRRIGATION PLAN

SCALE	DWG NO.	DATE
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P&DR CASE # ----		SHEET NO. IR1.2

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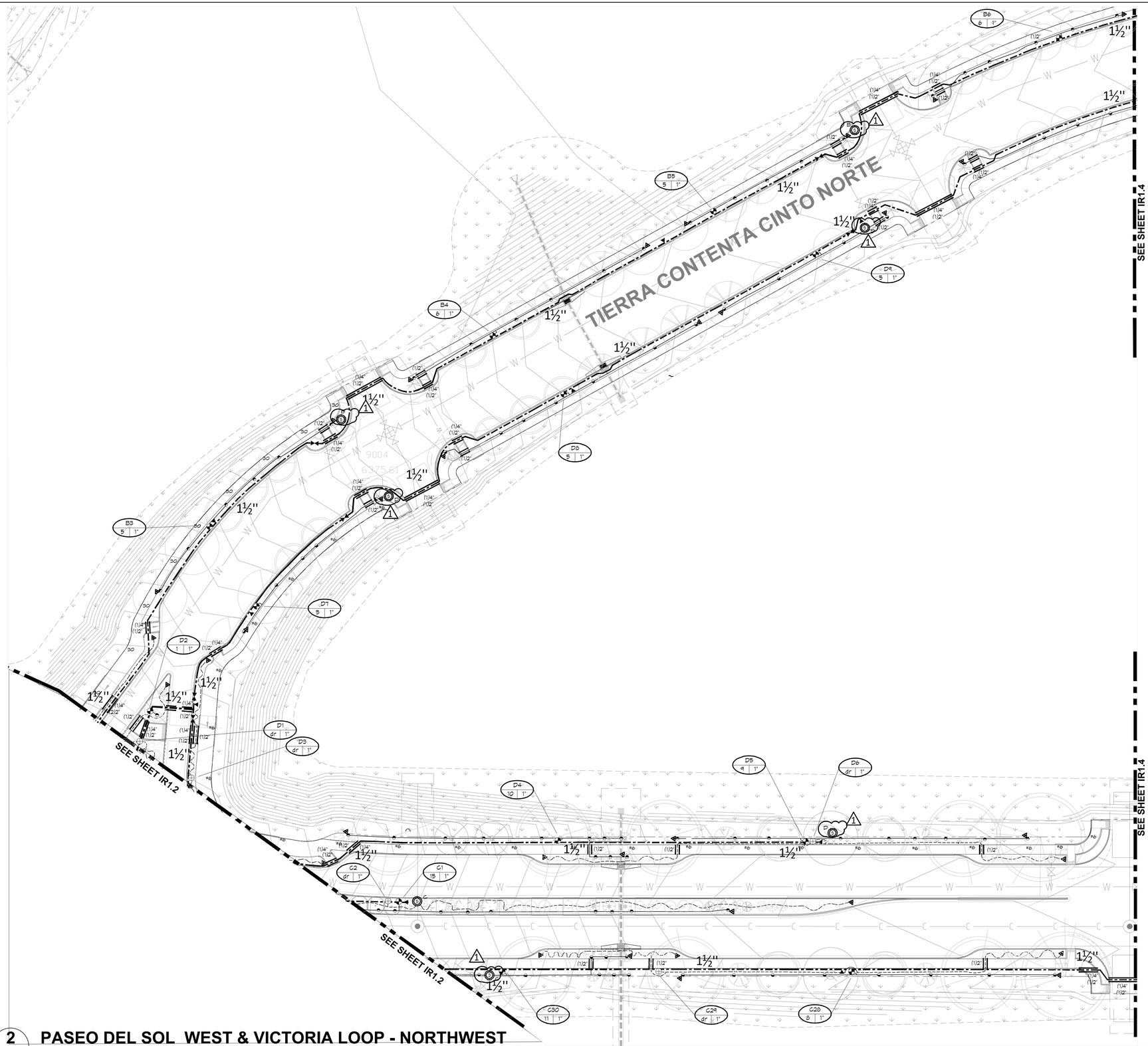

2 PASEO DEL SOL WEST & VICTORIA LOOP - NORTHWEST

IR1.2

SCALE:

NORTH

0 15' 30' 60'

SCALE: 1"=30'

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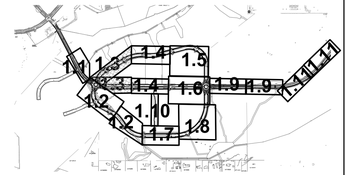

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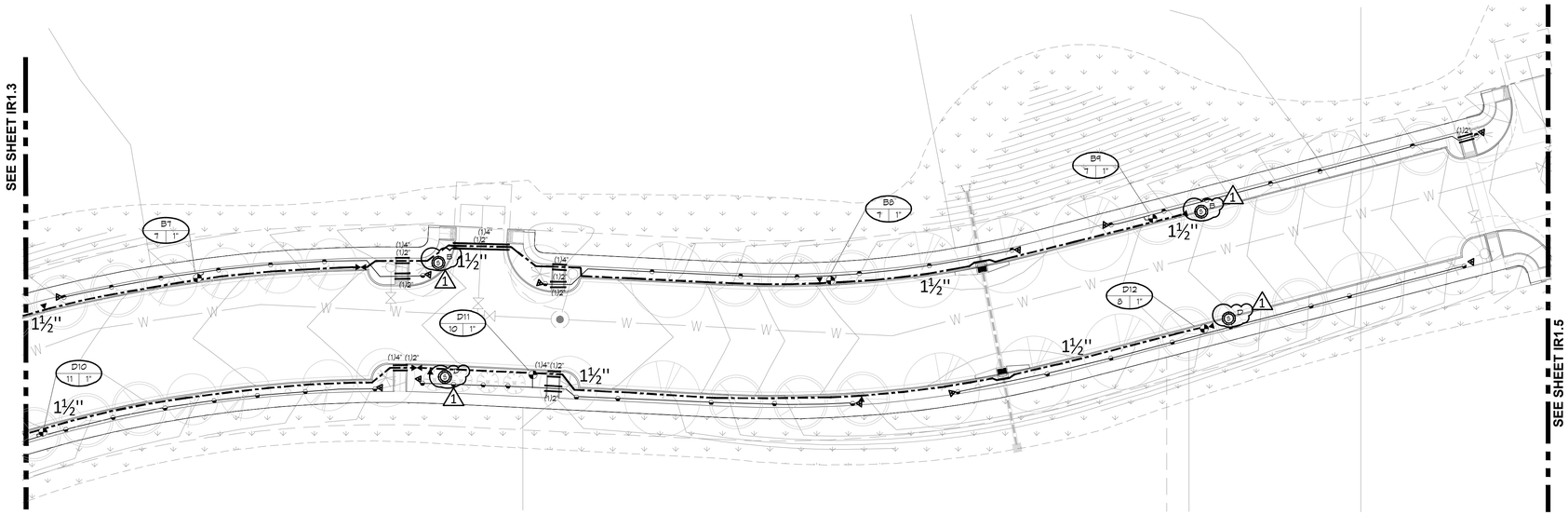
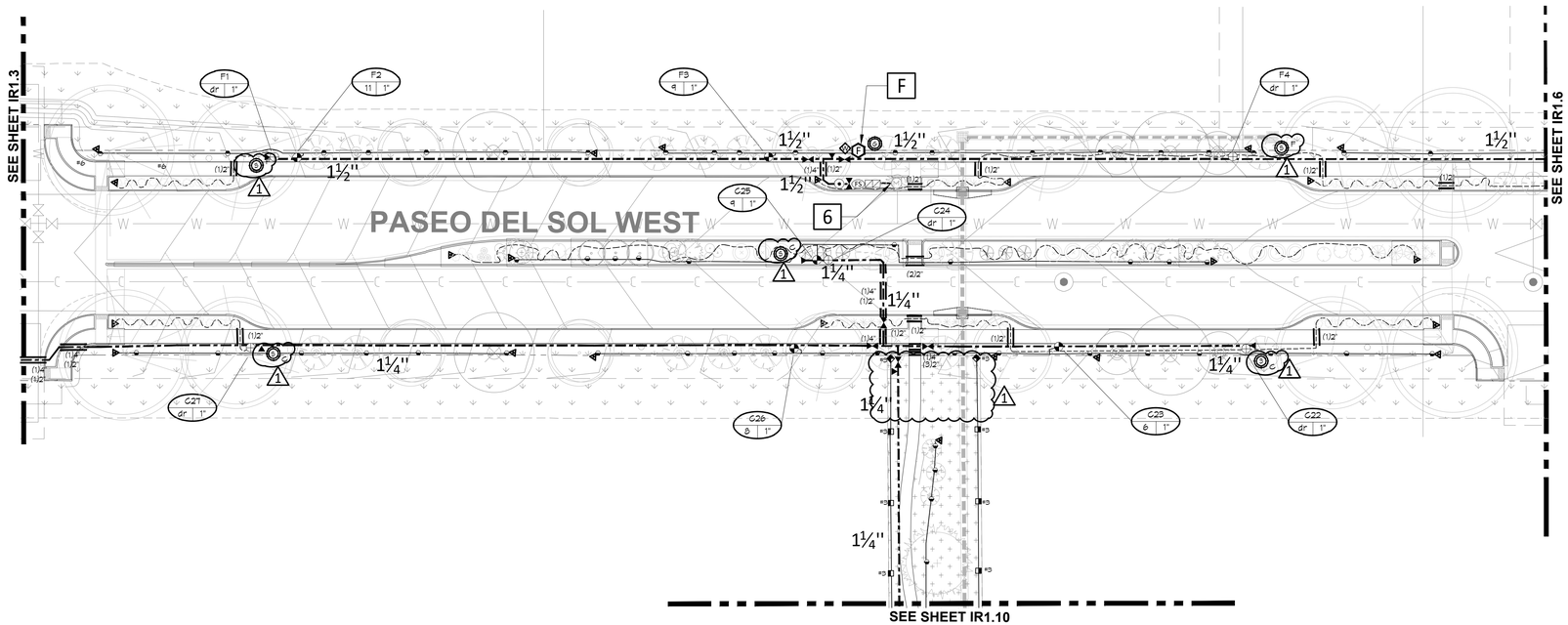


1 VICTORIA LOOP - NORTH
IR14

SCALE:



2 PASEO DEL SOL
IR1.4

SCALE:

6 POINT OF CONNECTION - 1"

PEAK FLOW REQUIREMENT: 17 GPM, REQUIRED STATIC PRESSURE: 74 PSI MIN

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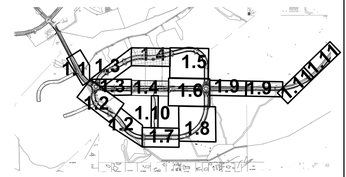
KEY MAP



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1 11/19/2025	DRT

NORTH

0 15' 30' 60'

SCALE: 1"=30'

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TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

IRRIGATION PLAN

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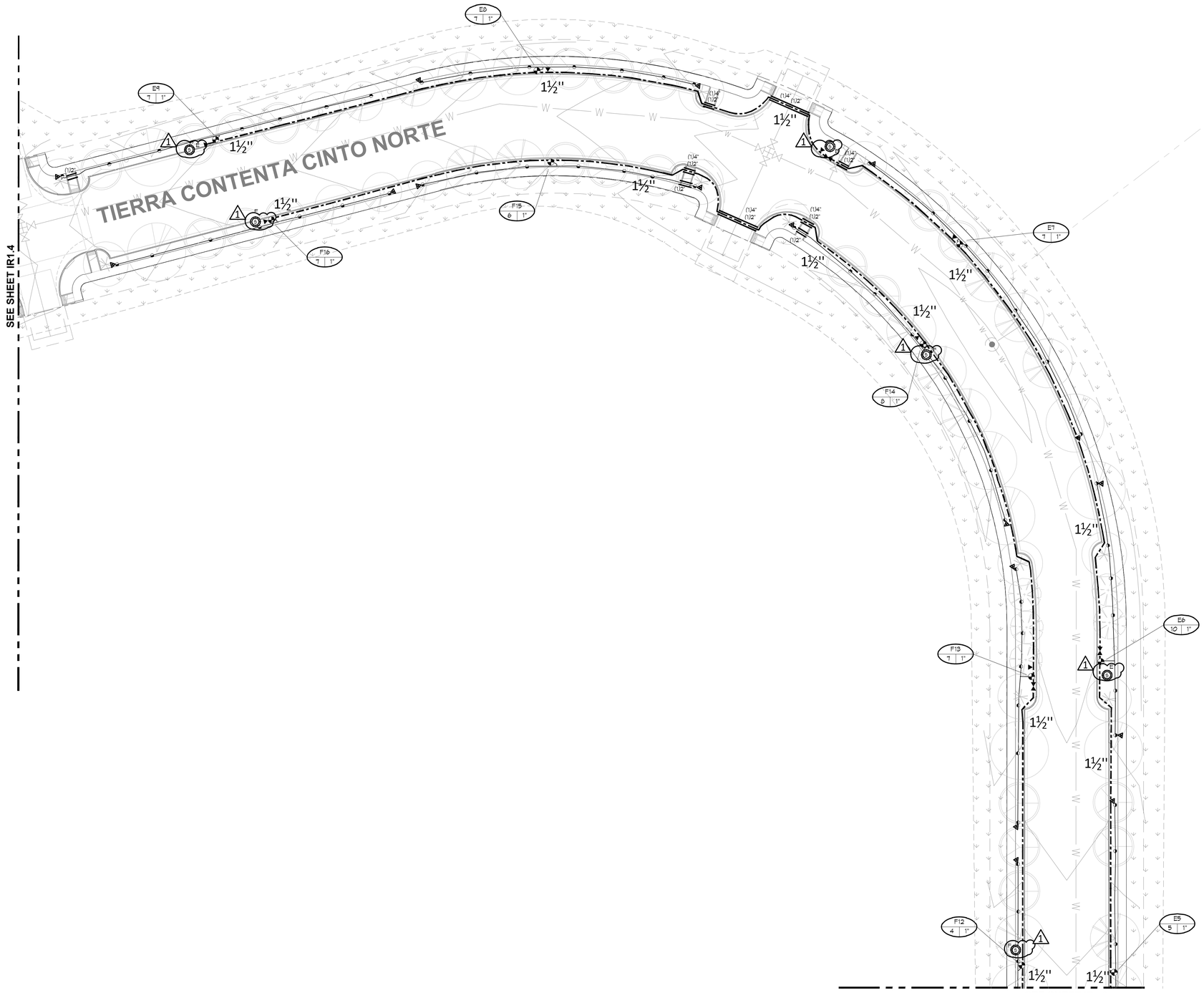
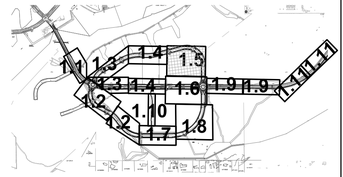


KEY MAP



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o: 303.980.5327 www.hydrosystemskdi.com

THOMAS BEALL
Certified Irrigation Designer
CID
32085

REVISIONS	
DATE	BY
11/10/2025	CITY REVIEW
11/19/2025	DRT

1

NORTH

0 15' 30' 60'

SCALE: 1"=30'

811
Know what's below.
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DESIGN ENGINUITY
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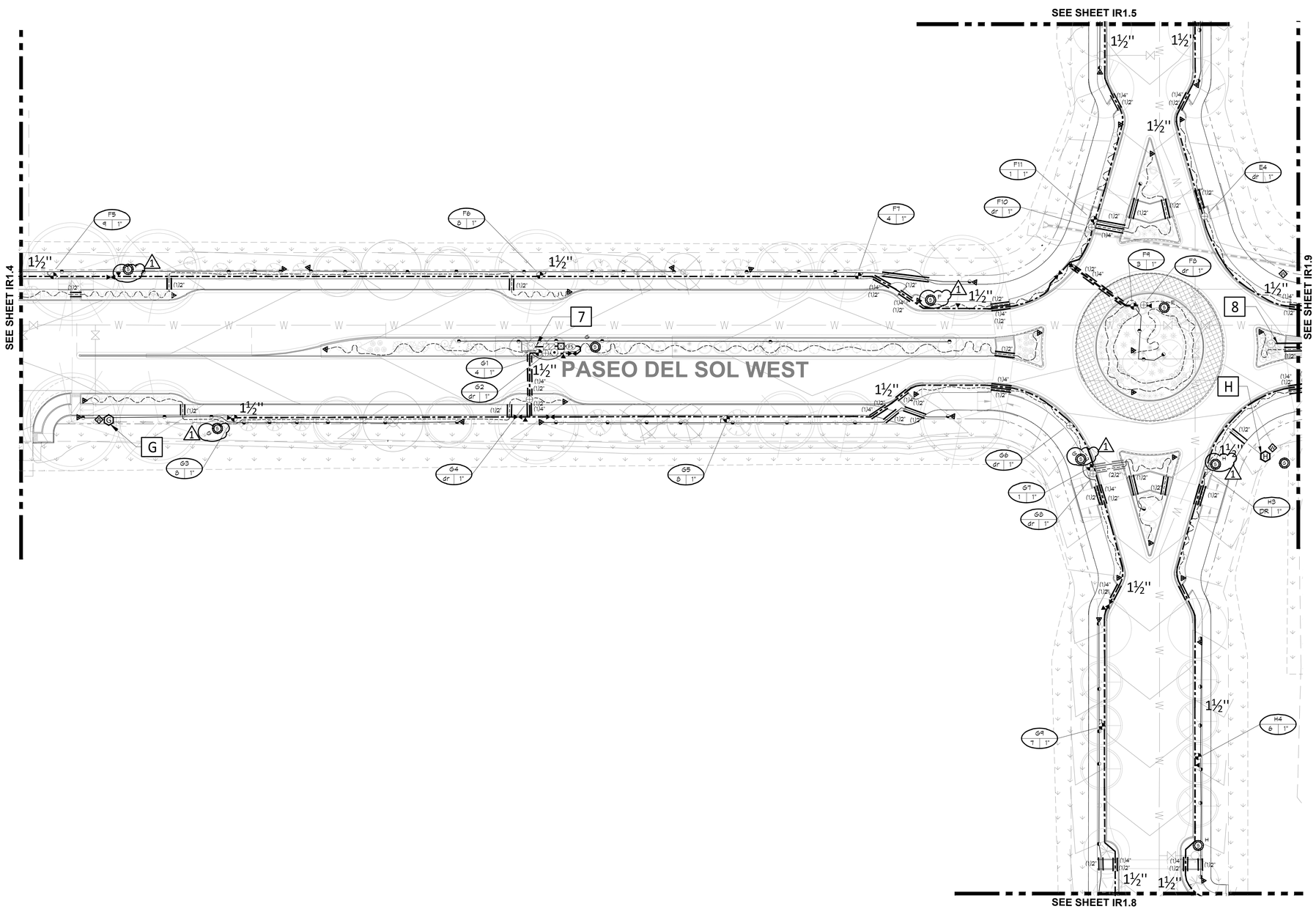
(505) 984-3557

TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

IRRIGATION PLAN

SCALE	DWG NO.	DATE
AS SHOWN		06/09/2025
P&DR CASE # ----		SHEET NO. IR1.5

1 IR14
VICTORIA LOOP - NORTHEAST
SCALE:



7 POINT OF CONNECTIONS - 1"

8 PEAK FLOW REQUIREMENT: 16 GPM (#7) 18 GPM (#8). REQUIRED STATIC PRESSURE: (#7) 70 PSI MIN. (#8) 80psi

1 CONTRACTOR SHALL TIE ONTO 1" COPPER STUB-OUT DOWNSTREAM OF METER PIT AT 48" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS RE-CIVIL. CONNECT TO STUB AND EXTEND 1" TYPE K SOFT COPPER AT 48" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE LINE SIZE GATE VALVE, CITY APPROVED AUTOMATIC DRAIN VALVE (PER CODE 14.161), ONE 1" REDUCED PRESSURE BACKFLOW PREVENTER AND PROTECTIVE HOT BOX ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 1" FLOW SENSOR, ONE GATE VALVE, ONE QUICK COUPLING VALVE, ONE 1" MASTER VALVE, AND EXTEND PVC MAINLINE AS SHOWN. CONNECT FLOW SENSOR AND MASTER VALVE TO ASSOCIATED CONTROLLER VIA TWO-WIRE COMMUNICATION CABLE PER MANUFACTURER'S REQUIREMENTS AND DECODERS. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATE 120 VOLT AC POWER TO HOT BOX. INSTALL WIRE IN ELECTRICAL CONDUIT AND INSTALL ONE WEATHER NEMA 4 RATED GFCI PROTECTED DUPLEX OUTLET FOR HEAT TAPE.

G CONTROLLER LOCATIONS

H PEDESTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL, STATION COUNT PER CONTROLLER DATA SCHEDULE), REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS TO BE COORDINATED BY CONTRACTOR WITHIN THE AREA SERVED. COORDINATE THE ELECTRICAL CONNECTION TO CONTROLLER WITH ELECTRICAL WORK. ELECTRICAL WIRE/CONDUIT AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. MASTER VALVE AND FLOW SENSING IS BY 2-WIRE CONNECTION. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE WEATHER SENSOR ON POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER SENSOR RECEIVER ON EXTERNAL WALL. CONNECT SENSOR RECEIVER WIRES TO IRRIGATION CONTROLLER SENSOR PORT THROUGH CONDUIT. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

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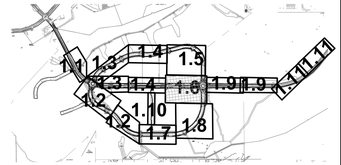
KEY MAP



THOMAS BEALL Certified Irrigation Designer CID 32085

REVISIONS

	DATE	BY
1	11/10/2025	CITY REVIEW
1	11/19/2025	DRT

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3557

TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

IRRIGATION PLAN

SCALE	DWG NO.	DATE
AS SHOWN		06/09/2025
P&DR CASE # ----		SHEET NO. IR1.6

1 IR1.6 **PASEO DEL SOL EAST CUL-DU-SAC**

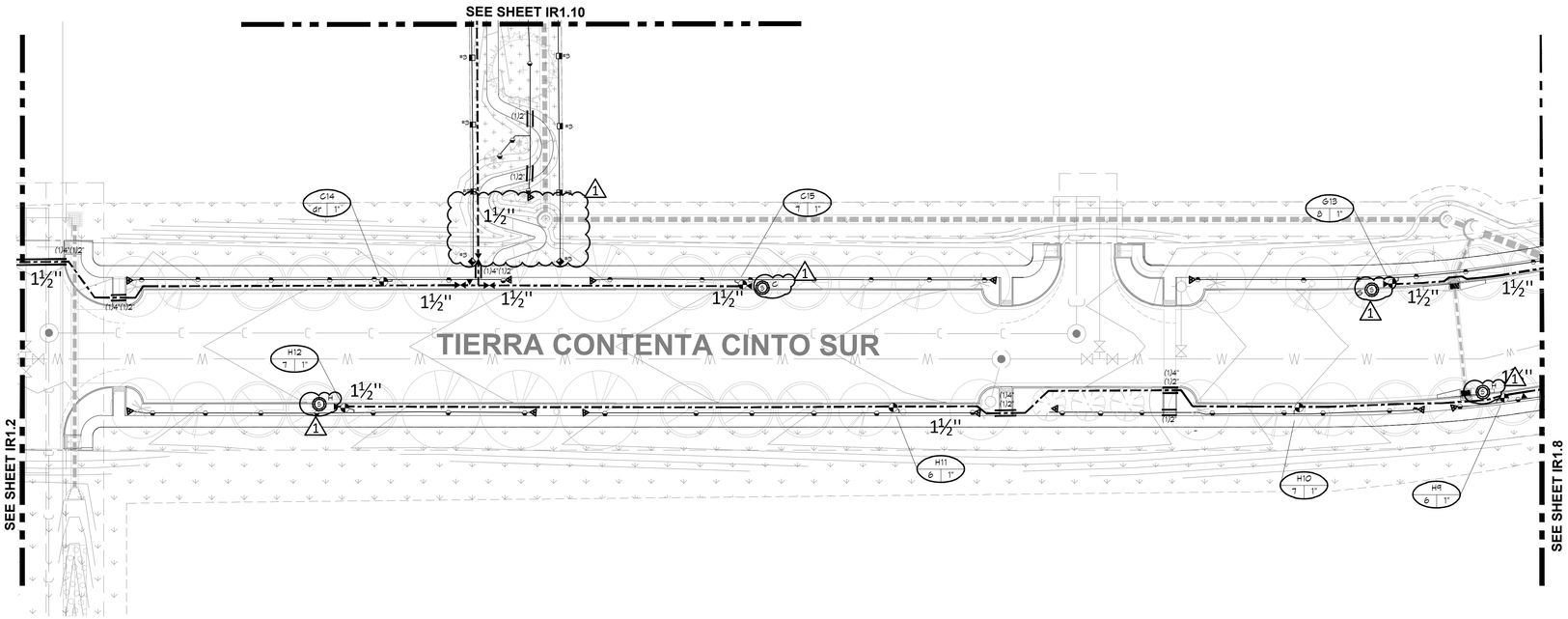
SCALE:

NORTH

0 15' 30' 60'

SCALE: 1"=30'

811 Know what's below. Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



1 VICTORIA LOOP - SOUTHCENTRAL

IR1.7

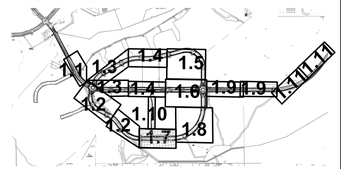
SCALE:

NORTH

0 15' 30' 60'

SCALE: 1"=30'

KEY MAP



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Santa Fe, New Mexico
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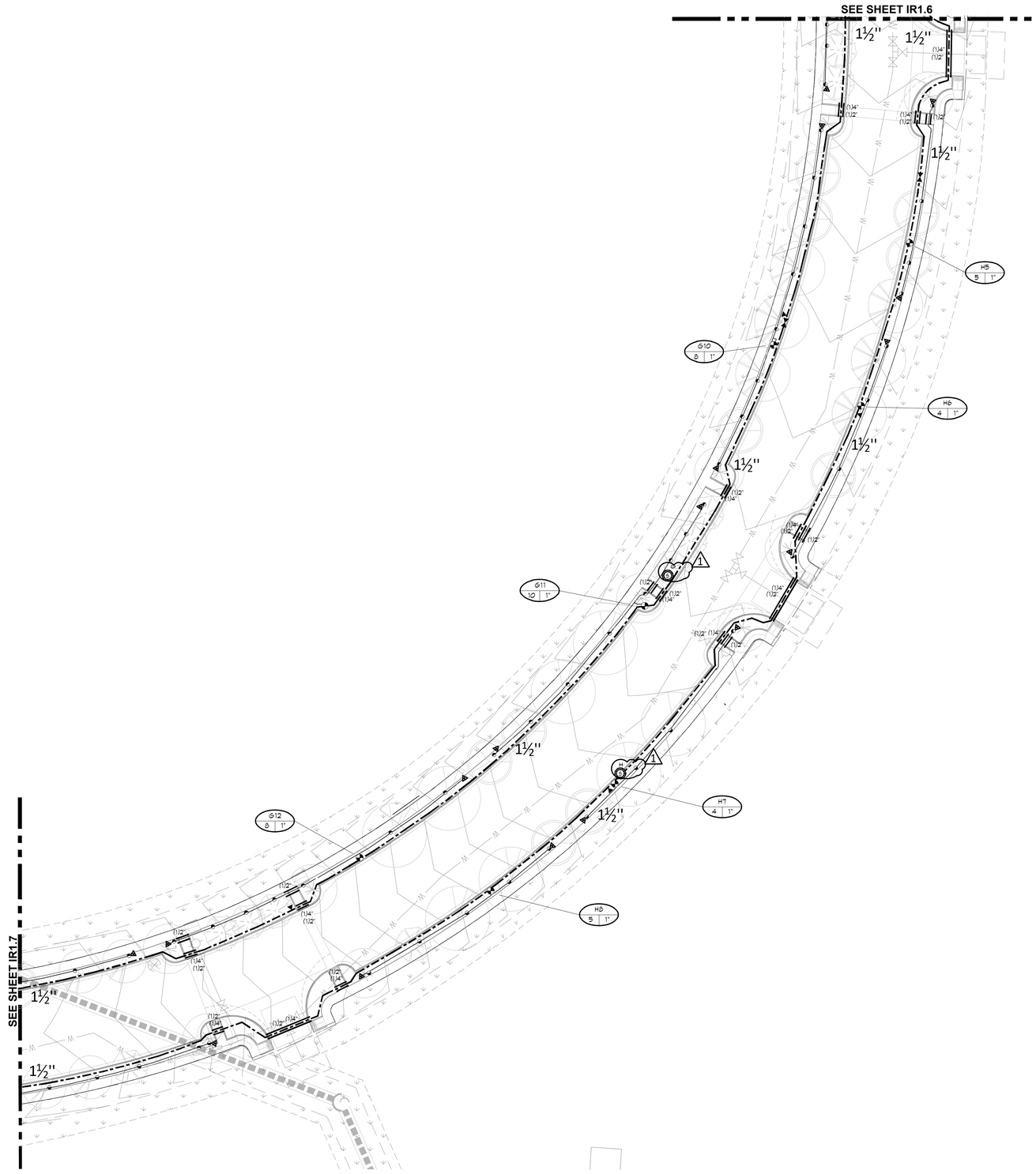
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

IRRIGATION PLAN

SCALE	DWG NO.	DATE
AS SHOWN		06/09/2025
P&DR CASE # ----		SHEET NO. IR1.7



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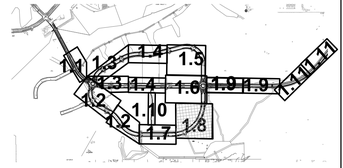
KEY MAP



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1 IR1.8 **VICTORIA LOOP - NORTH**
SCALE:

NORTH

0 15' 30' 60'
SCALE: 1"=30'

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CID
Irrigation Association
32085

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	11/10/2025	CITY REVIEW
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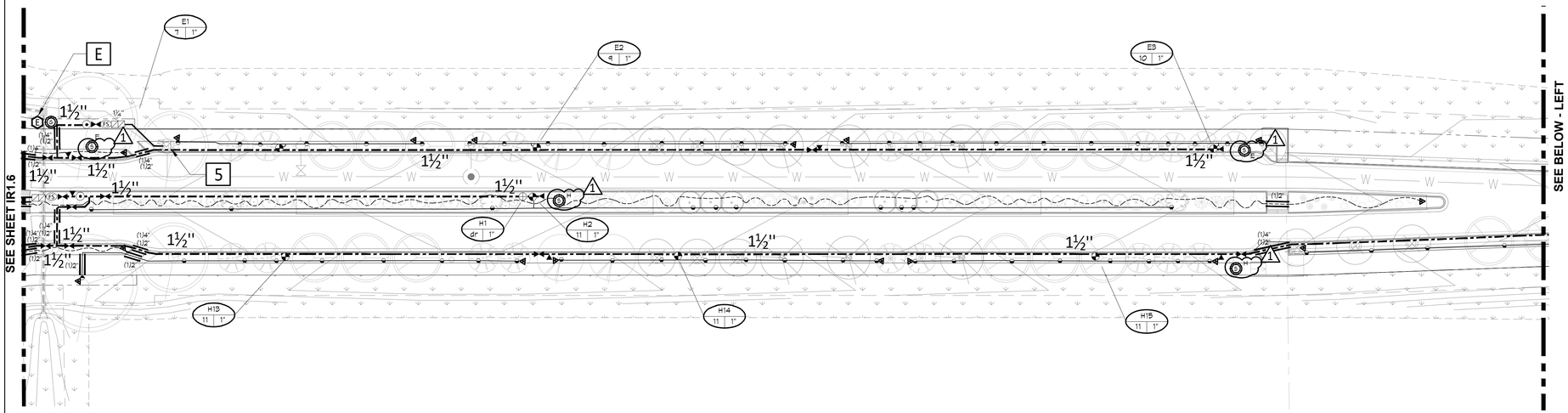
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

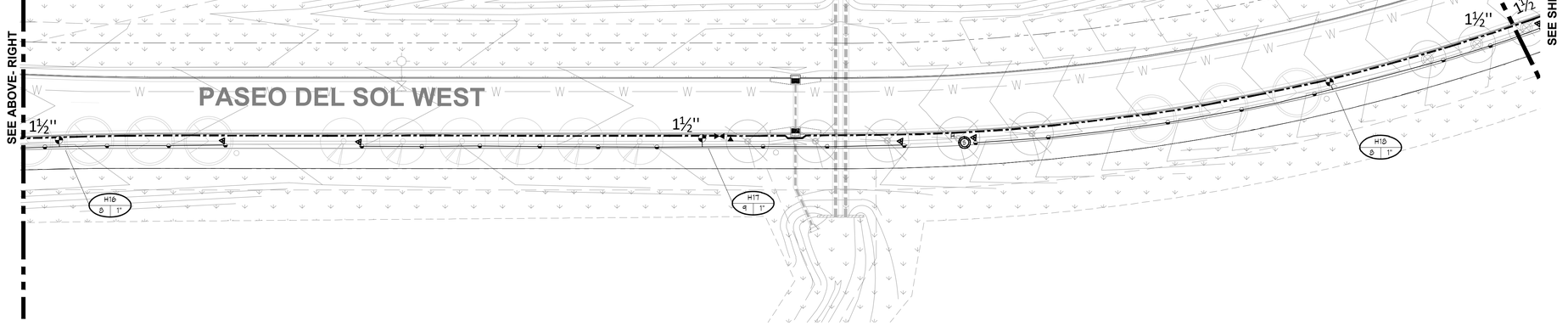
IRRIGATION PLAN

SCALE	DWG NO.	DATE
AS SHOWN		06/09/2025
P&DR CASE # ----		SHEET NO. IR1.8



1 IR1.9 PASEO DEL SOL - EAST END

SCALE:



2 IR1.9 PASEO DEL SOL - EAST END

SCALE:

5 POINT OF CONNECTION- 1"

~~PEAK FLOW REQUIREMENT: 17 GPM, REQUIRED STATIC PRESSURE: 74 PSI AWN~~

CONTRACTOR SHALL TIE ONTO 1" COPPER STUB-OUT DOWNSTREAM OF METER PIT AT 48" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS RE:CIVIL. CONNECT TO STUB AND EXTEND 1" TYPE K SOFT COPPER AT 48" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE LINE SIZE GATE VALVE, CITY APPROVED AUTOMATIC DRAIN VALVE (PER CODE 14.161), ONE 1" REDUCED PRESSURE BACKFLOW PREVENTER AND PROTECTIVE HOT BOX ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 1" FLOW SENSOR, ONE GATE VALVE, ONE QUICK COUPLING VALVE, ONE 1" MASTER VALVE, AND EXTEND PVC MAINLINE AS SHOWN. CONNECT FLOW SENSOR AND MASTER VALVE TO ASSOCIATED CONTROLLER VIA TWO-WIRE COMMUNICATION CABLE PER MANUFACTURER'S REQUIREMENTS AND DECODERS. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATE 120 VOLT AC POWER TO HOT BOX. INSTALL WIRE IN ELECTRICAL CONDUIT AND INSTALL ONE WEATHER NEMA 4 RATED GFCI PROTECTED DUPLEX OUTLET FOR HEAT TAPE.

1

E CONTROLLER LOCATION

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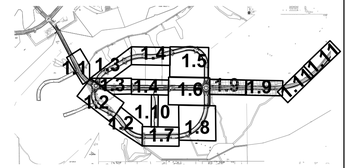
KEY MAP



Know what's below.
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NORTH

0 15' 30' 60'
SCALE: 1"=30'

THOMAS BEAL
Certified Irrigation Designer
CID
32085

REVISIONS

	DATE	BY
1	11/10/2025	CITY REVIEW
1	11/19/2025	DRT

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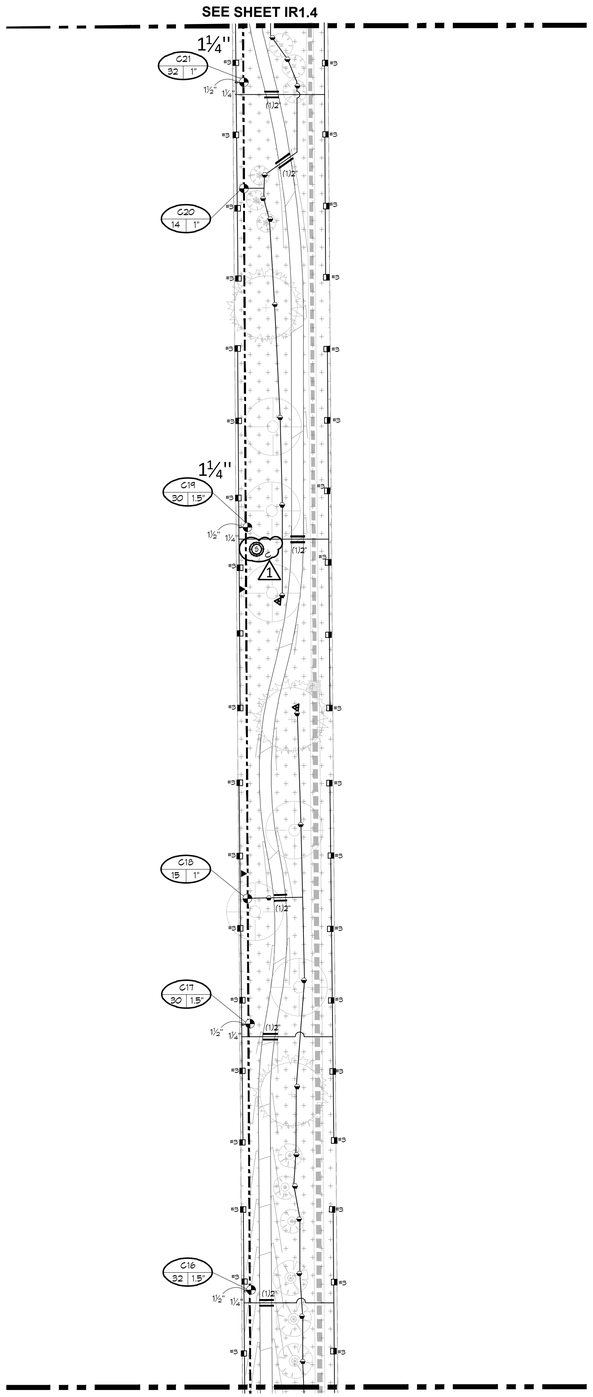
Santa Fe, New Mexico
(505) 984-3557

TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

IRRIGATION PLAN

SCALE	DWG NO.	DATE
AS SHOWN		06/09/2025
P&DR CASE # ----		SHEET NO. IR1.9



811
Know what's below.
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1 / IR1.10 **EASEMENT TRAIL**

SCALE:

NORTH

0 15' 30' 60'

SCALE: 1"=30'

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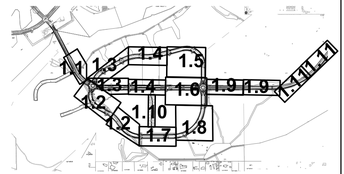
KEY MAP



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1	11/10/2025	CITY REVIEW
1	11/19/2025	DRT

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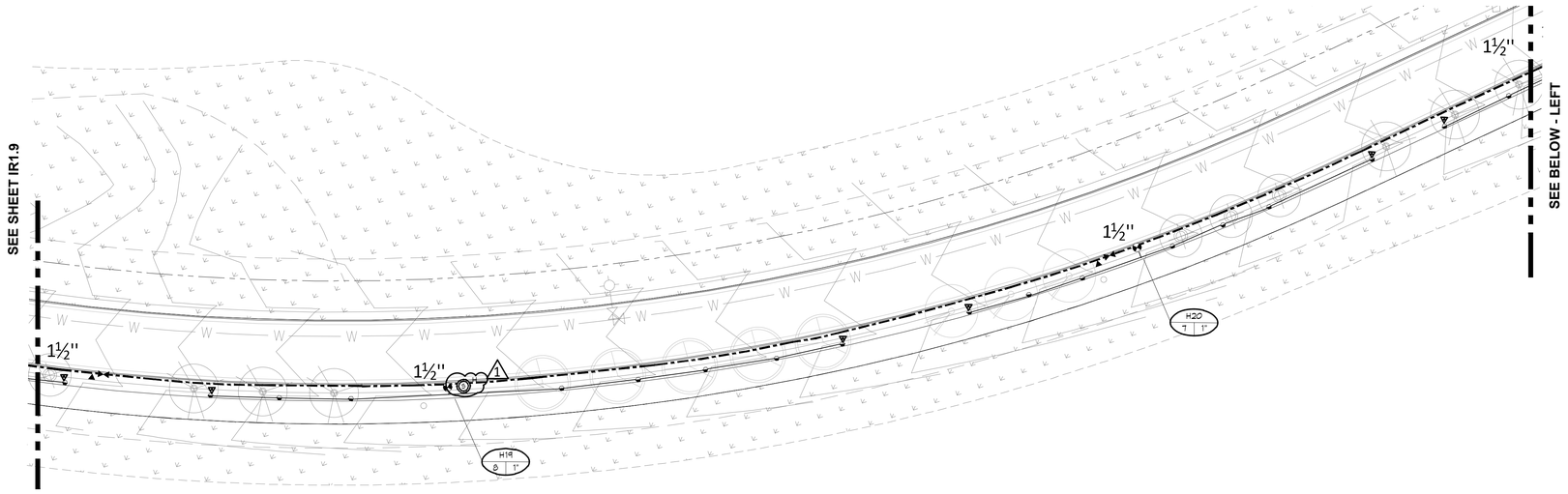
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

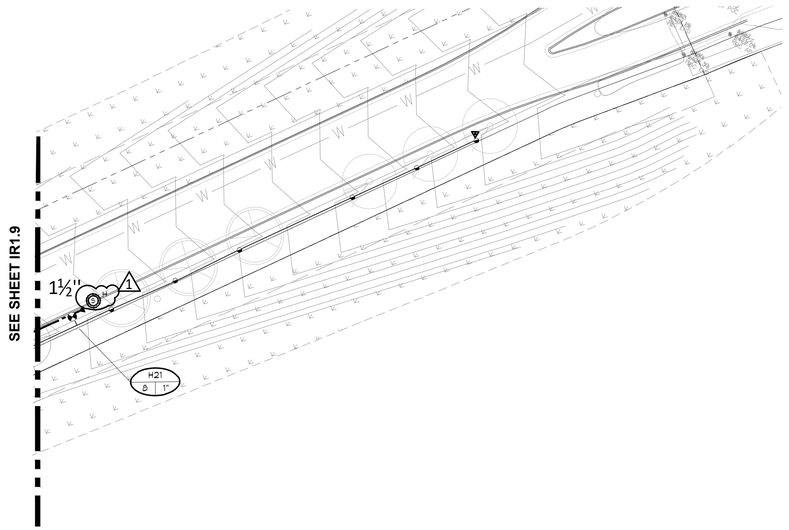
IRRIGATION PLAN

SCALE	DWG NO.	DATE
AS SHOWN		06/09/2025
P&DR CASE # ----		SHEET NO. IR1.10



1 IR1.11 **PASEO DEL SOL - EAST END**

SCALE:



2 IR1.11 **PASEO DEL SOL - EAST END**

SCALE:

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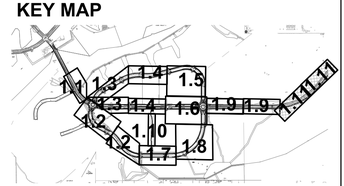
KEY MAP



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TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

IRRIGATION PLAN

SCALE	DWG NO.	DATE
AS SHOWN		06/09/2025
P&DR CASE # ----		SHEET NO. IR1.11

NORTH

0 15' 30' 60'
SCALE: 1"=30'

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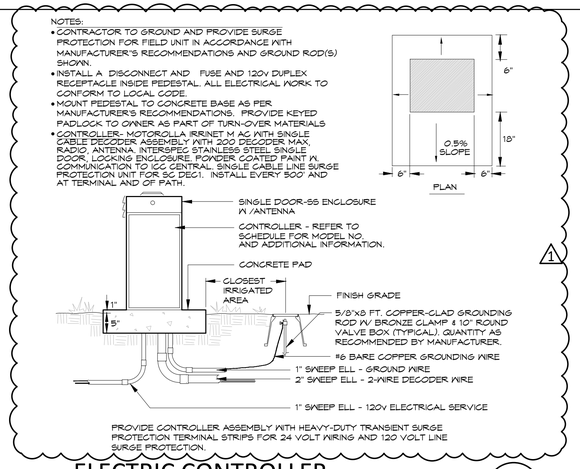
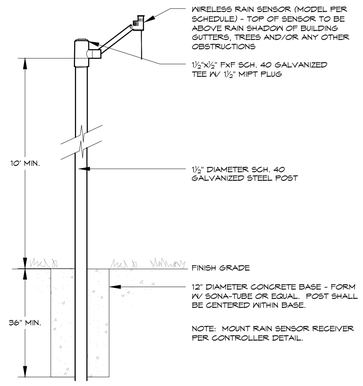


ELECTRIC CONTROLLER

PEDESTAL -2-WIRE

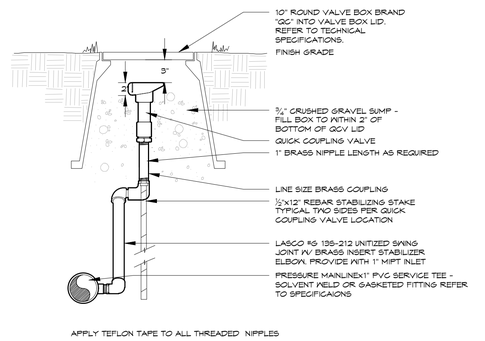
1



WEATHER SENSOR

POLE MOUNTED - Wireless

2

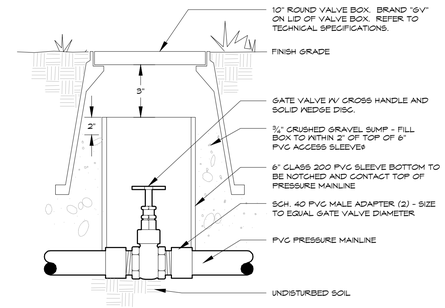


APPLY TEFLON TAPE TO ALL THREADED NIPPLES

QUICK COUPLING VALVE

LASCOSWING - TYPICAL

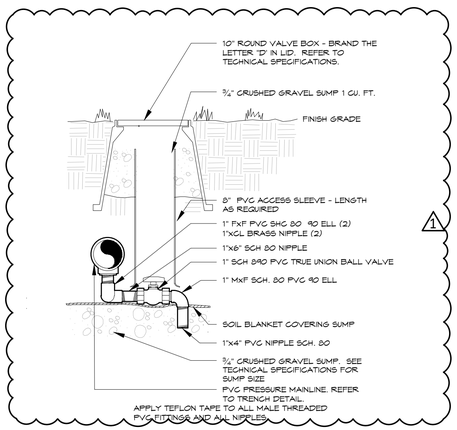
3



GATE VALVE

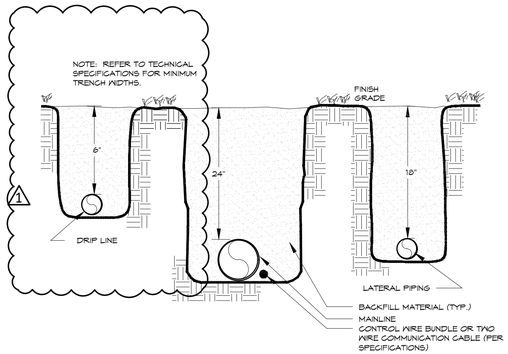
2.5" & SMALLER - X-HANDLE

4



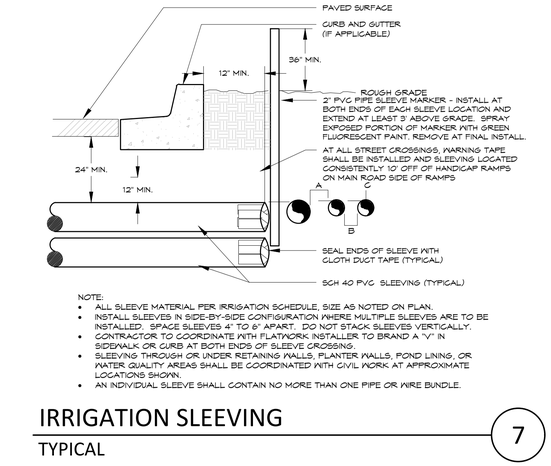
MANUAL DRAIN VALVE

5



TRENCH

6

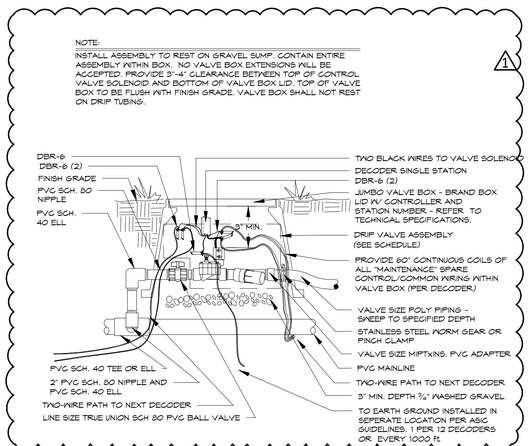


NOTE:
- ALL SLEEVE MATERIAL PER IRRIGATION SCHEDULE, SIZE AS NOTED ON PLAN.
- INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.
- CONTRACTOR TO COORDINATE WITH FLATWORK INSTALLER TO BRAND A "V" IN SIDEWALK OR CURB AT BOTH ENDS OF SLEEVE CROSSING.
- SLEEVING THROUGH OR UNDER RETAINING WALLS, PLANTER WALLS, POND LINING, OR WATER QUALITY AREAS SHALL BE COORDINATED WITH CIVIL WORK AT APPROXIMATE LOCATIONS SHOWN.
- AN INDIVIDUAL SLEEVE SHALL CONTAIN NO MORE THAN ONE PIPE OR WIRE BUNDLE.

IRRIGATION SLEEVING

TYPICAL

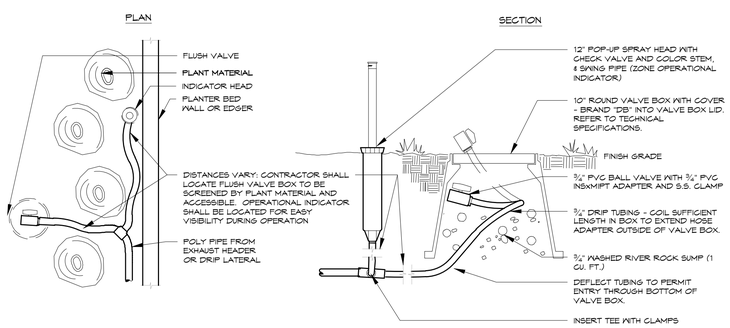
7



DRIP VALVE

TWO-WIRE SYSTEM

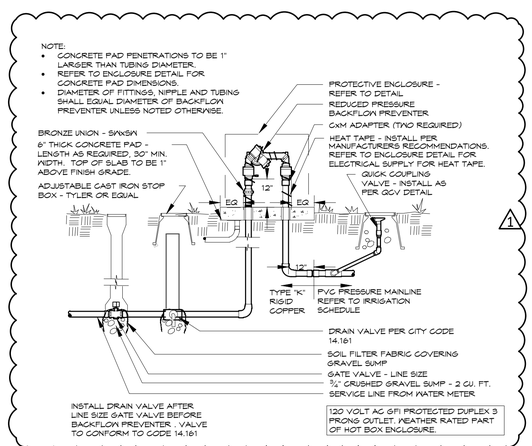
8



DRIP FLUSH VALVE

WITH OPERATIONAL INDICATOR

9



BACKFLOW PREVENTER

10

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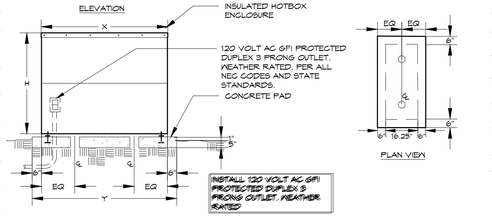
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

IRRIGATION DETAILS

SCALE	DWG NO.	DATE
NTS		06/09/2025
P&DR CASE # ----	SHEET NO.	IR2.1

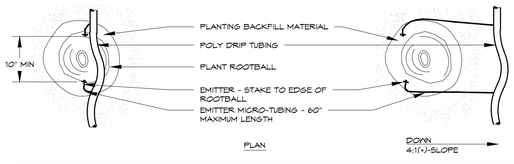
BFP MODEL/SIZE	ENCLOSURE
FEBCO 825YA 1"	HOT BOX STAINLESS STEEL. INSULATED, HEAT TAPE AND LOCK OR SUBMITTED AND APPROVED EQUAL.
FEBCO 825YA 1½"	HOT BOX STAINLESS STEEL. INSULATED, HEAT TAPE AND LOCK OR SUBMITTED AND APPROVED EQUAL.



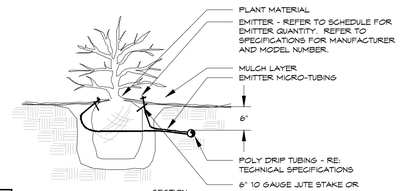
NOTES:
- PAD PENETRATIONS FOR BACKFLOW PREVENTER RISERS TO BE 1" LARGER THAN RISER DIAMETER.
- TOP SURFACE OF CONCRETE PAD SHALL BE 1" ABOVE FINISH GRADE.
- INSTALL ENCLOSURE ANCHORS AS PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE OWNER WITH KEYED PADLOCK FOR ENCLOSURE.
- INSTALL HEAT TAPE AS SHOWN IN DETAIL.

BACKFLOW ENCLOSURE

11



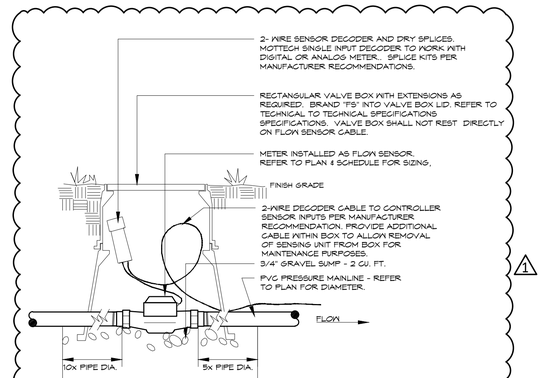
PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 - 2 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1½" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	SIX EACH	SIX EACH
2½" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT EACH	TEN EACH
3½" CALIPER TREE	1.0 GPH	NINE EACH	ELEVEN EACH
4" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH



NOTES:
- INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
- EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
- FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
- IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
- EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
- DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.
- CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.
- SITE CONDITIONS MAY DICTATE THAT MULTIPLE SUN EXPOSURES ARE VALVED TOGETHER DURING THE DESIGN PROCESS. CONTRACTOR SHALL ADJUST EMITTER SCHEDULE AS FOLLOWS:
  - EMITTER QUANTITIES SHALL REMAIN THE SAME BUT EMITTER GALLONAGES SHALL BE DOUBLED FOR PLANTS WITH SOUTH AND WEST EXPOSURES.
  - EMITTER QUANTITIES AND GALLONAGE SHALL BE AS SHOWN IN SCHEDULE FOR PLANTS WITH NORTH AND EAST EXPOSURES.
  - PLANTINGS WITH NORTH AND EAST EXPOSURE SHALL DICTATE VALVE RUN-TIMES AND CONTRACTOR SHALL ADJUST SCHEDULING ACCORDINGLY.

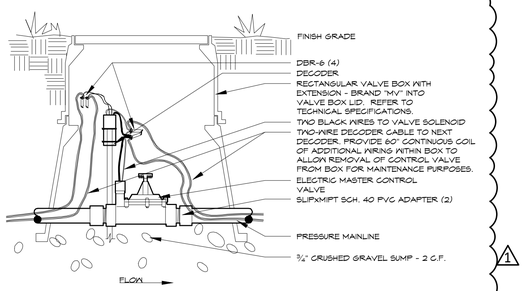
DRIP EMITTER

12



FLOW SENSOR

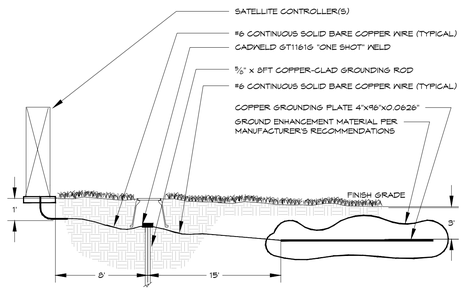
13



MASTER VALVE

VIA DECODER - TAPS 2" & SMALLER

14

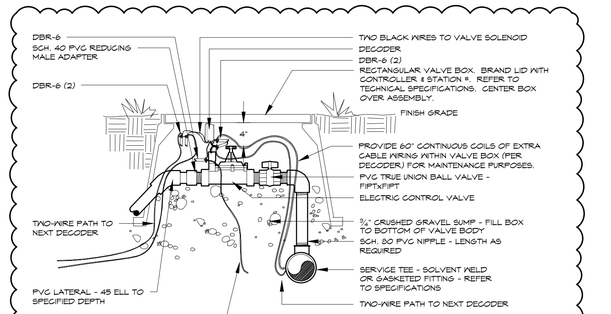


GROUNDING MUST MEET ALL MANUFACTURER'S REQUIREMENTS. IN ADDITION, GROUNDING PLATE DESIGN CONSISTS OF ONE VERTICAL 8-FOOT COPPER CLAD GROUNDING ROD (AT LEAST EIGHT FEET FROM THE EQUIPMENT), AND ONE COPPER GROUNDING PLATE PER 40 STATIONS REQUIRING GROUNDING. INSTALL GROUNDING PLATE HORIZONTALLY, THREE FEET DEEP AND 15' FROM THE GROUNDING ROD. SHOULD MULTIPLE RODS/PLATES BE REQUIRED, THEY SHALL BE PLACED A MINIMUM OF 3 LINEAR FEET FROM EACH OTHER. PERFORM CADWELD CONNECTION TO GROUNDING ROD(S) AND PLACEMENT OF GROUNDING PLATE(S) IN OWNER'S PRESENCE PRIOR TO BACKFILL. REFER TO ASIC STANDARDS FOR MORE INFORMATION.

CONTROLLER GROUNDING

TWO-WIRE SYSTEM - Pedestal Mount

15

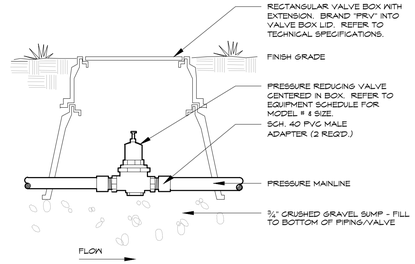


NOTE: DIAMETERS OF BALL VALVES, PVC FITTINGS AND NIPPLES SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE. APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS AND THREADED NIPPLES.

ELECTRIC CONTROL VALVE

TWO-WIRE SYSTEM

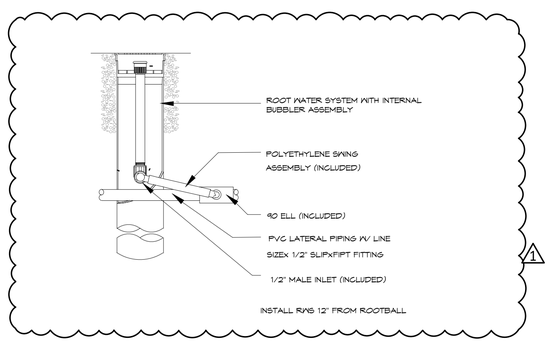
16



PRESSURE REDUCING VALVE

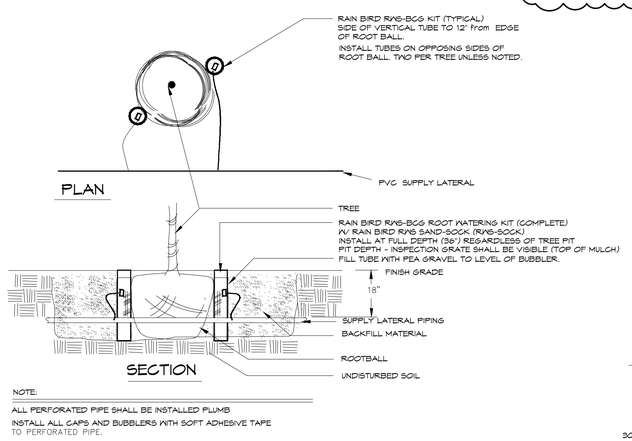
2" & SMALLER - TYPICAL

17



BUBBLER - RWS - BCG

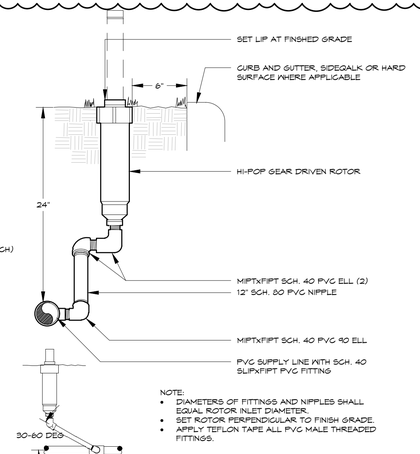
18



NOTE:
ALL PERFORATED PIPE SHALL BE INSTALLED PLUMB
INSTALL ALL CAPS AND BUBBLERS WITH SOFT ADHESIVE TAPE TO PERFORATED PIPE.

BUBBLER ASSEMBLY

19



NOTE:
- DIAMETERS OF FITTINGS AND NIPPLES SHALL EQUAL ROTOR INLET DIAMETER.
- SET ROTOR PERPENDICULAR TO FINISH GRADE.
- APPLY TEFLON TAPE ALL PVC MALE THREADED FITTINGS.

HI-POP GEAR DRIVEN ROTOR

PVC

20

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Certified Irrigation Designer CID 32085

REVISIONS	
DATE	BY
11/10/2025	CITY REVIEW
11/19/2025	DRT

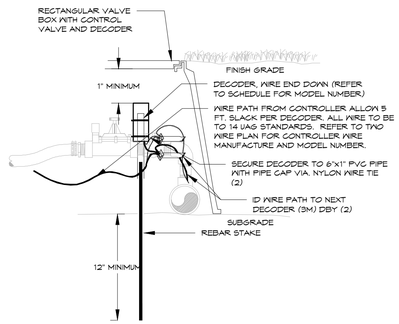
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 469-3557

TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

IRRIGATION DETAILS

SCALE	DWG NO.	DATE
NTS		06/09/2025
P&DR CASE # ----	SHEET NO. IR2.2	

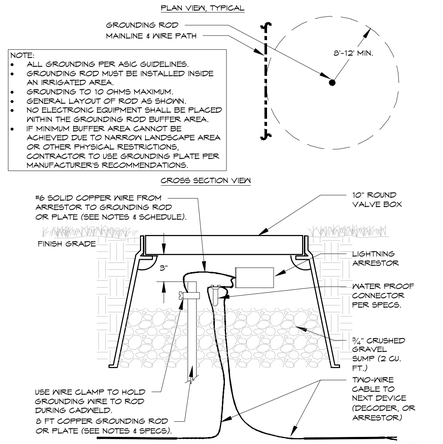
811 Know what's below. Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



DECODER INSTALLATION

TWO-WIRE SYSTEM

21



ARRESTOR GROUNDING

TWO-WIRE SYSTEM - SURGE TYPICAL

22

1

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THOMAS BEALL Certified Irrigation Designer CID Irrigation Association 32085

1

REVISIONS

DATE	BY
11/10/2025	CITY REVIEW
11/19/2025	DRT

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-3557

TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

IRRIGATION DETAILS

SCALE	DWG NO.	DATE
NTS		06/09/2025
P&DR CASE # ----		SHEET NO. IR2.3

City of Santa Fe

Department of Public Works

Community-Guided Smart Street Lighting Design Specifications

The City of Santa Fe seeks to convert its existing street lighting assets to smart LED technology in order to "reduce light pollution, reduce or prevent glare, reduce or prevent light trespass, conserve energy, promote a sense of safety and security, and ensure aesthetically appropriate outdoor lighting in keeping with the character of Santa Fe." - (City of Santa Fe Ord. No. 2011-37 § 10)

Following the Community-Guided Design phase outlined in its Global Management Contract with Dalkia, the Department of Public Works is recommending to the Governing Body the smart lighting design summarized in the below table and described with detailed specifications in the following pages.

Roadway Type	Correlated Color Temperature (Kelvin)	Input Wattage Range (W)	Nominal Lumen Output (lumen) +/- 10%	Minimum Color Rendering Index	IES Distribution	Visual Comfort Refractor	IES TM-15 Backlight, Uplight, and Glare Rating		
							B	U	G
Residential	2700K	28-45	4,000	70	Type 2	Required	1	0	1
Local/Collector	3000K	90-100	8,900	70	Type 2 or Type 3	Required	2	0	2
Major	3000K	190-200	20,000	70	Type 2 or Type 3	Not required	3	0	3

Roadway Type	Number of Fixtures	Percentage of Total
Residential	3,137	58%
Local/Collector	1,578	29%
Major	697	13%

In order to develop this Community-Guided Smart Lighting Design Plan, Dalkia worked with multiple stakeholders, including PNM, and compiled various sets of data; evaluated various products and performed a comprehensive set of photometric analyses; gathered community feedback from multiple channels; and combined all analyses into this recommendation. The final plan is designed to be actionable and to provide results in line with the Sustainable Santa Fe 25-Year Plan and the City of Santa Fe's expectations. The City of Santa Fe and Dalkia will work together to develop a dimming strategy to further increase energy savings and dark-sky protection, aligned with dark-sky best practices.

Part A: STREET LIGHTING LIGHT EMITTING DIODE (LED) LUMINAIRE SPECIFICATIONS

1.0 REFERENCES

The publications listed below form a part of this specification to the extent referenced. Publications are referenced within the text by their basic designation only. Versions listed shall be superseded by updated versions as they become available.

1.1 American National Standards Institute (ANSI)
- A. C136.2 (Most current), American National Standard for Roadway and Area Lighting Equipment—Luminaire Voltage Classification
- B. C136.10-2010 (Most current), American National Standard for Roadway and Area Lighting Equipment Locking-Type Photocontrol Devices and Mating Receptacle Physical and Electrical Interchangeability and Testing
- C. C136.15-2011 (Most current), American National Standard for Roadway and Area Lighting Equipment Luminaire Field Identification
- D. C136.25-2009 (Most current), American National Standard for Roadway and Area Lighting Equipment Ingress Protection (Resistance to Dust, Solid Objects and Moisture) for Luminaire Enclosures
- E. C136.31-2010 (Most current), American National Standard for Roadway Lighting Equipment – Luminaire Vibration.
- F. C136.41

1.2 American Society for Testing and Materials International (ASTM)
- A. B117-09 (Most current), Standard Practice for Operating Salt Spray (Fog) Apparatus
- B. D1654-08 (Most current), Standard Test Method for Evaluation of Painted or Coated Specimens Subjected to Corrosive Environments
- C. D523-08 (Most current), Standard Test Method for Specular Gloss
- D. G154-06 (Most current), Standard Practice for Operating Fluorescent Light Apparatus for UV Exposure of Nonmetallic Materials

1.3 Council of the European Union (EC)
- A. RoHS Directive 2002/95/EC, on the restriction of the use of certain hazardous substances in electrical and electronic equipment

1.4 Illuminating Engineering Society of North America (IESNA or IES)
- A. DG-4-03 (Most current), Design Guide for Roadway Lighting Maintenance
- B. HB-10-11 (Most current), IES Lighting Handbook, 10th Edition
- C. LM-50-99 (Most current), IESNA Guide for Photometric Measurement of Roadway Lighting Installations
- D. LM-61-06 (Most current), IESNA Approved Guide for Identifying Operating Factors Influencing Measured Vs. Predicted Performance for Installed Outdoor High Intensity Discharge (HID) Luminaires
- E. LM-79-08 (Most current), IESNA Approved Method for the Electrical and Photometric Measurements of Solid-Sate Lighting Products
- F. LM-80-08 (Most current), IESNA Approved Method for Measuring Lumen Maintenance of LED Light Sources
- G. RP-8-18 (Most current), ANSI / IESNA American National Standard Practice for Roadway Lighting
- H. RP-16-10 (Most current), ANSI/IES Nomenclature and Definitions for Illuminating Engineering
- I. TM-3-95 (Most current), A Discussion of Appendix E - "Classification of Luminaire Lighting Distribution," from ANSI/IESNA RP-8-83
- J. TM-15-11 (Most current), Luminaire Classification System for Outdoor Luminaires
- K. TM-21-11 (Most current), Projecting Long Term Lumen Maintenance of LED Light Sources

1.5 National Electrical Manufacturers Association (NEMA)
- A. ANSI/NEMA/ANSLG C78.377-2008 (or latest), American National Standard for the Chromaticity of Solid State Lighting Products

1.6 National Fire Protection Association (NFPA)
- A. 70 – National Electrical Code (NEC)

1.7 Underwriters Laboratories (UL)
- A. 1449, Surge Protective Devices
- B. 1598, Luminaires.
- C. 8750, Light Emitting Diode (LED) Equipment for Use in Lighting Products LED Roadway Specification

1.8 CSA
1. 1598, Luminaires

2.0 GENERAL CONSTRUCTION

2.1 Shall be compliant with CSA C22.2 No. 250.0-08 – UL 1598 Harmonized Std.

2.2 Luminaire housing to be fabricated from die cast aluminum low copper content alloy.
- A. Luminaire housing to act as passive heat sink for LED Array.
- B. Housing to be designed in such a manner that debris build-up with-in "heat-fin" structure will not significantly impact lamp lumen depreciation (LLD).
- C. Luminaire finish and casting to be tested to ASTM B117 salt fog, and must maintain a scribe creepage rating of 8 per ASTM D1654 after 5000 hours.
- D. Access to electrical compartment shall be tool-less by means of a thumb screw.
- E. Tool-less access should accommodate user wearing electrical gloves.

2.3 LED light engine
- A. Shall be IP66 rated (provide 0% uplight and restrict backlight to within sidewalk depth).
- B. Lens shall be created from borosilicate glass.

2.4 Luminaire Attachment
- A. Luminaire shall be able to attach to 1 ¼" and/or 2" IPS schedule 40 mast arms (1 5/8" to 2 3/8" OD).
- B. Luminaire shall be designed to be able to tilt +/- 5 degrees from horizontal.
- C. Luminaire shall be designed to withstand 3G vibration testing prescribed in ANSI C136.31.
- D. Luminaire shall include internal integral leveling bubble to assist in the installation.

2.5 Luminaire Markings
- A. Shall have external wattage label affixed on underside of luminaire to be seen from ground per ANSI C136.15.
- B. Luminaire shall have internal label indicating manufacturer's name, product name, input voltage and date of manufacture.

2.6 Wildlife shield shall be a cast in feature (not a separate component).

3.0 ELECTRICAL

3.1 All electrical components shall be terminated through the use of quick disconnect couplings.
- A. There shall not be any wire nuts supplied in the luminaire
- B. All luminaires shall be equipped with a 3 station tunnel style terminal block for terminating supply wire.
  1. Terminal block shall accommodate up to 6 AWG conductors.
  2. For ease of installation, the terminal block shall be positioned in such a manner that supply wires do not need to bent or re-routed around components to make electrical termination.
- C. Luminaire shall provide means to protect LED driver and LED lighting array from electrical transients caused by electrical storms or capacitor switching by means of surge protection device.
  1. Surge Protection Device (SPD) shall be UL1449 recognized.
  2. SPD shall be 3 wire and provide both common and differential mode protection.
  3. SPD must have an inductive filter circuit that reduces the amount of energy passed thru to electronics during a surge event.
  4. Surge protection device shall be rated to protect the luminaire up to 10kV/5kA combination wave surges in accordance with ANSI C136.2 (Most Current).
  5. Surge protection shall be thermally fused.
  6. Failure mode of surge protection is to leave luminaire off.
- D. LED Driver shall meet the following minimum requirements
  1. LED Driver shall have a minimum power factor of 90% at full load.
  2. LED Driver THD shall be less than 20% at full load.
  3. LED Driver shall comply with the requirements of UL, CSA, FCC47 subpart 15
  4. LED Driver maximum case temperature shall not be exceeded when luminaire is operating in a 40C ambient.
  5. LED Driver shall be RoHS compliant
  6. LED Driver shall have in ingress protection rating IP66.
- E. Photocontrol receptacle shall comply with ANSI C136.10 for standard 7 PIN configurations. When using smart controls receptacle shall comply with ANSI C136.41.

4.0 LIFE

4.1 Component rated life shall be a minimum of 20 years (or 100,000 hours) when operating in a continuous 25C ambient.

4.2 The design life of the LED array (based on LM80/TM21) shall be defined as L80 at 98,000 hours operation in an ambient of 25C.

5.0 WARRANTY

5.1 Luminaire shall be warranted to be free from manufacturing defects for a minimum period of 10 years.

6.0 LED LUMINAIRE PERFORMANCE

6.1 Residential Roadway LED Luminaires
- A. Correlated Color Temperature (CCT) shall be nominally rated at 2700 Kelvin CCT.
- B. Luminaire input wattage shall be between 28 watts and 45 watts.
- C. Luminaire nominal lumen output shall be between 4000 lumens and 5000 lumens.
- D. Minimum Color Rendering Index (CRI) shall be 70.
- E. Luminaire shall have a distribution pattern consistent with IES RP-8-18 Type II Distribution.
- F. Luminaire shall have a maximum BUG rating per IES TM-15 of B1-U0-G1.
- G. Product shall have a visual comfort glare reduction refractor.

6.2 Local/Collector Roadway LED Luminaires
- A. Correlated Color Temperature (CCT) shall be nominally rated at 3000 Kelvin CCT.
- B. Luminaire input wattage shall be between 90 watts and 120 watts.
- C. Luminaire nominal lumen output shall be between 8000 lumens and 12000 lumens.
- D. Minimum Color Rendering Index (CRI) shall be 70.
- E. Luminaire shall have a distribution pattern consistent with IES RP-8-18 Type II or Type III Distribution.
- F. Luminaire shall have a maximum BUG rating per IES TM-15 of B2-U0-G2.
- G. Product shall have a visual comfort glare reduction refractor.

6.3 Major Roadway LED Luminaires
- A. Correlated Color Temperature (CCT) shall be nominally rated at 3000 Kelvin CCT.
- B. Luminaire input wattage shall be between 190 watts and 260 watts.
- C. Luminaire nominal lumen output shall be between 20000 lumens and 24000 lumens.
- D. Minimum Color Rendering Index (CRI) shall be 70.
- E. Luminaire shall have a distribution pattern consistent with IES RP-8-18 Type II or Type III Distribution.
- F. Luminaire shall have a BUG rating per IES TM-15 of B3-U0-G3.
- G. Product shall be Design Lights Consortium (DLC) qualified.

Part 2: SMART CONTROLS

One of the use-cases for smart controls technology on the city's street lighting infrastructure is dimming capability. Dimming control will allow luminaires to be adjusted as an additional mechanism to increase energy savings and dark-sky protection.

7.0 Smart Node Technology

7.1 Node shall have twist-lock controller compatibility with 3, 5 or 7 pin NEMA socket receptacle.

7.2 Node shall utilize AES 128/256-bit encryption in its communication security.

7.3 Node shall function with a 0-10V, DALI or DALI2 driver and will provide a dimming circuit with a range of 0% to 100%.

7.4 Node shall have a single SKU to handle both low voltage and high voltage.

7.5 Node shall have a minimum of 10KV/5KA power surge protection and a single power supply range for 90V to 506V line voltage.

7.6 Node shall have a minimum IP66 rating to withstand harsh weather conditions with a -30C to +70C (-22F to +158F) operating temperature range.

7.7 Node shall utilize LTE CAT-1 cellular communication per module and provide advanced lighting and IoT functions and services to include, but not limited to, Tilt, Scheduling, Dynamic Dimming, Asset Management, GPS, Outage Notification, Traffic Trends, Beaconing, and Utility Grade Power Metering accuracy of ANSI C12.20 Class + or - 0.5.

7.8 Node must have a 10-year warranty and include 10 years of Software as a Service and connectivity.

LIGHTING INCIDENTAL ITEMS

1. ANCHOR BOLTS FOR FOUNDATIONS.
2. GROUND RODS FOR FOUNDATIONS.
3. UNIVERSAL SUPPORT BRACKETS FOR SERVICE RISERS.
4. CONCRETE FOUNDATION FOR LIGHTING CONTROL CABINETS INCLUDING EXCAVATION, BACKFILL, CONCRETE GROUND RODS, AND ANCHOR BOLTS.
5. REWIRING OF ANY EXISTING LUMINAIRS TO REMAIN OR BE RESET.
6. TRAINING FOR AND ADJUSTMENTS OF HIGH MAST LIGHTING SYSTEMS.
7. COSTS FOR LOCAL POWER COMPANY TO PROVIDE POWER SERVICE.
8. BREAKAWAY SYSTEMS FOR LIGHTING STANDARDS.
9. PROVIDE DOUBLE FUSING IN THE BASE OF EACH LIGHTING STANDARD.

CITY OF SANTA FE
MAJOR / LOCAL COLLECTOR ROADWAY LIGHTING STANDARDS

ROADWAY TYPE	CORRELATED COLOR TEMPURATURE (KELVIN)	INPUT WATTAGE RANGE (W)	NOMINAL LUMEN OUTPUT (LUMENS)	MINIMUM COLOR RENDERING INDEX	IES DISTRIBUTION	VISUAL COMFORT REFRACTOR	BUG RATING		
							B	U	G
LOCAL/COLLECTOR	3000K	90–100	8,900–12,000	70	TYPE 2 OR TYPE 3	REQUIRED	2	0	1
MAJOR	3000K	190–200	20,000–24,000	70	TYPE 2 OR TYPE 3	NOT REQUIRED	3	0	3

POLE REQUIREMENTS
TAPERED ALUMINUM POLE
NOMINAL 30 FOOT MAXIMUM HEIGHT FOR COLLECTOR ROADWAYS
NOMINAL 40 FOOT MAXIMUM HEIGHT FOR ARTERIAL ROADWAYS
10 FOOT ALUMINUM ARM
FUSED BASE
BREAKAWAY BASE

CONCRETE POLE BASE
USE NMDOT POLE BASE STANDARD
ALTERNATE CONCRETE BASE DESIGN MUST BE STAMPED BY ENGINEER.

WIRING METHODS
UNDERGROUND CONDUIT, SCHEDULE 40 PVC, 2 INCH MINIMUM, BURIED 36 INCHES BFG.
COPPER WIRE ONLY, SIZED FOR MAXIMUM VOLTAGE DROP OF 5 PERCENT AT THE LAST FIXTURE. MINIMUM SIZE SHALL BE #2 CU.

POLYMER PULLBOXES
USE NMDOT PULLBOX SPECIFICATION AND INSTALLATION STANDARDS
REQUIRED AT EACH POLE

METERED POWER PEDESTAL
USE NMDOT STANDARDS
SIX CIRCUIT MINIMUM CAPACITY.
INTEGRAL PHOTOCELL CONTROL OF LIGHTING CIRCUITS

LED LUMINAIRE WARRANTY
A. WARRANTY TO BE PER CITY OF SANTA FE STREET LIGHTING DESIGN SPECIFICATIONS.

CITY OF SANTA FE
RESIDENTIAL ROADWAY LIGHTING STANDARDS

ROADWAY TYPE	CORRELATED COLOR TEMPURATURE (KELVIN)	INPUT WATTAGE RANGE (W)	NOMINAL LUMEN OUTPUT (LUMENS)	MINIMUM COLOR RENDERING INDEX	IES DISTRIBUTION	VISUAL COMFORT REFRACTOR	BUG RATING		
							B	U	G
RESIDENTIAL	2700K	28–45	4,000–5,000	70	TYPE 2	REQUIRED	1	0	1

POLE REQUIREMENTS
SEE LIGHTING FIXTURE SCHEDULE
FUSED BASE
BREAKAWAY BASE

CONCRETE POLE BASE
USE NMDOT POLE BASE STANDARD
ALTERNATE CONCRETE BASE DESIGN MUST BE STAMPED BY ENGINEER.

WIRING METHODS
UNDERGROUND CONDUIT, SCHEDULE 40 PVC, 2 INCH MINIMUM, BURIED 36 INCHES BFG
COPPER WIRE ONLY, SIZED FOR MAXIMUM VOLTAGE DROP OF 5 PERCENT AT THE LAST FIXTURE.

POLYMER PULLBOXES
USE NMDOT PULLBOX SPECIFICATION AND INSTALLATION STANDARDS.
REQUIRED AT EACH POLE

METERED POWER PEDESTAL
USE NMDOT STANDARDS
SIX CIRCUIT MINIMUM CAPACITY.
INTEGRAL PHOTOCELL CONTROL OF LIGHTING CIRCUITS

LED LUMINAIRE WARRANTY
A. WARRANTY TO BE PER CITY OF SANTA FE STREET LIGHTING DESIGN SPECIFICATIONS.

GENERAL ELECTRICAL NOTES:

1. WORK COVERED BY THESE DRAWINGS CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, SUPPLIES AND MATERIALS, AND PERFORMING ALL OPERATIONS INCLUDING CUTTING, CHANNELING, AND UNDERGROUND SYSTEMS AS INDICATED.
2. ALL ELECTRICAL WORK SHALL BE PERFORMED IN A NEAT AND WORKMAN LIKE MANNER IN FULL ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL ELECTRIC SAFETY CODE (NESC), AND LOCAL AND STATE SAFETY CODES .
3. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL COORDINATION WITH UTILITY COMPANIES. VERIFY EXACT REQUIREMENTS PRIOR TO ROUGH-IN. THERE SHALL BE NO EXTRA COSTS TO THE OWNER FOR CONTRACTOR'S FAILURE TO COORDINATE WITH UTILITY REQUIREMENTS.
4. SHOULD THE CONTRACTOR DETECT ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND LEGAL OR SAFETY REQUIREMENTS FOR THE PROJECT, THEY SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING. ONCE NOTIFIED, THE ENGINEER SHALL MODIFY THE CONTRACT DOCUMENTS ACCORDINGLY. IF THE CONTRACTOR PROCEEDS WITH ANY WORK WHICH IS IN THE VARIANCE OF KNOWN LEGAL OR SAFETY REQUIREMENTS, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THIS WORK AND SHALL PROMPTLY CORRECT THE WORK WHEN NOTIFIED WITHOUT ADDITIONAL COST TO THE OWNER.
5. APPROVED WIRING METHODS:
   - 5.1. BUILDING WIRE IN PVC CONDUIT, WHERE UNDERGROUND
   - 5.2. BUILDING WIRE IN EMT OR IMC CONDUIT WHERE EXPOSED
6. ALL WIRING SHALL BE COPPER, THHN/THWN INSULATION. MINIMUM CONDUCTOR SIZE SHALL BE #12.
7. EXTERIOR WIRING AND DEVICES SHALL BE INSTALLED IN CONDUIT WITH WEATHER-TIGHT FITTINGS AND IN WEATHER-TIGHT BOXES.
8. ALL METALLIC RACEWAY IN CONTACT WITH EARTH SHALL BE COATED. PROVIDE EITHER PLASTIBOND OR 2 LAYERS SCOTCH #51 HALF-LAPPED.
9. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.
10. SECURE AND PAY FOR ALL PERMITS AND FEES NECESSARY FOR EXECUTION AND COMPLETION OF ELECTRICAL WORK. FURNISH TO THE DEVELOPER A COPY OF INSPECTION REPORTS AND APPROVAL CERTIFICATES FROM LOCAL AND STATE INSPECTIONS.
11. INSTALL ALL MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ANY DEVIATIONS SHALL BE BROUGHT TO THE ARCHITECT/ENGINEER'S ATTENTION PRIOR TO INSTALLATION.
12. FINAL CONNECTIONS TO EQUIPMENT SHALL BE IN ACCORDANCE WITH MANUFACTURER'S APPROVED WIRING DIAGRAMS, DETAILS, AND INSTRUCTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT ACTUALLY SUPPLIED.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING EQUIPMENT WHICH IS DAMAGED DUE TO INCORRECT FIELD WIRING PROVIDED UNDER THIS SECTION, OR FACTORY WIRING IN EQUIPMENT PROVIDED UNDER THIS SECTION.
14. UPON COMPLETION OF ALL ELECTRICAL WORK, ELECTRICAL CONTRACTOR SHALL ADJUST AND TEST ALL CIRCUITS AND ANY OTHER ELECTRICAL ITEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED WITH ALL NEW EQUIPMENT AND THAT PART OF THE SYSTEM SHALL THEN BE RETESTED. ALL SUCH REPLACEMENT OR REPAIR SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
15. AFTER COMPLETION OF WORK UNDER THIS SECTION, CLEAN-UP ALL RESULTANT DEBRIS FROM THIS WORK AND REMOVE FROM THE SITE.
16. ALL ELECTRICAL SYSTEMS COMPONENTS SHALL BE LISTED OR LABELED BY U.L. OR OTHER RECOGNIZED TESTING FACILITY.
17. WIRE SHALL BE COPPER, 75 DEGREE CELSIUS RATED FOR GENERAL USE. SIZES INDICATED ARE FOR INSTALLATION IN A MAXIMUM 30 DEGREE CELSIUS AMBIENT.
18. GUARANTEE THE INSTALLATION AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP WHICH MAY OCCUR UNDER NORMAL USAGE FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE. DEFECTS SHALL BE PROMPTLY REMEDIED WITHOUT COST TO THE OWNER.
19. SYSTEMS SHALL BE COMPLETE, OPERABLE, AND READY FOR CONTINUOUS OPERATION.

GENERAL LIGHTING NOTES:

1. CONTRACTOR SHALL CONTACT NMDOT PRODUCT EVALUATION COMMITTEE OR CITY OF SANTA FE TRAFFIC DEPARTMENT FOR APPROVED PRODUCTS LISTING FOR ROADWAY COMPONENTS.
2. THE CONTRACTOR SHALL COORDINATE WITH THE TRAFFIC ENGINEERING CONSULTANT AND PROVIDE THE CITY OF SANTA FE WITH A SET OF AS-BUILT DRAWINGS OF THE STREET LIGHTING.
3. LOCATIONS OF CONDUIT, FOUNDATIONS, PULL BOXES, AND CONTROL CABINETS SHOWN ON THE PLANS ARE SCHEMATIC AND SHALL BE ADJUSTED IN THE FIELD TO AVOID UTILITIES AND TO MAXIMIZE CLEAR SPACE AVAILABLE FOR PEDESTRIANS AND WHEELCHAIRS TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. THE CONTRACTOR SHALL MEET WITH THE PROJECT MANAGER IN THE FIELD AT ALL LOCATIONS TO SPOT EQUIPMENT BEFORE BEGINNING THE WORK. ALL SUCH EQUIPMENT SHALL BE INSTALLED WITHIN THE RIGHT-OF-WAY.
4. LIGHT STANDARDS SHALL HAVE A BREAKAWAY SYSTEM. BREAKAWAY SYSTEMS WILL BE CONSIDERED INCIDENTAL TO THE STANDARD.
5. ALL ROADWAY AND OVERHEAD SIGN LIGHTING CIRCUITS ON THIS PROJECT SHALL BE (240 VOLTS/480 VOLTS).
6. EACH CIRCUIT FOR ROADWAY LIGHTING SHALL BE IN SEPARATE CONDUITS UNLESS APPROVED OTHERWISE.
7. EACH TIME A ROADWAY LUMINAIRE IS TURNED ON OR OFF, THE CONTRACTOR SHALL COORDINATE WITH THE FOLLOWING REPRESENTATIVES:
   - 7.1. PNM
   - 7.2. CITY OF SANTA FE
8. POWER SHALL NEITHER BE TURNED ON OR OFF UNTIL RESPONSIBLE PARTIES FOR EACH LIGHTING SYSTEM HAVE BEEN NOTIFIED.
9. RESPONSIBILITY AND MAINTENANCE OF LIGHTING SYSTEMS INSTALLED AS PART OF THIS PROJECT SHALL BE AS FOLLOWS:
   - 9.1. ROADWAY LIGHTING SHALL BE ACCEPTED AND MAINTAINED BY CITY OF SANTA FE. THE CONTRACTOR SHALL PROVIDE CITY OF SANTA FE AND PNM FIVE (5) WORKING DAYS NOTICE IN ADVANCE OF TURNING THE SYSTEM ON TO ALLOW FOR CITY OF SANTA FE AND PNM TO INSPECT AND APPROVE THE SYSTEM BEFORE IT IS TURNED ON.
10. THE CONTRACTOR SHALL PAY FOR COSTS FOR PNM TO PROVIDE POWER SERVICE. THESE COSTS WILL BE MEASURED AND PAID UNDER CONTRACT ITEM "POWER SERVICE INSTALLATION." LUMP SUM FOR POWER SERVICE WORK SHALL INCLUDE WORK AS SHOWN ON PLANS.
11. INSTALL LUMINAIRES THAT CONFORM WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND LATEST CITY OF SANTA FE LUMINAIRE STANDARDS.
12. THE CONTRACTOR SHALL ARRANGE A NIGHT INSPECTION OF THE LIGHTING SYSTEM WITH THE PROJECT MANAGER, CITY OF SANTA FE, AND PNM TO ENSURE COMPLIANCE WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND PROPER LEVELING OF LUMINAIRE HEADS.
13. LIGHTING CONTROL CABINETS SHALL BE OF THE FOLLOWING TYPE:
    - 13.1. 6 CIRCUIT
    - 13.2. METERED
    - 13.3. LIGHTING IS TO BE SERVED BY METER PEDESTAL.
14. LIGHTING STANDARDS SHALL BE LOCATED AS FOLLOWS:
    - 14.1. ON SECTIONS WITH CURB, GUTTER, AND SIDEWALK, PLACE FOUNDATION DIRECTLY BEHIND SIDEWALK
    - 14.2. ON SECTION WITH CURB AND GUTTER WITHOUT SIDEWALK, PLACE FOUNDATION 10' BACK FROM CURB AND GUTTER.
    - 14.3. ON SECTIONS WITHOUT CURB AND GUTTER, PLACE FOUNDATION 12' BACK FROM EDGE OF DRIVING LANE.
15. LIGHTS NEAR EXISTING OVERHEAD TRANSMISSION LINES MUST MAINTAIN VERTICAL CLEARANCE.
16. LIGHTING SHALL BE COMPLETED WITH CONSTRUCTION PHASING. NEW LIGHTING SHALL BE OPERATIONAL PRIOR TO OPENING THE ROADWAY TO TRAFFIC.
17. ALL CONDUIT INSTALLED IN A TRENCH SHALL BE MINIMUM OF 30" DEEP AND FLAGGED WITH CAUTION TAPE ONE FOOT ABOVE THE CONDUIT.
18. ALL CONDUITS, INCLUDING ANY EMPTY CONDUITS SHALL HAVE A BARE #8 COPPER GROUND INSTALLED.
20. PROVIDE A SINGLE SURGE PROTECTION DEVICE (SPD) AT ALL SITE LIGHTING FIXTURES.
21. STREET LIGHTS SHALL BE 30 FT MOUNTING HEIGHT ALUMINUM NMDOT ROADWAY LIGHTING SUPPORT STRUCTURE WITH LED ROADWAY LIGHTING PER LUMINAIRE SCHEDULE. NMDOT STANDARD FOUNDATION AND ANCHORAGE DESIGN SHALL BE USED FOR POLE BASES. REFER TO NMDOT STANDARD DRAWINGS AND NEXT SERIES CUTSHEET FOR FURTHER CLARIFICATION.
22. ADDITIONAL CITY OF SANTA FE INSTALLATION REQUIREMENTS:
    - 22.1. UNDERGROUND CONDUCTORS SHALL RUN CONTINUOUS THROUGH THE PULL BOX TO THE LIGHT POLE AND SHALL ONLY BE SPLICED IN THE LIGHT POLE.
    - 22.2. LEAVE 3 FEET OF SLACK WIRE COILED IN EACH PULL BOX.

REVISIONS

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TIERRA CONTENTA PHASE 3A

ELECTRICAL COVER SHEET

100% PLAN SET

SCALE	DWG NO.	DATE
AS NOTED	E-000	04/09/2025

P&DR CASE # 2011-109 | SHEET NO.

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ELECTRICAL SYSTEMS LEGEND

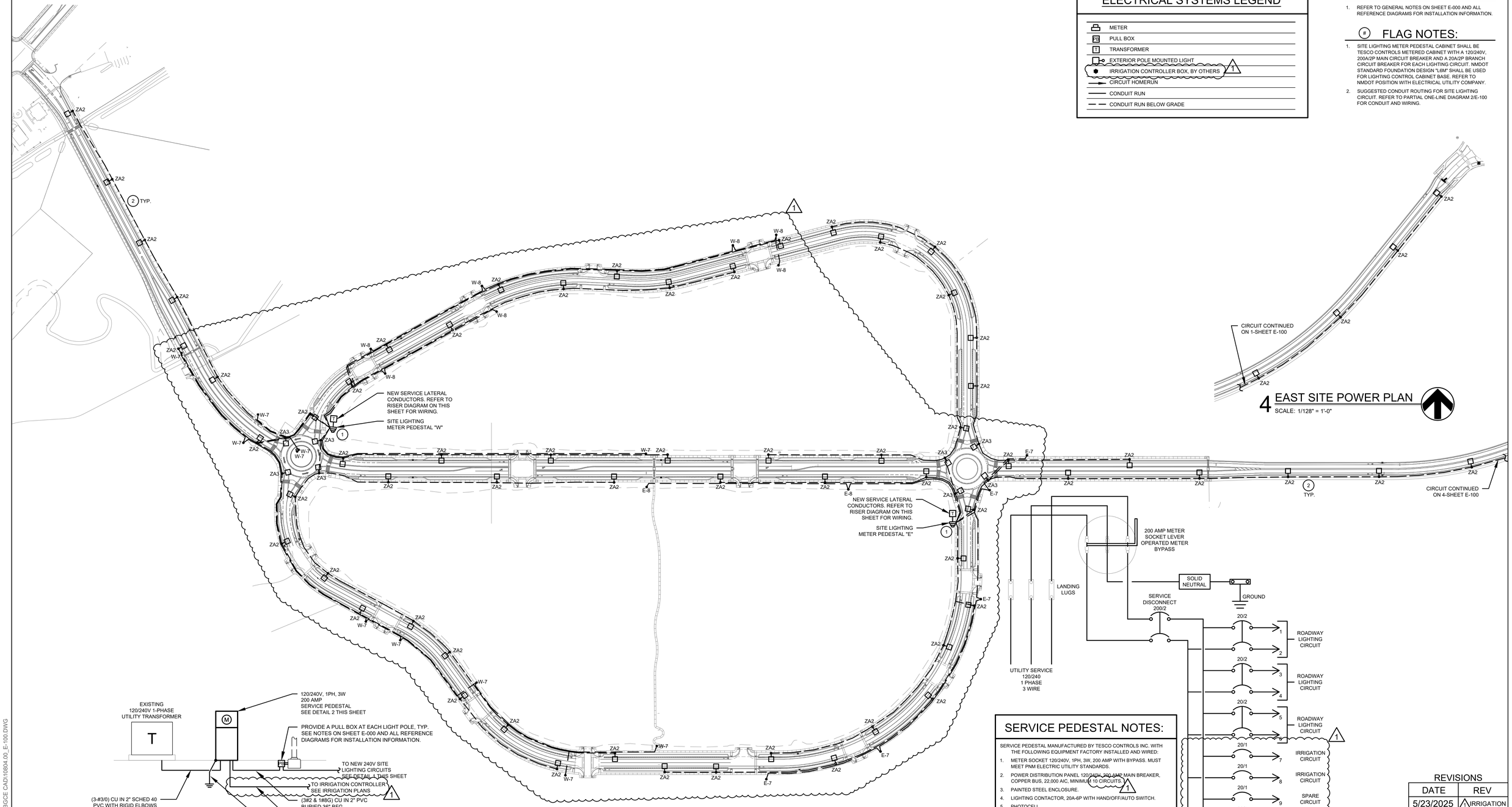
- METER
- PB — PULL BOX
- T — TRANSFORMER
- EXTERIOR POLE MOUNTED LIGHT
- IRRIGATION CONTROLLER BOX, BY OTHERS (1)
- CIRCUIT HOMERUN
- CONDUIT RUN
- CONDUIT RUN BELOW GRADE

LIGHTING NOTES:

1. REFER TO GENERAL NOTES ON SHEET E-000 AND ALL REFERENCE DIAGRAMS FOR INSTALLATION INFORMATION.

(#) FLAG NOTES:

1. SITE LIGHTING METER PEDESTAL CABINET SHALL BE TESCO CONTROLS METERED CABINET WITH A 120/240V, 200A/2P MAIN CIRCUIT BREAKER AND A 20A/2P BRANCH CIRCUIT BREAKER FOR EACH LIGHTING CIRCUIT. NMDOT STANDARD FOUNDATION DESIGN "LBM" SHALL BE USED FOR LIGHTING CONTROL CABINET BASE. REFER TO NMDOT POSITION WITH ELECTRICAL UTILITY COMPANY.
2. SUGGESTED CONDUIT ROUTING FOR SITE LIGHTING CIRCUIT. REFER TO PARTIAL ONE-LINE DIAGRAM 2/E-100 FOR CONDUIT AND WIRING.



4 EAST SITE POWER PLAN
SCALE: 1/128" = 1'-0"

3 PARTIAL RISER DIAGRAM
SCALE: NTS

1 OVERALL SITE POWER PLAN
SCALE: 1/128" = 1'-0"

SERVICE PEDESTAL NOTES:

SERVICE PEDESTAL MANUFACTURED BY TESCO CONTROLS INC. WITH THE FOLLOWING EQUIPMENT FACTORY INSTALLED AND WIRED:

1. METER SOCKET 120/240V, 1PH, 3W, 200 AMP WITH BYPASS. MUST MEET PNM ELECTRIC UTILITY STANDARDS.
2. POWER DISTRIBUTION PANEL 120/240V, 200 AMP MAIN BREAKER, COPPER BUS, 22,000 AIC, MINIMUM 10 CIRCUITS. (1)
3. PAINTED STEEL ENCLOSURE.
4. LIGHTING CONTACTOR, 20A-6P WITH HAND/OFF/AUTO SWITCH.
5. PHOTOCELL.

2 TYPICAL SERVICE PEDESTAL DIAGRAM
SCALE: NTS

REVISIONS

DATE	REV
5/23/2025	(1) IRRIGATION

100% PLAN SET

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TIERRA CONTENTA PHASE 3A

OVERALL SITE POWER PLAN

SCALE	DWG NO.	DATE
AS NOTED	E-100	04/09/2025
P&DR CASE # 2011-109		SHEET NO.

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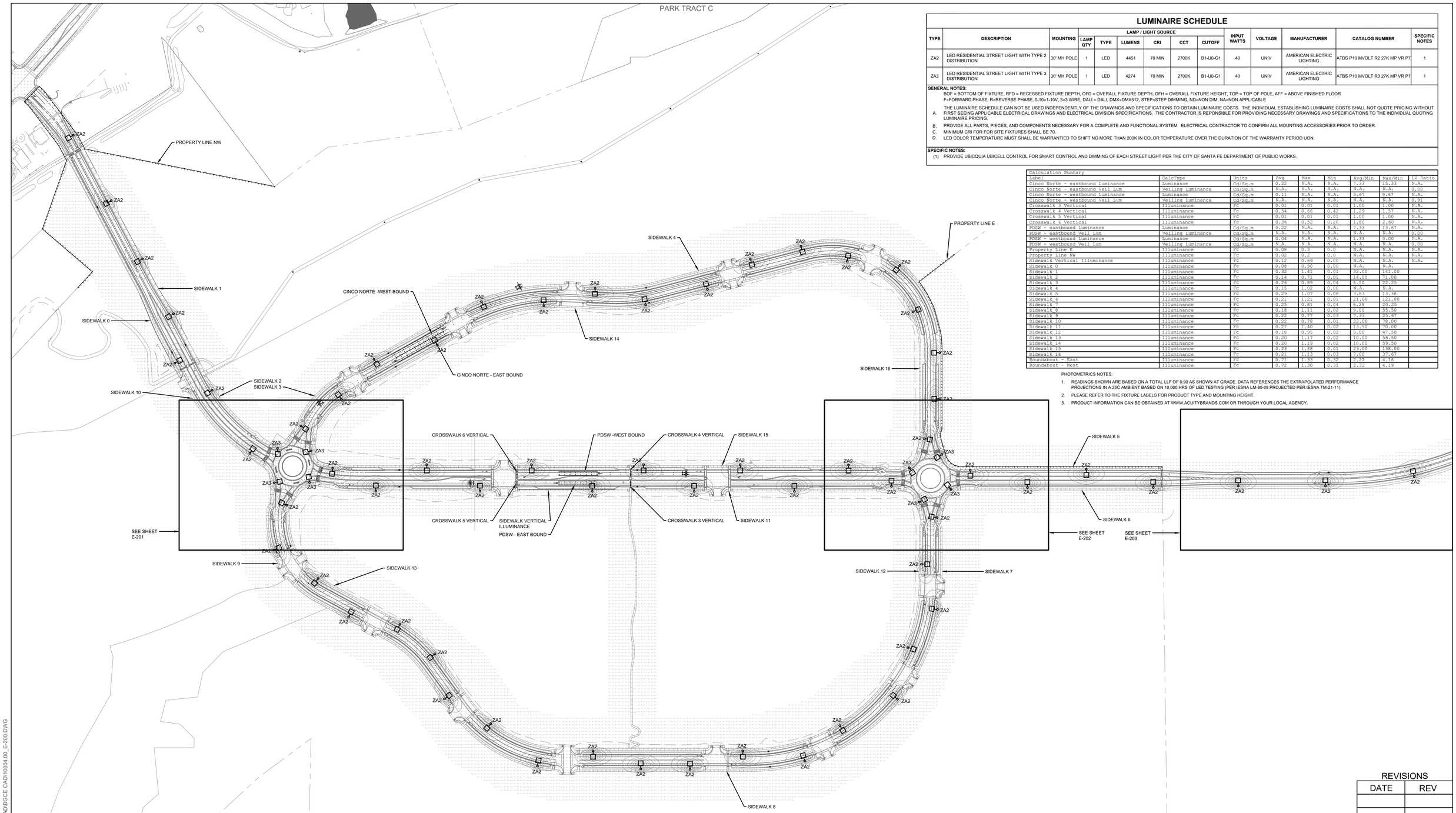

LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MOUNTING	LAMP / LIGHT SOURCE					INPUT WATTS	VOLTAGE	MANUFACTURER	CATALOG NUMBER	SPECIFIC NOTES
			LAMP QTY	TYPE	LUMENS	CRI	CCT	CUTOFF					
ZA2	LED RESIDENTIAL STREET LIGHT WITH TYPE 2 DISTRIBUTION	30' MH POLE	1	LED	4451	70 MIN	2700K	B1-U0-G1	40	UNIV	AMERICAN ELECTRIC LIGHTING	ATBS P10 MVOLT R2 27K MP VR P7	1
ZA3	LED RESIDENTIAL STREET LIGHT WITH TYPE 3 DISTRIBUTION	30' MH POLE	1	LED	4274	70 MIN	2700K	B1-U0-G1	40	UNIV	AMERICAN ELECTRIC LIGHTING	ATBS P10 MVOLT R3 27K MP VR P7	1

GENERAL NOTES:

BOF = BOTTOM OF FIXTURE, RFD = RECESSED FIXTURE DEPTH, OFD = OVERALL FIXTURE DEPTH, OFH = OVERALL FIXTURE HEIGHT, TOP = TOP OF POLE, AFF = ABOVE FINISHED FLOOR
F=FORWARD PHASE, R=REVERSE PHASE, 0-10=1-10V, 3=3 WIRE, DALI = DALI, DMX=DMX512, STEP=STEP DIMMING, ND=NON DIM, NA=NON APPLICABLE

A. THE LUMINAIRE SCHEDULE CAN NOT BE USED INDEPENDENTLY OF THE DRAWINGS AND SPECIFICATIONS TO OBTAIN LUMINAIRE COSTS. THE INDIVIDUAL ESTABLISHING LUMINAIRE COSTS SHALL NOT QUOTE PRICING WITHOUT FIRST SEEING APPLICABLE ELECTRICAL DRAWINGS AND ELECTRICAL DIVISION SPECIFICATIONS. THE CONTRACTOR IS REPONSIBLE FOR PROVIDING NECESSARY DRAWINGS AND SPECIFICATIONS TO THE INDIVIDUAL QUOTING LUMINAIRE PRICING.

B. PROVIDE ALL PARTS, PIECES, AND COMPONENTS NECESSARY FOR A COMPLETE AND FUNCTIONAL SYSTEM. ELECTRICAL CONTRACTOR TO CONFIRM ALL MOUNTING ACCESSORIES PRIOR TO ORDER.

C. MINIMUM CRI FOR FOR SITE FIXTURES SHALL BE 70.

D. LED COLOR TEMPERATURE MUST SHALL BE WARRANTIED TO SHIFT NO MORE THAN 200K IN COLOR TEMPERATURE OVER THE DURATION OF THE WARRANTY PERIOD UON.

SPECIFIC NOTES:

(1) PROVIDE UBICQUIA UBICELL CONTROL FOR SMART CONTROL AND DIMMING OF EACH STREET LIGHT PER THE CITY OF SANTA FE DEPARTMENT OF PUBLIC WORKS.

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	LV Ratio
Cinco Norte - eastbound Luminance	Luminance	Cd/Sq.m	0.22	N.A.	N.A.	7.33	15.33	N.A.
Cinco Norte - eastbound Veil Lum	Veiling Luminance	Cd/Sq.m	N.A.	N.A.	N.A.	N.A.	N.A.	0.00
Cinco Norte - westbound Luminance	Luminance	Cd/Sq.m	0.11	N.A.	N.A.	3.67	9.67	N.A.
Cinco Norte - westbound Veil Lum	Veiling Luminance	Cd/Sq.m	N.A.	N.A.	N.A.	N.A.	N.A.	0.91
Crosswalk 3 Vertical	Illuminance	Fc	0.01	0.01	0.01	1.00	1.00	N.A.
Crosswalk 4 Vertical	Illuminance	Fc	0.54	0.66	0.42	1.29	1.57	N.A.
Crosswalk 5 Vertical	Illuminance	Fc	0.01	0.01	0.01	1.00	1.00	N.A.
Crosswalk 6 Vertical	Illuminance	Fc	0.36	0.52	0.20	1.80	2.60	N.A.
PDSW - eastbound Luminance	Luminance	Cd/Sq.m	0.22	N.A.	N.A.	7.33	13.67	N.A.
PDSW - eastbound Veil Lum	Veiling Luminance	Cd/Sq.m	N.A.	N.A.	N.A.	N.A.	N.A.	0.00
PDSW - westbound Luminance	Luminance	Cd/Sq.m	0.04	N.A.	N.A.	1.33	3.00	N.A.
PDSW - westbound Veil Lum	Veiling Luminance	Cd/Sq.m	N.A.	N.A.	N.A.	N.A.	N.A.	0.00
Property Line E	Illuminance	Fc	0.08	0.3	0.0	N.A.	N.A.	N.A.
Property Line NW	Illuminance	Fc	0.02	0.2	0.0	N.A.	N.A.	N.A.
Sidewalk Vertical Illuminance	Illuminance	Fc	0.12	0.69	0.00	N.A.	N.A.	N.A.
Sidewalk 0	Illuminance	Fc	0.08	0.90	0.00	N.A.	N.A.	N.A.
Sidewalk 1	Illuminance	Fc	0.32	1.41	0.01	32.00	141.00	
Sidewalk 2	Illuminance	Fc	0.14	0.71	0.01	14.00	71.00	
Sidewalk 3	Illuminance	Fc	0.26	0.89	0.04	6.50	22.25	
Sidewalk 4	Illuminance	Fc	0.15	1.02	0.00	N.A.	N.A.	
Sidewalk 5	Illuminance	Fc	0.29	1.07	0.08	3.63	13.38	
Sidewalk 6	Illuminance	Fc	0.21	1.21	0.01	21.00	121.00	
Sidewalk 7	Illuminance	Fc	0.25	0.81	0.04	6.25	20.25	
Sidewalk 8	Illuminance	Fc	0.18	1.11	0.02	9.00	55.50	
Sidewalk 9	Illuminance	Fc	0.22	0.77	0.03	7.33	25.67	
Sidewalk 10	Illuminance	Fc	0.22	0.78	0.01	22.00	78.00	
Sidewalk 11	Illuminance	Fc	0.27	1.40	0.02	13.50	70.00	
Sidewalk 12	Illuminance	Fc	0.18	0.95	0.02	9.00	47.50	
Sidewalk 13	Illuminance	Fc	0.20	1.17	0.02	10.00	58.50	
Sidewalk 14	Illuminance	Fc	0.20	1.19	0.02	10.00	59.50	
Sidewalk 15	Illuminance	Fc	0.23	1.38	0.01	23.00	138.00	
Sidewalk 16	Illuminance	Fc	0.21	1.13	0.03	7.00	37.67	
Roundabout - East	Illuminance	Fc	0.71	1.33	0.32	2.22	4.16	
Roundabout - West	Illuminance	Fc	0.72	1.30	0.31	2.32	4.19	

PHOTOMETRICS NOTES:

1. READINGS SHOWN ARE BASED ON A TOTAL LLF OF 0.90 AS SHOWN AT GRADE. DATA REFERENCES THE EXTRAPOLATED PERFORMANCE PROJECTIONS IN A 25C AMBIENT BASED ON 10,000 HRS OF LED TESTING (PER IESNA LM-80-08 PROJECTED PER IESNA TM-21-11).
2. PLEASE REFER TO THE FIXTURE LABELS FOR PRODUCT TYPE AND MOUNTING HEIGHT.
3. PRODUCT INFORMATION CAN BE OBTAINED AT WWW.ACUITYBRANDS.COM OR THROUGH YOUR LOCAL AGENCY.

1 OVERALL SITE PHOTOMETRIC PLAN
SCALE: 1/128" = 1'-0"

100% PLAN SET

REVISIONS

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TIERRA CONTENTA PHASE 3A

OVERALL SITE PHOTOMETRIC PLAN

SCALE	DWG NO.	DATE
AS NOTED	E-200	04/09/2025
P&DR CASE # 2011-109		SHEET NO.

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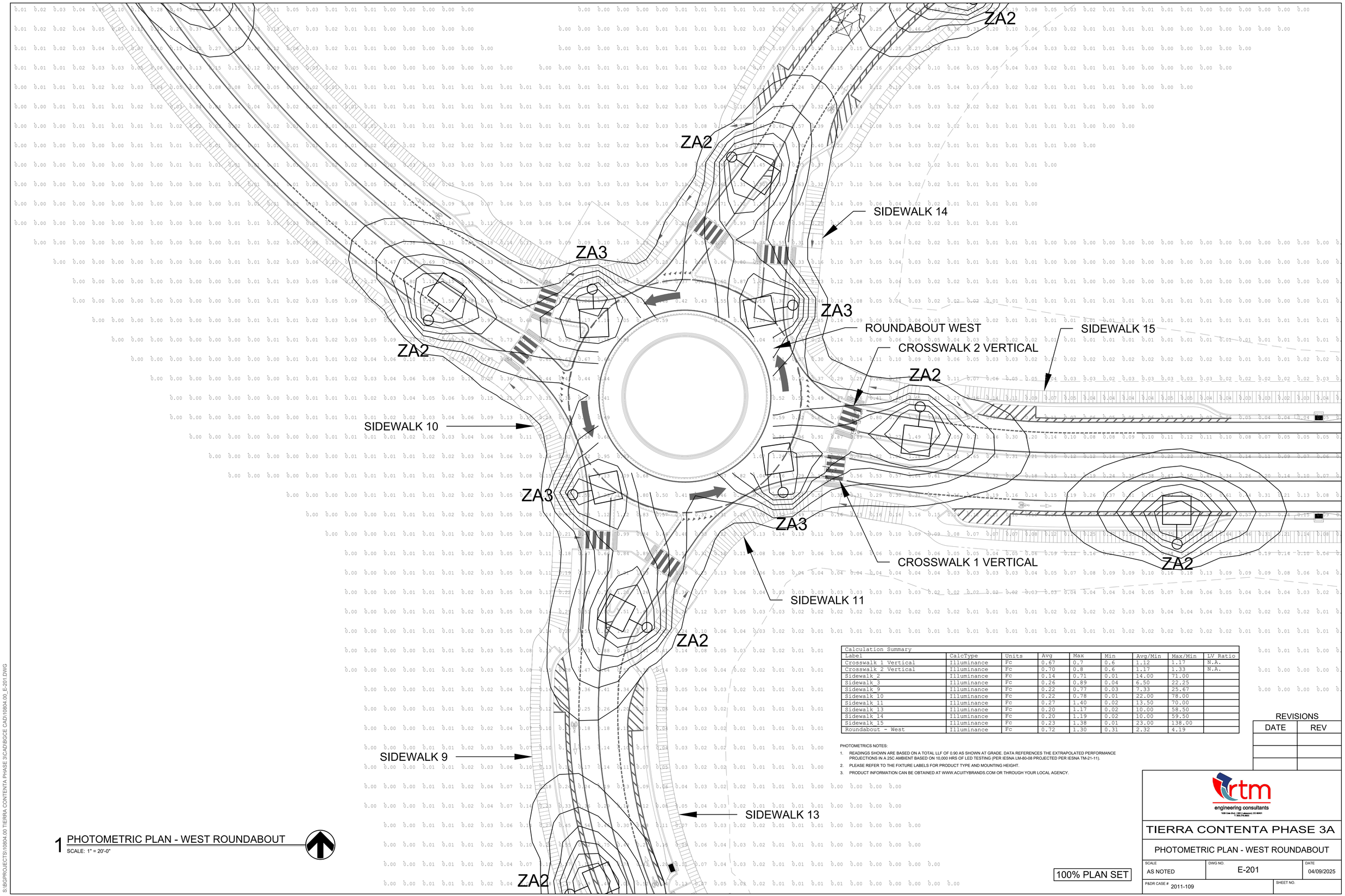

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	LV Ratio
Crosswalk 1 Vertical	Illuminance	Fc	0.67	0.7	0.6	1.12	1.17	N.A.
Crosswalk 2 Vertical	Illuminance	Fc	0.70	0.8	0.6	1.17	1.33	N.A.
Sidewalk_2	Illuminance	Fc	0.14	0.71	0.01	14.00	71.00	
Sidewalk_3	Illuminance	Fc	0.26	0.89	0.04	6.50	22.25	
Sidewalk_9	Illuminance	Fc	0.22	0.77	0.03	7.33	25.67	
Sidewalk_10	Illuminance	Fc	0.22	0.78	0.01	22.00	78.00	
Sidewalk_11	Illuminance	Fc	0.27	1.40	0.02	13.50	70.00	
Sidewalk_13	Illuminance	Fc	0.20	1.17	0.02	10.00	58.50	
Sidewalk_14	Illuminance	Fc	0.20	1.19	0.02	10.00	59.50	
Sidewalk_15	Illuminance	Fc	0.23	1.38	0.01	23.00	138.00	
Roundabout - West	Illuminance	Fc	0.72	1.30	0.31	2.32	4.19	

PHOTOMETRICS NOTES:

1. READINGS SHOWN ARE BASED ON A TOTAL LLF OF 0.90 AS SHOWN AT GRADE. DATA REFERENCES THE EXTRAPOLATED PERFORMANCE PROJECTIONS IN A 25C AMBIENT BASED ON 10,000 HRS OF LED TESTING (PER IESNA LM-80-08 PROJECTED PER IESNA TM-21-11).
2. PLEASE REFER TO THE FIXTURE LABELS FOR PRODUCT TYPE AND MOUNTING HEIGHT.
3. PRODUCT INFORMATION CAN BE OBTAINED AT WWW.ACUITYBRANDS.COM OR THROUGH YOUR LOCAL AGENCY.

1 PHOTOMETRIC PLAN - WEST ROUNDABOUT
SCALE: 1" = 20'-0"

REVISIONS

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TIERRA CONTENTA PHASE 3A

PHOTOMETRIC PLAN - WEST ROUNDABOUT

SCALE	DWG NO.	DATE
AS NOTED	E-201	04/09/2025
P&DR CASE # 2011-109		SHEET NO.

100% PLAN SET

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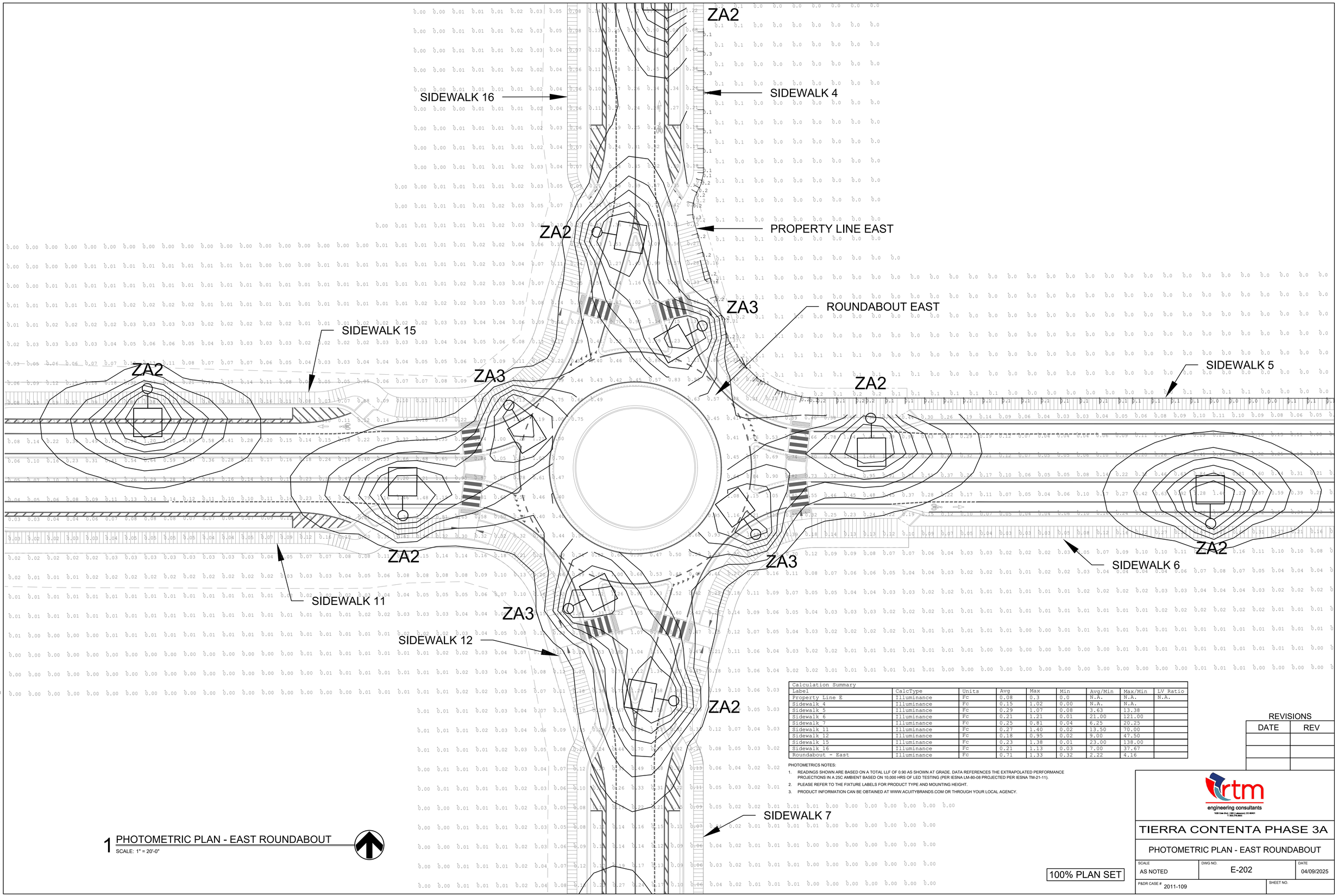

1 PHOTOMETRIC PLAN - EAST ROUNDABOUT
SCALE: 1" = 20'-0"

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	LV Ratio
Property Line E	Illuminance	Fc	0.08	0.3	0.0	N.A.	N.A.	N.A.
Sidewalk 4	Illuminance	Fc	0.15	1.02	0.00	N.A.	N.A.	
Sidewalk 5	Illuminance	Fc	0.29	1.07	0.08	3.63	13.38	
Sidewalk 6	Illuminance	Fc	0.21	1.21	0.01	21.00	121.00	
Sidewalk 7	Illuminance	Fc	0.25	0.81	0.04	6.25	20.25	
Sidewalk 11	Illuminance	Fc	0.27	1.40	0.02	13.50	70.00	
Sidewalk 12	Illuminance	Fc	0.18	0.95	0.02	9.00	47.50	
Sidewalk 15	Illuminance	Fc	0.23	1.38	0.01	23.00	138.00	
Sidewalk 16	Illuminance	Fc	0.21	1.13	0.03	7.00	37.67	
Roundabout - East	Illuminance	Fc	0.71	1.33	0.32	2.22	4.16	

PHOTOMETRICS NOTES:

1. READINGS SHOWN ARE BASED ON A TOTAL LLF OF 0.90 AS SHOWN AT GRADE. DATA REFERENCES THE EXTRAPOLATED PERFORMANCE PROJECTIONS IN A 25C AMBIENT BASED ON 10,000 HRS OF LED TESTING (PER IESNA LM-80-08 PROJECTED PER IESNA TM-21-11).
2. PLEASE REFER TO THE FIXTURE LABELS FOR PRODUCT TYPE AND MOUNTING HEIGHT.
3. PRODUCT INFORMATION CAN BE OBTAINED AT WWW.ACUITYBRANDS.COM OR THROUGH YOUR LOCAL AGENCY.

100% PLAN SET

REVISIONS

DATE	REV

rtm engineering consultants
1939 Clubhouse Rd. | Loveland, CO 80537
T: 970.278.9600

TIERRA CONTENTA PHASE 3A

PHOTOMETRIC PLAN - EAST ROUNDABOUT

SCALE	DWG NO.	DATE
AS NOTED	E-202	04/09/2025
P&DR CASE # 2011-109		SHEET NO.

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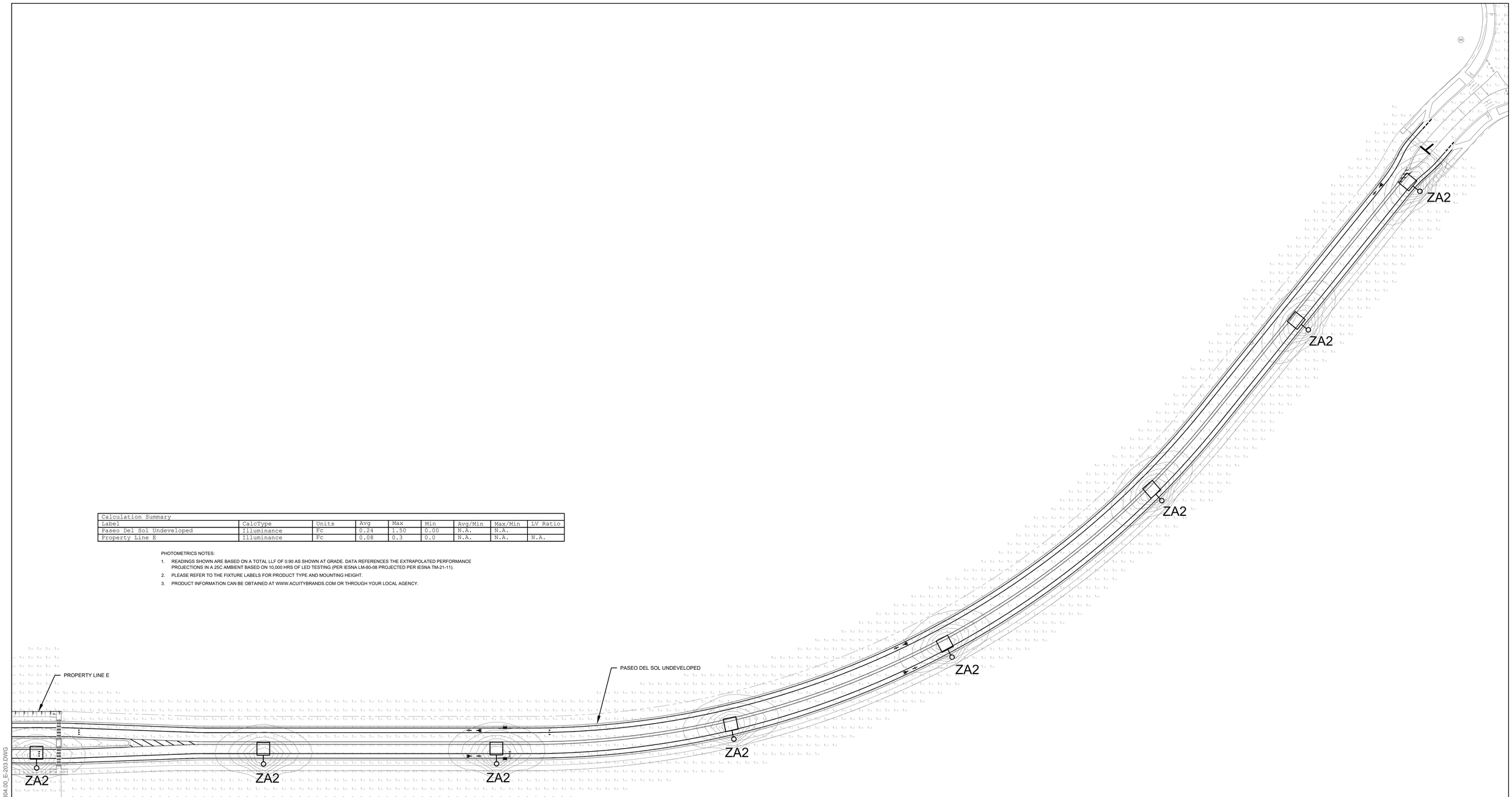

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	LV Ratio
Paseo Del Sol Undeveloped	Illuminance	Fc	0.24	1.50	0.00	N.A.	N.A.	
Property Line E	Illuminance	Fc	0.08	0.3	0.0	N.A.	N.A.	N.A.

PHOTOMETRICS NOTES:

1. READINGS SHOWN ARE BASED ON A TOTAL LLF OF 0.90 AS SHOWN AT GRADE. DATA REFERENCES THE EXTRAPOLATED PERFORMANCE PROJECTIONS IN A 25C AMBIENT BASED ON 10,000 HRS OF LED TESTING (PER IESNA LM-80-08 PROJECTED PER IESNA TM-21-11).
2. PLEASE REFER TO THE FIXTURE LABELS FOR PRODUCT TYPE AND MOUNTING HEIGHT.
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1 PHOTOMETRIC PLAN - EAST OFF PROPERTY

SCALE: 1" = 50'-0"

S:\BGPROJECTS\110804.00 TIERRA CONTENTA PHASE 3\CAD\BGCE CAD\110804.00_E-203.DWG

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DATE	REV

rtm engineering consultants
1626 Cole Blvd. | 320 | Lakewood, CO 80401
T: 303.278.3825

TIERRA CONTENTA PHASE 3A

PHOTOMETRIC PLAN - EAST OFF PROPERTY

SCALE	DWG NO.	DATE
AS NOTED	E-203	04/09/2025
P&DR CASE # 2011-109		SHEET NO.

100% PLAN SET

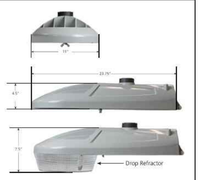
Autobahn Series ATBS
Roadway & Security Lighting

PRODUCT OVERVIEW



Applications:
Residential streets
Parking lots
General security lighting

DIMENSIONS



Effective Projected Area (EPA) The EPA for the ATBS is 0.3 sq. ft., Approx. Wt. = 12 lbs. (5 kg)

STANDARDS

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Color temperatures of ≤ 3000K must be specified for International Dark-Sky Association certification.

Rated for -40°C to 40°C ambient
CSA Certified to U.S. and Canadian standards
Complies with ANSI: C136.2, C136.10, C136.14, C136.31, C136.15, C136.37

BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

Note: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

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Features:

OPTICAL

Same Light: Performance is comparable to 100W – 200W HPS and up to 175W Mercury Vapor roadway and security lighting luminaires.

White Light: Correlated color temperature - 4000K, 70 CRI minimum, 3000K, 70 CRI minimum or optional 5000K, 70 CRI minimum.

IP66 rated borosilicate glass optics ensure longevity and minimize dirt depreciation. Unique IP66 rated LED light engines provide 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing.

Available distributions are Type II, III, and V roadway distributions. When used with the optional acrylic refractor the unit provides approximately 10% uplight and increased vertical foot-candles

ELECTRICAL

Expected Life: LED light engines are rated > 100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient.

Lower Energy: Saves an expected 40-60% over comparable HID luminaires.

Standard surge protection is 20kV/10kA "Extreme Level" per ANSI C136.2. An optional MOV pack provides 10kV/5kA "Enhanced Level".

Luminaire ships with a 0-10v dimmable driver. Luminaire is continuous and step dimming capable via AO option or controls installed on P7 photocontrol receptacle option.

MECHANICAL

Includes standard AEL lineman-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easy leveling at installation.

Rugged die-cast aluminum housing and door are polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117).

Mast arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter. The 2 – bolt clamping mechanism provides 3G vibration rating per ANSI C136.31.

The Wildlife shield is cast into the housing (not a separate piece).

CONTROLS

NEMA 3 pin photocontrol receptacle is standard, with the Acuity designed ANSI standard 7 pin receptacles optionally available.

Premium solid state locking-style photocontrol – PCSS (10 year rated life) Extreme long life solid state locking-style photocontrol – PCL1 (20 year rated life)

Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.

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AEL Headquarters, One Lithonia Way, Conyers Georgia 30012
www.americanelectriclighting.com Phone: 1-866-HOLOPHANE
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Please contact your sales representative for the latest product information.

Autobahn Series ATBS
Roadway & Security Lighting

PERFORMANCE PACKAGE

ATBS

Performance Package	Distribution	Input Watts	3K (3000K CCT, 70 CRI)					4K/5K (4000K/5000K CCT, 70 CRI)					LLD @ 25 C		
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	50k Hours	75k Hours	100k Hours
P10	R2	40	5,360	134	1	0	2	5,577	139	1	0	2	0.92	0.89	0.85
	R3		5,287	132	1	0	1	5,524	138	1	0	1			
	R5		5,576	139	3	0	1	5,758	144	3	0	1			
	D3		4,983	124	1	3	3	5,163	129	1	3	3			
	D5		5,372	134	2	3	3	5,590	140	2	3	3			
P20	R2	50	6,797	134	1	0	2	6,809	136	1	0	2	0.92	0.89	0.85
	R3		6,687	134	2	0	2	6,760	135	2	0	2			
	R5		6,926	139	3	0	1	7,108	142	3	0	1			
	D3		6,436	130	2	3	4	6,244	125	1	3	4			
	D5		7,032	141	3	4	4	7,317	146	3	4	4			
P30	R2	60	8,092	135	2	0	2	8,067	134	1	0	1	0.92	0.89	0.85
	R3		7,971	133	2	0	2	8,328	139	2	0	2			
	R5		8,470	141	3	0	2	8,760	146	3	0	2			
	D3		7,491	125	2	3	4	7,795	130	2	3	4			
	D5		8,110	135	3	4	4	8,438	141	3	4	4			
P40	R2	70	9,138	131	2	0	2	9,533	136	2	0	2	0.92	0.89	0.85
	R3		9,136	131	2	0	2	9,355	134	2	0	2			
	R5		9,868	141	3	0	2	9,710	139	3	0	2			
	D3		8,460	121	2	3	4	8,802	126	2	3	5			
	D5		9,158	131	3	4	5	9,529	136	3	4	5			
P50	R2	82	10,628	130	2	0	3	10,829	132	2	0	3	0.92	0.89	0.85
	R3		10,624	130	2	0	2	10,826	132	2	0	2			
	R5		11,450	140	4	0	2	11,181	136	4	0	2			
	D3		10,143	124	2	4	5	10,553	129	2	4	5			
	D5		10,851	132	3	4	5	11,082	135	3	4	5			
P60	R2	92	11,050	120	2	0	3	11,848	129	2	0	3	0.92	0.89	0.85
	R3		10,911	119	2	0	2	11,852	129	2	0	2			
	R5		12,198	133	4	0	2	12,756	139	4	0	2			
	D3		10,230	111	2	4	5	10,644	116	2	4	5			
	D5		11,074	120	3	4	5	11,523	125	3	4	5			

ATBS with VR

Performance Package	Distribution	Input Watts	3K (3000K CCT, 70 CRI)					4K/5K (4000K/5000K CCT, 70 CRI)					LLD @ 25 C		
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	50k Hours	75k Hours	100k Hours
P10	R2 with VR	40	4,450	111	1	0	1	4,561	114	1	0	1	0.92	0.89	0.85
	R3 with VR		4,273	107	1	0	1	4,605	115	1	0	1			
	R5 with VR		4,539	113	2	0	1	4,679	117	2	0	1			
P20	R2 with VR	50	5,491	110	1	0	1	5,550	111	1	0	1	0.92	0.89	0.85
	R3 with VR		5,379	108	1	0	1	5,562	112	2	0	1			
	R5 with VR		5,647	113	2	0	1	5,692	114	2	0	1			
P30	R2 with VR	60	6,479	108	2	0	1	6,530	109	2	0	1	0.92	0.89	0.85
	R3 with VR		6,400	107	2	0	1	6,564	109	2	0	1			
	R5 with VR		6,703	112	3	0	1	6,693	112	2	0	1			
P40	R2 with VR	70	7,307	104	2	0	1	7,561	108	2	0	1	0.92	0.89	0.85
	R3 with VR		7,247	105	2	0	1	7,628	109	2	0	1			
	R5 with VR		7,883	110	3	0	1	7,749	111	3	0	1			
P50	R2 with VR	82	8,552	104	2	0	2	8,711	106	2	0	2	0.92	0.89	0.85
	R3 with VR		8,494	104	2	0	1	8,814	107	2	0	1			
	R5 with VR		8,895	108	3	0	1	8,911	109	3	0	1			
P60	R2 with VR	92	8,989	98	2	0	2	9,815	107	2	0	2	0.92	0.89	0.85
	R3 with VR		8,899	97	2	0	1	9,857	107	2	0	2			
	R5 with VR		9,309	101	3	0	1	10,256	111	3	0	1			

Note: Individual fixture performance may vary. Specifications subject to change without notice.

AEL American Electric Lighting
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www.americanelectriclighting.com Phone: 1-866-HOLOPHANE
Email: TechSupportNFR@AcuityBrands.com
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Please contact your sales representative for the latest product information.

Ubicell Model 2.0 Smart Streetlight Controller

ubicell™

Specifications

Lamp Interface	LED, CF and HID
Lamp Power	960W@480V, 554W@277V, 480W@240V, 240W@120V
On/Off	Photocell control, software programmable
Dimming Controls	PWM, 0-10V, DALI, DALI2
Dimming Range	DIM 1 - 0-10V PWM, ability to detect stray voltage but prohibits external sensor use DIM 2 - 0-10V PWM, ability to hardwire an external sensor, but prohibits the ability to detect stray voltage DIM 3 - DALI enabled, ability to hardwire an external sensor, plus the ability to detect stray voltage
External Sensor Interface	DALI/DALI 2
Communication Module	LTE CAT 1
Location Based Services	GPS, WiFi traffic movement, Bluetooth info beacons
OTA Updates	Yes
Security	AES 128/256-bit encryption
Voltage Detection	Real-time detection of "energized" metal poles
Power Surge Protection	10KV/5KA
Power Supply	90V to 506V (50/60Hz)
Average Power Consumption	1W
IP Ratings	IP66
Impact Rating	IK07
Operating Temperature Range	-30C to +70C
Dimensions	Diameter: 82.5mm (3.25 in) Height: 98mm (3.86 in)
Weight	290 grams
Network Protocol	IPV4 and IPV6 network compliant

Utility Power Metering

Accuracy	ANSI C12.20 Class 0.5
Accuracy Verification	Infrared pulse
Line Voltage	90V to 506V (50/60Hz)
Line Voltage Accuracy	+/- 0.5%
Current Accuracy	+/- 0.5%
Power	Active/reactive/power factor
Energy Consumption	kWh
Sag & Swell Detection	Yes
On/Off Cycles	Cycle count and cycle variation (fault detection)
Running Hour	0-10 years

Programmable Parameters

- Customer device management
- Scheduling controls
- Alert thresholds
- Sunrise/sunset offsets
- Tilt detection
- Vibration detection
- Voltage detection
- Power detection
- Photocell levels
- Luminaire fault detection
- Power loss after power failure
- Network communication failure
- Wireless network configuration

Warranty

5-Year Warranty
10-Year Optional Warranty







ubicquia

1013_02 ubicell model 2.0 spec sheet (April 2020)

APPROVED FOR PUBLIC USE

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Rev. 1.0, February 2020

ubicquia.com

Autobahn Series ATBS
Roadway & Security Lighting

ORDERING INFORMATION

ATBS	P10	MVOLT	R2
Series	Performance Packages	Voltage	Optics
ATBS Autobahn LED Roadway & Security	**P10** 5,500 lumens **P20** 6,800 lumens **P30** 8,300 lumens **P40** 9,400 lumens **P50** 10,800 lumens **P60**[4] 11,850 lumens	**MVOLT** Multi-volt, 120-277V **347** 347V **480** 480V	**R2** Roadway Type II **R3** Roadway Type III **R5** Roadway Type V **D3** Type III, Drop Refractor included **D5** Type V, Drop Refractor included

27K MP VR P7

Options

Color Temperature (CCT)
(Blank) 4000K CCT, 70 CRI Min.
27K[2] 2700K CCT, 70 CRI Min.
3K 3000K CCT, 70 CRI Min.
5K 5000K CCT, 70 CRI Min.

Paint
Blank Gray (Standard)
BK Black
WH White
BZ Bronze

Surge Protection
Blank Standard 20kV/10kA SPD
MP MOV Pack 10kV/5kA

Misc.
HS House Side Shield
NL NEMA Label
XL Not CSA Certified
VR[3] Visual Comfort Optic
UMR-XX 8' Horizontal Arm for Round Pole, Painted to match Fixture
UMS-XX 8' Horizontal Arm for Square Pole, Painted to match Fixture
UMR-GALV 8' Horizontal Arm for Round Pole, Painted to match Fixture
UMS-GALV 8' Horizontal Arm for Square Pole, Painted to match Fixture
BAA Buy America(n) Act Compliant

Controls
(Blank) 3 Pin NEMA Photocontrol Receptacle
NR[1] No Photocontrol Receptacle
P7 7 Pin Photocontrol Receptacle (dimmable driver included)
PCSS[1,4] DTL DSS Photocontrol
PCL1[1] DTL DLL Photocontrol 120-277V
AO Field Adjustable Output
SH Shorting Cap

Packages
(Blank) Standard Pack
JP Job Pack (54/pallet)

Install Packages
PKGS DTL DSS Photocontrol
PKGL DTL DLL Photocontrol
Packages ship with selected photocontrol, 24', 1 ¼" diameter arm, 5' of prewire and mounting hardware

Accessories
ATBSREF Drop Refractor for field installation
ATBSHSS House Side Shield for field installation
ATBSLTS Light Trespass Shield for field installation
ATBS LOUVER KIT Louver Kit for field installation
ATBSVR-XX Visual Comfort Refractor and painted skirt for field installation

Notes
1. Not available with Install Packages.
2. Requires RFD.
3. Not available with D3 or D5 optics.
4. Not available with 347V and 480V supply voltage options.

AEL American Electric Lighting
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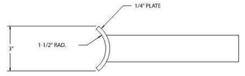
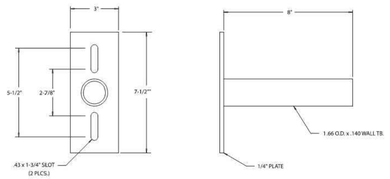
Please contact your sales representative for the latest product information.

Autobahn Series ATBS
Roadway & Security Lighting

UMR POLE ADAPTOR
RECOMMENDED FOR USE WITH POLES OF 4" DIAMETER OR SMALLER





UMS POLE ADAPTOR

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REVISIONS

DATE	REV

LIGHTING STANDARD AND FOUNDATION DETAILS ARE SHOWN ON THESE DRAWINGS FOR BIDDING PURPOSES ONLY. REFER TO THE NMDOT LATEST CONSTRUCTION STANDARDS FOR EXACT REQUIREMENTS.

100% PLAN SET

rtm engineering consultants
1626 Cole Blvd. | 300 | Lakewood, CO 80401
T: 303.376.3600

TIERRA CONTENTA PHASE 3A

SITE LIGHTING CUTSHEETS

SCALE	DWG NO.	DATE
AS NOTED	E-300	04/09/2025
P&DR CASE # 2011-109		SHEET NO.

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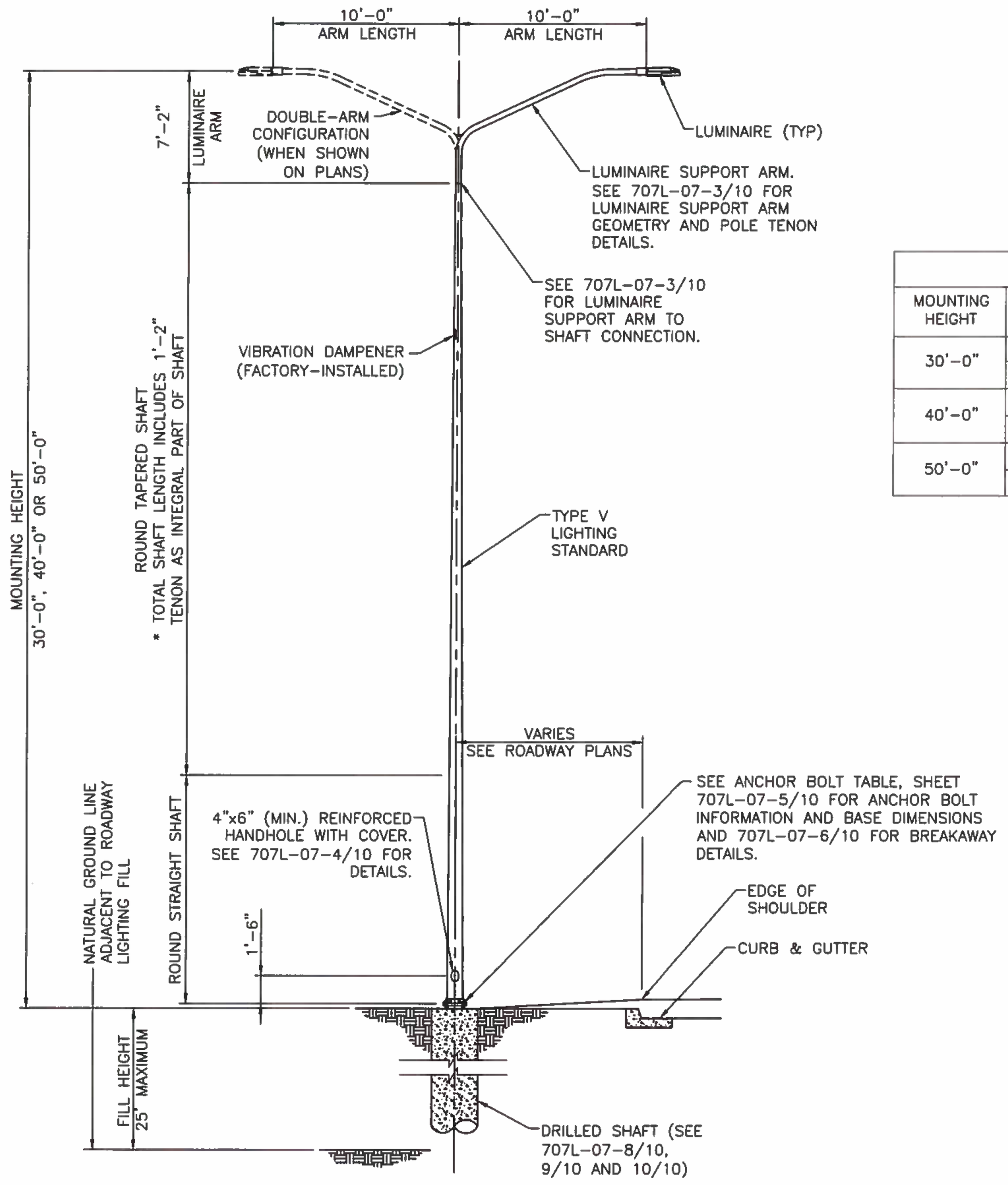


ROADWAY LIGHTING TYPE V POLE ELEVATION
NOT TO SCALE

TABLE OF VARIABLE POLE DIMENSIONS

MOUNTING HEIGHT	ARM CONFIGURATION	MAX TAPERED SHAFT LENGTH	TOTAL SHAFT LENGTH*	OUTSIDE DIAMETER (IN) BOTTOM	OUTSIDE DIAMETER (IN) TOP	MIN SHAFT SECTION THICKNESS (IN)
30'-0"	SINGLE	22'-7"	24'-0"	8.00	4.50	0.156
	DOUBLE					0.219
40'-0"	SINGLE	30'-0"	34'-0"	8.00	4.50	0.25
	DOUBLE					0.375
50'-0"	SINGLE	39'-6"	44'-0"	10.00	4.50	0.25
	DOUBLE					0.375

THIS STANDARD DRAWING IS FOR USE ON NMDOT PROJECTS. OTHERS WHO USE THE NMDOT STANDARD DRAWINGS DO SO AT THEIR OWN RISK. STANDARD DRAWINGS THAT ARE APPLICABLE TO A SPECIFIC PROJECT WILL BE IDENTIFIED ON THE PROJECT PLANS BUT WILL NOT BE PHYSICALLY INCLUDED IN THOSE PLANS. THE DESIGNER WHO SPECIFIES A STANDARD DRAWING ACCEPTS THE RESPONSIBILITY OF DETERMINING THEIR APPLICABILITY.

	DATE	BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

ROADWAY LIGHTING SUPPORT STRUCTURES TYPE V

POLE ELEVATION AND DIMENSIONS

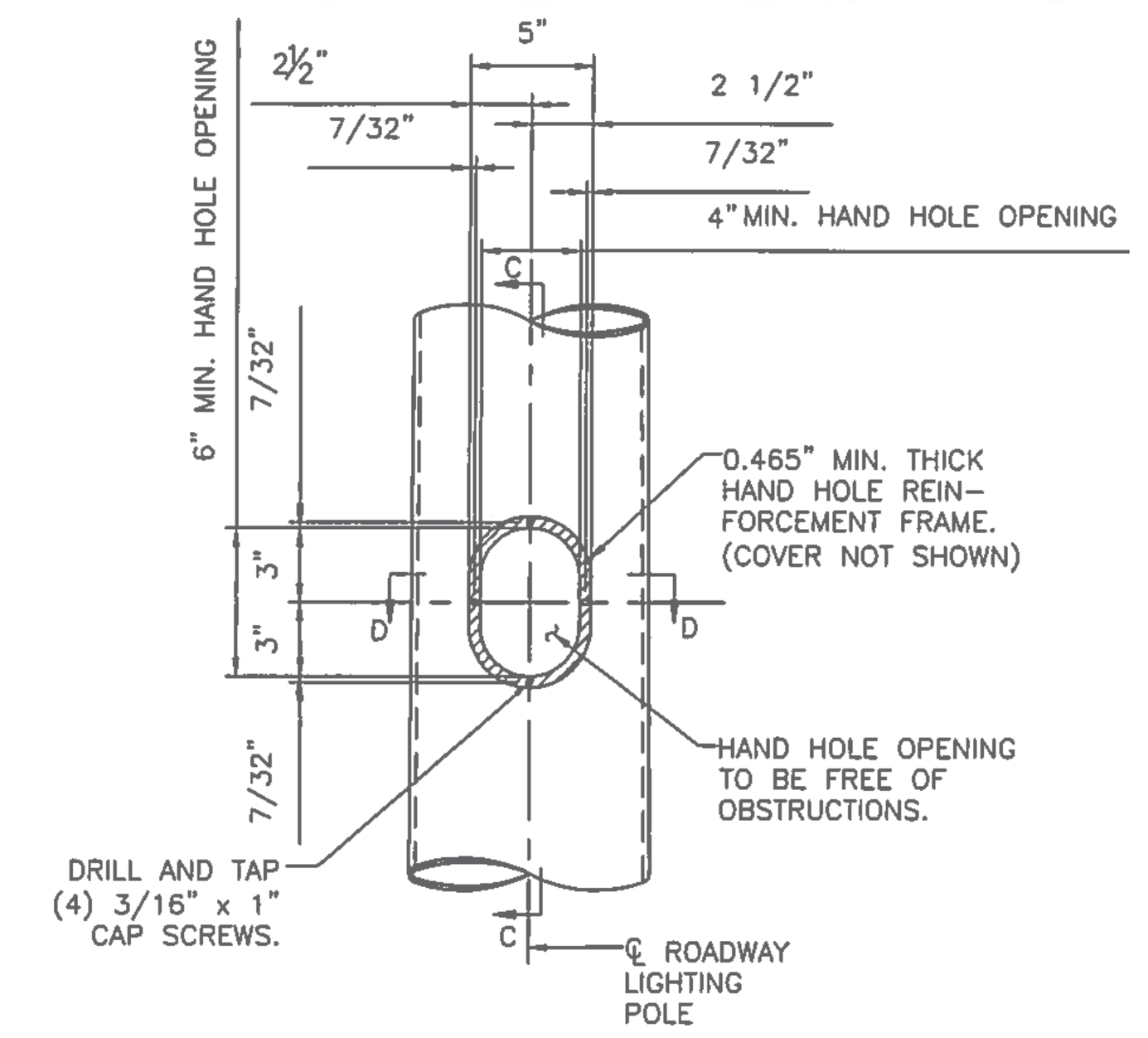
JOHN MIGLIACCIO NEW MEXICO 19258 03/19/18 PROFESSIONAL ENGINEER

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

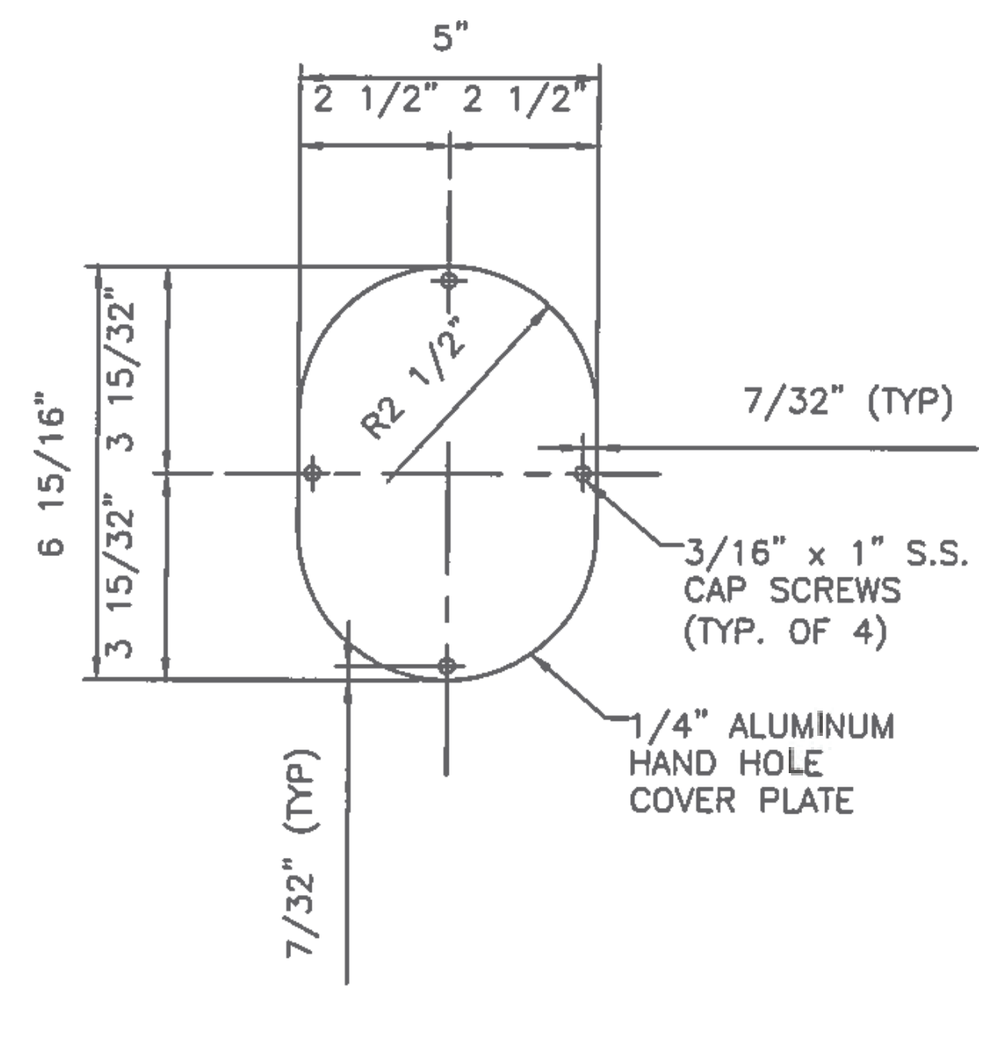
APPROVED FOR USE ON NMDOT PROJECTS: [signature] DATE: 3/22/18

707L-07-2/10 2 OF 10

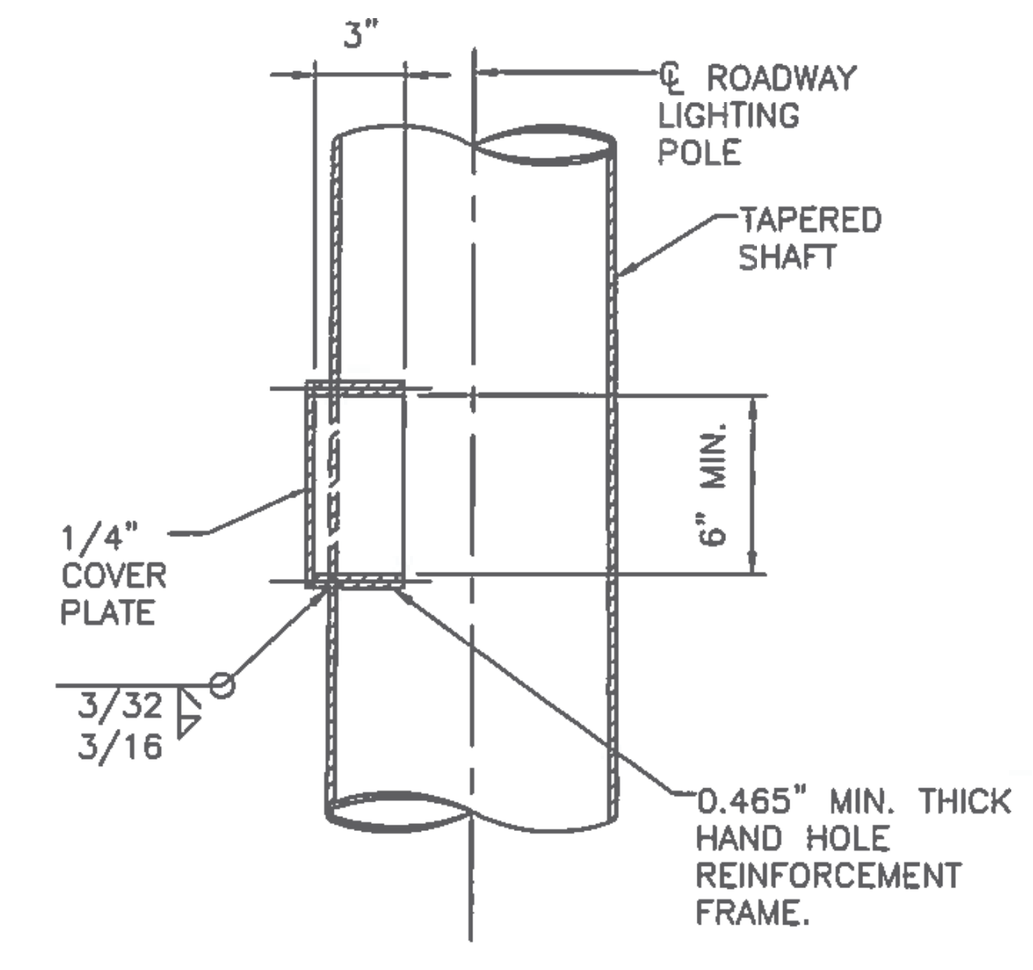
Sheet 707-13



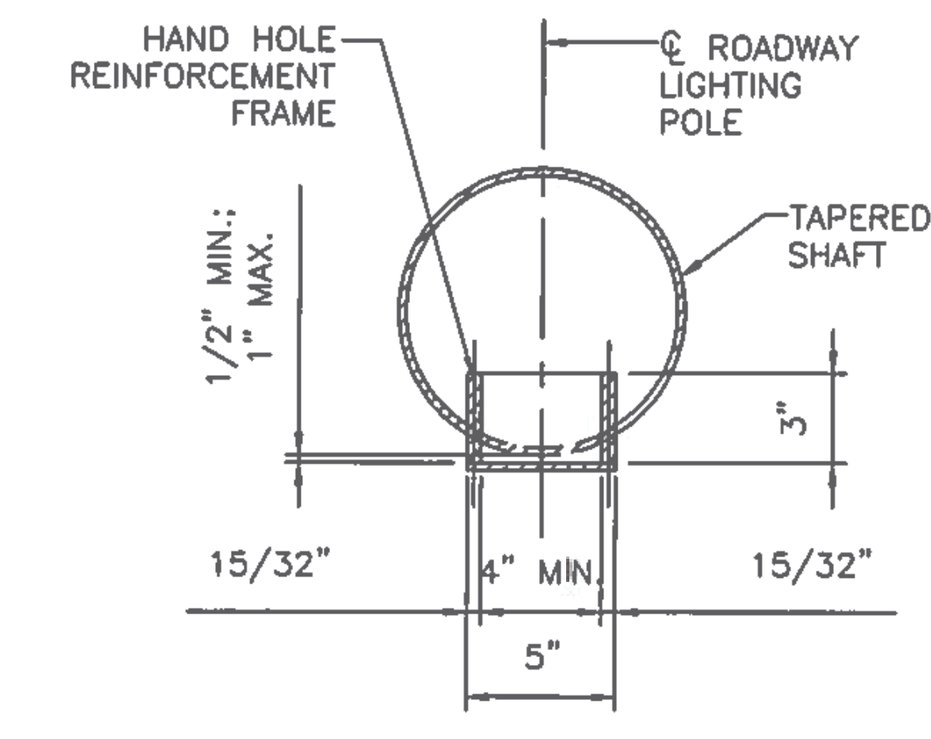
HAND HOLE DETAIL
NOT TO SCALE



HAND HOLE COVER
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE

GENERAL NOTES

1. HANDHOLES SHALL BE FREE OF INTERNAL AND EXTERNAL OBSTRUCTIONS WHICH WOULD DAMAGE OR INTERFERE WITH WIRES OR THE PROPER OPERATION OF ANY OTHER ELECTRICAL COMPONENT.
2. HAND HOLE COVER SHALL BE FABRICATED FROM 1/4", ALLOY 6063-T6 PLATE OR MAY BE HINGED WITH A SUITABLE METHOD OF CLOSURE AS APPROVED BY THE PROJECT MANAGER.
3. HAND HOLE REINFORCEMENT FRAME SHALL BE FABRICATED FROM 15/32" (MIN) WALL TUBING, CAST ALLOY 356-T6.
4. COORDINATE LOCATIONS OF HOLES FOR CAP SCREWS IN HAND HOLE COVER PLATES WITH CONSTRUCTION OF HAND HOLE REINFORCING FRAME. TAPPED HOLES SHALL BE CENTERED IN REINFORCING FRAME RING.
5. HAND HOLES SHALL BE ORIENTED DOWNSTREAM OF ONCOMING TRAFFIC.
6. IF HAND HOLE FABRICATION DETAILS OTHER THAN THOSE DEPICTED HEREIN ARE PROPOSED, THE DESIGN SHALL ENSURE THAT SUCH HAND HOLE REINFORCEMENT SHALL STRENGTHEN POLE SHAFT SECTION TO THAT OF A SHAFT FABRICATED WITHOUT A HANDHOLE. DIMENSIONS OF ALTERNATE HAND HOLES FABRICATIONS SHALL BE GENERALLY CONSISTENT WITH THE DIMENSIONS HEREIN.

THIS STANDARD DRAWING IS FOR USE ON NMDOT PROJECTS. OTHERS WHO USE THE NMDOT STANDARD DRAWINGS DO SO AT THEIR OWN RISK. STANDARD DRAWINGS THAT ARE APPLICABLE TO A SPECIFIC PROJECT WILL BE IDENTIFIED ON THE PROJECT PLANS BUT WILL NOT BE PHYSICALLY INCLUDED IN THOSE PLANS. THE DESIGNER WHO SPECIFIES A STANDARD DRAWING ACCEPTS THE RESPONSIBILITY OF DETERMINING THEIR APPLICABILITY.

	DATE	BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

ROADWAY LIGHTING SUPPORT STRUCTURES TYPE V

HAND HOLE DETAILS

JOHN MIGLIACCIO NEW MEXICO 19258 03/19/18 PROFESSIONAL ENGINEER

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

APPROVED FOR USE ON NMDOT PROJECTS: [signature] DATE: 3/22/18

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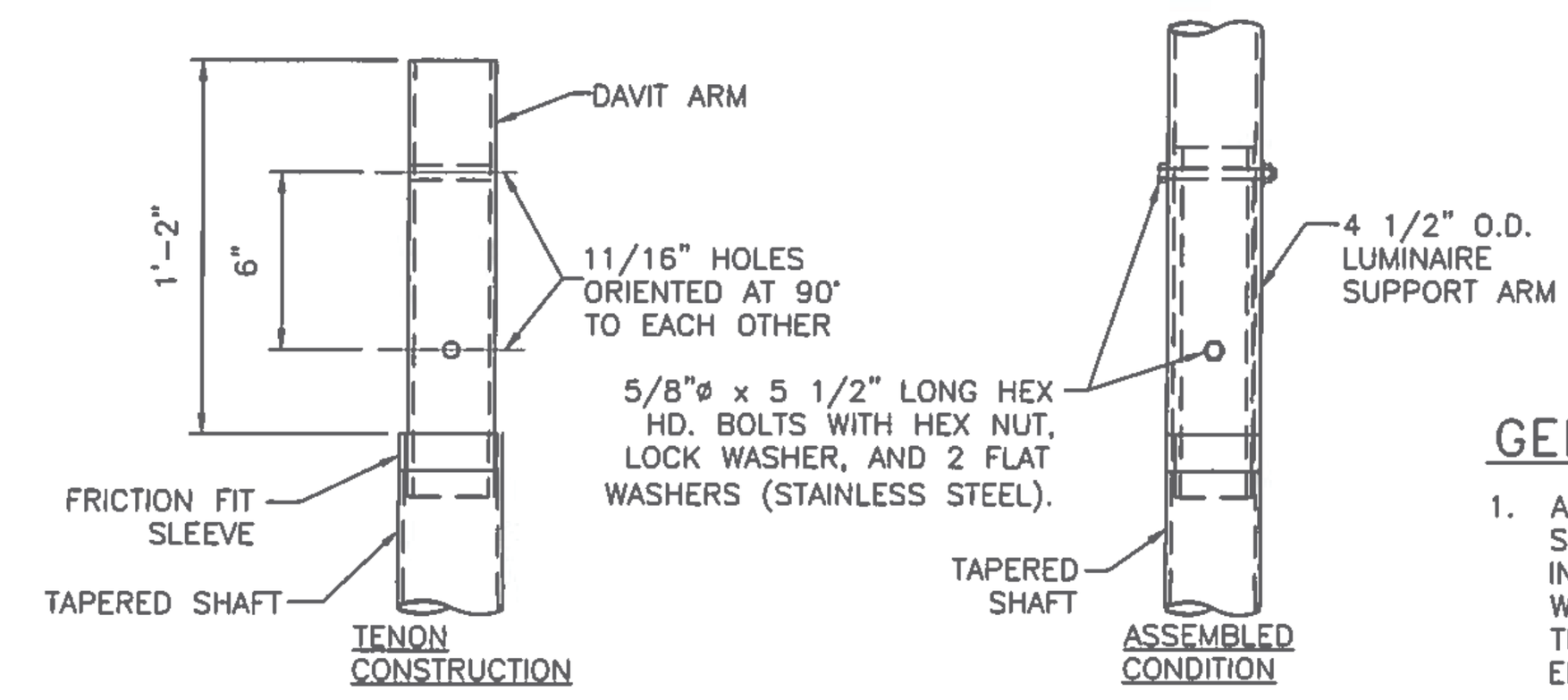
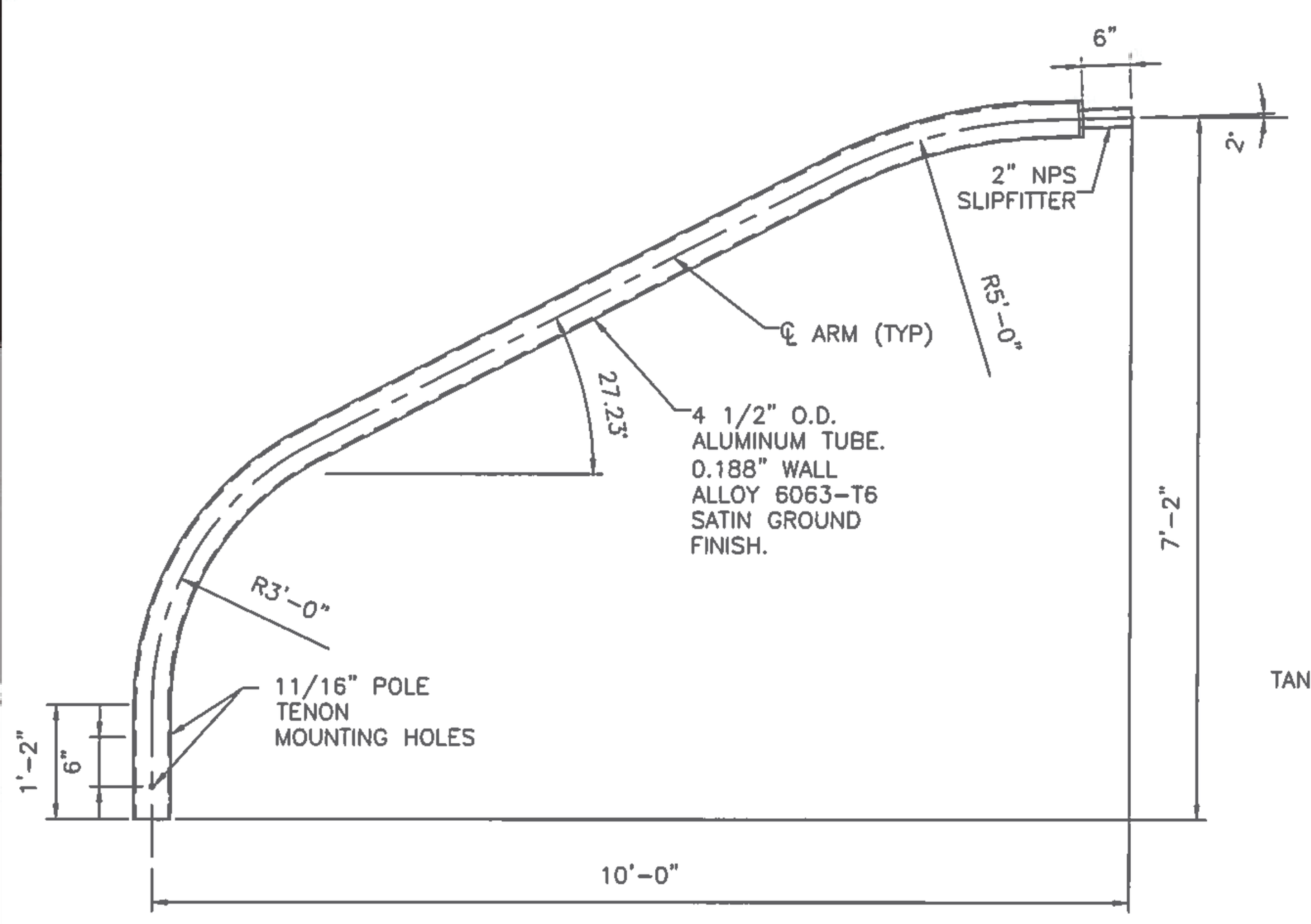
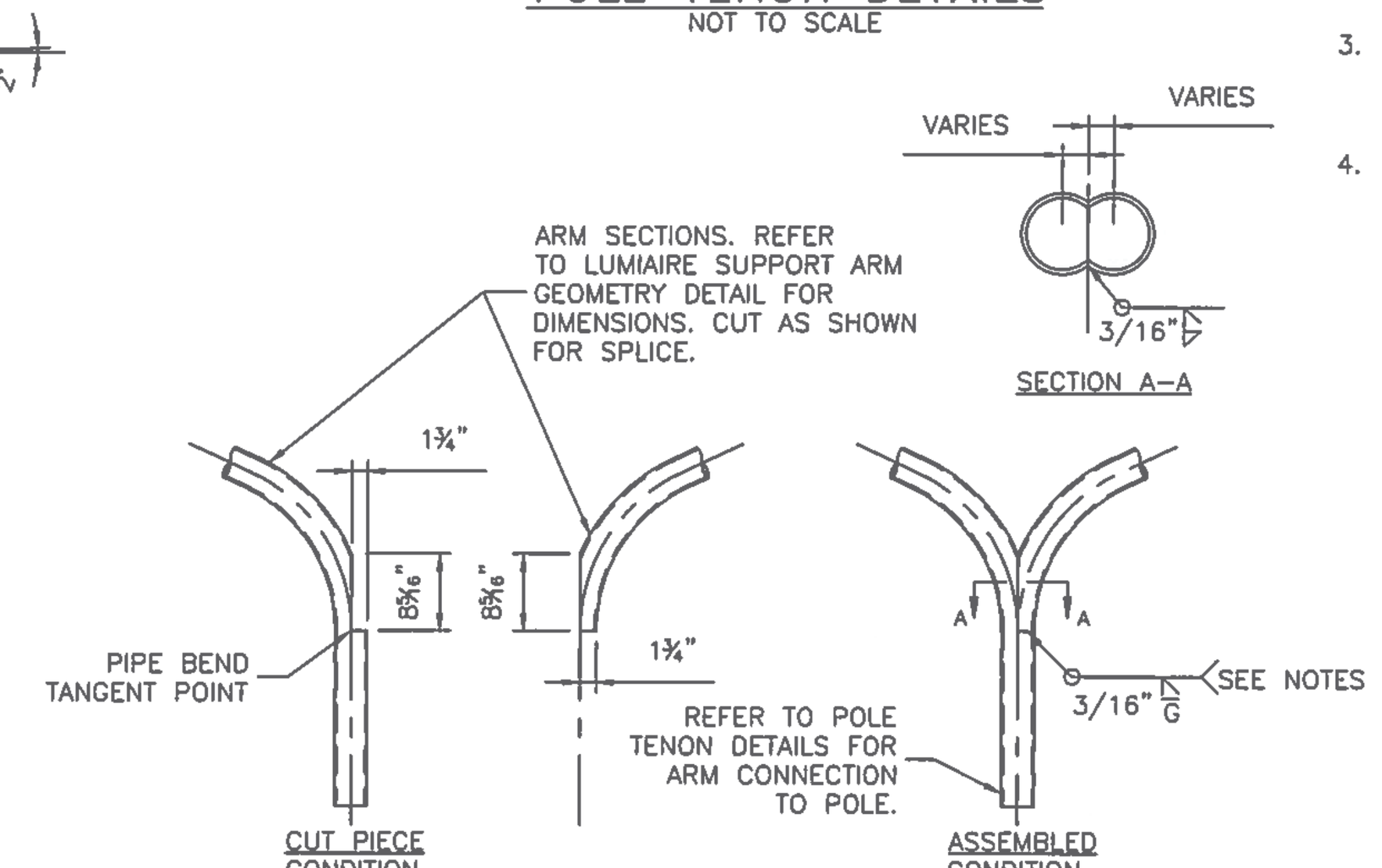
Sheet 707-15



POLE TENON DETAILS
NOT TO SCALE



LUMINAIRE SUPPORT ARM GEOMETRY
NOT TO SCALE



DOUBLE ARM SPLICE DETAILS
NOT TO SCALE

GENERAL NOTES

1. ARM BOTTOM CONNECTIONS AS WELL AS TOP SLIPFITTER CONNECTIONS SHALL BE FREE OF INTERNAL AND EXTERNAL OBSTRUCTIONS WHICH WOULD DAMAGE OR INTERFERE WITH WIRES OR THE PROPER OPERATION OF ANY OTHER ELECTRICAL COMPONENT.
2. ARM MEMBERS MAY TAPER FROM 4 1/2" DIAMETER AT BASE, AT FABRICATOR'S OPTION.
3. HORIZONTAL WELD AT DOUBLE-ARM SPLICE MAY A SQUARE GROOVE WELD WITH BACKING RING, AT FABRICATOR'S OPTION.
4. IF ARM CONNECTION DETAILS OTHER THAN THOSE DEPICTED HEREIN ARE PROPOSED, THE DESIGN SHALL ENSURE THAT THE CONNECTION DEVELOPS THE STRENGTH OF THE 4 1/2" DIAMETER MEMBER. DIMENSIONS OF ALTERNATE CONNECTIONS SHALL BE GENERALLY CONSISTENT WITH THE DIMENSIONS HEREIN.

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	DATE	BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

ROADWAY LIGHTING SUPPORT STRUCTURES TYPE V

ARM AND TENON DETAILS

JOHN MIGLIACCIO NEW MEXICO 19258 03/19/18 PROFESSIONAL ENGINEER

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

APPROVED FOR USE ON NMDOT PROJECTS: [signature] DATE: 3/22/18

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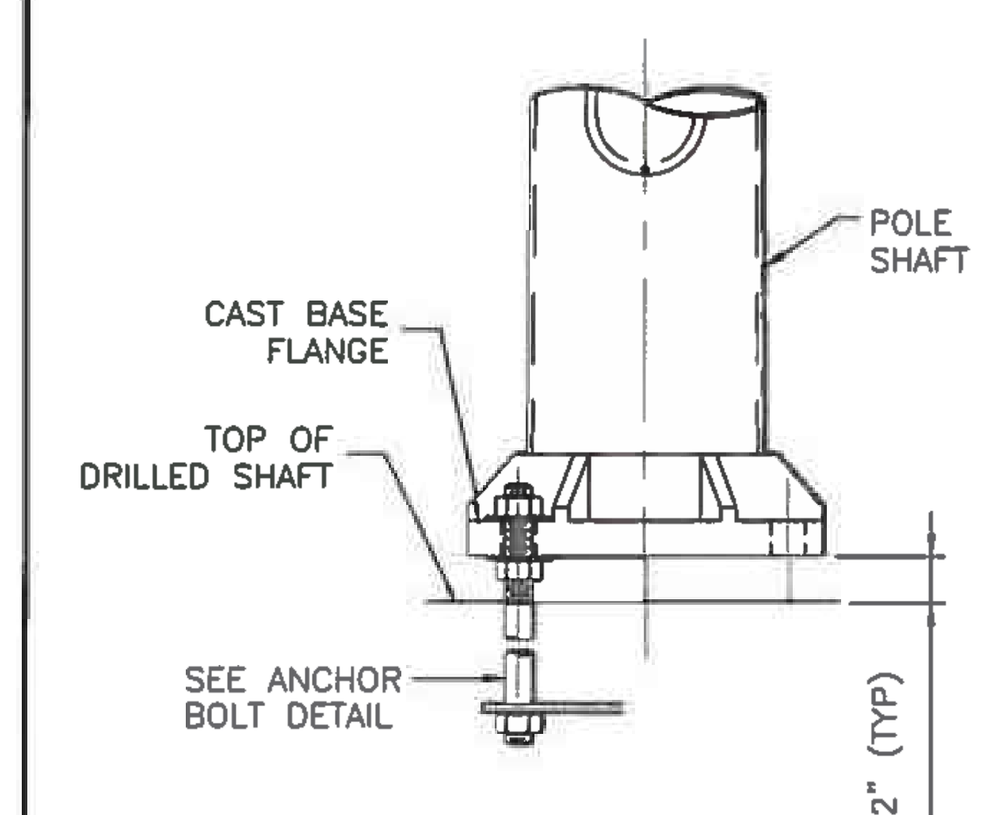
ANCHOR BOLT TABLE

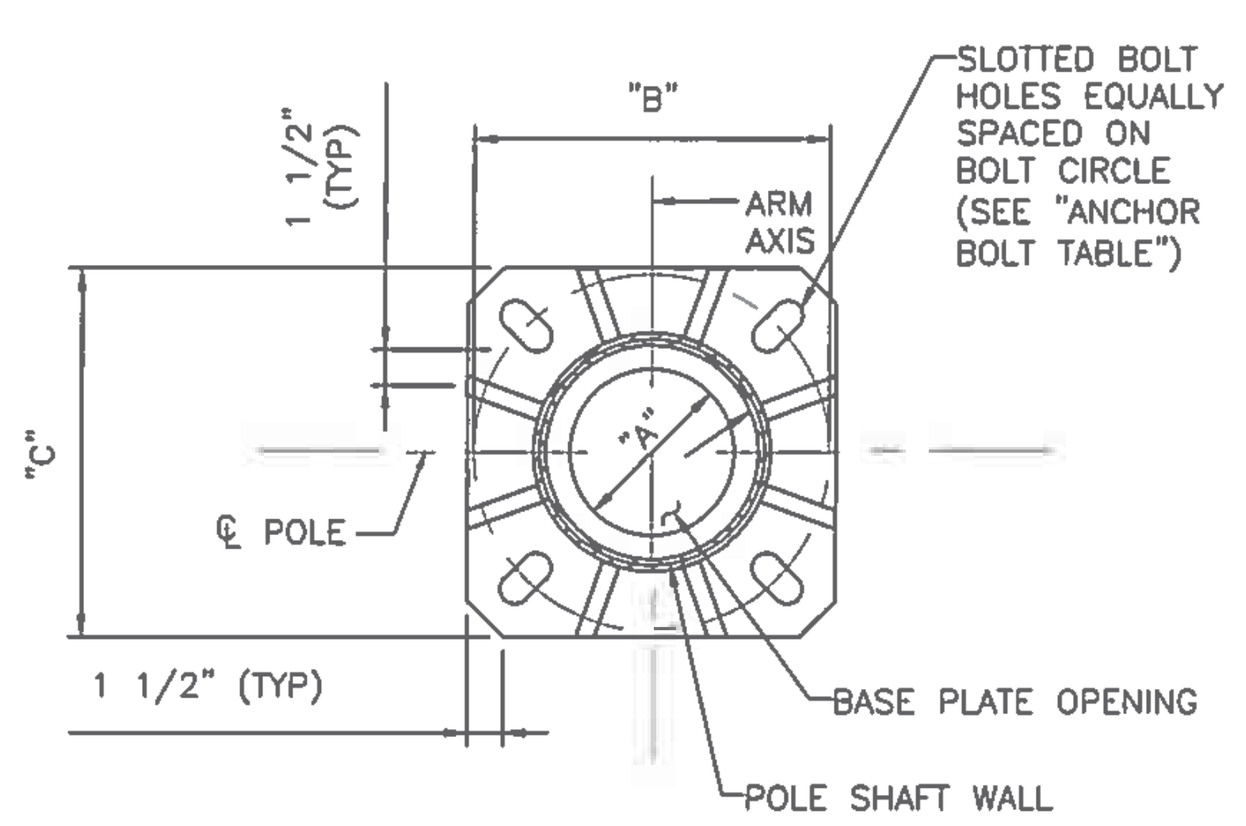
MOUNTING HEIGHT	BOLT DIAMETER	NUMBER OF BOLTS	SLOTTED HOLE SIZE	BOLT CIRCLE DIAMETER "B"	BOLT TEMPLATE O.D.	BOLT TEMPLATE I.D.	BASE PLATE OPENING "A"	BASE PLATE WIDTH "C"	BASE PLATE THICKNESS "D"
(FT)	(IN)		(IN x IN)	(IN)	(IN)	(IN)	(IN)	(IN)	(IN)
50	1.0	4	1.25 x 2.25	15.0	18.0	12.0	7.0	16.0	1.0
40	1.0	4	1.25 x 2.25	11.5	14.5	8.5	6.0	14.0	1.0
30	1.0	4	1.25 x 2.25	11.5	14.5	8.5	5.0	14.0	1.0

BASE WELD TABLE

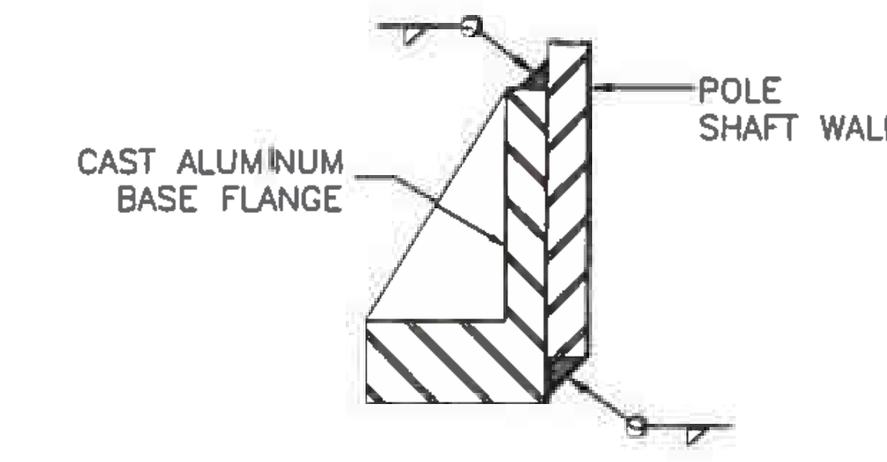
MOUNTING HEIGHT	WELD SIZE (SINGLE ARM)	WELD SIZE (DOUBLE ARM)
(FT)	(IN)	(IN)
50	5/16	3/8
40	5/16	3/8
30	1/4	1/4



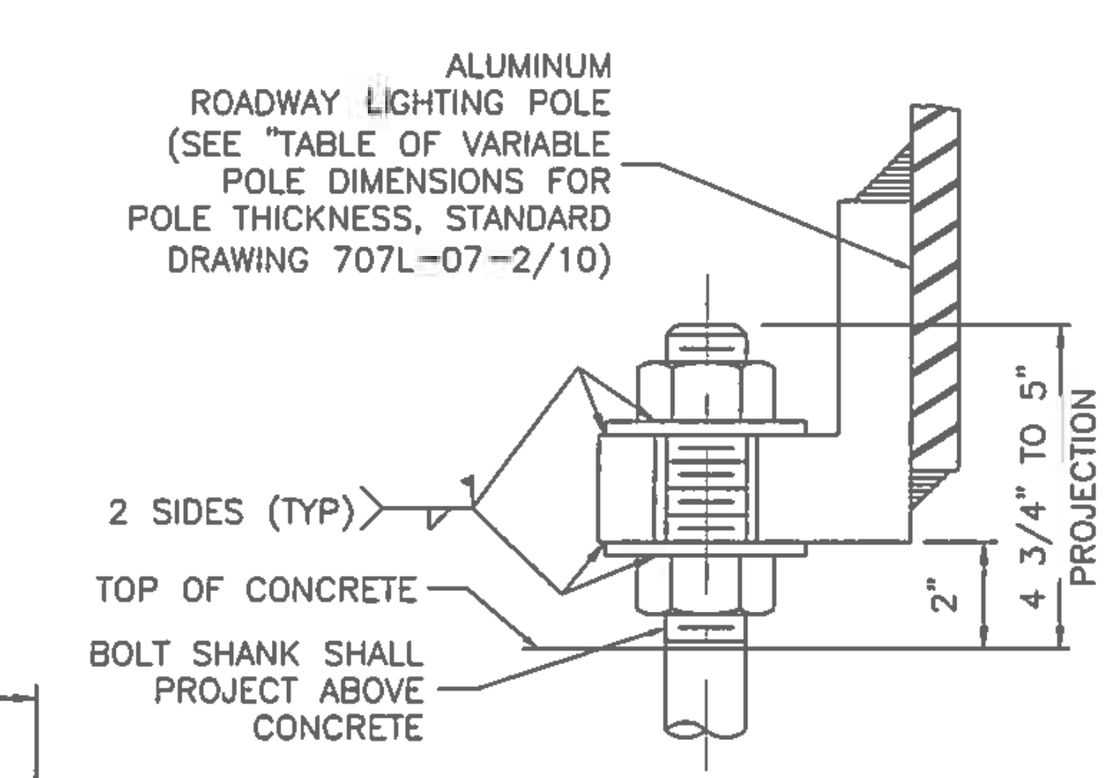
POLE BASE ELEVATION
NOT TO SCALE



POLE BASE PLAN
NOT TO SCALE



BASE WELD DETAIL
NOT TO SCALE



ANCHOR BOLT DETAIL
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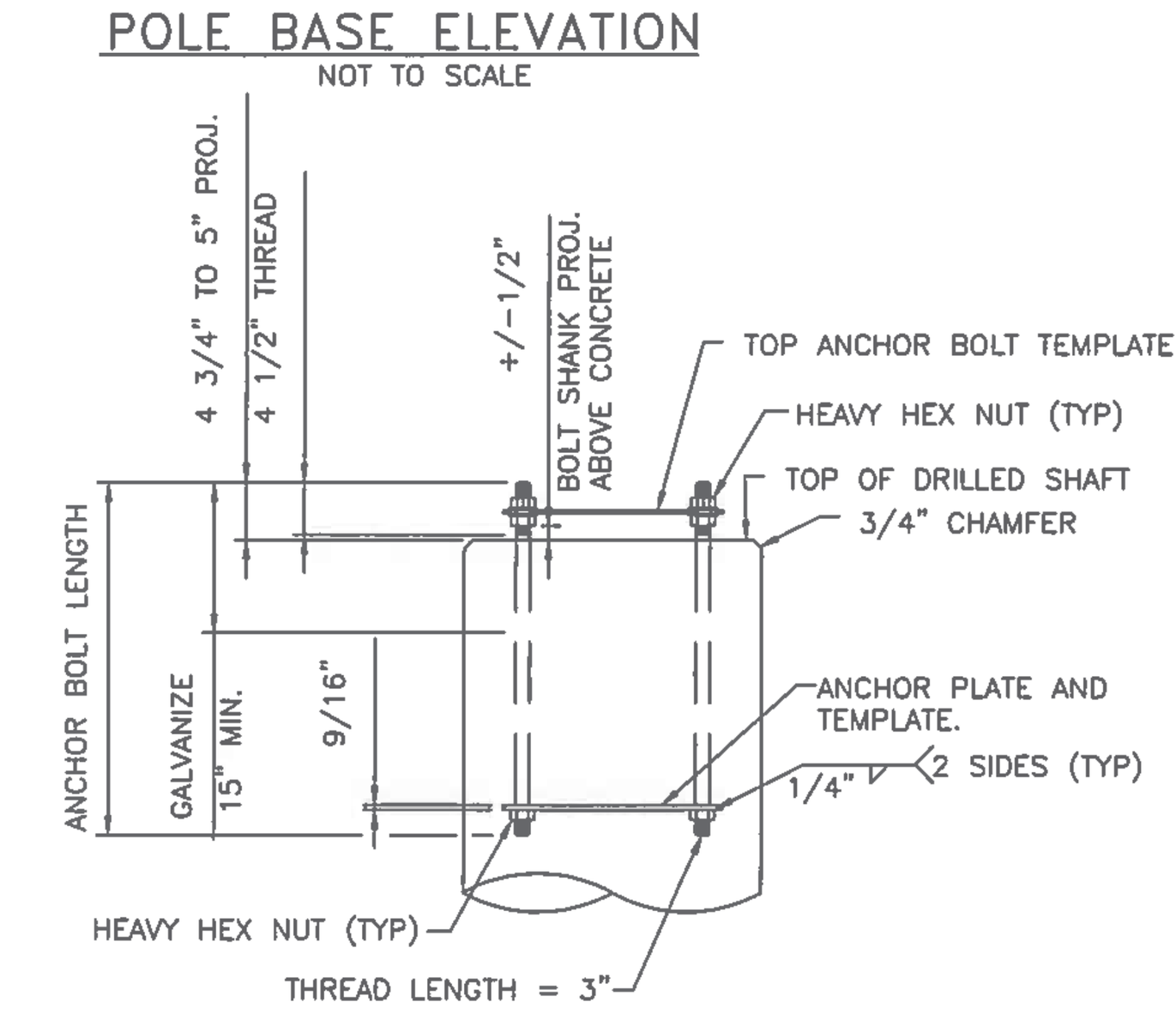
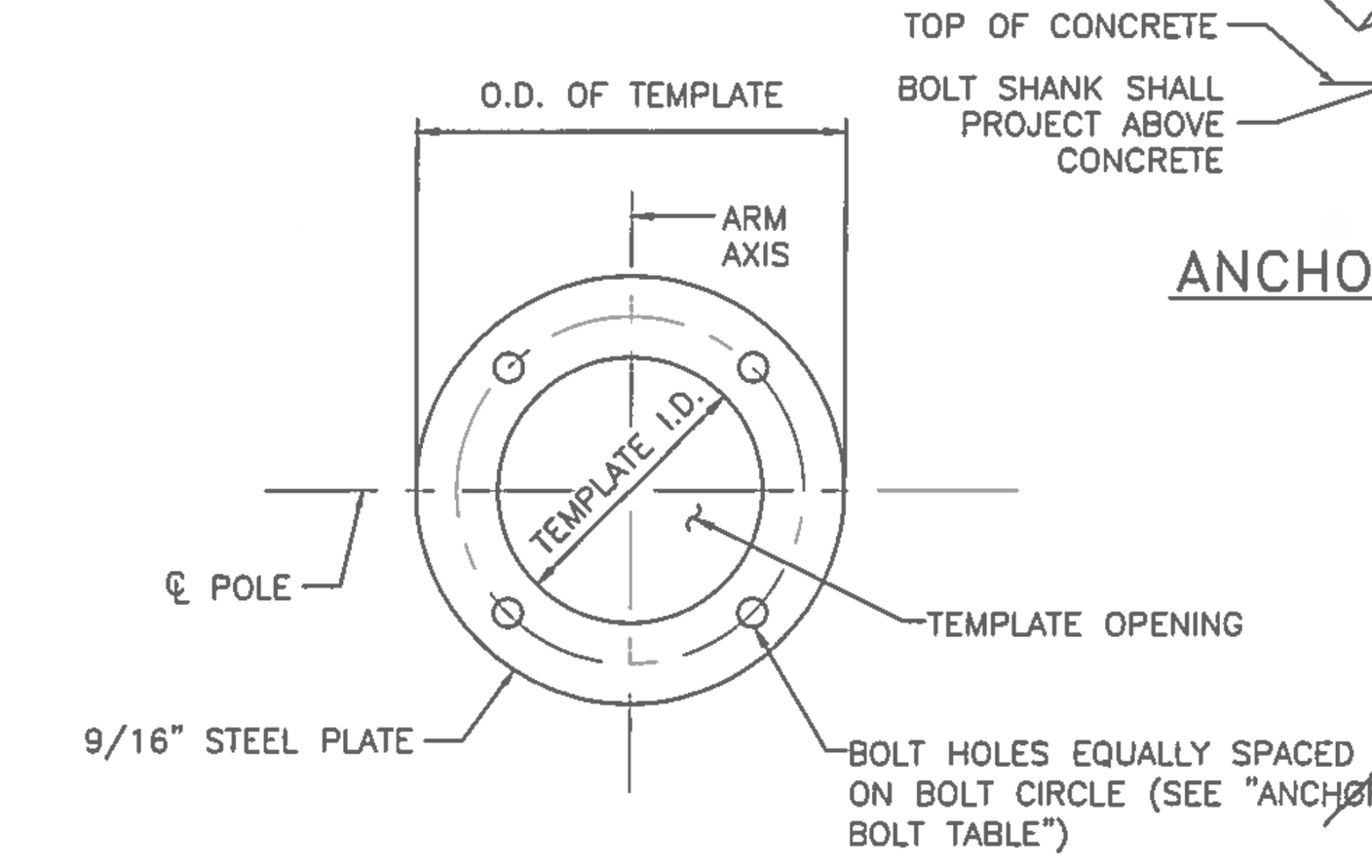


ANCHOR BOLT ASSEMBLY
NOT TO SCALE
(SEE ANCHOR BOLT TABLE)



ANCHOR BOLT AND ANCHOR PLATE TEMPLATE
NOT TO SCALE

GENERAL NOTES

1. REFER TO STANDARD DRAWING 707L-07-6/10 FOR BREAKAWAY POLE BASE SYSTEM DETAILS AND REQUIREMENTS.
2. INSTALL DIRECT-MOUNT BASE ONLY WHEN SPECIFIED. REFER TO PLANS FOR DIRECT-MOUNT OR BREAKAWAY BASE REQUIREMENT.
3. ALUMINUM BASE FLANGE SHALL BE CAST FROM ALUMINUM ALLOY 356 T6, CONFORMING TO ASTM B 108. BASE FLANGE SHALL ACCOMMODATE FOUR ANCHOR BOLTS AS SHOWN, AND SHALL BE CAPABLE OF DEVELOPING THE FULL MOMENT, SHEAR, AND TORSIONAL STRENGTHS OF THE ALUMINUM POLE SHAFTS. BASE FLANGE SHALL ACCOMMODATE POLE SHAFT OUTSIDE DIAMETER, OR POLE SHAFT DIAMETER MAY BE INCREASED TO BE COMPATIBLE WITH BASE FLANGE.
4. ANCHOR BOLTS AND BOLT CIRCLE DIMENSIONS FOR THE ALUMINUM POLE SHALL ACCOMMODATE THE PROVIDED CAST BASE FLANGE. ANCHOR BOLT SIZES SHOWN SHALL BE CONSIDERED A MINIMUM.
5. ANCHOR BOLT PROJECTION LENGTHS AND TOTAL LENGTHS SHOWN IN STANDARD DRAWINGS 707L-07-9/10 AND 10/10 APPLY TO DIRECT-MOUNT BASE CONDITION. ADJUST ACCORDINGLY FOR BREAKAWAY BASE CONDITION.
6. WHEN BREAKAWAY COUPLINGS ARE SPECIFIED, THREAD UNC OF ANCHOR BOLTS SHALL MATCH THAT OF THE COUPLINGS.

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	DATE	BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

ROADWAY LIGHTING SUPPORT STRUCTURES TYPE V

BASE PLATE & ANCHOR BOLT DETAILS

JOHN MIGLIACCIO NEW MEXICO 19258 03/19/18 PROFESSIONAL ENGINEER

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

APPROVED FOR USE ON NMDOT PROJECTS: [signature] DATE: 3/22/18

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Sheet 707-16

LIGHTING STANDARD AND FOUNDATION DETAILS ARE SHOWN ON THESE DRAWINGS FOR BIDDING PURPOSES ONLY. REFER TO THE NMDOT LATEST CONSTRUCTION STANDARDS FOR EXACT REQUIREMENTS.

100% PLAN SET

REVISIONS

DATE	REV

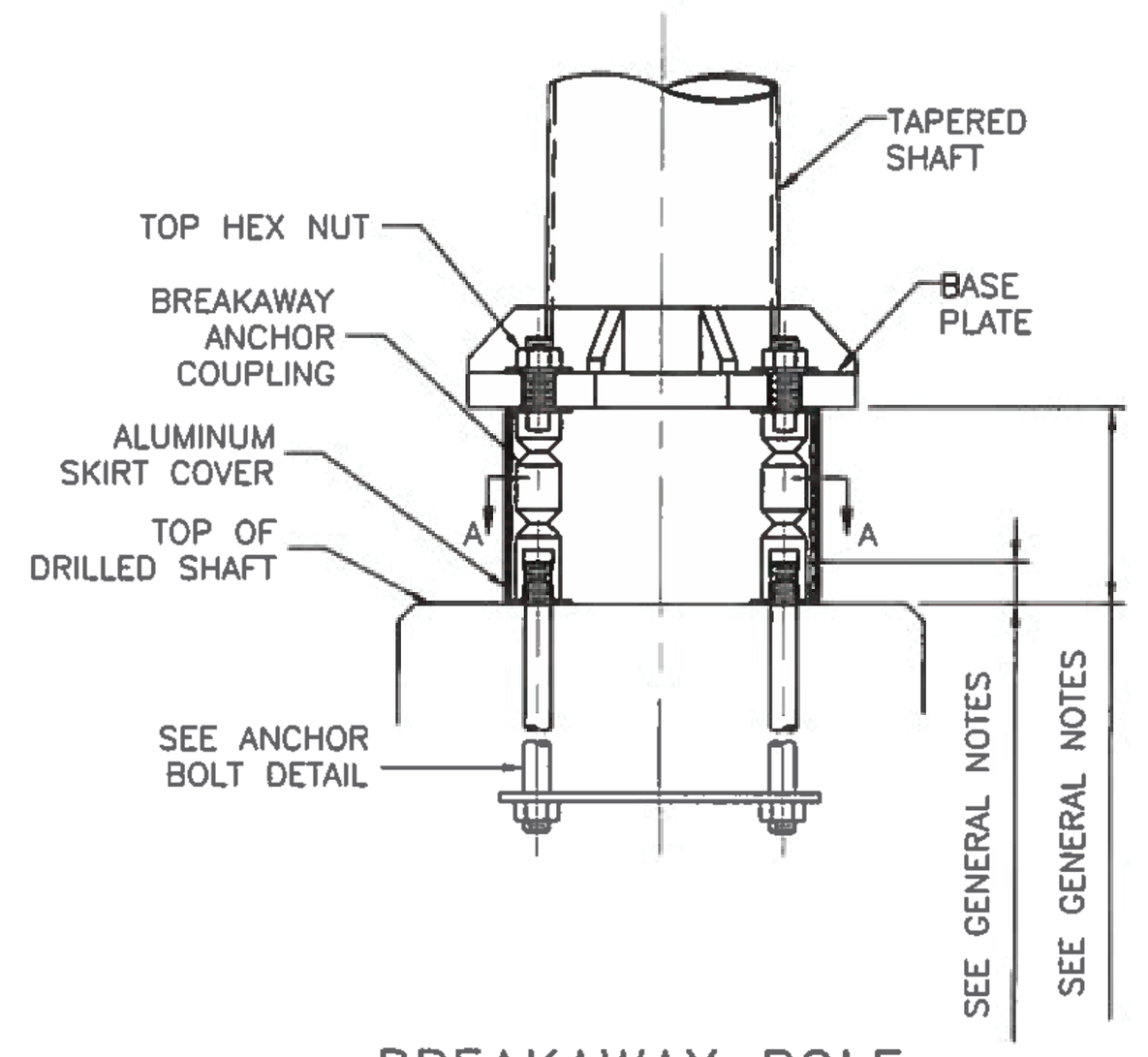
rtm engineering consultants
1626 Cole Blvd. | 300 | Lakewood, CO 80401
T: 303.278.3620

TIERRA CONTENTA PHASE 3A

SITE LIGHTING DETAILS

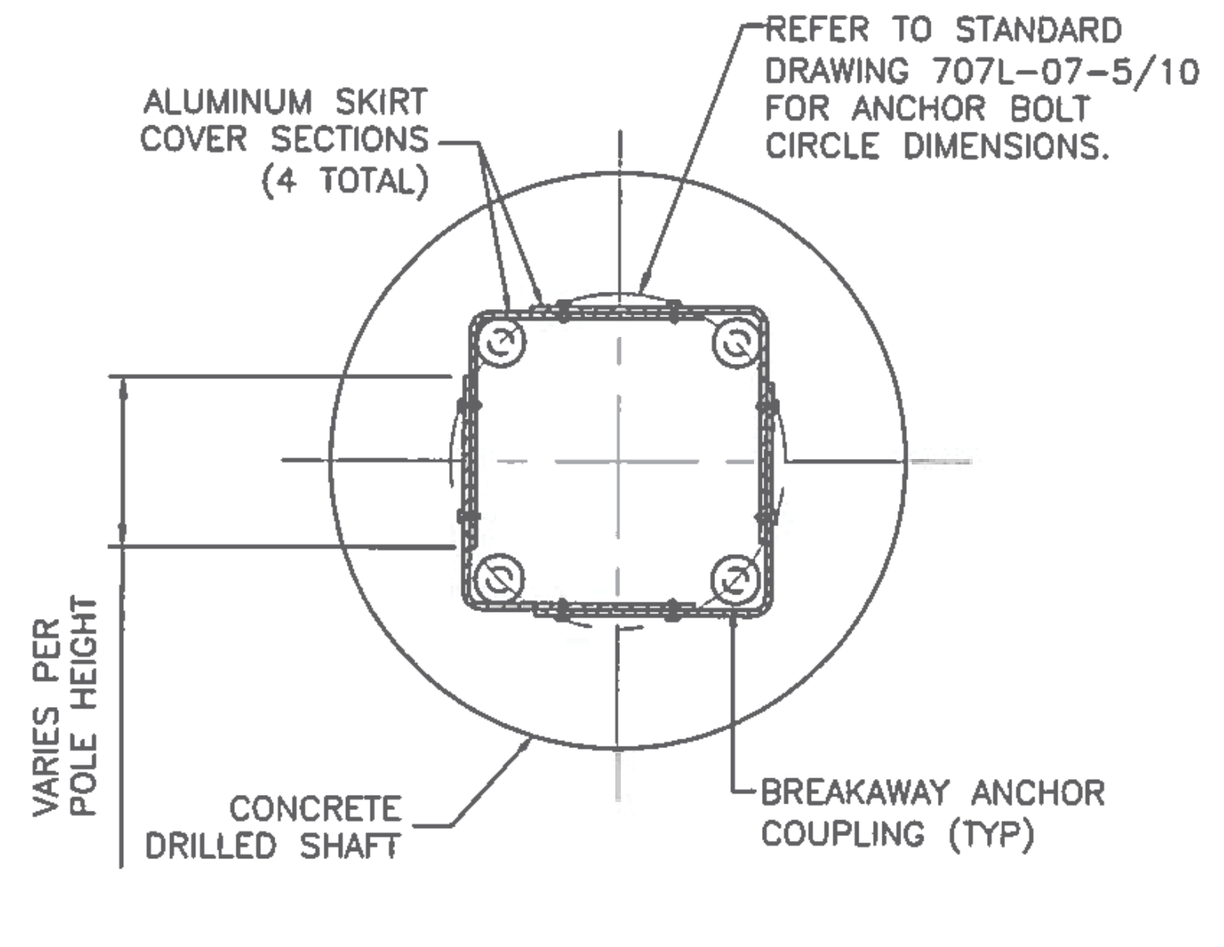
SCALE	DWG NO.	DATE
AS NOTED	E-301	04/09/2025
P&DR CASE # 2011-109	SHEET NO.	

S:\BGPROJECTS\10804.00 TIERRA CONTENTA PHASE 3\CAD\BGCE CAD\10804.00_E-301.DWG



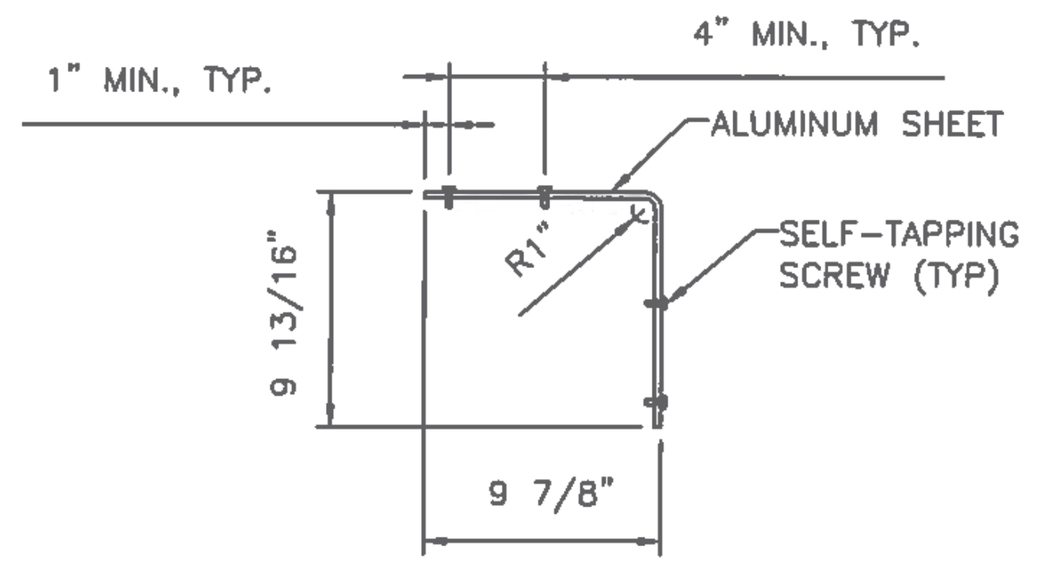
BREAKAWAY POLE BASE ELEVATION

NOT TO SCALE

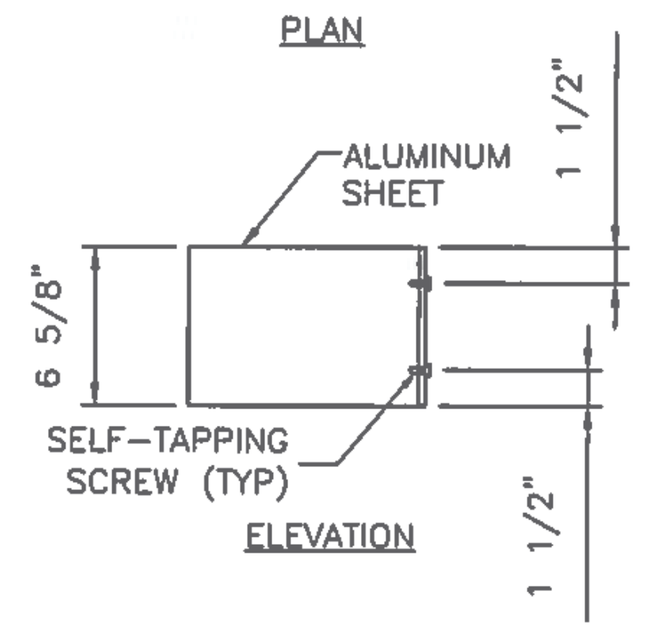


SECTION A-A: BREAKAWAY BASE SECTION

NOT TO SCALE



PLAN



ELEVATION

SKIRT COVER DIMENSIONS

NOT TO SCALE

GENERAL NOTES

1. REFER TO STANDARD DRAWING 707L-07-5/10 FOR BASE PLATE AND ADDITIONAL ANCHOR BOLT DETAILS AND REQUIREMENTS.
2. SKIRT COVER SHALL BE FABRICATED FROM 1/16" SHEET ALUMINUM ALLOY 3003H14.
3. WHEN BREAKAWAY BASES ARE SPECIFIED, EACH LIGHT POLE SHALL BE FURNISHED WITH FOUR (4) SKIRT COVER SECTIONS AND SIXTEEN (16) SCREWS.
4. THE INTENDED USE OF THE SKIRT COVER IS TO ENCLOSE THE VOID UNDER POLES WITH BREAKAWAY SUPPORT COUPLINGS.
5. SCREWS SHALL BE SELF-TAPPING #10 x 5/8" STAINLESS STEEL.
6. BREAKAWAY SUPPORT COUPLINGS SHALL MEET THE REQUIREMENTS IN NCHRP REPORT 350, AND THE REQUIREMENTS IN 2015 (1st EDITION) AASHTO LRFD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS, SECTION 12.
7. WHEN BREAKAWAY BASES ARE SPECIFIED, EACH LIGHT POLE SHALL BE FURNISHED WITH FOUR (4) COUPLING SYSTEMS, COMPLETE WITH COUPLINGS, THREADED STUDS, WASHERS, NUTS, AND SHIMS.
8. BREAKAWAY ASSEMBLY DIMENSIONS VARY PER MANUFACTURER. INSTALL ANCHOR BOLT PROJECTIONS AND BASE PLATE OFFSETS IN ACCORDANCE WITH SPECIFIC BREAKAWAY ASSEMBLY MANUFACTURER'S SPECIFICATIONS.
9. ALTERNATE DESIGNS OF BREAKAWAY ASSEMBLIES MAY BE APPROVED BY THE PROJECT MANAGER, PROVIDED THEY MEET THE REQUIREMENTS HEREIN. WHEN ALTERNATE BREAKAWAY SYSTEMS ARE UTILIZED, IT SHALL BE THE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE COMPATIBLE SKIRT COVERS, AND MAKE NECESSARY ADJUSTMENTS TO ANCHOR BOLT PROJECTIONS.
10. CERTIFICATION OF BOTH BREAKAWAY AND STRUCTURAL ADEQUACY, DESIGN CALCULATIONS AND/OR TEST DATA OF PRODUCTION SAMPLES TO SUPPORT CERTIFICATION SHALL BE PROVIDED FOR BREAKAWAY SYSTEMS.

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	DATE	BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

JOHN MIGLIACCIO NEW MEXICO 19258 03/19/18 PROFESSIONAL ENGINEER

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

ROADWAY LIGHTING SUPPORT STRUCTURES TYPE V

BREAKAWAY BASE DETAILS

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

APPROVED FOR USE ON NMDOT PROJECTS: [signature] DATE: 3/22/18

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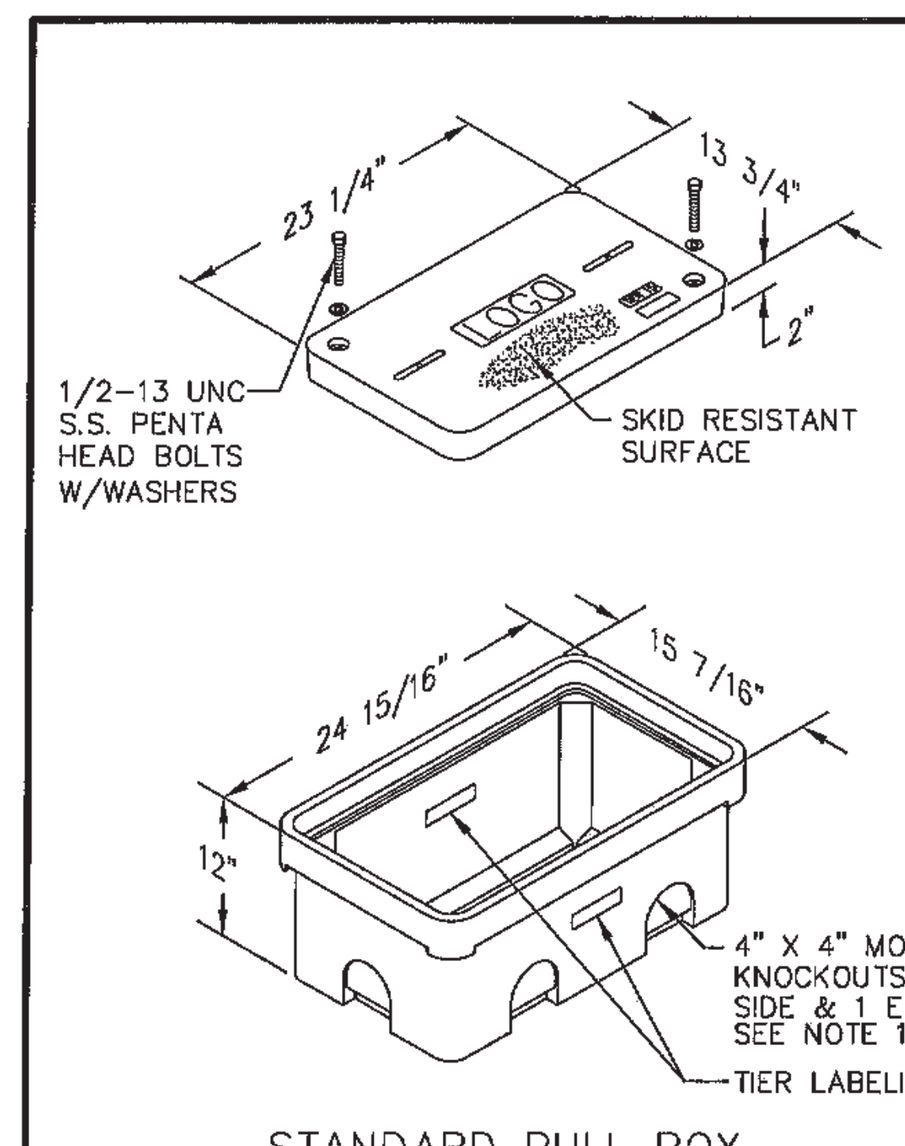
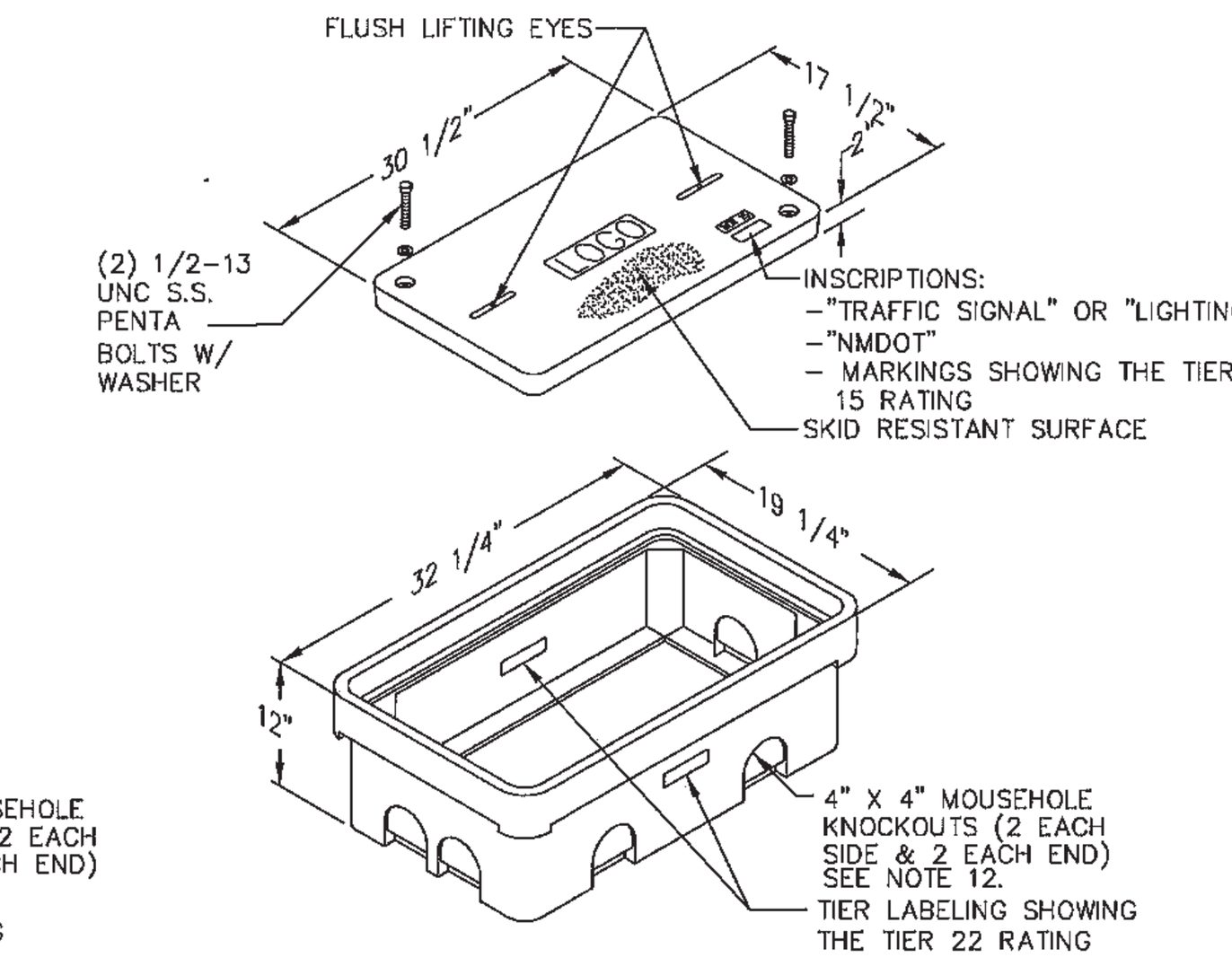
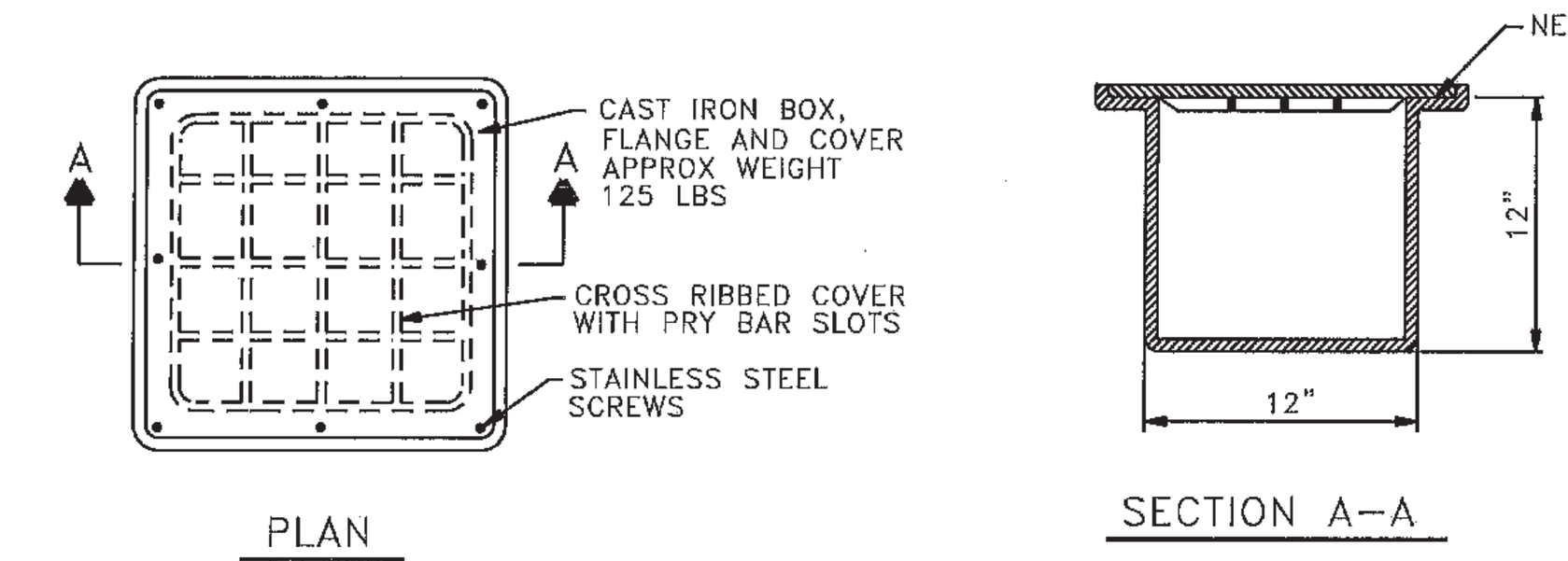


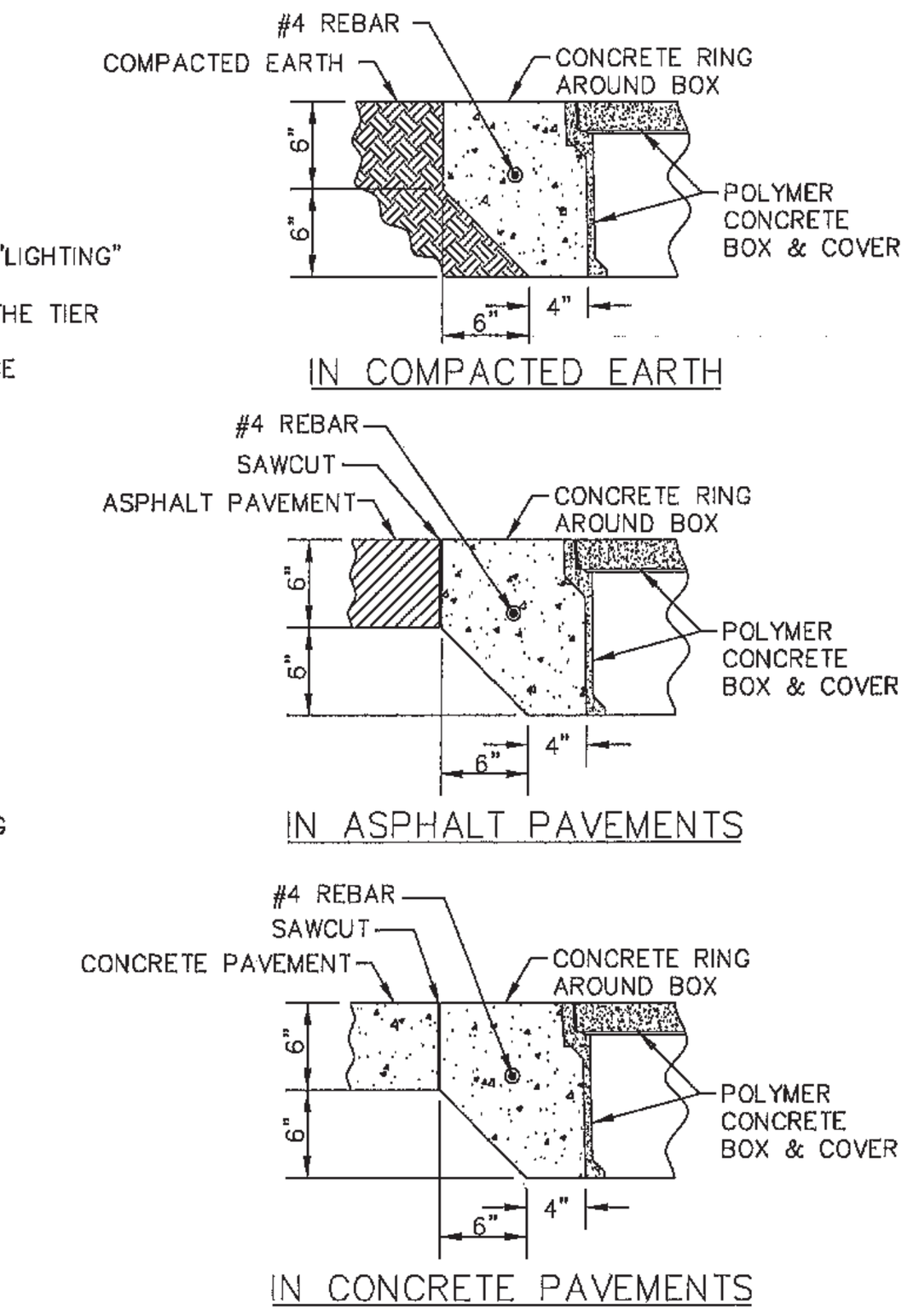
STANDARD PULL BOX



LARGE PULL BOX

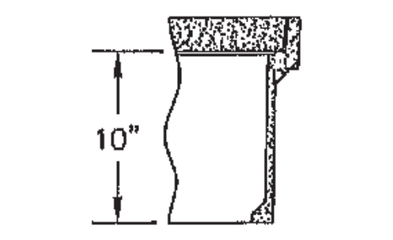


METAL PULL BOX

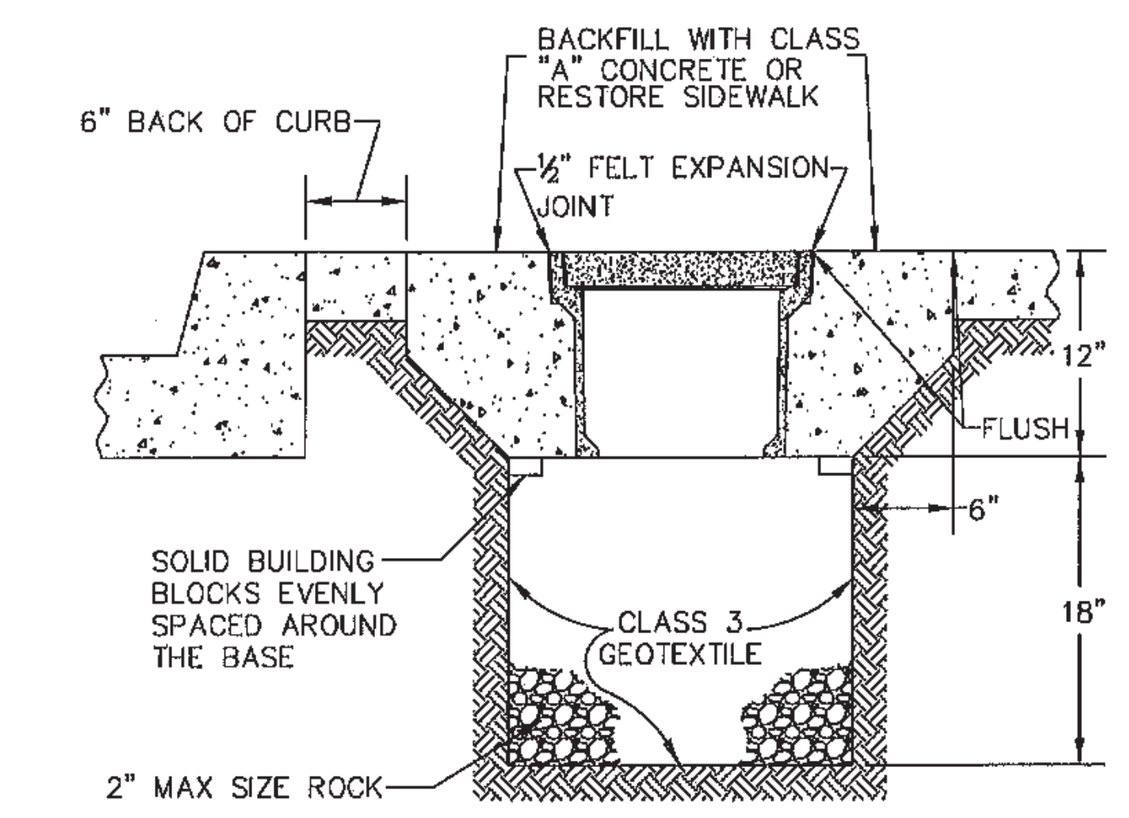


CONCRETE COLLAR DETAIL

NOTE: THE CONCRETE COLLAR FOR THE PULL BOXES WILL BE PAID FOR UNDER THE CONTRACT ITEM FOR ELECTRICAL PULL BOX AND NO OTHER MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.



PULL BOX DETAILS



TYPICAL PULL BOX INSTALLATION

NOTE: SEE "CONCRETE COLLAR DETAILS"

PULL BOX NOTES:

1. ALL NON-DELIBERATE TRAFFIC PULL BOX COVERS MUST COMPLY WITH ALL TEST PROVISIONS OF ANSI/SCTE 77 2007 "SPECIFICATION FOR UNDERGROUND ENCLOSURE INTEGRITY", AND MUST MEET THE TIER 15 APPLICATION. MARKINGS SHOWING THE TIER 15 RATING MUST BE EMBOSSED ON THE TOP SURFACE OF THE COVER.
2. ALL NON-DELIBERATE TRAFFIC PULL BOXES MUST COMPLY WITH ALL TEST PROVISIONS OF ANSI/SCTE 77 2007 "SPECIFICATION FOR UNDERGROUND ENCLOSURE INTEGRITY", AND MUST MEET THE TIER 22 APPLICATION. MARKINGS SHOWING THE TIER 22 RATING MUST BE LABELED OR STENCILED ON THE INSIDE AND OUTSIDE OF THE BOX.
3. ALL NON-DELIBERATE TRAFFIC PULL BOXES AND COVER MUST BE MADE OF POLYMER CONCRETE WITH FIBERGLASS REINFORCEMENT. THE BOX MUST HAVE CONTINUOUS FIBERGLASS CLOTH REINFORCEMENT ON THE INSIDE AND OUTSIDE PERIMETERS. THE COVERS MUST HAVE A MINIMUM OF TWO LAYERS OF FIBERGLASS CLOTH REINFORCEMENT.
4. ALL TRAFFIC PULL BOXES AND COVERS MUST BE MADE FROM MATCHED METAL TOOLING TO ENSURE PRODUCT UNIFORMITY.
5. ALL NON-DELIBERATE TRAFFIC PULL BOXES AND COVERS MUST BE TESTED AND CERTIFIED BY UL (UNDERWRITERS LABORATORIES) OR A NATIONALLY RECOGNIZED THIRD PARTY INDEPENDENT TEST LAB AND REVIVIFIED EVERY YEAR TO MEET THE ANSI/SCTE 77 SPECIFICATIONS.
6. COVERS MUST BE SECURED TO PULL BOX USING 1/2-13 UNC S.S. PENTA HEAD BOLTS W/WASHERS.
7. FASTENERS MUST BE CAPABLE OF WITHSTANDING A TORQUE OF 56 FT LBS AND A PULL-OUT STRENGTH OF 750 LBS. THE PULL-OUT TEST MUST BE PERFORMED WITH THE COVER IN PLACE AND THE FASTENERS TORQUED TO 56 FT LBS. FASTENERS, INSERTS AND COVER MUST NOT BE DAMAGED BY THE PERFORMANCE OF THIS TEST
8. COVERS MUST BE MARKED "NMDOT" AND HAVE A NONSKID SURFACE WITH RECESSED LOCK-DOWN LOCATIONS FOR PENTA HEAD BOLTS.
9. THE NOMINAL DIMENSIONS OF THE OPENING IN WHICH THE COVER SETS MUST BE THE SAME AS THE COVER DIMENSIONS EXCEPT THE LENGTH AND WIDTH DIMENSIONS MUST BE 1/8 OR GREATER.
10. PULL BOX TYPE AND LOGO SHALL BE APPROVED BY THE PROJECT MANAGER.
11. COLOR OF CONCRETE COLLAR SHALL MATCH COLOR OF SURROUNDING COLORED CONCRETE.
12. 4"x4" MOUSEHOLES MAY BE USED IF REQUESTED.

AFSHIN JIAN NEW MEXICO 16228 10-30-14 LICENSED PROFESSIONAL ENGINEER

DRAWING NOT TO SCALE

NO.	DATE	REV. BY	DESCRIPTION

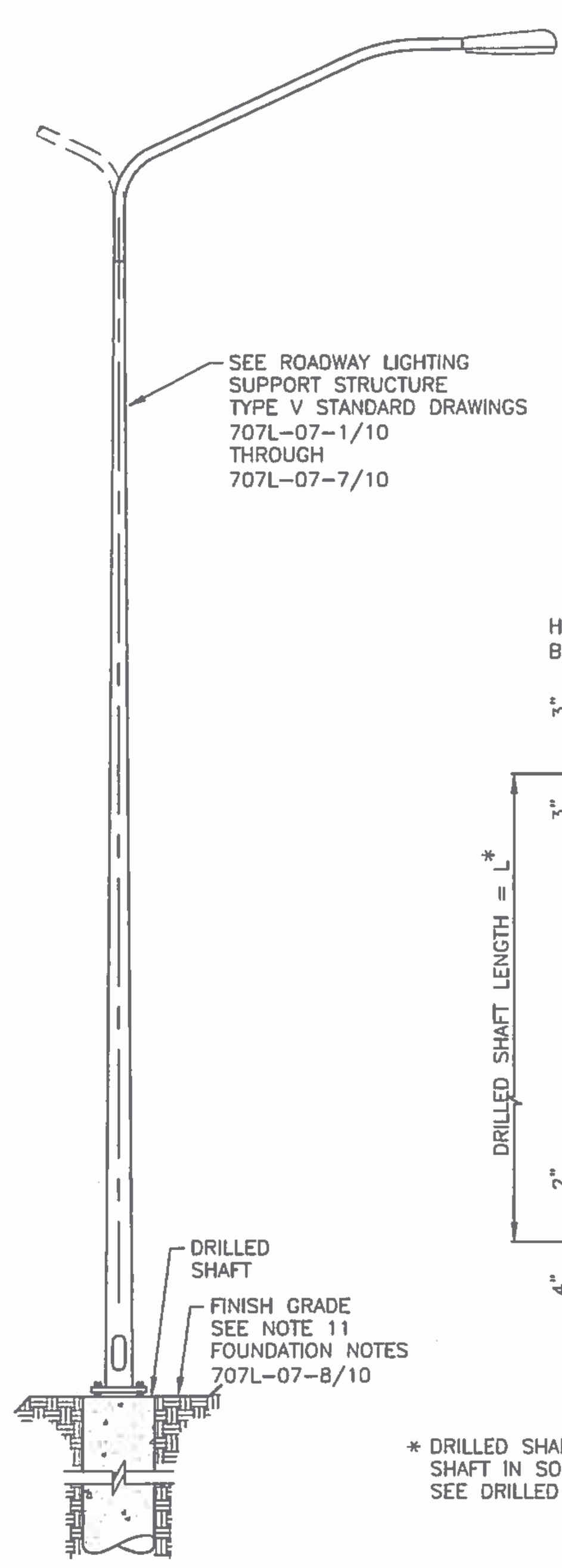
REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

PULL BOX DETAILS

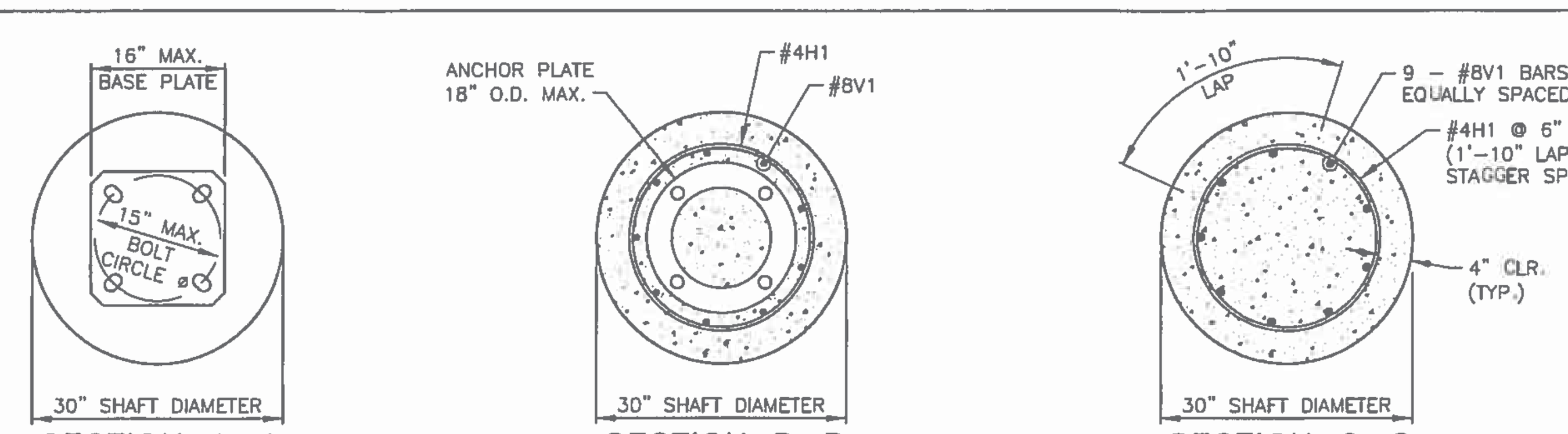
710S-01-1/1

Sheet 710-01



ROADWAY LIGHTING POLE ELEVATION

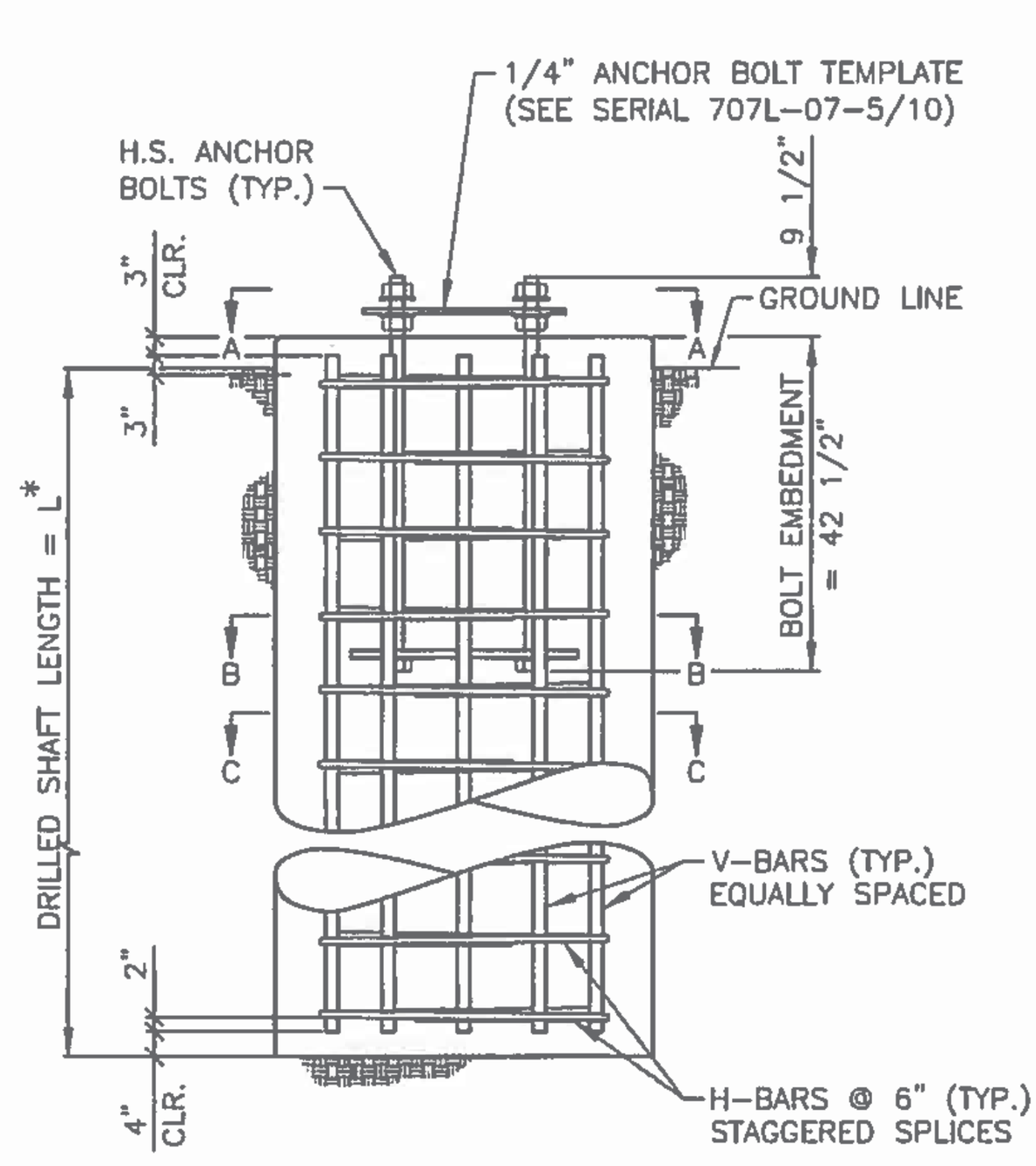
NOT TO SCALE



SECTION A-A — NOT TO SCALE

SECTION B-B — NOT TO SCALE

SECTION C-C — NOT TO SCALE



FOUNDATION ELEVATION

NOT TO SCALE

* DRILLED SHAFT LENGTH IS MEASURED AS LENGTH OF SHAFT IN SOIL OR ROCK AS APPLICABLE. SEE DRILLED SHAFT LENGTHS TABLE FOR LENGTH.

DRILLED SHAFT LENGTHS

SEE NOTE 9 FOUNDATION NOTES 707-07-8/10

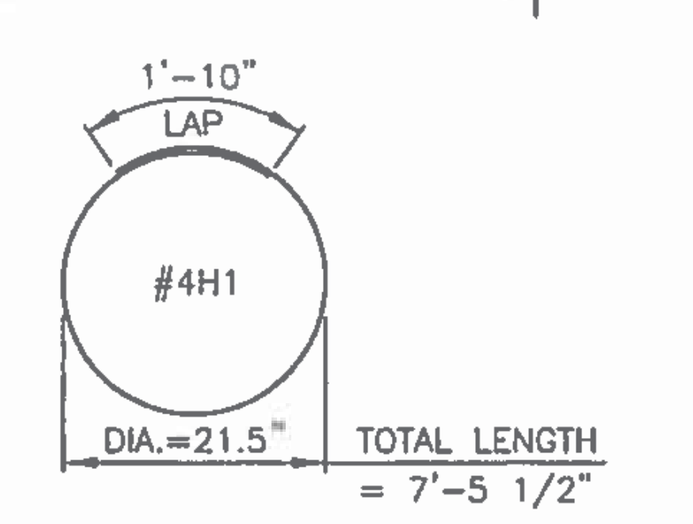
POLE HEIGHT (ft)	DRILLED SHAFT LENGTH (ft)
50	8.5
30 ORNAMENTAL	7.0
40	7.5
30	6.0

ANCHOR BOLTS

POLE HEIGHT (ft)	POLE DIAMETER O.D. (in)	BOLT DIAMETER (in)	BOLT LENGTH (in)	NUMBER OF BOLTS	BOLT CIRCLE DIAMETER (in)
50	10	1.000	52	4	15
40	9	1.000	52	4	11.5
30	8	1.000	52	4	11.5

REINFORCING SCHEDULE

#8V1	DRILLED SHAFT LENGTH SUBTRACT 7"	9 REQ'D



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NO.	DATE	BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

ALYSSA J BEACH NEW MEXICO 23675 5/19/2017 REGISTERED PROFESSIONAL ENGINEER

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

ROADWAY LIGHTING SUPPORT STRUCTURES TYPE V

DRILLED SHAFT DETAILS

DESIGNED BY: ADA DRAWN BY: DLH CHECKED BY: NJB

APPROVED FOR USE ON NMDOT PROJECTS: [signature] DATE: 11/17/17

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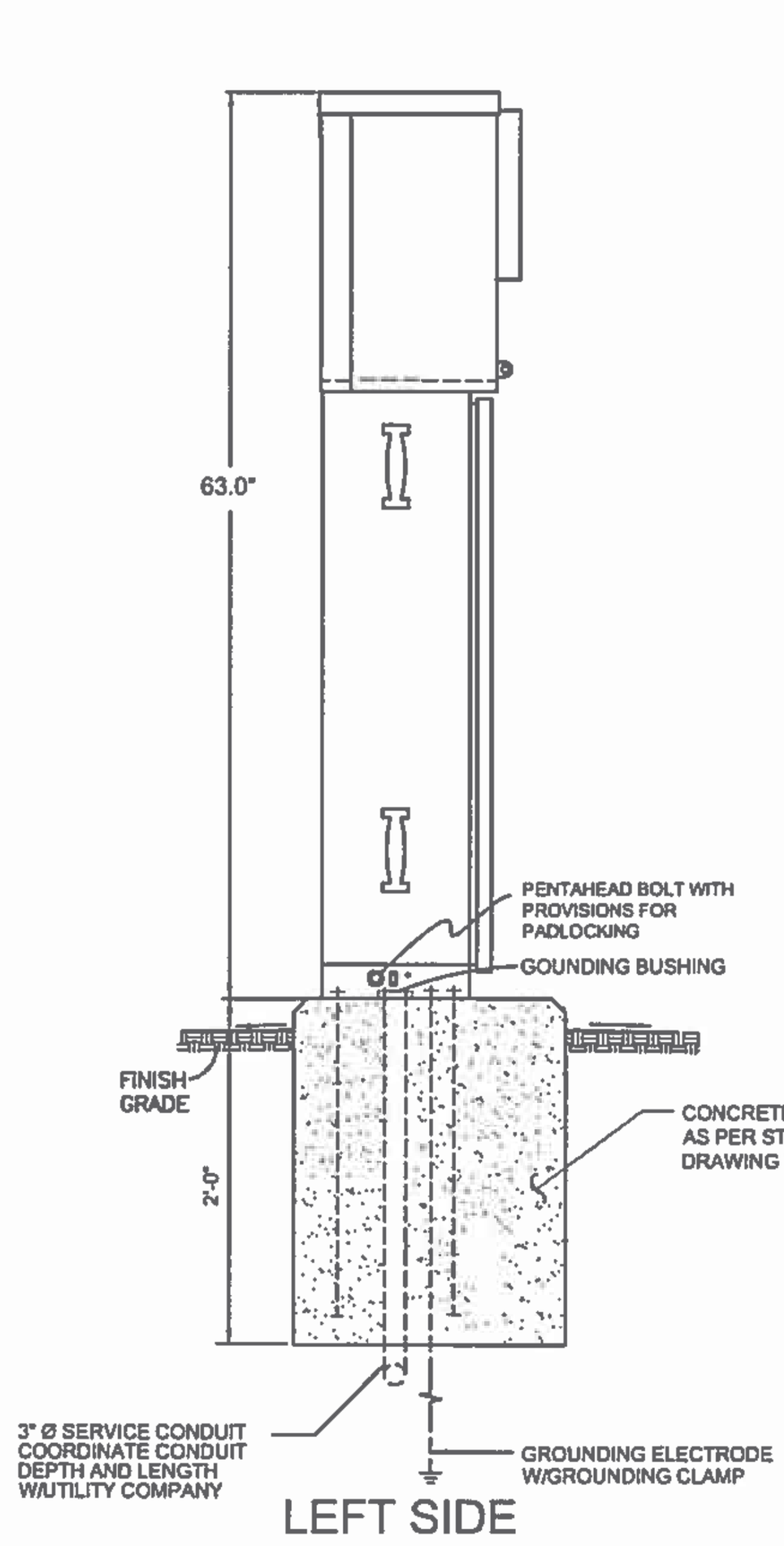
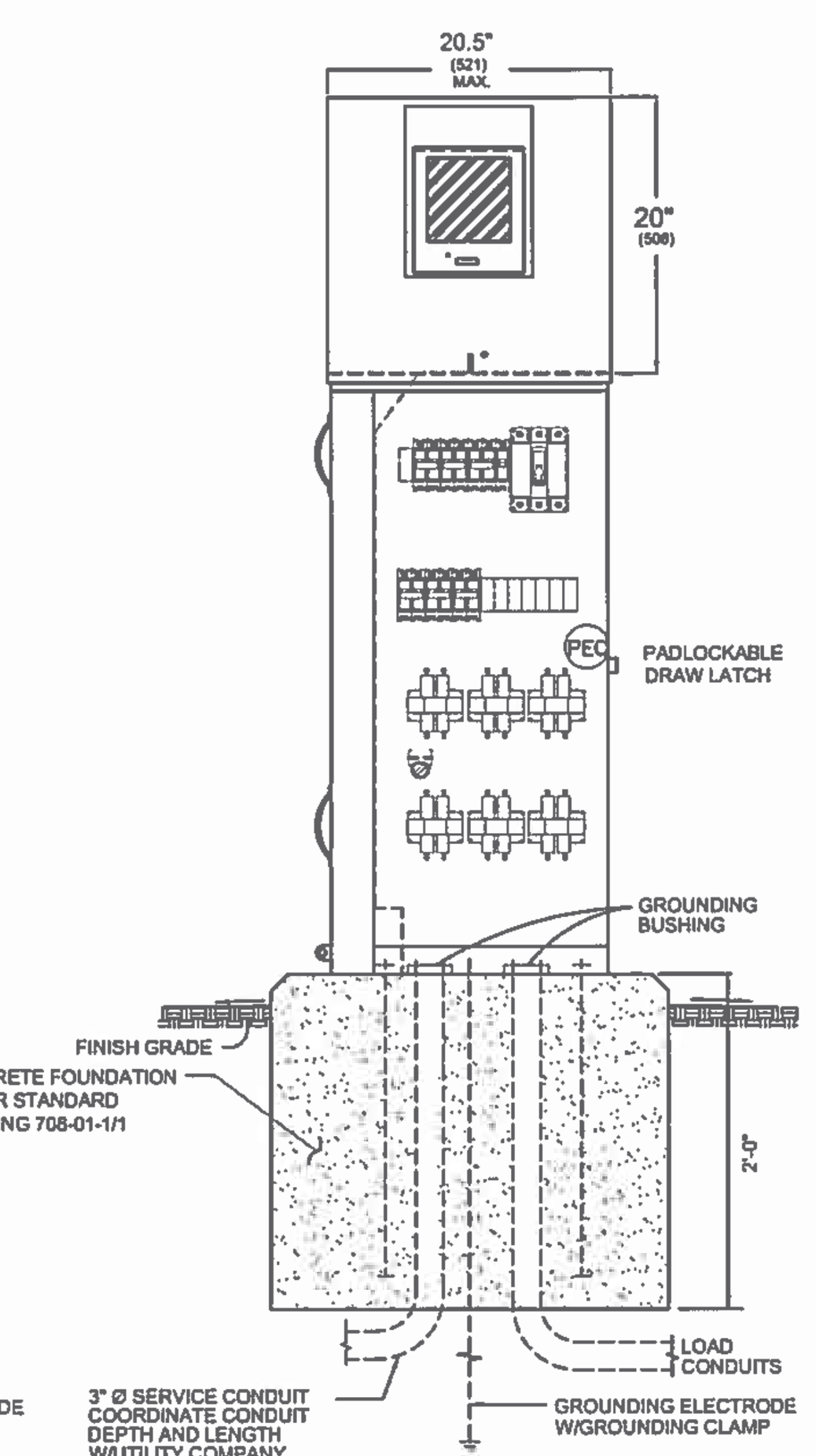
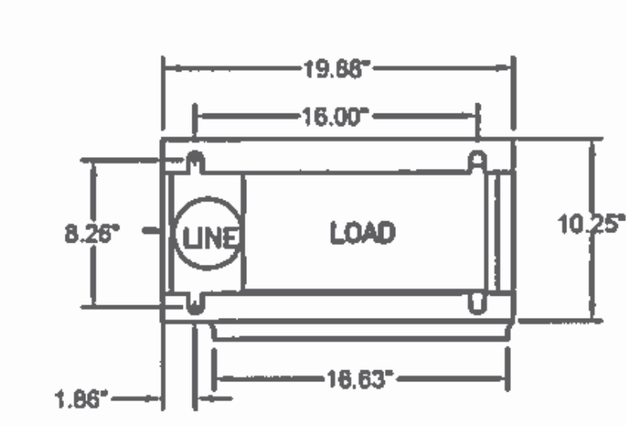


LEFT SIDE



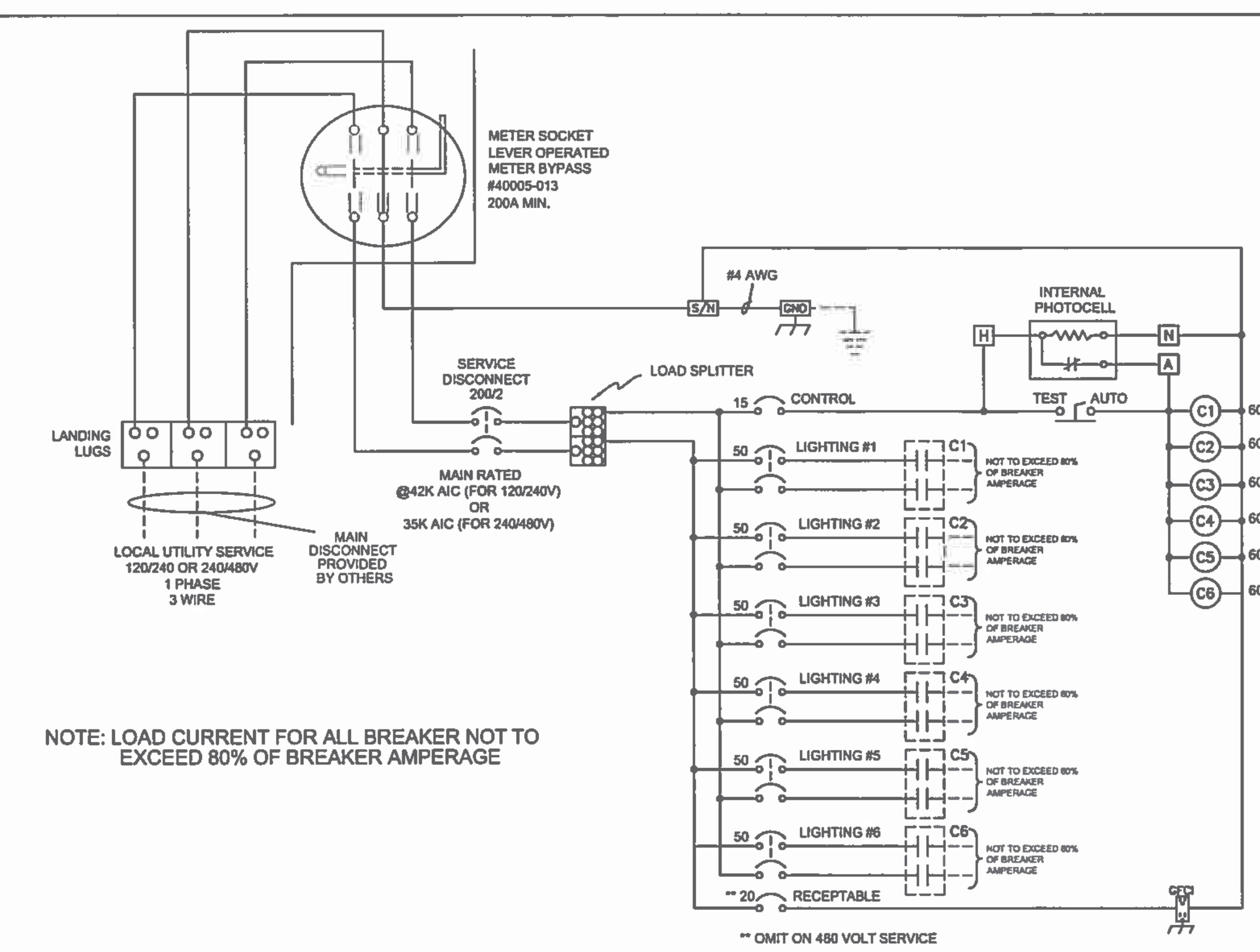
FRONT VIEW



BASE PLAN

ENCLOSURE CONSTRUCTION NOTES

1. EXTERIOR, 1/8" ALUMINUM AND INTERIOR 14 GA. COLD ROLLED STEEL ELECTRICALLY WELDED AND REINFORCED WHERE REQUIRED.
2. CONSTRUCTION WILL BE NEMA 3R, RAIN TIGHT AND DUST TIGHT.
3. ALL NUTS, BOLTS AND SCREWS WILL BE STAINLESS STEEL.
4. NUTS, BOLTS & SCREWS WILL NOT BE VISIBLE FROM OUTSIDE OF ENCLOSURE.
5. NAMEPLATES WILL BE PROVIDED AS REQUIRED.
6. CONTROL WIRING WILL BE MARKED AS BOTH ENDS BY PERMANENT WIRE MARKERS.
7. A PLASTIC COVERED WIRING DIAGRAM WILL BE ATTACHED TO THE INSIDE OF THE FRONT DOOR.
8. ENCLOSURE WILL BE FACTORY WIRED AND CONFORM TO REQUIRED NEMA AND US 508A STANDARDS.
9. CIRCUIT BREAKERS SHALL BE CABLE-IN/CABLE-OUT WITH LINE ON TOP & LOAD ON THE BOTTOM. HAND POSITION UP = "ON", MIDDLE= "TRIPPED", DOWN = "OFF".
10. CONCRETE FOUNDATIONS INCLUDING EXCAVATION AND BACKFILL, CONCRETE, AND ANCHOR BOLTS COMPLETE IN PLACE, WILL BE CONSIDERED INCIDENTAL TO THE METER PEDESTAL.



NOTE: LOAD CURRENT FOR ALL BREAKER NOT TO EXCEED 80% OF BREAKER AMPERAGE

SERVICE EQUIPMENT WIRING DIAGRAM "L6M"

DESIGNER SPECIFY THE FOLLOWING ON YOUR PLANS:

POWDER COAT COLORS
- ☐ WHITE
- ☐ RANCH GREEN
- ☐ MINT GREEN
- ☐ OTHER
- ☐ CAMEL

PHOTO ELECTRIC CELL
- ☐ ON LIGHT POLE
- ☐ IN SERVICE CABINET

VOLTAGE SOURCE (SERVICE)
- ☐ 120/240
- ☐ 240/480

AFSHIN JIAN NEW MEXICO 16228 2-13-15 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

LIGHTING CABINET DIAGRAM L6M 6 CIRCUIT, METERED

APPROVED ____ DESIGN ENGINEER ____ DATE

DESIGNED BY ___ DRAWN BY ___ CHECKED BY ___

706L-08-1/2 SHEET 1 OF 2

edd_trf\preliminary drawings & docs\Signal_Lighting\Non_PSE_Design\Signal & Lighting Details by TESCO\AutoCAD\706L-08-1of2.dwg

Sheet 706-12

LIGHTING STANDARD AND FOUNDATION DETAILS ARE SHOWN ON THESE DRAWINGS FOR BIDDING PURPOSES ONLY. REFER TO THE NMDOT LATEST CONSTRUCTION STANDARDS FOR EXACT REQUIREMENTS.

REVISIONS

DATE	REV

rtm engineering consultants

1626 Cole Blvd. | 300 | Lakewood, CO 80401 T: 303.278.3620

TIERRA CONTENTA PHASE 3A

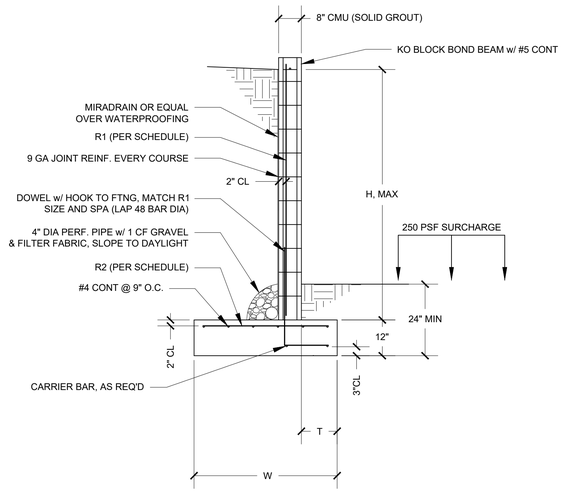
SITE LIGHTING DETAILS

SCALE	DWG NO.	DATE
AS NOTED	E-302	04/09/2025

P&DR CASE # 2011-109 SHEET NO.

100% PLAN SET

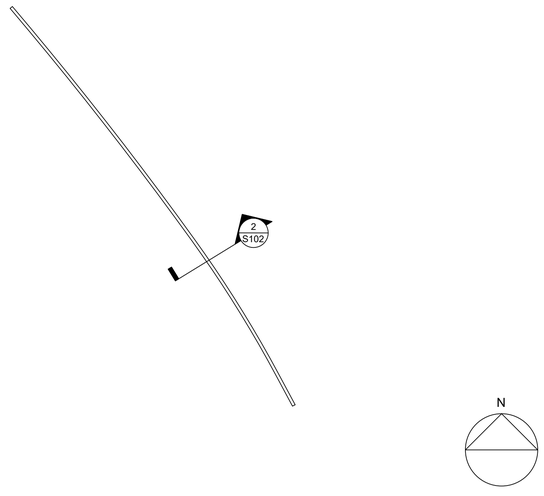
S:\BGPROJECTS\10804.00 TIERRA CONTENTA PHASE 3\CAD\BGCE CAD\10804.00_E-302.DWG



WALL SCHEDULE

H	W	T	R1	R2	KEY
≤7'-0"	4'-0"	1'-0"	#6@16" O.C.	#4@16" O.C.	NONE
≤5'-0"	2'-9"	1'-0"	#4@24" O.C.	#4@24" O.C.	NONE
≤3'-0"	2'-0"	0'-8"	#4@48" O.C.	#4@48" O.C.	NONE

2 8" CMU RETAINING WALL SCHEDULE - TRAFFIC SURCHARGE AT TOE
SCALE: 1/2" = 1'-0"



1 CMU RETAINING WALL PLAN
SCALE: 1/16" = 1'-0"

ORIGINAL DRAWING IS 36 X 24

Luchini Trujillo
Structural Engineers

2019 Galisteo St D2
Santa Fe, NM 87505

4110 Wolcott Ave NE Ste. C
Albuquerque, NM 87109

INFO@LTSENG.COM
505.424.3232 www.LTSENG.com

SEAL:

ANTONIO E. LUCHINI
NEW MEXICO
21658
PROFESSIONAL ENGINEER
2/21/25

REVISIONS:

No.	Description	Date

PROJECT NAME:

TIERRA CONTENTA
PHASE 3A

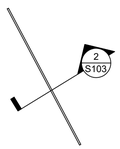
SHEET TITLE:

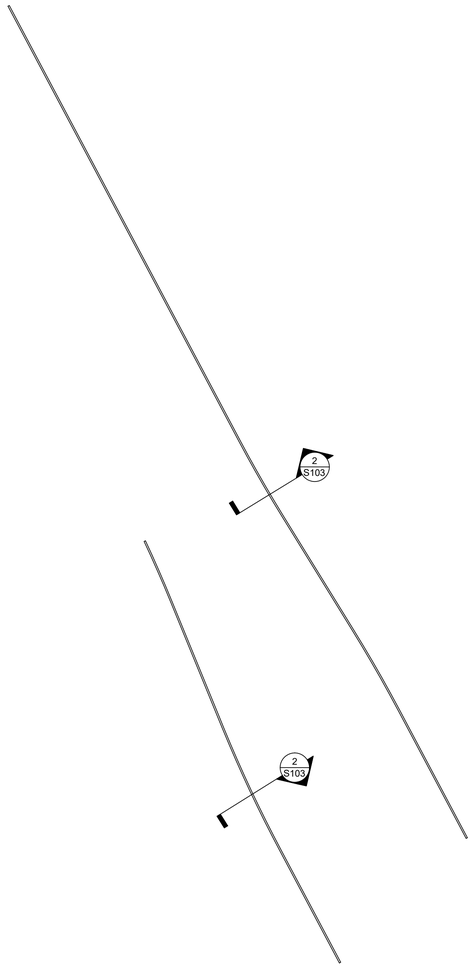
PASEO DEL SOL
WEST
CONNECTION

Project number	2724
Date	February 21, 2025
Drawn by	AEL
Checked by	AEL

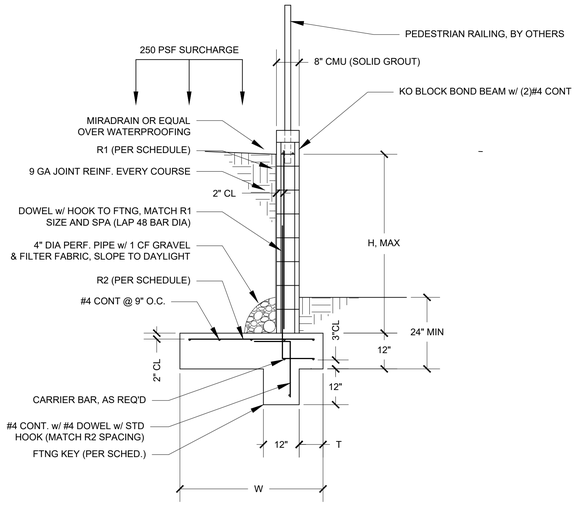
S102

Scale





1 CMU RETAINING WALL PLAN
SCALE: 1/32" = 1'-0"



WALL SCHEDULE

H	W	T	R1	R2	KEY
≤5'-0"	4'-0"	0'-8"	#5@16" O.C.	#4@16" O.C.	12"x12"
≤3'-0"	3'-6"	0'-8"	#4@32" O.C.	#4@32" O.C.	NONE

2 8" CMU RETAINING WALL SCHEDULE - TRAFFIC SURCHARGE AT HEEL
SCALE: 1/2" = 1'-0"

Luchini Trujillo
Structural Engineers

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SEAL:

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PROFESSIONAL ENGINEER
2/21/25

REVISIONS:

No.	Description	Date

PROJECT NAME:

TIERRA CONTENTA
PHASE 3A

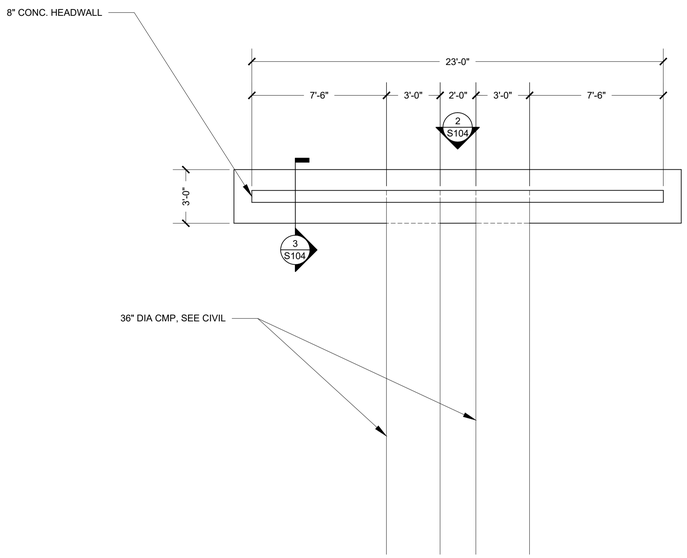
SHEET TITLE:

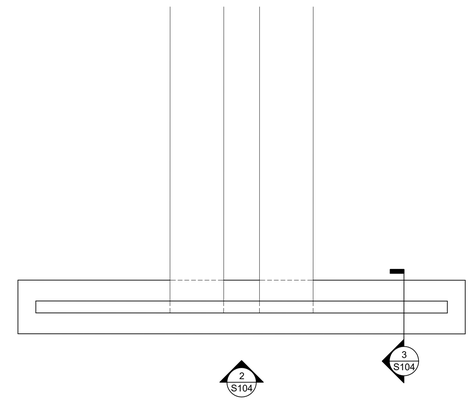
PASEO DEL SOL
ARROYO
CROSSING

Project number	2724
Date	February 21, 2025
Drawn by	AEL
Checked by	AEL
Scale	

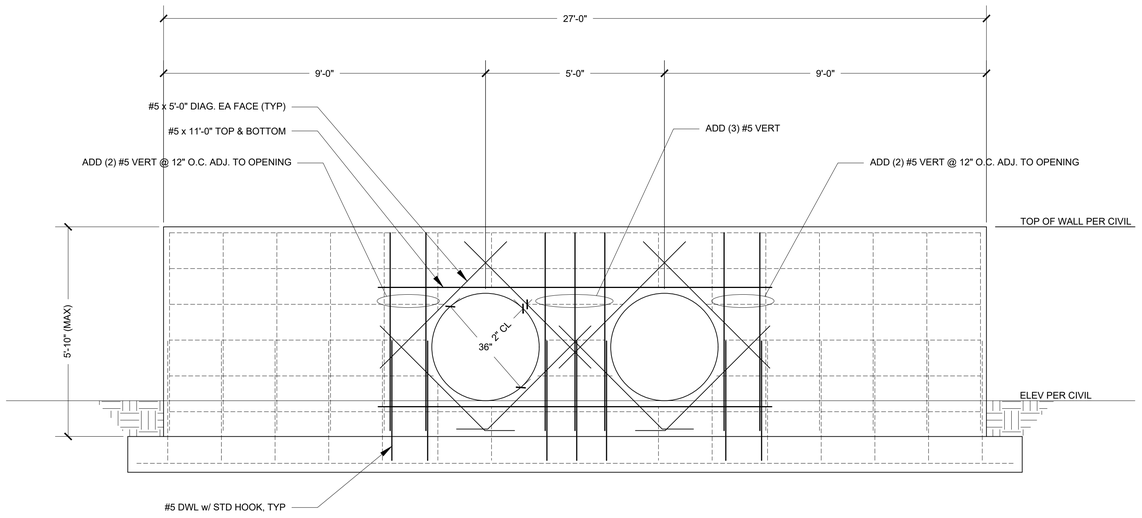
S103

ORIGINAL DRAWING IS 36 X 24

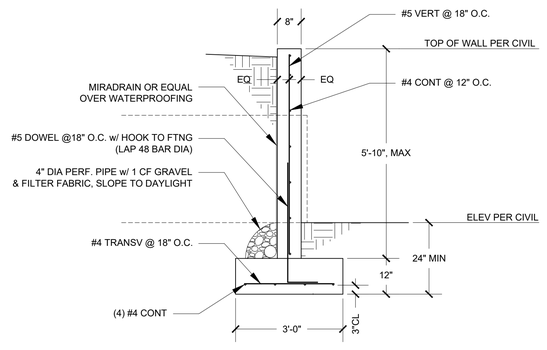




1 HEADWALL PLAN
SCALE: 1/2" = 1'-0"



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



3 HEADWALL SECTION
SCALE: 1/2" = 1'-0"

Luchini Trujillo
Structural Engineers

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Albuquerque, NM 87109

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SEAL:



REVISIONS:

No.	Description	Date

PROJECT NAME:

TIERRA CONTENTA
PHASE 3A

SHEET TITLE:

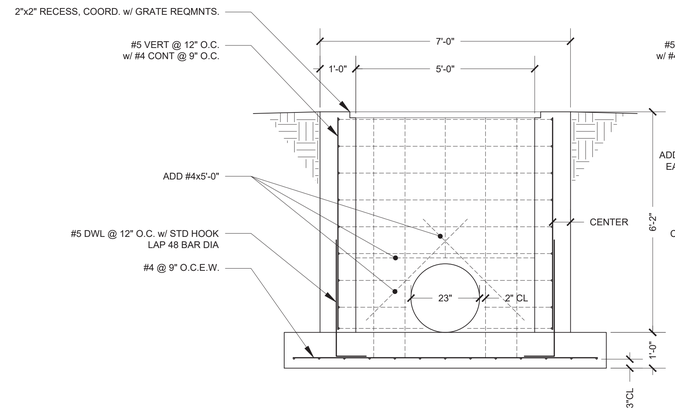
PASEO DEL SOL
WEST
HEADWALLS

Project number	2724
Date	February 21, 2025
Drawn by	AEL
Checked by	AEL

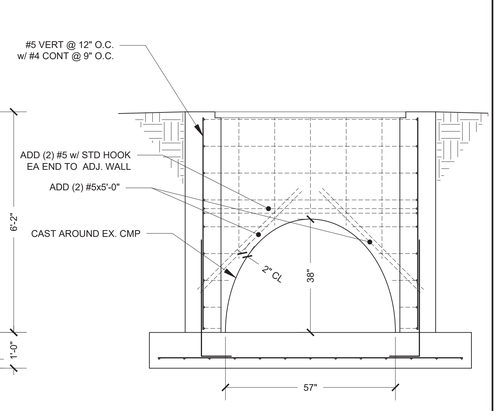
S104

Scale

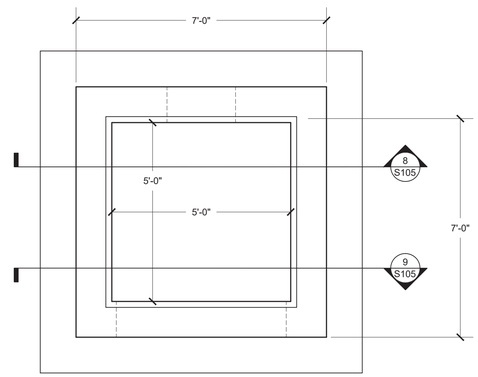
ORIGINAL DRAWING IS 36 X 24



8 OUTLET - POND A1 SECTION
SCALE: 1/2" = 1'-0"



9 OUTLET - POND A1 SECTION
SCALE: 1/2" = 1'-0"



7 OUTLET PLAN - POND A1
SCALE: 1/2" = 1'-0"

Luchini Trujillo
Structural Engineers

2019 Galisteo St D2
Santa Fe, NM 87505

4110 Wolcott Ave NE Ste. C
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SEAL:

ANTONIO E. LUCHINI
NEW MEXICO
21658
PROFESSIONAL ENGINEER
2/21/25

REVISIONS:

No.	Description	Date

PROJECT NAME:

TIERRA CONTENTA
PHASE 3A

SHEET TITLE:

POND A1.

Project number	2724
Date	February 21, 2025
Drawn by	AEL
Checked by	AEL
	S105
Scale	

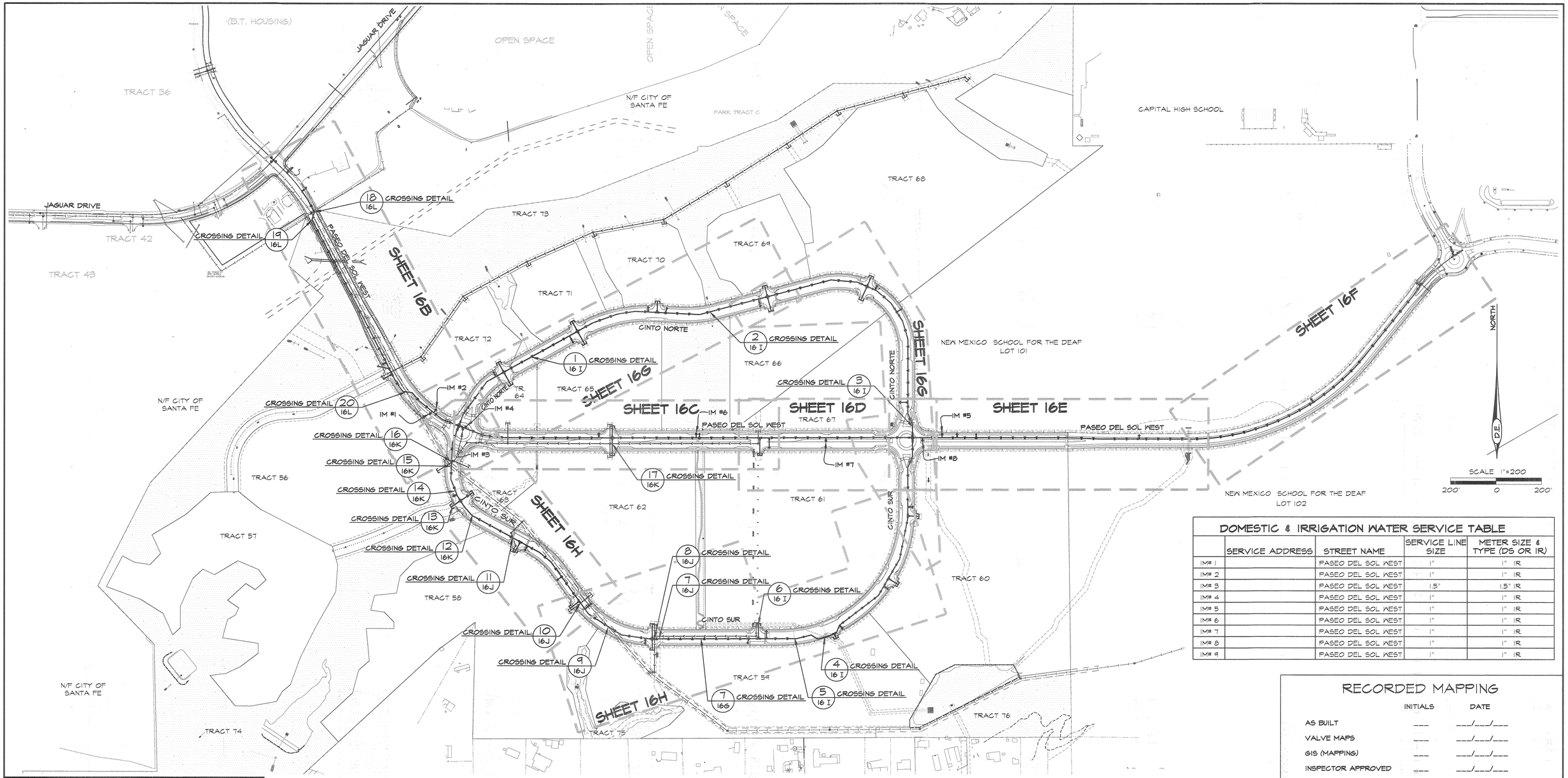
ORIGINAL DRAWING IS 36 X 24

City of Santa Fe, New Mexico

Attachment B

Applicant Submittals

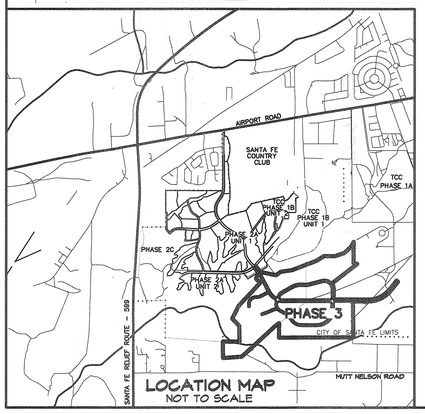
7. Approved Water Plan



DOMESTIC & IRRIGATION WATER SERVICE TABLE				
	SERVICE ADDRESS	STREET NAME	SERVICE LINE SIZE	METER SIZE & TYPE (DS OR IR)
IM# 1		PASEO DEL SOL WEST	1"	1" IR
IM# 2		PASEO DEL SOL WEST	1"	1" IR
IM# 3		PASEO DEL SOL WEST	1.5"	1.5" IR
IM# 4		PASEO DEL SOL WEST	1"	1" IR
IM# 5		PASEO DEL SOL WEST	1"	1" IR
IM# 6		PASEO DEL SOL WEST	1"	1" IR
IM# 7		PASEO DEL SOL WEST	1"	1" IR
IM# 8		PASEO DEL SOL WEST	1"	1" IR
IM# 9		PASEO DEL SOL WEST	1"	1" IR

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___



GENERAL NOTES FOR WATER LINE EXTENSIONS

1. CONTRACTOR SHALL NOTIFY THE CITY OF SANTA FE WATER DIVISION (CoSFWD) FIVE (5) DAYS PRIOR TO COMMENCEMENT OF WORK.
2. CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CoSFWD CONSTRUCTION STANDARDS AND SPECIFICATIONS.
3. ALL EASEMENTS SHALL BE DEDICATED, CLEARED, GRADED AND STAKED PRIOR TO WATER LINE INSTALLATION.
4. ALL STREETS SHALL BE CUT TO WITHIN +/- 6" OF FINAL GRADE PRIOR TO WATER LINE INSTALLATION.
5. LOT CORNERS SHALL BE STAKED PRIOR TO SERVICE LINE INSTALLATION. CURB, GUTTER AND DRIVENAY APRON SHALL BE INSTALLED PRIOR TO SERVICE LINE INSTALLATION UNLESS OTHERWISE APPROVED, IN WRITING, BY CoSFWD.
6. CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING UTILIZING THE APPROPRIATE RIGHT-OF-WAY MAPS, SIGNED PLATS AND CoSFWD DRAWINGS.
7. MATERIAL SUBMITTALS SHALL BE APPROVED BY CoSFWD PRIOR TO CONSTRUCTION.
8. CONTACT NEW MEXICO ONE CALL AT 811 TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION FOR UTILITY SPOTS.
9. PRESSURE REGULATORS SHALL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
10. 4 FEET COVER TO TOP OF PIPE SHALL BE MAINTAINED ON ALL WATER MAINS AND SERVICES.
11. CONTRACTOR SHALL SUBMIT AS-BUILT CONSTRUCTION PACKET WITHIN FIVE (5) DAYS OF COMPLETION OF CONSTRUCTION INCLUDING: VALVE TIES, AS-BUILT DRAWINGS (INCLUDING, BUT NOT LIMITED TO: FITTING-TO-FITTING MEASUREMENTS, SERVICE-TO-SERVICE MEASUREMENTS, CENTER OF MAIN TO CENTER OF SERVICE MEASUREMENTS, LENGTH OF MAIN INSTALLED, FITTINGS INSTALLED, ETC.) AND POTABILITY RESULTS.
12. ALL VALVE BOXES SHALL BE BROUGHT UP TO GRADE OF THE FINAL PAVING MATERIAL SO THAT THE CONCRETE IS EXPOSED.
13. FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE CoSFWD FIELD REPRESENTATIVE AT THE TIME THE NOTICE TO PROCEED (NTP) IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE ROAD, PRIOR TO INSTALLING NUMBERS, FIRE HYDRANTS SHALL BE PAINTED.
14. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING SHALL BE USED ONLY FOR SPECIAL CONDITIONS (E.G. CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) AS SPECIFICALLY APPROVED BY CoSFWD.
15. ANY FIELD CHANGES TO THESE PLANS REQUIRE APPROVAL OF BOTH THE DESIGN ENGINEER AND CoSFWD.
16. WORK ON CoSFWD FACILITIES SHALL NOT BEGIN UNTIL CoSFWD HAS ISSUED A NTP TO THE APPROVED UTILITY CONTRACTOR.
17. ANY AND ALL EASEMENTS FOR CITY-OWNED INFRASTRUCTURE SHALL BE OBTAINED/VERIFIED AND RECORDED BY DEVELOPER BEFORE PROJECT COMMENCEMENT. CONTRACTOR SHALL VERIFY THE EASEMENT IS IN PLACE BEFORE INSTALLING ANY INFRASTRUCTURE.
18. ANY GRADING IMPACTING EXISTING WATER MAINS MUST MAINTAIN 4 FOOT COVER, NOT TO EXCEED 5 FOOT COVER OVER MAINS. MAINS MUST BE ADJUSTED TO NEW GRADE AS NEEDED.
19. ALL METER CANS AND FIRE HYDRANTS SHALL HAVE 5-FEET OF UNOBSTRUCTED CLEARANCE ON ALL SIDES.
20. NO TREES SHALL BE PLANTED WITHIN 10' OF WATER MAIN.
21. CASING PIPE SHALL BE INSTALLED ON ALL IRRIGATION LINES FROM ROW TO ROW WHEN THEY CROSS WATER MAIN.

REVISIONS

DATE	BY
08/31/2025	O.G.

ORALVINN GUERRERO-RUIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9591

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER SHEET INDEX

SCALE	DWG NO.	DATE
1"=200'		06/09/2025
P&DR CASE #		SHEET NO. 16A

PLAT RECORDING INFORMATION
BOOK ___
PAGE ___
FILE ___
DATE ___

APPROVED
CITY OF SANTA FE WATER DIVISION — DATE 11/3/2025
SANTA FE FIRE DEPARTMENT — DATE 11.12.25

INSPECTOR ___ DATE ___

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
N12 N13 013	T16N, R8E, SEC 13 & 14	

2025
17
(1 OF 1)

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-09-02 HW TC3.dwg, WATER, 9/2/2025 6:26:54 PM

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- SEWER LINE CAP
- EXISTING 12" PUBLIC WATER LINE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- NEW FIRE HYDRANT
- FUTURE LOW PRESSURE SAS
- W — NEW PUBLIC WATER LINE SIZE AS NOTED.
- WATERLINE CAP
- NEW WATER GATE VALVE, SIZE AS NOTED
- AIR VACUUM RELIEF VALVE

WATER SYSTEM KEY

1. INSTALL 11.25 DEGREE ELBOW RESTRAIN PER COSFND DET. 10A/B/C
2. INSTALL 22.5 DEGREE ELBOW RESTRAIN PER COSFND DET. 10A/B/C
3. INSTALL 45 DEGREE ELBOW RESTRAIN PER COSFND DET. 10A/B/C
4. INSTALL A FIRE HYDRANT: INSTALL 12"X12"X6" MJ/FLG TEE 6" MJ/FLG GATE VALVE AND VALVE BOX 6" DI PIPE AND 3-WAY FIRE HYDRANT ASSEMBLY WITH CITY OF SF THREADS PER COSFND DET. 07. RESTRAIN PER COSFND DET. 10A/B/C
5. INSTALL A FIRE HYDRANT: INSTALL 8"X8"X6" MJ/FLG TEE 6" MJ/FLG GATE VALVE AND VALVE BOX 6" DI PIPE AND 3-WAY FIRE HYDRANT ASSEMBLY WITH CITY OF SF THREADS PER COSFND DET. 07. RESTRAIN PER COSFND DET. 10A/B/C
6. INSTALL A NON- PRESSURIZED CONNECTION TO EXISTING 12" PVC LINE. REMOVE EXISTING CAP, FLUSH HYDRANT AND VALVE. SALVAGE TO BE GIVEN TO CITY. BEGIN WATER LINE EXTENSION.
7. INSTALL 12"X12"X8" TEE INSTALL GATE VALVES AND VALVE BOXES ON 3 LEGS AS SHOWN RESTRAIN PER COSFND DET. 10A/B/C
8. INSTALL 8"X8"X8" TEE INSTALL GATE VALVES AND VALVE BOXES ON 3 LEGS AS SHOWN RESTRAIN PER COSFND DET. 10A/B/C
10. INSTALL 8" CROSS INSTALL GATE VALVES AND VALVE BOXES ON 4 LEGS AS SHOWN
11. INSTALL 12" GATE VALVE AND VALVE BOX RESTRAIN PER COSFND DET. 10A/B/C
13. INSTALL 1" OR 2" AS NOTED AIR-PRESSURE RELIEF VALVE PER COSFNDWD DET. 10A/B/C 17
14. INSTALL 8" CAP RESTRAIN PER COSFND DET. 10A/B/C
15. INSTALL A NON- PRESSURIZED CONNECTION TO EXISTING 12" PVC LINE. REMOVE EXISTING CAP. BEGIN WATER LINE EXTENSION.
16. CHANGE PIPE MATERIAL FROM PVC TO DI.
17. CHANGE PIPE MATERIAL FROM DI TO PVC.
18. INSTALL 12" CROSS 3-12"x8" REDUCER 1-12" GATE VALVES AND BOXES 3-8" GATE VALVES AND BOXES RESTRAIN PER COSFND DET. 10A/B/C GATE VALVES SHALL BE INSTALLED ON CONCRETE APRON WHERE POSSIBLE.
19. INSTALL 1" IRRIGATION METER. PER COSFND DET. 03 (TYP.)
20. INSTALL 1.5" IRRIGATION METER. PER COSFND DETAIL 04 (TYP.)

PASEO DEL SOL WEST

NOTE: 8" SEWER MAIN CROSSING AT STA: 20+52.16, 16.70 R NO JOINTS PERMITTED 10-FEET EITHER SIDE OF CROSSING. USE A SINGLE 20-FOOT LONG DI PIPE CENTER AT STA: STA: 20+52.16, 16.70 R.

HORZ SCALE = 50'
VERT SCALE = 5'

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

REVISIONS

DATE	BY
08/31/2025	O.G.
10/06/2025	O.G.

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 989-9591

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER PLAN

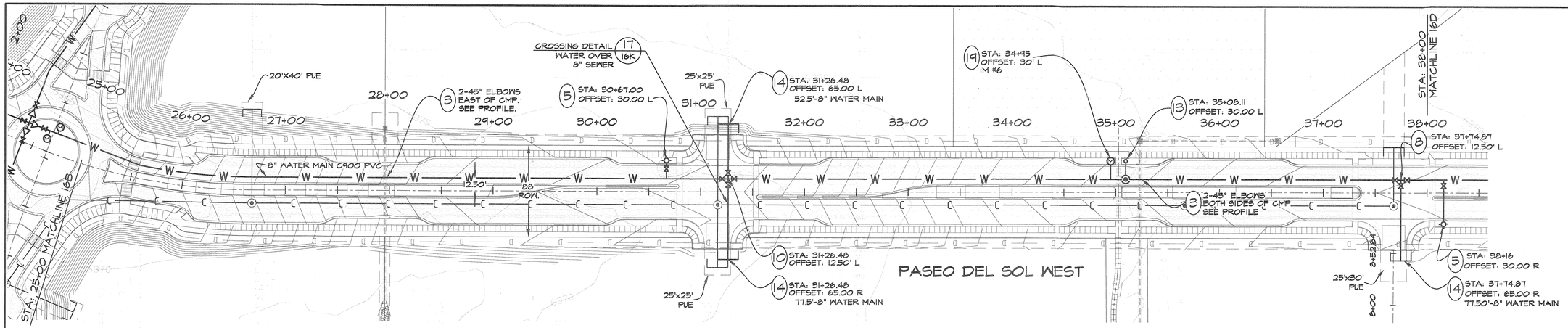
SCALE 1"=50' | DWG NO. | DATE 06/04/2025
P&DR CASE # | SHEET NO. 16B

PLAT RECORDING INFORMATION
BOOK
PAGE
FILE
DATE

APPROVED
CITY OF SANTA FE WATER DIVISION — DATE 11/3/2025
SANTA FE FIRE DEPARTMENT — DATE 11-12-2025

INSPECTOR
DATE
2025
17
12
(2 OF 11)

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
NI2 NIB 01B	T16N, R8E, SEC 13 & 14	



WATER SYSTEM KEY

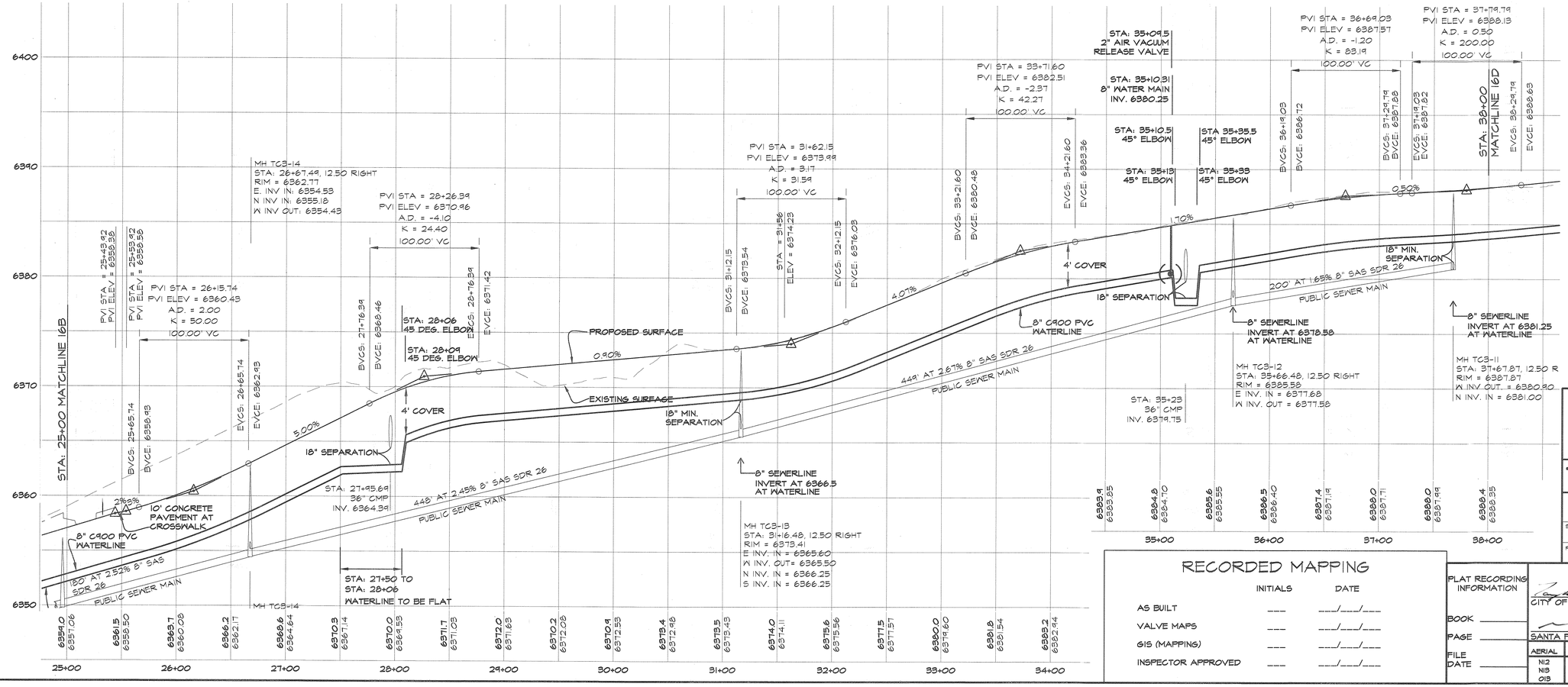
1. INSTALL 11.25 DEGREE ELBOW RESTRAIN PER COSFND DET. 10A/B/C
2. INSTALL 22.5 DEGREE ELBOW RESTRAIN PER COSFND DET. 10A/B/C
3. INSTALL 45 DEGREE ELBOW RESTRAIN PER COSFND DET. 10A/B/C
4. INSTALL A FIRE HYDRANT: INSTALL 12"X12"X6" M.J/FLG TEE 6" MJ/FLG GATE VALVE AND VALVE BOX 6" DI PIPE AND 3-WAY FIRE HYDRANT ASSEMBLY WITH CITY OF SF THREADS PER COSFND DET. 07. RESTRAIN PER COSFND DET. 10A/B/C
5. INSTALL A FIRE HYDRANT: INSTALL 8"X8"X6" M.J/FLG TEE 6" MJ/FLG GATE VALVE AND VALVE BOX 6" DI PIPE AND 3-WAY FIRE HYDRANT ASSEMBLY WITH CITY OF SF THREADS PER COSFND DET. 07, RESTRAIN PER COSFND DET. 10A/B/C
6. INSTALL A NON- PRESSURIZED CONNECTION TO EXISTING 12" PVC LINE. REMOVE EXISTING CAP, FLUSH HYDRANT AND VALVE. SALVAGE TO BE GIVEN TO CITY. BEGIN WATER LINE EXTENSION.
7. INSTALL 12"X12"X8" TEE INSTALL GATE VALVES AND VALVE BOXES ON 3 LEGS AS SHOWN RESTRAIN PER COSFND DET. 10A/B/C
8. INSTALL 8"X8"X8" TEE INSTALL GATE VALVES AND VALVE BOXES ON 3 LEGS AS SHOWN RESTRAIN PER COSFND DET. 10A/B/C
10. INSTALL 8" CROSS INSTALL GATE VALVES AND VALVE BOXES ON 4 LEGS AS SHOWN
11. INSTALL 12" GATE VALVE AND VALVE BOX RESTRAIN PER COSFND DET. 10A/B/C
13. INSTALL 1" OR 2" AS NOTED AIR-PRESSURE RELIEF VALVE PER COSFWDND DET. 10A/B/C 17 RESTRAIN PER COSFND DET. 10A/B/C
14. INSTALL 8" CAP RESTRAIN PER COSFND DET. 10A/B/C
15. INSTALL A NON- PRESSURIZED CONNECTION TO EXISTING 12" PVC LINE. REMOVE EXISTING CAP. BEGIN WATER LINE EXTENSION.
16. CHANGE PIPE MATERIAL FROM PVC TO DI.
17. CHANGE PIPE MATERIAL FROM DI TO PVC.
18. INSTALL 12" CROSS 3-12"x8" REDUCER 1-12" GATE VALVES AND BOXES 3-8" GATE VALVES AND BOXES RESTRAIN PER COSFND DET. 10A/B/C GATE VALVES SHALL BE INSTALLED ON CONCRETE APRON WHERE POSSIBLE.
19. INSTALL 1" IRRIGATION METER. PER COSFND DET. 03 (TYP.)
20. INSTALL 1.5" IRRIGATION METER. PER COSFND DETAIL 04 (TYP.)

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- SEWER LINE CAP
- EXISTING 12" PUBLIC WATER LINE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- NEW FIRE HYDRANT
- FUTURE LOW PRESSURE SAS
- W — NEW PUBLIC WATER LINE SIZE AS NOTED.
- WATERLINE CAP
- NEW WATER GATE VALVE, SIZE AS NOTED
- AIR VACUUM RELIEF VALVE

NORTH

HORZ SCALE = 50'
VERT SCALE = 5'
50' 0 50'



RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE ____
DATE ____

APPROVED
CITY OF SANTA FE WATER DIVISION — DATE 11/3/2025
SANTA FE FIRE DEPARTMENT — DATE 11-17-2025

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
NI2 NIB 013	T16N, R8E, SEC 13 & 14	

INSPECTOR
DATE ____
2025
17
12.
(3 OF 11)

GRAILYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
09/09/2025

REVISIONS

DATE	BY
08/31/2025	D.E.

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16C

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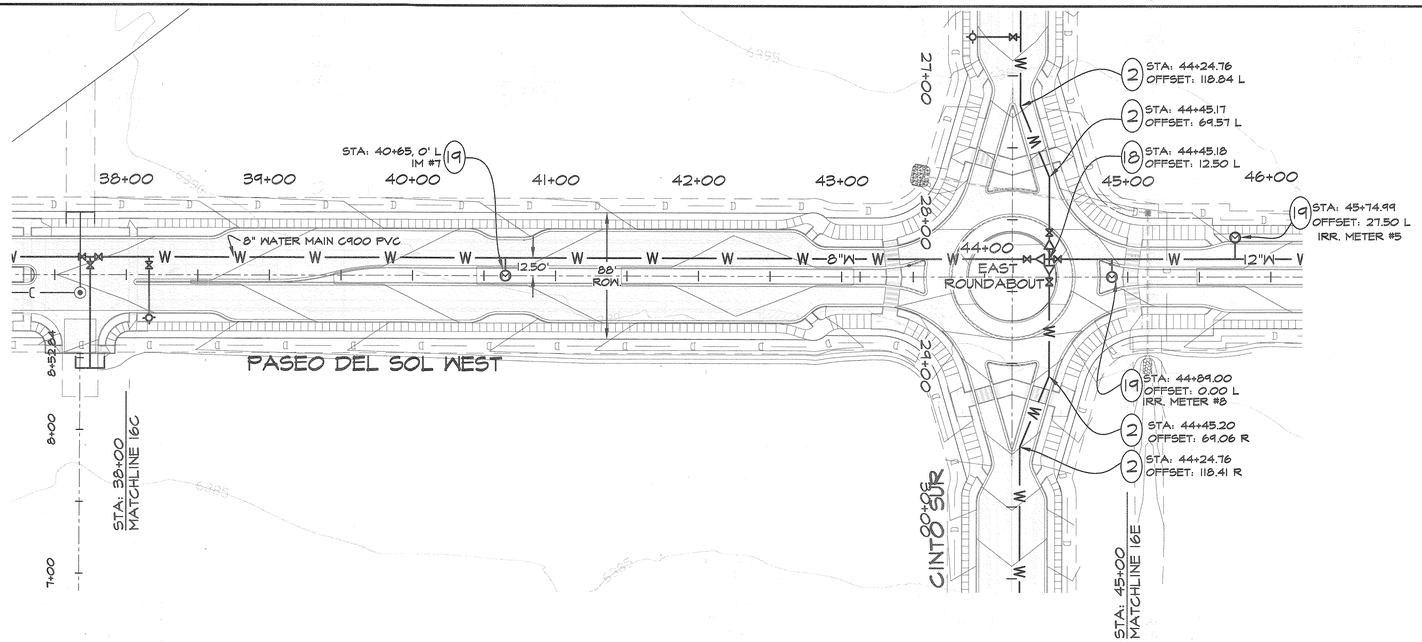

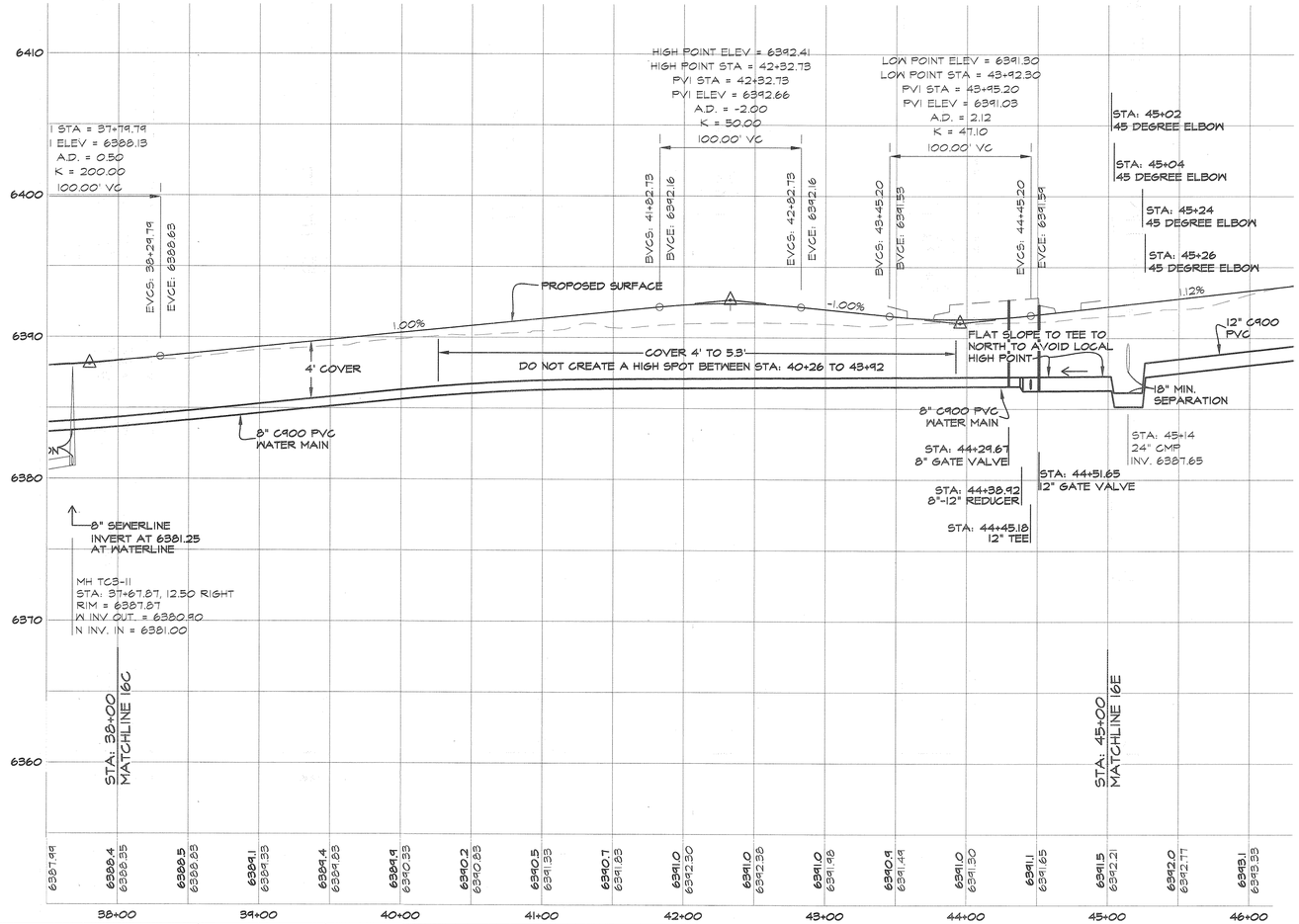

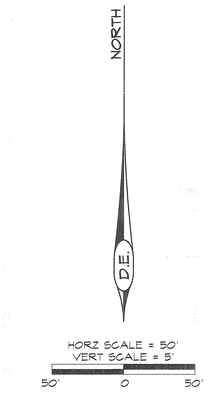

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- SEWER LINE CAP
- EXISTING 12" PUBLIC WATER LINE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- NEW FIRE HYDRANT
- FUTURE LOW PRESSURE SAS
- W — NEW PUBLIC WATER LINE SIZE AS NOTED.
- WATERLINE CAP
- NEW WATER GATE VALVE, SIZE AS NOTED
- AIR VACUUM RELIEF VALVE

WATER SYSTEM KEY

1. INSTALL 11.25 DEGREE ELBOW RESTRAIN PER COSFND DET. 10A/B/C
2. INSTALL 22.5 DEGREE ELBOW RESTRAIN PER COSFND DET. 10A/B/C
3. INSTALL 45 DEGREE ELBOW RESTRAIN PER COSFND DET. 10A/B/C
4. INSTALL A FIRE HYDRANT: INSTALL 12"X12"X6" MJ/FLG TEE 6" MJ/FLG GATE VALVE AND VALVE BOX 6" DI PIPE AND 3-WAY FIRE HYDRANT ASSEMBLY WITH CITY OF SF THREADS PER COSFND DET. 07. RESTRAIN PER COSFND DET. 10A/B/C
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6. INSTALL A NON- PRESSURIZED CONNECTION TO EXISTING 12" PVC LINE. REMOVE EXISTING CAP, FLUSH HYDRANT AND VALVE. SALVAGE TO BE GIVEN TO CITY. BEGIN WATER LINE EXTENSION.
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19. INSTALL 1" IRRIGATION METER. PER COSFND DET. 03 (TYP.)
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RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE ____
DATE ____

APPROVED
CITY OF SANTA FE WATER DIVISION — DATE 11/3/2025
SANTA FE FIRE DEPARTMENT — DATE 11-12-2025
INSPECTOR ____ DATE ____

AERIAL	TOWNSHIP/RANGE, SECTION	WORK ORDER NO.
NI2 NI3 OI3	T16N, R8E, SEC 13 & 14	

2025
17
12
(4 OF 17)

DORALYNN GUERRERO-ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
10/09/2025

REVISIONS

DATE	BY

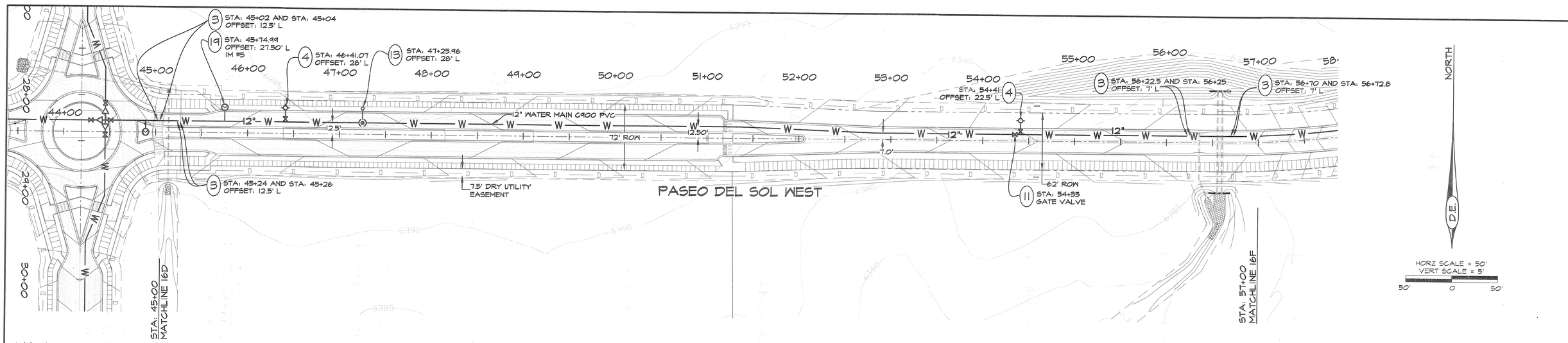
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 991-9591

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16D

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-09-02 HW TC3.dwg, WATER, 9/2/2025 6:36:10 PM



WATER SYSTEM KEY

1. INSTALL 11.25 DEGREE ELBOW RESTRAIN PER COSFWD DET. 10A/B/C
2. INSTALL 22.5 DEGREE ELBOW RESTRAIN PER COSFWD DET. 10A/B/C
3. INSTALL 45 DEGREE ELBOW RESTRAIN PER COSFWD DET. 10A/B/C
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5. INSTALL A FIRE HYDRANT: INSTALL 8"X8"X6" MJ/FLG TEE 6" MJ/FLG GATE VALVE AND VALVE BOX 6" DI PIPE AND 3-WAY FIRE HYDRANT ASSEMBLY WITH CITY OF SF THREADS PER COSFWD DET. 07. RESTRAIN PER COSFWD DET. 10A/B/C
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LEGEND

- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- SEWER LINE CAP
- EXISTING 12" PUBLIC WATER LINE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- NEW FIRE HYDRANT
- FUTURE LOW PRESSURE SAS
- W NEW PUBLIC WATER LINE SIZE AS NOTED.
- WATERLINE CAP
- NEW WATER GATE VALVE, SIZE AS NOTED
- AIR VACUUM RELIEF VALVE

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

PLAT RECORDING INFORMATION
BOOK
PAGE
FILE
DATE

APPROVED
CITY OF SANTA FE WATER DIVISION 11/3/2025 DATE
SANTA FE FIRE DEPARTMENT 11-12-2025 DATE

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
NI2 NI3 OI3	T16N, R8E, SEC 13 & 14	

INSPECTOR
DATE
2025
17
12
(5 OF 11)

ORALYNN GUERRERORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 09/04/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 989-9951

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16E

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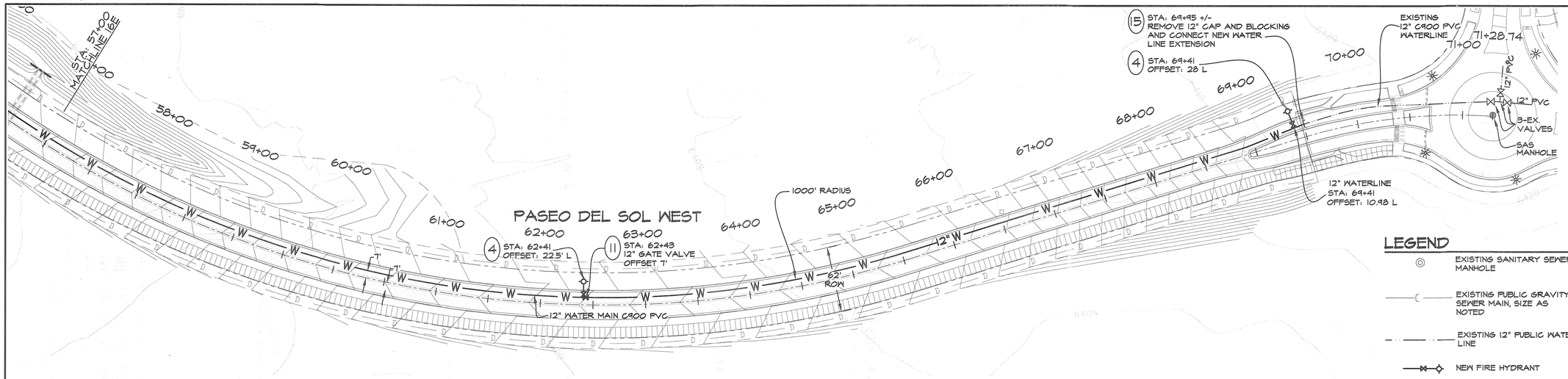

WATER SYSTEM KEY

1. INSTALL 11.25 DEGREE ELBOW RESTRAIN PER COSFWD DET. 10A/B/C
2. INSTALL 22.5 DEGREE ELBOW RESTRAIN PER COSFWD DET. 10A/B/C
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LEGEND

- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
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- FUTURE LOW PRESSURE SAS
- W — NEW PUBLIC WATER LINE SIZE AS NOTED.
- WATERLINE CAP
- NEW WATER GATE VALVE, SIZE AS NOTED
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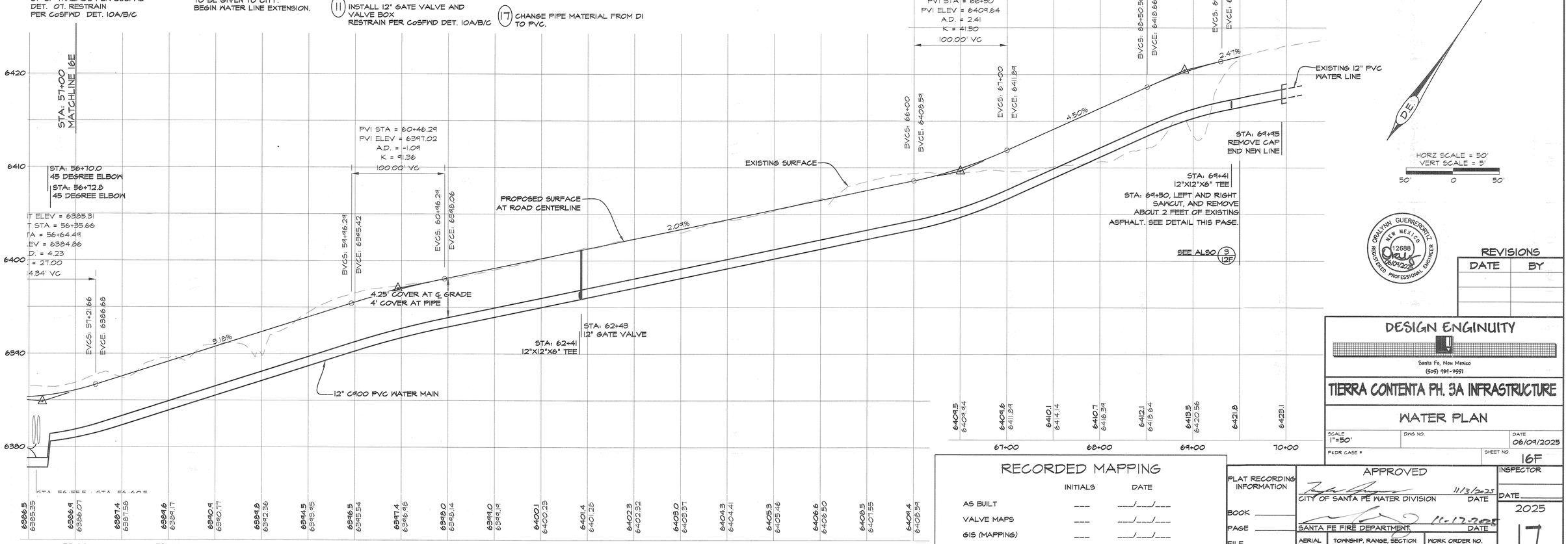


RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE ____
DATE ____

APPROVED
CITY OF SANTA FE WATER DIVISION 11/3/2025 DATE
SANTA FE FIRE DEPARTMENT 11-17-2025 DATE

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
N12 N18 018	T16N, R8E, SEC 13 & 14	

INSPECTOR ____ DATE ____

2025
17
12
(6 OF 11)

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

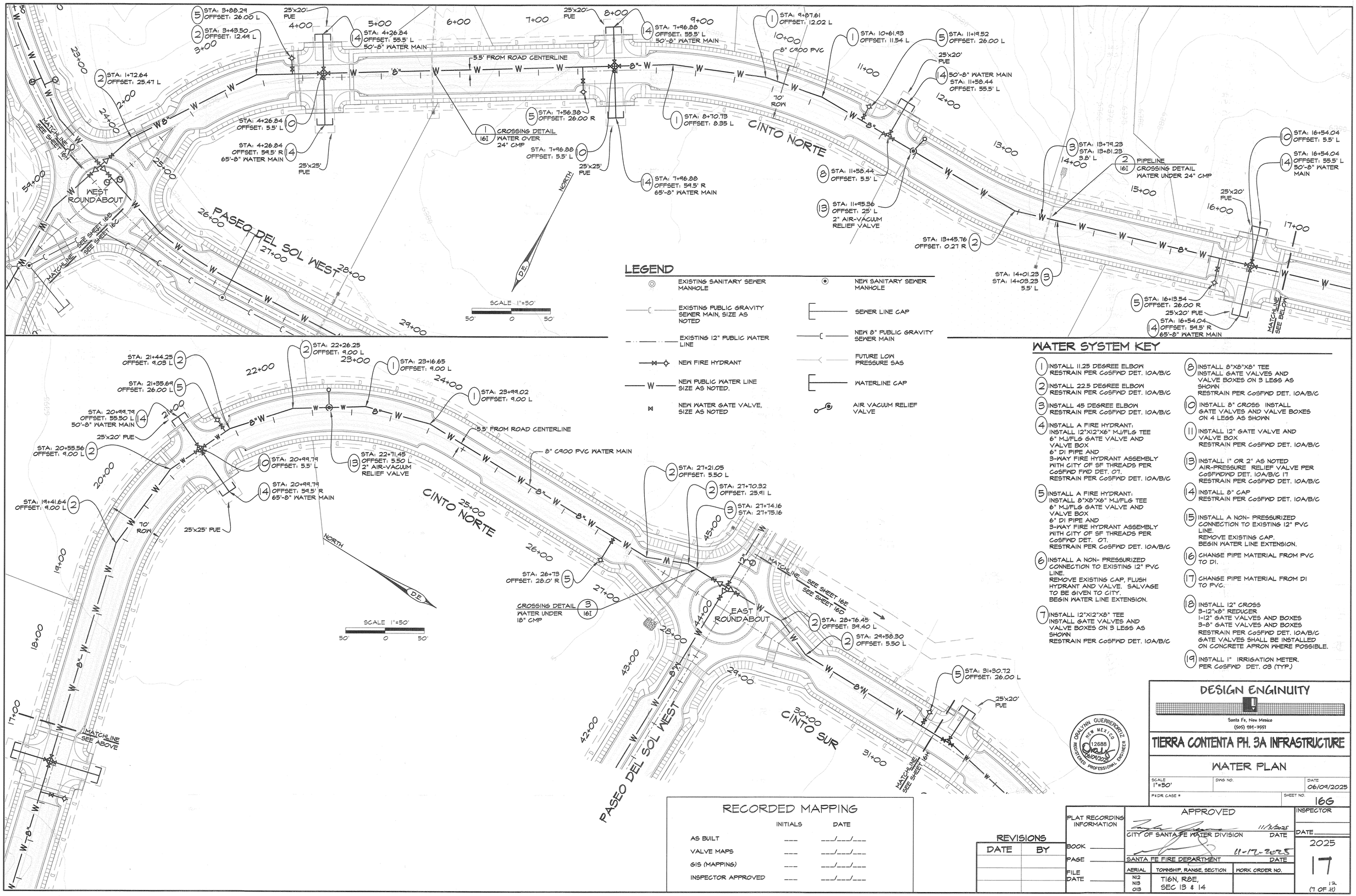
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 989-9951

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16F

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-09-02 HW TC3.dwg, WATER, 9/2/2025 6:42:37 PM



LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- EXISTING 12" PUBLIC WATER LINE
- NEW FIRE HYDRANT
- NEW PUBLIC WATER LINE SIZE AS NOTED.
- NEW WATER GATE VALVE, SIZE AS NOTED
- NEW SANITARY SEWER MANHOLE
- SEWER LINE CAP
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- FUTURE LOW PRESSURE SAS
- WATERLINE CAP
- AIR VACUUM RELIEF VALVE

WATER SYSTEM KEY

1. INSTALL 11.25 DEGREE ELBOW RESTRAIN PER COSFIND DET. 10A/B/C
2. INSTALL 22.5 DEGREE ELBOW RESTRAIN PER COSFIND DET. 10A/B/C
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19. INSTALL 1" IRRIGATION METER, PER COSFIND DET. 03 (TYP.)

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	____	___/___/___
VALVE MAPS	____	___/___/___
GIS (MAPPING)	____	___/___/___
INSPECTOR APPROVED	____	___/___/___

REVISIONS

DATE	BY

PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE ____
DATE ____

APPROVED
CITY OF SANTA FE WATER DIVISION 11/3/2025 DATE
SANTA FE FIRE DEPARTMENT 11-17-2025 DATE

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
N12 N13 013	T16N, R8E, SEC 13 & 14	

INSPECTOR
DATE

2025
17
12
(7 OF 11)

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9591

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16G

ORALYNN GUERRERORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 08/04/2025

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WATER SYSTEM KEY

1. INSTALL 11.25 DEGREE ELBOW RESTRAIN PER COSFIND DET. 10A/B/C
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10. INSTALL 8" CROSS INSTALL GATE VALVES AND VALVE BOXES ON 4 LEGS AS SHOWN
11. INSTALL 12" GATE VALVE AND VALVE BOX RESTRAIN PER COSFIND DET. 10A/B/C
13. INSTALL 1" OR 2" AS NOTED AIR-PRESSURE RELIEF VALVE PER COSFIND DET. 10A/B/C 17 RESTRAIN PER COSFIND DET. 10A/B/C
14. INSTALL 8" CAP RESTRAIN PER COSFIND DET. 10A/B/C
15. INSTALL A NON- PRESSURIZED CONNECTION TO EXISTING 12" PVC LINE. REMOVE EXISTING CAP. BEGIN WATER LINE EXTENSION.
16. CHANGE PIPE MATERIAL FROM PVC TO DI.
17. CHANGE PIPE MATERIAL FROM DI TO PVC.
18. INSTALL 12" CROSS 3-12"x8" REDUCER 1-12" GATE VALVES AND BOXES 3-8" GATE VALVES AND BOXES RESTRAIN PER COSFIND DET. 10A/B/C GATE VALVES SHALL BE INSTALLED ON CONCRETE APRON WHERE POSSIBLE.
19. INSTALL 1" IRRIGATION METER. PER COSFIND DET. 03 (TYP.)
20. INSTALL 1.5" IRRIGATION METER. PER COSFIND DETAIL 04 (TYP.)

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- SEWER LINE CAP
- EXISTING 12" PUBLIC WATER LINE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- NEW FIRE HYDRANT
- FUTURE LOW PRESSURE SAS
- NEW PUBLIC WATER LINE SIZE AS NOTED.
- WATERLINE CAP
- NEW WATER GATE VALVE, SIZE AS NOTED
- AIR VACUUM RELIEF VALVE

CINTO SUR

SCALE 1"=50'

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	____	___/___/___
VALVE MAPS	____	___/___/___
GIS (MAPPING)	____	___/___/___
INSPECTOR APPROVED	____	___/___/___

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9991

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16H

GRAILYNN GUERRERORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 9/9/2025

REVISIONS	
DATE	BY
08/31/2025	O.G.

PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE ____
DATE ____

APPROVED
CITY OF SANTA FE WATER DIVISION — DATE 11/3/2025
SANTA FE FIRE DEPARTMENT — DATE 11-12-2025

INSPECTOR ____ DATE ____

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
NI2 NI3 013	T16N, R8E, SEC 13 & 14	

2025
17
12
(8 OF 11)

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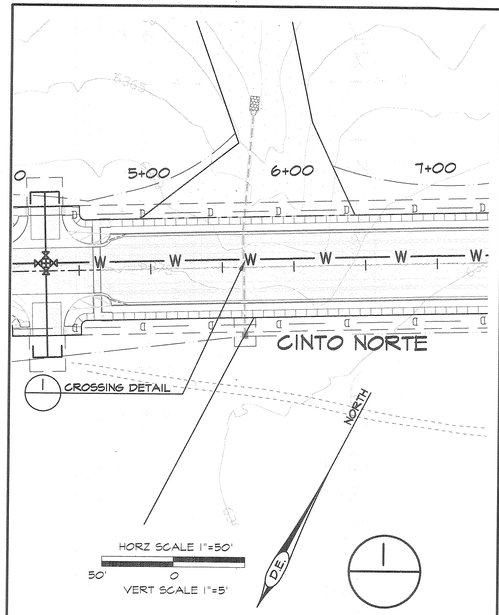

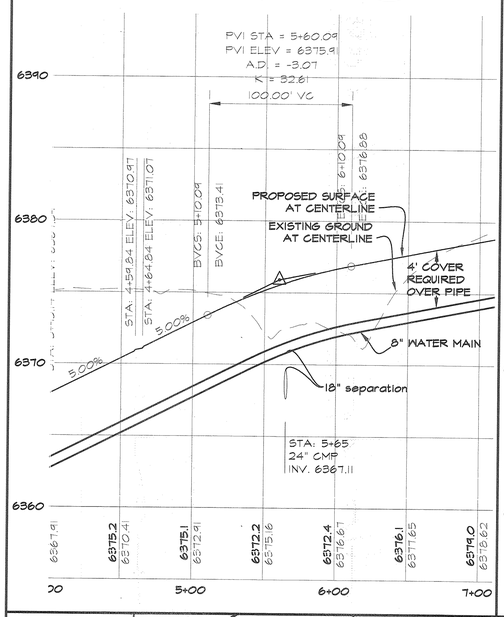

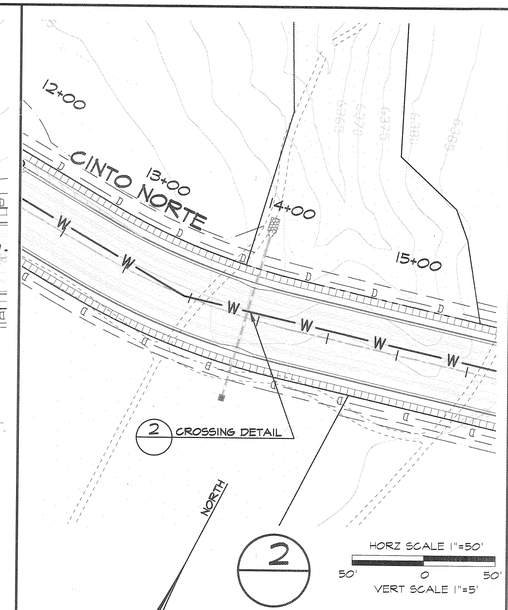

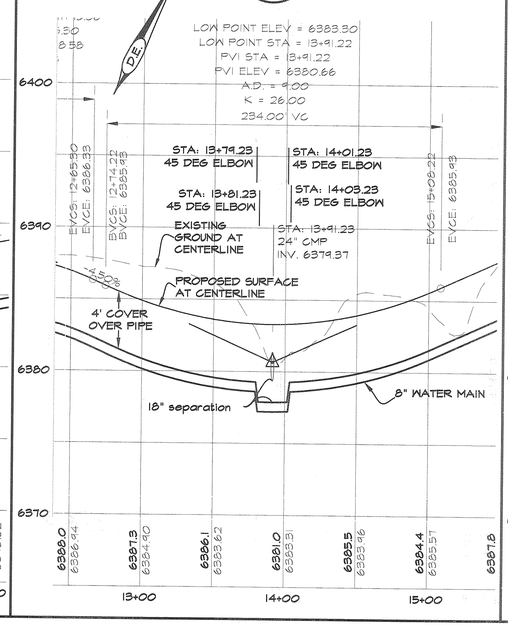

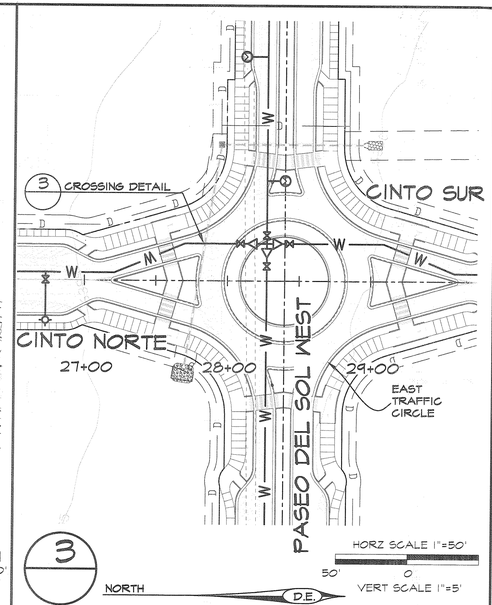

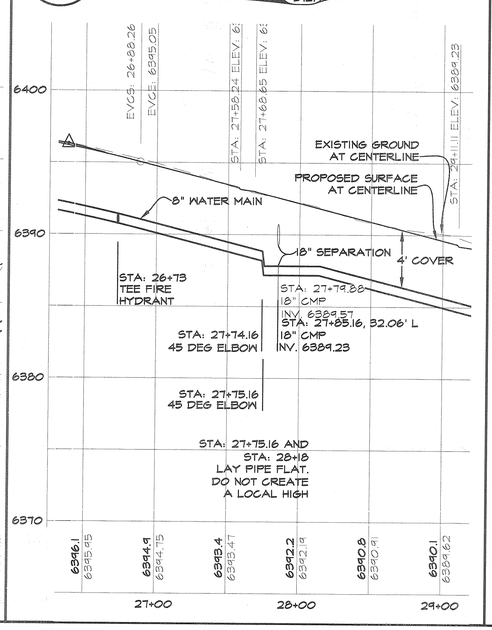

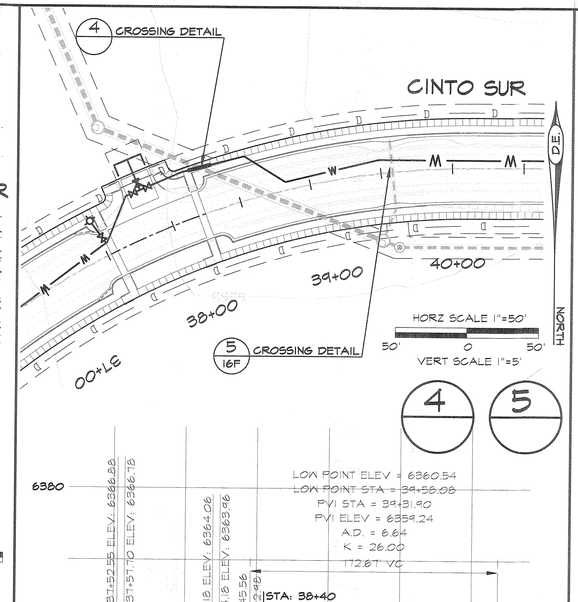

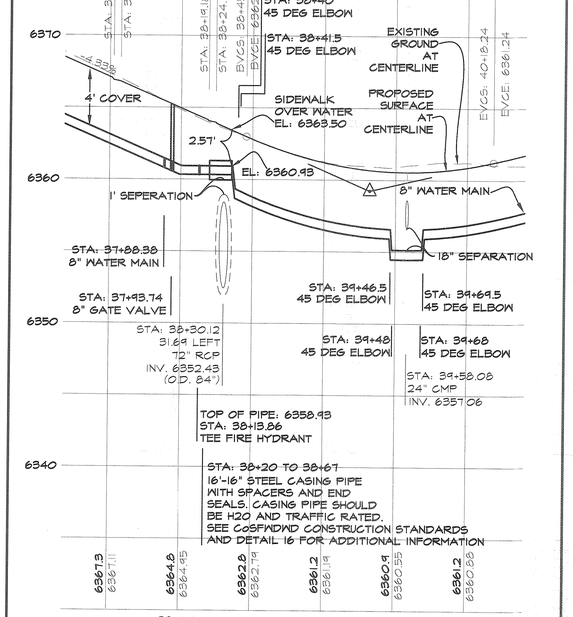

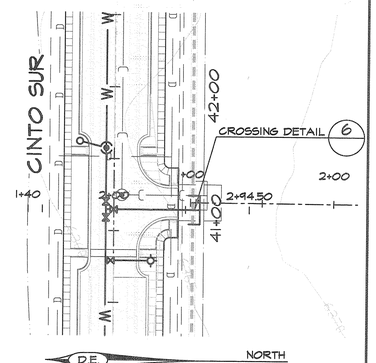

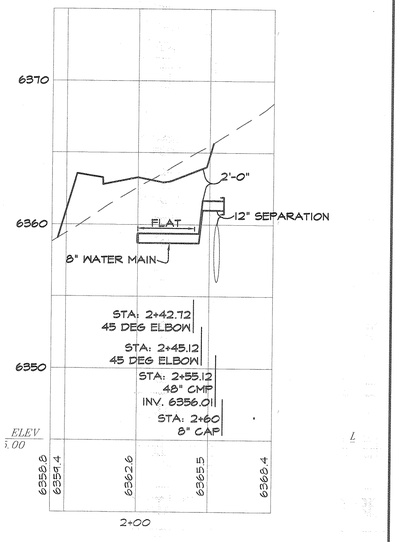

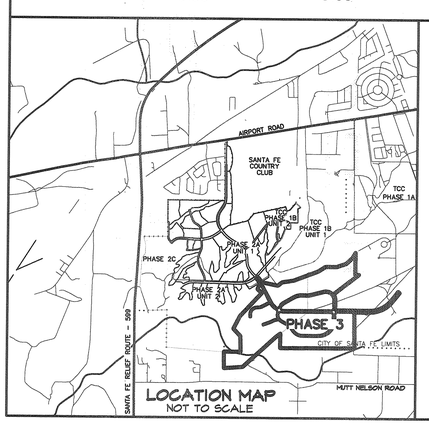

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- SEWER LINE CAP
- EXISTING 12" PUBLIC WATER LINE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- NEW FIRE HYDRANT
- FUTURE LOW PRESSURE SAS
- W — NEW PUBLIC WATER LINE SIZE AS NOTED.
- WATERLINE CAP
- M — NEW WATER GATE VALVE, SIZE AS NOTED
- AIR VACUUM RELIEF VALVE

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

ABRALYNN GUERRERO-RITZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
08/04/2025

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 989-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER LINE CROSSINGS

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16I

REVISIONS

DATE	BY
08/31/2025	O.S.

PLAT RECORDING INFORMATION
BOOK ___
PAGE ___
FILE ___
DATE ___

APPROVED
CITY OF SANTA FE WATER DIVISION — DATE 11/3/2025
SANTA FE FIRE DEPARTMENT — DATE 11-12-2025

INSPECTOR ___
DATE ___

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
NI2 NI3 OI3	T16N, R8E, SEC 13 & 14	

2025
17
12
(9 OF 11)

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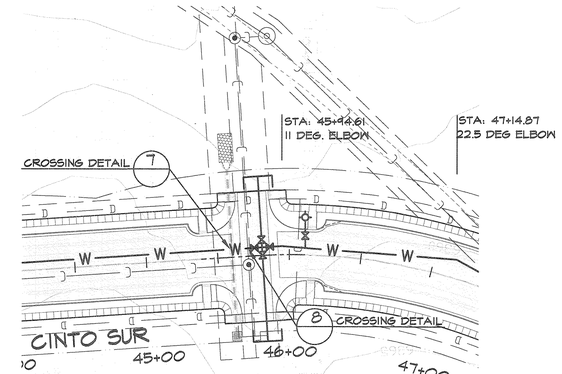

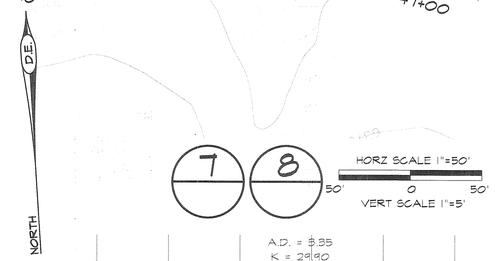

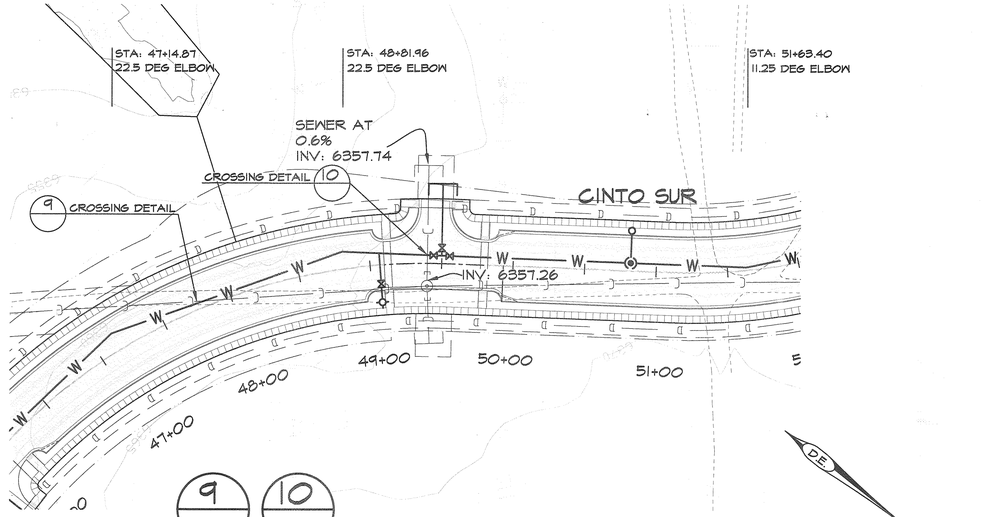

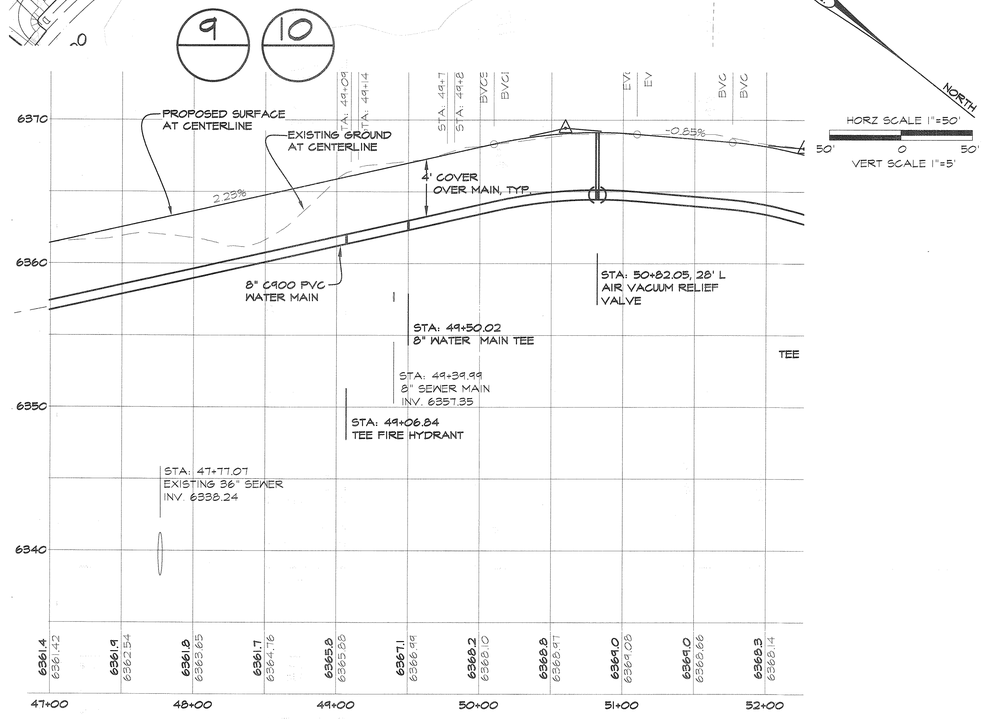

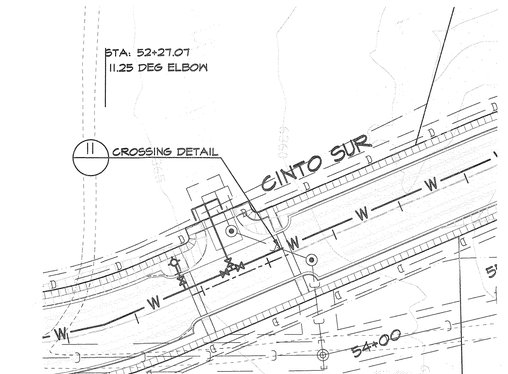

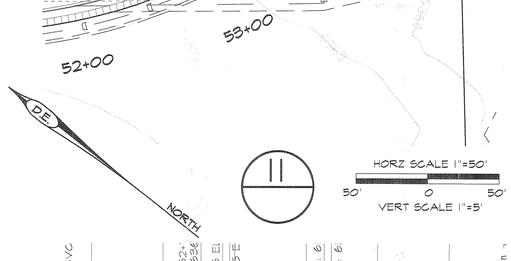

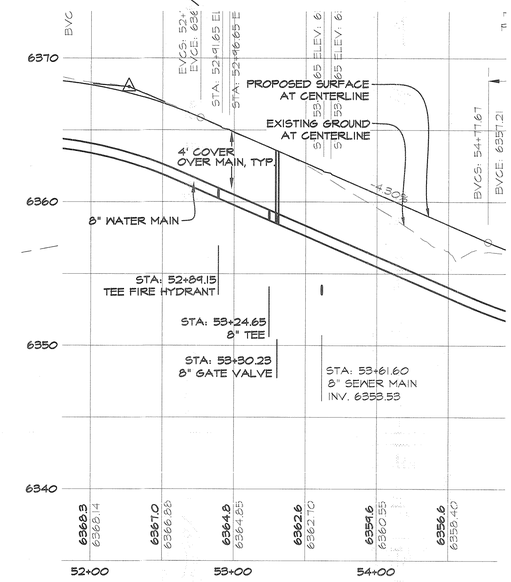

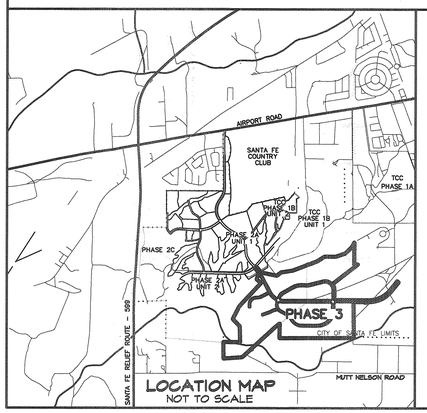

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- EXISTING 12" PUBLIC WATER LINE
- NEW FIRE HYDRANT
- W — NEW PUBLIC WATER LINE SIZE AS NOTED.
- NEW WATER GATE VALVE, SIZE AS NOTED
- NEW SANITARY SEWER MANHOLE
- SEWER LINE CAP
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- FUTURE LOW PRESSURE SAS
- WATERLINE CAP
- AIR VACUUM RELIEF VALVE

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

DORALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER LINE CROSSINGS

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16J

REVISIONS

DATE	BY

PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE DATE ____

APPROVED
CITY OF SANTA FE WATER DIVISION — DATE 11/18/2025
SANTA FE FIRE DEPARTMENT — DATE 11-18-2025

INSPECTOR
DATE ____

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
N12 N13 015	T16N, R8E, SEC 13 & 14	

2025
17
12
(10 OF 11)

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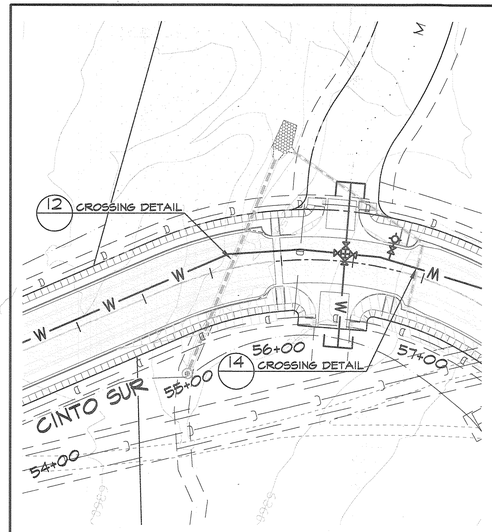
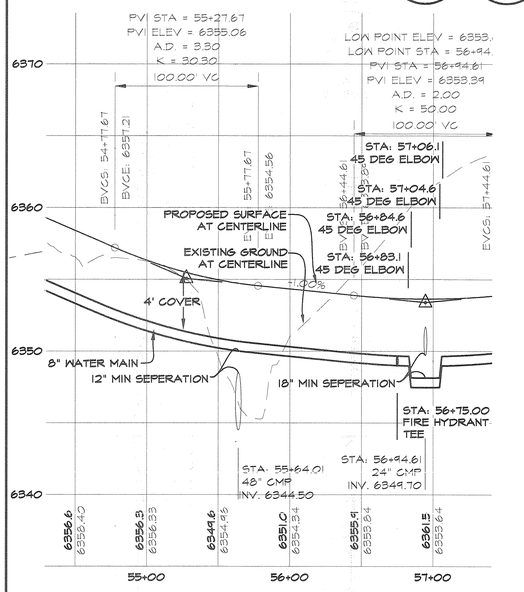
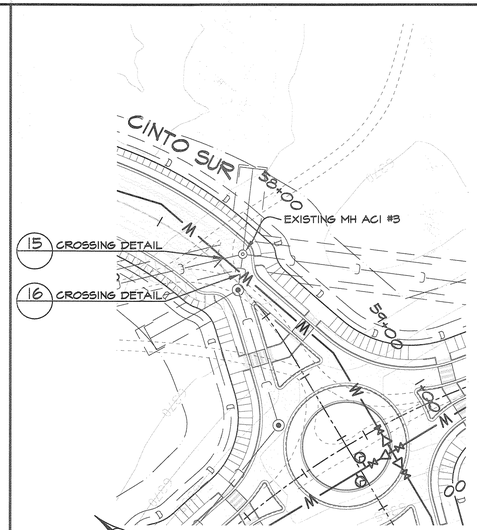
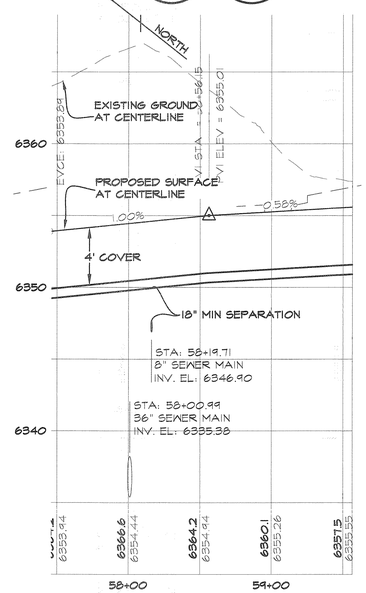




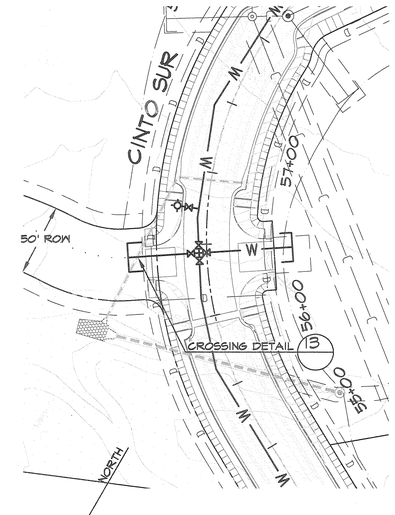
12 14 HORZ SCALE 1"=50' 50' 0 50' VERT SCALE 1"=5'

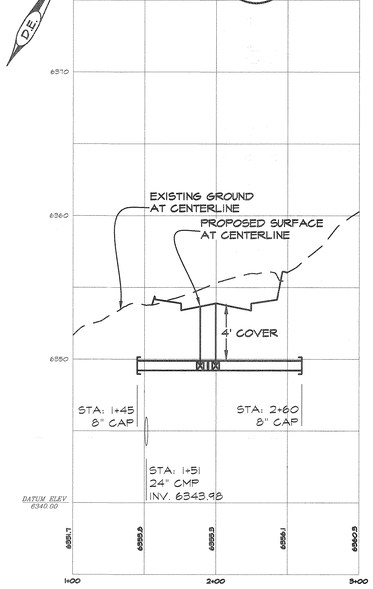






15 16 HORZ SCALE 1"=50' 50' 0 50' VERT SCALE 1"=5'





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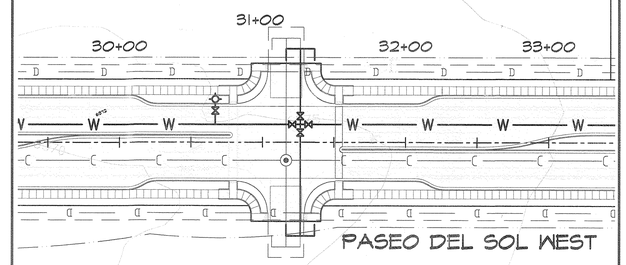

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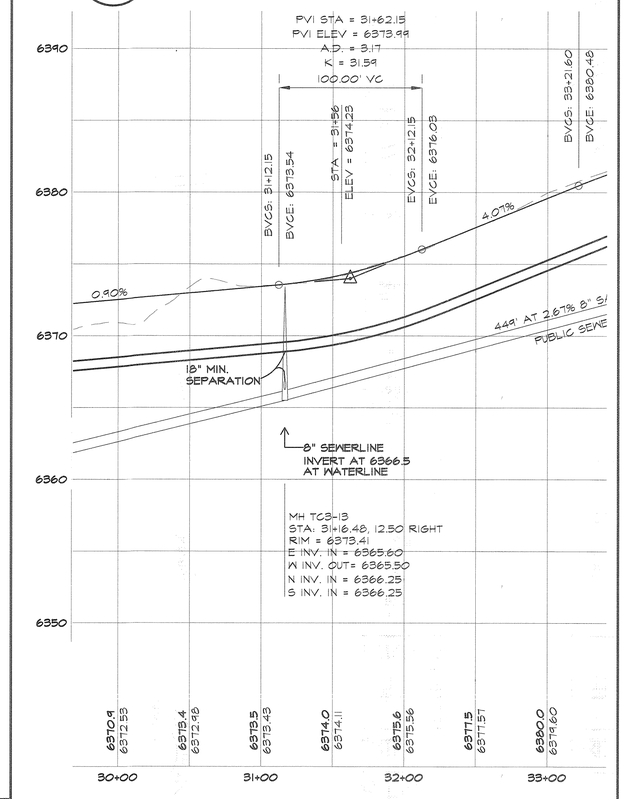

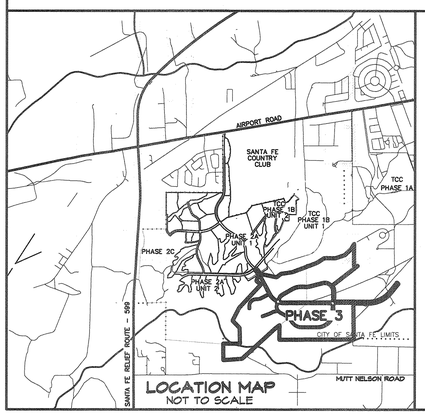

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- SEWER LINE CAP
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- FUTURE LOW PRESSURE SAS
- W — NEW PUBLIC WATER LINE SIZE AS NOTED.
- WATERLINE CAP
- NEW WATER GATE VALVE, SIZE AS NOTED
- AIR VACUUM RELIEF VALVE

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	____	___/___/___
VALVE MAPS	____	___/___/___
GIS (MAPPING)	____	___/___/___
INSPECTOR APPROVED	____	___/___/___

DERALYNN GUERRERORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 191-9571

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER LINE CROSSINGS

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16K

REVISIONS

DATE	BY

PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE ____
DATE ____

APPROVED
CITY OF SANTA FE WATER DIVISION — DATE 11/3/2025
SANTA FE FIRE DEPARTMENT — DATE 11-12-2025

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
NI2 NI3 013	T16N, R8E, SEC 13 & 14	

INSPECTOR ____
DATE ____
2025
17
12
(11 OF 11)

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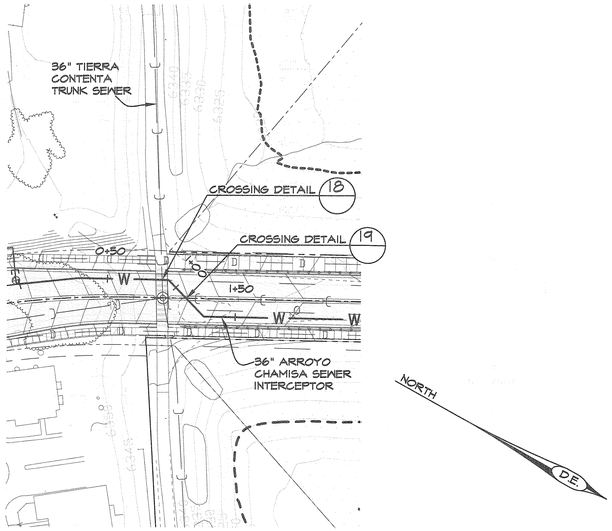
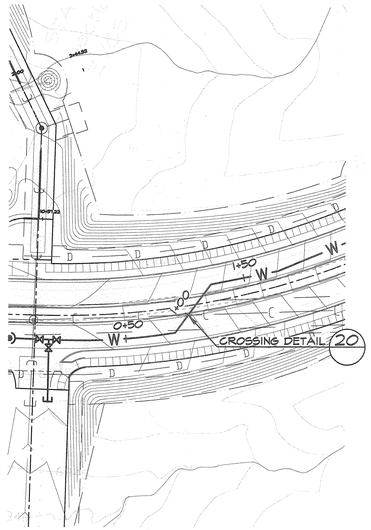


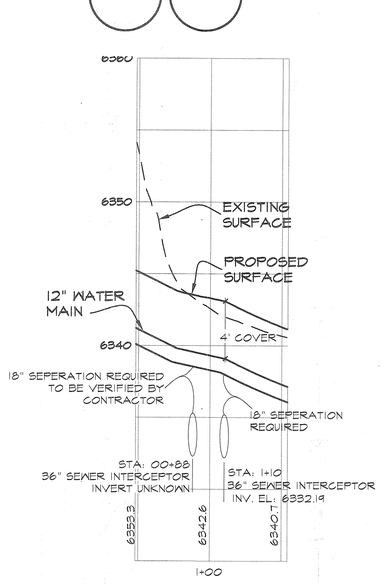
18 19

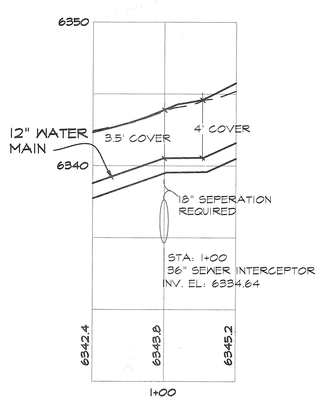
HORZ SCALE 1"=50'
50' 0 50'
VERT SCALE 1"=5'

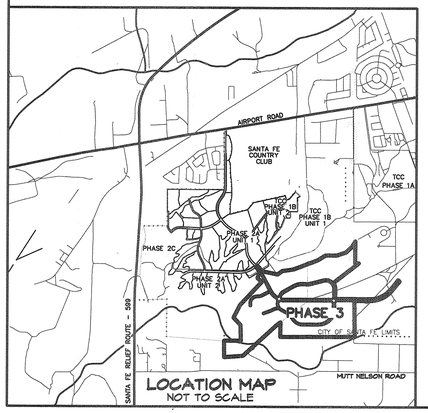


20

HORZ SCALE 1"=50'
50' 0 50'
VERT SCALE 1"=5'







LOCATION MAP
NOT TO SCALE

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- SEWER LINE CAP
- EXISTING 12" PUBLIC WATER LINE
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- W — NEW PUBLIC WATER LINE SIZE AS NOTED.
- WATERLINE CAP
- NEW WATER GATE VALVE, SIZE AS NOTED
- AIR VACUUM RELIEF VALVE

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

GRAYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
09/09/2025

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9957

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER LINE CROSSINGS

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16L

REVISIONS

DATE	BY
08/31/2025	O.G.

PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE DATE ____

APPROVED
CITY OF SANTA FE WATER DIVISION — DATE 11/3/2025
SANTA FE FIRE DEPARTMENT — DATE 11-17-2025

INSPECTOR
DATE ____

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
NI2 NI3 OI3	T16N, R8E, SEC 13 & 14	

2025
17
12 of 12 (17 OF 17)

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City of Santa Fe, New Mexico

Attachment B

Applicant Submittals

7. Final Subdivision Plat December 4, 2025, Planning Commission Notice

CITY OF SANTA FE

NOTICE AFFIDAVIT
PLUD-03

PROJECT INFORMATION

Project Name:	Tierra Contenta Final Subdivision Plat
Project Location:	6120, 6130, 6150, and 6135 Paseo del Sol
Case Number(s)	2025-11526
Early Neighborhood Notice (ENN) Meeting Date:	May 29, 2025
Public Hearing Date:	December 4, 2025

NOTICE AFFIDAVIT

I hereby certify that the attached notice was mailed to property owners, tenants, and registered neighborhood associations within 300 feet of the proposed project site. Notices were mailed on November 19, 2025 (Date)

I hereby certify that the attached notice was sent via email to registered neighborhood associations within 300 feet of the proposed project site. Notices were emailed on N/A (Date)

I hereby certify that the subject property was posted with a sign provided by the City on November 19, 2025 (Date)

The sign was placed in a prominent position in public view, according to instructions provided by Land Use Department staff.

Applicant printed name:	Margaret Ambrosino
Applicant Signature:	Kyle Margaret Ambrosino

NOTARIZATION

The foregoing instrument was acknowledged before me this 19th day of November, 20 25, by Kyle Margaret Ambrosio

RUBI HERRERA
Notary Public - State of New Mexico
Commission # 1123952
My Comm. Expires Jan 9, 2027

Notary Public

My Commission Expires: January 9th, 2027


City of Santa Fe, New Mexico
PUBLIC MEETING NOTICE
FINAL SUBDIVISION PLAT FOR 16 DEVELOPMENT TRACTS AND INNOVATIVE STREET DESIGN. THE SUBJECT LOTS ARE 216.5 ACRES, WITH 6 OPEN SPACE TRACTS FOR A TOTAL OF 22 TRACTS.
Type of Project
6120, 6130, 6150, AND 6135 PASEO DEL SOL
Project Location
PLANNING COMMISSION 6:00PM 12/04/2025
Date
Cory Cuneo Chambers, City Hall, 200 Lincoln Ave, Santa Fe, NM
Meeting Location
https://santafenm.gov/pc
JENKINS GAVIN
Project Contact
For information call Bedford Claiser, rcclaiser@santafenm.gov
Phone #
Refer to Case #2025-11526
Required to be posted and / also sent/delivered by: 12/4/25

City of Santa Fe, New Mexico

PUBLIC MEETING NOTICE

FINAL SUBDIVISION PLAT FOR 116 DEVELOPMENT TRACTS AND 6 OPEN SPACE TRACTS FOR A TOTAL OF 22 TRACTS AND INNOVATIVE STREET DESIGN. THE SUBJECT LOTS ARE 216.5 ACRES

Type of Project

6120, 6130, 6150, AND 6135 PASEO DEL SOL

Project Location

PLANNING COMMISSION — 6:00PM — 12/04/2025

Type of Meeting — Time — Date

CITY COUNCIL CHAMBERS, CITY HALL, 200 LINCOLN AVE OR VIRTUAL AT HTTPS://SANTAFENM.GRANICUSCLERK.COM/

Meeting Location

JENKINS GAVIN

Applicant/Agent

For information call BERNADETTE CLOSSER, CBCLOSSER@SANTAFENM.GOV

Phone #

Refer to Case # 2025-11526

Required to be posted and visible from a public street from 11/19/25 (Date) to 12/4/25 (Date)

City of Santa Fe

Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

Public Notice Procedures - Planning Commission

CASE INFORMATION

Case Number: 2025-11526
Case Title: Tierra Contenta Final Subdivision Plat
Applicant: JenkinsGavin
Case Manager: Rebekah Clouser
Email: reclouser@santafenm.gov
Date: November 14, 2025
Public hearing Date: **December 4, 2025**

POSTING AND NOTIFICATION PROCEDURES

The following posting and notification procedures are the responsibility of the applicant as required by Section 14-3.1(H) SFCC 1987. ***Failure to comply with these requirements could result in the postponement or denial of the application.*** *Please initial the boxes below (Steps 1-6) and sign at the bottom of the page.* If you have any questions, please contact the Case Manager or Land Use administrative staff at gagurule@santafenm.gov.

☑ **1.** At least one poster shall be prominently displayed and visible from each public and private street and road abutting the property, and securely placed on the property at least fifteen calendar days prior to the scheduled public hearing. Placement of the posters shall be in such a manner as to not compromise public safety. Sign(s) must remain posted from **November 19, 2025** to **December 4, 2025**.

☑ **2.** Send the attached notice by first class mail to all property owners within 300 feet of the project boundary, including public right of way, postmarked by: **November 19, 2025**

☑ **3.** If the physical address of a property within 300 feet is different than the owner's mailing address, or if there are multiple tenants, send additional copies, by first class mail, of the attached notice addressed to each tenant or to "Occupant" by **November 19, 2025**.

☑ **4.** Send the attached notice by first class mail to all neighborhood associations within 300 feet by **November 19, 2025**.

☑ **5.** Send the attached notice by e-mail to the neighborhood associations within 300 feet by **November 19, 2025**.

☑ **6.** Sign and Return this form via email to the Case Manager and gagurule@santafenm.gov no later than 3 PM on the **November 19, 2025**. Include a signed copy of the attached City of Santa Fe Notification Affidavit including a list of the owners, addresses and owners' associations who were notified. *Please include the Case Number in the email subject line.*

ADDITIONAL INFORMATION

☑ *Public notice signs must be removed no later than 30 days after the final action on your application. Failure to remove the sign may result in removal by City staff and a charge of $50 (Section 14-3.1(H)(1)(c)(ii) SFCC 1987).*

CERTIFICATION

I hereby certify that the above instructions have been explained to me and I understand the posting and notice requirements. Failure to complete the above requirements will result in rescheduling of the public hearing and additional required notice to advertise the new hearing date.

Applicant Signature: Margaret Ambrosino **Date:** 11/19/25

City Staff Signature: _____ **Date:** _____

09/19/2022 Ver.09

City of Santa Fe

Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

NOTICE OF PLANNING COMMISSION PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Santa Fe will hold a public hearing at the City Council Chambers, 200 Lincoln Avenue (City Hall) on December 4, 2025 **at 6:00 PM**, to consider the following request:

Case #2025-11526. Tierra Contenta Final Subdivision Plat. JenkinsGavin, Inc., Agent for Homewise, Inc., owner and applicant ("Applicant"), requests review and approval of a Final Subdivision Plat for 16 development tracts and 6 open space tracts for a total of 22 tracts and Innovative Street Design. The subject lots are 216.5 acres and are located at 6120, 6130, 6150, and 6135 Paseo del Sol. The lots are zoned Planned Residential Community District (PRC) and lie within the Suburban Archaeological Review District. (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

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

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

Virtual Public Comment: Members of the public may provide public comment virtually during the public comment portion of the public hearing by joining the Zoom meeting by internet or phone. The zoom link can be found on the meeting agenda online at: https://santafenm.portal.civicclerk.com

Written Comment: Members of the public may submit public comments by 5 p.m. on the Monday before the meeting via https://santafenm.gov/land-use/current- planning/public-comment. Comments will then be published after this deadline. The agenda and packet for the meeting will be posted at https://santafenm.portal.civicclerk.com/

*Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the Land Use Department gagurule@santafenm.gov 5 days prior to the hearing date.

City of Santa Fe, New Mexico

Attachment B

Applicant Submittals

9. Water Irrigation Demand Budget

TIERRA CONTENTA PHASE 3A STREETSCAPE | Landscape Water Budget Calculations

YEAR 1 (establishment period) 10.November.2025

Landscape Water Demand Calculations	Units	Quantity	Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Native Grass reseeding (non-irrigated)	SF	1,045,800	-	100%	0
Native Grass seeding (for establishment only)	SF	27,100	16,379	130%	21,292
Trees (evergreen + small trees)	EA	182	2,912	100%	2,912
Trees (shade)	EA	474	11,376	100%	11,376
Shrubs	EA	552	2,208	100%	2,208
Yucca / Cacti	EA	351	176	100%	176
Perennials / Ornamental Grasses	EA	575	1,150	100%	1,150

YEAR 1 - water budget

	January *	February *	March	April	May	June	July	August	September	October	Novemeber	December *	Total
	0%	0%	15%	38%	65%	100%	90%	85%	62%	35%	20%	0%	
	0.0	0.0	0	0	0	0	0	0	0	0	0	0.0	0
	0.0	0.0	13,733	34,791	59,512	91,556	82,401	77,823	56,765	32,045	18,311	0.0	466,936
	0.0	0.0	1,878	4,758	8,139	12,522	11,269	10,643	7,763	4,383	2,504	0.0	63,860
	0.0	0.0	7,338	18,588	31,796	48,917	44,025	41,579	30,328	17,121	9,783	0.0	249,476
	0.0	0.0	1,424	3,608	6,171	9,494	8,545	8,070	5,887	3,323	1,899	0.0	48,421
	0.0	0.0	113	287	491	755	679	641	468	264	151	0.0	3,849
	0.0	0.0	742	1,879	3,214	4,945	4,451	4,203	3,066	1,731	989	0.0	25,220
Monthly demanc	**0**	**0**	**25,228**	**63,912**	**109,323**	**168,189**	**151,370**	**142,960**	**104,277**	**58,866**	**33,638**	**0**	

Year 1 - Demand **857,762** gal./yr
2.63 ac-ft/yr

YEAR 2 + 3

Landscape Water Demand Calculations	Units	Quantity	Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Native Grass reseeding (non-irrigated)	SF	1,045,800	-	70%	0
Native Grass seeding (for establishment only)	SF	27,100	16,379	25%	4,095
Trees (evergreen + small trees)	EA	182	2,912	90%	2,621
Trees (shade)	EA	474	11,376	90%	10,238
Shrubs	EA	552	2,208	80%	1,766
Yucca / Cacti	EA	351	176	25%	44
Perennials / Ornamental Grasses	EA	575	1,150	80%	920

YEAR 2 and 3 - water budget

	January	February	March	April	May	June	July	August	September	October	Novemeber	December	Total
	0%	0%	15%	38%	65%	100%	90%	85%	62%	35%	20%	0%	
	0.0	0.0	0	0	0	0	0	0	0	0	0	0.0	0
	0.0	0.0	2,641	6,691	11,445	17,607	15,846	14,966	10,916	6,162	3,521	0.0	89,795
	0.0	0.0	1690.4	4,282	7,325	11,269	10,142	9,579	6,987	3,944	2,254	0.0	57,474
	0.0	0.0	6603.8	16,730	28,616	44,025	39,623	37,421	27,296	15,409	8,805	0.0	224,528
	0.0	0.0	1,139	2,886	4,937	7,596	6,836	6,456	4,709	2,658	1,519	0.0	38,737
	0.0	0.0	28	72	123	189	170	160	117	66	38	0.0	962
	0.0	0.0	593	1,503	2,571	3,956	3,560	3,363	2,453	1,385	791	0.0	20,176
Monthly demanc	**0**	**0**	**12,696**	**32,164**	**55,017**	**84,642**	**76,178**	**71,945**	**52,478**	**29,625**	**16,928**	**0**	

Year 2 / 3 - Demand **431,673** gal./yr
1.32 ac-ft/yr

YEAR 4 and beyond

Landscape Water Demand Calculations	Units	Quantity	Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Native Grass reseeding (non-irrigated)	SF	1,045,800	-	0%	0
Native Grass seeding (for establishment only)	SF	27,100	16,379	0%	0
Trees (evergreen + small trees)	EA	182	2,912	90%	2,621
Trees (shade)	EA	474	11,376	90%	10,238
Shrubs	EA	552	2,208	75%	1,656
Yucca / Cacti	EA	351	692	0%	0
Perennials / Ornamental Grasses	EA	575	1,150	50%	575
				weekly	15,090

YEAR 4 and beyond - water budget

	January	February	March	April	May	June	July	August	September	October	Novemeber	December	Total
	0%	0%	15%	38%	65%	100%	90%	85%	62%	35%	20%	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	0.0	1,690	4,282	7,325	11,269	10,142	9,579	6,987	3,944	2,254	0.0	57,474
	0.0	0.0	6603.8	16,730	28,616	44,025	39,623	37,421	27,296	15,409	8,805	0.0	224,528
	0.0	0.0	1068.1	2,706	4,629	7,121	6,409	6,053	4,415	2,492	1,424	0.0	36,316
	0.0	0.0	0.0	0	0	0	0	0	0	0	0	0.0	0
	0.0	0.0	371	940	1,607	2,473	2,225	2,102	1,533	865	495	0.0	12,610
Monthly demanc	**0**	**0**	**9,733**	**24,657**	**42,177**	**64,888**	**58,399**	**55,155**	**40,230**	**22,711**	**12,978**	**0**	

Year 4 - Demand **330,928** gal./yr
1.02 ac-ft/yr

Notes:

* Recommend providing a minimum of one watering for each plant type for these winter months when irrigation system is winterized if there is low / no precipitation

1. Native grass reseeding of areas disturbed by construction is dryland reseeding and will not receive temporary or permanent irrigation.
2. Native grass reseeding with irrigation (for establishment) is solely within the 40' wide trail easement.

Planting Water Demand Assumptions

Yuccas / Cacti	0.50	1 - 1 gal / hr emitters per plant run 30 min. 1 times / week = .5 gallons per week per plant
Perennials / ornamental grasses	2.00	1 - 1 gal / hr emitters per pern. run 30 min. 4 times / week = 2 gallons per week per plant
Native shrub	4.00	2 - 1 gal / hr emitters per shrub run 1 hour twice a week = 4 gallons per week per plant
Trees (evergreen + small native trees)	16.00	gallons per week: 8 -1gal / hr emitters per tree run 1 hour twice a week per plant
Trees (shade trees)	24.00	gallons per week: 12 -1gal / hr emitters per tree run 1 hour twice a week per plant
Native Seeded Area	0.60	gallons per week per square foot: 20"/ 32 week growing season / sf = .625" / week (1.25"-1.50"/ sf / week to establish)

Reduction Factor Reduction factor assumes a reduction in water use for drought tolerant plants once they have been established.

Monthly Water Allotment Percent water allocated to plants based on climate and average needs.

DEVELOPMENT WATER BUDGET - IRRIGATION		
YEAR 1 - 3 AVERAGE	1.76	AFY
9.8% CONTINGENCY	0.17	AFY
TOTAL WATER DEMAND OFFSET	***1.93***	***AFY***